



MILWAUKIE

Dogwood City of the West

To: Design and Landmarks Committee
From: Li Alligood, Assistant Planner and DLC Liaison
Date: November 28, 2011
Subject: Preparation for December 5, 2011, Meeting

Greetings! We will be in the City Hall Conference Room for next Monday's meeting at 6:30 p.m. See Enclosure 1 for the meeting agenda.

Façade Improvement Program

At the July 27, 2011, meeting, the DLC approved a façade improvement grant application in the amount of \$10,000 for the building at 11008 SE Main St (Cha Cha Cha). The applicant has revised the scope of work due to the costs of the project as presented, and is requesting DLC concurrence. See Enclosure 3 for a description of the revised scope of work and estimated costs.

Downtown Light Rail Station

TriMet is preparing to submit the next light-rail-related land use application for City approval. The light rail design team presented information about the various aspects of the station at the November 7, 2011, DLC meeting:¹ The design team will return to discuss work in progress on the following elements:

- Public art
- Substation to be located at 21st Ave & Adams St
- Landscape planning design
- Traffic poles

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

Enclosures

1. December 5, 2011, meeting agenda
2. October 17, 2011, meeting notes (to be sent by Friday, December 2)
3. Revised scope of work for 11008 SE Main St
4. Outline of light rail design team presentation

¹ The November 7 presentation is available at <http://www.ci.milwaukie.or.us/planning/design-landmarks-committee-17>.

1.0 Call to Order - Procedural Matters

2.0 Meeting Notes – Motion Needed

2.1 October 17, 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: Façade Improvement Program application revision
Presenter: Li Alligood, Assistant Planner

6.2 Summary: Downtown Milwaukie light rail station design update
Presenters: TriMet design team

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:

January ?, 2012	1. Façade improvement program application review (tentative)
	2. Light rail design update (tentative)
February 6, 2012	1. Façade improvement program application review (tentative)
	2. Light rail design update (tentative)

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
Marcia Hamley, Administrative Specialist II

**CITY OF MILWAUKIE
DESIGN AND LANDMARKS COMMITTEE
MINUTES
Milwaukie City Hall
10722 SE Main St
MONDAY, OCTOBER 17, 2011
6:30 PM**

DLC MEMBERS PRESENT

Greg Hemer, Chair
Becky Ives
Patty Wisner
Chantelle Gamba

MEMBERS ABSENT

Jim Perrault, Vice Chair

STAFF PRESENT

Katie Mangle, Planning Director
Susan Shanks, Senior Planner
Li Alligood, Assistant Planner (DLC Liaison)
Damien Hall, City Attorney

OTHERS PRESENT

Jeb Doran, TriMet
Michelle Traver, TriMet
Simon Cooper, TriMet
Calvin Lee, TriMet
Mark Mikolavich, Waterleaf Architects
Carol Mayer-Reed, Mayer/Reed Landscape
Architects

1.0 Call to Order – Procedural Matters

Chair Greg Hemer called the meeting to order at 6:32 p.m. and read the conduct of meeting format into the record.

2.0 Design and Landmarks Committee Notes – None

3.0 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

5.1 Summary: Kellogg Lake light rail bridge Design Review

Applicant: TriMet

File: DR-11-01

Staff Person: Susan Shanks, Senior Planner

Chair Hemer called the public meeting to order and read the conduct of design review meeting

format into the record. He asked if any Design and Landmarks Committee (DLC) Members had any ex parte contacts to declare. There were none.

Chair Hemer and **DLC Members Becky Ives, Patty Wisner, and Chantelle Gamba** declared for the record that they had visited the site. No DLC Members, however, declared a conflict of interest, bias, or conclusion from a site visit. No DLC Members abstained and no DLC Member's participation was challenged by any member of the audience.

Susan Shanks, Senior Planner, cited the applicable approval criteria of the Milwaukie Zoning Ordinance, Title 19 of the Milwaukie Municipal Code (MMC) as found on 5.1 Page 9 of the packet, which was entered into the record. Copies of the report were made available at the sign-in table.

Ms. Shanks presented the staff report via PowerPoint. She noted that denial of the application was not an option due to the Land Use Final Order issued by the State in 2008, and a continuation of the meeting was logistically problematic due to the 120-day decision deadline.

Katie Mangle, Planning Director, and **Ms. Shanks** took questions from the DLC as follows:

- Confirmed that the Planning Commission was the decision-making body and could revise the conditions recommended by the DLC, although it was the responsibility of staff to ensure the conditions were written to comply with the zoning ordinance and ensure that the recommendations and decision were sound.
- Conceptual designs for the pedestrian bridge would be used to take advantage of the in-water work during the light rail bridge construction. Funding for further connection design was being pursued.
- Both the design and adequacy of the pedestrian bridge lighting were important and would be addressed during the design process. Although the Code did not have specific standards, electrical engineers would provide recommendations.

Chair Hemer called for the Applicant's presentation.

Mark Mikolavich, Waterleaf Architects, presented an overview of the bridge design via PowerPoint. He described the goals and objectives of the design process; the bridge elements;

design advancements; and how the design of the bridge addressed the applicable Design Guidelines.

