

**CITY OF MILWAUKIE
DESIGN AND LANDMARKS COMMITTEE
NOTES**

**Milwaukie City Hall
10722 SE Main St
Monday, December 2, 2019
6:30 PM**

COMMITTEE MEMBERS PRESENT

Brett Laurila, Vice Chair
Mary Neustadter
Tracy Orvis

STAFF PRESENT

Brett Kelter, Associate Planner (staff liaison)

OTHERS PRESENT

(none)

MEMBERS ABSENT

Cynthia Schuster, Chair
Evan Smiley

1.0 Call to Order – Procedural Matters

Vice Chair Brett Laurila called the meeting to order at 6:32 p.m.

2.0 Design and Landmarks Committee Notes

2.1 November 12, 2019

Vice Chair Laurila called for any revisions to the November meeting notes; there were none, and the notes were approved unanimously.

3.0 Information Items

Associate Planner Brett Kelter noted that the annual joint meeting with City Council had been rescheduled to January 21, 2020, due to a full agenda on December 3.

4.0 Audience Participation – None

5.0 Public Meetings – None

6.0 Worksession Items

6.1 Downtown design review process (continued)
Staff Person: Brett Kelter, Associate Planner

The group's discussion picked up from the last meeting, with the following summary highlights:

H. Building Massing

Standards

- Move Standard 2-C into Standard 1-E, as a restriction on using the height bonuses.
- Some clarification is needed regarding the base maximum heights of Figure 19.304-4 and where the setback requirements should be limited.
- For the height bonuses, some annual monitoring may be needed, particularly for the affordable housing bonus. Perhaps also some language requiring a covenant?
- Table 19.304.4 should be revised to include the maximum height of 55 ft allowed in the northern part of Downtown.

- It seems reasonable to limit the height bonuses when a building is within 50 ft of a low-density residential zone (R-5, R-7, or R-10).
- The SolSmart info needs to be revisited, as solar access is part of a bigger discussion.
- Referencing one of the sketches that Vice Chair Laurila made to show stepbacks, what kind of mitigation measures are available for not stepping back? It would be helpful to develop a diagram showing the 18-in stepback.
- Leave "Step-backs" out of the title of Standard 2 and simply use "Building Transitions." (And remove the hyphen from "step-back.")
- The group agreed that Standards 2-A and 2-B are ok in principle, though the language about "north of Harrison St" should be made consistent between the two standards. It may be allowable to use the "For any property in the Downtown Mixed Use (DMU) zone" phrase in 2-B for 2-A as well, and/or to change the language to address "residential uses" instead of "lower-density residential zones."
- Question: Should the Open Space (OS) zone and any other residential zones in Downtown also get some protection from building mass?

Guidelines

- In Point 4, keep the first sentence but delete the second one. (It is not clear what 10-ft height limit is referenced in the second sentence.)
- It seems possible that Point 5 could conflict with other standards, like providing weather protection at the pedestrian level. This point may need additional specification.
- Point 6 is problematic, as the code sets a maximum height and does not require varied heights, which would impose "wins and losses" for adjacent buildings based on which sites develop first. Perhaps a view corridor(s) could be established, allowing taller buildings as long as setbacks are increased and views maintained. This would be a more performance-based-code approach.
- Consider incorporating the criteria of Point 9 into Point 6.

The group wrapped up its work on this item for the evening.

7.0 Other Business/Updates – None

8.0 Design and Landmarks Committee Discussion Items – None

9.0 Forecast for Future Meetings

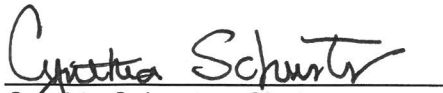
January 6, 2020 Regular meeting

January 21, 2020 Annual joint meeting with City Council (approx. 7:05 p.m.)

Vice Chair Laurila adjourned the meeting at 8:10 p.m.

Respectfully submitted,

Brett Kelter, Associate Planner


Cynthia Schuster, Chair