

**Design and Landmarks Committee
Meeting Minutes
Wednesday, September 23, 2009**

Members Present

Siri Bernard, Vice Chair
Greg Hemer
Sarah Knaup

Members Absent

Becky Ives, Chair
Patty Wisner

Staff Present

Brett Kelder, Associate Planner (DLC Liaison)
Katie Mangle, Planning Director

1. CALL TO ORDER

Vice Chair Siri Bernard called the Design and Landmarks Committee (DLC) meeting to order at 6:43 p.m.

2. MEETING MINUTES

a. August 18, 2009

No corrections or other changes were proposed to the draft minutes of the August 18, 2009, meeting.

DLC Member Sarah Knaup made a motion to approve the minutes as presented and DLC Member Greg Hemer seconded. The minutes were approved unanimously.

3. INFORMATION ITEMS—None

4. WORKSESSION ITEM

a. Residential Design Standards

Planning Director Katie Mangle presented an overview of a potential upcoming project to develop residential and commercial design standards for areas outside of downtown. The project could result from a recent assessment of the City's Zoning Code funded by a grant from the Oregon Transportation Growth Management (TGM) Code Assistance Program, which allowed the City to hire a consultant (Angelo Planning Group) to conduct a preliminary assessment of five key elements:

1. Residential design standards
2. Land use review criteria and procedures
3. Downtown zone standards and uses
4. Manufacturing Zone standards and uses
5. Design standards for commercial development

Ms. Mangle explained the vision she shares with the Planning Commission, of the DLC leading the charge to provide input on the proposed design standards for residential and commercial development. She noted that the consultant had helped the City identify problems that could be addressed and the next step was to determine what action would be taken. **Ms. Knaup** asked for clarification about the commercial areas shown on the zoning map. **Ms. Mangle** used the example of the City's many different commercial zones to emphasize the opportunity the TGM project presented to improve the tools we have to work with if we do not like the results they are currently producing.

Ms. Mangle explained that the City's current residential design standards applied only to new single-family construction (not to remodels, even large-scale remodeling projects). She used PowerPoint slides to show examples of good and bad residential design in the community that are allowed by the current code. There was some discussion of how the design standards factored in with infill development, where one problem that arose was the scale of new houses in relation to adjacent existing houses. Some communities have tried to limit the height of infill development by requiring it to be in some proportion to the height of adjacent existing houses. The group discussed some of the issues related to this approach, such as importance of style versus scale and allowances for paving large areas for parking on residential lots. Ms. Mangle indicated that the aim of the proposed project would be to discuss similar issues at more length.

Ms. Mangle said that the Planning Commission would probably take more of a lead in addressing the topic of housing variety, such as providing greater allowances for Accessory Dwelling Units (ADUs). But the DLC would probably be asked to participate in the discussion about establishing design standards for multifamily housing (the current code has no such standards for multifamily housing). With many of the existing apartment facilities in Milwaukie continuing to age, the potential for future redevelopment of those sites presents an important opportunity to improve the look of those types of facilities.

Ms. Mangle indicated that the DLC and Planning Commission could work in partnership on revising the regulations for the downtown zones. She described how the tight controls in place for ground-floor uses on Main St had resulted in the City turning away a number of potential tenants because their proposed uses were not allowed by the current code. The consultant's assessment was that Milwaukie's current standards were much more restrictive than those in other Town Centers in the Portland area. The group discussed the fact that the current code was written for total redevelopment of downtown sites and the possibility of reconfiguring the standards to support more incremental redevelopment over time.

Vice Chair Bernard asked about the next steps for this project. **Ms. Mangle** explained that the City first had to be awarded the TGM grant for the project. Then we would set priorities for the work—the City Council was very interested in revising the downtown code, while the Planning Commission was eager to amend the residential design standards. At the City Council meeting on October 20, Ms. Mangle would seek Council approval of the priorities and approval to proceed. The group agreed that this was an important project and that the DLC was very interested in working on it.

5. APPLICATION REVIEW ITEMS—None

6. OTHER BUSINESS

a. Update on Jackson Street Bus Shelter project

Ms. Mangle reported that the design for the bus shelters had continued to evolve, due both to budget issues and the design items raised by the DLC. The roof structure would be a little more exposed and would be built to allow the City to establish plantings in the future. There may be fewer glass panels and the glass could be etched. All three of the shelter designs were proving to be similar in price; and, despite the fact that TriMet had never before installed the shelter design recommended by the DLC, the agency was willing to proceed and try out the design.

The project was expected to be built next summer (2010). Ms. Mangle would return to the DLC when it was time to pick colors. She noted that the ArtMOB (the City's arts committee) was planning to integrate a sculpture garden at the southeast corner of Main and Jackson Streets as part of the bus shelter project.

b. Open House on Light Rail Downtown Station

Ms. Mangle reminded the group that there would be an open house on October 5 to focus on the design of the light rail station planned for downtown Milwaukie. The open house would be from 6:30 to 8:30 p.m. at the Bridge City Church (on Harrison St between 28th and 29th Avenues). She stressed the importance of the DLC and Planning Commission both attending the meeting, as there were a number of decisions to make about establishing connections for bikes and pedestrians in conjunction with the new station. She noted that the open houses held for other stations on the new line had gone well and suggested that the workshop environment would provide a good opportunity to be creative. She also reported that parts of the light rail project would require land use permits (including Design Review), although this phase was about a year away. DLC members should feel welcome to participate in the open houses and other light rail meetings that would happen between now and then, keeping in mind that they might have to report their participation as "ex parte contact" but that it would not disqualify them from participation in the Design Review process.

c. Staff Transition

Ms. Mangle announced that Assistant Planner Li Alligood would be taking over for Associate Planner Brett Kolver as staff liaison to the DLC. She explained that the change was due to workload adjustments and Mr. Kolver's assignment to work on a code amendment project related to the City's natural resource regulations. The transition would not be finalized until after the DLC completed the design review process for Riverfront Park, so Mr. Kolver would continue as the staff liaison until then. That item should be on the agenda for the group's meeting in October.

Mr. Kolver expressed gratitude for the opportunity to have worked with the DLC over the past four years and noted his satisfaction with how well the current members worked together and the energy and enthusiasm they brought to the group. He stated his belief that the interest and expertise in historic preservation and design that Ms. Alligood brings to the group would help the DLC achieve even more.

d. Historic Properties Photo Project

Vice Chair Bernard said that the Main Street Program's Promotion Committee would like to have access to the DLC's arrangement of historic properties photos as soon as it could be completed. **Mr. Hemer** suggested that Vice Chair Bernard should be allowed to volunteer to complete the "scripts" for the photos (including the address of each historic property and a few lines about each property's history). **Ms. Knaup** offered to pass along the historic property photos she had taken, and **Mr. Hemer** volunteered to ask Committee Member Patty Wisner to resend the list of photo assignments. To clarify, **Mr. Kever** suggested that the Main Street Program people should be aware that the historic properties were located all over the city and not just in the downtown, and that there might be "historic" properties downtown that were not on the City's official list of historic properties. He indicated that he had access to the latest list of photo assignments and agreed to send it to Vice Chair Bernard and Mr. Hemer as soon as possible. **Vice Chair Bernard** and **Mr. Hemer** agreed to coordinate their efforts to wrap up the photo project, and **Ms. Mangle** reminded the group that City staff can help with this if needed.

7. ADJOURN

The meeting adjourned at 8:15 p.m.



Becky Ives, Chair