

**CITY OF MILWAUKIE
PLANNING COMMISSION
DESIGN AND LANDMARKS COMMITTEE
JOINT SESSION MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, February 11, 2014
6:30 PM**

COMMISSIONERS PRESENT

Lisa Batey, Chair
Scott Barbur
Wilda Parks
Gabe Storm

STAFF PRESENT

Denny Egner, Planning Director
Li Alligood, Associate Planner

COMMISSIONERS ABSENT

Clare Fuchs, Vice Chair
Shaun Lowcock
Sine Bone

DLC MEMBERS PRESENT

Greg Hemer, Chair
Sherry Grau, Vice Chair
Becky Ives
Val Ballestrem
James Fossen

Note: The information presented constitutes summarized minutes only. The meeting video is available by clicking the Video link at <http://www.ci.milwaukie.or.us/meetings>.

1.0 Call to Order – Procedural Matters*

Chair Batey called the Planning Commission meeting to order at 6:30 p.m. and read the conduct of meeting format into the record.

DLC Chair Hemer called the Design and Landmarks Committee meeting to order.

2.0 Planning Commission Minutes

This item was taken out of order.

2.1 August 27, 2013

It was moved by Commissioner Parks and seconded by Commissioner Barbur to approve the August 27, 2013 Planning Commission minutes as presented. The motion passed unanimously.

2.2 September 10, 2013

It was moved by Commissioner Parks and seconded by Commissioner Storm to approve the August 27, 2013 Planning Commission minutes as presented. The motion passed unanimously.

2.3 October 22, 2013

It was moved by Commissioner Parks and seconded by Commissioner Barbur to approve the August 27, 2013 Planning Commission minutes as presented. The motion

passed with Chair Batey abstaining.

2.4 November 12, 2013

It was moved by Commissioner Parks and seconded by Commissioner Barbur to approve the August 27, 2013 Planning Commission minutes as presented. The motion passed with Commissioner Storm abstaining.

3.0 Information Items

Denny Egner, Planning Director, on behalf of Steve Butler, Community Development Director, updated the Planning Commission and DLC on the Riverfront Park, Adams Street Connector, and 17th Street Bikeway projects.

Li Alligood, Associate Planner, noted the development review permits for the downtown veterinarian clinic were being reviewed and the project was progressing.

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 Hearings – None

6.0 Joint Session Items

6.1 Summary: Moving Forward Milwaukie: Enhancing Our Commercial Districts
Staff: Li Alligood

Li Alligood, Associate Planner, presented the staff report via PowerPoint and noted the overview of the project provided in the meeting materials. She briefly explained the project steps and where the project was currently. There were six key phases involved in the project. A market study was done in December, and the development of the opportunity sites concepts was being worked on currently which would feed into the downtown and central Milwaukie implementation plan. The Planning Commission would have joint meetings with Council to discuss that plan and the outcome of those meetings would set the framework for code and comprehensive plan amendments and potentially financial incentives for development.

Ms. Alligood shared what staff was learning from the process and from the development concepts. There were potential code challenges and transportation issues but these would be part of the action implementation plan and would likely return to one or both of the groups for review. She noted an absorption analysis was received from the consultant that looked at the types of uses that were being absorbed (rented) in Milwaukie. Light industrial or flex space was found to have the highest rate of absorption; office space was the lowest. That information caused staff to pause and relook at the development concepts and types of uses being proposed as it was important for them to be feasible. The draft concepts were revised since the packet.

She reviewed the opportunity sites and their potential configurations, and answered questions of the Commission and DLC:

- ‘Transportation challenges’ were related to access and connectivity. Both central Milwaukie and downtown Milwaukie were near intersections located on state highways which involved

access restrictions. The condition of a number of the intersections near the opportunity sites was also a concern.

- As to why office space was being proposed, the concepts were to test a wide range of assumptions and feasibility so that staff would be able to draw lessons. Although office space may not be viable, it should remain an allowed use.
- The concept plans included off-street parking, though it was not required downtown. The intent was to not set an arbitrary minimum, but it was recognized that the market in Milwaukie did indicate the want for off-street parking for live and work. Since parking structures were expensive, direction from Council was to not propose options supported by public funds.

Opportunity Sites key questions and issues:

Cash Spot – Access to the property was allowed only from Washington St or Main St as access from Hwy 99/McLoughlin Blvd was not permitted. If the area was designated as a mixed-use, multi-modal area, it would give more flexibility in terms of new street access. Regardless, this property was not ideal for including a parking structure due to the constrained access and safety concerns. There was vacant Adams St right-of-way to the south as an access option.

Triangle site – Off-street parking was not assumed since it was located at a transit station. One proposed option was four stories, and although the community preferred to keep building height at two-three stories, having the fourth story made the feasibility pencil out more. Five stories were allowed outright but the project was trying to be conservative.

Chair Batey noted that in her observation, the exercises at the project advisory committee meetings indicated that three to four floors were acceptable.

Texaco site – The western side of the site was purchased by Metro with Transportation Oriented Development (TOD) funds so there were certain requirements for the type of development allowed, such as resulting in an increase in public transportation ridership and to include a portion of affordable housing. The eastern side was owned by the City and used as a parking lot since the '60s. Development could be as one concept or split, which would allow for different uses.

Murphy Site – The site was large so was more difficult to determine possibilities. Generally, it could be divided between west and east, with a mix of uses. Surface parking was required. The zone was restrictive and required mixed use, and flex space was not allowed at the moment and would need to come before the Commission for approval. A third option would be all flex space, including commercial, light industrial, and incubator space.

McFarland Site – The southeastern half was a brownfield and cannot be developed with residential; it would have to be capped either with concrete or new soil and landscaping. Department of Environmental Quality (DEQ) would need to be involved in any development or zone changes for the site. Flex space would not be feasible based on limitations on heavy traffic and neighborhood appetite.

Ms. Alligood reviewed the next steps and noted the presentation to Council the following week which would cover the costs and deficits of these sites, and how or if the Council was interested in moving forward with the proposals. Code and transportation challengers would not be

covered; those would be a part of a joint session with the Commission and Council to review the implementation plan.

DLC Chair Hemer asked how conducive the existing codes were to allow the proposed concept plans, or would there need to be a great deal of code changes.

Ms. Alligood indicated barriers such as parking restrictions for south of Washington St, minimum building heights in downtown, maximum setbacks which would not allow open space on the Texaco site, and the restrictive overlay zones on the Murphy and McFarland sites would need to be addressed for development.

Mr. Egner noted the developer roundtable held in January that included a wide range of developer types. The developers were excited to be involved and saw potential and opportunities in Milwaukie. He felt the City needed to do a better job of marketing itself.

DLC Chair Hemer applauded the City and the Planning staff on working on this important project.

Ms. Alligood encouraged the Commission and DLC to either attend or watch the Council meetings the following week to get an idea of the conversation; the Commission would be involved in the next round for the project.

7.0 Planning Department Other Business/Updates

8.0 Planning Commission Discussion Items

Mr. Egner noted future joint sessions for both groups with the Council.

9.0 Forecast for Future Meetings:

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| February 25, 2014 | 1. Public Hearing: CSU-13-14 5197 SE King Rd Road Home Program |
| March 11, 2014 | 1. Public Hearing: ZA-13-002 2316 SE Willard St NW Housing Alternatives |
| | 2. Public Hearing: ZA-14-01 Public Murals Program <i>tentative</i> |

Meeting adjourned at approximately 8:33 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II



Lisa Batey
Planning Commission Chair



Greg Hemer
Design and Landmarks Committee Chair