

Design and Landmarks Committee
Meeting Minutes
Tuesday, March 24, 2009

Members Present

Patty Wisner, Chair
Becky Ives, Vice Chair
Siri Bernard
Greg Hemer
Sarah Knaup

Staff Present

Brett Kelper, Associate Planner (DLC Liaison)

1. Call to Order

Chair Patty Wisner called the Design and Landmarks Committee (DLC) meeting to order at 8:30 p.m.

2. Meeting Notes

a. February 5, 2009

Brett Kelper, Associate Planner, suggested that two language choices existed for Chair Wisner about wording her comments at the top of page 3. He read, "She was thankful to get some ideas on the table, adding it was the best training experience from an architect she had in her 12 years on the Committee" or "She was thankful to get some ideas on the table adding it was the best training experience she had from an architect in her 12 years on the Committee."

Chair Wisner commented the version that stated, "Experience from an architect she had in 12 years on the Committee" indicated the training happened in the context of the Committee from an architect. The second version made it sound like she was getting training from an architect separate from the Committee. [No changes were made to page 3.]

She noted the fourth paragraph from the bottom on page 6 was unclear because the current DLC did not review North Main. She corrected the sentence to read, "Other Committee members **from the previous DLC who reviewed that project** did not share Chair Wisner's concerns about having such a stark surface at the base of the buildings."

She confirmed that the last sentence of the first paragraph on page 10 should state, "The proposed fountain resembled ~~his~~ **Ira's** Fountain in Portland." [Later clarified with full title "Ira Keller Fountain."]

Mr. Kelper said the notes could be approved with the changes to pages 6 and 10 as noted by the Committee, to avoid having to return the notes for a vote at the next meeting.

Sarah Knaup moved to approve the February 5, 2009, DLC meeting notes with the revisions as noted. **Greg Hemer** seconded the motioned, which passed unanimously.

3. Officer Elections

a. Chair and Vice Chair

The Committee reviewed the circumstances regarding the request to have Chair Wisner remain on the DLC for an unprecedented fourth term and the options the Committee had regarding officer elections.

Mr. Kelver explained that Chair Wisner's request must be made to City Council because Council made the appointments. Chair Wisner should talk to Pat Duval and go through the official process to retain her position. City Council had the final decision.

Chair Wisner stated that she had already filled out, and would submit, an application to Ms. Duval tomorrow. The Council would probably want to interview her again in April, although the interview could be waived.

Mr. Kelver said it was the DLC's decision whether or not to have the officer election this evening. With Chair Wisner's term officially ending at the end of March 2009, there would be no Chair of the April meeting without an election tonight.

He was uncertain about the technicalities of Chair Wisner attending or voting at DLC meetings without being officially reappointed, so he would check with Ms. Duval.

Vice Chair Ives noted that City Council would have two potential meetings before the next DLC meeting on April 22, 2009, at which to decide if Chair Wisner could retain her DLC position.

Chair Wisner stated that no guarantee existed that she would be reappointed and the Committee needed to take care of business.

Mr. Kelver recommended that the DLC hold officer elections but not consider Chair Wisner for a position since her term was ending.

He reiterated that the Chair did not have to be a Committee member with seniority. The Chair took some responsibility for running the meeting: calling it to order, making sure the meeting followed the agenda, calling for motions and votes, helping facilitate the meeting process, etc. The Vice Chair's job was to take on those duties should the Chair be unable to attend a meeting.

Ms. Bernard was concerned about current DLC members being so new, except for Vice Chair Ives and Chair Wisner, and she appreciated having knowledgeable and experienced members on the Committee. She wanted Chair Wisner to remain as Chair.

Vice Chair Ives replied she did not want to lose Chair Wisner either, but was not opposed to being Chair. Her e-mail to City Council had stated that losing Chair Wisner as a member would be detrimental to the City, especially now that the DLC was more cohesive. A response to her letter stated that the DLC must go to City Council to retain Chair Wisner on the Committee and that the elections were totally the DLC's business.

Mr. Kelver explained that the bylaws called for officer elections to be held in January, but the Committee had put them off. City Council was not pushing for the elections to be held.

Ms. Knaup commented that following the bylaws was important and the DLC appeared indecisive by continually putting off the elections. She wanted the DLC to be a more empowered and decisive group. All the Chair did was run the meeting.

