

February 11, 2019

**Neighborhood Meeting  
Parking Lot Improvements at Milwaukie High School**

To Our Neighbor,

3J Consulting, Inc. represents the North Clackamas School District regarding a proposal to create a new parking lot on property owned by the District located south of the new Milwaukie High School. The new parking area will create 30 new spaces within a landscaped parking lot at the corner of SE Lake and SE 25<sup>th</sup> Avenue. This site is currently in use as the High School's tennis courts. The District is in the process of constructing new tennis courts for the High School at Rowe Middle School. The subject parcel is shown on the attached vicinity map. We would like to take the opportunity to discuss the proposal with you in more detail, prior to submitting a formal land use application to the City.

The purpose of this meeting is to provide a forum for the District and surrounding property owners/residents to review and consider the proposal. The meeting gives you the opportunity to share with us any special information you know about the property. We will answer questions related to how the project meeting relevant development standards consistent with Milwaukie's land use regulations.

You are cordially invited to attend a meeting on:

**Monday, March 4, 2019  
6:00PM-7:00PM  
Milwaukie High School Commons  
2301 SE Willard Street  
Milwaukie, Oregon 97222**

Parking for this meeting is available in the parking lot located southwest of the Administration Building.

Please note that this will be an informational meeting and is not intended to take the place of public hearing before the City. Members of the public will have the opportunity to present testimony to the Planning Commission at the public hearing.

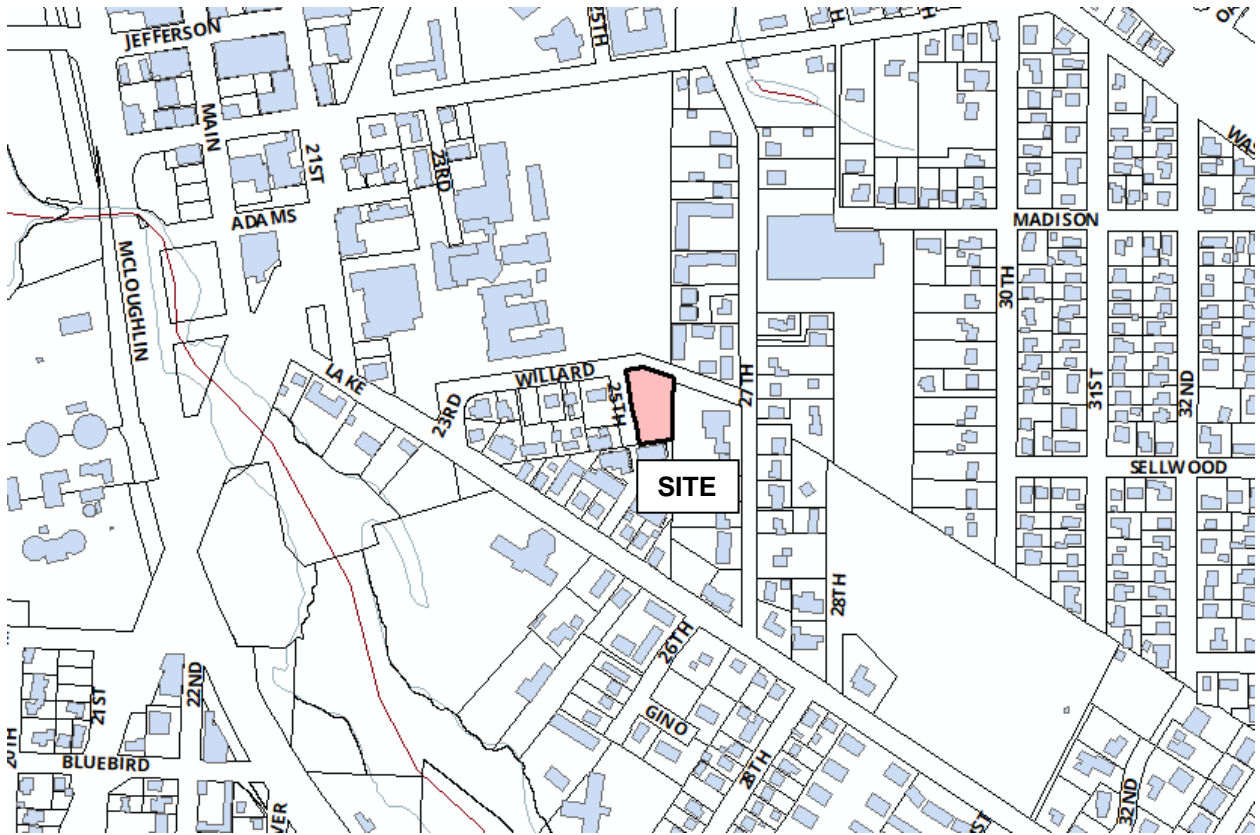
We look forward to discussing this proposal with you. Please feel free to contact us at (503) 946-9365 or [andrew.tull@3j-consulting.com](mailto:andrew.tull@3j-consulting.com) if you have questions.

Sincerely,



Andrew Tull  
Principal Planner  
3J Consulting, Inc.

