



AGENDA

MILWAUKIE DESIGN AND LANDMARKS COMMITTEE Monday, August 5, 2013, 6:30 PM

**CITY HALL CONFERENCE ROOM
10722 SE MAIN ST**

- 1.0 Call to Order - Procedural Matters**
- 2.0 Meeting Notes** – Motion Needed
- 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** – None
- 6.0 Worksession Items**
 - 6.1 Commercial Core Enhancement Program Update
Presenter: Li Alligood, Associate Planner
 - 6.2 2013/14 DLC Work Program
Presenter: Li Alligood, Associate Planner
- 7.0 Other Business/Updates**
- 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:**
 - August 20, 2013 1. Joint Session with City Council
 - September 2, 2013 1. Cancel or reschedule (Labor Day)

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
Chantelle Gamba
Becky Ives
Sherry Grau
Val Ballestrom

Planning Department Staff:

Steve Butler, Planning Director
Ryan Marquardt, Senior Planner
Li Alligood, Associate Planner
Brett Kelder, Associate Planner
Kari Svanstrom, Associate Planner
Marcia Hamley, Administrative Specialist II
Alicia Martin, Administrative Specialist II



MILWAUKIE

Dogwood City of the West

To: Design and Landmarks Committee
From: Li Alligood, Associate Planner
Date: July 29, 2013, for August 5, 2013, Worksession
Subject: Commercial Core Enhancement Program Update

ACTION REQUESTED

None. This is a briefing for discussion only. Staff anticipates that this will be the first of several briefings during the Commercial Core Enhancement Program's 18-month time frame.

BACKGROUND INFORMATION

The Commercial Core Enhancement Program (CCEP) is a coordinated look at the development, design, and use standards of the commercial areas of Milwaukie.

A. History of Prior Actions and Discussions

- **May 28, 2013:** In a joint meeting with the Planning Commission, the Committee was briefed on the final recommendations of the *Fresh Look Milwaukie: Downtown Road Map* project.

B. Project Scope

The CCEP covers several commercial areas in the City, including downtown Milwaukie (the area within the downtown zones); central Milwaukie (roughly the area east of Hwy 224 and between Meek St and 37th Ave); and the "neighborhood main streets" of 32nd and 42nd avenues.

The CCEP is broken into four phases (see Attachment 1 for details):

1. *Fresh Look Milwaukie: Downtown Road Map* (Apr – Jun 2014): Outreach and identification of primary issues to address in Phase 2, conducted by ALIGN planning, a group of graduate students from the Portland State University Masters of Urban and Regional Planning program. This phase was completed on June 4, 2013, with a presentation to Council.
2. *Downtown Plan and Code "Refresh"* (Aug 2013 – Jul 2014): Proposed revisions to downtown use, development, and design standards in order to build on the 2012/2013

revisions to the downtown code and PARs; implement the South Downtown Concept Plan; and address issues identified in Phase 1. Anticipated outcomes are amendments to the Comprehensive Plan; Downtown Milwaukie Riverfront and Land Use Framework Plan (“Framework Plan”); Public Area Requirements (PARs) and/or Public Works Standards; Downtown Design Guidelines; the zoning ordinance, including the regulations regulating development in downtown Milwaukie, including use, development, and design standards and the design review process; and the zoning map.

3. *Central Milwaukie Land Use and Transportation Plan (Aug 2013 – Jul 2014)*: Proposed revisions to use, development, and design standards in order to remove barriers to development of key sites in central Milwaukie, specifically the Murphy and McFarland sites. Anticipated outcomes are amendments to the Comprehensive Plan, zoning map, and zoning ordinance.
4. *“Neighborhood Main Streets” Implementation (Jul – Dec 2014)*: Proposed revisions to the use, development, and design standards of the “neighborhood main streets” of 32nd and 42nd avenues, building on the public outreach and recommendations of the 2012 Neighborhood Main Streets project. Anticipated outcomes are amendments to the Comprehensive Plan, zoning map, and zoning ordinance.

NEXT STEPS

The CCEP project team will be requesting the DLC’s input on proposed revisions to the downtown design standards; Downtown Design Guidelines; public area requirements (PARs); and design review process. Staff will return to the DLC with a detailed schedule once it has been finalized.

