



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

Application for Land Use Action

Master File #: DEV-2019-009;

Review type*: I II III IV V
 TFR-2019-001

CHOOSE APPLICATION TYPE(S):

Development 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): **Dean Masukawa**

Mailing address: **720 NW Davis Suite 300, Portland OR 97209** Zip: **97209**

Phone(s): **503-265-1545** Email: **dmasukawa@lrsarchitects.com**

APPLICANT'S REPRESENTATIVE (if different than above):

Mailing address: Zip:

Phone(s): Email:

SITE INFORMATION:

Address: **corner of Monroe and SE 37th** Map & Tax Lot(s): **11E36AB, 11E36AA**


Comprehensive Plan Designation: ... Zoning: **GMU** Size of property: **7.231 Acres**

PROPOSAL (describe briefly):

234 apartment units, 5 buildings with 1 clubhouse. Private parking garages. The site is a partial brownfield.

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: 7/19/19

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		\$			\$	
Concurrent application files		\$			\$	
		\$			\$	
		\$			\$	
		\$			\$	
SUBTOTALS		\$			\$	

TOTAL AMOUNT RECEIVED: \$

RECEIPT #:

RCD BY:

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

Neighborhood District Association(s):

Notes:

*After discount (if any)



PLANNING DEPARTMENT
6101 SE Johnson Creek Blvd
Milwaukie OR 97206

PHONE: 503-786-7630
FAX: 503-774-8236
E-MAIL: planning@milwaukieoregon.gov

For all Land Use Applications
(except Annexations and Development Review)

Submittal Requirements

All land use applications must be accompanied by a signed copy of this form (see reverse for signature block) and the information listed below. The information submitted must be sufficiently detailed and specific to the proposal to allow for adequate review. Failure to submit this information may result in the application being deemed incomplete per the Milwaukie Municipal Code (MMC) and Oregon Revised Statutes.

Contact Milwaukie Planning staff at 503-786-7630 or planning@milwaukieoregon.gov for assistance with Milwaukie's land use application requirements.

1. **All required land use application forms and fees**, including any deposits.
Applications without the required application forms and fees will not be accepted.
2. **Proof of ownership or eligibility to initiate application** per MMC Subsection 19.1001.6.A.
Where written authorization is required, applications without written authorization will not be accepted.
3. **Detailed and comprehensive description** of all existing and proposed uses and structures, including a summary of all information contained in any site plans.
Depending upon the development being proposed, the description may need to include both a written and graphic component such as elevation drawings, 3-D models, photo simulations, etc. Where subjective aspects of the height and mass of the proposed development will be evaluated at a public hearing, temporary on-site "story pole" installations, and photographic representations thereof, may be required at the time of application submittal or prior to the public hearing.
4. **Detailed statement** that demonstrates how the proposal meets the following:
 - A. All applicable development standards (listed below):
 1. **Base zone standards** in Chapter 19.300.
 2. **Overlay zone standards** in Chapter 19.400.
 3. **Supplementary development regulations** in Chapter 19.500.
 4. **Off-street parking and loading standards and requirements** in Chapter 19.600.
 5. **Public facility standards and requirements**, including any required street improvements, in Chapter 19.700.
 - B. All applicable application-specific approval criteria (check with staff).
These standards can be found in the MMC, here: www.qcode.us/codes/milwaukie/
5. **Site plan(s), preliminary plat, or final plat** as appropriate.
See Site Plan, Preliminary Plat, and Final Plat Requirements for guidance.
6. **Copy of valid preapplication conference report**, when a conference was required.

APPLICATION PREPARATION REQUIREMENTS:

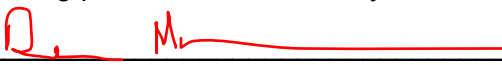
- Five hard copies of all application materials are required at the time of submittal (unless submitted electronically). Staff will determine how many additional hard copies are required, if any, once the application has been reviewed for completeness.
- All hard copy application materials larger than 8½ x 11 in. must be folded and be able to fit into a 10- x 13-in. or 12- x 16-in. mailing envelope.
- All hard copy application materials must be collated, including large format plans or graphics.

ADDITIONAL INFORMATION:

- Neighborhood District Associations (NDAs) and their associated Land Use Committees (LUCs) are important parts of Milwaukie's land use process. The City will provide a review copy of your application to the LUC for the subject property. They may contact you or you may wish to contact them. Applicants are strongly encouraged to present their proposal to all applicable NDAs prior to the submittal of a land use application and, where presented, to submit minutes from all such meetings. NDA information: www.milwaukieoregon.gov/citymanager/what-neighborhood-district-association.
- Submittal of a full or partial electronic copy of all application materials is strongly encouraged.

As the authorized applicant I, (print name) _____, attest that all required application materials have been submitted in accordance with City of Milwaukie requirements. I understand that any omission of required items or lack of sufficient detail may constitute grounds for a determination that the application is incomplete per MMC Subsection 19.1003.3 and Oregon Revised Statutes 227.178. I understand that review of the application may be delayed if it is deemed incomplete.

Furthermore, I understand that, if the application triggers the City's sign-posting requirements, I will be required to post signs on the site for a specified period of time. I also understand that I will be required to provide the City with an affidavit of posting prior to issuance of any decision on this application.

Applicant Signature: 

Date: _____

Official Use Only

Date Received (date stamp below):

TYEE MANAGEMENT COMPANY

5501 Pacific Highway E. Ste #2
Tacoma, WA 98424
P (253-922-4902) Fax (253-922-4916)

March 7, 2019

Vera Kolas, Associate Planner
City of Milwaukie
6101 SE Johnson Creek Blvd
Milwaukie OR 97206

Re: Representative of contract purchaser
Project Name: Monroe Apartments LRS Project Number: 217374

Tyee Management Company, LLC, land owner, authorizes Dean Masukawa with LRS Architects to be the representative of the Building 1 variance application.

Sincerely,

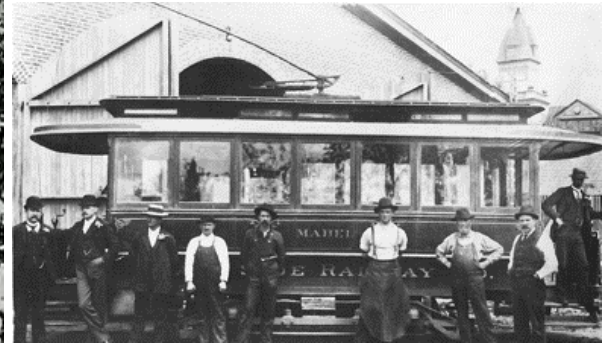


Dana M LaBrie
Assistant Corporate Secretary
Tyee Management Company LLC

SITE PLAN REVIEW

MCFARLAND SITE - MONROE APARTMENTS 11X17

FOR THE CITY OF MILWAUKIE



SITE PLAN REVIEW

INSPIRATIONAL NARRATIVE



Connecting to the Local Context:

The site has historically been a mill site. Similar to a village layout the larger apartment building is the center of the community surrounded by residential scaled buildings and a community clubhouse.

The Building Massing:

The building massing is characterized by the mill inspiration by the repetition of simple vertical geometric façade elements. The base of the building is emphasized to provide a human scale and ground the building.

Materials include:

Panel or Lap fiber cement siding, wood toned lap siding is used to enhance the building recesses and break down the massing. Shingle Composition Roofing.

SITE PLAN REVIEW

SITE AERIAL



SITE PLAN REVIEW

ZONING COMPLIANCE STATEMENT

DETAILED STATEMENT - DEVELOPMENT STANDARDS

PROPERTY INFORMATION

Site Address	SE Monroe Street and SE 37th Street (SE Oak)	
	Milwaukie Oregon	
Jurisdiction	City of Milwaukie	Oregon
County	Clackamas County	
Proposed Development	234 Multi-Family Dwelling Units (R-1 Occupancy) and a Clubhouse (B/A Occupancy)	
State Tax ID	Tract 1 -11E36AB03003 and Tract 2 11E36AA19203	
Parcel ID	Tract 1 - 00023174 Tract 2 00022825	
Tax Map	Tract 1 - 11E36AB Tract 2 11E36AA	
Property Use	Both tract 1 and 2 are Vacant	
Pre Application	# 19-001 PA	
Other Land Use	VR-2019-003	

	Site Acres	Site Area
Tract 1	4.716	205,429 SF
Tract 2	2.515	109,553 SF
Gross Lot Area	7.231	314,982 SF
ROW dedication	0.01652	720 SF
Net Lot Area	7.21448	314,263 SF

		Approx. Gross SF Building Area (no decks)	Number of Units	Proposed Number of Stories
Building Size	Apartment Building 1	15,820 SF	84	5
	Apartment Building 2	11,500 SF	36	3
	Apartment Building 3	11,500 SF	36	3
	Apartment Building 4	11,500 SF	36	3
	Apartment Building 5	12,960 SF	42	3
	Clubhouse	7,220 SF	5,784 SF	2
	Sub-Total	70,500 SF	234	

	Approx. Building Lot Coverage Area	Approx. Gross SF Building Area	Number of Parking	Proposed Stories
Accessory Building Size	Garage 1	5,187 SF	16	1
	Garage 2	4,700 SF	17	1
	Garage 3	4,150 SF	15	1
	Garage 4/ Trash	2,763 SF	10	1
	Garage 5/ Bike Room and personal storage units.	4,109 SF	15	1
	Carport	1,872 SF	12	1
	Covered BBQ Area	400 SF	1	1
	Sub-Total	22,781 SF	85	
TOTALS	93,281 SF	228,306 SF		

Property Owner **McFarland**

Adjacent Public Ways

SE Monroe Street Front (60')	60' ROW	1/4 street Improvement Proposed - Street Frontage Length = 751'
SE 37th Front Street (60')	60' ROW	1/4 street Improvement Proposed - Street Frontage Length = 609'
Oak Street Frontage	60' ROW/66' ROW	6' ROW dedication Required - Street Frontage Length =

SITE PLAN REVIEW

ZONING COMPLIANCE STATEMENT

ZONING OVERVIEW			
Zone	Zoning Map	GMU, General Mixed Use	The General Mixed Use Zone is intended to recognize the importance of central Milwaukie as a primary commercial center and promote a mix of uses that will support a lively and economically robust district. It is also intended to ensure high-quality urban development that is pedestrian-friendly and complementary to the surrounding area.
Metro Growth Boundary	County Maps	Metro UGB	
Comprehensive Plan			
Plan District	TC	Town Center	
Adjacent Zones	zoning Map	GMU, R-5, BL	
Proposed Use	19.303.2	Multifamily / Private Community Center	
Fire District		City Of Milwaukie Fire	

