

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

Application for Land Use Action

Master File #: CU-2021-001

Review type*: I II III IV V

CHECK ALL APPLICATION TYPES THAT APPLY:

- | | | |
|---|--|---|
| <input type="checkbox"/> Amendment to Maps and/or Ordinances: | <input type="checkbox"/> Land Division: | <input type="checkbox"/> Residential Dwelling: |
| <input type="checkbox"/> Comprehensive Plan Text Amendment | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Accessory Dwelling Unit |
| <input type="checkbox"/> Comprehensive Plan Map Amendment | <input type="checkbox"/> Lot Consolidation | <input type="checkbox"/> Duplex |
| <input type="checkbox"/> Zoning Text Amendment | <input type="checkbox"/> Partition | <input type="checkbox"/> Manufactured Dwelling Park |
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Property Line Adjustment | <input type="checkbox"/> Temporary Dwelling Unit |
| <input type="checkbox"/> Code Interpretation | <input type="checkbox"/> Replat | <input type="checkbox"/> Sign Review |
| <input type="checkbox"/> Community Service Use | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Transportation Facilities Review |
| <input checked="" type="checkbox"/> Conditional Use | <input type="checkbox"/> Miscellaneous: | <input type="checkbox"/> Variance: |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Barbed Wire Fencing | <input type="checkbox"/> Use Exception |
| <input type="checkbox"/> Director Determination | <input type="checkbox"/> Mixed Use Overlay Review | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Downtown Design Review | <input type="checkbox"/> Modification to Existing Approval | <input type="checkbox"/> Willamette Greenway Review |
| <input type="checkbox"/> Extension to Expiring Approval | <input type="checkbox"/> Natural Resource Review** | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Historic Resource: | <input type="checkbox"/> Nonconforming Use Alteration | <input type="checkbox"/> Use separate application forms for: |
| <input type="checkbox"/> Alteration | <input type="checkbox"/> Parking: | Annexation and/or Boundary Change |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Quantity Determination | • Compensation for Reduction in Property |
| <input type="checkbox"/> Status Designation | <input type="checkbox"/> Quantity Modification | • Value (Measure 37) |
| <input type="checkbox"/> Status Deletion | <input type="checkbox"/> Shared Parking | Daily Display Sign |
| | <input type="checkbox"/> Structured Parking | • Appeal |
| | <input type="checkbox"/> Planned Development | • Appeal |

RESPONSIBLE PARTIES:

APPLICANT (owner or other eligible applicant—see reverse): **Walter Zisette, Providence Supportive Housing**

Mailing address: **800 Fifth Ave, Suite 1200, Seattle** State/Zip: **WA, 98104**

Phone(s): **206-552-4288** Email: **walter.zisette@providence.org**

Please note: The information submitted in this application may be subject to public records law.

APPLICANT'S REPRESENTATIVE (if different than above): **Lynn Lindgren-Schreuder, Housing Development Center**

Mailing address: **524 E Burnside, Suite 210, Portland** State/Zip: **OR, 97214**

Phone(s): **503-528-5191** Email: **lynn@hdc-nw.org**

SITE INFORMATION:

Address: **NW corner SE 34th and SE Llewellyn** Map & Tax Lot(s): **11E25DC06100, 6200, 6300**

Comprehensive Plan Designation: **TC** Zoning: **R-3** Size of property: **0.31 acres**

PROPOSAL (describe briefly):

Allow for parking of 17 spaces, 1 loading space on site.

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: **Walter Zisette**

Date: **03/13/21**

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

****Note:** Natural Resource Review applications **may require a refundable deposit**. Deposits require completion of a Deposit Authorization Form, found at www.milwaukieoregon.gov/building/deposit-authorization-form.