Pending City Council approval at its August 6, 2013, regular session, the project team will be convening a project-specific Citizen Advisory Committee (CAC), which will include a member of the DLC.

ATTACHMENTS

Attachments are provided as indicated by the checked boxes. All material is available for viewing upon request.

	DLC Packet	Public Copies	E- Packet
1. Scope of Work – excerpt from IGA with Metro	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Key:

DLC Packet = paper materials provided to Design and Landmarks Committee 7 days prior to the meeting.

Public Copies = paper copies of the packet available for review at City facilities and at the Design and Landmarks Committee meeting.

E-Packet = packet materials available online at <http://www.milwaukieoregon.gov/planning/design-and-landmarks-committee-29>.

**METRO COMMUNITY DEVELOPMENT & PLANNING GRANT
CITY OF MILWAUKIE “COMMERCIAL CORE” ENHANCEMENT PROGRAM
2013 REVISED SCOPE
Revised 4/16/2013**

PROJECT OVERVIEW

Milwaukie has multiple core commercial areas, including downtown, central Milwaukie, and other smaller commercial nodes throughout the city. The Commercial Core Enhancement Program (CCEP) seeks to define what the community wants to see in these commercial areas and how to get it.

Each different commercial area in the City needs different kinds of work. Some need a plan – a vision for the character and function of the area. Some need development analysis and study to refine the existing vision and encourage redevelopment. Some need implementation, including code refinement, zone changes, and action plans for capital projects. They may all need incentives for private investment.

The CCEP program covers many related projects, and will be a way to tackle several specific issues that have been identified by the community, including:

- Higher design standards for new commercial/ office development throughout the City.
- Major “refresh” of the downtown zoning code and Framework Plan.
- Funding the desired streetscape improvements in downtown and central Milwaukie.
- Addressing existing, underutilized commercial areas that have potential to serve the neighborhoods

PROJECT MILESTONES

The project work is organized under six milestones:

1. Project Launch

This proposal assumes that most technical work will be conducted by a carefully selected consultant team with expertise in community planning, land use regulations, community engagement processes, development feasibility of adaptive reuse projects, and redevelopment planning. City staff will participate by providing strategic direction based on knowledge of the local context (economic, political, and findings of previous technical studies), public involvement assistance, document review, and all necessary internal staff work in support of submissions to Planning Commission and City Council.

All phases of the project will be conducted with a high degree of community and stakeholder involvement; a key component of this milestone is the creation of a public involvement plan to ensure community engagement and transparency throughout the project.

Key deliverables:

- Develop an RFP, to be written by City staff in consultation with project partners.
- Develop a detailed project scope, to be written with the participation of the selected consultant team.

- Background memo by consultant team summarizing review of previous research and key publicly-available data. Primary purpose of this task is to ensure a base-line common understanding of Milwaukie's reality among consultant team, City staff, and project partners.
- Public involvement (PI) plan. The consultants and staff will develop all land use plans in consultation with project stakeholders, Milwaukie citizens, local businesses, representatives from the development community, and participating agencies. The PI plan will identify key stakeholders, their issues, levels of involvement and strategy for outreach.

2. Downtown Milwaukie Opportunity Site Development Planning

Development of these key opportunity sites has been discouraged by: a) a lack of infrastructure; b) high standards for public area improvements and lack of public financial assistance for these improvements; and c) inflexible or overly complex zoning designations.

The purpose of this task is to work with the community and property owners to develop conceptual development plans for each site; identify barriers to implementation; and develop strategies to overcome those barriers. A key outcome will be the identification of specific actions (such as capital investments, zone changes, or code amendments) needed to successfully implement the development plans for each opportunity site.

The project will carry out targeted site-specific pre-development planning to prepare identified opportunity sites for development activity. Work will focus on five sites in downtown Milwaukie. The City may revise the list of opportunity sites, if an initial assessment indicates that a specific site is not a viable development site:

- Site 1: The Texaco Block is publicly owned (by Metro and City of Milwaukie) and is adjacent to City Hall, fronting both Main Street and McLoughlin Blvd. In 2005, Metro and the City entered a partnership to plan for joint development of this block. The proposed project, Olson Point, stalled due to challenging market conditions. The City and the Metro TOD Program staff are interested in jointly working to create a new concept for this valuable block that defines an appropriate and achievable intensity of development.

