

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

**Milwaukie Public Safety Building  
3200 SE Harrison Street  
WEDNESDAY, September 28, 2011  
6:30 PM**

**DLC MEMBERS PRESENT**

Greg Hemer, Chair  
Jim Perrault, Vice Chair  
Becky Ives  
Patty Wisner

**STAFF PRESENT**

Katie Mangle, Planning Director  
Li Alligood, Assistant Planner, (DLC Liaison)  
Kenny Asher, Community Development  
and Public Works Director

**MEMBERS ABSENT**

Chantelle Gamba

**OTHERS PRESENT**

Bob Hastings, TriMet  
Jeb Doran, TriMet

**1.0 Call to Order – Procedural Matters**

**Chair Greg Hemer** called the meeting to order at 6:35 p.m. and read the conduct of meeting format into the record.

**2.0 Design and Landmarks Committee Notes**

2.1 June 1, 2011 Joint DLC / Planning Commission

**DLC Member Patty Wisner** corrected the spelling of her name on Line 40 on 2.1 Page 1.

**DLC Member Jim Perrault** moved to approve the meeting notes from the June 1, 2011, Design and Landmarks Committee and Planning Commission as amended. **Ms. Wisner** seconded the motion. The meeting notes were approved unanimously.

2.2 August 24, 2011

**Li Alligood, Assistant Planner**, corrected Line 109 on 2.2 Page 3 as follows “Catenary poles would be black in downtown and weathered **galvanized** steel along the rest of the Milwaukie alignment...”

**Ms. Wisner** moved to approve the August 24, 2011, meeting notes as amended. **Mr. Perrault** seconded the motion. The meeting notes were approved unanimously.

**2.0 Information Items**

There were no information items.

**4.0 Audience Participation** –This is an opportunity for the public to comment on any item not on the agenda. There was none.

## **5.0 Public Meetings – None**

## **6.0 Worksession Items**

- 6.1 Summary: Façade Improvement Program application review  
Staff Person: Li Alligood

**Ms. Alligood** noted that both applicants were in attendance and available for questions.

- A. Applicant: Johnny Ashy  
Owner: Nelson's Nautilus Plus  
Address: 10466 SE Main St

**Ms. Alligood** noted that the Applicant had been before the DLC previously and the DLC had denied the application. The Applicant had resubmitted with the DLC's suggestions.

- She recommended approval of the application, and noted that the bid submitted with the proposal was reasonable and the application met all downtown design and development standards.

**The Committee** discussed the application. They noted the improved color scheme and agreed that although the building was set back quite far from Main St, it would improve the pedestrian experience.

**Ms. Wisner** suggested using color to simplify the façade, deemphasizing the building detail and reducing contrast to emphasize the entrance and brand name. She noted the contrast could be reduced with different variations of the proposed color scheme.

**DLC Member Becky Ives** arrived at 6:45 p.m.

**Johnny Ashy, Applicant**, stated he would be doing some landscaping. Although most of his investments have been for the interior, he appreciated the DLC for considering his proposal and felt that the building was iconic and agreed it needed some attention.

**The Committee** agreed that the proposed landscaping and painting would be a significant improvement, but they would like to see an updated color scheme based on the suggestions. However, without conditions of approval, the colors would need to be approved as submitted.

**Mr. Ashy** agreed to amend the application to reflect the suggested colors. **The Committee** unanimously approved the application as amended in the amount of \$2,100.00.

- B. Applicant: Kevin Cavanaugh for Dark Horse Comics  
Owner: Suburban Explorations, Inc.  
Address: 10999 SE Main St.

**The Committee** discussed the application, including the proposed color scheme and awning removal.

**Ms. Alligood** noted the Applicant had requested a revision of the proposal as submitted. The corner awning would be removed, but the awning above Things From Another World would not. The requested grant amount was the same.

**Kevin Cavanaugh, Applicant**, and **Neil Hankerson, Owner Representative**, joined the Committee at the table.

- **Mr. Cavanaugh** questioned how flexible the proposed colors could be in case the color acted differently once applied, and clarified the bulk of the proposed repair work would be centered on where the awning was removed.

**The Committee** confirmed that the goal for the proposed changes was to make the building attractive to prospective tenants, and further improvements could be made once a tenant was secured. Also, the application could be approved with flexibility around the proposed color schemes.

