



AGENDA

MILWAUKIE DESIGN AND LANDMARKS COMMITTEE Tuesday, June 7, 2016, 6:30 PM

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

- 1.0 Call to Order—Procedural Matters**
- 2.0 Meeting Notes—Motion Needed**
 - 2.1 May 2, 2016
- 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: Downtown Design Guidelines Update, Session 4 (Milwaukie Character, cont.)
Presenter: Brett Kever, 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:**
 - July 11, 2016 1. Downtown Design Guidelines Update, Session 5
 - August 1, 2016 1. Downtown Design Guidelines Update, Session 6

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:

Sherry Grau, Chair
James Fossen, Vice Chair
Chip Addabbo
Scott Jones
Lauren Loosveldt

Planning Department Staff:

Denny Egner, Planning Director
David Levitan, Senior Planner
Brett Kever, Associate Planner
Vera Koliass, Associate Planner
Alicia Martin, Administrative Specialist II

**CITY OF MILWAUKIE
DESIGN AND LANDMARKS COMMITTEE
NOTES
Milwaukie City Hall
10722 SE Main St
Monday, May 2, 2016
6:30 PM**

COMMITTEE MEMBERS PRESENT

James Fossen, Vice Chair
Scott Jones
Lauren Loosveldt

STAFF PRESENT

Brett Kelper, Associate Planner (DLC Liaison)

MEMBERS ABSENT

Sherry Grau, Chair
Chip Addabbo

1.0 Call to Order – Procedural Matters

Vice Chair James Fossen called the meeting to order at approximately 6:30 p.m.

2.0 Design and Landmarks Committee Notes

2.1 April 11, 2016

Vice Chair Fossen asked whether there were any revisions to the notes from the April 11, 2016, DLC meeting. Hearing none, he called for a vote to approve the notes, which were approved unanimously.

3.0 Information Items – None

4.0 Audience Participation – None

5.0 Public Meetings – None

6.0 Worksession Items

6.1 Downtown Design Guidelines (DDG) Update, cont. (Milwaukie Character)
Staff Person: Brett Kelper, Associate Planner

Associate Planner Brett Kelper continued the ongoing DDG-update discussion by asking whether the members had any comments on the marked-up version of the Public Art guideline (DDG page 20). The members were amenable to the proposed text changes and spent some time discussing the images.

Member Scott Jones was supportive of the existing mural photo as a good illustrative example of that type of public art. **Vice Chair Fossen** asked about the availability of funding for public art murals, leading **Mr. Kelper** to briefly review the current provisions of Title 20 in the Milwaukie Municipal Code, which was adopted in 2014 to establish a process for permitting murals. “Original art murals” can be approved through a nondiscretionary review process but are limited to no more than 40% of a wall surface and must be hand painted. “Public art murals” require a discretionary review by the Milwaukie Arts Committee (currently, the ArtMOB) but are not limited in size or production/material type.

Member Lauren Loosveldt offered several suggestions: (1) The first photo on DDG page 20 should be replaced with a photo of sculptural art, perhaps of the fountain outside Ledding Library (the Les Peake Memorial Fountain). (2) The existing mural photo could be replaced with an image of the recently completed Chris Haberman mural at Milwaukie High School. (3) Any of the new public art pieces installed at various points along the light rail alignment could provide a more effective image of interactive, environmental art.

Turning attention to DDG page 11 (“Reinforce Milwaukie’s Sense of Place”), the group discussed the current text’s focus on history going back to the 1850s. **Vice Chair Fossen** noted that “sense of place” involves a relationship to Portland and now the new light rail, and that it may be useful to factor in more recent history as well. **Mr. Jones** suggested that the “Intent” section of DDG page 10 might be a better place to move the historical images currently on DDG page 11, along with some of the more historical information. That would allow DDG page 11 to focus more on some specific “sense of place” topics, like Main Street development, pedestrian-scale development, and connections to transit. The second image on DDG page 10 (of the Main Street parade) was noted as a particularly good one.