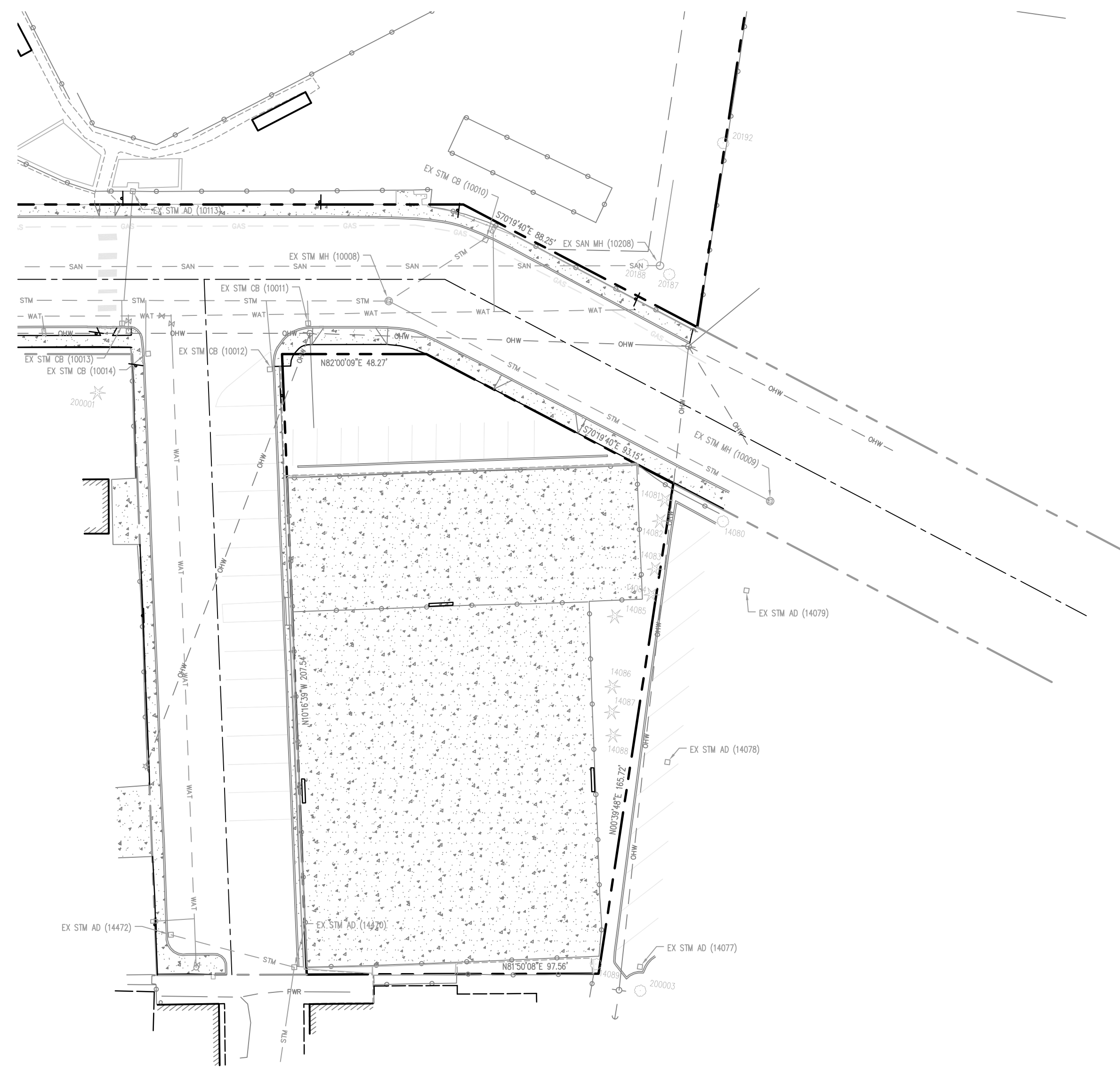




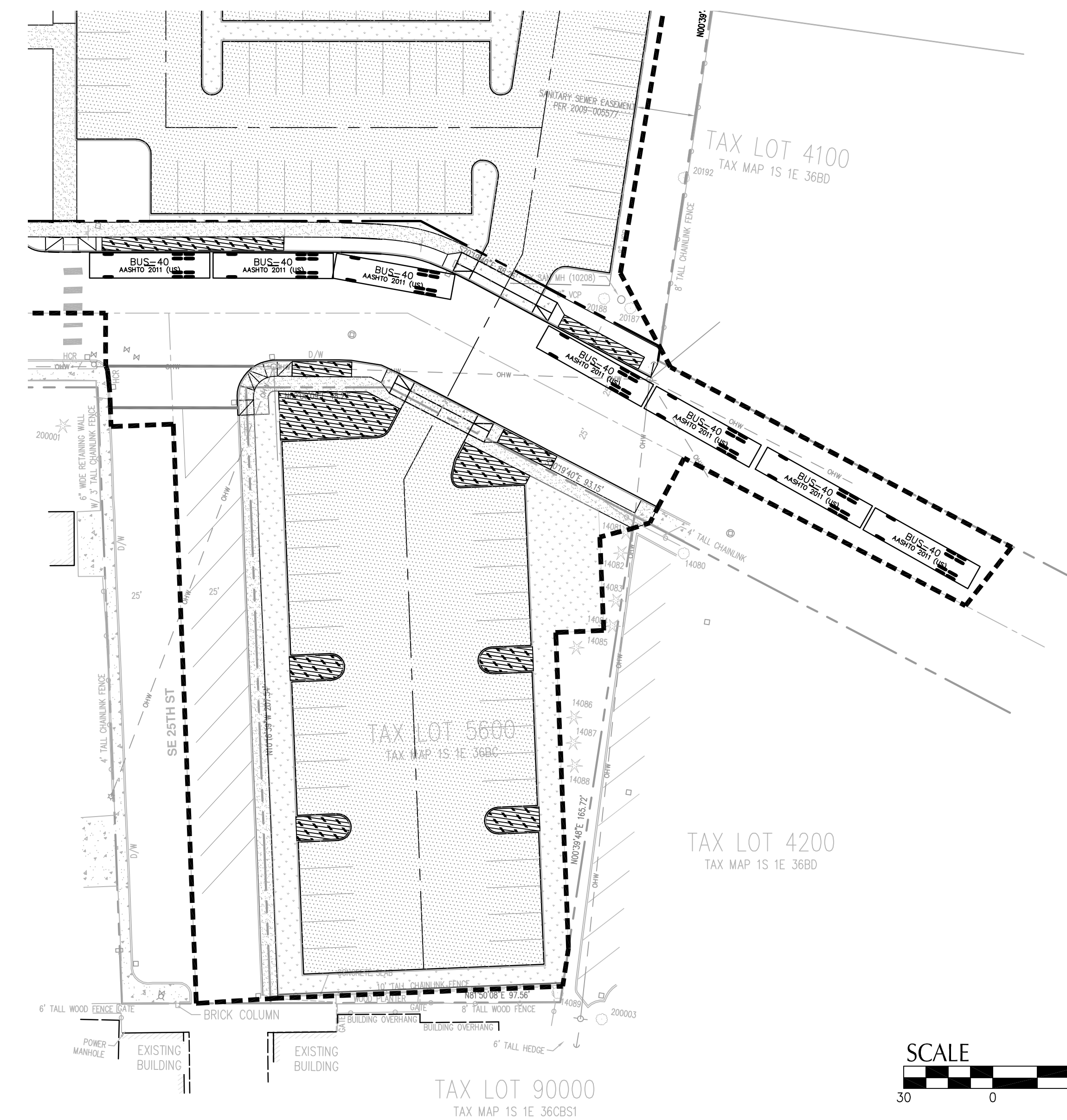
VICINITY MAP