THIS SECTION FOR OFFICE USE ONLY:

FILE TYPE	FILE NUMBER	AMOUNT <small>(after discount, if any)</small>	PERCENT DISCOUNT	DISCOUNT TYPE	DATE STAMP
Master file	CU-2021-001	\$ 2,000			
Concurrent application files		\$			
		\$			
		\$			
		\$			
Deposit (NR only)				<input type="checkbox"/> Deposit Authorization Form received	
TOTAL AMOUNT RECEIVED: \$		2,000	RECEIPT #:	RCD BY:	
Associated application file #s (appeals, modifications, previous approvals, etc.):					
Neighborhood District Association(s): Ardenwald					
Notes:					



Providence Supportive Housing
800 Fifth Avenue, Suite 1200
Seattle, WA 98104
Tel: 425.552-4288
www.providencesupportivehousing.org

TO: City of Milwaukie Community Development Department
FROM: Walter Zisette, Providence Supportive Housing
DATE: March 15, 2021
SUBJECT: Type III modification for Providence Milwaukie House

Overview

The applicant, Providence Supportive Housing, requests Conditional Use Approval to develop three existing lots for parking, loading, and outdoor space to serve a mixed-use building to be developed as part of a future phase. See attachment 1. The proposed development consists of two phases:

1. **Conditional Use Review:** To approve a parking lot in the R-3 zone to serve future multifamily residential uses on adjacent parcels zoned GMU. Multifamily development is permitted in the R3 zone as a Conditional Use.
2. **Development Review/Parking Adjustment Review:** To approve a new mixed-use building in the GMU zone and reduce the parking requirements for the site. The development will consist of 63 deeply affordable units for seniors as well as an ElderPlace PACE Center clinic. Mixed-use development is permitted by right in the GMU zone. This application will require preparation of a traffic impact study and will trigger site compliance with applicable development standards.

This phased submittal is intended to provide the applicant with sufficient certainty to submit an application to HUD for funding to support the deeply affordable senior housing units proposed for the GMU portion of the site. This application is due on May 24th and does not allow adequate time for the preparation, submittal, and review of the multifamily building and site development proposed for the GMU zone to the west. The anticipated timing of this application would be early fall of 2021 once the project has successfully been awarded funding.

The parking will serve the proposed development west of the site. The adjacent streets, which are currently unimproved, will be provided with street improvements, sidewalks and curbs. The site will be improved with access onto the site from SE 34th Ave; 17 parking spaces, including 1 ADA parking and 1 ADA loading spaces; landscaping; and hardscapes. Because the proposed development is located in the R3 zone and provides parking to support multifamily that are permitted conditionally in the R3 zone, Conditional Use review and approval is required.

The three tax lots west of the site (TLIDs 11E25DC05800, 5900, 6000) are zoned GMU. The applicant proposes to develop a mixed-use building with residential housing for seniors and an ElderPlace PACE

Center. The residential development will have 63 units, a mix of studios and one-bedroom units and common areas for the residential use. The residential common areas will be located on the first floor and upper levels. The residential units will be located on the 2nd, 3rd and 4th floors. The ElderPlace PACE Center will be located on the first floor of the development. A pull out along Llewellyn will enable seniors visiting the PACE Center to safely access the 7,500 SF of medical and social services.

The PACE facility would be relocated from its current location in the Medical Office Building to the west of the site. The PACE Center currently serves seniors in the City of Milwaukie and surrounding region and would continue to serve this population.

The conceptual site plan and location of the building on the site has been configured to ensure that as proposed the project is permissible under applicable zoning ordinances or regulations and does not require additional discretionary actions. The primary access for the residential development will be from the from drive aisle along NE Llewellyn. The design shifts the existing drive aisle to the west ensuring that minimal modifications to the existing parking lot are required.

The building will be four-stories. Storefront windows will be provided on the ground floor along the west and south face of the building to provide a connection between the street and the new development. Fenestration for the units will provide a sense of scale that reflects the residential neighborhood. The building would be designed to meet Earth Advantage Gold, utilizing sustainable construction measures and the potential for a roof mounted PV system.

A parking reduction will be requested for the development, this is consistent with the 2020 Comprehensive Plan, Section 7.2.3 regarding for parking reductions. It is anticipated that 24 parking places will be provided for the residential portion of the project, 7 spaces will be provided in the existing lot to the west and 17 are proposed to be located on the R-3parcels. Twenty-three parking spaces for the PACE center will be provided at an existing lot on the corner of SE 32nd and SE Llewellyn. A total of 47 spaces are proposed for the development.