Planning for the Texaco block will focus on market analysis and development alternatives for the site. Land use constraints will be addressed under Milestone 3.
- Site 2: This TOD Opportunity Site (the "triangle site") is immediately east of the planned Milwaukie light rail station at 21st Avenue and Lake Road. It has been acquired by the Portland to Milwaukie Light Rail project and made available for Transit Oriented Development (TOD). This development will provide a visual landmark for the station with uses that activate the platform area to make it safer and more comfortable.

Site planning and urban design of the TOD site will build on the outcomes of the City's South Downtown Concept. Focused research on programming specific uses for the site and development alternatives is needed.
- Site 3: The Cash Spot site is almost a full block, is City-owned, and is in a key location in the south downtown area. Planning for the Cash Spot site will focus on market analysis and development alternatives for the site. Land use constraints will be addressed under Milestone 3.
- Sites 4 and 5: Publicly or privately-owned key redevelopment or adaptive reuse sites in the downtown area, to be selected in collaboration with property owners, City staff, the

consultant team, and Metro staff. The Metro Development Center will review potential opportunity sites, and advise the City on the final selections.

These properties will be selected according to the following parameters:

- Property is located in the downtown zones
- Property is currently underutilized
- (Re)development would contribute to a significantly more attractive, vibrant pedestrian realm
- Property owner is a willing partner
- Market could likely support (re)development within the next 5 years

Key deliverables:

- A. Market and Development Opportunities Analysis: Outlining potential development opportunities for each opportunity site, based on accommodating end users likely to be present in the market.

If this analysis demonstrates that short-term development (2-5 years) of a specific opportunity site is unlikely, the project team may choose to end the evaluation of that site at this step and/or add additional opportunity sites.
- B. Development Alternatives: Two to three conceptual plans (“Concepts”) for each opportunity site will be developed for presentation to the public and City officials. This deliverable assumes property owner commitment to moving forward with development of the site. A commitment from private property owners will be required prior to development of concepts for each site.
- C. Action Plans: Recommended implementation strategy; comprehensive plan and zoning changes that would be needed or recommended to implement the each property’s site plan; and infrastructure projects that would remove obstacles to development.
- D. Implementation Strategy: Evaluation of regulatory, non-regulatory, and financial strategies to implement the Action Plans for each site.
 - i. Cost analysis of necessary infrastructure and public improvements to encourage development on opportunity sites.
 - ii. Evaluation of potential funding mechanisms to support implementation of the opportunity site Action Plans. These funding mechanisms could include local improvement districts, bonds, developer incentives, and/or other methods.
 - iii. Recommendations regarding best approaches for City Council action.
- E. Presentation of proposal for action by City Council.

3. Downtown Plan and Code Refresh

The work in this milestone will build on the *Fresh Look Milwaukee: Downtown Road Map* being prepared by PSU graduate students in winter/ spring 2013.

In 2000, the City Council adopted the Downtown Plan, which provides a framework for redevelopment that recognizes and builds upon the character and history of the downtown. To implement the Downtown Plan, the City Council adopted five downtown zones, specific use and development standards, public area requirements, and design standards. The plan assumed large-scale, market-driven development and significant public investment in public

spaces. Without a local dedicated funding source for either development incentives or capital investment, implementation has relied upon stringent regulation of development.

The City is committed to the vision outlined in the Downtown Plan. However, after implementing the plan for more than 12 years, staff has found that the specific and prescriptive code standards do not provide enough flexibility to accommodate a gradual transition between existing uses and buildings and the future vision. This awareness has been reinforced and better-defined through multiple planning efforts, including the 2011 South Downtown Concept and 2009 Urban Renewal Feasibility Study processes.

Through a TGM Code Assistance grant in 2009, the City hired Angelo Planning Group to evaluate the code that governs downtown zones. That study identified the key code obstacles to achieving the vision in the Downtown Plan, including:

- The code is very prescriptive regarding use and design. For example, ground floor retail uses are required, and personal services limited, on Main Street.
- Many existing uses and buildings are significantly non-conforming, and severely limited in how they could be used until redeveloped to full conformance. For example, since all of the buildings in the Downtown Residential (DR) zone have nonconforming uses and buildings, the code should provide better guidance about how to handle incremental changes until the entire site is redeveloped.
- The minimum height (35 feet or 3 stories) for buildings fronting Main Street is quite aggressive when compared with regulations developed for other Town Centers in the region.

