



MILWAUKIE

Dogwood City of the West

To: Design and Landmarks Committee
From: Li Alligood, Assistant Planner and DLC Liaison
Date: October 31, 2011
Subject: Preparation for November 7, 2011, Meeting

Greetings! We will be in the City Hall Conference Room for next Monday's meeting at 6:30 p.m.
****Please note the change in date and location**.**

See Enclosure 1 for the meeting agenda.

Downtown Light Rail Station

TriMet is preparing to submit the next light rail-related land use application for City approval. The application for the Downtown Milwaukie / Main Street station will include the area outlined in Enclosure 3. At this meeting, the light rail design team will come introduce the station area to the DLC, focusing on:

- The process to date, including public open houses, and incorporation of participants' concerns & issues;
- The station area context, connectivity, access & components (physical elements);
- Opportunities & constraints; effects on downtown & connections to Kellogg Bridge;
- Urban design & safety features, spaces, materials, lighting, furnishings, etc.

The presentation will touch on all of the following aspects of the station:

- Cantilever platform: South entry plan & perspective
- Station area walls: Form liner walls with ashlar stone pattern wall materials
- Wrought iron fencing at tops of walls & as a guide to platform, fence & railing materials
- Paving surfaces: driving, parking, pedestrian, ramps, paving materials
- Lighting: Lighting plan & fixtures
- Landscape concept/upland/urban/stormwater: Palette of materials, landscape plans & plant materials
- Site buildings (shelter & substation to be presented next session)
- Platform elements: Shelter, furnishings, lighting, railings, platform elements & materials
- Public art proposal illustrations

See you next Monday at 6:30 p.m.!

Enclosures

1. November 7, 2011, meeting agenda
2. September 28, 2011, meeting notes
3. Downtown Milwaukie / Main Street light rail station

1.0 Call to Order - Procedural Matters

2.0 Meeting Notes – Motion Needed

2.1 September 28, 2011

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: Design update – downtown light rail station
Presenters: TriMet staff

7.0 Other Business/Updates

7.1 January 2012 meeting date

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:

December 5, 2011	1. Façade Improvement Program application review
	2. Light rail design update
TBD	1. Façade Improvement Program application review
	2. Light rail design update

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@ci.milwaukie.or.us. Thank You.
2. **DESIGN AND LANDMARK COMMITTEE MEETING MINUTES.** Approved DLC Minutes can be found on the City website at www.cityofmilwaukie.org
3. **CITY COUNCIL MINUTES** City Council Minutes can be found on the City website at www.cityofmilwaukie.org
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 Landmark 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:

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

Planning Department Staff:

Katie Mangle, Planning Director
Susan Shanks, Senior Planner
Brett Kelter, Associate Planner
Ryan Marquardt, Associate Planner
Li Alligood, Assistant Planner
Alicia Martin, Administrative Specialist II

**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 “Caternary 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.

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141 **Ms. Ives** also questioned the possible contrast between the modern shelters and the traditional
142 station building.

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

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

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

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

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

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

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

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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 7th, 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:

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| 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 Hemer, Chair

