



PLANNING DEPARTMENT
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206
 503-786-7630
 planning@milwaukieoregon.gov

Application for Land Use Action

Master File #: DR-2017-001

Review type*: I II III IV V

CHOOSE APPLICATION TYPE(S):

Downtown Design Review

...

...

...

...

Use separate application forms for:

- Annexation and/or Boundary Change
- Compensation for Reduction in Property Value (Measure 37)
- Daily Display Sign
- Appeal

RESPONSIBLE PARTIES:

APPLICANT (owner or other eligible applicant—see reverse): Axletree Owner LLC

Mailing address: 760 SW 9th Ste 2200 Portland, Oregon Zip: 97205

Phone(s): 503-802-3558 Email: shawn.sullivan@gres.com

APPLICANT'S REPRESENTATIVE (if different than above): Shawn Sullivan

Mailing address: Same Zip:

Phone(s): Email:

SITE INFORMATION:

Address: 2036 SE Washington St Map & Tax Lot(s): 11E 36BC 01600

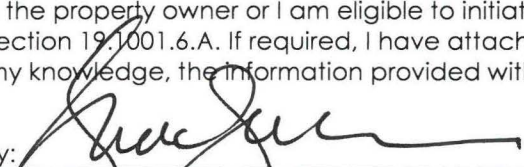
Comprehensive Plan Designation: ... Zoning: DMU Size of property: 25,523.00 Sq Ft

PROPOSAL (describe briefly):

Removal of 4 transom windows to enhance public art. Removal of window area still provides the percentage of transparency required by code. Please see "Window Area Calculations" sheet.

SIGNATURE:

ATTEST: I am the property owner or I am eligible to initiate this application per Milwaukie Municipal Code (MMC) Subsection 19.1001.6.A. If required, I have attached written authorization to submit this application. To the best of my knowledge, the information provided within this application package is complete and accurate.

Submitted by:  Date: February 27, 2019

IMPORTANT INFORMATION ON REVERSE SIDE

*For multiple applications, this is based on the highest required review type. See MMC Subsection 19.1001.6.B.1.

WHO IS ELIGIBLE TO SUBMIT A LAND USE APPLICATION (excerpted from MMC Subsection 19.1001.6.A):

Type I, II, III, and IV applications may be initiated by the property owner or contract purchaser of the subject property, any person authorized in writing to represent the property owner or contract purchaser, and any agency that has statutory rights of eminent domain for projects they have the authority to construct.

Type V applications may be initiated by any individual.

PREAPPLICATION CONFERENCE:

A preapplication conference may be required or desirable prior to submitting this application. Please discuss with Planning staff.

REVIEW TYPES:

This application will be processed per the assigned review type, as described in the following sections of the Milwaukie Municipal Code:

- Type I: Section 19.1004
- Type II: Section 19.1005
- Type III: Section 19.1006
- Type IV: Section 19.1007
- Type V: Section 19.1008

THIS SECTION FOR OFFICE USE ONLY:

FILE TYPE	FILE NUMBER	FEE AMOUNT*	PERCENT DISCOUNT	DISCOUNT TYPE	DEPOSIT AMOUNT	DATE STAMP
Master file	DR-2019-001	\$ 1,000			\$	RECEIVED MAR 18 2019 CITY OF MILWAUKIE PLANNING DEPARTMENT
Concurrent application files		\$			\$	
		\$			\$	
		\$			\$	
		\$			\$	
SUBTOTALS		\$ 1,000			\$	

TOTAL AMOUNT RECEIVED: \$ _____ **RECEIPT #:** _____ **RCD BY:** _____

Associated application file #s (appeals, modifications, previous approvals, etc.):

Neighborhood District Association(s): HIST. MILW.

Notes:

*After discount (if any)

RECEIVED

MAR 18 2019

CITY OF MILWAUKIE
PLANNING DEPARTMENT

March 5, 2019

Re: Axletree Apartments Application for Land Use Action

The approved design for the north elevation of the Axletree Apartments includes four locations where metal panels of public art are to be installed. The locations are “framed” between 1” deep pilasters with transom windows above. The transom windows were included in the design to increase storefront transparency beyond the required 40%, and the removal of the windows still maintains the code required area. The success of the transom windows as-designed is limited because they are in the exterior walls of the electrical and sprinkler rooms, utilitarian and unoccupied.