Mr. Jones suggested that one of the most successful blocks downtown is the one with ChaChaCha! and Libbie’s (Main Street at Jefferson Street), with a lot of street-level activity and energy. That might be a good example of a successful scale of development along Main Street. On the other hand, taller buildings might be better along McLoughlin Boulevard (Highway 99E), to better interact with the scale and nature of the highway. **Ms. Loosveldt** added that outdoor seating, active storefronts, connected pathways, and well-scaled signage are other important elements of successful downtown spaces.

For the next meeting, the group agreed to focus on DDG pages 12, 13, and 14. It was noted that DDG pages 12 (“Integrate the Environment”) and 13 (“Promote Linkages to Horticultural Heritage”) have some similarities and should be looked at together.

7.0 Other Business/Updates – There was a question about what happened at the Wayfinding open house event on April 18—**Mr. Kelter** did not have an immediate report but agreed to pass along whatever information he could find.

8.0 Design and Landmarks Committee Discussion Items – None

9.0 Forecast for Future Meetings:

June 6, 2016	Milwaukie Character (cont.) – <i>specific guidelines TBD</i>
July 11, 2016	Milwaukie Character (cont.) – <i>specific guidelines TBD</i>

Vice Chair Fossen adjourned the meeting at approximately 8:00 p.m.

Respectfully submitted,

Brett Kelter, Associate Planner

Sherry Grau, Chair



MILWAUKIE

Dogwood City of the West

To: Design and Landmarks Committee

Through: Dennis Egner, Planning Director

From: Brett Kelper, Associate Planner

Date: May 31, 2016, for June 7, 2016, Worksession

Subject: Downtown Design Guidelines Update – Session 4

ACTION REQUESTED

None. This report is preparation for the Committee's ongoing worksession efforts to update the Downtown Design Guidelines (DDG) document.

BACKGROUND INFORMATION

History of Prior Actions and Discussions

- **Winter/Spring 2016:** Ongoing discussion of Milwaukie Character element in the DDG.
- **August 3, 2015:** The Committee discussed and finalized the proposed 2015-2016 DLC Work Program, including the item concerning a DDG update.

MILWAUKIE CHARACTER ELEMENT

At the May 2 meeting, the discussion focused on DDG page 11, the "Reinforce Milwaukie's Sense of Place" guideline. Much of the existing text on DDG page 11 was found to be more useful as background in the "Intent" section on DDG page 10, so staff has made some proposed revisions to both pages (see Attachment 1). We may want to take a few minutes at the June 7 meeting to discuss any comments the members may have on these pages, though it would be ideal if the bulk of the June 7 discussion could focus on three more pages from the DDG:

- Integrate the Environment (p. 12)
- Promote Linkages to Horticultural Heritage (p. 13)
- Establish or Strengthen Gateways (p. 14)

At the May 2 meeting, members noted that DDG pages 12 and 13 have a lot in common and should be reviewed together. See Attachment 2 for copies of these pages to use either in preparation for the meeting or as mark-up copies in the meeting itself. Note that a couple of

suggested edits have already been noted for DDG page 12, pulling from comments at the last two DLC meeting.

ATTACHMENTS

1. Proposed revisions to “Intent” section (DDG page 10) and “Reinforce Milwaukie’s Sense of Place” guideline (DDG page 11) *(from May 2 meeting)*
2. Mark-up copies of DDG pages 12, 13, and 14 *(for use at June 7 meeting)*

Note: E-Packet materials will be available online at <http://www.milwaukieoregon.gov/planning/design-and-landmarks-committee-57>.

Milwaukie Character

Milwaukie Downtown Design Guidelines

Intent

These guidelines address Milwaukie's unique "sense of place" - that is, the qualities that make it special and give it personality. They consider what makes Milwaukie a unique collection of spaces and buildings, not simply a group of individual projects.