Mr. Mikolavich and TriMet staff addressed questions and comments from the Committee as follows:

- An LED option for the light fixtures had been considered but longevity was an issue; a minimum level of foot candle was needed for safety and security for the duration of their lifespan, and the chosen fixtures were not available in LED.
- The walls and abutments would be cast in place with the same process and formliner for consistency.
- The stormwater on the platform, walkway, and trackway would be channeled and diverted.
- The transparent sound barrier wall would be on the west side of the bridge from SE 22nd Ave to River Rd over McLoughlin Blvd. The wall was approximately 3 ft high and the Cyclops light was 15 ft high. The reflection potential on the south barrier toward traffic on McLoughlin Blvd should be minimal but the lighting consultant would address the issue at trackway curves, etc. Tree planting options were also being explored.
- The columns were made of 4,000-5,000 psi concrete and therefore would be very difficult to damage.
- The power lines and poles would be removed and either rerouted to new poles or placed underground. The downtown area and bridge connections fell under further land use review and future worksessions would cover those details.
- The cantilever platform off the north abutment would be an extension of the concrete deck of the jump span.

Michelle Traver, TriMet Public Art Coordinator, reviewed the initial art concept for the bridge, which was a series of bots dots in patterned sections on the underside of the bridge to be visible to pedestrians, bicyclists, and auto traffic. The design was in the 60-90% phase which included addressing logistics, constraints, cost, and aesthetics. However, the pattern effect would be broken at the bridge seams so the design team was working to address the issue and understand the parameters of design, including location and number of bots, and cost considerations.

- A presentation to the public art advisory committee and staff was tentatively scheduled for mid-December.

- The artist for Tacoma Station would be presenting his final design concept at the SMILE Station at 6:30, Wednesday, October 19, at 8210 SE 13th Ave in Sellwood.

Carol Mayer-Reed, Mayer/Reed Landscape Architects, reviewed the wall treatment proposed for the Lake Rd abutment, noting considerations of scale and craft, aesthetics, constructability, and how to refine the pedestrian zone with texture that divided the walls without being too distracting or random.

The Committee took a break at 8:45 p.m. and reconvened at 8:55 p.m.

Chair Hemer called for public testimony in favor of, opposed, or neutral to the application.

Cindy Tyler, 1959 SW Morrison, Portland, OR was supportive of the project and liked the changes to the jump span, cantilever, and weathering steel. She suggested a clear film that was currently used on TriMet windscreens to be used on the weathering steel for graffiti maintenance. Regarding the proposed pedestrian bridge, she questioned where the lighting would be located.

Len Gregor, 12705 SE River Rd, stated his concern about nesting birds on the double columns at each end of pedestrian bridge, and suggested welding an inverted ledge. He asked what the earthquake withstanding of a single column was.

Chair Hemer called for the Applicant's rebuttal.

Jeb Doran, TriMet Project Engineer, noted that TriMet did not currently use any sort of clear film for the windscreens but used etched glass panels that could be cleaned or replaced when they were damaged.

Mr. Mikolavich noted that since the pedestrian bridge was still in design, lighting was a detail that had not been addressed. However, the intention was for slender pole-mounted lighting along the bridge as well as the paths leading to the bridge. Solutions for nesting birds continued to be looked at. Narrow steel wires were considered but only deterred larger birds. However, the width of the perches was only about 4-5 in. where a small sloped piece of steel could be a solution.

Calvin Lee, TriMet Structural Engineer, explained that the bridge was designed for a 500-year service event and a 1,000-year no-collapse event. A service event probabilistically could only occur once every 500 years in which the bridge could be repaired and returned to service. A no-collapse event was where the bridge may not be repairable but would not collapse.

Mr. Doran confirmed that there were security measures in place on the cantilever and pathway, including intrusion detection which would alert authorities and TriMet.

Chair Hemer closed the public testimony portion of the meeting.

The Committee discussed the application and the key issues as follows:

- Preferred the weathering steel cladding of the jump span to continue the ribbon effect and the thinner profile of the cantilevered platform area.
- Samples or scaled photos of the actual intended wall treatment for the abutment and piers should be provided.
- The light fixtures under the jump span were too utilitarian and not visually attractive. More effort should be put into exploring LED or more energy efficient options.
- Column treatments were too industrial and rigid. The patterning should be more randomized or textured to feel more organic and reflect the natural surroundings of Kronberg Park and Kellogg Creek. What were the options or constraints of varying the column treatments, and which columns should have a different treatment?
 - **Mr. Doran** noted for cost consideration, the goal was to have one board form for all of the columns; however, options for variations in spacing, height, and a curved nature could be explored. He reminded the Committee that the columns could not be wrapped in weathering steel due to inspection requirements.
 - **The Committee** agreed that all of the columns from Kellogg Creek to the south abutment should have the same treatment, whether it was the current treatment or a revised treatment.

Ms. Shanks reminded the Committee that although the reflectivity of the Cyclops light and the transparent noise wall would be addressed by TriMet designers, it was outside of the design

review parameters.

Ms. Mangle reminded the Committee that although the design was at 60%, the conditions of approval should contain detailed requirements to shape the project. The conditions were the Committee's recommendations to the Planning Commission. They outlined the expectations of the project by the end of design, and guided staff in reviewing the project during the permitting process. The Committee needed to review and vote on those conditions tonight.

The Committee discussed the recommended conditions of approval and revisions to condition #5 proposed by staff and handed out at the meeting. The Committee discussed requirements for additional information about column treatments, lighting under the jump span, and the incorporation of CPTED principles in the landscaping plan.

Ms. Wisner moved to recommend approval to the Planning Commission with the Conditions of Approval provided by staff and amended by the Design and Landmarks Committee. **Ms. Ives** seconded the motion, which passed unanimously.

