



CITY OF MILWAUKIE

NOTICE OF TYPE II LAND USE PROPOSAL

Date mailed: March 21, 2019

You are receiving this notice because development has been proposed in your neighborhood. The proposed development requires notice to the property owner; applicant; and all property owners, residents, and neighborhood district association(s) within 300 feet of the subject property. A summary of the proposal and information on how to respond to this notice are described below.

The City will consider written comments on the proposal prior to issuing a decision.

To ensure that your comments are considered in the decision, please submit written comments to the staff contact listed below before 5:00 p.m. on Thursday, April 4, 2019. After that date, there is no guarantee that comments will be incorporated into the decision.

The decision may be issued as early as 14 days from the date of this public notice.

Please include the land use file number for reference.

File Number(s):	DR-2019-001
Location:	2036 SE Washington St 11E36BC01600 <i>A map of the site is located on the last page of this notice.</i>
Proposal:	Applicant proposes to remove 4 transom windows from the Washington St. ground floor façade to provide more space for, and to enhance, the public art installation on the building. Removal of the windows reduces the transparency from 45% to 41%, which still exceeds the minimum required of 40%. A reduction in the transparency requires Downtown Design Review.
Applicant/Primary Contact Person:	Shawn Sullivan, Guardian Real Estate Services 760 SW 9 th Ave, Suite 2200, Portland, OR 97205 503-802-3558/shawn.sullivan@gres.com
Owner(s):	Axeltree Owner LLC 760 SW 9 th Ave, Suite 2200, Portland, OR 97205
Staff contact:	Vera Kolas, Associate Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd Milwaukie, OR 97206 503-786-7653 koliasv@milwaukieoregon.gov
Neighborhood District Association(s):	Historic Milwaukie NDA, contact Ray Bryan at 503-593-3336

Applicable Criteria:	<ul style="list-style-type: none">• MMC 19.304 Downtown Zones• MMC 19.907 Downtown Design Review• MMC 19.1005 Type II Review Copies of these criteria are available upon request and can also be found at www.qcode.us/codes/milwaukie/ .
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To learn more about a proposal: Contact the staff contact assigned to the proposal or visit the project webpage at <http://www.milwaukieoregon.gov/planning/DR-2019-001>. The application materials and the applicable approval criteria and development standards are available for review at the Planning Department, Johnson Creek Facility, 6101 SE Johnson Creek Blvd. Please call the staff contact ahead of time to schedule a review of the application materials. Copies of this information can be obtained for a reasonable fee.

To comment on a proposal: You are invited to submit comments in writing before the City issues a decision. Comments should be addressed to the staff contact listed above and be directed toward the applicable criteria. If you submit a written comment, you will be sent a copy of the decision. All written comments become part of the permanent record. City staff can discuss this proposal in person or via telephone. However, the City will consider only written comments when issuing the decision on this proposal.

Neighborhood District Association: The Neighborhood District Association (NDA), listed on the first page of this notice, may take a position on this proposal. The application materials have been referred to the NDA Chairperson and Land Use Committee members. The proposal may be discussed at an open meeting of the NDA. Please contact the person listed as the neighborhood contact to determine the status of the NDA's review and position on this proposal.

Decision: The Planning Director will consider any comments received and issue a decision to approve the proposal, approve the proposal with conditions, or deny the proposal. The earliest the decision would be issued is 14 days from the date of this public notice. The decision may be issued after that date depending upon the amount of comments received and complexity of the proposal.

A copy of the decision will be mailed only to persons that submit written comments prior to the issuance of a decision.

To appeal the decision: The Planning Director's decision may be appealed by any party that is aggrieved or adversely impacted by the decision, or that believes an error was made regarding the evaluation of the approval standards and criteria for the proposal. Appeals are heard by the Planning Commission, and must be filed within 15 days of the issuance of a decision. Notice of an appeal hearing will be sent to all parties that received this notice.

Appeals must be made in writing, use forms provided by the City, and include the fee for an appeal. The appeal process and requirements are explained in Milwaukie Municipal Code Section 19.1010 Appeals. Contact staff at 503-786-7630 for information about the appeal process.