ZONING SUMMARY STATEMENT	Source	Zoning Requirement	Reference Sections	Calculations	Compliance Statement						
Commercial Mixed Use Zones	Chapter 19.303.1.A	General Mixed Use- Purpose			The General Mixed Use Zone is intended to recognize the importance of central Milwaukie as a primary commercial center and promote a mix of uses that will support a lively and economically robust district. The proposed development will add desired and needed dwelling units that will add to the vibrancy of the neighborhood and near by businesses. It is also intended to ensure high quality urban development that is pedestrian friendly and complementary to the surrounding area. The site development proposes enhancement to pedestrian and bike circulation around the entire perimeter of the site.						
Development Standards Allowed Uses	Uses 19.303.2	Row houses, Multifamily, cottage cluster, mixed uses, live work, senior, general office, eating establishments, retail, daycare, lodging and other commercial/ industrial uses			Permitted Use -The development is proposing 5 multi family buildings with a variety of dwelling units types and a community center clubhouse that will have a variety of uses for the management of the development as well as a community space for gathers, and fitness areas.						
Development Standards Minimum Lot size Minimum Street frontage	A. Lot Standards 19.303.3 A1 19.303.3.A2	1500 sf Minimum 25 feet Minimum			Site exceeds Minimum lot area, Site exceed Minimum street frontage						
Development Standards Minimum floor area ratio Building height (ft.)	B. Development Standards 19.303.3.B1 19.303.3.B2	0.5:1 45' base maximum 69' Max with height bonus	19.303.4 19.303.4B building height, 19.911.7 building height variance in the GMU zone	0.65	Proposed Project exceeds Min FAR required. Calculation excludes parking. The perimeter apartments are proposed to be 3- story and 45' max. and will comply with the base zoning standards. The 5 story building in the center of the site intends to use the bonus heights ad has been approved for up to 69' through the type III variance process. The 5-story building incorporates residential for one additional story and will apply for an approved green certification programs to allow an additional story for 5 total stories.						
Street setbacks (ft.)	19.303.3. B3	Front Setbacks- 15 feet minimum- 20' maximum 0' side and rear	19.303.4.C street setbacks 19.501.2 yard exceptions		The Buildings will comply with all setbacks. This does create some challenges for the building along the perimeter of this site because of the sloping site. Non applicable						
Minimum Frontage occupancy	19.303.3.B4	50% Building Frontage	19.303.4.D, Figure 19.303.4.D								
			<table border="1"> <thead> <tr> <th>Building Length</th> <th>% of Street Frontage</th> </tr> </thead> <tbody> <tr> <td>540'</td> <td>67.00%</td> </tr> <tr> <td>192'</td> <td>31.50%</td> </tr> </tbody> </table>	Building Length	% of Street Frontage	540'	67.00%	192'	31.50%		SE Monroe Street SE 37th Street - NA since Monroe Street complies per D.2.b
Building Length	% of Street Frontage										
540'	67.00%										
192'	31.50%										
Lot Coverage	19.303.5.B5	Includes all buildings and their roof covered areas and decks - 85%									
				<table border="1"> <tbody> <tr> <td>93,281 SF</td> <td>Lot Coverage Area</td> </tr> <tr> <td>29.68%</td> <td>% of Net Lot area</td> </tr> </tbody> </table>	93,281 SF	Lot Coverage Area	29.68%	% of Net Lot area			
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SITE PLAN REVIEW

ZONING COMPLIANCE STATEMENT

Minimum Vegetation 19.303.3.B6 15%
19.504.7
Max. Mulch area < 20%

Primary entrances 19.303.3.B7 Yes
19.303.3 B7 -
19.303.4 E

Off-street Parking required 19.303.3.B8 Yes

Minimum Req. 2a. 1 per Dwelling Units 800 Sf or less
Minimum Req. 2b. 1.25 Dwelling Units > than 800 sf
Maximum Allowed 2 spaces Per Dwelling Unit
19.609 Bike Parking - 1 Per Dwelling Unit
50% covered

Total Require Min.

19.606.2 Landscaping Landscaping

19.606.3 Additional Paving/ wheel stops
design Standards
Site access and drive aisle
Site and Exterior Building Lighting

Transit Street 19.303.3.B9
Transition measures 19.303.3.B10 Yes

Development Standards
Residential density Req. 19.303.3 C1 and Residential Min. 25 Units per Acre-
(dwelling units per acre) 19.303.4 F Residential Max. 50 Units per Acre-
Signs 19.303.3.C2 Yes

Detailed Development Standards
Standards for Residential Street Edges
19.303.5
A. A minimum setback of 15 ft. shall apply.
B. Residential edges - Buildings within 50' of SE Monroe and SE 37th Ave. shall provided a step back of at least 15' for any portion of the building above 35'
C. An additional minimum 8-ft-wide densely planted buffer is required along property lines where flex space development abuts a residential zone.

Required Area	Provided
47,139 SF	129,000 SF
9,428 SF	

19.303.4 E

19.600, 19.606

Parking Spaces Req.	Parking Spaces Provided
161	213
74.25	
235.25	85
468	298
234	234
117	278

19.606.2.C-E.

19.606.3A/B

19.606.3 C

19.606.3 F

19.505.8

19.504.6

Required	Provided
180.78	234.00
361.55	

14.16.040

See landscape plans

No more than 20% of the required vegetation area shall be covered in mulch or bark dust. Mulch or bark dust under the canopy of trees or shrubs is excluded from this limit. The attached landscape plans do not have any mulch or bark dust that is not covered by trees or shrubs.

Main access to the development is proposed off of SE 37th Ave per city guidance.

Street facing Live work units all have entrances connecting to the public way per city guidance. The public way affronting apartment Buildings have entrances to the internal corridor that are oriented to plazas. Mostly this is to accommodate the moderate sloping site and to provide accessible routes.

Standard Surface 9'x18' - Proposing 2' overhang of with a wider sidewalk or planting areas.

Garages/ Carport (2 ADA)
Total Proposed

1 covered bike parking space is provided in each living unit = 234 covered bike parking,
37 bike parking spaces on site See site plan = 37 bike parking
7 covered bike parking spaces in garage 1 = 7 covered bike parking.
278 total bike parking provided (86% covered spaces)

See site plan

A combination of curbs set back 2' to allow cars to overhang ground cover and or wider sidewalk will be provided. Wheel stops will be provided where this cannot occur. See site plan

See site plan and civil drawings for dimensions

See site lighting plan

See site plan

Where commercial, mixed-use, or industrial development is proposed abutting or adjacent to properties zoned for lower-density residential uses, the following transition measures shall be required. These additional requirements are intended to minimize impacts on lower-density residential uses.

Development signage is proposed along SE 37th at Main driveway access. Final Design to be submitted by Owner prior to Occupancy.

A min of 15' setback has been applied to SE Monroe and SE 37th Ave.

Refer to Elevation for compliance.

non Applicable.

SITE PLAN REVIEW

ZONING COMPLIANCE STATEMENT

COMMUNITY DESIGN STANDARDS	Source	Zoning Requirement	Reference Sections	Calculations	Compliance Statement
Building Design Standards	19.505.3 Multifamily Housing	Purpose			<p>The proposed development meets the building standards by providing an attractive, functional design on a former brownfield. The site provides visual and physical access with numerous amenities. The proposed site amenities and site layout provide visual and physical access to the community which will promote livability and safety.</p> <p>Development will contribute to a livable neighborhood. First by, transforming a current vacant brownfield site into a visually pleasing landscaped site with a variety of housing and outdoor amenities. The proposed provides on-site parking for residents which is visually shielding by the new buildings which minimizes the impact of vehicles on surrounding land uses. The project provides pedestrian and bicycle connection between the site amenities (the club house and the pocket park) and the public ways. The project will also install a multi-use path along the railroad side of the site. The project provides numerous outdoor commons areas and an enhanced pocket public park.</p> <p>The site is surrounded on two of its three sides by 1 and 2-story single family residential homes (across Monroe Street and SE 37th). The project places 3-story structures adjacent to these streets to ensure compatibility with the existing homes. The third side contains railroad tracks and a shopping center. The project's 5-story building is located on the middle of the site, approximately 150 feet from Monroe Street and 180-feet from 37th. The 5 story apartment building is located internally in the site towards the retail center to minimize the impact of the taller structure to the existing residential neighbors. Its height and intensity are buffered from the single family homes by the 3-story buildings, the site's topography (which slopes downward away from the single family homes), and by existing and new trees.</p> <p>The project's buildings provide window coverage on all floors and balconies on upper floors, facing pedestrian walkways and the project amenity spaces. This design provides both eyes on the ground of the development and visibility into the development. The public pedestrian path along the railroad tracks is separated from the project by a row of garages and a sound wall. Glazed panels within the sound wall allow a visual connection to the project from the trail. Landscaping is minimized along the path to enhance visibility and safety. Accessible concrete walkways are provided throughout the site, and travel from parking to each building will be let by site lighting. Bicycle parking is located around heavy pedestrian traffic areas to ensure security and visibility from theft. The project will be well-lit for pedestrian and bicycle use at nighttime.</p> <p>As required to qualify for the approved height variance on Building1 (VR 2019-003), the project will obtain green building certification consistent with Code Section 19.510. To meet the sustainability requirement, Earth Advantage has been selected. The project will retain existing on-site trees (which also serve to buffer the development from existing single family homes) and provides safe circulation for alternative transportation modes (such as biking and walking) on-site. It also provides a pedestrian and bike connection along the multi-use path., including walking and biking. The project is near public transportation located 2 blocks North on SE 37th ave and SE Harrison Street.</p>
Purpose	19.505.3.A	1. Livability			
		2. Compatibility			
		3. Safety and Functionality			
		4. Sustain-ability			
Applicability & Review Process	19.505.3.B & C	type II application			<p>This application demonstrates that the project meets the Design Guidelines through the Type II development review process.</p>
Design Guidelines and Standards	Table 19.505.3D				<p>The Type II application is chosen to provide more flexibility for some of the discretionary requirements which cannot be fully met.</p>
Private Open Space	Table 19.505.3.D.1	The development should provide private open space for each dwelling unit. Private open space should have direct access from the dwelling unit and should be visually and/or physically separate from common areas.			<p>Private open space is provided for most of the living units with patios on the ground floor and decks above. The only exception is the studio units in the 5-story building. Each Patio and deck measures approximately 55 square feet, and is a minimum of 5'-0" deep except at the 5 story building where the decks are 4' deep. . All patios and decks are located directly off of the living rooms, and have direct access into the units. The 3 story buildings have patios that are physically separated from the common areas with landscaping, while the 5 story building has a low decorative fence around the perimeter of each patio. Both the landscaping and the fence provide privacy and separation from the common spaces for each resident.</p>
Public Open Space	Table 19.505.3.D.2	The development may provide common open space in lieu of private open space if the common open space is well designed, adequately sized, and functionally similar to private open space. The development should provide sufficient open space for the purpose of outdoor recreation, scenic amenity, or shared outdoor space for people to gather.			<p>There are multiple opportunities for outdoor recreation both within our site and at the corner of 37th avenue and Monroe streets. Adjacent to our clubhouse, there are multiple outdoor open spaces; Outdoor Fitness, Outdoor Gathering area, BBQ area and Play area. These centrally located open spaces allow the residences to engage with the clubhouse, and creates a focal point to our community.</p> <p>A large fenced playground is also located in on the North side of building 1. This playground is located in the most visible location for 4 of the 5 buildings, 92 units have eyes on the playground which is 40% of the total units.</p> <p>A generous dog park will be provided in the NW corner of the site. A pedestrian path is provided along the rail line, to maintain the security and privacy of our residents, direct connection is not provided within our site to this path. Visual connections are provided and discussed later in this narrative. On the corner of SE 37th and SE Monroe Street, the existing public park will be restored with permanent seating, walkways and landscaping.</p> <p>The Public Open Space areas provided are itemized below:</p>

SITE PLAN REVIEW

ZONING COMPLIANCE STATEMENT

		10% of gross site area or 750 sf whichever is greater	
		20' minimum dimension	
	1. Recreation area 2. Play field 3. Children's play area 4. Sport court 5. Gardens 6. picnic tables 7. Swimming Pools 8. Walking trails 9. Pedestrian amenities	Choose 4 of the following:	
Pedestrian Circulation	Table 19.505.3.D.3	Site design should promote safe, direct, and usable pedestrian facilities and connections throughout the development. Ground-floor units should provide a clear transition from the public realm to the private dwellings.	19.606.3 D&E
Vehicle and Bicycle Parking	Table 19.505.3.D.3	Vehicle parking should be integrated into the site in a manner that does not detract from the design of the building, the street frontage, or the site. Bicycle parking should be secure, sheltered, and conveniently located.	
Building Orientation & Entrances	Table 19.505.3.D.5	Buildings should be located with the principal façade oriented to the street or a street-facing open space such as a courtyard. Building entrances should be well-defined and protect people from the elements.	
Building Façade Design	Table 19.505.3.D.6	Changes in wall planes, layering, horizontal datum's, vertical datum's, building materials, color, and/or fenestration shall be incorporated to create simple and visually interesting buildings.	Table 19.505.3.D.6 a.
		Windows and doors should be designed to create depth and shadows and to emphasize wall thickness and give expression to residential buildings.	
		Windows should be used to provide articulation to the façade and visibility into the street.	
		Building façades shall be compatible with adjacent building façades.	
		Garage doors shall be integrated into the design of the larger façade in terms of color, scale, materials, and building style.	
			Table 19.505.3.D.6 b
			Table 19.505.3.D.6 c
			Table 19.505.3.D.6 d
			Table 19.505.3.D.6 e

Required	Provided	
31,498 SF	4,300 SF	Playground
	5,025 SF	Play Area
	1,700 SF	BBQ / Outdoor eating Area
	4,930 SF	Clubhouse
	3,900 SF	Clubhouse Outdoor gathering area
	2,480 SF	Outdoor Fitness area
	5,640 SF	Plaza group seating areas for gathering
	5,480 SF	Dog Walk
	15,420 SF	Public Pad Pathway
	4,700 SF	Enhanced Public Pocket park
	53,575 SF	TOTAL COMMON AREAS

A continuous pedestrian walkway connects all the apartment buildings on the site, as well as connections to the public open spaces, clubhouse, bike parking and trash enclosure. 5' sidewalks allow for wheelchairs to pass side by side allowing easy accessible access throughout the site. The majority of the surface parking spaces are also accessible via sidewalks. Live work units in Building 2 and half of building 3 will have direct connections to Monroe street. Due to the topography, the remainder of the buildings abutting Monroe and 37th will have porches facing the streets, but no direct access.