6.0 Worksession Items – None

7.0 Other Business/Updates

7.1 New meeting scheduling starting in November

Li Alligood, Assistant Planner, reminded the Committee that the new meeting schedule would begin Monday, November 7th, 2011, at the City Hall Conference Room. The meetings would continue to be scheduled for the first Monday of the month at City Hall.

8.0 Design and Landmarks Committee Discussion Items

9.0 Forecast for Future Meetings:

- | | |
|------------------|---|
| November 7, 2011 | 1. Worksession: Façade Improvement Program application review |
| | 2. Worksession: Light rail design |
| December 5, 2011 | 1. Worksession: Façade Improvement Program application review |
| | 2. Worksession: Light rail design |

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212 Meeting adjourned at approximately 10:25 p.m.

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Respectfully submitted,

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Alicia Martin, Administrative Specialist II

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223 _____
Greg Hemer, Chair



To: Design and Landmarks Committee

From: Li Alligood, Assistant Planner

Date: November 28, 2011, for December 5, 2011, Worksession

Subject: Revised scope of work for façade improvement at 11008 SE Main St

ACTION REQUESTED

None. This is a briefing for discussion only. Staff is seeking DLC feedback on the revised scope of work, specifically whether the applicant should be required to re-submit a façade improvement program grant application reflecting the revisions.

BACKGROUND INFORMATION

Brian and Carmen Meyer, the applicants, have revised the scope of work presented to the DLC. The revised scope of work meets the façade improvement program eligibility requirements and complies with the downtown design *standards*. Compliance with the downtown design *guidelines* will be evaluated through Type I Design Review (DR), an administrative review process.

The estimated cost of the revised scope of work is \$25,000 - \$40,000. The approved grant amount of \$10,000 is less than 50% of the estimated cost. If the final cost is less than the estimate, the maximum grant amount will be 50% of the final eligible costs.

A. History of Prior Actions and Discussions

- **July 27, 2011:** The Committee approved a façade improvement program grant in the amount of \$10,000 for the building at 11008 SE Main St (Cha Cha Cha).

ATTACHMENTS

Attachments are provided only to the Design and Landmarks Committee unless noted as being attached. All material is available for viewing upon request.

1. Façade improvement grant for 11008 SE Main St (Cha Cha Cha) (attached)
 - a. Application approved July 27, 2011
 - b. Letter from Brian and Carmen Meyer describing the revised scope of work.



MILWAUKIE
Dogwood City of the West

**DOWNTOWN FAÇADE IMPROVEMENT PROGRAM APPLICATION
STAFF RECOMMENDATION**

Date: July 27, 2011

Applicant: Carmen and Brian Meyer

Owner(s): Same

Address: 11008 SE Main St

Grant Request: \$10,000

Funding Recommendation: \$10,000

APPLICATION SUMMARY

A. Background

The site is located in the Downtown Storefront Zone DS. The building is a wood-frame two-story building constructed in 1905. The current occupant is Cha Cha Cha restaurant. The building is listed as a “significant” resource on the City’s historic resource inventory. The applicants received design assistance from Metro.

B. Proposal

The applicant proposes to construct a completely new storefront façade, including new windows, doors, etc.

C. Narrative provided by applicant

Dramatically improves the appearance of the building from Main St. Also will improve comfort for customers and greatly improve efficiency.

D. Eligibility as determined by staff

The proposal meets the grant program eligibility requirements and downtown design standards.

E. Amount requested

The applicant has requested a matching grant of \$10,000. Staff recommends funding the full amount.

F. Additional information

The downtown design guidelines contain useful information and tips for making downtown buildings more attractive and pedestrian friendly. Pedestrian friendly buildings have transparent windows, providing “eyes on the street” that enhance pedestrian safety. They may also have canopies or awnings to protect pedestrians from the elements, attractive

DLC Staff Recommendation—Downtown Façade Improvement Program
11008 SE Main St

Page 2 of 2

window displays to attract the eye, or sidewalk decor such as planters to add depth to the front facade. Small, inexpensive changes can make a big impact.

Staff suggests the applicant consider the following:

- Installing a blade sign with the name of the business for increased pedestrian visibility and appeal.

G. Next Steps

If the grant is awarded, competitive bids will be expected for any project components over \$5,000.



Downtown Façade Improvement Program Application Form

RECEIVED
MAY 11 2011
CITY OF MILWAUKIE
PLANNING DEPARTMENT

An informational meeting with City staff is required prior to submission of this form.

Applicant:	Carmen + Brian Meyer
<small>(If applicant is not the building owner, attach either a lease specifying tenant's right to make improvements or letter from owner authorizing improvements.)</small>	
Building location (address):	11008 SE Main St., Milwaukie, OR 97222
<small>(See http://www.ci.milwaukie.or.us/gis/planning-maps)</small>	
Property Owner (corp/legal name):	Carmen + Brian Meyer
<small>(Attach copy of deed of trust or document establishing ownership.)</small>	
Name listed on applicant's business registration:	Cha Cha Cha Milwaukie Inc.
Applicant's Mailing Address:	3543 SE Wister St., Milwaukie, OR 97222
Contact name:	Carmen or Brian
Phone:	Carmen (971-563-3823) Brian (971-533-2699)
Email:	
Describe proposed work:	Construct a completely new storefront facade more in-line with the original character of the building. It includes all new windows + doors, etc. Please see attached plans.
<small>(Attach photo of existing building. Attach color/material samples and a sketch, if applicable.)</small>	
How does the project contribute to an attractive and vibrant downtown environment?	Dramatically improves the appearance of the building from Main St. Also will improve comfort and for customers + greatly improve efficiency.
<small>(Please refer, where applicable, to Downtown Design Guidelines.)</small>	
Total Project Cost Estimate and Grant Amount Requested	\$170,000 to \$110,000 - Requesting the full \$10,000 grant. Please see attached budget
<small>(Maximum grant is \$10,000 and no more than 50% of total cost. Attach a detailed budget or formal estimate for any project element exceeding \$1,000.)</small>	

I, the undersigned, hereinafter "Applicant," submit this application for reimbursement of up to \$10,000 for façade improvement work described above under the City of Milwaukee's Downtown Façade Improvement Program.

