



## **AGENDA**

### **MILWAUKIE DESIGN AND LANDMARKS COMMITTEE Monday, October 10, 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 August 16, 2016
  - 2.2 September 6, 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 8 (Milwaukie Character, cont.)  
Presenter: Brett Kelter, Associate Planner
- 7.0 Other Business/Updates**
  - 7.1 DLC Notebook Interim Update Pages
  - 7.2 DLC Notebook Code Inserts: 19.907, 19.508
  - 7.3 Adoption of DLC 2016-17 Work Program
- 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:**
  - TBD
    - 1. Will discuss the upcoming meeting schedule, given the current number of open positions on the Committee

### 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](mailto: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](http://www.cityofmilwaukie.org)
3. **CITY COUNCIL MINUTES** City Council Minutes can be found on the City website at [www.cityofmilwaukie.org](http://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  
(Vice Chair position = vacant)  
Scott Jones  
Lauren Loosveldt  
(vacant position)

#### **Planning Department Staff:**

Denny Egner, Planning Director  
David Levitan, Senior Planner  
Brett Kever, Associate Planner  
Vera Koliass, Associate Planner  
Mary Heberling, Assistant Planner  
Avery Pickard, Administrative Specialist II  
Alicia Martin, Administrative Specialist II

**CITY OF MILWAUKIE  
DESIGN AND LANDMARKS COMMITTEE  
NOTES  
Milwaukie City Hall  
10722 SE Main St  
Tuesday, August 16, 2016  
6:30 PM**

**COMMITTEE MEMBERS PRESENT**

Sherry Grau, Chair  
Scott Jones  
Lauren Loosveldt

**STAFF PRESENT**

Brett Kelper, Associate Planner (staff liaison)

**MEMBERS ABSENT**

James Fossen, Vice Chair

**1.0 Call to Order – Procedural Matters**

**Chair Sherry Grau** called the meeting to order at approximately 6:35 p.m.

**2.0 Design and Landmarks Committee Notes**

2.1 July 11, 2016

**Chair Grau** asked whether there were any revisions to the notes from the July 11, 2016, Design and Landmarks Committee (DLC) meeting. **Member Lauren Loosveldt** asked whether former member Chip Addabbo's resignation from the DLC was official—**Associate Planner Brett Kelper** confirmed that it was. Hearing no further comments, **Chair Grau** called for a vote to approve the notes and they were approved unanimously.

**3.0 Information Items – None****4.0 Audience Participation**

**Bruce Polone** of Milwaukie introduced himself as an artist and stone carver for 35 years, who was involved a few years ago with installation of the City logo stamped into new sidewalk corners downtown. He is currently coordinating with the Riverfront Task Force and Parks and Recreation Board on using decorative cast-iron manhole covers. His interest in attending the meeting was to learn more about what the DLC is doing and to encourage installation of large cast-iron painted medallions and terrazzo-stone dogwood flower disks where there are opportunities for new public improvements downtown.

**Mr. Kelper** noted that the DLC is not an entity tasked with soliciting specific developments or initiating specific designs for development, so the group does not purchase or use specific elements like the ones Mr. Polone has described. However, as the DLC works to update the Downtown Design Guidelines (DDG), it is very helpful to be reminded of local examples of the types of features that are referenced in the DDG.

**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

**Mr. Kelper** re-opened the DDG Update process by reviewing the group's editing work from the July meeting. There were a few additional small adjustments suggested for DDG page 13 ("Promote Linkages to Horticultural Heritage").

For DDG page 14 ("Establish or Strengthen Gateways"), **Member Loosveldt** explained her perspective that the gateway concept currently described in the DDG is not one that fits her sense of the Downtown character, as it seems to emphasize separation more than inclusion and welcome. She suggested that some of the features Mr. Polone had described (e.g., concrete sidewalk stamps, cast-iron manhole covers, painted cast-iron medallions) might be more suitable gateway-type elements. The group agreed, and there was consensus for the suggestion to delete the entire guideline/page and ensure that the basic principles are sufficiently reflected in other guidelines (perhaps within the "Pedestrian Emphasis" category).