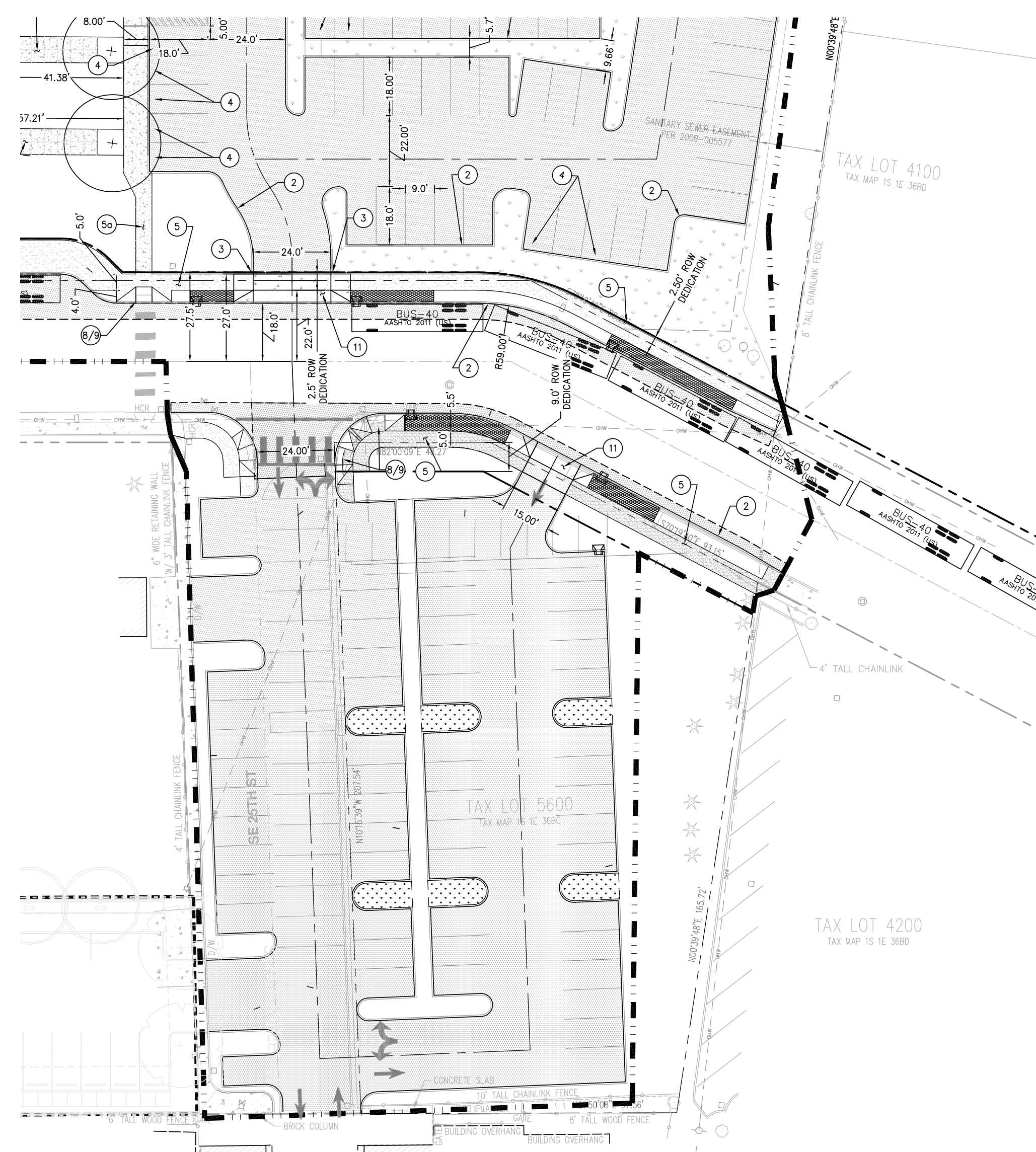
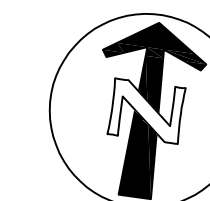
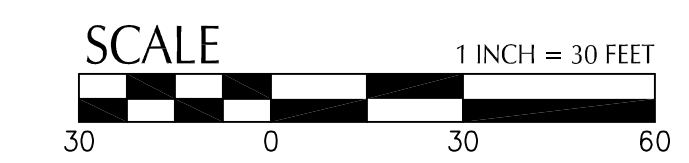