Wherever possible, the on site parking is located behind the buildings to allow for a pedestrian friendly street façade. Parking is separated from the buildings with a sidewalk and an 8' to 10' landscape buffer to allow for privacy and to not detract from the buildings. The garages have been located along the railroad tracks to help mitigate the noise from passing trains. Bike parking is located at the community building adjacent to the West entry for visibility and security. The roof overhang will also serve as a shelter for the bike racks. Bike hooks will be provided in each of the living units for residents.

The buildings along Monroe street and SE 37th street have their principal facades orientated toward the street. Building 1 has the principal façade orientated toward the plaza area on the East side. Building entrances on the 3 story buildings are identified with a low roof and opening located on each end of the building. The open plaza area and landscaping identify the entrance for building 1. The entrance to the community building is facing the vehicle entry to the East. There are entrances into this building from both the East and the West to visually connect the entry drive with the open plaza area.

The Modern Barn concept was the inspiration for the community, as well as connecting to the mill history of this site. This is characterized by simple repeating geometric forms and sloped roofs. Our buildings are broken down with decks and porches that are inset in the facade, and accentuated by a change in material and color. Strong simple vertical repeating forms also help relieve the long building lengths. On the 5-story building, to help visually reduce the height, a strong base is used to ground the building and reads as a change in material and color. On the ends of the 5-story building the wall planes are offset to maintain the simple massing while creating visual interest. On all the buildings repeating minor gables break up the major roof eaves. Along the street, canopies are used to create a horizontal datum and provide shelter. Material changes in the wall planes are also used to break down the building massing. All of these moves help to create visually interesting buildings.

Windows are located on every facade to provide light to the bedrooms and living areas. Glazed patio doors also provide light and views from the living areas.

Building materials were chosen to be compatible with the surrounding neighborhood. Lap siding, horizontal wood toned siding and composition roofing are all material common to single family homes. The use of panel siding with reveals allows a 3rd material to be used, and the reveals help maintain a human and residential scale to the material. Window styles are also compatible with residential construction.

There are no garage doors located on the residential buildings. The garages along the rail road will have garage doors painted to match the building material. The 5-story Building proposed window areas of greater than 25% but less than 30% which is governed by prescriptive path energy code requirements.

To minimize the scale of the 5-story building a strong base with a material / paint color change is proposed. Rather than apply a strong cornice a undulating gable end are playfully place to provide a distinct top.

To avoid long, monotonous, uninterrupted walls, the buildings incorporate exterior wall off-sets, projections and/or recesses. Refer to the exterior elevation for a diagram indicating the offsets proposed.

There are no Blank, windowless walls in excess of 750 sq. ft.

SITE PLAN REVIEW

ZONING COMPLIANCE STATEMENT

Table 19.505.3.D.6 f

Building Materials	Table 19.505.3.D.7	Buildings should be constructed with architectural materials that provide a sense of permanence and high quality. Street-facing façades shall consist predominantly of a simple palette of long-lasting materials such as brick, stone, stucco, wood siding, and wood shingles. A hierarchy of building materials shall be incorporated. The materials shall be durable and reflect a sense of permanence and quality of development
Landscaping	Table 19.505.3.D.8	Landscaping of multifamily developments should be used to provide a canopy for open spaces and courtyards, and to buffer the development from adjacent properties. Existing, healthy trees should be preserved whenever possible. Landscape strategies that conserve water shall be included. Hardscapes shall be shaded where possible, as a means of reducing energy costs (heat island effect) and improving stormwater management
Screening	Table 19.505.3.D.9	Mechanical equipment, garbage collection areas, and other site equipment and utilities should be screened so they are not visible from the street and public or private open spaces. Screening should be visually compatible with other architectural elements in the development.
Recycling Areas	Table 19.505.3.D.10	Recycling areas should be appropriately sized to accommodate the amount of recyclable materials generated by residents. Areas should be located such that they provide convenient access for residents and for waste and recycling haulers. Recycling areas located outdoors should be appropriately screened or located so that they are not prominent features viewed from the street.
Sustain-ability	Table 19.505.3.D.11	Multifamily development should optimize energy efficiency by designing for building orientation for passive heat gain, shading, day-lighting, and natural ventilation. Sustainable materials, particularly those with recycled content, should be used whenever possible. Sustainable architectural elements shall be incorporated to increase occupant health and maximize a building's positive impact on the environment. When appropriate to the context, buildings should be placed on the site giving consideration to optimum solar orientation. Methods for providing summer shading for south-facing walls, and the implementation of photovoltaic systems on the south-facing area of the roof, are to be considered.
Privacy Considerations	Table 19.505.3.D.12	Multifamily development should consider the privacy of, and sight lines to, adjacent residential properties, and be oriented and/or screened to maximize the privacy of surrounding residences.

Garage doors shall be painted to match the color or color palette used on the rest of the buildings.

Project proposes to use fiber cement siding material in a variety of types, panel, lap and a simple pallet of three paint colors to enhance the building vertical modulation to break down the massing. This use of materials will also enhance the strong geometric expression of the building forms and is used to create a strong base.

Guardrails will be painted metal for longevity and ease of maintenance.

See exterior elevations.

See Landscape plans.

Through wall air conditioning units will be located underneath the windows of the apartment units. These exterior grills will be designed to match the color of the window trim so that they blend in with the windows. These grills will also sit tight to the exterior wall to reduce the impact on the building facade. A roof well is designed on the 5-story building to house any rooftop mechanical units. The overall roof pitch obscures these mechanical units. The trash/recycle area will have sight obscuring gates on the front for visual screening.

The trash and recycling area is located in adjacent to garage 4 on the South side of the site. This location allows the waste haulers easy and direct access to the trash containers, while visually isolating it from the residences. The trash containers will have waterproof lids. An accessible route to the trash/recycling area is provided for convenient access for the residents. Screening is provided by the trash enclosure walls and landscaping. The trash/recycle area will have sight obscuring gates on the front for visual screening. Tucked on the side of the garage and angled away from 37th avenue, the trash/recycling area will not be a prominent feature along the street.

The project will incorporate the Earth Advantage sustainability program.

Monroe street and 37th separate our buildings from the neighbors, furthermore existing trees provide screening from our property. We have limited our street frontage buildings to 3 stories and will provide landscaping and trees along the front of these buildings.

ZONING COMPLIANCE STATEMENT

ZONING COMPLIANCE STATEMENT

Safety **Table 19.505.3.D.13** Multifamily development should be designed to maximize visual surveillance, create defensible spaces, and define access to and from the site. Lighting should be provided that is adequate for safety and surveillance, while not imposing lighting impacts to nearby properties. The site should be generally consistent with the principles of Crime Prevention Through Environmental Design:

Natural Surveillance: Areas where people and their activities can be readily observed.

Natural Access Control: Guide how people come to and from a space through careful placement of entrances, landscaping, fences, and lighting.

Territorial Reinforcement: Increased definition of space improves proprietary concern and reinforces social control

Accessory Structures **Section 19.502**

Section 502.1

General Provisions

Maximum accessory structure footprint allowance is subject to lot coverage and minimum vegetation standards of the base zone.

Multiple accessory structures are allowed on a lot, subject to lot coverage and minimum vegetation standards of the base zone.

Maximum accessory structure footprint allowance is subject to lot coverage and minimum vegetation standards of the base zone.

Multiple accessory structures are allowed on a lot, subject to lot coverage and minimum vegetation standards of the base zone.

A. 2 Design Standards a. Siding

b. Visibility

A. 3. Roof Pitch

A. 4. Large Lots Exceptions

Lots larger than 1 acre in size are allowed an exception to the Type C accessory structure height limitation and footprint size limitation of 75% of the primary structure.

The allowed exceptions are:

(1) The structure is allowed the base zone height limit or 25 ft., whichever is greater.

B. Fences, walls, and plantings

a. Residential Zones and Residential Uses in All Zones

A. Purpose This section establishes regulations and standards for creating and operating live/work units as a primary use. The purposes of these provisions are as follows

D. Development Standards

The nonresidential portion of the unit shall occupy at least 25% of the gross floor area.

Live Work Unit

Section 19.505.6

Windows are provided from each side of the buildings to provide visual surveillance. Pedestrian paths and site lighting is provided between each building and throughout the site. Open spaces and amenities are designed to have windows looking into these areas as well. Vehicle access gates will be provided on 37th avenue.

The public pedestrian path along the railroad tracks is separated from our property with garages and a sound wall. Glazed panels are provided in the sound wall for visual connection to our site. To reduce the potential hiding spaces along the pathway, landscaping is kept to a minimum.

See attached landscape and site lighting plans.

Project is proposing a number of accessory buildings. 5 garage buildings, Trash enclosure, storage for resident personal use and bikes. Covered BBQ area and Playground structure.

All accessory buildings are all located with in the required set backs.

The project complies with all required landscape vegetation area and lot coverage. The location of the accessory structures and connecting walls are located to provided noise reduction buffer from the train tracks.

All accessory buildings are all located with in the required set backs.

Siding will replicates the siding on the primary apartments buildings or has the appearance of siding that is commonly used for residential structures. Composition roofing and Fiber cement siding system is proposed.

Structures located near the front, side, or street side yard that are visible from the right-of-way at a pedestrian level are using exterior siding and roofing materials that are commonly used on residential structures.

A 4/12 Roof Pitch is proposed since the structure exceeds 10' in height.

The lot coverage Area of the accessory building is 33% of the primary structure.

The height of largest accessory building is 14' measured to the center of gable roof.

Proposed fencing will comply with the following. Maximum height is 6 ft. for rear, street side, and side yards; 42 in for front yards. The ODOT has mandated that a 8' high wire fence be provided the entire length of the property along the trail line.

Allow for the creation of cost-efficient alternative work space that will provide an incentive for entrepreneurs, business owners, artists, artisans, and other individuals to work in Milwaukie and contribute to the city's economy. Currently the Live work Units are located along Monroe Street and will occupy 50% of the street frontage.