An element of the 2009 urban renewal feasibility study was a pro forma financial analysis of possible development programs on five sites in the downtown. This study confirmed several of the Angelo Planning Group's findings, and also demonstrated that public area requirements and parking standards pose clear barriers to financially feasible development at current rent levels.

Key deliverables under this milestone:

- A. Code and Plan Review for Technical & Policy Effectiveness: A memo reviewing and critiquing existing plans and policies with regard to the following objectives:
 - i. Ensure that the regulations implement the goals of the Downtown Plan.
 - ii. Foster revitalization by protecting existing businesses and responding to the current marketplace.
 - iii. Define what is essential to Milwaukie's urban design vision for downtown, and what standards are overly prescriptive or extravagant.
 - iv. Establish a design review process that is clear, reasonable, and effective.
- B. Code and Plan Review for Financial and Market Feasibility: A memo presenting findings from an analysis of the cumulative impact of regulations on development feasibility. This work will require both financial and market feasibility and design analysis of existing nonconforming situations and existing development standards.
- C. Proposed Code and Plan Amendments to the development code and the Downtown Plan, based in part on work in Milestone 2. The proposed amendments would address the deficiencies identified in the tasks listed above, including development standards, design review process, parking regulations and use limitations.

D. Presentation of Proposal for action by City Council.

4. Central Milwaukie Opportunity Site Development Planning

The project will carry out targeted site-specific pre-development planning to prepare identified opportunity sites for development activity. Work will focus on two sites in central Milwaukie. The City may revise the list of opportunity sites, if an initial assessment indicates that a specific site is not a viable development site:

- Sites 6 and 7: The privately-owned Murphy and McFarland sites, just east of Hwy 224 in central Milwaukie, are both vacant, former brownfield sites that lack infrastructure and a reliable vision for what development could offer the community. Both are burdened with outdated, complex zoning overlays. Strategic development planning is needed before rezoning can occur.

Study of these sites will include evaluation of public infrastructure, particularly transportation infrastructure, given the proximity of Highway 224. A key aspect of the study will be to define assumptions for the use and form of possible development and development requirements. Market analysis, urban design study, and code changes are assumed to be necessary elements.

Key deliverables:

- A. Needs, Opportunities, and Constraints Analysis: Based on a summary of stakeholder research; site research and analysis; feasibility studies; governing policies and standards; and economic, engineering, and environmental constraints.
- B. Market and Development Opportunities Analysis: Outlining potential development opportunities for each opportunity site, based on accommodating end users likely to be present in the market.
- C. Development Alternatives: Two to three conceptual plans (“Concepts”) for each opportunity site will be developed for presentation to the public and City officials. This deliverable assumes property owner commitment to moving forward with development of the site. A commitment from private property owners will be required prior to development of concepts for each site.
- D. Action Plans: Recommended implementation strategy; comprehensive plan and zoning changes that would be needed or recommended to implement the each property’s site plan; and infrastructure projects that would remove obstacles to development.
- E. Implementation Strategy: Evaluation of regulatory, non-regulatory, and financial strategies to implement the Action Plans for each site.
 - i. Cost analysis of necessary infrastructure and public improvements to encourage development on opportunity sites.
 - ii. Evaluation of potential funding mechanisms to support implementation of the opportunity site Action Plans. These funding mechanisms could include local improvement districts, bonds, developer incentives, and/or other methods.
 - iii. Recommendations regarding best approaches for City Council action.
- F. Presentation of Draft Code and Plan Amendments for action by City Council.

5. Neighborhood Main Streets

Continuation of 2012 Neighborhood Main Streets project, which addressed neighborhood commercial districts along 32nd and 42nd Avenues. Deliverables should build on recommendations and action plan provided by Horizon Planning in 2012.