I certify that the information provided above is accurate to the best of my knowledge. I understand that all costs for which I seek reimbursement must be documented. Under no circumstances will the reimbursement amount exceed \$10,000 or 50% of total applicant incurred costs directly related to the project.

I understand that any work must be carried out under all applicable local, state, and federal laws; and in substantial conformance with the proposal approved by the City of Milwaukee ("City"). I have reviewed the "Program Guidelines" and hereby acknowledge that no reimbursement shall be made for work that is not eligible under the guidelines or that was completed in a manner that does not comply with the guidelines. I agree to repay the City if any amounts reimbursed to me are found to have been reimbursed in error.

I hereby release the City and Metro from any liability and relinquish any claim against the City and Metro for additional compensation related to the façade improvements described above. Further, I agree to indemnify Metro and the City, and their respective officers, agents and employees, and hold the City and Metro harmless in relation to any claims related to work performed by me or on my behalf by any contractor or sub-contractors in relation to the façade improvements described above.

Carmen Meyer 

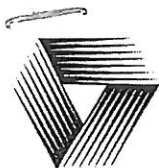
Brian A. Meyer
Signed

7/10/11
Date

Brian A. Meyer - President
Printed Name & Title

Signed on behalf of

This pilot program is being funded by the City of Milwaukee and Metro.



Transnation

Title Agency of Oregon

Clackamas County Official Records
Sherry Hall, County Clerk

2007-043685



\$31.00

01104325200700436850020024

05/21/2007 10:46:54 AM

D-D Cnt=1 Stn=6 KARLYNWUN
\$10.00 \$11.00 \$10.00

After recording return to:
Brian Meyer
3543 SE Wister Street
Milwaukie, OR 97222

Until a change is requested, all tax statements shall be sent
to the following address:

Brian Meyer
3543 SE Wister Street
Milwaukie, OR 97222

STATUTORY WARRANTY DEED

Atlas Construction Company, Inc., Grantor, conveys and warrants to Brian Meyer and Carmen Meyer, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Parcel 1, Partition Plat 2007-066, Clackamas County, Oregon

Tax Account No. 00027205

This property is free of encumbrances, EXCEPT:
SEE EXHIBIT "A" WITH EXCEPTIONS

The true consideration for this conveyance is \$330,000.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY UNDER ORS 197.352. THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated 15 day of May, 2007

Atlas Construction Company, Inc.

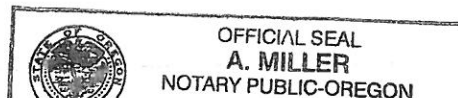
BY Michael D. Teeny
ITS President

STATE OF OREGON
COUNTY OF WASHINGTON

The foregoing instrument was acknowledged before me this 15 day of May, 2007 by Michael D. Teeny as the President of Atlas Construction Company, Inc. on its behalf.

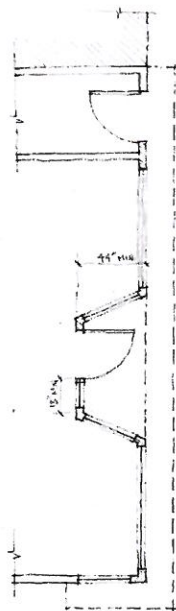
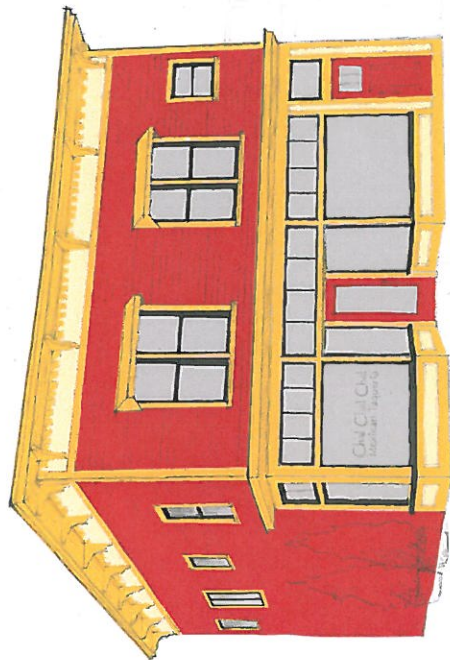
Notary Public State of Oregon
My commission expires: 07/05/2009