Artists for this project were selected with the help of an Art’s Committee representing the City of Milwaukie. We received support from their Committee Chair for the removal of the windows, and changes in the exterior finish behind the metal perforated art panels would allow for more expressive and cohesive background. The removal of the windows also makes available an option for “back-lighting” the panels, highlighting their perforated patterns.

The artist selected to design, construct, and install the exhibit, Richard Crawley, provided this comment:

“Removing the transom windows will give us the space needed to realize the true potential of our creative vision. We believe it will be more aesthetically pleasing for the art panels to be framed properly by the building without the visual distraction of the windows.”

As the design of this exhibit developed, we realize an opportunity to make this unique installation a stronger and more successful statement. The sole intent of this efforts is to celebrate this artistic statement and add to enlivened streetscape that is developing in Milwaukie.

Please give us your support,

Sincerely,



Shawn Sullivan
Senior Project Manager





Permitted Design with transom windows



Proposed Design with "backlite" full height perforated metal art panels.



GENERAL NOTES - SITE PLAN

- A. SITE PLAN KEYNOTES APPLY TO SHEETS A051.
- B. ARCHITECTURAL REFERENCE ELEVATION 100'-0" = 56.50' ON SURVEY AND CIVIL DOCUMENTS.
- C. REFERENCE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL SITEWORK INFORMATION.
- D. WORK IN THE RIGHT OF WAY IS SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE RIGHT OF WAY IMPROVEMENT DRAWINGS FOR INFORMATION.
- E. COORDINATE UNDERGROUNDING OF EXISTING OVERHEAD POWER & LOW VOLTAGE UTILITIES WITH SERVICE PROVIDERS. SEE ELEC.

KEYNOTES - SITE

- 1 EXISTING PAVEMENT TO REMAIN, SEE CIVIL (REPLACE WITH NEW AT CONTRACTOR'S OPTION TO MATCH EXISTING)
- 2 SAWCUT EXISTING PAVEMENT AT SCORE JOINT, REMOVE DURING CONSTRUCTION, AND REPLACE PER CIVIL
- 3 PROTECT EXISTING STREET TREES & UTILITIES, TYP
- 4 RELOCATE EXISTING BUS SHELTER PER TRIMET REQUIREMENTS, COORD. TEMPORARY STOP LOCATION DURING CONSTRUCTION
- 5 WATER VAULT & METER, SEE CIVIL
- 6 ELECTRICAL TRANSFORMER VAULT PER PGE REQ'S, SEE CIVILELEC
- 7 EXISTING ELECTRICAL SWITCH VAULT TO BE RELOCATED BY UTILITY PROVIDER
- 8 EXISTING UTILITY POLE TO BE RELOCATED/REMOVED BY UTILITY PROVIDER
- 9 NEW UTILITY POLE BY UTILITY PROVIDER
- 11 FDC & FIRE BELL LOCATION
- 12 KNOX BOX LOCATION
- 13 EXISTING OVERHEAD POWER TO BE UNDERGROUNDED/RELOCATED BY ELEC UTILITY PROVIDER
- 14 CANOPY ABOVE
- 15 NEW STREET TREE, SEE CIVIL & LANDSCAPE TYP
- 16 CONCRETE CURB, SEE CIVIL
- 17 FIRE HYDRANT, SEE CIVIL
- 18 EXISTING BUILDING ENCROACHMENT OVER PROPERTY LINE PER CHASE JONES SURVEY DATED NOV 8, 2016
- 19 NEW METAL POLE STREET LIGHTS PER CITY STANDARDS
- 20 EXISTING PEDESTRIAN TRAFFIC CROSSING AND SIGNAL GUARD - COORD. STREET CLOSURES AND MAINTAIN PED. TRAFFIC ROUTES PER CITY REQUIREMENTS
- 21 GAS REGULATOR WITH METERS PER NWA REQ'S
- 22 EXISTING UNDERGROUND UTILITIES TO REMAIN, SEE CIVIL
- 23 (2) BIKE RACKS, (4) 2' X 6' SPACES
- 24 ART / MURAL LOCATION TO BE COORDINATED WITH LOCAL ARTIST PER THE REQ'S OF THE APPROVED DESIGN REVIEW

