



AGENDA

MILWAUKIE DESIGN AND LANDMARKS COMMITTEE

Monday, June 5, 2017, 6:30 PM

**CITY HALL CONFERENCE ROOM
10722 SE MAIN ST**

- 1.0 Call to Order—Procedural Matters**
- 2.0 Meeting Notes—Motion Needed**
 - 2.1 May 1, 2017
- 3.0 Information Items**
- 4.0 Audience Participation—**This is an opportunity for the public to comment on any item not on the agenda
- 5.0 Public Meetings—**Public meetings will follow the procedure listed on reverse
- 6.0 Worksession Items**
 - 6.1 Summary: Downtown Design Guidelines Update, Session 17
Facilitator: Brett Kelter, Associate Planner
- 7.0 Other Business/Updates**
- 8.0 Design and Landmark Committee Discussion Items—**This is an opportunity for comment or discussion for items not on the agenda.
- 9.0 Forecast for Future Meetings:**
 - July 3, 2017 (*tent.*) Continue work on DDG updates (format TBD)
 - Aug 7, 2017 TBD

Milwaukie Design and Landmarks Committee Statement

The Design and Landmarks Committee is established to advise the Planning Commission on historic preservation activities, compliance with applicable design guidelines, and to review and recommend appropriate design guidelines and design review processes and procedures to the Planning Commission and City Council.

1. **PROCEDURAL MATTERS.** If you wish to speak at this meeting, please fill out a yellow card and give to planning staff. Please turn off all personal communication devices during meeting. For background information on agenda items, call the Planning Department at 503-786-7600 or email planning@milwaukieoregon.gov. Thank You.
2. **DESIGN AND LANDMARKS COMMITTEE MEETING MINUTES.** Approved DLC Minutes can be found on the City website at www.milwaukieoregon.gov.
3. **CITY COUNCIL MINUTES** City Council Minutes can be found on the City website at www.milwaukieoregon.gov.
4. **FORECAST FOR FUTURE MEETING.** These items are tentatively scheduled, but may be rescheduled prior to the meeting date. Please contact staff with any questions you may have.

Public Meeting Procedure

Those who wish to testify should come to the front podium, state his or her name and address for the record, and remain at the podium until the Chairperson has asked if there are any questions from the Committee members.

1. **STAFF REPORT.** Each design review meeting starts with a brief review of the staff report by staff. The report lists the criteria for the land use action being considered, as well as a recommendation with reasons for that recommendation.
2. **CORRESPONDENCE.** Staff will report any verbal or written correspondence that has been received since the Committee was presented with its meeting packet.
3. **APPLICANT'S PRESENTATION.**
4. **PUBLIC TESTIMONY IN SUPPORT.** Testimony from those in favor of the application.
5. **NEUTRAL PUBLIC TESTIMONY.** Comments or questions from interested persons who are neither in favor of nor opposed to the application.
6. **PUBLIC TESTIMONY IN OPPOSITION.** Testimony from those in opposition to the application.
7. **QUESTIONS FROM COMMITTEE MEMBERS.** The committee members will have the opportunity to ask for clarification from staff, the applicant, or those who have already testified.
8. **REBUTTAL TESTIMONY FROM APPLICANT.** After all public testimony, the Committee will take rebuttal testimony from the applicant.
9. **CLOSING OF PUBLIC MEETING.** The Chairperson will close the public portion of the meeting. The Committee will then enter into deliberation. From this point in the meeting the Committee will not receive any additional testimony from the audience, but may ask questions of anyone who has testified.
10. **COMMITTEE DISCUSSION AND ACTION.** It is the Committee's intention to make a recommendation this evening on each issue on the agenda. Design and Landmarks Committee recommendations are not appealable.
11. **MEETING CONTINUANCE.** Prior to the close of the first public meeting, *any person* may request an opportunity to present additional information at another time. If there is such a request, the Design and Landmarks Committee will either continue the public meeting to a date certain, or leave the record open for at least seven days for additional written evidence, argument, or testimony.

The City of Milwaukie will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the meeting.