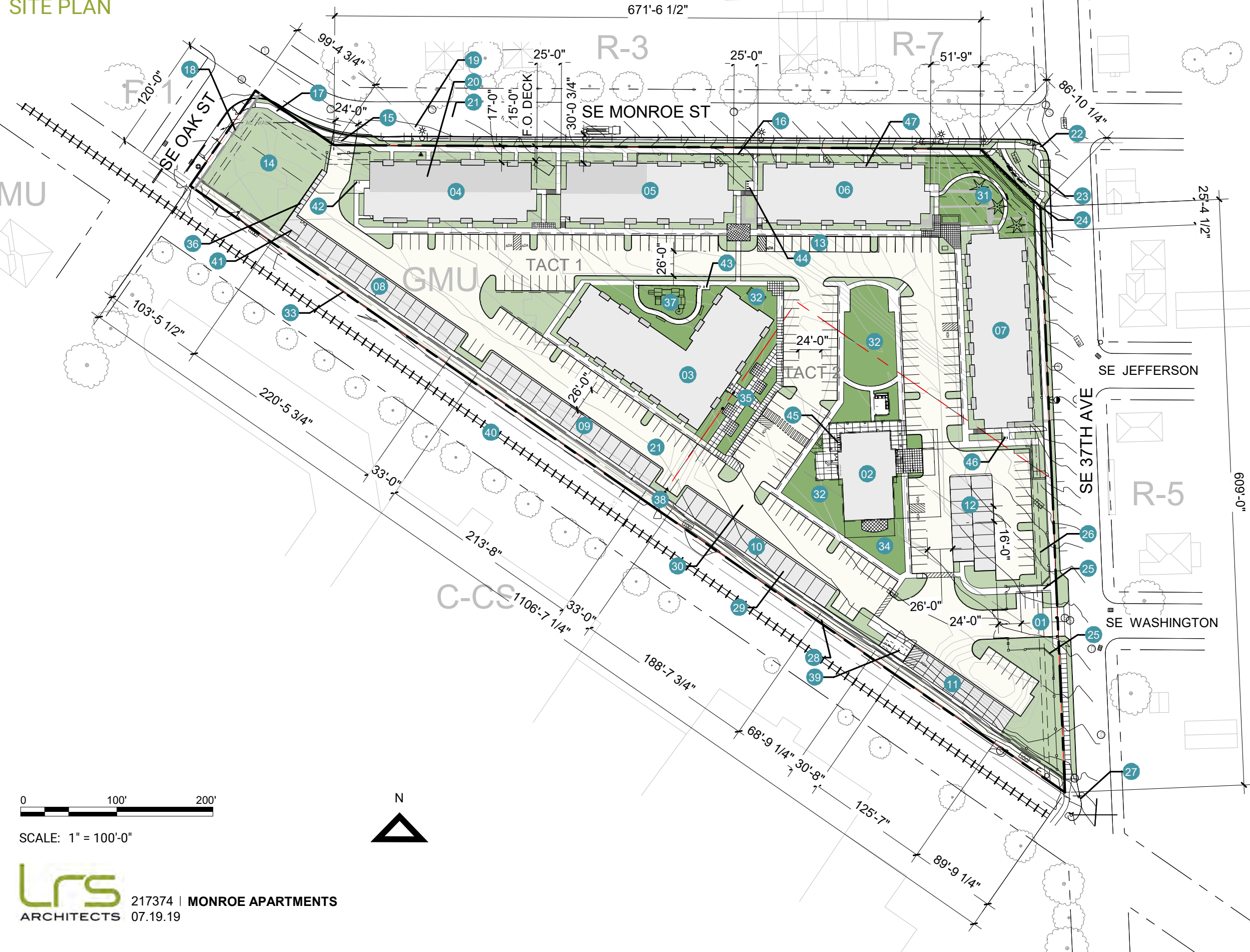
Refer to Unit plans for % of ground floor proposed to allowed to be used as Live work Spaces.

SITE PLAN REVIEW

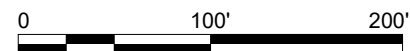
SITE PLAN

KEYNOTES XX

GMU



- 01 ENTRY / EXIT DRIVEWAY
- 02 CLUBHOUSE, 2 STORY, 5,784 SF
- 03 BUILDING 1, 5 STORIES, 84 UNITS, TYPE III, 74,641 SF
- 04 BUILDING 2, 3 STORIES, 36 UNITS, TYPE V, 30,000 SF
- 05 BUILDING 3, 3 STORIES, 36 UNITS, TYPE V, 30,000 SF
- 06 BUILDING 4, 3 STORIES, 36 UNITS, TYPE V, 30,000 SF
- 07 BUILDING 5, 3 STORIES, 42 UNITS, TYPE V, 34,200 SF
- 08 GARAGE 1 (G1), 20 PARKS, 5,188 SF
- 09 GARAGE 2 (G2), 17 PARKS, 4,701 SF
- 10 GARAGE 3 (G3), 15 PARKS, 4,150 SF
- 11 GARAGE 4 (G4), 10 PARKS, 2,763 SF
- 12 GARAGE 5 W/ ADA STALL (G5), 15 PARKS, 4,109 SF
- 13 CARPORT, 12 PARKS, 1,872 SF
- 14 BIOSWALE
- 15 GATED FIRE ACCESS ONLY
- 16 42" CONTINUOUS GATED FENCE
- 17 PUBLIC SIDEWALK EASEMENT
- 18 6' ROW DEDICATION FOR FUTURE SIDEWALK
- 19 6' BIKE LANE
- 20 LIVE WORK UNIT, TYPICAL
- 21 AERIAL APPARATUS
- 22 EXISTING ADA RAMP
- 23 ENHANCED PUBLIC POCKET PARK
- 24 NEW 5' PUBLIC SIDEWALK, CURB, AND GUTTER
- 25 MONUMENT SIGN
- 26 15' MINIMUM SETBACK 20' MAXIMUM
- 27 GUARDRAIL
- 28 10' PEDESTRIAN PATH / 15' EASEMENT
- 29 PRIVATE GARAGES, TYPICAL
- 30 FIRE TRUCK AERIAL ACCESS LOOP
- 31 DOG WALK
- 32 OUTDOOR AREA
- 33 ODOT REQUIRED 8' FENCE
- 34 GARDEN
- 35 PLAZA
- 36 PERSONAL STORAGE, 10 UNITS
- 37 PLAYGROUND
- 38 BIKE PATH
- 39 TRASH AREA
- 40 RAIL LINE
- 41 BIKE STORAGE WITH DOUBLE DOCKER RACKS - 24 PARKING
- 42 BIKE RACKS - 3 PARKING
- 43 BIKE RACKS - 3 PARKING
- 44 BIKE RACKS - 4 PARKING
- 45 BIKE RACKS - 6 PARKING
- 46 BIKE RACKS - 3 PARKING
- 47 5' DEEP PATIO, TYP.



SCALE: 1" = 100'-0"



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RSX2 LED Area Luminaire

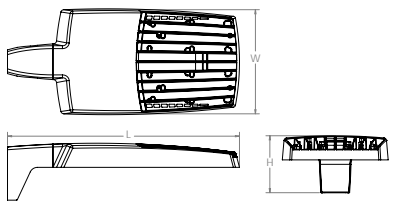


Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA (ft ² @0°):	0.69 ft ² (0.06 m ²)
Length:	29.3" (74.4 cm) (SPA mount)
Width:	13.4" (34.0 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.3 cm) Arm
Weight (max):	33.0 lbs (15.0 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor and an adjustable integral slip-fitter are also available.

Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

RSX2 LED	Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting	
RSX2 LED	P1		30K 3000K	R3 Type 3 Wide	MVOLT (120V-277V) ¹	SPA Square pole mounting (Min. 3.0" SQ for 1 at 90°, Min. 3.5" SQ for 2, 3, 4 at 90°)	
	P2		40K 4000K	R4 Type 4 Wide	110VLT (347V-480V) ²	RPA Round pole mounting (3.2" min pole dia. for 1, 2, 3 or 4 at 90°)	
	P3		50K 5000K	R5 Type 5 Wide	(use specific voltage for options as noted)	MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)	
	P4			R5S Type 5 Short		IS Adjustable slipfitter (fits 2-3/8" OD tenon) ⁴	
	P5			AFR Automotive Front Row		120 ³ 277 ³	WBA wall bracket
	P6					208 ³ 347 ³	
					240 ³ 480 ³		

Options

Options	Finish
Shipped Installed HS House-side shield PE Photocontrol, button style ^{5,7} PEX Photocontrol external threaded, adjustable ^{6,7} PER7 Seven-wire twist-lock receptacle only (no controls) ^{7,8,9} CE34 Conduit entry 3/4" NPT (Qty 2) SF Single fuse (120, 277, 347) ³ DF Double fuse (208, 240, 480) ³ SPD20KV 20KV Surge pack (10KV standard) FAO Field adjustable output DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)	Shipped Installed *Standalone and Networked Sensors/Controls (factory default settings, see table page 5) NLTAIR2 nLight AIR generation 2 ^{10,15} PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) ^{7,11,14,15}
Shipped Separately (requires some field assembly) EGS External glare shield EGFV External glare full visor (360° around light aperture) BS Bird spikes ¹²	*Note: PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.
	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured Dark Bronze DBLTXD Textured Black DNATXD Textured Natural Aluminum DWHGXD Textured White



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Rev. 03/28/19
Page 1 of 5

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Ordering Information

Accessories

Ordered and shipped separately.

RSX2HS	RSX2 House side shield (includes 2 shields)
RSX2EGS U	External glare shield (specify finish)
RSX2EGFV U	External glare full visor (specify finish)
RSXRPA U	RSX Universal round pole adaptor plate (specify finish)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) ¹⁴
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) ¹⁴
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) ¹⁴
DSHORT SBK U	Shorting cap ¹⁴

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- IS maximum tilt is 90° above horizontal.
- Requires MVOLT or 347V.
- Requires 120V, 208V, 240V, 277V or 347V.
- Not available in combination with other light sensing control options (following options cannot be combined: PE, PEX, PER7, PIRHN).
- Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included. Dimming leads capped for future use.

- For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
- Must be ordered with PIRHN.
- Must be ordered with NLTAIR2. For additional information on PIRHN visit [here](#).
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.
- Two or more of the following options cannot be combined including DMG, PER7, FAO and PIRHN.
- Requires MVOLT or HVOLT.

External Shields



House Side Shield



External Glare Shield

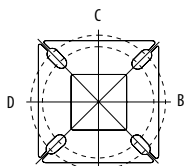


External 360 Full Visor

Pole/Mounting Information

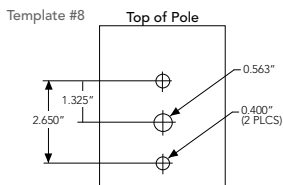
Accessories including bullhorns, cross arms and other adapters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit [Accessories](#).

HANDHOLE ORIENTATION

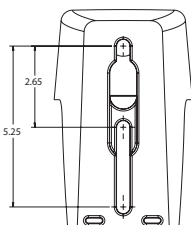


Handhole

RSX POLE DRILLING



RSX STANDARD ARM



Tenon Adapters

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Pole Drilling Nomenclature

Number of heads at degree from handhole (default side A)					
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D

Note: Review luminaire spec sheet for specific nomenclature

RSX2 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Tilt	Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
SPA - Square Pole Adaptor	0°	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
RPA - Round Pole Adaptor		0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
MA - Mast Arm Adaptor		0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
IS - Integral Slipfitter	0°	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
	10°	0.53	1.06	1.05	1.58	1.37	2.08	1.06	1.59	2.12
	20°	0.52	1.02	1.03	1.52	1.33	2.02	1.03	1.55	2.07
	30°	0.64	1.11	1.18	1.63	1.45	2.21	1.27	1.91	2.54
	40°	0.81	1.21	1.35	1.74	1.65	2.39	1.62	2.43	3.23
	45°	0.91	1.25	1.5	1.81	1.75	2.48	1.82	2.73	3.64
	50°	1.34	1.83	2.17	2.61	2.56	3.62	2.68	4.02	5.36
	60°	2.2	2.97	3.57	4.24	4.17	5.89	4.41	6.61	8.82
	70°	2.86	4.13	4.7	5.89	5.71	8.21	5.71	8.57	11.42
	80°	3.4	5.13	5.67	7.34	7.09	10.21	6.79	10.19	13.59
90°	3.85	5.96	6.55	8.58	8.31	11.88	7.7	11.56	15.41	



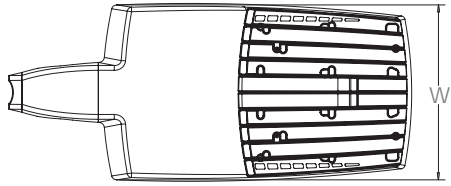
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Rev. 03/28/19
Page 2 of 5