LEGEND - SITE PLAN

- EXISTING PAVING TO REMAIN
- LANDSCAPE AREA
- NEW CONCRETE PAVING
- EXISTING STRUCTURE TO REMAIN
- NEW STRUCTURE
- SAND-SET PAVERS
- PLANTER - SEE LANDSCAPE
- PROPERTY LINE

LAND USE SUMMARY

MILWAUKIE MUNICIPAL CODE - TITLE 19 ZONING

LOCATION: 2036 SE WASHINGTON ST
 TAX LOT: 11E360100
 SITE AREA: 25,523 SF
 TYPE III DOWNTOWN DESIGN REVIEW: #DR-2017-001 (APPROVED WITH CONDITIONS)

TYPE III VARIANCES:

- MMC 19.304.5.B.2.d - SIX FOOT STEP BACK FOR STREET-FACING PORTION OF THE BUILDING.
- MMC 12.15.040.C.4.c - ACCESS SPACING STANDARD

MMC 19.304 DOWNTOWN ZONES - DOWNTOWN MIXED USE ZONE (DMU)

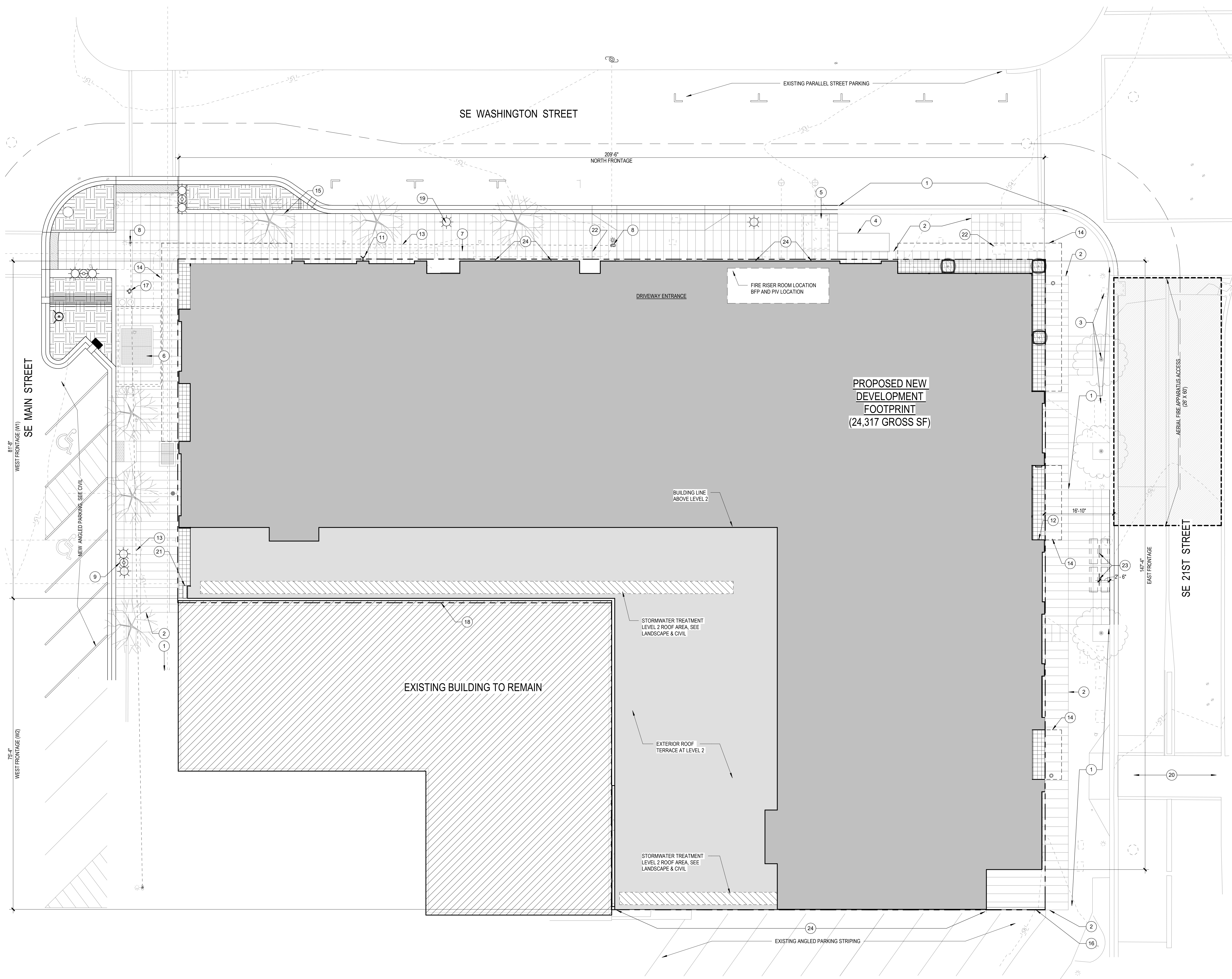
FAR: 4:1 (4.5:1 MAX WITH BONUS FOR STRUCTURED PARKING)
 BUILDING HEIGHT: 57 FEET UTILIZING TWO HEIGHT BONUSES (RESIDENTIAL & GREEN BUILDING)
 FLEXIBLE GROUND-FLOOR SPACE: 14 FEET GROUND FLOOR CEILING HEIGHT/ 35 - 55 FEET DEEP
 STREET SETBACK: 0 FEET
 FRONTAGE OCCUPANCY: 100% WASHINGTON AND MAIN STREETS
 PRIMARY ENTRANCES: RETAIL COMMERCIAL ENTRANCE FACES MAIN STREET
 OFF-STREET PARKING: 17 SPACES (17 MIN REQ'D WITH REDUCTIONS FOR PROXIMITY TO TRANSIT AND ADDITIONAL BICYCLE PARKING, PER MMC 19.505)