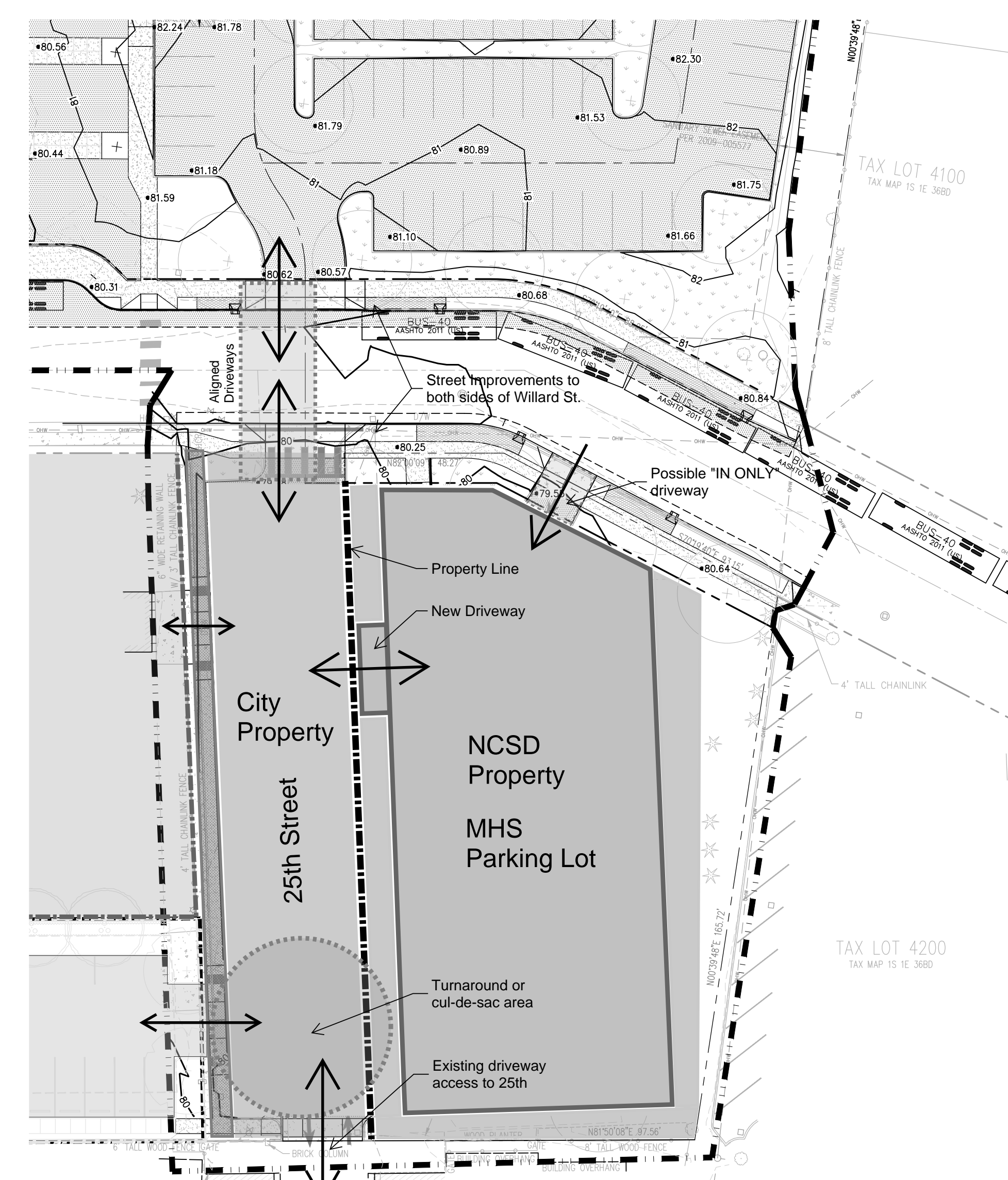
**EXISTING SITE PLAN July 2017**



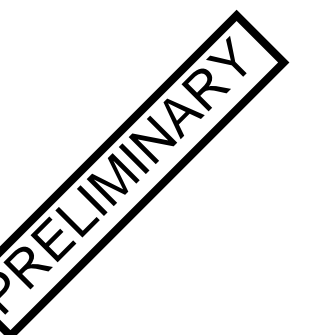
**SITE PLAN - Option 1 July 2017**



**SITE PLAN - Option 2 December 2017**

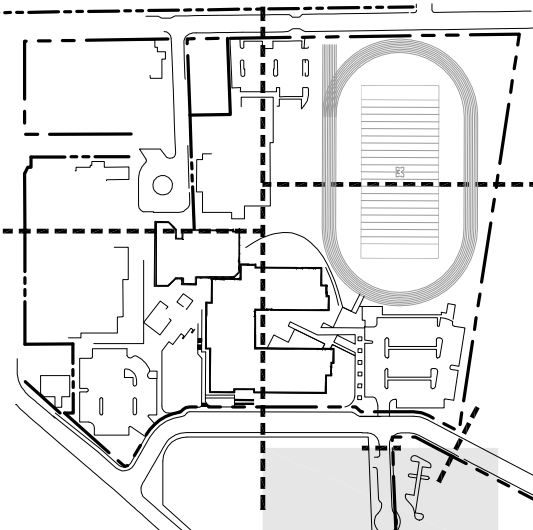


**SITE PLAN - Option 3 January 2018**



**MILWAUKIE HIGH SCHOOL**

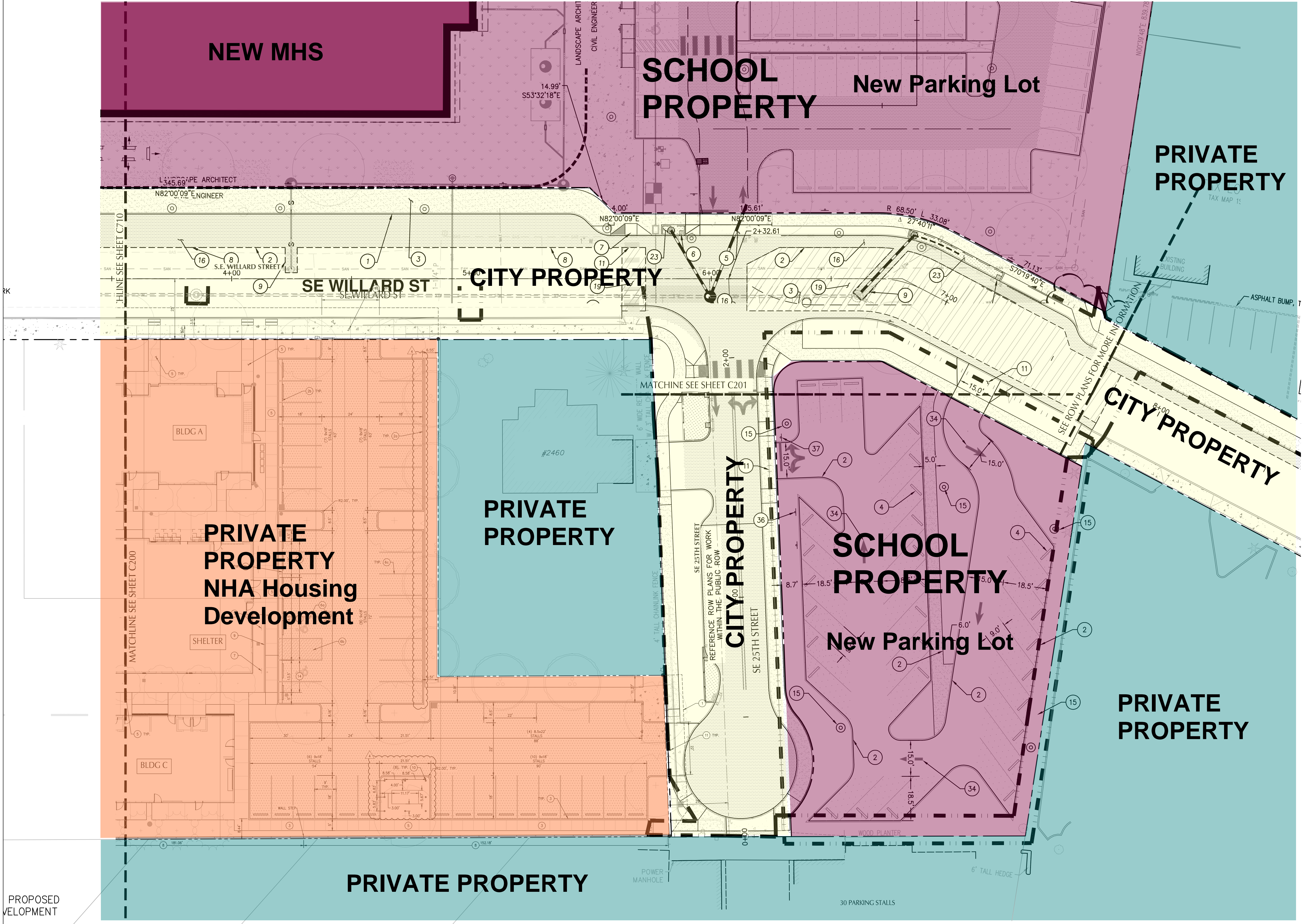
NORTH CLACKAMAS SCHOOL DISTRICT  
2301 SE Willard Street, Milwaukie, OR 97222  
t: (503) 353-5830  
f: (503) 353-5846