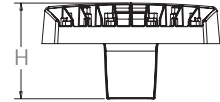
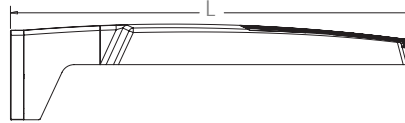
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Dimensions

RSX2 with Round Pole Adapter (RPA)



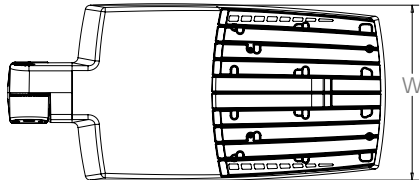
Length: 30.3" (77.0 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.3 cm) Arm



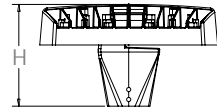
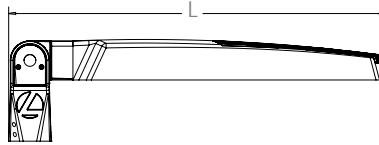
Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



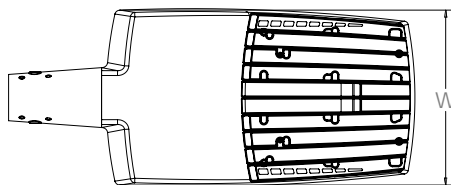
RSX2 with Adjustable Slipfitter (IS)



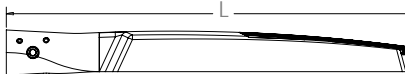
Length: 28.3" (71.9 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
7.6" (19.3 cm) Arm



RSX2 with Mast Arm Adapter (MA)



Length: 30.6" (77.7 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
3.5" (8.9 cm) Arm



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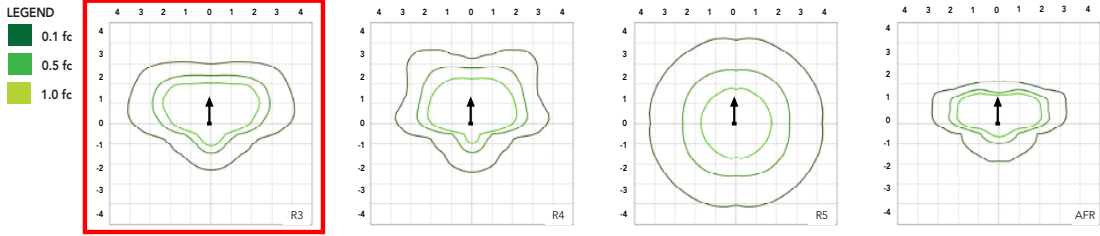
Lithonia RSX2 Area LED
Rev. 03/28/19
Page 3 of 5

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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX2 LED P6 40K. Distances are in units of mounting height (30').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

Performance Package	System Watts (W)	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	71W	0.59	0.34	0.30	0.26	0.20	0.15
P2	111W	0.93	0.53	0.46	0.40	0.32	0.23
P3	147W	1.23	0.70	0.61	0.53	0.42	0.31
P4	187W	1.55	0.90	0.78	0.68	0.53	0.38
P5	210W	1.75	1.01	0.87	0.76	0.60	0.44
P6	244W	2.03	1.17	1.01	0.88	0.70	0.51

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
			P1	71W	R3	10,005	2	0	2	141	10,992	2	0	2	155	10,992	2
P2	111W	R4	10,136	2	0	2	143	11,136	2	0	2	157	11,136	2	0	2	157
		R5	10,271	4	0	2	145	11,285	4	0	2	159	11,285	4	0	2	159
		R5S	10,544	3	0	1	149	11,585	3	0	2	163	11,585	3	0	2	163
		AFR	10,026	2	0	1	141	11,016	2	0	1	155	11,016	2	0	1	155
		R3	15,657	2	0	3	141	17,202	3	0	3	155	17,202	3	0	3	155
		R4	15,862	2	0	3	143	17,427	2	0	3	157	17,427	2	0	3	157
P3	147W	R5	16,075	4	0	2	145	17,661	5	0	3	159	17,661	5	0	3	159
		R5S	16,502	4	0	2	149	18,130	4	0	2	163	18,130	4	0	2	163
		AFR	15,691	2	0	2	141	17,240	2	0	2	155	17,240	2	0	2	155
		R3	19,785	3	0	3	135	21,737	3	0	4	148	21,737	3	0	4	148
		R4	20,044	3	0	3	136	22,022	3	0	4	150	22,022	3	0	4	150
		R5	20,313	5	0	3	138	22,317	5	0	3	152	22,317	5	0	3	152
P4	187W	R5S	20,852	4	0	2	142	22,910	4	0	2	156	22,910	4	0	2	156
		AFR	19,828	3	0	2	135	21,785	3	0	2	148	21,785	3	0	2	148
		R3	22,756	3	0	4	122	25,002	3	0	4	134	25,002	3	0	4	134
		R4	23,054	3	0	4	123	25,329	3	0	4	135	25,329	3	0	4	135
		R5	23,363	5	0	3	125	25,669	5	0	4	137	25,669	5	0	4	137
		R5S	23,983	4	0	2	128	26,350	4	0	2	141	26,350	4	0	2	141
P5	210W	AFR	22,806	3	0	2	122	25,056	3	0	2	134	25,056	3	0	2	134
		R3	26,049	3	0	4	124	28,620	3	0	4	136	28,620	3	0	4	136
		R4	26,390	3	0	4	126	28,994	3	0	4	138	28,994	3	0	4	138
		R5	26,744	5	0	4	127	29,383	5	0	4	140	29,383	5	0	4	140
		R5S	27,454	4	0	2	131	30,163	4	0	2	144	30,163	4	0	2	144
		AFR	26,106	3	0	2	124	28,682	3	0	2	137	28,682	3	0	2	137
P6	244W	R3	27,549	3	0	4	113	30,267	3	0	4	124	30,267	3	0	4	124
		R4	27,909	3	0	4	114	30,663	3	0	4	126	30,663	3	0	4	126
		R5	28,284	5	0	4	116	31,075	5	0	4	127	31,075	5	0	4	127
		R5S	29,035	4	0	2	119	31,900	5	0	3	131	31,900	5	0	3	131
		AFR	27,609	3	0	2	113	30,334	3	0	2	124	30,334	3	0	2	124



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Lithonia RSX2 Area LED
Rev. 03/28/19
Page 4 of 5



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MRP LED LED Area Luminaire



Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

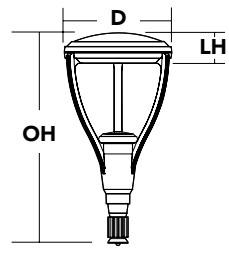
- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

Specifications

- EPA:** 1.125 ft² (0.105 m²)
- Luminaire Height:** 6-3/8" (16.2 cm)
- Overall Height:** 32" (81.3 cm)
- Diameter:** 18" (45.7 cm)
- Weight (max):** 37.5 lbs (17 kg)



A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: MRP LED 42C 700 40K SR5 MVOLT DDBXD

MRP LED	Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
MRP LED	42C	42 LEDs (one engine)	350 350mA	30K 3000K	SR2 Type II	MVOLT ¹ 277 ²	Shipped included (blank) Fits 4" OD round pole Shipped separately³ MRPT20 2-3/8" tenon slipfitter MRPT25 2-7/8" tenon slipfitter
			530 530mA	40K 4000K	SR3 Type III	120 ² 347 ²	
			700 700mA	50K 5000K	SR4 Type IV	208 ² 480 ²	
			1000 1000mA (1A)		SR5 Type V	240 ²	
Control options		Other options		Finish (required)			
Shipped installed PER NEMA twist-lock receptacle only (control ordered separate) PER5 Five-wire receptacle only (control ordered separate) ⁵ PER7 Seven-wire receptacle only (control ordered separate) ⁵ BL30 Bi-level switched dimming, 30% ^{6,7} BL50 Bi-level switched dimming, 50% ^{6,7}		PNMTDD3 Part night, dim till dawn ⁷ PNMT5D3 Part night, dim 5 hrs ⁷ PNMT6D3 Part night, dim 6 hrs ⁷ PNMT7D3 Part night, dim 7 hrs ⁷		SF Single fuse (120, 277, 347V) ² DF Double fuse (208, 240, 480V) ² DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white			



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Ordering Information

Accessories	
<i>Ordered and shipped separately.</i>	
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹
DSHORT SBK U	Shorting cap ¹
MRPT20 DDBXD U	2-3/8" tenon slipfitter (specify finish)
MRPT25 DDBXD U	2-7/8" tenon slipfitter (specify finish)
MRPT30 DDBXD U	3-1/2" tenon slipfitter (specify finish)
MRPT35 DDBXD U	4" tenon slipfitter (specify finish)
MRPF3 DDBXD U	3" OD round pole adapter (specify finish)
MRPF5 DDBXD U	5" OD round pole adapter (specify finish) ¹

For more control options, visit [DLI](#) and [ROAM](#) online.

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Also available as a separate accessory; see Accessories information at left.
- Maximum pole wall thickness is 0.156".
- If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls.
- Requires an additional switched line.
- Dimming driver standard. Not available with 347V, 480V, SF, DF, PERS or PER7.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K					40K					50K				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
42C (42 LEDs)	530	75W	SR2	5,456	1	2	1	73	6,605	1	2	1	88	6,671	1	2	1	89
			SR3	5,436	1	1	1	72	6,581	1	1	2	88	6,647	1	1	2	89
			SR4	5,399	1	1	1	72	6,537	1	1	2	87	6,602	1	1	2	88
			SR5	5,748	3	1	3	77	6,959	3	1	3	83	7,029	3	1	3	94
			SR2	6,630	1	2	1	66	8,026	2	2	2	80	8,106	2	2	2	81
			SR3	6,605	1	1	2	66	7,997	1	2	2	80	8,077	1	2	2	81
	700	100W	SR4	6,561	1	1	2	66	7,943	1	2	2	79	8,022	1	2	2	80
			SR5	6,985	3	1	3	70	8,456	3	2	3	85	8,541	3	2	3	85
			SR2	8,165	2	2	2	54	9,885	2	2	2	65	9,983	2	2	2	66
			SR3	8,135	1	2	2	54	9,848	2	2	2	65	9,947	2	2	2	66
			SR4	8,080	2	2	2	54	9,782	2	2	2	65	9,880	2	2	2	65
			SR5	8,602	3	2	3	57	10,414	4	2	4	70	10,518	4	2	4	70

Control	PER (3 wire)	PER Table					
		PERS (5 wire)			PER7 (7 wire)		
		Wire 4/Wire5	Wire 4/Wire5	Wire 4/Wire5	Wire 4/Wire5	Wire 6/Wire7	
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture	
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture	
ROAM with Motion (ROAM on/off only)	⊘	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture	
Futureproof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture	
Futureproof* with Motion	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture	

- ✓ Recommended
- ⊘ Will not work
- ⚠ Alternate

*Futureproof means: Ability to change controls in the future.

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	32°F	Lumen Multiplier
0°C	32°F	1.06
10°C	50°F	1.04
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.96

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the MRP LED 42C 700 platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.96	0.92	0.85



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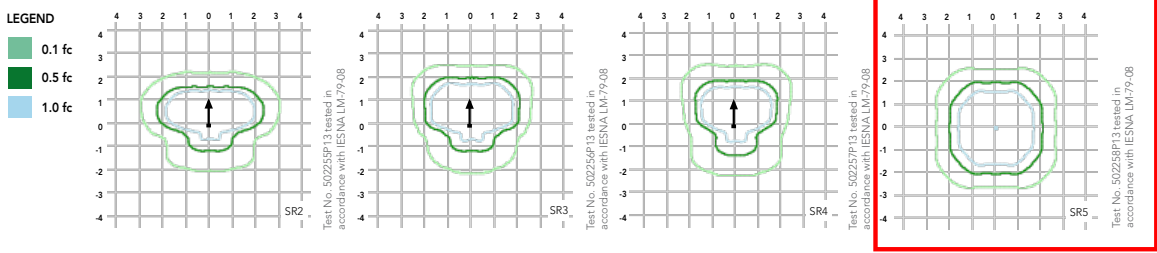


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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [MRP LED homepage](#).