The applicant attended a pre-application conference with City staff on October 1, 2020. The applicable provisions of MMC Title 19 Zoning are addressed below.

Section 19.905 Conditional Uses

19.905.4 Approval Criteria

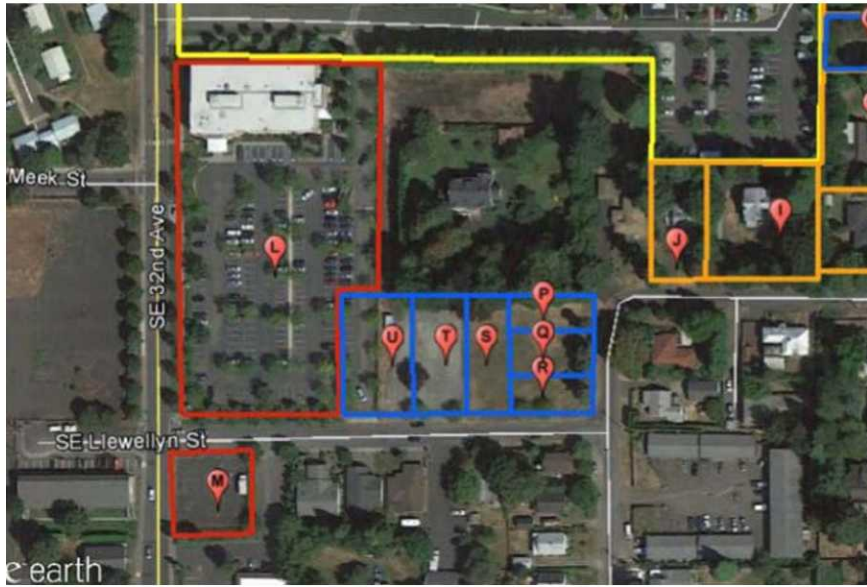
A. Establishment of a new conditional use, or major modification of an existing conditional use, shall be approved if the following criteria are met:

1. The characteristics of the lot are suitable for the proposed use considering size, shape, location, topography, existing improvements, and natural features.

The site consists of three existing lots with an area of 0.31 acres or 13,504 SF. The lots are currently in an unimproved condition. The site slopes gradually to the northeast, the slope becomes steeper along SE 34th. The lots are treed at the site perimeter: there is one pine at the north, four pines trees street trees along SE 34th and two deciduous trees along SE Llewellyn. The trees survey included as Attachment 2 notes the diameter of the street trees between 12 to 16 inches.

The site does not contain natural features. The sites contained residences between 1928 and 1990. Sanborn maps provided in a Phase I, ESA from 2020 indicate that between 1928 to 1936 lot Q (see

below) contained a residence and the adjacent lots were vacant. Residences on the adjacent lots are shown on aerial photographs from 1948 until 1983. The aerial photograph dated 1990 shows a vacant lot, no structures are shown.



R-3 parcels under review are identified in blue as P, R & Q.



View of site looking east.



View of northeast corner of site looking west.

2. The operating and physical characteristics of the proposed use will be reasonably compatible with, and have minimal impact on, nearby uses.

The site is located at the eastern perimeter of an R-3 zone. Zoning to the north, south and east is R-3. Development to the east is single family residential, with a multifamily residential building to the southeast. The residence to the north, at 10399 SE 34th Ave, is a mapped Significant Historic Resource. As such, the property can be used for a variety of non-residential uses as an incentive for its upkeep.

Development to the south is a combination of single-family residential and commercial (office) purposes. Zoning to the west is GMU. The site directly to the west is vacant and is under the same ownership as the subject site. It is the location of the planned multiuse development described in the introduction. The site to the west of the proposed development contains a parking lot and a medical office building. The R-3 site under review is adjacent to the proposed multiuse development.

The applicant proposes constructing parking and a loading area on the northern portion of the site. The parking will serve the residential portion of the proposed development, while the loading area will provide access to the PACE center. Long-term parking will be designated for employees and residents of the residential development. This will minimize the number of trips in and out of the lot. Loading for the PACE center will include food deliveries, service deliveries, and trash. This access will not be used for residential deliveries. Delivery and trash access for the residential development will be located on the GMU -zoned site west of the future proposed building.

