

**Design and Landmarks Committee
Minutes
Tuesday, August 29, 2006**

Members Present

Patty Wisner, Chair
Randall Welch, Vice Chair
Charmaine Coleman

Staff Present

Katie Mangle, Planning Director
Brett Kelper, Assistant Planner

Visitors Present

Tom Kemper (North Main Village Development)
Ron Skov (North Main Village Development)

1. Call To Order

Chair Wisner called the meeting to order at approximately 6:35 p.m. The minutes from the last meeting on June 21, 2006, are not yet complete and will be presented for review at a future meeting.

2. Review of Design Elements for North Main Village

Tom Kemper introduced himself as the developer for the North Main Village mixed-use development in downtown Milwaukie. (Ron Skov was acknowledged as a partner in the North Main project but remained in the audience rather than at the Committee table.) Mr. Kemper noted that he had last appeared before the Design and Landmarks Committee (DLC) in April 2005 to present preliminary design elements for the North Main Village project. The DLC gave its approval and then the Planning Commission approved the related land use applications, with the understanding that Mr. Kemper would report back to the DLC when the design elements were close to being finalized.

Mr. Kemper explained the “public art” component of the project, noting that the proposed features are actually on private property. He referred to a packet of drawings and information that were distributed to the DLC prior to the meeting and explained that the proposed features are tied in to managing stormwater runoff on the property. The feature attached to Building A consists of a set of aqueducts that funnel stormwater down over metal sculptures in large planters. From there, the water goes underground before daylighting into open swales, then underground again before collecting in the open amphitheater area. From there, the water will filter into additional drainage swales and drain into the public stormwater system. The open swales will be rock-based and vegetated.

In response to various questions from Committee members, Mr. Kemper noted that this water feature will handle approximately half of the runoff from Building A as well as most of the runoff from the central parking lot. The metal sculptures are designed to have parts that remain as shiny metal and other parts that rust to give a more organic look. Committee Member Coleman asked about safety issues with the metal sculptures, which are shown to have sharp points. Mr. Kemper responded that he is aware of this potential liability and will take care of it because of associated liability issues.

The water feature on Building B consists of wall-mounted grates on either end of the building that will produce a waterfall effect as stormwater runs across them into the drain below. Mr. Kemper noted that there is a passage through the development that connects Main Street to the library on one side of Building B.

With regard to lighting, Mr. Kemper explained that all fixtures will be arranged to focus light downward. Fixtures in the northern parking lot are more modern in design while those in the southern lot have a more historic character, similar in style to those proscribed in the City's Downtown Design Guidelines. These historic-character fixtures include a 30-inch high base that is larger and more fluted than what is shown in the drawings. The project design utilizes building lighting to help illuminate the parking lots, which reduces the overall number of fixtures in the parking lots.

Chair Wisner asked what the DLC's role in the process is at this point. Who will see the final design? Planning Director Mangle indicated that she will, according to the conditions of approval for the Design Review application for this project, and she would like to see the final actual representations of the proposed lighting fixtures. Director Mangle noted that from her review of the file, the Planning Commission was concerned with the scale of the lighting fixtures. Both Chair Wisner and Committee Member Coleman agreed that they do not want the fixtures in the southern lot to be too historic, that they should have some modern element and that attention should not be drawn to the base. Vice-Chair Welch indicated his belief that the design of the southern-lot fixtures is a good period design.

Mr. Kemper asked for clarification on this question of southern-lot fixture design and promised to provide Director Mangle with a cut sheet showing the final design. Mr. Skov drew a distinction between "historic" and "traditional" design that provided some clarity.

Chair Wisner asked about the location of the patio lights. Mr. Kemper and Mr. Skov explained that the patio lights are primarily on Building A—they are like porch or deck lights and will be "switched" so that individual tenants have control of their own lights. There are different specific styles for the various building lights, which will tend to be located at ground level and will not be "switched" but rather automatically controlled.

There was a question about what aspects of building signage need to be reviewed and whether individual tenants will have to come to the DLC for sign approval. New signs will require the standard City permit and accompanying review according to the Sign Code, but they will not have to be approved by the DLC. It was noted that the

Downtown Design Guidelines provide some direction, and Mr. Kemper said that the project has its own guidelines and criteria for signs that are more strict than those of the City. He agreed to send a copy of these guidelines to Director Mangle. As long as proposed signs meet the criteria outlined for signs in downtown zones, staff should be able to review them. Director Mangle indicated that any request for a variance should be brought before the DLC for review.

Committee Member Coleman (who had excused herself from a portion of this discussion and later returned) expressed her dislike for the proposed design of the northern-lot fixtures, saying they look too contemporary and have the appearance of the lighting found along freeways or common apartments or big parking lots. Chair Wisner stated her belief that the information presented to the DLC in the pre-meeting packet was inadequate and does not provide any choice or other options for consideration. Mr. Skov reminded the group of the earlier round of discussions with the DLC about lighting options and pointed out that this presentation is a response to those earlier extensive discussions and DLC comments. He said that the developers have done an extensive, five-foot square photometric study to verify that the lighting will be adequate without being a nuisance or polluting. Mr. Kemper reported that the developers have dedicated a considerable amount of money to designing the courtyard lighting and have been through 10-12 rounds of revisions with their lighting contractor.

Vice-Chair Welch stated that he thinks the developers have done what the DLC has asked. Chair Wisner and Committee Member Coleman indicated their acceptance of these explanations. The three DLC members present agreed that the proposed design elements are satisfactory, pending Director Mangle's review of the additional lighting information to be provided by Mr. Kemper.

3. Other Business

Director Mangle updated the group on the status of the Sign Code revision project, and asked if anyone wanted to discuss the August 8 memo, in which she updated the committee on policy changes related to the Downtown Design Guidelines.

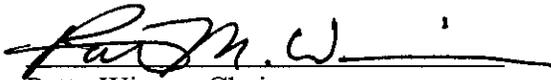
Vice-Chair Welch noted that the Wunderland arcade has illuminated their sign (previously denied permission for internal illumination) with gooseneck lights. He expressed his frustration that the City's standards and guidelines do not provide more effective tools for preventing what he sees as an inappropriate design. He asked if the City could regulate sign materials more stringently, and stated that he would prefer that the Sign Code be revised to prohibit hanging cabinet signs, whether illuminated or not. Director Mangle responded that she would discuss this with Planning Commission for inclusion in the Sign Code revision.

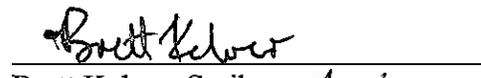
Chair Wisner noted that she did not receive the packet with revised Sign Code materials. She and Director Mangle talked about remedying this for the future. (Staff later confirmed that the packet was mailed to the correct address, and sent a replacement copy of the packet.)

Chair Wisner stated that she was disappointed in the quality of the materials submitted for review at this meeting. There was some discussion about setting more clear standards for submission materials and then making sure they are distributed with adequate time for review.

4. Adjourn

There were no further items. Chair Wisner adjourned the meeting at approximately 8:15 p.m.


Patty Wisner, Chair


Brett Kelter, Scribe 8/30/07

8-29-07