Regarding DDG page 15 ("Consider View Opportunities"), **Member Loosveldt** had several suggested adjustments to the language, which served to clarify the group's understanding that this guideline should focus on views from outside a building at the pedestrian level and not from within a building. There was a question about whether the current zoning code had any provisions or requirements for where garbage and recycling containers could be located downtown. **Mr. Kelper** noted that there are some limitations on such containers when placed in the public right-of-way.

With time running out on the evening's meeting, the group discussed the methodology for the ongoing DDG edits. **Mr. Kelper** noted the importance of allowing time to revisit the previous meeting's work, even though that takes away time from delving into the next batch of guidelines. There was some discussion of potentially extending the meeting time to two hours if needed, depending on the progress from month to month. The group expressed willingness to meet a little longer if needed and agreed to make a concerted effort to read through the next batch of guidelines in advance of the meeting, in hopes of moving more quickly through the material.

## 7.0 Other Business/Updates

**Mr. Kelper** offered a quick recap on the DLC update to City Council, which was held earlier that night. He noted that, in retrospect, it might have been more useful to have discussed the DLC 2016-17 Work Program at an earlier meeting rather than trying to review it with members via e-mail. He was not sure if the Council's discussion constituted any formal approval or informal blessing of the work program and promised to check. He also agreed to learn more and clarify the Mayor's suggestion that the DLC might coordinate with City staff on the effort to update or refresh some of the streetscape elements of the Downtown Public Area Requirements.

**Mr. Kelper** reported that Mayor Gamba had made two additional suggestions: (1) that the DLC should be involved with the design of the South Downtown plaza; and (2) that the committee might take a look at revamping the Historic Preservation Overlay section of the zoning code (Milwaukie Municipal Code Section 19.403), to reconsider what kind of review process is required for seismic upgrades, solar panel installation, and similar simple building alterations and repairs. He agreed to revise the group's 2016-17 work program with an eye to integrating some of these points.

## 8.0 Design and Landmarks Committee Discussion Items – None

## 9.0 Forecast for Future Meetings:

September 6 or 12, 2016      DDG revisions (Milwaukie Character, cont.) – Pages 16-19

October 3, 2016                      DDG revisions, (Pedestrian Element) – *specific guidelines TBD*

**Chair Grau** adjourned the meeting at approximately 8:15 p.m.

Respectfully submitted,

Brett Kever, Associate Planner

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Sherry Grau, Chair

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

**COMMITTEE MEMBERS PRESENT**

Sherry Grau, Chair  
Scott Jones

**STAFF PRESENT**

Brett Kelper, Associate Planner (staff liaison)

**MEMBERS ABSENT**

James Fossen, Vice Chair  
Lauren Loosveldt

**1.0 Call to Order – Procedural Matters**

**Chair Sherry Grau** called the meeting to order at approximately 6:45 p.m.

**2.0 Design and Landmarks Committee Notes**

2.1 August 16, 2016

Given the lack of a quorum at the beginning of the meeting, **Chair Grau** opted to hold off on action related to the August meeting notes, in the event that another member(s) might show up. [No other members were able to attend, so official action on the notes was deferred until the next meeting.]

**3.0 Information Items**

**Associate Planner Brett Kelper** noted that the members' reference notebooks appear to be missing several relevant sections from the zoning code, following relatively recent code amendments. In particular, Sections 19.907 (Downtown Design Review) and 19.508 (Downtown Site and Building Design Standards) are ones that are pertinent to the DLC. He promised to coordinate with the administrative staff to provide the missing pages at the next DLC meeting.

Given the recent changes in the downtown zoning code, **Mr. Kelper** pointed out that there may no longer be the same triggers for downtown design review as in the past, at least where some of the Downtown Design Guidelines (DDG) are concerned. That may make the "Lighting" and "Signs" elements of the DDG essentially inapplicable to most projects, so it might be fair to consider eliminating most of the guidelines from those particular elements.