History

Milwaukie life has always been oriented to the Willamette. Originally, Clackamas Indians lived in villages along the banks of the River. Milwaukie was officially founded in 1847 by Lot Whitcomb, and its downtown grew along the river in the mid-19th Century.

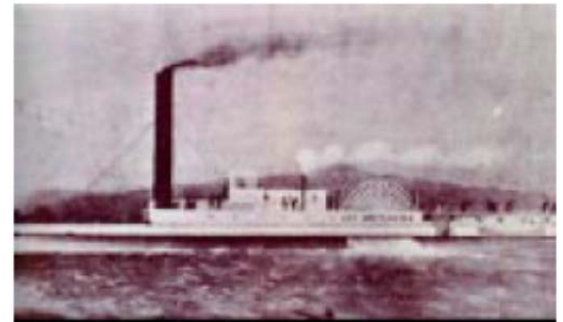
During that period, Milwaukians created its vibrant shipping, shipbuilding, timber, flour milling, and horticulture industries. Lot Whitcomb built one of the earliest steamer ships in Oregon, a sidewheel steamer which he named after himself. The ship began its Milwaukie to Astoria run along the Willamette and Columbia Rivers in 1850.

At the same time Milwaukie's rich heritage of horticulture was born. Settlers from the Midwest, including the Luelling family, moved out to Oregon with an ox-drawn "travelling nursery," carrying 700 fruit trees of all sorts and settling in Milwaukie. They and others continued to create new varieties of fruit, including the Bing cherry. The efforts of these early Milwaukie residents led to the great nursery and orchard business that still thrives in Oregon today.

From the beginning, downtown has been the heart of Milwaukie, and the city's rich heritage should inspire the character of redevelopment in downtown. Its historic Main Street and riverfront should be a place for celebrations and festivities, for the community to gather, and should continue to be an important destination for all who live in Milwaukie.



Milwaukie's waterfront in the 19th century.



Lot Whitcomb on the Willamette River in Milwaukie, 1850.



Milwaukie's waterfront in the 19th century



Main Street parade in the 1950s

Milwaukie Character

Milwaukie Downtown Design Guidelines

Reinforce Milwaukie's Sense of Place

Guideline

Strengthen the qualities and characteristics that make Milwaukie a unique place.

Description

From the beginning, downtown has been the heart of Milwaukie, and the city's rich heritage should inspire the character of redevelopment in downtown. The historic Main Street and riverfront should be a place for celebrations and festivities, for the community to gather, and should continue to be an important destination for all who live in Milwaukie.

Milwaukie was a leader in the mid-19th century in the shipping and fruit industries, and this rich heritage should inspire the character of redevelopment in downtown; the Design Guidelines encourage development that authentically reflects Milwaukie's unique history and thus genuinely reinforces its sense of place.

For instance, the adopted Milwaukie Downtown and Riverfront Plan strengthens the town's sense of place by reconnecting downtown to the River, recognizing that Milwaukie life has always been oriented to the Willamette. Originally, Clackamas Indians lived in villages along the banks of the River; Milwaukie was officially founded in 1847 by Lot Whitecomb, and its downtown grew along the river in the mid-19th Century.

During that period, Milwaukians created its vibrant shipping, shipbuilding, timber, flour milling, and horticulture industries. Lot Whitecomb built one of the earliest steamer ships in Oregon, a sidewheel steamer which he named after himself. The ship began its Milwaukie to Astoria run along the Willamette and Columbia Rivers in 1850.

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Milwaukie is defined in part by its relationship to Portland. The city takes pride in being an entity that is distinct from its larger neighbor to the north—it is NOT

(Current images to be deleted and replaced with new.)

just another Portland neighborhood. It has its own character, its own local government, and its own neighborhoods.

And yet Milwaukie's proximity to Portland, with the variety of transportation connections that have developed over time, is one of the features that makes it a particularly attractive community for long-time residents and newcomers alike. Milwaukians can be close to the bigger city and take advantage of its amenities while enjoying the advantages of life in a smaller community.