key plan

revisions	
phase	100% CD - IFC - PERMIT SET
date	11/26/2018
project	17010
SITE AND HORIZONTAL CONTROL PLANS	





**SITE PLAN - Current Design January 2019**

**SHEET NOTES**

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL (UNLESS OTHERWISE NOTED).
2. SEE LANDSCAPE PLANS FOR PLANTING AND ADDITIONAL SITE FEATURES.
3. SEE LANDSCAPE PLANS FOR ALL PEDESTRIAN HARDSCAPE ON THE LANDSCAPE ARCHITECT SIDE OF THE REFERENCE LINE INCLUDING CONCRETE SCORING AND JOINT LOCATIONS.
4. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DIMENSIONS AND LAYOUT.
5. SEE LANDSCAPE PLANS FOR ALL FENCING HANDRAILS AND GATES.
6. SEE SHEETS C700-C802 FOR PROPOSED FRONTAGE IMPROVEMENTS IN RIGHT-OF-WAY, TO BE PERMITTED UNDER SEPARATE PERMIT.
7. SEE SHEET C205 FOR LINE AND CURVE DATA TABLES.

**SHEET LEGEND**

- BUILDING OVERHANG
- PROPERTY LINE
- BUILDING
- HEAVY CONCRETE PAVING (C200)
- LIGHT ASPHALT PAVEMENT SECTION (FULL IN PARKING) (4B/C600)
- HEAVY ASPHALT PAVEMENT SECTION (DRIVE AISLE) (4A/C600)
- CONCRETE SIDEWALK - SEE LANDSCAPE PLANS FOR ADDITIONAL DETAIL (1/C600)
- PEROVOUS CONCRETE - (SW110/C600)
- ARTIFICIAL TURF - SEE LANDSCAPE PLANS FOR DETAILS
- LANDSCAPE AREA - SEE LANDSCAPE PLANS FOR DETAILS
- 2" MILL & OVERLAY
- SEALCOAT AND RESTRIPE EX. ASPHALT
- SAWCUT LINE
- LIMITS OF WORK - OFFSET FOR CLARITY
- FIRE LANE
- SITE LIGHTING (SEE SHEET EPH1 FOR PHOTOMETRICS)
- PROPOSED TREE
- MATCHLINE
- RED PAINTED CURB
- POROUS ASPHALT PAVEMENT SECTION

**KEY NOTES**

#	DESCRIPTION	
1	MOUNTABLE CURB	7/C600
2	STANDARD CURB	6/C600
3	CURB ENDING TAPER TO FLUSH	8/C600
4	WHEEL STOP	5/C601
5	CONCRETE SIDEWALK	1/C600
5a	PERVIOUS CONCRETE SIDEWALK	SW110/C600
6a	ADA PARKING STALLS AND STRIPING	2/C601
6b	"NO PARKING" ZONE STRIPING	
6c	4" PARKING STRIPING, TYPICAL	
7	ADA PARKING SIGN & VAN	7/C601
8	DETECTABLE WARNING	3/C601
9	CURB RAMP	8/C601
10	CAST-IN-PLACE CONCRETE WALL	
11	CONCRETE DRIVEWAY APRON	502B/C802
12	CONCRETE STAIRWAY, SEE LANDSCAPE PLANS.	
13	CURB SPILLWAY WITH SPLASH BLOCK	SW330/C800
14	ACCESSIBLE CROSSWALK	4/C601
15	SITE LIGHTING - SEE SHEET EPH1 FOR PHOTOMETRICS	
16	SEE LANDSCAPE PLANS FOR PLAZA DETAIL INFORMATION.	
17	RETAINING WALL	
18	SEE LANDSCAPE PLANS FOR WALL LAYOUT.	
19	FLUSH CURB	9/C600
20	HEIGHTENED CURB (MAX 18")	
21	ELECTRICAL SLAB & STRUCTURE SEE ARCH. SHEETS	
22	BUILDING GRID COORDINATES SHOWN ARE PRELIMINARY. COORDINATE BUILDING GRID LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION	
23	FIRE LANE PAINTED CURB WITH "FIRE-LANE-NO PARKING" STENCILS AT 20' INTERVALS	
24	TRASH ENCLOSURE-SEE ARCHITECTURAL SHEETS	
25	ELECTRICAL HOUSING-SEE ELECTRICAL DRAWINGS	
30	PARENT DROP OFF SIGN	14/C601
31	BUS LOADING SIGN	10/C601
32	PROVIDE STOP BAR	
33	CARPPOOL PARKING SIGN	11/C601
34	PROVIDE DIRECTIONAL ARROWS	1/C601
35	SEE LANDSCAPE PLANS FOR PLANTING INFORMATION	
36	GREEN VEHICLE PARKING SIGN	12/C601
37	STOP SIGN	6/C601
38	DO NOT ENTER SIGN	13/C601
39	ELECTRICAL VEHICLE PARKING STALL	
40	FLUSH CONCRETE CROSSING/DRIVEWAY APRON	502C/C800