Milwaukie Design and Landmarks Committee:

Laurent Loosveldt, Chair
Michael Corrente, Vice Chair
Cynthia Schuster
(Vacant Position)
(Vacant Position)

Planning Department Staff:

Denny Egner, Planning Director
David Levitan, Senior Planner
Brett Kelter, Associate Planner
Vera Kolias, Associate Planner
Mary Heberling, Assistant Planner
Avery Pickard, Administrative Specialist II
Alicia Martin, Administrative Specialist II

**CITY OF MILWAUKIE
DESIGN AND LANDMARKS COMMITTEE
NOTES
Milwaukie City Hall
10722 SE Main St
Monday, May 1, 2017
6:30 PM**

COMMITTEE MEMBERS PRESENT

Lauren Loosveldt, Chair
Michael Corrente
Cynthia Schuster

MEMBERS ABSENT

None

STAFF PRESENT

Brett Kelter, Associate Planner (staff liaison)

OTHERS PRESENT

Mark Dane, Mark Dane Planning
Bennet van der Genugten, Keller Williams Real Estate
Kurt Schultz, SERA Architects
Tom Brenneke, Guardian Real Estate Services
Kris Bryant, Guardian Real Estate Services
Levi Curran, Guardian Real Estate Services
Bob Beauchemin, BC Group

1.0 Call to Order – Procedural Matters

Chair Lauren Loosveldt called the meeting to order at 6:34 p.m.

2.0 Design and Landmarks Committee Notes

2.1 April 12, 2017

Chair Loosveldt called for any revisions to the notes from the April meeting. There were none, and the notes were approved unanimously.

3.0 Information Items – None

4.0 Audience Participation – None

5.0 Public Meetings

5.1 Land Use File #HR-2017-001

Chair Loosveldt opened the public meeting to consider a request to demolish the house at 4217 SE Railroad Avenue, which is designated as a “significant” historic property (land use file #HR-2017-001).

Associate Planner Vera Kolias gave a presentation to explain the larger proposal, which involves a proposed subdivision of the historic property and three other lots. The historic house was at one time occupied by (Jacob Keil), the first mayor of Milwaukie, who had an addition built during his occupancy, but it had not been maintained and had been vacant for many years. The process established in Section 19.403 of the zoning code effectively only provides for a delay in the demolition of historic properties, allowing an opportunity for someone to buy or move the building. The Committee is charged with reviewing the application and making a recommendation to the Planning Commission, who makes a final decision about whether to approve or delay the requested demolition. In this case, given the poor existing condition of the house, staff is recommending approval of the request for demolition.

Chair Loosveldt asked whether a structural engineer has reviewed and evaluated the building to determine whether it is sound enough to be restored or moved; **Ms. Kolias** did not know and suggested that the question be directed to the applicant during his presentation. **Member Cynthia Schuster** asked whether the property was listed on the National Historic Register; **Ms. Kolias** replied that it was not. **Chair Loosveldt** asked whether there was any other historical information available for the house; **Ms. Kolias** said that the only information available was that from the original cultural

assessment prepared by Clackamas County, which had been included in the packet.

The applicant, **Mark Dane**, came forward with **Bennet van der Genugten**, his real estate agent, to explain more about the project and answer questions. **Mr. Dane** cited his experience in restoring other historic houses and noted that his original intent had been to retain and restore the house on the site as part of the proposed subdivision. However, the City's street requirements had made it infeasible to keep the house in its current location (it is directly in the path of a required street) and his assessment of the structural integrity of the building was that it would not survive an attempt to relocate it. He described the volume of things (furnishings and artifacts) that were still inside the house, noting that there were countless items that were yet to be inventoried. He explained that he was amenable to making any of the items available both to the members of the Keil family (who rented the adjacent house) and the Milwaukie Museum, and indicated that there was a great deal of salvageable wood inside that he would attempt to reuse as well. Due to the structural instability, however, he would require anyone wishing to enter to sign a waiver of liability.

Mr. van der Genugten explained that the house had been listed for sale since April 28, as required by the City's code. To date, aside from a house mover with a questionable reputation and two salvage operators, the only two parties that expressed legitimate interest had backed out once they understood the costs involved with relocating the house.

