

**CITY OF MILWAUKIE
DESIGN AND LANDMARKS COMMITTEE
NOTES
Milwaukie City Hall
10722 SE Main St
Monday, March 9, 2015
6:30 PM**

COMMITTEE MEMBERS PRESENT

Sherry Grau, Chair
Val Ballestrem, Vice Chair
Scott Jones

STAFF PRESENT

Li Alligood, Senior Planner (DLC Liaison)
Stacy Bluhm, Light Rail Construction Mgr.

MEMBERS ABSENT

Adam Argo
James Fossen

1.0 Call to Order – Procedural Matters

Li Alligood, Senior Planner, noted that the meeting was being recorded because it related to light rail and so that the Historic Milwaukie NDA members (who were meeting the same night) would be able to view the recording.

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

**Note: The information presented constitutes summarized notes only. The meeting video is available from the Planning Department upon request.*

2.0 Design and Landmarks Committee Minutes

2.1 November 13, 2014—Joint Session with Planning Commission

Chair Grau moved to approve the **November 13, 2014, Joint Session meeting minutes as presented. There was no second. The minutes were approved unanimously.**

3.0 Information Items

3.1 **Ms. Alligood** mentioned that a potential DLC member had just been interviewed.

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: Kellogg Lake Bicycle/Pedestrian Bridge
Applicant/Owner: Stacy Bluhm for the City of Milwaukie
Owner: TriMet
Address: Kellogg Lake Bicycle/Pedestrian Bridge
File: DR-2015-001, WG-2015-001
Staff Person: Li Alligood, Senior Planner

Chair Grau called the design review meeting to order.

Chair Grau said that the purpose of the application was to allow for the construction of connections and landings between the Kellogg Lake Bicycle/Pedestrian Bridge and the northern and southern banks of Kellogg Lake.

Ms. Alligood listed the applicable criteria: Zoning Ordinance Sections 19.907, 19.304.6, 19.401, and 19.1000 and the Downtown Design Guidelines.

No members of the Committee abstained, declared conflict of interest, or declared ex parte contacts.

Chair Grau was the only Committee member who had visited the site prior to the hearing. She had not spoken to anyone at the site nor did she know anything different from what was indicated in the staff report or the application.

No one in the audience challenged the participation of any Committee members, nor did anyone in the audience challenge the jurisdiction of the Committee to hear the matter.

Ms. Alligood presented the staff report and recommendations on the application.

She explained that the proposed pedestrian bridge, which would be below the light rail bridge, would connect the light rail station at the north end to the Trolley Trail, Kronberg Park, and McLoughlin Blvd on the southern end.

She explained that the site was zoned Downtown Open Space (DOS). There was a Willamette Greenway (WG) Overlay Zone, as well as mapped habitat conservation area (HCA) and water quality resources (WQRs). The location of the site in the DOS Zone, as well as the WG Overlay Zone, required a Type III downtown design review and recommendation by the Committee.

She explained that the pedestrian bridge had been installed, but neither the connections nor the landings had been installed yet.

She described the different project elements for the proposed connections and landings.

She reported that the Island Station NDA had no issues with the staff proposal. No other comments had been received.

The Applicant, Stacy Bluhm, Light Rail Construction Manager for the City of Milwaukie, presented background of how the City had arrived at proposed bridge design.

She explained that, although the land and the light rail bridge are owned by TriMet, the pedestrian bridge would be owned and maintained by the City.

She explained the different options, considerations, and costs.

She said that Council had concerns about a straight connection, and the possibility of camping under it. So the Council had encouraged a concrete structure with walls outside of the flood zone. Council had authorized additional funds for that option.

Committee questions for the applicant. There was one question about the profile of the ashlar stone.

Public testimony. There was no public testimony.

Chair Grau closed the public testimony portion of the meeting.

The Committee discussed the application and directed the applicant to retain the proposed galvanized metal finish of the railings, and to look at ways to complement the ashlar stone appearance of the existing abutment walls with the design of the new retaining wall.

Vice Chair Val Ballestrem moved to recommend approval of the application, and the recommended findings and conditions of approval, and retain the galvanized finish, and match the ashlar stone profile if there's no additional cost. DLC Member Scott Jones seconded the motion. The motion passed unanimously.

6.0 Worksession Items

- 6.1 Summary: Moving Forward Milwaukie Briefing #5
Draft Central Milwaukie Design Standards
Staff Person: Vera Koliass, Associate Planner

Vera Koliass, Associate Planner, described the goals of the project. She said that staff had heard from project participants in the affected area that they'd like Central Milwaukie to continue to be a primary commercial center in the city; have a mix of uses that supports a lively and active district; and have safe and comfortable access for pedestrians, vehicles, and bikes.

Ms. Koliass showed the location of the project area, broadly defined by the Milwaukie Marketplace to the south, Hwy. 224 to the west, and 37th Avenue to the east, with the main cross streets being Harrison, Oak, Monroe, and 32nd running north and south.

She pointed out the two opportunity sites in the Central Milwaukie area: the Murphy site and the McFarland site.

She explained that the new Central Milwaukie Land Use and Transportation Plan establishes a vision for this area, with fundamental concepts to achieve that vision.

She described the proposed new General Mixed Use (GMU) Zone for most of the area, with no zoning changes proposed for the Milwaukie Marketplace or the Myrtle and Penzance Street residential area.

She reviewed the proposed new design standards for the area, which currently has no design standards. These include standards for: corners, weather protection at building entrances, exterior building materials, windows and doors, and roofs and rooftop equipment.

She outlined the upcoming Planning Commission meeting schedule:

- March 10: worksession on proposed plan and amendments to the Comprehensive Plan and Transportation System Plan.
- March 24: worksession on proposed code amendments.
- April 28: first public hearing (tentative).

She asked the Committee whether the approach to this project seemed appropriate or if they had any other suggestions.

DLC Member Scott Jones asked about the Flex Space Overlay at the Murphy site.

Ms. Koliass explained that the overlay would only be for that site, to allow for an expansion to the allowed uses for the site, to possibly permit employment-based uses such as light industrial.

The Committee agreed with the decision to leave the zoning unchanged for Milwaukie Marketplace.

The Committee asked staff to consider increasing the 30% window and door requirement to a requirement of 40-45%.

Ms. Koliass said that they would look into that suggestion.

The Committee suggested that commercial parking facilities, which were proposed to be allowed outright in the GMU Zone, should require a conditional use and/or only be allowed as part of a large commercial structure that wasn't just parking.

The Committee expressed overall enthusiasm for the project.

7.0 Other Business/Updates

7.1 Elections were postponed to the next meeting.

7.2 **Ms. Alligood** expressed her appreciation to the two outgoing members, Scott Jones and Val Ballestrem for their commitment and serving on the DLC.

8.0 Design and Landmarks Committee Discussion Items—None.

9.0 Forecast for Future Meetings:

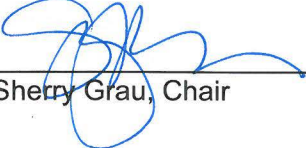
April 6, 2015 1. TBD

May 4, 2015 1. TBD

Meeting adjourned at approximately 7:30 p.m.

Respectfully submitted,

Marcia Hamley, Administrative Specialist II



Sherry Grau, Chair