Order No. 22-0045057

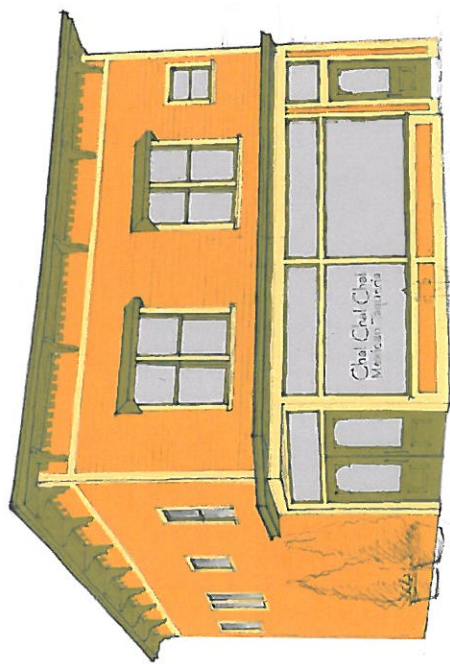


Metro Milwaukie Storefront Program Cha Cha Cha

11008 SE Main Street Milwaukie, OR 97222
06.09.11



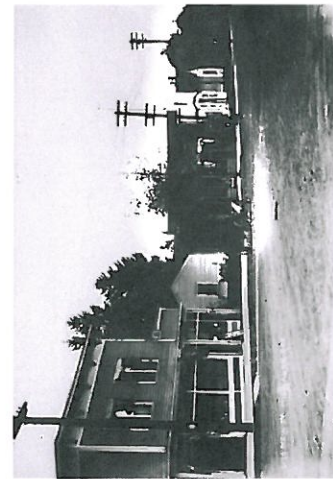
Center Entry Option
scale: 1/4" = 1'-0"



Side Entry Option
scale: 1/4" = 1'-0"



Existing Building



Historic Photo



Cha Cha Cha Central Entry Option Scope-Budget: 06-24-11

Great work

920 SE Caruthers St.
Portland OR 97214

TEL 503.238.1112
FAX 503.238.1113

estimates@willcopainting.com
www.willcopainting.com

Demolition:

- 1: Storefront system and window base (all areas covered with brick).
- 2: Removal of siding covering the area of the historic transom location.
- 3: Removal of the interior ceiling soffit at the storefront glazing.
- 4: Electrical fixtures in the ceiling would need to be removed where the suspended ceiling is being removed.

General demolition expense, including mobilization, staging, tear out, clean up: 10,000 +/-

Proposed:

- 1: New storefront thin wood cornice to match historic photo – wood framed with metal or membrane roofing cap.
9,000.00 +/-
- 2: New wood storefront system including transom windows, display glazing, wooden window bases, wood doors, painted metal flashing.
11,500 +/-
- 3: New storefront windows – all wood sash w/low (e) insulated glazing.
11,500 +/-
- 4: New lighting at the exterior
 - A: 1 surface mount light @ the entry door
 - B: 3 goosenecks above the storefront cornice.
 2,500 +/-
- 5: New interior lighting fixtures where the suspended ceiling is removed
2,500 +/-
- 6: New signage – blade style or simple corner marquee with Cambria MR16 spotlighting.
4,600 +/-
- 7: At the storefront, integrate new flooring, wall finishes, ceiling finishes with the existing.
6,500 +/-
- 8: New exterior paint of the complete building – (repair wood siding and architectural detail as necessary).
30,000 +/- Likely a minimum number, the building is in need of restoration & a lot of siding.



Great work

920 SE Caruthers St.
Portland OR 97214

TEL 503.238.1112
FAX 503.238.1113

estimates@willcopainting.com
www.willcopainting.com

9: New concrete repair especially at the entry landing.

2,500 +/-

10: New wood entry doors to retail and residential unit above

A: Paint grade doors with commercial grade locks & deadbolts – bronze finish

B: ADA thresholds at retail entry

6,200 +/-

11: Provide a budget allowance for Structural adjustments needed for accommodating the new load paths and footings.

12,000 +/-

12: Trim out interior ceiling where soffit was removed

3,500 +/-

Budgetary Total:

\$112,300 +/-

Cost Alternatives

1: New all wood double-hung windows on the 2nd floor. (west facing windows)

A: Demo upper windows on west façade

B: Raise (E) window headers

C: Replace small double-hung bathroom window with the same wood clad product

D: New painted casework

12,000 +/-

2: New fabric awnings on each of the 2 upper west windows.

1,500 +/-

3: Clad-wood Pella window units to compare with the all-wood windows.

Same/similar expense

General conditions on budget:

All budgetary numbers stand alone but are also integral to the entire project, if one number is worked in a downwards or upwards direction it can affect other numbers at the same time. These should be used for budgeting only and once the final scope is determined a fixed lump sum budget will be provided.

Carmen & Brian Meyer
Cha Cha Cha Milwaukie
11008 SE Main Street
Milwaukie, OR 97222
November 22, 2011

Li Alligood
Assistant Planner
City of Milwaukie

Dear Li:

This letter is to inform you about revisions to our plan to make façade improvements to our building at 11008 SE Main Street. We previously submitted a very extensive "Scope-Budget" put together by Willco. However, due to the high cost of this original proposal, we decided to scale back the project to something more manageable for us. The following is an outline of the projects we are planning to improve the façade (and structure) of our building.