**7.0 Other Business/Updates**

Still holding out in case another member arrived, **Chair Grau** skipped over the next couple of items momentarily, to the proposed DLC 2016-17 Work Program. **Mr. Kelper** asked whether either of the members present had any comments or questions about the draft work program. **Member Scott Jones** asked what was known about the South Downtown Plaza Design and how much the DLC might be involved. **Mr. Kelper** explained that there was no formal working group yet and that City staff was coordinating internally to figure out the next steps on this issue. He assumed that there would be a role for the DLC once this project becomes active, and he speculated that the DLC would not be responsible for overseeing the project but would be in more of a liaison or advisory role.

Similarly, **Mr. Kelper** indicated that the effort to update the streetscape elements of the Public Area Requirements will be one where the DLC is asked to participate in an advisory role once that project becomes active. Regarding the task of updating the Historic Preservation section of the zoning code and the Historic Resources Property list, **Mr. Kelper** suggested that it would be a project for the future, perhaps one to take on following completion of the DDG update.

**Mr. Kelper** agreed to touch base with the absent members to see if they had any questions or suggestions about the draft work program and proposed that the DLC attempt to adopt it at the next meeting.

#### **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

Given that there were still only 2 members present, **Mr. Kelper** suggested that the group limit its discussion on the DDG update, but he was curious to know if there were any immediate responses to the revisions made at the last meeting. Regarding DDG page 13 (“Promote Linkages to Horticultural Heritage”), **Chair Grau** asked whether the group had decided to retain or eliminate the language regarding “flowering” with respect to “ornamental trees.” **Mr. Kelper** was unsure but promised to listen to the recording for verification. [After listening to the Aug 16 recording, **Mr. Kelper** confirmed that the group had opted to retain the word “flowering” and keep the punctuation consistent with that of the related Recommended point on that page.]

There was still consensus to delete DDG page 14 (“Establish or Strengthen Gateways”), and there were no further changes to suggest regarding DDG page 15 (“Consider View Opportunities”).

Looking at the remaining Milwaukie Character guidelines, **Member Jones** suggested that the key elements of DDG page 16 (“Consider Context”), page 17 (“Promote Architectural Compatibility”), and even page 19 (“Use Architectural Contrast Wisely”) were similar enough to consider combining them somehow. He noted that the lone Not Recommended point on page 17 was an important one to retain (discouraging poorly executed recreations of historic architectural elements) and that the Not Recommended points on page 19 were too simply in opposition to the Recommended points on that same page to be meaningful. To create a better starting point for group discussion at the next DLC meeting, **Mr. Kelper** offered to combine the text from these three pages (with some light editing), which might make it easier for the group to compare them and decide how to consolidate the text.

The group agreed that DDG page 18 (“Preserve Historic Buildings”) presented a concept that was unique from pages 16, 17, and 19. There was some discussion about how to consider historic preservation in the context of downtown Milwaukie, with its varied fabric of architectural styles. **Member Jones** suggested that one way to look at it was to consider the “cultural community” aspect of what people associate with downtown Milwaukie (e.g., familiar activities, historical events, etc.), rather than thinking about the visual or aesthetic aspect of things.

**8.0 Design and Landmarks Committee Discussion Items – None**

**9.0 Forecast for Future Meetings:**

October 3, 2016                      DDG revisions (Milwaukie Character, cont.) – Pages 16-19

November 2016                      DDG revisions, (Pedestrian Element) – *specific guidelines TBD*

**Chair Grau** adjourned the meeting at approximately 7:45 p.m.

Respectfully submitted,

Brett Kelter, Associate Planner

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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:** October 3, 2016, for October 10, 2016, Worksession

**Subject:** Downtown Design Guidelines Update – Session 8

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## **ACTION REQUESTED**

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

## **BACKGROUND INFORMATION**

### **History of Prior Actions and Discussions**

- **Winter - Summer 2016:** Ongoing discussion of Milwaukie Character element.
- **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 September 6 meeting, with only two of the three current DLC members present, the group conduct an abbreviated review of the revisions to DDG pages 13 ("Promote Linkages to Horticultural Heritage"), 14 ("Establish or Strengthen Gateways"), and 15 ("Consider View Opportunities") from the August 16 session. One question was raised about DDG page 13, but no other edits were suggested.