Notice of Type II Land Use Proposal—File #DR-2019-001
Axeltree window modification, 2036 SE Washington St
Earliest date for decision to be issued: April 5, 2019

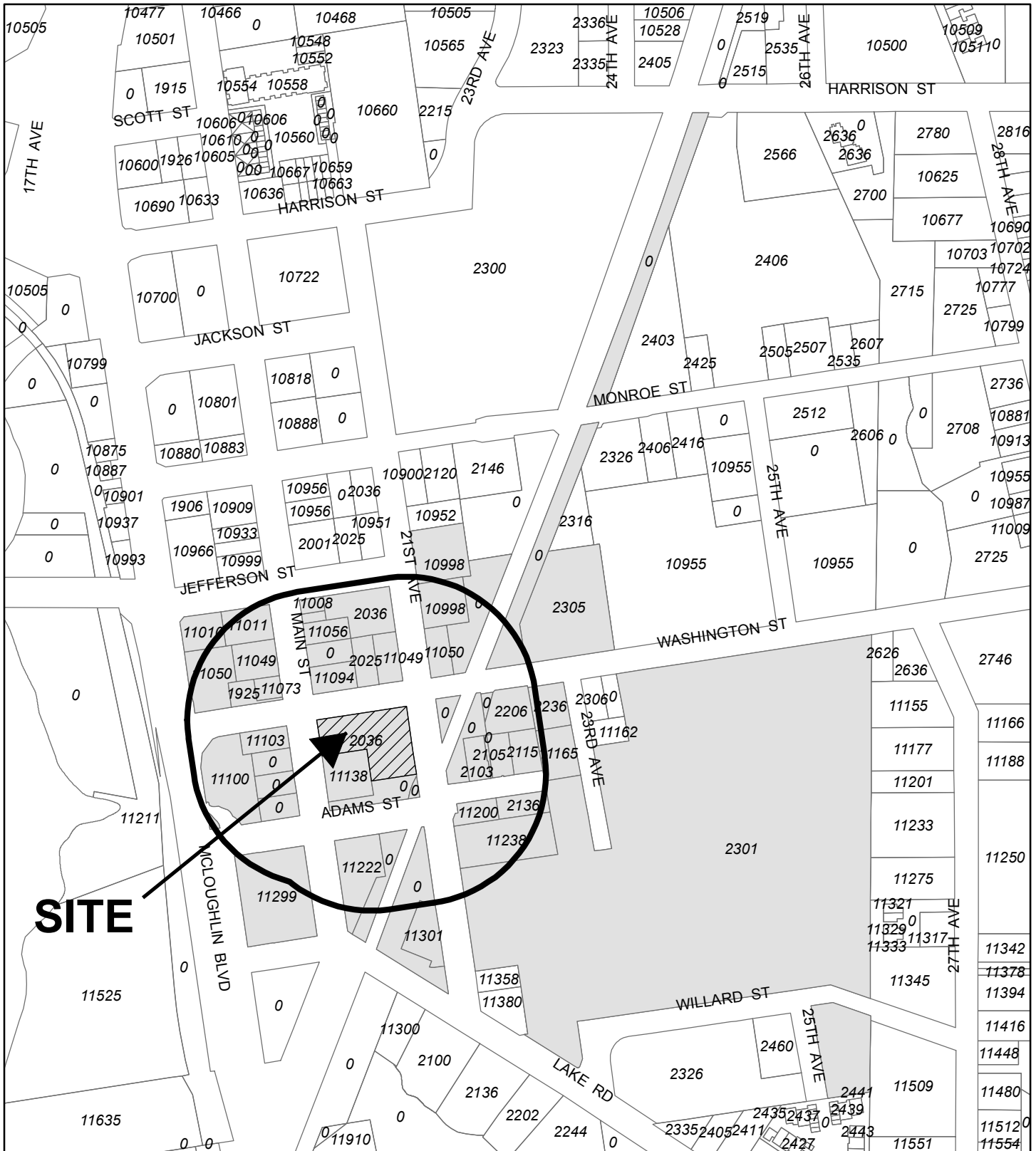
After an appeal hearing, the Planning Commission’s decision may be appealed to the Oregon Land Use Board of Appeals (LUBA), 550 Capitol St SE, Suite 235, Salem, OR 97301 (503-373-1265). Any issue that is intended to provide a basis for appeal to LUBA must be raised prior to the issuance of the Planning Director’s decision or prior to the conclusion of the Planning Commission’s appeal hearing. Failure to raise an issue with sufficient specificity, and accompanied by statements or evidence sufficient to afford the responsible parties an opportunity to respond to the issue, will preclude any appeal on that issue to LUBA.

Enclosures:

- Location map
- Site plan
- Elevations

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER:





THE MILWAUKIE MUNICIPAL CODE REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT SHALL BE PROMPTLY FORWARDED TO THE PURCHASER.