**The Committee** approved the application, with **Chair Hemer** opposing, in the amount of \$3,625.00.

**The Committee** took a break and reconvened at 7:27 p.m.

6.2 Summary: Light rail station shelter design presentation  
Presenter: Bob Hastings, TriMet

**Bob Hastings, TriMet**, stated that his focus was to review and update the group on the Lake Road Station platform and shelter. The project design team's approach was to have a consistent look and feel to the surrounding area, and the goal was to highlight the context of the development around the station area rather than platform itself, which as envisioned as being elegant and transparent.

- He described the proposed glass roof shelter; station artwork to be incorporated into columns of shelter; the types of weather protection and windscreen elements; and other elements. He noted these elements would help create a sense of place and were being used in a select few stations along the light rail alignment.

**Katie Mangle, Planning Director**, reminded the Committee that the station shelter component of the project was still new. She noted that there were some key shelters in the area, and integrating this station with the triangle area was important.

**Ms. Wisner** reminded the group that the South Downtown Concept Plan "Group of 9" had done a great deal of work to identify what the community wanted in terms of a train station building and the surrounding area. She was concerned that the community would expect to see something that reflected their vision rather than the more modern look of the proposed features.

**Ms. Ives** discussed the successful combinations of older brick buildings and the use of wrought iron in upgrades, and how both replicated the images of historic factory fixtures.

**Chair Hemer** noted other design elements were generally rustic and more natural-looking.

**Mr. Hastings** and **Jeb Doran, TriMet**, clarified that the platform shelter was being discussed, and the train station adjacent to the platform was still up for review.

**Ms. Mangle** stated that **David Aschenbrenner, "Group of 9" member**, was in attendance and asked his opinion about the proposed designs and if they conflicted with the group's work and expectations.

- **Mr. Aschenbrenner** suggested that the question was about how the shelter would fit in with the adjacent station building, and that it was more of a framing issue than about the modern-style glass. He felt that the emphasis should be more on the style of the winds creening elements, which would be more of a tie-in to the station building, rather than the shelter pillars and glass roof.

**Mr. Doran** reminded the Committee that although the community had a vision of the station building, the actual design would be based on what a prospective developer may want to build.

**Mr. Hastings** noted that the worksession was a preview to see how the group felt and in which direction the design group should go.

**Ms. Mangle** described the Tualatin West Commuter Rail station building, which was a good example of a shelter that the community had installed to create a sense of place, but it had not turned out as expected.

**Kenny Asher, Community Development and Public Works Director**, agreed that the second platform was the key platform in terms of creating the feeling the community was looking for. However, due to funding, the second platform was now on hold and the focus was on the center platform.

- He noted that currently TriMet's designs were in line with the South Downtown Concept Plan. The station should just be the station and the shelter should just be the shelter. Elements of the proposed pavilion, plaza, and buildings in the South Downtown Concept Plan contained modern elements, and he reminded the Committee that the Concept Plan was not necessarily a historic concept, but more about being people-friendly and having pleasant spaces.
- The station building would be more historic feeling and the surrounding areas around the platform were going to be the focus, not necessarily the platform itself. He also echoed Mr. Hastings' thought that the blend of elements would help create the place, and the platform aping the station building may not feel as comfortable.
- He appreciated that TriMet felt that downtown Milwaukie was just as important as areas like South Waterfront, etc.

**Ms. Mangle** discussed the artist's plans for the area, including stone and riverbed-like features and a possible flour mill stone sculpture, reflecting the historic flour mill that was once located on the site of the station.

**Mr. Doran** hoped to come back to the group in November with more updates on the shelter, and the station area land use applications were being prepared for submission by the end of the year or early next year.

## **7.0 Other Business/Updates**

### **7.1 Upcoming meetings**

**Ms. Alligood** noted that the next DLC meeting was the design review meeting on the Kellogg Bridge and was scheduled for October 17, 2011, in the City Hall Council Chambers. The following meeting was November 7<sup>th</sup>, the first Monday of the month and the new regularly scheduled meeting time. Beginning November 7, DLC meetings would be held in the City Hall Conference Room.

## **8.0 Design and Landmarks Committee Discussion Items – None**

## **9.0 Forecast for Future Meetings:**

- |                  |   |
|------------------|---|
| October 17, 2011 | 1. Public Meeting: Kellogg Bridge design review               |
|                  | 2. Worksession: Façade Improvement Program application review |
| November 7, 2011 | 1. Worksession: Façade Improvement Program application review |
|                  | 2. Worksession: Light rail project update                     |

Meeting adjourned at approximately 8:22 p.m.

Respectfully submitted,

Alicia Stoutenburg, Administrative Specialist II



Greg Hemmer, Chair