Isofootcandle plots are considered to be representative of available optical distributions.



FEATURES & SPECIFICATIONS

INTENDED USE

Streets, walkways, parking lots and surrounding areas.

CONSTRUCTION

Single-piece die-cast aluminum housing with nominal wall thickness of .012". Die-cast top access doorframe has impact-resistant, tempered glass lens (3/16" thick). Doorframe is fully gasketed with one-piece tubular silicone.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum and white. Available in textured and non-textured finishes.

OPTICS

Precision acrylic refractive optics for optimum light distribution through the flat glass lens. Light engines are available in standard 3000K (70 CRI) or optional 4000K (70 CRI) or 5000K (70 CRI) configurations.

ELECTRICAL

Light engine consists of 42 high-efficacy LEDs mounted to a metal-core circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low for operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Standard post-top mounting configuration fits into a 4" OD open pole top (round pole only). Multiple options and accessories are available for other mounting needs.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient. **U.S. Patent No. D556,357.**

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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From: [Marc Wyzykowski](#)
To: [Michael Stewart](#)
Subject: FW: Johnson Development Associates - Waste Management
Date: Monday, December 11, 2017 11:27:29 AM

Mike – could you please put in sharepoint? Thanks,

Marc Wyzykowski

Acquisitions and Entitlements Manager

Multifamily West Division

Johnson Development Associates

(m) 310-600-0439 (f) 415-906-2412 (e) mwyzykowski@johnsondevelopment.net
www.johnsondevelopment.net/multifamily

From: Matthew T Corsi [<mailto:mcorsi@urban-evo.com>]
Sent: Thursday, December 07, 2017 4:12 PM
To: Dan Katzenberger <dkatzenberger@johnsondevelopment.net>; Jesse Henry <jhenry@johnsondevelopment.net>; Marc Wyzykowski <mwyzykowski@johnsondevelopment.net>
Subject: FW: Johnson Development Associates - Waste Management

Thought I sent this to you but I do not see it in my outbox. This is the extent of what waste management could provide regarding a Will Serve Letter.

From: Derosier, Farrah [<mailto:FDerosie@wm.com>]
Sent: Friday, December 1, 2017 9:41 AM
To: Matt Corsi <mcorsi@urban-evo.com>
Subject: Johnson Development Associates - Waste Management

Hi Matt,

I wanted to email you to let you know that Waste Management does service your area and we will be able to provide you with trash service once your building is complete.

Thanks,

Farrah Derosier
Inside Sales Representative / Inbound
(602) 760-1656 Office
(866) 835-6061 Fax

Waste Management

fderosie@wm.com
www.wm.com

This email is private and confidential and the information herein is between Waste Management and its intended party. Please do not forward or copy the information without the consent of Waste Management. If you received in error, please disregard all information.

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CITY OF MILWAUKIE

February 15, 2019

Marc Wyzykowski
Johnson Development Associates
88 Kearney St., Ste. 117
San Francisco, CA 94108

Re: Preapplication Report

Dear Marc:

Enclosed is the Preapplication Report Summary from your meeting with the City on January 24, 2019, concerning your proposal for action on property located at SE 37th Ave and Monroe St, known as the McFarland Site.

A preapplication conference is required prior to submittal of certain types of land use applications in the City of Milwaukie. Where a preapplication conference is required, please be advised of the following:

- Preapplication conferences are valid for a period of 2 years from the date of the conference. If a land use application or development permit has not been submitted within 2 years of the conference date, the Planning Director may require a new preapplication conference.
- If a development proposal is significantly modified after a preapplication conference occurs, the Planning Director may require a new preapplication conference.

If you have any questions concerning the content of this report, please contact the appropriate City staff.

Sincerely,

Alicia Martin
Administrative Specialist II

Enclosure

cc: Jesse Henry, Johnson Development
Jim Orr, DEQ
Matt McClincy, DEQ
Cynthia Schuster, LRS
Dean Masukawra, LRS

PRE-APPLICATION CONFERENCE REPORT

This report is provided as a follow-up to a meeting that was held on 1/24/2019 at 10:00am

Applicant Name: Marc Wyzykowski

Company: Johnson Development Associates

Applicant 'Role': Other

Address Line 1: 88 Kearney St, Ste. 1770

Address Line 2:

City, State Zip: San Francisco CA 94108

Project Name: McFarland Multifamily Development

Description: McFarland Multifamily Development with Accessory Building and Clubhouse

ProjectAddress: McFarland Site 37th & Monroe

Zone: General Mixed Use GMU

Occupancy Group: R, B

ConstructionType:

Use: Town Center TC

Occupant Load: TBA

AppsPresent: Jess Henry, Mar Wyzykowski, Jim Orr, Matt McClincy, Cynthia Schuster, Dean Masukawa

Staff Attendance: Denny Egner, Vera Koliass, Alma Flores, Alex Roller, Leila Aman, Samantha Vandagriff, Peter Passarelli, Dalton Vodden, Don Simenson, Izak Hamilton (CCFD)

BUILDING ISSUES

ADA: Building shall meet ADA requirements from the Oregon Structural Specialty Code (OSSC). A path way connecting the residents to the courthouse shall also be ADA compliant.

Structural: All buildings shall meet the requirements of the Oregon Structural Specialty Code (OSSC).

Mechanical: All buildings shall meet the requirements of the Oregon Mechanical Specialty Code (OMSC).

Plumbing: All buildings and on site inground utilities shall meet the Oregon Plumbing Speciality Code (OPSC) . Please note, the plumbing permit is separate from the grading permit submitted to engineering for review. 2 hard copies fo the plumbing plans will be required for review. Clackamas County does our commercial plumbing review for us, so timelines are not in our controll. Please allow plenty of time for these reviews.

Plumb Site Utilities: Inground utilities shall meet the Oregon Plumbing Speciality Code (OPSC) . Please note, the

plumbing permit is separate from the grading permit submitted to engineering for review. 2 hard copies fo the plumbing plans will be required for review. Clackamas County does our commercial plumbing review for us, so timelines are not in our controll. Please allow plenty of time for these reviews.

Electrical: All electrical work shall comply with the NEC. 2 hard copies fo the plumbing plans will be required for review. Clackamas County does our commercial plumbing review for us, so timelines are not in our controll. Please allow plenty of time for these reviews.

Notes: Building shall not cross property lines.

Please note all drawings must be individually rolled. If the drawings are small enough to fold they must be individually folded.

FIRE MARSHAL ISSUES

Fire Sprinklers: Will be required throughout any buildings with a residential component.

Fire Alarms: Shall be provided as per the Oregon Structural Specialty Code (OSSC) chapter 9 requirements.

Fire Hydrants:

Turn Arounds:

Addressing:

Fire Protection:

Fire Access:

Hazardous Mat.:

Fire Marshal Notes:

PUBLIC WORKS ISSUES

Water: A City of Milwaukie 12-inch water main on Monroe St and an 18-inch water main on 37th Ave are available to serve the proposed development. The water System Development Charge (SDC) is based on the size of water meter(s) serving the property (See City of Milwaukie Master Fee Schedule). The corresponding water SDC will be assessed with installation of a water meter. The water SDC will be assessed and collected at the time the building permits are issued.

Sewer: A City 8-inch wastewater main on Monroe St and 37th Ave are available to provide service to the proposed development. Currently, the wastewater SDC is comprised of two components: the first component is the City's SDC charge, currently \$1,186 per 16 plumbing fixture units in accordance with the Uniform Plumbing Code; and the second component is the County's SDC for treatment, currently \$6,540 per equivalent dwelling unit, that the City collects and forwards to the County. The wastewater SDC will be assessed and collected at the time the building permits are issued.

There is currently a sewer easement running east/west through the site. The city has no concerns with vacating this easement, as long as improvements detailed in these notes are constructed.

Storm:

A City 12-inch storm main is available on Monroe St. The system is identified as overcapacity in the Milwaukie Stormwater Master Plan and a capital project has been identified and is currently in the design phase to provide service to the property. Timing of any proposed development with the future storm main will need to be addressed in the proposed developments stormwater management plan. Submission of a stormwater management plan by a qualified professional engineer is required as part of the proposed development. The plan shall conform to Section 2 - Stormwater Design Standards of the Milwaukie Pubic Works Standards.

The stormwater management plan shall demonstrate that the post-development runoff does not exceed the predevelopment, including any existing stormwater management facilities serving the development property. Also, the plan shall demonstrate compliance with water quality standards. The City has adopted the City of Portland 2016 Stormwater Management Manual for design of water quality facilities.

All new impervious surfaces, including replacement of impervious surface with new impervious surfaces, are subject to the water quality standards. See Milwaukie Public Works Standards for design and construction standards and detailed drawings.

Infiltration from all impervious surfaces, including roofs, will NOT be permitted on this site because of the soil contaminants and the proximity to the City water wells and pumps.

A future stormwater facility is planned on Taxlot 3000 located to the west of Oak St and may be available for the proposed development to incorporate into the stormwater management plan to accommodate stormwater from the site as an interim measure until a City stormwater line is available. Temporary overflows may be installed to the existing storm system depending on the findings of the stormwater management plan. The future facility design has the capacity to handle the proposed development as long as the release requirements within City standard design criteria are met. Temporary detention may be required. The storm SDC is based on the amount of new impervious surface constructed at the site. One storm SDC unit is the equivalent of 2,706 sq ft of impervious surface. The storm SDC is currently \$930 per unit. The storm SDC will be assessed and collected at the time the building permits are issued.

Street:

The proposed development fronts the south side of Monroe St, a collector street. The portion of Monroe St fronting the proposed development has a right-of-way width of 60 ft and a paved width of 36 ft with curb and sidewalk improvements on both sides and of the road.

The proposed development fronts the west side of 37th Ave, a collector street. The portion of 37th Ave fronting the proposed development has a right-of-way width of 60 ft and is unimproved on the development’s frontage.

The proposed development fronts the east side of Oak St which is a collector street. This section of Oak St has a right-of-way width of 60 ft and a paved width of 35 ft. Development’s frontage has curb and asphalt sidewalk.

The Transportation SDC will be based on the increase in trips generated by the new use per the Trip Generation Handbook from the Institute of Transportation Engineers. The SDC for transportation is currently \$2,114 per trip generated. Transportation SDCs will be assessed and collected at the time the build permits are issued.

Frontage:

Chapter 19.700 of the Milwaukie Municipal Code (MMC) applies to partitions, subdivisions, new construction, and modification and/or expansion of existing structures or uses.

Transportation Facility Requirements, MMC 19.708, states that all rights-of-way, streets, sidewalks, necessary public improvements, and other public transportation facilities located in the public right-of-way and abutting the development site shall be adequate at the time of development or shall be made adequate in a timely manner.

According to MMC Table 19.708.2 and Milwaukie Public Works Standards, the minimum roadway cross section for the roadways located along the development's frontage includes the following:

37th AVE AND MONROE ST

- 11-ft travel lanes
- 6-ft bike lanes
- 5-ft landscape strips
- 6-ft setback sidewalks

OAK ST

- 40-ft curb to curb roadway (3 travel lanes and a median)
- 3-ft landscape strips
- 12-ft setback sidewalks

Note that on-street parking is not required on these frontages. If applicant is electing to provide on-street parking, an additional 8-ft of width will be required. Also, the existing centerline striping on the Monroe St frontage does not appear to be in the center of the right-of-way. To accommodate the required frontages, additional right-of-way dedication will need to be provided.

No frontage improvements will be required along Oak St unless identified within the approved Transportation Impact Study (TIS). Frontage improvements are required along Monroe St and 37th Ave unless FILOC is requested and approved.

The 37th Ave frontage may be eligible for fee in lieu of construction (FILOC). The current FILOC rate is \$467 per linear foot of frontage. This FILOC payment could be paid for a portion of the frontage as well: possibly pay FILOC for the "tract 2" frontage and construct the remaining "tract 1" frontage on 37th Ave. This may eliminate the required crossing order modifications, as the southern portion of the 37th Ave frontage would remain unchanged.