- 1) The NW corner of our building needs a new post as the current one is slowly sinking and distorting the building façade including the brick surround and windows. We have attached a copy of the plans to fix this problem. Our contractor (Carlos DC Construction LLC) has estimated a cost of \$1,500 for this. Rather than try to re-construct the old brick surround again, we plan on placing a concrete-like stucco over the remaining brick to match the new corner construction. We also plan on replacing the exterior residential door which leads to the upstairs apartments. Please see the architect's drawings for an idea of the door type we would like to use. We estimate the stucco, door replacement, and possible new windows by the corner post construction will cost from \$5,000 to \$10,000 and will all be completed by our contractor listed above.
- 2) We invited FastSigns out to our building and they are currently working on an estimate for new signage. The signs will likely be a combination of a new wall-mounted board sign with and window placards or signs. We are still considering the possibility of a blade sign although the FastSigns salesman didn't recommend this for our building. We haven't received the estimate for the signage yet, but are budgeting up to \$5,000 for this improvement.
- 3) We are planning to paint the entire building when the weather improves. Willco gave a high estimate of \$30,000 but this included additional wood work etc. We are waiting on another estimate and are planning to get still more estimates on the painting as this will be our largest expense. We think we can get it painted for around \$15,000.

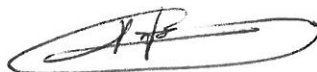
In summary, we feel these three areas of improvement will make a huge impact with regards to how our building will look in downtown Milwaukie. Depending on where all

November 22, 2011

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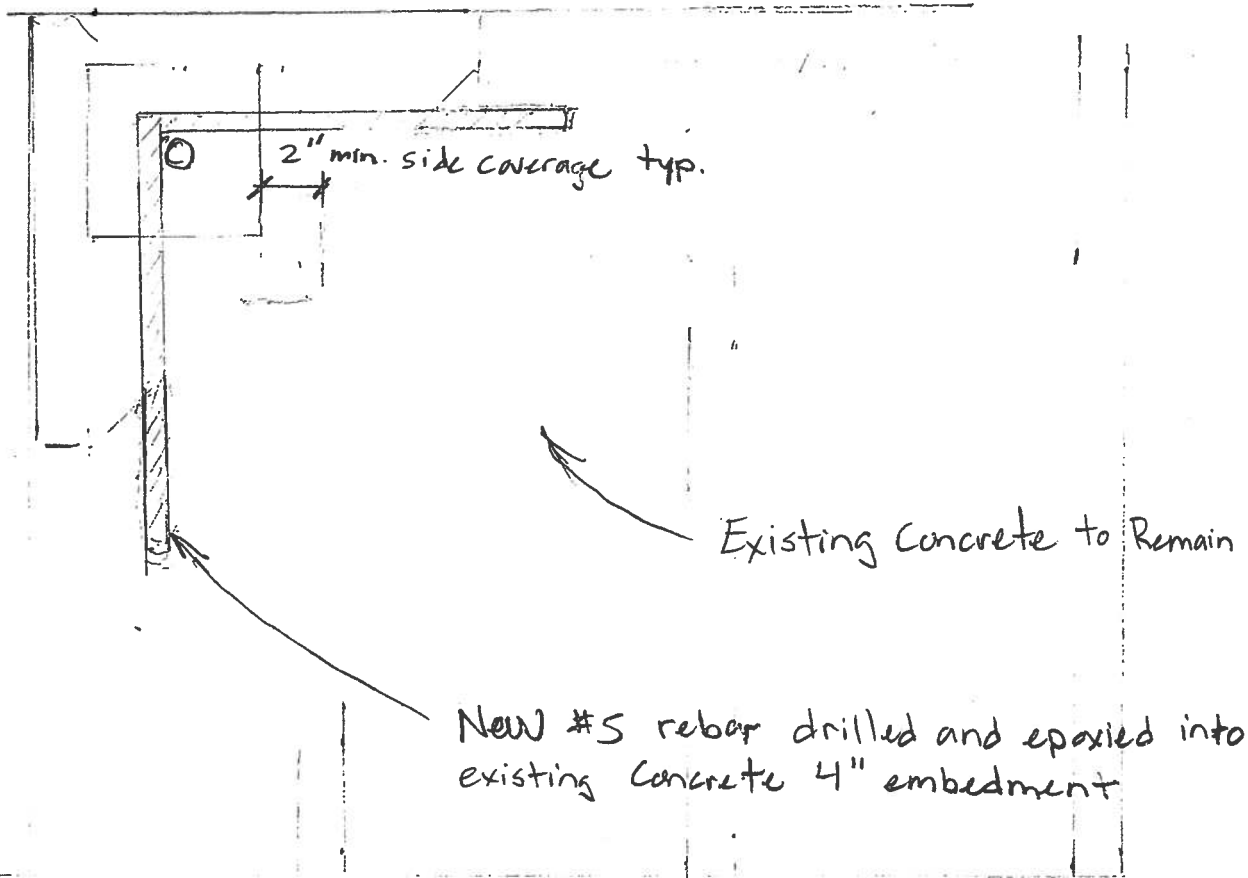
the estimates come in and who we choose to do the work, we estimate the total cost to range somewhere between \$25,000 and \$40,000. Obviously the \$10,000 facade improvement grant will be used in its entirety and is much appreciated. Please let us know if you would like us to submit sign and painting bids as they come in or if you need any additional information.