On October 10, we will begin with a quick check-in on pages 13-15 (see Attachment 1), before turning attention to the final remaining Milwaukie Character guidelines. Based on the group's suggestion at the September meeting, the text from DDG pages 16 ("Consider Context"), 17 (Promote Architectural Compatibility), and 19 ("Use Architectural Contrast Wisely") has been combined in a single document to facilitate review of these very similar-seeming guidelines. DDG page 18 ("Preserve Historic Buildings") can be addressed on its own.

Prior to the close of the October 10 worksession discussion, the group can re-evaluate the status of the DDG update and whether/how to use the remaining meeting dates in 2016, given the current vacancies on the Committee.

## **ATTACHMENTS**

1. Proposed revisions to various guidelines, strikeout versions (*holdover from August 16 meeting*):
  - Page 13 = “Promote Linkages to Horticultural Heritage”
  - Page 14 = “Establish or Strengthen Gateways”
  - Page 15 = “Consider View Opportunities”
2. Mark-up copies of DDG pages (*for use at October 10 meeting*)
  - Combo of Pages 16, 17, & 19 = “Consider Context,” “Promote Architectural Compatibility,” and “Use Architectural Contrast Wisely”
  - Page 18 = “Preserve Historic Buildings”

Note: E-Packet materials will be available online at <http://www.milwaukieoregon.gov/planning/design-and-landmarks-committee-61>.

## Milwaukie Character

Milwaukie Downtown Design Guidelines

### Promote Linkages to Horticultural Heritage

#### Guideline

*Celebrate Milwaukie's horticultural heritage by ~~promoting and~~ through the inclusion of flowering, ornamental trees and native plantings, while preserving existing and promoting new public ~~or~~ and semi-public landscaped areas.*

#### Description

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

#### Recommended

- Use of dogwoods, cherry, and other flowering, ornamental trees.
- Intentionally ~~and thoughtfully~~ planted green spaces that ~~promote the~~ connections and extensions of adjacent existing green spaces and pathways.
- ~~Consider~~ Integrate native and drought-tolerant plantings, with a variety of deciduous and evergreens.

#### 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.
- Plants or plantings that require intensive watering.



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



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

**Milwaukie Character**

Milwaukie Downtown Design Guidelines

**Recommendation:** Delete this guideline. Gateways in general are not a common aspect or feature of downtown Milwaukie, and visibly marking transitions between public and private or semi-public areas is not a defining or essential aspect of the city of Milwaukie-Character. The point opposed to creating a gated compound appearance has been incorporated into the “Define the Pedestrian Element” or “Integrate Barrier-Free Design” Guideline.

**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)

## Milwaukie Character

Milwaukie Downtown Design Guidelines

### Consider View Opportunities

#### Guideline

*Develop ~~B~~building designs and siting to ~~development~~ should maximize views ~~the visual connections to~~ of surrounding natural features ~~or~~ and public spaces at the pedestrian scale.*

#### Description

Create new and preserve existing view corridors ~~viewing opportunities by situating windows, with~~ entrances and adjacent exterior spaces ~~so they that~~ relate to surrounding points of interest and activity. Buildings should be designed to ~~maximize transparency~~ consider views with glass areas that face toward important and appealing ~~visual features~~ natural features and public spaces, both nearby and ~~in the at~~ a distance. For example, views from buildings in downtown Milwaukie might highlight the Main Street Plaza, ~~Willamette~~ Riverfront Park, Scott Park, Spring Creek—all of which can be taken advantage of ~~and incorporated into a building's design, in a sense, by being visible from within the building.~~

#### Recommended

- Views of streets and interior courtyards.
- Views of parks.
- Views of natural features such as streams, lakes, ponds or specimen landscape plantings.