**BRIC**  
ARCHITECTURE, INC.

1233 NW Northrup Street  
Suite 100  
Portland, Oregon 97209  
tel. (503) 595 4900

PRELIMINARY

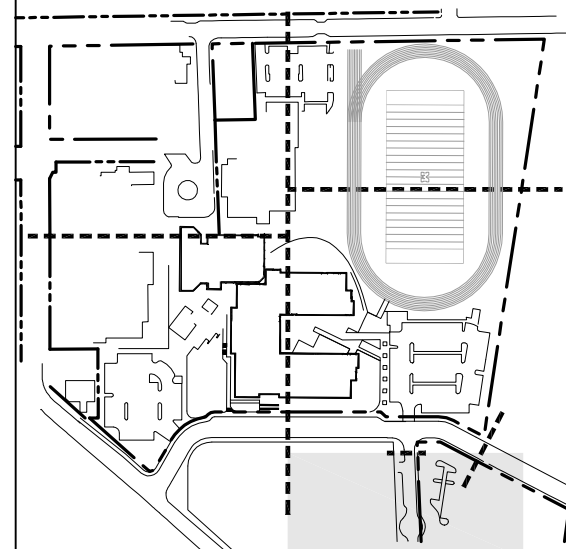
**kpff**

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www.kpff.com

**NORTH**  
Clackamas Schools

**MILWAUKIE HIGH SCHOOL**

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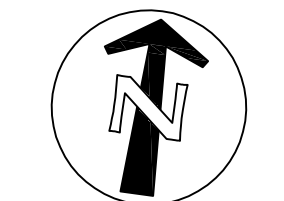
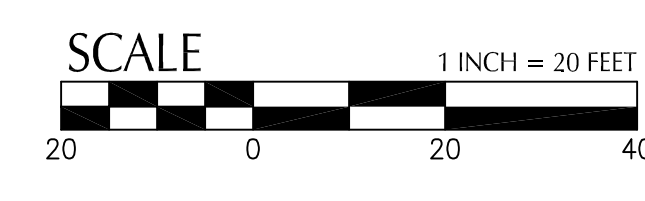


key plan

revisions	
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date	11/26/2018
project	17010

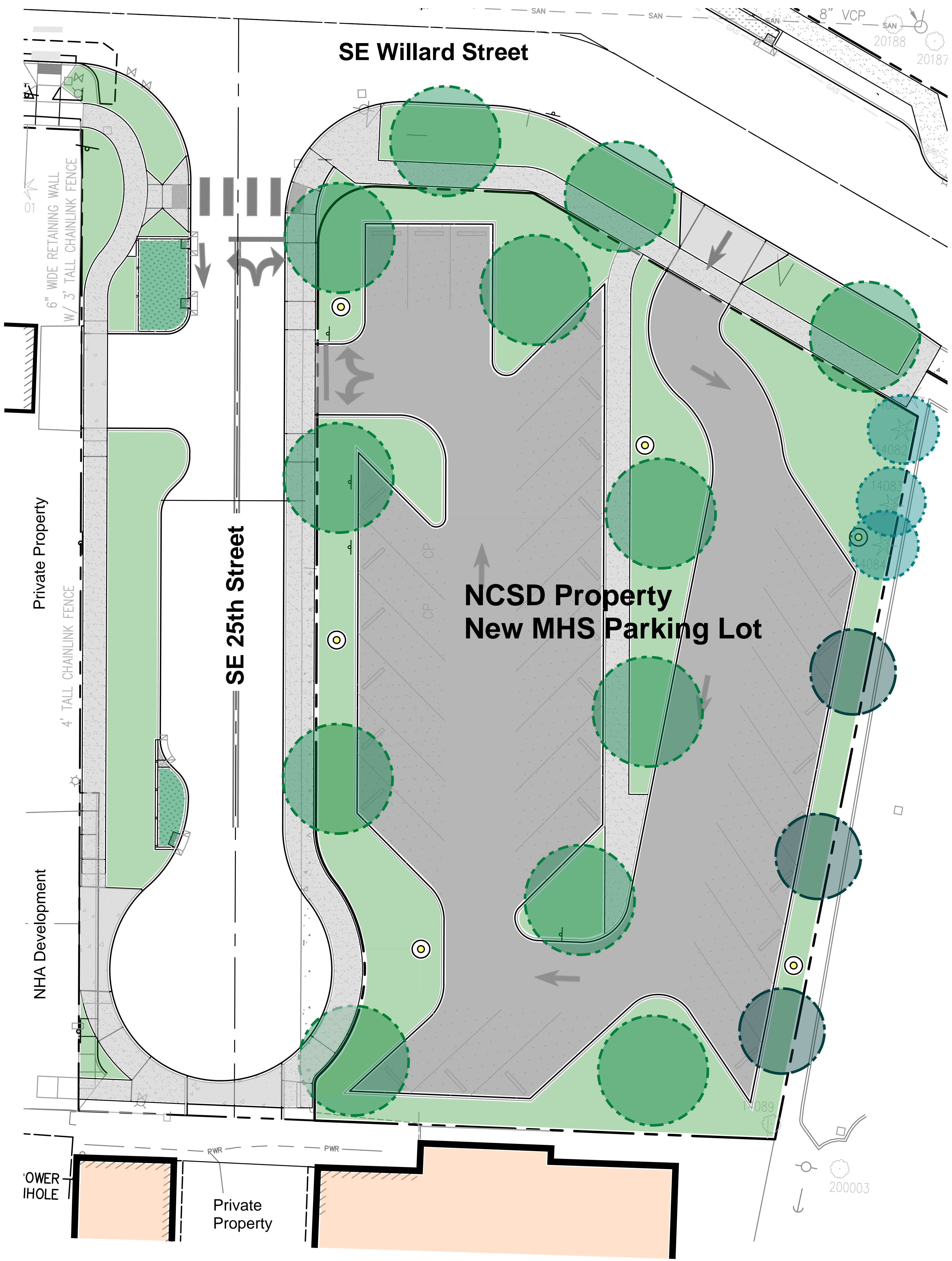
**SITE AND HORIZONTAL CONTROL PLANS**

**C204**



File: M:\CA\2017\700019-Milwaukie-HS\CAD\PLANS\CD\700019-C204-SITE.dwg TAB:C204  
Plotted: 1/27/19 at 3:33pm by Juggenheimer