Thank you,

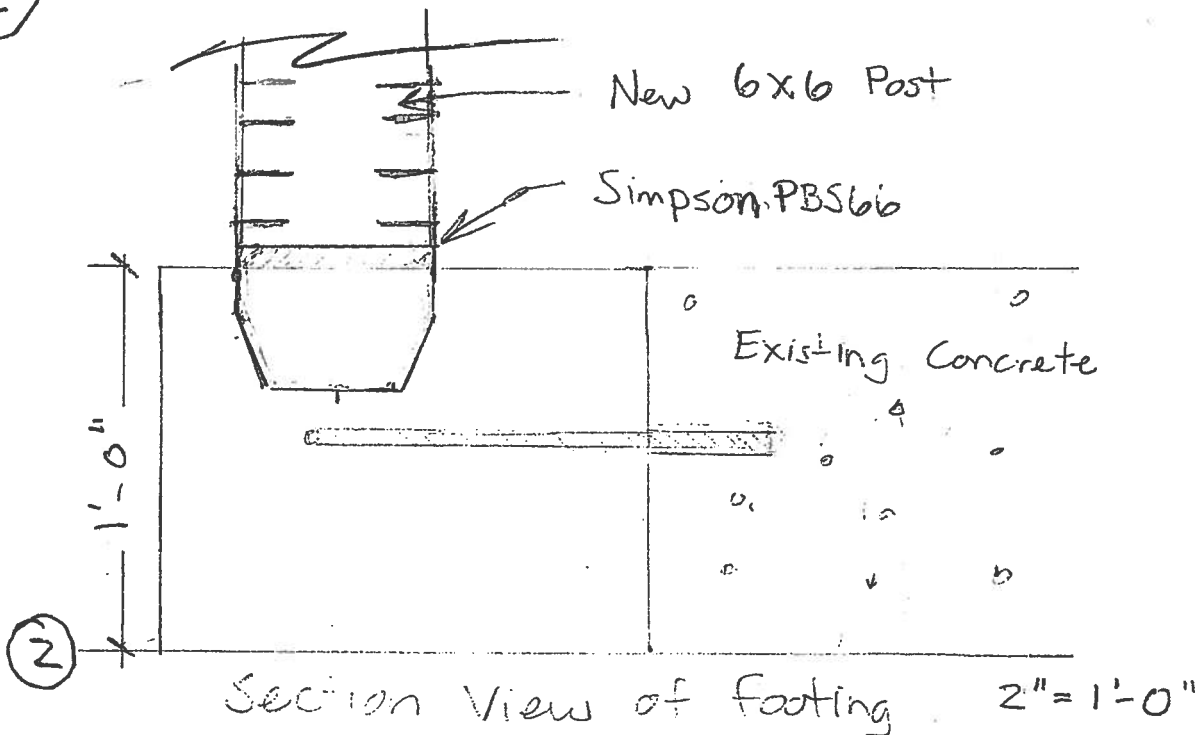
A handwritten signature in cursive script, appearing to read "Brian G. Meyer".A handwritten signature in cursive script, appearing to read "Carmen".

Carmen and Brian Meyer
Cha Cha Cha Restaurant

Plan View



①



②

← N

Existing 6 x ? Beam to Remain

← New HCL typ. both directions

← New 6x6 Post

Existing Window System to Remain

Existing Brick to Remain

3

1" = 1'-0"

M E M O R A N D U M

To:Jeb Doran
TriMetTel
Fax

Project: Portland to Milwaukie East Segment **Project Code:** PME

Date: 11.23.11 **Sent via:** Email **No. of pages:** 2

Subject: DLC Workshop Presentation Outline Dec. 5: Milwaukie Station Area

By: Carol Mayer-Reed **Copies to:** file TriMet, City of Milwaukie

319 SW Washington Street, Suite 820 Portland, Oregon 97204

T 503.223.5953 F 503.223.8076

Objectives for second DLC workshop:

- #1 Discuss areas of design review and design distinction within the City of Milwaukie
- #2 Discuss station area public art
- #3 Discuss landscape design within design review areas
- #4 Discuss platform amenities and signal communication building options

Areas of Design Review

- Around the station platform
- Around the signal communications building

Elements of distinction – Downtown Milwaukie station area

- Distinction: Strong identity expressed through Milwaukie city standards of furnishings & lighting; public art, landscape elements, stormwater treatment, landscape retaining walls
- Steel railing at top of wall & stair landings; dogwood medallion
- Landscape plans & plant materials

Public Art

- Public art at south platform access: granite streambed & pedestrian bridge integrated with stormwater run-off
- Public art at north platform access: granite gristmill wheel & map

Memo
11/28/11
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Landscape

Landscape plans & plant materials at south platform access
Landscape plans & plant materials at signal communications building