Right of Way:

Right-of-way on Monroe St and 37th Ave must be wide enough to accommodate the proposed street improvements identified under the frontage section above plus 2 ft for the 6-inch separation from property line, and 6-inch curb width. The minimum sections identified would require a 6-ft right-of-way dedication along Oak St along with an accompanying radius with Monroe St to accommodate Americans with Disabilities Act (ADA) requirements. The TIS may require additional right-of-way dedication and corresponding improvements.

Driveways:

MMC 12.16.040.A states that access to private property shall be permitted with the use of driveway curb cuts and driveways shall meet all applicable ADA guidelines. Driveway approaches shall be improved to meet the requirements of Milwaukie Public Works Standards. The proposed accessway is not in conformance with City standards. Accessways must be located at street intersections or 300-ft from an intersection per MMC 12.16.040. Unless the TIS determines otherwise, this requires the accessway on 37th Ave to be located across from Washington St.

Erosion Control:

Per MMC 16.28.020(C), an erosion control permit is required prior to placement of fill, site clearing, or land disturbances, including but not limited to grubbing, clearing or removal of ground vegetation, grading, excavation, or other activities, any of which results in the disturbance or exposure of soils exceeding 500 sq ft.

MMC 16.28.020(E) states that an erosion control permit is required prior to issuance of building permits or approval of construction plans. The erosion control permit for the proposed site will be issued by DEQ. Receipt of an approved erosion control plan is required prior to issuance of permits.

Traffic Impact Study:

MMC 19.704.1(A) states that the City will determine whether a TIS is required. In the event the proposed development will significantly increase the intensity of use, a TIS will be required. The

Engineering Director will make this determination based on proposed preliminary subdivision design and the number of lots created.

The Engineering Director has determined that a TIS is required for this development, see MMC 19.704, the TIS triggers a Transportation Facilities Review (TFR) Land Use Application to be filed prior to the land use application. A \$1000.00 reserve deposit is required to begin the scoping process (final scoping cost may or may not be more than this). Once the scope of the proposed development is determined and final scoping fees are paid, the City will provide a detailed TIS scope for the traffic study. When the TIS is completed in accordance with the TIS scope, the applicant shall submit the TIS for review along with an additional \$2500 reserve deposit and schedule a second preapplication meeting after review by the City. The fee for the second preapplication meeting is currently \$100.00. Upon completion of the second preapplication meeting, the applicant may submit their land use applications. The TIS will determine the final improvements/dedications/offsite mitigation that is required for this development and the requirements identified must be addressed in the land use application.

PW Notes:

MULTI-USE PATH

The TSP identifies a multiuse path between Oak St and Washington St through the site. The multiuse path along the north side of the railroad right-of-way satisfies this requirement, provided the connection at 37th Ave is relocated to the existing crossing location at Washington St. Per MMC 19.708.5 the minimum improved surface width is 10 ft with a minimum easement width of 15 ft. Ownership and maintenance requirements are addressed in MMC 19.708.5.D. Final selected ownership option will be determined by the Engineering Director. Pathway will follow lighting requirements addressed by the AASHTO Guide for the Planning, Design, and Operations of Bicycle Facilities, section 5.2.12.

SYSTEM DEVELOPMENT CHARGES (SDC)

There was insufficient information to estimate SDCs with the preapplication submitted. All SDCs are calculated, assessed, and collected at the time of building permit is issued. Any changes in the proposed use may result in a change in the SDCs that are assessed. If the applicant needs an estimate of SDCs, then staff can provide the specific information to be submitted by the applicant required to calculate SDCs for a given proposal.

In addition to the SDCs mentioned earlier, there is a Parks & Recreation SDC that is triggered when application for a building permit on a new dwelling is received. Currently, the Parks & Recreation SDC for each multifamily dwelling is \$3,908.00. The Parks & Recreation SDC will be assessed and collected at the time the building permits are issued.

ADDITIONAL REQUIREMENTS

- Engineered plans for public improvements (street, sidewalk, and utility) are to be submitted and approved prior to start of construction. Full-engineered design is required along the frontage of the proposed development.

- The applicant shall pay an inspection fee of 5.5% of the cost of public improvements prior to start of construction.

- The applicant shall provide a payment and performance bond for 100% of the cost of the public improvements prior to the start of construction.

- The applicant shall provide a final approved set of Mylar "As Constructed" drawings to the City prior to the final inspection.

- The applicant shall provide a maintenance bond for 100% of the cost of the public improvements prior to the final inspection

PLANNING ISSUES

Setbacks: Yard setbacks in the GMU zone are established in Milwaukie Municipal Code (MMC) Subsection 19.303.3. Subject to additional street setback details in 19.303.4.C, the minimum street setback = 0-15 feet; the maximum street setback = 10-20 feet; the side and rear setbacks = 0 feet. Development that fronts on 37th Ave and Monroe St will be subject to 19.303.5, which requires a minimum setback of 15 ft and buildings within 50 ft of 37th Ave and Monroe St shall provide a step back of at least 15 ft for any portion of the building above 35 ft.

Landscape: In the GMU zone, a minimum of 15% of the site must be landscaped. A maximum of 85% of the site may be covered by structures, including decks or patios over 18 inches above grade.

Parking: Off-street parking standards can be found in MMC Chapter 19.600. No vehicle parking is permitted between the street and the building in the GMU.

Various exemptions and by-right reductions to quantity requirements can be found in 19.605.3 and the process to request quantity modifications can be found in 19.605.2. The applicant should review 19.606 for parking area design and landscaping requirements, as well as 19.608 for requirements for loading areas, 19.609 for bicycle parking standards, and 19.610 for carpool and vanpool standards.

Transportation Review: Please see the Public Works notes for more information about the requirements of MMC 19.700 and MMC 12.16.

Application Procedures: The proposal is for a multi-family residential development on the entire property.

Relevant code sections:

- General Mixed Use zone GMU – MMC 19.303
- Design Standards for multi-family housing – MMC 19.505.3
- Live/Work Units – MMC 19.505.6
- Public Facility Improvements – MMC 19.700
- Development Review – MMC 19.906
- Fence/wall variance – MMC 911.3
- Building Height Variance – MMC 19.911.7
- Review Procedures – MMC 19.1000

Land use applications required:

- Transportation Facilities Review: Type II review
oMMC 19.704 – Transportation Impact Analysis
oIncludes separate pre-application conference and peer review by the City's consulting engineer
- Development Review land use applications – if the proposal meets all development and design standards, then the project is subject to Type I Development Review; if the multi-family design guidelines will be used, then the project is subject to Type II Development Review.
- Fence or wall exceeding base standards: Type II review for up to 8 ft; Type III review for greater than 8 ft.
- Building height variance in the GMU: Type III review for the proposed 5-story building – includes review by DLC and Planning Commission

Application fees are based on the current fee schedule. Fees are typically updated on July 1st of each year.

For the City's initial review, the applicant should submit 5 complete copies of the application, including all required forms and checklists. A determination of the application's completeness will be issued within 30 days. If deemed incomplete, additional information will be requested. If deemed complete, additional copies of the application will be required for referral to other departments, the Neighborhood District Association (NDA), and other relevant parties and agencies. City staff will inform the applicant of the total number of copies needed.

Land use application submission materials are listed below. Please refer to the land use application and submittal requirements form for detailed information.

1. All applicable land use applications forms with signatures of property owners.
2. All applicable land use application fees.
3. Completed and signed "Submittal Requirements" form.
4. 5 copies of an existing conditions and a proposed conditions site plan, both to scale. These two site plans can be combined onto one site plan. Once the application is deemed complete, additional copies will be requested for distribution to City departments, applicable governmental agencies, and the neighborhood district association for review.
5. Detailed narrative describing compliance with all applicable code sections.

Type I applications are administrative in nature and are decided by the Planning Director. A decision is generally issued within 14 days of the application being deemed complete. The current filing fee for a Type I application is \$200.

Type II applications are administrative in nature and are decided by the Planning Director with an opportunity for public comment. Once the application is deemed complete, notice of the application will be mailed to property owners and residents within 300 ft of the subject property, with 14 days to respond with comments. Within 7 days of being deemed complete, a sign giving notice of the application must be posted on the subject property, to remain until the decision is issued. A decision will not be issued before the end of the 14-day comment period. The current filing fee for a Type II application is \$1,000.

For Type III review, once the application is deemed complete, a public hearing with the Planning Commission will be scheduled. Staff will determine the earliest available date that allows time for preparation of a staff report (including a recommendation regarding approval) as well as provision of the required public notice to property owners and residents within 300 ft of the subject property, at least 20 days prior to the public hearing. A sign giving notice of the application must be posted on the subject property at least 14 days prior to the hearing. The current filing fee for a Type III application is \$2,000.

Issuance of a decision starts a 15-day appeal period for the applicant and any party who establishes standing. Permits submitted during the appeal period may be reviewed but are not typically approved until the appeal period has ended.

Given the significance of development on this large development site, prior to submitting the application the applicant is encouraged to present the project at a regular meeting of both the Ardenwald and Hector Campbell NDAs. Meeting information is as follows:

- Ardenwald meetings occur at 6:30 p.m. on the fourth Monday of every month at Milwaukie Café and Bottle Shop (9401 SE 32nd Ave). Contact information can be found here:

<http://www.milwaukieoregon.gov/citymanager/ardenwald-johnson-creek-nda>

- Hector Campbell meetings occur at 6:30 p.m. on the second Monday of every month at the Public Safety Building (3200 SE Harrison St). Contact information can be found here:

<https://www.milwaukieoregon.gov/citymanager/hector-campbell-nda>.

Natural Resource Review: There are no natural resources on the subject property.

Lot Geography: The subject property is made up of 2 individual parcels and is approximately 7.23 acres in area.

Planning Notes: Staff encourages the applicant to review MMC 19.911.7 to review the approval criteria for a 5-story building in the GMU to be sure that the narrative, plans and drawings clearly articulate how the proposal meets the criteria.

The following information was sent to the applicant after an initial staff review of the site plan and in response to some specific questions:

1. We would consider the entire site as the project site – not as 2 individual lots (for the purposes of FAR, density, etc.)
2. Please provide building elevations to assist staff in understanding the relationship of the buildings to the street
3. Calculations will be required for parking to confirm compliance, including bike parking (Note: Multifamily residential development with 4 or more units shall provide 1 bike space per unit.)
4. Calculations will be required minimum landscaping to confirm compliance, including required landscaping in parking areas – note perimeter landscaping requirements
5. The application should describe the proposed plaza – use, design, etc.
6. The application should include the design for the garages along the bikepath – solid walls, covered and unenclosed, etc.
7. The application should include the design of the fence around the site and around the bioswale at Oak St.
8. The proposed 10-ft wall along the bikepath exceeds city standards for fences/walls (6-ft max height). Type II fence variance allows a maximum 8-ft height. Type III variance approval would be required for a 10-ft wall. Please provide design details. There is concern about the effect this wall would have on the users of the bikepath.

Also in attendance at the pre-application conference were representatives from 2 state agencies: Oregon Department of Transportation (ODOT) and the Oregon Department of Environmental Quality (DEQ). Both of these agencies have submitted written comments for inclusion with the pre-application notes. The applicant is encouraged to review them carefully, as both agencies will be notified of any land use applications for development on the subject property and their comments may affect the proposed site plan and project timeline.

The applicant is encouraged to review the Central Milwaukie Land Use and Transportation Plan, an ancillary document to the Milwaukie Comprehensive Plan, which establishes the policies, goals, and objectives, for the central Milwaukie area. The document can be reviewed here: https://www.milwaukieoregon.gov/sites/default/files/fileattachments/planning/page/42741/cmlutp_12-31-15_final_sm.pdf.