Member Michael Corrente asked how any salvaged materials would be used; **Mr. Dane** explained that he would either reuse the materials himself in his other projects or would sell them to any of the local reuse operations interested (such as the Rebuilding Center or Rejuvenation). **Member Schuster** noted that it was sad to see that the house had been allowed to deteriorate to such a degree and suggested partnering with the Architectural Heritage Center to more directly link up with people doing historic renovations. **Chair Loosveldt** asked whether a feasibility report had been prepared by an engineer, whether there addition had any distinction versus the rest of the house, and whether the family had shown any interest in acquiring the property. **Mr. Dane** noted that a formal engineering report had not been prepared, though he would arrange for one if the Committee felt it was critical to the decision. He reiterated that much of the material in the building could be salvaged but that the structure as a whole could not. In the past, the Keil family had expressed interest in buying back the house but never had the means to do so; at this point, their interest was primarily in some of the artifacts inside.

Member Schuster noted that it would be nice to have an Existing Conditions report on the house.

Member Corrente suggested that, if a new sidewalk or pathway would be constructed along Railroad Avenue, it would be nice to install a simple marker or sign to commemorate the historical location of the house.

Chair Loosveldt called for any public comment on the proposal. **Greg Hemer**, the Vice President of the Milwaukie Historical Society read a comment he submitted to the City as part of the review process. The historical society was supportive of the request to demolish the house, noting that it had been poorly maintained, with a request that the developer allow the historical society to salvage some of the artifacts inside. He expressed confidence in Mr. Dane's intentions, noting his willingness to give away artifacts and salvage and/or refurbish the materials. **Chair Loosveldt** noted a discrepancy in the address noted in the written comment submitted by the historical society, wanting to confirm that everyone was talking about the same property; **Mr. Hemer** acknowledged the correction and assured her that everyone was on the same page in that regard. He added that this situation was similar to that at Hager's Pond on Washington Street, where the historic building had not been maintained to the point where it could not be saved but at least the materials were able to be reused.

With no other public comments on the application, **Chair Loosveldt** closed the public hearing and the Committee discussed the proposal. **Chair Loosveldt** indicated that her only comment was a wish for an Existing Conditions report. There was agreement that the suggestion to install a historical marker

or sign along Railroad Avenue was a good idea. **Member Corrente** made a motion that the Committee recommend approval of the requested demolition, and the motion was approved unanimously.

6.0 Worksession Items

- 6.1 Informal presentation—Redevelopment of 2036 SE Washington St
 Presenters: Kurt Schultz (SERA Architects) and Tom Brenneke (Guardian Real Estate Services)

Kurt Schultz and **Tom Brenneke** introduced the project to redevelop the Bernard's Garage site at 2036 SE Washington St, noting that they expected to submit the Downtown Design Review application later this summer and would come back to the Committee for a formal review. For now, the project team was looking for initial responses and feedback from the group to see if it seemed like they were on track. **Mr. Brenneke** explained that he grew up in Milwaukie and was happy to have an opportunity to participate in the significant redevelopment beginning to happen downtown. The site is zoned Downtown Mixed Use, and they propose a new 5-story transit-oriented development of approximately 25,000 square feet, with 109 units of apartment housing above approximately 8,000 sq ft of ground-floor retail. Off-street parking (mechanized, with 77-78 spaces) will be provided through a single access off Washington Street. The second level will include patios, resident amenity areas, and stormwater facilities. The project will emphasize river views, will seek green building certification, and will not make requests for any special dispensations (4:1 floor-area ratio and approximately 57-ft height), except for one variance from the 6-ft setback requirement for top floor of the street-facing façade. They want to go through the Type III design review process because they do not want to be stuck with the prescriptive standards of the code (such as for materials).

Mr. Schultz asked whether the Committee had any suggestions related to urban design. **Chair Loosveldt** asked for a description of the street level and about the green-building certification they were seeking. **Mr. Schultz** explained that they would construct the standard sidewalk and that the streetscape would emphasize pedestrian and bicycle modes. The existing sidewalks would be widened on Washington Street and Main Street, tapering back on Main Street at the Bloom frontage. Existing curb cuts around the property would be consolidated into one on Washington Street. Retail entrances will have canopies. Bike storage for residents will be provided inside the new building. For green-building certification, they were looking at both the Green Globes and Earth Advantage programs, leaning toward Green Globes.