Key deliverables:

- A. Proposed Code and Comp Plan Amendments: The proposed amendments should implement recommendations from the 2012 action plan, address development standards, permitted uses, design standards, and expansion of the zones.
- B. Presentation of Draft Code and Plan Amendments for action by City Council.

6. Central Milwaukie Land Use and Transportation Plan

- A. Land use and transportation plan for Central Milwaukie, including Murphy and McFarland sites: The plan should incorporate outcomes from Milestone 4, as well as an evaluation of public infrastructure, specifically transportation due to the proximity of Hwy 224.
- B. Proposed Code, Comp Plan, and Zoning Map Amendments: The proposed amendments would address the deficiencies identified in Milestone 4 and the tasks listed above, including development standards, permitted uses, and urban design.
- C. Presentation of Draft Code and Plan Amendments for action by City Council.

PROJECT SCHEDULE

Final milestones and expected completion dates, scope of work, and budget will be established in collaboration with Metro upon grant award. The estimated project timeline is approximately 24 months from the date of City Council approval of the final work program.



MILWAUKIE

Dogwood City of the West

To: Design and Landmarks Committee

Through: Steve Butler, Interim Community Development Director/Planning Director

From: Li Alligood, Associate Planner

Date: July 29, 2013, for August 5, 2013, Worksession

Subject: 2013-2014 Work Program

ACTION REQUESTED

Review and comment on the draft Design and Landmarks Committee work program for 2013/14. The Committee is scheduled to meet with City Council to discuss this program on August 20, 2013.

BACKGROUND INFORMATION

The City Council and Design and Landmarks Committee (DLC) meet annually to discuss the DLC's work program.

The DLC serves the City by reviewing and advising on matters of urban design, architecture, historic preservation, and compliance of projects in the downtown zones with the Downtown Design Guidelines, according to the provisions of the Comprehensive Plan and Zoning and Sign Ordinances. It does this by making recommendations to the Planning Commission regarding development in downtown Milwaukie, reviewing and recommending appropriate design guidelines and design review processes and procedures to the City Council. Planning staff works closely with the Committee to make progress in all of these areas.

A. History of Prior Actions and Discussions

- **August 2012:** DLC met with Council to review the Committee's 2012-13 Work Program.
- **July 2011:** DLC met with Council to review the Committee's 2011-12 Work Program.
- **August 2009:** DLC met with Council to review the Committee's 2009-10 Work Program.
- **May 2007:** DLC met with Council to review the Committee's 2007-08 Work Program.

B. Staff Support of the Committee

The City's adopted budget includes limited staff time for support of the DLC. Staff support of the Committee includes scheduling and staffing monthly meetings, providing information about projects before the DLC, preparing materials for DLC meetings, providing public notice about those meetings, and drafting meeting minutes for DLC review and approval.

Staff supports the DLC's interest in creating a more robust historic preservation program; however, unless directed by Council to pursue these activities, staff has limited capacity to support them.

ATTACHMENTS

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	DLC Packet	Public Copies	E-Packet
1. 2012/13 Work Program	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. Proposed 2013/14 Work Program	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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***Milwaukie Design and Landmarks Committee
2012/13 Work Program
Adopted August 7, 2012***

Accomplishments of 2011-2012

During the 2011-2012 fiscal year, the DLC retained a full membership and met almost every month. Patty Wisner completed her term with the group in April 2012, and Scott Barbur joined the Committee at that time.

As the decision-making body for the downtown Façade Improvement Program, the Committee reviewed 16 applications and granted \$49,000 of the available \$50,000 in matching grant funds to nine downtown business and building owners.

Beginning in June 2011, the monthly DLC meetings became the forum for light rail-related design updates. In addition, the DLC held four work sessions with TriMet on the light rail station and systems building designs in late 2011 and early 2012.

The Committee held three light rail-related public meetings on Design Review applications in downtown; continues to provide direction on multiple light rail design issues; conducted an after-action review of Klein Point in Riverfront Park; and has provided City staff with recommendations on the implementation of the South Downtown Concept Plan.