SE 34th Ave is classified as a local street. Limiting deliveries for the PACE Center and restricting parking to the longer-term use is compatible with the street classification and will have minimal impact on the nearby uses.

3. All identified impacts will be mitigated to the extent practicable.

The development of the site provides a buffer to the neighborhood. Potential impacts to surrounding properties could include increased traffic and reduced grassy area to the development of vacant parcel. Any potential impacts to the existing adjacent residential uses will be mitigated by providing street improvements, sidewalks and curbs along both street frontages. Street trees will be replaced and/or installed as required. The proposed development will be separated from existing residential uses to the

south by more than 100 ft. and from existing residential uses to the east by at least 60 ft. The southeast corner of the site will be developed with landscaping and hardscaping. Landscaping will be provided to provide a buffer to the neighborhood and will not impede site lines at the intersection.

4. The proposed use will not have unmitigated nuisance impacts, such as from noise, odor, and/or vibrations, greater than usually generated by uses allowed outright at the proposed location.

As noted above, potential impacts include increased traffic and reduced grassy area. These potential impacts will be mitigated through the widening and improvement of the site’s street frontages at the time of future building development.

The proposed use is not anticipated to have nuisance impacts related to noise, odor, or vibrations that are greater than the residential uses permitted at this location such as rowhouses and cottage cluster housing. The proposed uses for the site of parking, loading and unloading and landscaping. The loading area is set back from the street. The loading and parking typical uses will not create nuisance impacts from noise, odor, or vibrations.

5. The proposed use will comply with all applicable development standards and requirements of the base zone, any overlay zones or special areas, and the standards in Section 19.905.

1. Base zone standards in Chapter 19.300.

Response: This portion of the site is located in the R-3 zone. The proposed development is surface parking, loading, and open space to support a future mixed-use development (multifamily residential and medical office) in the GMU zone site to the west. The parking area proposed in this application will specifically serve the multifamily residential uses proposed for the site.

Multifamily uses are permitted as Conditional Uses in the R-3 zone. This application requests conditional use approval for site improvements that will be supporting the future multifamily use.

As shown in the table below, the proposed development meets the applicable base zone standards of the R-3 zone. The site consists of three lots under the same ownership, as is considered to be one lot for development purposes.

Standard	Required	Proposed	Finding
Minimum Lot Size – all other lots	5,000 sq. ft.	The existing site is 0.31 acres/13,504 sq. ft.	This standard is met.
Minimum Lot Width – all other lots	50 ft.	The lot will be ~97 ft. in width after right-of-way dedication.	This standard is met.
Minimum Lot Depth – all other lots	80 ft.	The lot will be ~141 ft. in depth after right-of-way dedication.	This standard is met.
Minimum Street Frontage – standard lot	35 ft.	The SE Lewellyn St frontage will be ~97 ft. after right-of-way dedication. The SE 34 th	This standard is met.

		Ave street frontage will be ~140 ft. after right-of-way dedication.	
Minimum Front Yard for primary structures	15 ft.	No buildings or structures are proposed.	This standard is not applicable.
Minimum Side Yard for primary structures other than a rowhouse	5 ft.	No buildings or structures are proposed.	This standard is not applicable.
Minimum Street Side Yard for primary structures	15 ft.	No buildings or structures are proposed.	This standard is not applicable.
Minimum Rear Yard for primary structures	15 ft.	No buildings or structures are proposed.	This standard is not applicable.
Side Yard Height Plane – required side yard depth	20 ft.	No buildings or structures are proposed.	This standard is not applicable.
Side Yard Height Plane – slope	45 degrees	No buildings or structures are proposed.	This standard is not applicable.
Maximum Lot Coverage	40%	No buildings or structures are proposed.	This standard is not applicable.
Minimum Vegetation	35% (at least half of minimum vegetation must be suitable for outdoor recreation by residents; at least 40% of the front yard shall be vegetated)	More than 50% of the site is vegetated and consists of turf for outdoor recreation. The front yard faces SE Llewellyn St and is more than 70 ft. deep.	This standard is met.

2. Overlay zone standards in Chapter 19.400.

Response: The site is not located within an overlay zone. These standards are not applicable.