Recommended

- Emphasize special relationships at pedestrian level first and foremost.
- Riverfront or marine design references.
- Small-town urban character.
- Colorful flowering trees and shrubs.

Not Recommended

- Downtown development that has a "themed historic" appearance.
- Overscaled, monotonous, and non-descript development projects.
- Security or privatization measures that physically segregate community members through high-security gates and fences or window bars.
- Development that is universal or generic, which could apply anywhere, whether in downtown Milwaukie, an airport terminal, or a shopping mall.

Milwaukie Character

Milwaukie Downtown Design Guidelines

Integrate the Environment

Guideline

Building design should build upon environmental assets.

Description

All new development should capitalize upon its proximity to the Willamette River, Scott Lake, Kellogg and Spring Creek, and other natural assets that make downtown Milwaukie unique. Building designs should feature these environmental assets. Adjacent development should provide graceful transitions and use compatible materials, forms and colors that are harmonious and complementary with these assets.

Recommended

- Active and passive gathering areas and walkways oriented toward water elements.
- Public access.
- Natural and/or man-made elements engaging water edges.
- Places where people can directly see, touch, and hear the water.
- Utilizing the environment to improve transitions between commercial areas and natural areas.
- Strengthening or emphasizing environmental features and context.

Not Recommended

- Elements that may adversely affect water quality, wildlife habitat or visual quality of natural waterways or vegetation.
- Parking, loading or service areas adjacent to water elements or open space.
- Brightly-colored buildings that clash with the natural colors of the environment that surround them.



Recommended: Public gathering areas engaging streams and ponds
(Denver, CO)



Recommended: Development facing waterways (Boulder, CO)



Recommended: Public access oriented to natural features
(Boulder, CO)

Milwaukie Character

Milwaukie Downtown Design Guidelines

Promote Linkages to Horticultural Heritage

Guideline

Celebrate Milwaukie's heritage of beautiful green spaces.

Description

Milwaukie, the “Dogwood City,” has a celebrated history of horticultural innovation and beauty. Development that includes courts, plazas, or other open spaces should include gardens, planting areas, and specimen plantings that promote the City's horticultural heritage.

Recommended

- Use of dogwoods, cherry, and other flowering, ornamental trees.
- Formally planted, manicured courtyards and squares.

Not Recommended

- Large expanses of paved plazas, parking lots or other paved areas.
- Expansive monocultural plantings of turf, groundcover, bark dust or other mulching material.



Recommended: Ornamental flowering trees (McCall Waterfront Park, Portland)



Recommended: Manicured, landscaped gardens and courtyards (Washington Park, Portland)

Milwaukie Character

Milwaukie Downtown Design Guidelines

Establish or Strengthen Gateways

Guideline

Projects should use arches, pylons, arbors or other transitions to mark special or primary entries and/or borders between public and private spaces.

Description

Gateways may be used to celebrate access points into private development parcels while clearly indicating the transition between the public and private realm. Gateways should be neither fortress-like nor intimidating. They may occur at entries to courtyards, along walkways, stairs, or pedestrian pathways. Safety should also be a concern.

Recommended

- Gated internal courtyards on high-density residential projects.
- Gateways used to separate and indicate transitions from public to private spaces.
- Gateways used to indicate change or separation of transportation modes (i.e., auto areas from pedestrian areas).
- Gateways used to indicate change in land use (i.e., retail mixed use from residential area).
- Ornamental or decorative elements combined with lighting or signs.

Not Recommended

- Gated private residential development compounds (including buildings, open space and parking).
- Utilitarian gateway materials (i.e., chain link gate/fence combinations).



Recommended: Gateways into courtyards, squares or entries to pedestrian walkways (Boston, MA and Boulder, CO)



Recommended: Residential or open space gateways (Denver, CO and Dallas, TX)



Not Recommended: Private compounds (NW Westover, Portland)