**SHEET NOTES**

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL (UNLESS OTHERWISE NOTED).
2. SEE LANDSCAPE PLANS FOR PLANTING AND ADDITIONAL SITE FEATURES.
3. SEE LANDSCAPE PLANS FOR ALL PEDESTRIAN HARDSCAPE ON THE LANDSCAPE ARCHITECT SIDE OF THE REFERENCE LINE INCLUDING CONCRETE SCORING AND JOINT LOCATIONS.
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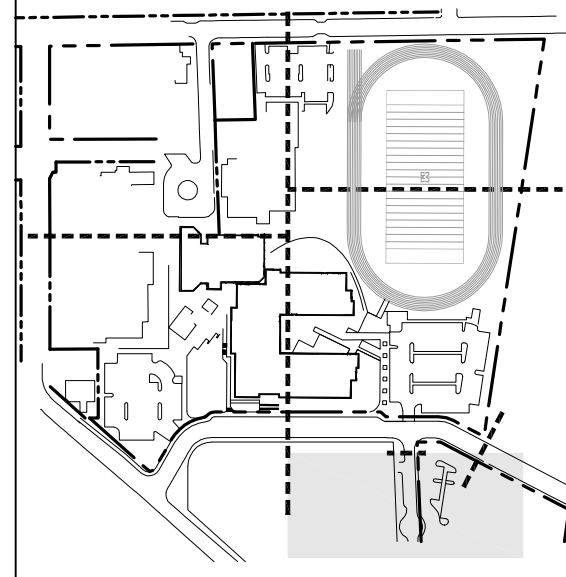
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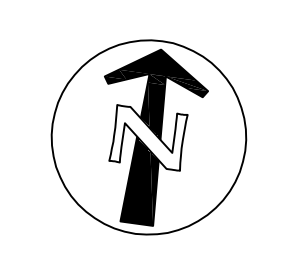
key plan

revisions	

phase	100% CD - IFC - PERMIT SET
date	11/26/2018
project	17010

**C204**

**SITE PLAN - Current Design January 2019**



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# 3J CONSULTING

5075 SW GRIFFITH DRIVE, SUITE 150  
BEAVERTON, OREGON 97005  
PH: (503) 946.9365  
WWW.3J-CONSULTING.COM

## MILWAUKIE HIGH SCHOOL SIGN-IN SHEET MARCH 4, 2019

NAME	ADDRESS	EMAIL & PHONE
Susan Jenkins	2431 SE Lake Rd Milwaukie (TLE)	sjenkins7@evergreen.net
Dandy King	2439 SE Lake Rd Milw. OR 97222	sjk2001@hotmail.com
Shirley Walker	2445 SE Lake 97222	
Michael Paul	2460 SE Willard Milwaukie 97222	mipa-12001@gmail.com
Ray Bryan	11416 SE 27th Ave Milwaukie, OR 97222	raylbryan2@gmail.com
Siri Bernad	2437 SE Lake	siribernad@comcast.net



## Attachment D -- Technical Reports

TUALATIN · VANCOUVER · SALEM-KEIZER



WWW.AKS-ENG.COM

12965 SW HERMAN RD., SUITE 100 · TUALATIN, OR 97062

P: (503) 563-6151 F: (503) 563-6152

April 18, 2017

Steven Nicholas  
Heery International  
Two Centerpointe Drive, Suite 250  
Lake Oswego, OR 97035

### RE: Milwaukie High School – Arborist Tree Evaluation

Mr. Nicholas:

As requested, attached is the Detailed Tree Inventory information for the trees shown on the Topographic Survey. Please let me know if you have any questions.

Sincerely,

**AKS ENGINEERING & FORESTRY, LLC**

A handwritten signature in black ink, appearing to read 'Bruce R. Baldwin'. The signature is fluid and cursive.

Bruce R. Baldwin  
ISA Certified Arborist #PN-6666A  
ISA Qualified Tree Risk Assessor  
Member, International Society of Arboriculture



## Detailed Tree Inventory for Milwaukie High School

AKS Job No. 5859 - Tree Evaluation: April 6 & 11, 2017

Tree #	DBH (in.)	Tree Species Common Name (Scientific name)	Comments	Health Rating*	Structure Rating**
10422	17	Cherry ( <i>Prunus sp.</i> )	Pruning scars with good woundwood closure; Large exposed roots; Many scaffold branches weakly attached at one point	1	2
10423	15	Maple ( <i>Acer sp.</i> )	Many large exposed roots; Multiple scaffold branches weakly attached at one point	1	2
10973	24,12	Maple ( <i>Acer sp.</i> )	<b>OFFSITE</b>	1	1
10986	49	Cedar ( <i>Cedrus sp.</i> )		1	1
10987	24	European White Birch ( <i>Betula pendula</i> )	Broken branches; Some bulges on bole	1	2
10988	55	Cedar ( <i>Cedrus sp.</i> )	Codominant 20' from ground with included bark	1	2
10989	17	Western Redcedar ( <i>Thuja plicata</i> )	Codominant 10' from ground with included bark	1	2
11081	8	Maple ( <i>Acer sp.</i> )		1	1
11082	13	Maple ( <i>Acer sp.</i> )	Small bulge on bole at base	1	1
11124	13	Maple ( <i>Acer sp.</i> )	Roots are girdling	1	2
11130	25	European White Birch ( <i>Betula pendula</i> )	Lean (S); Cavities with decay; Bulges on bole; Dead branches; Crooked	2	3
11131	32	European White Birch ( <i>Betula pendula</i> )	Broken branches; Pruning scars with decay; Epicormic sprouts; Bulges on bole; Scars; Cavities with decay; Crooked	2	3
11132	38	Bigleaf Maple ( <i>Acer macrophyllum</i> )	Large exposed roots; Large bulge on bole	1	2
11133	7,8,11, 11,12,13	Western Redcedar ( <i>Thuja plicata</i> )	11" Stems - Crooked and sweep away from main stem; 11" Stem - bark peeling; Poor structure	2	2
11150	7	Cherry ( <i>Prunus sp.</i> )	Roots exposed and damage to top; Crooked	1	1
11151	7	Cherry ( <i>Prunus sp.</i> )	Roots exposed and damage to top; Crooked	1	1
11175	7	Cherry ( <i>Prunus sp.</i> )	Large roots appear to be girdling; Many roots above surface; Pruned	1	2
11176	6	Cherry ( <i>Prunus sp.</i> )	Bark peeling	2	1
11219	62	Cedar ( <i>Cedrus sp.</i> )		1	1
11291	10	Maple ( <i>Acer sp.</i> )		1	1
11407	6	Maple ( <i>Acer sp.</i> )		1	1
11409	6	Maple ( <i>Acer sp.</i> )		1	1
11460	6	Maple ( <i>Acer sp.</i> )		1	1
11461	9	Maple ( <i>Acer sp.</i> )		1	1