3. Supplementary development regulations in Chapter 19.500.

Response: The applicable development regulations in Chapter 19.500 are addressed below.

19.504.9 On-Site Walkways and Circulation

A. Requirement

All development subject to Chapter 19.700 (excluding single-family and multifamily residential development) shall provide a system of walkways that encourages safe and convenient pedestrian movement within and through the development site. [...]

Response: The proposed development does not include new structures, additions to existing structures, or reconstruction of demolished structures. As such, it is not “new development” and is not subject to Chapter 19.700.

However, the proposed development is subject to the provisions of Section 19.606, which reference Subsection 19.504.9.E.

E. Design Standards

Walkways shall be constructed with a hard surface material, shall be permeable for stormwater, and shall be no less than 5 ft in width. If adjacent to a parking area where vehicles will overhang the walkway, a 7-ft-wide walkway shall be provided. The walkways shall be separated from parking areas and internal driveways using curbing, landscaping, or distinctive paving materials. On-site walkways shall be lighted to an average 5/10-footcandle level. Stairs or ramps shall be provided where necessary to provide a direct route.

Response: Walkways 5'-0" wide are provided along parking bays for safe pedestrian passage. These walkways are connected to the sidewalks along the adjacent right of way and to the other future pedestrian pathways in the adjacent lot to the west. The walkways will be illuminated with light level compliant with this standard. The walkway will be constructed from pervious paver material and will be ADA compliant.

4. Off-street parking and loading standards and requirements in Chapter 19.600.

19.602.4 Applicability not Associated with Development or Change in Use [...]

B. Any parking or loading area that is not developed to serve an existing use and is not associated with development activity or a change in use as described in Subsection 19.602.3 shall conform to the requirements of Sections 19.604 and 19.606-19.611. The requirements of Section 19.605 do not apply to parking areas described under Subsection 19.602.4.B.

Response: The proposed parking and open space area are being developed to serve a future multifamily use. As such, the proposed parking area is subject to 19.602.4.B above.

Per Section 19.604, the proposed parking area will be located on the same site as the primary use for which it is accessory.

As described in the table below, the proposed parking and loading area meets the provisions of Sections 19.606. Sections 19.607 and 19.611 are not applicable to this development, and 19.608 will be addressed at the time of Development Review.

Standard	Required	Proposed	Finding
19.606 Parking Area Design and Landscaping			
16.606.1 Parking Space and Aisle Dimensions			
A. Dimensions	90 degree: 9' wide x 18' deep 2-way aisle: 22' aisle width	90 degree: 9' wide x 18' deep 2-way aisle: 24' drive aisle	This standard is met.
16.606.2. Landscaping			
C. Perimeter Landscaping			
1. Abutting a right-of-way	8'	East: ~12 ft. South: ~67 ft.	This standard is met.
1. Abutting a property line	6'	6'	This standard is met.
2. Planting Requirements	1 tree per 30 lf of buffer area	North: 3.4 (4) trees required, 5 trees provided Northeast: 1 tree required, 2 provided Southeast: 1 tree required, 2 provided	This standard is met.
3. Additional Planting Requirements Adjacent to Residential Uses	Visual screen that is opaque from 1-4 ft. above ground (fence, wall, or landscaping)	Residential uses are located to the north of the site. A compliant fence is proposed.	This standard is met.
D. Interior Landscaping			
1. Interior Landscaping – General Requirements	Interior landscaping required for sites with more than 10 parking spaces on the entire site	More than 10 parking spaces are proposed; interior landscaping is required and provided	This standard is met.
2. Interior Landscaping – Required Amount	At least 25 sq. ft. for each parking space At least 120 sq. ft. in area	17 parking spaces are proposed; min 425 sq. ft. of interior landscaping is required. 7252 sq. ft. of internal landscaping is provided.	This standard is met.