MMC 19.508 DOWNTOWN SITE & BUILDING DESIGN STANDARDS

- DEFINED MIDDLE, BASE AND TOP INCLUDING A BRICK AND STOREFRONT BASE, SHADOW BOX PROJECTIONS, & 48" CORNICE OVERHANG
- DEFINED BUILDING CORNERS WITH SHADOW BOX
- CANOPY PEDESTRIAN WEATHER PROTECTION
- PRESCRIBED PERCENTAGES OF EXTERIOR BUILDING MATERIALS ARE MET ON STREET FACADES
- GROUND-FLOOR WINDOW AREA EXCEEDS 40% / UPPER FLOOR WINDOW AREAS EXCEED 30%
- SCREENING TO MATCH BUILDING FACADE OF EQUIPMENT GREATER THAN 2' HIGH
- 50 SF PRIVATE OR COMMON OPEN SPACE PROVIDED FOR EA DWELLING UNIT

SIGNAGE
 NO SIGANCE IS PROPOSED AS PART OF THIS APPLICATION. BUILDING SIGNS WILL BE PERMITTED SEPARATELY.

ART MURALS / INSTALLATIONS:
 THE OWNER IS ACTIVELY SOLICITING RFPs FOR ART AT LOCATIONS IDENTIFIED ON THE SITE PLAN ON SHEET A051 ALONG SE WASHINGTON STREET AND ON THE SOUTH BUILDING FACADE. REFERENCE ALSO THE BUILDING ELEVATIONS. ART MURALS / INSTALLATIONS SHALL COMPLY WITH THE REQUIREMENTS OF MMC 20.04.



1 SITE PLAN
1" = 10'-0"

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6/22/2018 3:41:48 PM SERA Design and Architecture, Inc.

NORTH ELEVATION - WINDOW AREA CALCULATIONS:

LEVELS 2-5 WALL AREA - 9,439 SF (100%)
 WINDOW AREA - 3,416 SF (36%)

GROUND FLOOR WALL AREA - 3,064 SF (100%)
 STOREFRONT AREA - 1,371 SF (45%)



NORTH ELEVATION - WINDOW AREA CALCULATIONS:

LEVELS 2-5 WALL AREA - 9,439 SF (100%)
 WINDOW AREA - 3,416 SF (36%)

GROUND FLOOR WALL AREA - 3,064 SF (100%)
 STOREFRONT AREA - 1,262 SF (41%)