Platform Amenities and Signal communications building options

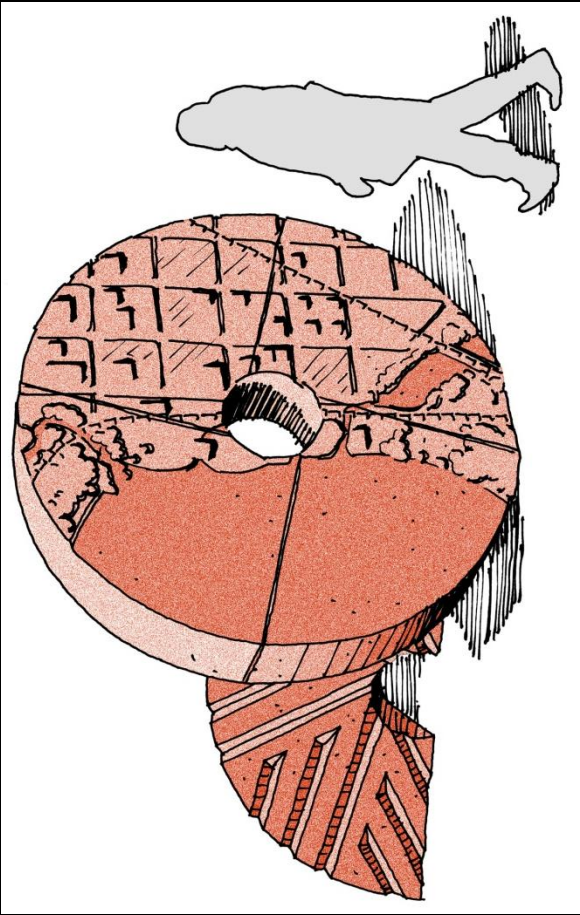
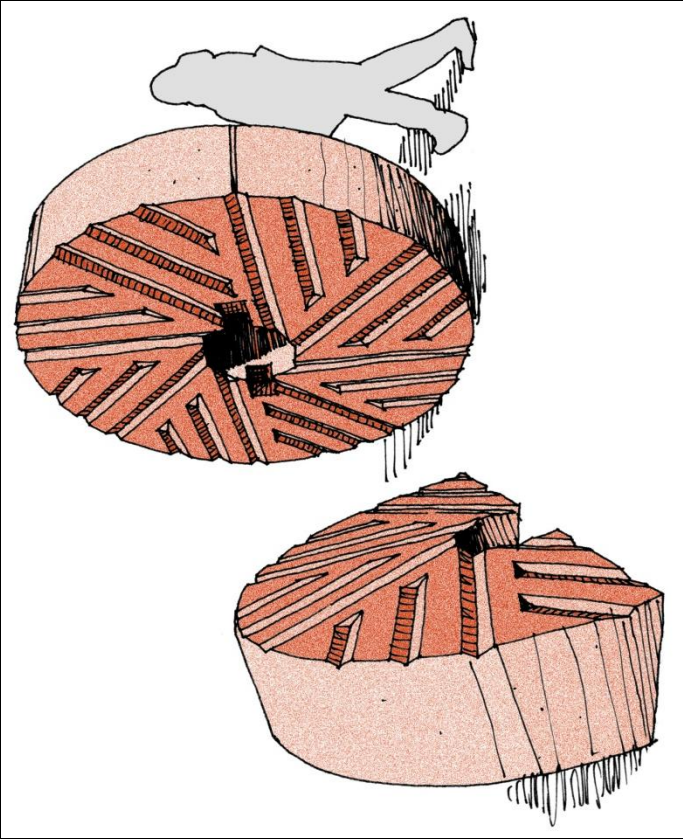
Update on platform amenities
Proposed signal communications building options being considered



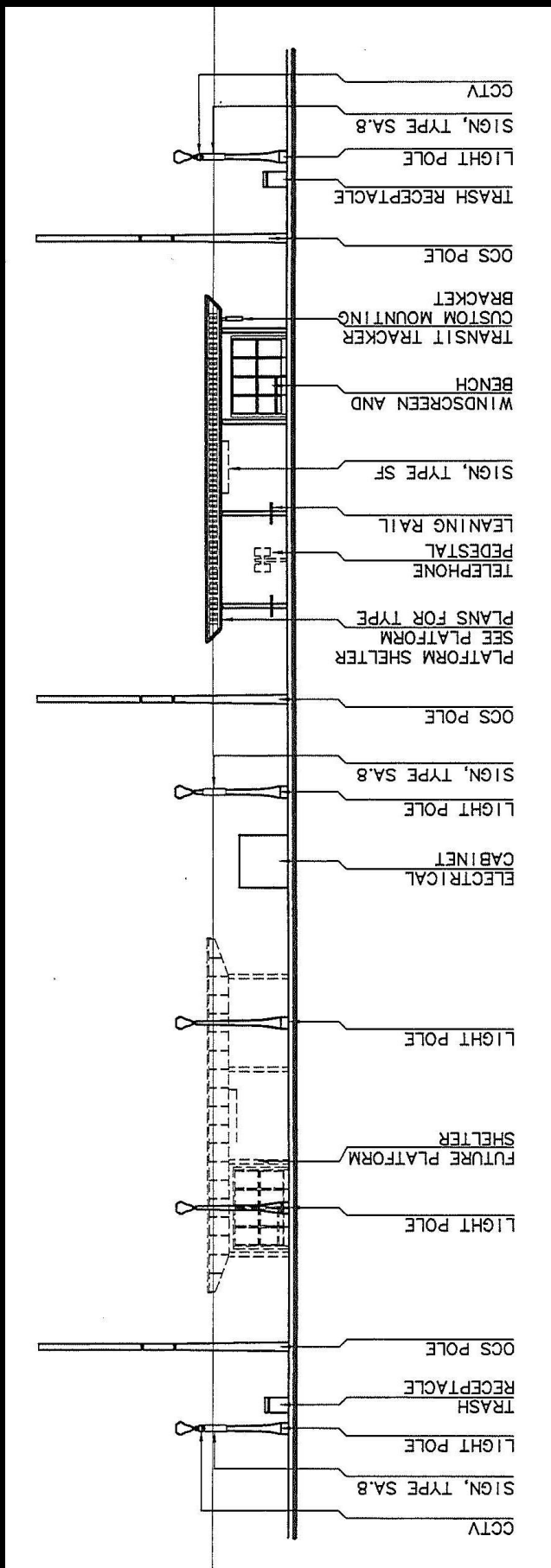
Milwaukee Station

Landscape Plantings

December 5th, 2011



Milwaukee Station
Public Art at North Entry
December 5th, 2011



Milwaukie Station Platform Elements December 5th, 2011