#### Not Recommended

- Views of large expanses of parking.
- Views of service bays, loading docks, storage areas, garbage/recycling areas, etc.
- Views of blank walls.
- ~~Views of adjacent residential interiors.~~



Recommended: Building featuring a significant tree (Portland State University Campus)



Recommended: Views oriented toward natural features, parks and courtyards (Boston, MA, Whistler, Canada, and Orenco Station)



Not Recommended: Views featuring parking lots and loading or service areas (Beaverton Creek Station Area)

Pages 16, 17, & 19 combined
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## Milwaukie Character

Milwaukie Downtown Design Guidelines

### Consider Context (p. 16) + Promote Architectural Compatibility (p. 17) + Use Architectural Contrast Wisely (p. 19)

#### Guideline

*(Page 16) A building should strengthen and enhance the characteristics of its setting, or at least maintain key unifying patterns.*

*(Page 17) Buildings should be “good neighbors.” They should be compatible with surrounding buildings by avoiding disruptive excesses. New buildings should not attempt to be the center of attention.*

*(Page 19) Contrast is essential to creating an interesting urban environment. Used wisely, contrast can provide focus and drama, announce a socially significant use, help define an area, and clarify how the downtown is organized.*

#### Description

*(Page 16) A common Downtown Milwaukie architectural vocabulary can be established by addressing and responding to the basic features of existing or future high quality buildings. Proportions of windows, placement of entries, decorative elements, style, materials and silhouette are examples of features that may be used to establish a sense of unity in Downtown Milwaukie.*

Design features such as wall texture, materials, color, medallions, columns, pilasters, window proportions and facade articulation may all still be used to acknowledge the characteristics of surrounding buildings—and ought to be considered.

*(Page 17) Compatibility can be viewed in terms of a fit or misfit between the design “vocabulary” of the project and that of its surrounding architecture. A design that “fits”—i.e., relates to the nearby buildings by using architectural elements such as scale, color, rhythm, and proportion in a way similar to that of the earlier buildings—will contribute to and enhance the area’s character. A design that ignores its neighbors may damage the special qualities and identity of downtown.*

*(Page 19) The use of contrast should not create a building which is at war with its surroundings. Instead, it should be a comfortable part of its setting.*

A downtown with buildings that contrast greatly can cause visual chaos if widespread. Contrast employed at large scale should be reserved exclusively for civic buildings. However, a limited amount of contrast in small-scale projects can create delight and interest in the overall building composition and be an integral part of a building’s design.

Buildings that contrast with their neighbors are most successful if they are offset themselves using green spaces, plazas, or other elements that provide a visual separation.

#### Recommended

- Building elements similar to adjacent historic or significant high quality buildings. [\(Page 16\)](#)
- Buildings that repeat and strengthen established district colors, forms, and massing and height. [\(Page 17\)](#)
- Building contrast created by a unique site. [\(Page 19\)](#)
- Civic building contrast on a large scale. [\(Page 19\)](#)
- Selective, highlighted elements that create interest in the downtown. [\(Page 19\)](#)

#### Not Recommended

- Building elements that do not respect the scale, materials, or proportions of adjacent historic or significant high-quality buildings. [\(Page 16\)](#)
- Literal interpretations of existing buildings are discouraged. Poorly executed recreations of historic architectural elements and materials often result in a “stage-set” appearance, and as a result weaken the importance of original buildings. [\(Page 17\)](#)
- Building projects that differ radically in material use, form, color, or massing than their neighbors. [\(Page 19\)](#)

## Milwaukie Character

Milwaukie Downtown Design Guidelines

### Preserve Historic Buildings

#### Guideline

*Historic building renovation, restoration, or additions should respect the original structure.*

#### Description

Total preservation of existing buildings may not always be a financially viable option, especially where buildings are not “landmarks.” Compromised rehabilitation solutions may be necessary to maintain the health and economic viability of Downtown Milwaukie.