Work Program for 2012-13

The following is a summary of the projected DLC activities for 2012-13:

1. Downtown Design Review. For development proposals in Downtown zones, conduct public design review meetings to advise the Planning Commission on implementation of the Downtown Design Guidelines. Anticipated proposals for the coming year include:
 - Light rail station building
 - Potential new building(s)
2. Post-Decision Limited Design Review. Conduct design review meetings on development proposals when the Planning Commission has made design review a condition of approval or to assist with other City projects. Anticipated proposals to be reviewed in the coming year include:
 - Riverfront Park (restroom and fountain)
3. Historic Resources. Review of Historic Landmarks alteration or demolition, and advise the Planning Commission on applications when City approval is required by Code.

The Committee has expressed interest in updating the City's historic resource inventory and determination of eligibility and establishing Milwaukie as a Certified Local Government (CLG). Staff is supportive of this project; it is a key component of an inactive project to update the City's outdated historic preservation ordinance. However, activating this project would have significant impacts on staff workload. (See the Work Load Impact section below.)

4. Code Revision and Refresh Projects. Participate in and advise Planning staff and Planning Commission on code revisions relating to community design. Anticipated projects in the Planning Department work program for the coming year include:
 - Modifications to downtown public area requirements
 - Revisions to downtown ground floor uses
 - South Downtown implementation
5. Committee Training. Continue to develop the group's understanding of the particular design elements that make Milwaukie unique; deepen the group's knowledge of the land use review process; and stay up to date on State statutes regarding land use law and ethics for public officials.
6. Public Education. Create resources that help the general public and potential developers understand the city's history and key design elements. Current ideas include:
 - Establish a relationship with the Historic Milwaukie NDA and other groups working in downtown Milwaukie
 - Downtown walking tour

Milwaukie Design and Landmarks Committee***2013/14 WORK PROGRAM Proposed******For discussion August 20, 2013*****Accomplishments of 2012/13**

Between August 2012 and August 2013, the DLC met seven times and saw some turnover in membership. Scott Barbur and Jim Perrault left the committee in April 2013. Val Ballestrom and Sherry Grau were appointed to the committee on July 16, 2013.

During the past year, the Committee has wrapped up the Storefront Façade Improvement Program; participated in historic preservation education and training activities; stayed abreast of State requirements related to elections law and ethics; and provided City staff with recommendations on the design of the Adams Street Connector lanterns.

Work Program for 2013-14

The following is a summary of the projected DLC activities for 2013-14:

1. Downtown Design Review. For development proposals in Downtown zones, conduct public design review meetings to advise the Planning Commission on implementation of the Downtown Design Guidelines. Anticipated proposals for the coming year include:
 - Major exterior renovations to 10400 SE Main St (Veterinary, Cancer, and Surgery Specialists)
 - Potential new building(s) or exterior renovations
2. Post-Decision Limited Design Review. Conduct design review meetings on development proposals when the Planning Commission has made design review a condition of approval or to assist with other City projects. Anticipated proposals to be reviewed in the coming year include:
 - Riverfront Park restroom
3. Historic Resources. Review of Historic Landmarks alteration or demolition, and advise the Planning Commission on applications when City approval is required by Code. There are no known proposals in the coming year.

The Committee has expressed interest in updating the City's historic resource inventory and determination of eligibility procedures, and establishing Milwaukie as a Certified Local Government (CLG). As in years past, staff is supportive of this project; it is a key component of an inactive project to update the City's outdated historic preservation ordinance. However, activating this project would

have significant impacts on staff workload. If Council directs staff to include this project in the work plan for future years, staff would likely be able to address it in 2014/15.

4. Code Revision Projects. Participate in and advise Planning staff and Planning Commission on code revisions relating to community design. Anticipated projects in the Planning Department work program for the coming year include:
 - Commercial Core Enhancement Program (CCEP) - Comprehensive Plan and code amendments related to design standards and design review in downtown and central Milwaukie, as well as the “neighborhood main streets” of 32nd and 42nd avenues.
5. Committee Training. Continue to develop the group’s understanding of the particular design elements that make Milwaukie unique; deepen the group’s knowledge of the land use review process; and stay up to date on State statutes regarding land use law and ethics for public officials.
6. Public Education. Create resources that help the general public and potential developers understand the city’s history and key design elements. Current ideas include:
 - Establish a relationship with the Historic Milwaukie NDA and other groups working in downtown Milwaukie
 - Downtown walking tour