## Detailed Tree Inventory for Milwaukie High School

AKS Job No. 5859 - Tree Evaluation: April 6 & 11, 2017

Tree #	DBH (in.)	Tree Species Common Name (Scientific name)	Comments	Health Rating*	Structure Rating**
11480	7	Maple ( <i>Acer sp.</i> )		1	1
11482	6	Maple ( <i>Acer sp.</i> )		1	1
11882	20	Western Redcedar ( <i>Thuja plicata</i> )	Codominant 10' from the ground with included bark	1	2
11885	8	Cherry ( <i>Prunus sp.</i> )		1	1
11935	13	Western Redcedar ( <i>Thuja plicata</i> )		1	1
11947	9	Cherry ( <i>Prunus sp.</i> )		1	1
11960	7	Cherry ( <i>Prunus sp.</i> )		1	1
11973	8	Cherry ( <i>Prunus sp.</i> )		1	1
12148	25	Bigleaf Maple ( <i>Acer macrophyllum</i> )	<b>OFFSITE</b> ; Evaluation from the property line; Appears dead	3	3
12149	9	Japanese Maple ( <i>Acer palmatum</i> )		1	1
12150	9	Japanese Maple ( <i>Acer palmatum</i> )		1	1
12151	6	Japanese Maple ( <i>Acer palmatum</i> )		1	1
12172	8	Japanese Maple ( <i>Acer palmatum</i> )		1	1
12212	16	"Cleveland Select" Pear ( <i>Pyrus calleryana</i> )		1	1
12226	10	"Cleveland Select" Pear ( <i>Pyrus calleryana</i> )		1	1
12227	11	"Cleveland Select" Pear ( <i>Pyrus calleryana</i> )		1	1
12356	61	Cedar ( <i>Cedrus sp.</i> )		1	1
12799	12	"Cleveland Select" Pear ( <i>Pyrus calleryana</i> )		1	1
12867	9	Engelmann Spruce ( <i>Picea engelmannii</i> )		1	1
12908	15	"Cleveland Select" Pear ( <i>Pyrus calleryana</i> )		1	1





## Detailed Tree Inventory for Milwaukie High School

AKS Job No. 5859 - Tree Evaluation: April 6 & 11, 2017

Tree #	DBH (in.)	Tree Species Common Name (Scientific name)	Comments	Health Rating*	Structure Rating**
12909	8	"Cleveland Select" Pear ( <i>Pyrus calleryana</i> )		1	1
12911	12	"Cleveland Select" Pear ( <i>Pyrus calleryana</i> )		1	1
13413	6	Cherry ( <i>Prunus sp.</i> )		1	1
14080	9	European White Birch ( <i>Betula pendula</i> )	<b>OFFSITE</b> ; Some bore holes	1	1
14081	10,13	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	Codominant with included bark	1	2
14082	7	Douglas-fir ( <i>Pseudotsuga menziesii</i> )		1	1
14083	9,11	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	Codominant with included bark; Large roots lifting asphalt to east	1	2
14084	14	Douglas-fir ( <i>Pseudotsuga menziesii</i> )		1	1
14085	14	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	Some broken branches; Sap flow	1	1
14086	17	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	Bulges on bole	2	2
14087	12	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	Codominant 10' from the ground with included bark	1	2
14088	15	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	Sap flow	1	1
14089	9	Oregon Oak ( <i>Quercus garryana</i> )	Sparse foliage; Some dead branches; Multiple branches weakly attached at one point	2	2
20187	6	Cherry ( <i>Prunus sp.</i> )	Pruning scars; Decay at pruning scars; Bark peeling at base of tree; Cracked bark	2	2
20188	6,6,9,10	Cherry ( <i>Prunus sp.</i> )	Large bulges at base; Pruned; Multiple weak attachments at one point	1	1
20192	27	California Black Oak ( <i>Quercus kelloggii</i> )	Some broken branches	1	1
20701	10	"Cleveland Select" Pear ( <i>Pyrus calleryana</i> )		1	1
30000	8	Maple ( <i>Acer sp.</i> )		1	1
200001	84	Giant Sequoia ( <i>Sequoiadendron giganteum</i> )	<b>OFFSITE</b>	1	1





## Detailed Tree Inventory for Milwaukie High School

AKS Job No. 5859 - Tree Evaluation: April 6 & 11, 2017

Tree #	DBH (in.)	Tree Species Common Name (Scientific name)	Comments	Health Rating*	Structure Rating**
200002	15	Cherry ( <i>Prunus sp.</i> )	OFFSITE	1	1
200003	6,6	Cherry ( <i>Prunus sp.</i> )	OFFSITE; Lean (S); Short stature	1	2
200004	8	Cedar ( <i>Cedrus sp.</i> )	OFFSITE	1	1
200005	12	Maple ( <i>Acer sp.</i> )	OFFSITE	1	1
200006	8	Cherry ( <i>Prunus sp.</i> )	OFFSITE; Sparse foliage; Broken branches	2	1

**Total # of Existing Trees Inventoried = 68**

**\*Health Rating:**

1 = Good Health - A tree that exhibits typical foliage, bark, and root characteristics, for its respective species, shows no signs of infection or infestation, and has a high level of vigor and vitality.

2 = Fair Health - A tree that exhibits some abnormal health characteristics and/or shows some signs of infection or infestation, but may be reversed or abated with supplemental treatment.

3 = Poor Health - A tree that is in significant decline, to the extent that supplemental treatment would not likely result in reversing or abating its decline.

**\*\*Structure Rating:**

1 = Good Structure - A tree that exhibits typical physical form characteristics, for its respective species, shows no signs of structural defects of the canopy, trunk, and/or root system.

2 = Fair Structure - A tree that exhibits some abnormal physical form characteristics and/or some signs of structural defects, which reduce the structural integrity of the tree, but are not indicative of imminent physical failure, and may be corrected using arboricultural abatement methods.

3 = Poor Structure - A tree that exhibits extensively abnormal physical form characteristics and/or significant structural defects that substantially reduces the structural viability of the tree, cannot feasibly be abated, and are indicative of imminent physical failure.

**Arborist Disclosure Statement:**

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the health of trees, and attempt to reduce the risk of living near trees. The Client and Jurisdiction may choose to accept or disregard the recommendations of the arborist, or seek additional advice. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medicine, cannot be guaranteed. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees. Neither this author nor AKS Engineering & Forestry, LLC have assumed any responsibility for liability associated with the trees on or adjacent to this site.

At the completion of construction, all trees should once again be reviewed. Land clearing and removal of adjacent trees can expose previously unseen defects and otherwise healthy trees can be damaged during construction.