Site Map
2036 SE Washington St
(11E36BC01600)
File# DR-2019-001



Legend

-  DR-2019-001 property
-  Properties receiving notice
-  300-ft buffer
-  Tax Lots

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)

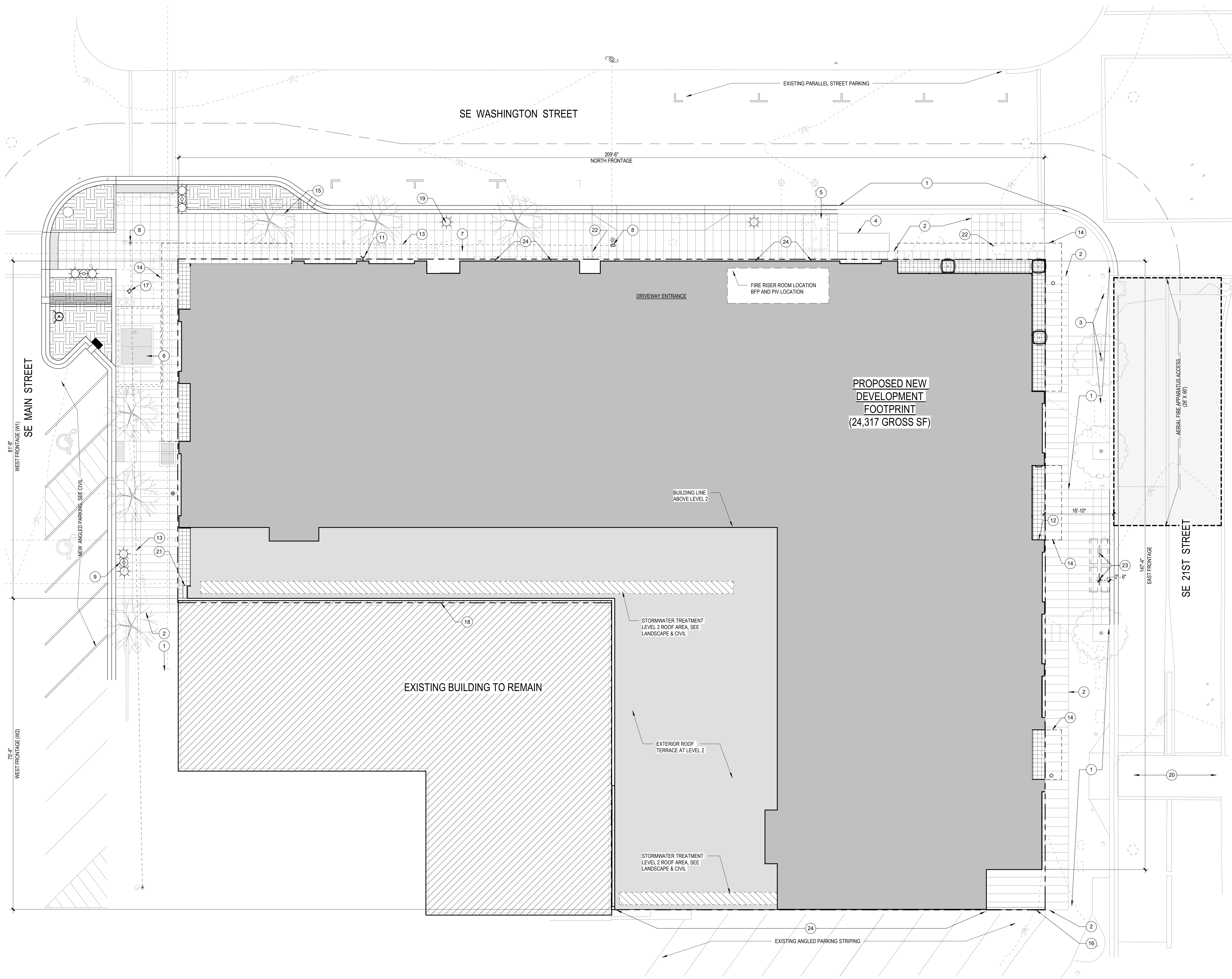
FAR: 4:1 (4.5:1 MAX WITH BONUS FOR STRUCTURED PARKING)
 BUILDING HEIGHT: 57 FEET UTILIZING TWO HEIGHT BONUSES (RESIDENTIAL & GREEN BUILDING)
 FLEXIBLE GROUND-FLOOR SPACE: 14 FEET GROUND FLOOR CEILING HEIGHT/ 35 - 55 FEET DEEP
 STREET SETBACK: 0 FEET
 FRONTAGE OCCUPANCY: 100% WASHINGTON AND MAIN STREETS
 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 19.605)

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.

AXLE TREE
GUARDIAN REAL ESTATE SERVICES, LLC
SE WASHINGTON STREET & SE MAIN STREET
MILWAUKIE, OREGON

REVISIONS
1 AB-001 06/22/2018

CHECKED BY: JUN 22, 2018
ISSUE DATE: 1703013
PROJECT NO.:

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%)