Mr. Kelper affirmed that the Chair position and Chair Wisner staying on the Committee were two separate but related issues. One point for having a more inexperienced person running the meeting as Chair is that it would free up more experienced Committee members to focus on applications, make comments, etc. He also realized the value of having an experienced person as Chair.

The bylaws stated that a Committee member could only serve two consecutive four-year terms.

He clarified that City Attorney Bill Monahan did not sit in on DLC meetings but the Committee had discussed having him sit in on recommendation hearings.

There was a brief discussion regarding disclosure of potential conflict of interest and members meeting outside the official meeting time and schedule.

Mr. Kelper suggested checking with Mr. Monahan to learn the rules about disclosure. He recalled that when all the members went on a tour of the Milwaukie Museum, the tour had to be advertised as a public meeting because it was considered a gathering of the group.

He believed that, if a Committee member wanted to step down as Chair, the Committee would probably hold another election to appoint a different Chair until the next official election, but he would check to be sure.

Chair Wisner stated that the Committee had plenty of reasons to elect officers tonight and knowing that a way existed to step down as Chair in the future should enable reluctant members to step up as the Chair now.

Siri Bernard moved to hold elections tonight. Greg Hemer seconded the motion, which passed unanimously.

Greg Hemer nominated Becky Ives as the 2009 DLC Chair. Chair Wisner seconded the nomination, which passed unanimously.

Greg Hemer nominated Siri Bernard for the 2009 DLC Vice Chair. Sarah Knaup seconded the nomination, which passed unanimously.

Mr. Kelper distributed updated rosters of the Planning Commission, DLC, and City Council for the DLC members' notebooks. He confirmed that Chair Wisner would still preside as Chair until April 1, 2009.

4. Project Updates: Trolley Trail and Riverfront Park

a. Status of Land Use Applications

Mr. Kelper said the land use applications for the Trolley Trail had been submitted, which included Design Review, Community Service Use (CSU), Water Quality Resource Area, and Williamette Greenway because of its proximity to the river. Staff found the application to be incomplete and requested more parking information from the applicant. Once the additional information was received, staff would set a hearing with the Planning Commission and work backwards to

figure out when to have a DLC meeting and then when to have a worksession with the DLC.

The Riverfront Park application also had been submitted and was being reviewed by staff. This project included several applications as well, including Design Review, Water Quality Resource Area, and Willamette Greenway. Staff believed some items might still be needed to make the application complete, so a hearing had yet to be set.

It was anticipated that both applications would be reviewed by the DLC by the end of summer.

b. Preparation for Design Review Worksessions

Mr. Kelver stated that similarities existed between both applications. Neither had significant building elements and both were mostly conceptual development.

Such applications were good for the DLC to gain experience in Design Review because the projects were not hard-core developments like Town Center or North Main. At the same time, it would be difficult to feel consistent because the Trolley Trail and Riverfront Park applications were atypical compared to other types of Design Review the DLC would most likely see.

The Trolley Trail application was the simpler of the two and would thus require few decisions. Riverfront Park would have more complications.

c. Meeting Schedules

Mr. Kelver requested that the DLC continue to reserve the fourth Wednesday of the next several months for DLC meetings in case additional dates were needed to hold a worksession for one or both applications. Depending on the timing, the DLC might be able to have the worksession and hearing on separate days. Committee members should try to be available for a worksession and then the recommendation hearing a week later. The dates for hearings and worksessions would be determined through an e-mail poll.

Chair Wisner verified that her class was over, so the DLC could return to meeting on the fourth Wednesday of the month.

5. Other Business

a. Follow-up on Best Practices

Vice Chair Ives said she would like an April meeting because Mr. Hemer was new and the Committee still needed to discuss the training they had done.

She suggested DLC members bring various pictures of buildings that seemed appropriate or inappropriate for Milwaukie to the April meeting for the Committee to discuss and analyze.

The Committee agreed the gathered photos must be high resolution and shot fresh, not copyrighted. Photos should reflect good and bad examples of buildings from towns similar to Milwaukie's size. Having visual examples would help empower the DLC to prevent poor design/architecture in Milwaukie.

