

**CITY OF MILWAUKIE
DESIGN AND LANDMARKS COMMITTEE
MINUTES
Milwaukie City Hall
10722 SE Main St
MONDAY, MAY 19, 2014
6:30 PM**

COMMITTEE MEMBERS PRESENT

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

STAFF PRESENT

Li Alligood, Associate Planner (DLC Liaison)
Brett Kelter, Associate Planner

MEMBERS ABSENT

None

1.0 Call to Order – Procedural Matters

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

2.0 Design and Landmarks Committee Notes - None

3.0 Information Items

Chair Hemer stated that he had been informed earlier in the day that he would be appointed to the Planning Commission on June 3. He felt confident that the remaining DLC members could carry the torch in his absence.

Li Alligood, Associate Planner, noted that with Chair Hemer's departure, the DLC now had two open positions, and encouraged members to share the word. She congratulated Chair Hemer on his appointment to the Planning Commission.

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

- 5.1 Summary: Moda Parking Lot Expansion
Applicant/Owner: Moda Health
Address: 10505 SE 17th Ave
File: DR-14-03
Staff Person: Brett Kelter, Associate Planner

Chair Hemer called the meeting to order and read the conduct of design review meeting format into the record.

Brett Kelter, Associate Planner, noted that Chair Hemer was sitting on the DLC to forward a recommendation to the Planning Commission and would be a member of the Planning Commission when the application came before that body. **Chair Hemer** stated that he would declare that situation at the Planning Commission hearing and allow the Commission to

determine whether he should recuse himself. **Ms. Alligood** noted that staff could request guidance from the City Attorney.

Mr. Kelter provided an overview of the application and staff recommendation via PowerPoint presentation.

- The applicant proposed to expand the existing parking lot on the site.
- Because the development was located within the Willamette Greenway Overlay WG and in the Downtown Office zone DO and Downtown Open Space DOS, the additions triggered Type III Willamette Greenway Review and Type III Downtown Design Review. Both applications required recommendations from the DLC to the Commission.
- The applicant had also proposed to use a contemporary parking lot light, similar to that already existing, rather than the ornamental style recommended by the Downtown Design Guidelines.

The Committee asked questions about the application.

- There were regulations that addressed the issue of light spill into natural resource areas.
- The off-street parking ratio was determined by the zoning ordinance; the applicant had requested approval to go over the maximum amount permitted.
- Staff did not know how long the additional parking would accommodate the activity on the site; the applicant could provide additional information.

Chair Hemer called for applicant testimony.

Jerry Offer, OTAK Incorporated, 808 SW 3rd Ave, Ste 300, Portland, spoke on behalf of the applicant. He had worked on the original adaptive reuse of the building on the site. The applicant agreed with the criteria identified by Mr. Kelter and with his recommendation for approval. Mr. Offer felt that the application met the approval criteria.

- He pointed out the guideline related to parking lot lights and stated that the applicant would like to continue to use the style of parking lot lights currently located on the site.
- The applicant preferred to use the existing lights because they did a better job of reducing light pollution than the recommended light fixtures. The site was not visible from the river and he did not believe removing trees on site would impact views to or from the river.

DLC Member James Fossen asked how long the expansion would serve the business. **Mr. Offer** said he was unable to project whether they would need more parking in the future. He noted that determining the amount of parking required for office uses was very difficult because different offices functioned differently. Moda did everything it could to encourage people to use alternative transportation but still required additional parking.

Chair Hemer called for testimony in support of the application.

Gary Klein, 10795 SE Riverway Ln, Milwaukie, stated his support for the application. He noted that the Moda building had previously be the Pendleton Woolen Mills building. He liked the current parking lot lighting because it did not spread the light as much as other fixtures. The trees provided screening. He stated that Moda had been excellent neighbors and partners to the Johnson Creek Watershed Council when they installed restoration plantings. He noted that the condominiums created more of a parking challenge than Moda.

Roger Forni, 10683 SE Riverway Ln, Milwaukie, stated his support for the application. Moda had been a great neighbor. He and his son loved the lighting the way it was, and they wouldn't want them to do anything differently.

Chair Hemer called for neutral testimony. There was none.

Chair Hemer called for testimony in opposition to the application. There was none.

Chair Hemer called for additional comments from staff. **Mr. Kelter** noted that the Planning Commission hearing on the application was scheduled for June 10.

Chair Hemer called for additional questions from the Committee. There were none.

Chair Hemer called for applicant rebuttal. There was none.

Chair Hemer closed the public testimony portion of the meeting.

The Committee discussed the proposal.

- Agreed that continuing the use of the existing lighting fixtures was appropriate, as the site was not adjacent to downtown Milwaukie.
- Felt that the application met the approval criteria.

DLC Member Sherry Grau moved to recommend approval of DR-14-03 and the recommended findings and conditions of approval. DLC Member Fossen seconded the motion. The motion was approved unanimously.

6.0 Worksession Items - None

7.0 Other Business/Updates

7.1 Officer Elections

Ms. Alligood noted that since Chair Hemer was being appointed to the Planning Commission, the Committee would need to elect a new Chair and Vice Chair.

DLC Member Fossen nominated DLC Member Grau for the position of Chair. DLC Member Val Ballestrem seconded the motion. The motion was approved unanimously.

DLC Member Hemer nominated DLC Member Ballestrem for the position of Vice Chair. DLC Member Fossen seconded the motion. The motion was approved unanimously.

7.2 June Meeting

Ms. Alligood noted that there were no agenda items scheduled for June 2, and suggested the DLC cancel the meeting. **The Committee** agreed.

8.0 Design and Landmarks Committee Discussion Items - None


9.0 Forecast for Future Meetings:

- | | |
|--------------|--------------|
| June 2, 2014 | 1. Cancelled |
| July 7, 2014 | 1. TBD |

Meeting adjourned at approximately 8:33 p.m.

Respectfully submitted,

Li Alligood, Associate Planner


Val Ballestrem, Vice Chair