The Milwaukie zoning code can be accessed at:
<http://www.qcode.us/codes/milwaukie/view.php?topic=19&frames=off>

ADDITIONAL NOTES AND ISSUES

County Health Notes:

Other Notes:

This is only preliminary preapplication conference information based on the applicant's proposal and does not cover all possible development scenarios. Other requirements may be added after an applicant submits land use applications or building permits. City policies and code requirements are subject to change. If you have any questions, please contact the City staff that attended the conference (listed on Page 1). Contact numbers for these staff are City staff listed at the end of the report.

Sincerely,

City of Milwaukie Development Review Team

BUILDING DEPARTMENT

Sam Vandagriff - Building Official - 503-786-7611

Vacant - Permit Specialist - 503-786-7613

ENGINEERING DEPARTMENT

Chuck Eaton - Engineering Director - 503-786-7605

Jennifer Garbely - Asst. City Engineer - 503-786-7609

Rick Buen - Civil Engineer - 503-786-7610

Alex Roller - Engineering Tech II - 503-786-7695

Jennifer Backhaus- Engineering Tech I - 503-786-7608

COMMUNITY DEVELOPMENT DEPARTMENT

Alma Flores, Comm. Dev. Director - 503-786-7652

Leila Aman - Development Manager - 503-786-7616

Alicia Martin - Admin Specialist - 503-786-7669

PLANNING DEPARTMENT

Dennis Egner - Planning Director - 503-786-7654

David Levitan - Senior Planner - 503-786-7627

Brett Kelter - Associate Planner - 503-786-7657

Vera Koliass - Associate Planner - 503-786-7653

Mary Heberling - Assistant Planner - 503-786-7658

CLACKAMAS FIRE DISTRICT

Mike Boumann - Lieutenant Deputy Fire Marshal - 503-742-2673

Matt Amos - Fire Inspector - 503-742-2660

Clackamas County Fire District #1

Fire Prevention Office



E-mail Memorandum

To: City of Milwaukie Planning Department
From: Izak Hamilton, Fire Inspector, Clackamas Fire District #1
Date: 2/11/2019
Re: Monroe Apartments 37th and Monroe Milwaukie, OR 19-001PA

This review is based upon the current version of the Oregon Fire Code (OFC), as adopted by the Oregon State Fire Marshal's Office. The scope of review is typically limited to fire apparatus access and water supply, although the applicant must comply with all applicable OFC requirements. When buildings are completely protected with an approved automatic fire sprinkler system, the requirements for fire apparatus access and water supply may be modified as approved by the fire code official. The following items should be addressed by the applicant:

A Fire Access and Water Supply plan is required for subdivisions and commercial buildings over 1000 square feet in size or when required by Clackamas Fire District #1. The plan shall show fire apparatus access, fire lanes, fire hydrants, fire lines, available fire flow, FDC location (if applicable), building square footage, and type of construction. The applicant shall provide fire flow tests per NFPA 291, and shall be no older than 12 months. Work to be completed by experienced and responsible persons and coordinated with the local water authority.

Emergency responder radio coverage must be tested or provided due to the following:

- 1. Any building 50,000 square feet in size or larger.**

Access:

1. Provide address numbering that is clearly visible from the street.
2. No part of the building may be more than 150 from an approved fire department access road.
3. The inside turning radius and outside turning radius for a 20' wide road shall not be less than 28' and 48', measured from the same center point.
4. Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20' (26' adjacent to fire hydrants) and an unobstructed vertical clearance of not less than 13' 6".

5. Fire apparatus access roads must support a 75,000 lb. fire apparatus.
6. Buildings exceeding 30' in height shall require extra width and proximity provisions for aerial apparatus.
7. Provide at least two approved means of fire apparatus access to developments with more than 30 detached dwellings, or more than 100 multi-family dwelling units. Installation of fire sprinkler systems in all structures may exempt this requirement.

***Multi-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.**

8. Gates across access must be pre-approved by the Fire District.

Water Supply

1. **Fire Hydrants Commercial Buildings:** Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided.

Note: This distance may be increased to 600 feet for buildings equipped throughout with an approved automatic sprinkler system.

2. All new buildings shall have a firefighting water supply that meets the fire flow requirements of the Fire Code. Maximum spacing between hydrants on street frontage shall not exceed 500 feet. Additional private on-site fire hydrants may be required for larger buildings. Fire sprinklers may reduce the water supply requirements.
3. Prior to the start of combustible construction required fire hydrants shall be operational and accessible.
4. The fire department connection (FDC) for any fire sprinkler system shall be placed as near as possible to the street, and within 100 feet of a fire hydrant.

Notes:

1. Please visit our website for access to our Fire flow Worksheet, and Fire Code Application Guide.

<http://www.clackamasfire.com/fire-prevention/new-construction-resources/>

2. Emergency responder radio coverage must be tested or provided due to the following
 1. Any building with one or more basement or below-grade building levels.
 2. Any underground building.
 3. Any building more than five stories in height.
 4. Any building 50,000 square feet in size or larger.

Fire Code applications guide: <http://clackamasfire.com/wp-content/uploads/2017/02/Fire-Code-Applications-Guide-05-25-16.pdf>



Oregon

Kate Brown, Governor

Department of Transportation

Region 1 Headquarters
123 NW Flanders Street
Portland, Oregon 97209
(503) 731.8200
FAX (503) 731.8259

January 29, 2019

ODOT #8821

ODOT Response

Project Name: McFarland Site	Applicant: Marc Wyzyzkowski
Jurisdiction: City of Milwaukie	Jurisdiction Case #: 19-001 PA
Site Address: No Situs - Monroe/37th, Milwaukie, OR	Legal Description: 01S 01E 36AB Tax Lot(s): 03003
State Highway: OR 224	Rail Crossings: Oak St and 37 th St

The site of this proposed land use action is adjacent to public rail crossings at Oak St and SE 37th St and in the vicinity of OR 224. ODOT has jurisdictional authority for these facilities and an interest in ensuring that this proposed land use is compatible with their safe and efficient operation. **Please direct the applicant to the Rail Contact indicated below to determine Crossing Order requirements, to schedule a diagnostics meeting and obtain application information.**

RAIL COMMENTS

- Diagnostic meeting required due to plans showing a sound wall adjacent to railroad property would reduce the line of sight,
- If additional AADT at the SE Oak Street intersection with SE Railroad Avenue requires changes in traffic control a diagnostic would be required,
- Either of the above could be combined if appropriate and could require an Crossing Order application to proceed.

Responses (green text) to questions that may still need answers

- Characteristics of the rail line (i.e. type of use, frequency, etc.) **UP line, freight 16 per day counted 2009, Amtrak ~ 6 per day,**
- How is the Safe Stopping Distance measured between the crossing and an access? **measured back from the location of the stop clearance lines, (note this is different than what I said during the meeting on 1/24/19)**
- Can the access on 37th Street be for “emergency access” only? If so, and within the SSD, does that necessitate and require a Crossing Order? **Emergency access is not shown within the SSD in the documents provided so may not need answer.**

Corrections to documents

- 19 001PA application materials-WithNotes.pdf,
 - o Site Plan has the safe stopping distance shown as 150’ and it should actually be 155’,
 - o Comment regarding on-street parking (last comment on page 25) should be modified to:

- ODOT Rail and Public Transit Division objects to on-street parking within the safe stopping distance as vehicles could block the line of sight.

741-115-0080

Vegetation Control at Grade Crossings

- (1) The railroad shall control vegetation on its right-of-way for a distance of 250 feet in each direction from the edge of the crossing surface and for a distance of 50 feet in each direction from the centerline of the nearest track or to the edge of the railroad's right-of-way, whichever is less, so that the vegetation does not obstruct motorists' view of approaching trains.
- (2) The public authority shall control vegetation on its right-of-way within the SSD and within its right-of-way.

ODOT RECOMMENDED LOCAL CONDITIONS OF APPROVAL

Traffic Impacts

- The applicant shall submit a traffic impact analysis to assess the impacts of the proposed use on the State highway system. The analysis must be conducted by a Professional Engineer registered in Oregon and include four OR 224 intersections at Harrison St, Monroe St, Oak St and 37th St. **Contact the ODOT Traffic representative identified below if you have questions regarding the scope of the study.**

Property Location Adjacent to Rail Tracks

- The applicant shall install continuous fencing (no gates) along the property line fronting the rail tracks to ensure the safe operation of trains by preventing illegal trespassing of pedestrians across the tracks (see attached Rail Fence Detail).

Property Location Within Safe Stopping Distance of a Public Rail Crossing

- A Crossing Order is required for any alterations within the safe stopping distance of the public rail crossing. To alter means any change to the roadway or tracks at a crossing that materially affects use of the crossing by railroad equipment, vehicles, bicyclists or pedestrians. Alterations include, but are not limited to: changing the width of the roadways; installing or removing protective devices; creating an additional travel lane; installing curbs, sidewalks, or bicycle facilities. **Contact the ODOT Rail Crossing Specialist below for information on the Crossing Order application process.**

ADVISORY INFORMATION

Noise

- The applicant is advised that a residential development on the proposed site may be exposed to noise from heavy rail freight trains, passenger trains or transit vehicles. It is generally not the State's responsibility to provide mitigation for receptors that are built after the noise source is in place. Builders should take appropriate measures to mitigate the noise impacts.

Please send a copy of the Land Use Notice including conditions of approval to:

ODOT Region 1 Planning
Development Review
123 NW Flanders St
Portland, OR 97209

Region1_DEVREV_Applications@odot.state.or.us

Development Review Planner: Marah Danielson	503.731.8258, marah.b.danielson@odot.state.or.us
Traffic Contact: Avi Tayar, P.E.	503.731.8221
Rail Contact: Bob Stolle	503.986.6802 Bob.Stolle@odot.state.or.us

Matt McClincy
Oregon Department of Environmental Quality
Northwest Region
700 NE Multnomah St., Suite 600
Portland, Oregon 97232-4100
Phone 503-229-5538
Fax 503-229-6945

January 24, 2019 Meeting

Parcel 2 Bioswale

We discussed DEQ concerns with the bioswale identified on the conceptual development figure for Parcel 2. A representative from Johnson Development, noted that the bioswale would be lined and was not intended to be an infiltration basin. He also noted that they were looking to relocate it onto Parcel 1. Given this understanding, DEQ agrees that this is not a significant concern for exacerbation of the existing Parcel 2 contamination.

Naphthalene Soil Gas Investigation Results

DEQ provided a figure (Figure 3) from the January 23, 2018 report *Results of Naphthalene Soil Sampling at Former L.D. McFarland Wood Treating Site Milwaukie, Oregon*. This figure illustrates the soil gas sample locations and results. DEQ noted that the soil gas result collected from the excavation 5 footprint area exceeds the level considered protective for potential migration of soil gas to indoor air. Should a structure be constructed over this area, DEQ will require an active soil gas mitigation system to be part of the structure design. The need to treat soil gas discharge will also need to be evaluated as part of the design review. Johnson Development may want to proactively plan for treatment (e.g., activated carbon filtration) as the naphthalene levels exceed odor thresholds.

I need to modify one of our review comments. It was subsequently pointed out to me that current DEQ guidance uses a 100 foot buffer between a soil gas source and a structure. The initial DEQ comment provided to you was limited to future structures constructed over the excavation 5 area. What this means for the McFarland site is that either additional soil gas data would be necessary to document vapor levels are below standards for a potential structure built within the excavation 5 area 100 foot buffer or a soil vapor mitigation system installed. The 2017 soil vapor study does partially bound the excavation 5 soil gas concentrations but not in all directions.

DEQ would also require utility trenches in the vicinity the excavation 5 area to include vapor migration barriers.

Johnson development asked if DEQ has a more detailed figure of the excavation 5 location. DEQ is reviewing its records.

Monitoring Wells

Johnson Development asked if DEQ would require all of the monitoring wells to be maintained. DEQ explained that we have not done a cross walk between the existing monitoring well network constructed to support the remedial investigation and the wells required to be monitored as part of the ongoing groundwater monitoring program. The site remedy allows for modification of the groundwater monitoring program with DEQ approval. DEQ will work closely with the City of Milwaukie to evaluate any such proposal.