Ms. Bernard agreed to bring photos from the Milwaukie Museum as well as photos from books in her own collection. She collected photos from Milwaukie's

real heyday, the '40s, '50s, and '60s. She really liked the buildings from the '50s and '60s and believed the DLC should look at those photos again.

Chair Wisner reiterated that developers needed to understand that Milwaukie was a very proud, thriving town with a strong civic sense of itself and really thought of itself as having a very bright, active future until the 1970s, when Milwaukie was rezoned for service/professional-oriented business and no retail.

Ms. Knaup added that the current economic times were similar to what occurred in the 1970s. It would be good to look at that history of Milwaukie to learn about the issues that led to the rezoning and avoid repeating such mistakes.

Ms. Bernard mentioned that some things did not have to be codified, they were just guidelines.

Chair Wisner explained that the DLC's guidelines provided helpful information to developers but were not hard, enforceable, legal rules that must be followed. The DLC could only present guidelines and would be overstepping their bounds by making the guidelines into hard rules.

However, the DLC could object if developers went outside the guidelines or presented things the DLC did not like. The Design Guidelines were approved by City Council. The Zoning Code was followed and enforced by the Planning Commission.

Mr. Kelper offered to bring a laptop and maybe a projector to the next meeting to view the photos brought in by Committee members. He suggested that the photos be in a digital format if possible. He would check with the Information Systems and Technology (IST) department about scanning photos and ask if the Committee could acquire a scanner for its own use.

Chair Wisner stated she will find out the cost of getting an additional software licensing agreement with Canon so she could bring her laptop and Canon scanner to the museum and future meetings for the Committee to use.

Mr. Kelper inquired whether the DLC wanted to continue meeting at the Public Safety Building or move to City Hall. He would work to resolve the issue about City Hall's front doors being locked.

The Committee consented to meeting at City Hall and using the Public Safety Building as an alternative location.

Vice Chair Ives requested clarification about a letter the DLC received from Kenny Asher, Community Development and Public Works Director, informing them that they would need to become familiar with new pattern language created via the South Downtown Planning efforts.

Mr. Kelper replied that the consultant assigned to work on the process, Christopher Alexander, had a trademark approach that he referred to as developing a pattern language that was used to understand how spaces function.

Chair Wisner said that a recent workshop she had taken from the Regional Arts and Culture Council (RACC) was about public art and how artists could get public art commissions. RACC was a nonprofit that handled all public art commissions in the City of Portland (www.racc.org). The workshop was interesting to her as a

DLC member because she learned how RACC helped commission artwork for public spaces, which she believed was something Milwaukie should do.

First, she asked whether working with RACC could help the DLC enhance what was being planned for Riverfront Park. She wanted to send the links of some landscape architects whose web sites had some beautiful water features that could be scaled down for the Riverfront Park project, should the DLC lobby to enhance the water feature currently proposed for Riverfront Park that looked similar to the Ira Keller Fountain in Portland.

Second, she asked how the DLC could become effective in helping integrate public art into new developments in the city. Perhaps the Arts Committee and DLC could start writing grants to pay for artwork to go into a new development. If the DLC understood the process, they could front-load it earlier in the planning process, apply for a grant, get the money, and commission the artist. The result could be beautiful, professional artwork in the public environment. The DLC was oriented toward design and architecture, which included public art.

She offered to work with the RACC to find out how the Committee could learn about writing grants to fund artwork in Milwaukie's public environment.

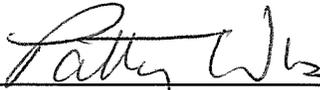
Mr. Hemer suggested that the DLC hold a joint meeting with the Arts Committee and have an RACC member come talk about that process. The Arts Committee might have already done something similar and could have suggestions for the DLC. He noted that both the Trolley Trail and Riverfront Park projects were government projects and might provide a good opportunity to explore the idea.

Mr. Kelver suggested clarifying some of the expectations about how public art might be integrated into these projects, since the Arts Committee was so new. He offered to bring information and ideas to the next meeting about how the DLC and Arts Committee might work together.

The Committee discussed and shared their opinions about various artwork in Milwaukie and the surrounding areas, as well as what they wanted to see and why.

6. Adjourn

The meeting adjourned at 9:30 p.m.


Patty Wisner, Chair