#### Recommended

- Buildings should retain significant original characteristics of scale, massing, and building material along street facades.
- Additions to buildings should not deform or adversely affect the composition of the facade or be out of scale with the building.
- Distinctive stylistic features or examples of skilled craftsmanship should be treated with sensitivity. All buildings should be respected and recognized as products of their time.

#### Not Recommended

- Incompatible additions or building alterations using contemporary materials, forms or colors on building facades.

*Note: In the case of buildings listed on the local historic inventory, before being renovated or demolished they must go through a separate review process with the Milwaukie Design and Landmarks Commission Committee.*



Recommended: Contemporary additions on rooftops can be compatible with the historic building if the historic facades are left intact (NW 8th and Everett, Portland)



Recommended: Addition of second story building is set back from the historic facade (Boulder, CO)



Not Recommended: Addition does not relate well in form, massing or materials (SW 2nd and Ankeny, Portland)



Not Recommended: Facade of historic building is marred by addition of a brightly colored contemporary tile cladding (SW Salmon and 11th, Portland)

## ***Milwaukie Design and Landmarks Committee***

### ***2016-17 WORK PROGRAM***

***(Minor Adjustments to Draft Reviewed by City Council on August 16, 2016)***

#### **Accomplishments of 2015-16**

Between August 2015 and July 2016, the DLC met 7 times. The committee saw a fleeting return to full membership, with all 5 seats being filled in April 2016. Between April and July 2016, the members included Sherry Grau (Chair), James Fossen (Vice Chair), Scott Jones, Chip Addabbo, and Lauren Loosveldt. In July 2016, time constraints led Member Chip Addabbo to step down from the Committee, so there is currently one opening to be filled.

During the past year, there were no development projects that triggered a need for design review by the Committee. For most of 2016, the Committee has focused on an update to the Downtown Design Guidelines.

#### **Work Program for 2016-17**

The following is a summary of the projected DLC activities for 2016-17:

##### *Review as Needed*

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.
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.
3. Historic Resources Review. Review Historic Landmark alteration or demolition requests and advise the Planning Commission on applications when City approval is required by the Milwaukie Municipal Code (MMC).

##### *Provide Design-related Guidance*

1. Update Downtown Design Guidelines. Work with Planning Department staff to update the Downtown Design Guidelines document, with the aim of making it more user-friendly. Incorporate new images that more clearly illustrate the recommended approach to downtown building design, and consider revisions to the existing text that more clearly communicate the vision established in the guidelines themselves.
2. South Downtown Plaza Design. Get involved with the upcoming effort to develop a design for the South Downtown Plaza, being mindful of the possibility of the need for official DLC participation in the associated land use process for Downtown Design Review.



3. General Design Guidance. As requested and appropriate, provide guidance to City staff in all areas of design in downtown, including proposals for the public right-of-way.

*Participate in Long-Range Planning Projects*

- Comprehensive Plan and Code Revision Projects. Participate in and advise Planning staff and Planning Commission on proposals relating to community design. Anticipated projects in the Planning Department work program for the coming year include:
  - Comprehensive Plan Update – The Planning Department has begun the first significant update since the Comp Plan was adopted in 1989. A community visioning process is among the first components, and the DLC is being encouraged to participate. As work progresses with the Comp Plan update, it may include a re-evaluation of the Historic Resources Inventory, as well as an update to the streetscape elements of the Public Area Requirements.
  - Code Housekeeping Project – Planning staff is proposing minor adjustments to the Historic Preservation Overlay Zone (MMC Section 19.403). This is part of a set of housekeeping amendments.
- Development of Opportunity Sites. The City is moving forward in 2016-17 to actualize development on its various “opportunity sites,” including Block 14 on Main Street between Harrison Street and Jackson Street, as well as the Cash Spot site at Washington Street and McLoughlin Boulevard. There may be opportunities for the Committee to participate in some aspect of these efforts, where the members’ expertise and experience with architecture and design could benefit the process.

*Receive Ongoing 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.
- Stay up to date on State statutes regarding land use law and ethics for public officials.
- Take advantage of other relevant training opportunities.