Member Corrente asked about stormwater treatment at the street level; **Mr. Schultz** explained that the building's stormwater would be managed by the stormwater facilities established on the second level. **Member Schuster** suggested that it was hard to tell where the main entry for apartment dwellers was located. She wondered how the redevelopment of the Coho Point site (and eventually of the Bloom site as well) would affect the river views from the new building.

Mr. Schultz and **Mr. Brenneke** thanked the Committee for their feedback, and the group expressed appreciation for the opportunity to see the initial concept.

- 6.2 Downtown Design Guidelines Update, cont.
 Staff Person: Brett Kelter, Associate Planner

Associate Planner Brett Kelter reopened the ongoing discussion of the Downtown Design Guidelines (DDG) update with a check on time and question about how late the Committee wanted to stay. No one had had much time to utilize the evaluation matrix that Member Corrente had put up on the web. **Chair Loosveldt** asked whether staff had any new information about direction from the Planning Commission, funds being available for a consultant, etc. **Mr. Kelter** confirmed that money could be made available for a consultant to help with the update but that a scope of work had not yet been drafted. Given that the group just heard about one tangible redevelopment project that would be coming in for review very soon and that getting a consultant on board would not happen fast enough

to result in changes prior to that application submittal, **Mr. Kelter** was curious to hear from the group what it thought its priorities should be for the project at this point. He referred to the questions included in the staff report for this worksession item, which focused on discovering whether the design guidelines are sufficiently represented by or reflected in the design standards and/or development standards in the code.

Chair Loosveldt expressed concern that the current DDG document is not strong enough to back up some of the design-related comments or suggestions that the group find itself making in response to a formal design presentation. She feels the review process is too subjective in its current form. **Member Schuster** suggested that the current DDG has three parts: (1) the references to the design standards and development standards, which do not match the current code and should be removed because they are unnecessary duplications of the code itself; (2) the Milwaukie Character and Pedestrian Emphasis elements, which the group has improved and which are still important (and subjective); and (3) the Architectural, Lighting, and Signs elements, which are more objective in nature and relate directly to quality of materials.

Chair Loosveldt asked whether there was a difference in the process of amending the code versus amending the DDG. **Mr. Kelter** responded that the amendment processes are similar, which go through the Planning Commission for a recommendation and then a final decision by City Council. There was some discussion of how best to structure any changes (e.g., using matrices in the code), and **Member Corrente** wondered whether something like the Portland design manual that Member Schuster shared prior to the last meeting would be useful.

The group agreed that moving forward with an interim adoption of the revisions they had already made to the Milwaukie Character and Pedestrian Emphasis elements. **Mr. Kelter** agreed to send the strikeouts and clean versions of those revisions to Members Schuster and Corrente for their review (since they came in late to that process). For the next meeting, the members agreed to divide up the remaining guidelines for review and proposed revision—**Member Schuster** agreed to focus on the Architecture element, **Member Corrente** agreed to review the remaining Pedestrian Emphasis guidelines, and **Chair Loosveldt** agreed to work on the Lighting and Signs elements. All members agreed to attempt to finish completing the matrix for identifying the relevance of the design guidelines with respect to the design standards.

7.0 Other Business/Updates

Mr. Kelter handed out code update pages for the members' reference notebooks. In addition, the group agreed to stick with 2-hour meetings for the near future.

7.1 Special Election to fill Vice Chair position

Both Members Schuster and Corrente expressed willingness to serve in the Vice Chair role. The group agreed to a coin toss for the decision—**Member Corrente** won the toss and accepted the position.

8.0 Design and Landmarks Committee Discussion Items – None

9.0 Forecast for Future Meetings:

June 5, 2017	DDG revisions (<i>continued</i>)
July 3, 2017	TBD (<i>meeting date is tentative due to Fourth of July holiday</i>)

Chair Loosveldt adjourned the meeting at 8:46 p.m.

Respectfully submitted,
 Brett Kelter, Associate Planner