3. Interior Landscaping – Location and Dimensions	Divider medians or landscape planters At least 6 ft. wide, measured from inside of curb	One landscape planter is provided. It is 6 feet wide from inside of the curb.	This standard is met.
4. Interior Landscaping – Planting Requirements	For landscape islands, at least 1 tree shall be planted per island.	1 tree is proposed for the island	This standard is met.
19.606.3 Additional Design Standards			
A. Paving and Striping	Parking areas must be paved and striped	The proposed parking area will be paved and striped.	This standard is met.
B. Wheel Stops	Parking bumpers or wheel stops of at least 4 in. in height	No wheel stops proposed – maximum parking length per development standard is provided	This standard is met.
C. Site Access and Drive Aisles			
1. Driveway approaches	Shall comply with the access spacing standards of Chapter 12.16 – 100 ft. from local street intersection and 10 ft. from property line.	The proposed driveway approach is located 100 ft. from the intersection of SE 34 th Ave and SE Llewellyn St and 28 ft. from the northern property line.	These standards are met.
2. Drive Aisles	Per 19.606.1; 2-way drive aisles must be 22 ft. wide	Proposed drive aisle is 24 ft. wide	This standard is met.
3. Drive Aisle Width	Shall not be wider than approved access within 10 ft. of right-of-way	The drive aisle is the same width as the access.	This standard is met.
D. Pedestrian Access and Circulation			
1. Pedestrian Access Location	No parking space shall be more than 100 ft. away from a building entrance or a walkway that meets the	No buildings are proposed with this phase of development however, complete circuit of pedestrian walkways that meet	This standard is met.

	standards of 193.606.3.D.2	the standards are provided around the parking bays and connect to future pathways in the adjacent lot.	
2. Walkways	Walkways through off-street parking areas must be continuous, must lead to a building entrance, and meet the design standards of 19.504.9.E	The proposed walkways area continuous around the parking area and connect to future pathways in the adjacent lot.	This standard is met.
F. Lighting	Lighting is required for parking areas with more than 10 spaces	Lighting will be provided at the parking lot.	This standard is met.
1. Luminaires	Luminaires shall have a cutoff angle of 90 degrees or greater.	Luminaire will have a cutoff angle of 90 and greater.	This standard is met.
2. Light Trespass	Parking area lighting shall not cause a light trespass of more than 0.5 footcandles measured vertically at the boundaries of the site	Lighting provided will not cause light trespass of more than 0.5 foot-candles and will meet this development standard.	This standard is met.
3. Pedestrian Walkways and Bicycle Parking Areas	Must be illuminated to at least 0.5 footcandles measured horizontally at the ground level	Lighting provided will have the appropriate foot-candles compliant per the development standard	This standard is met.

5. Public facility standards and requirements, including any required street improvements, in Chapter 19.700.

Response The proposed development does not include new structures, additions to existing structures, or reconstruction of demolished structures. As such, it is not “new development” and is not subject to Chapter 19.700. Conformance with the provisions of this chapter will be reviewed with the future building development.

6. The proposed use is consistent with applicable Comprehensive Plan policies related to the proposed use.

The subject site is designated Medium Density by the Comprehensive Plan. This site was identified as “vacant” by the Buildable Lands Inventory . The proposed use is consistent with Comprehensive Plan policies as it will support Milwaukie Comprehensive Plan 2020 in regard to for Housing. The 2020 Plan’s overarching goals for housing prioritizes safe, affordable, stable housing for every socioeconomic status and physical ability in dwellings that are equitable, livable, and sustainability.

The affordable mixed-use development to the west will be developed consistent with the following sections of Chapter 7: Housing.

Goal 7.1 Equity

7.1.1 – The proposed housing will provide additional housing options in the City for low-income seniors

7.1.5 – Will be developed according to Universal Design to accommodate seniors.

7.1.7 – Will be developed in compliance with the Fair Housing Act.

Goal 7.2 Affordability

7.2. Affordability - Leverages affordable housing through the investment of partnerships, allows for changing market conditions, provides input from regional partners to support affordable housing,

7.2.3 – Will request a reduction in parking requirements.

7.2.5 – This proposal provides the opportunity to expand the partnership between the City and non-profit partners to provide new low to moderate-income housing units

Goal 7.3 Sustainability

7.3 - Will be constructed to meet sustainability Earth Advantage gold requirements. The subject site is supported by existing utilities and transportation infrastructure.

Goal 7.4 Livability

7.4 - Accessible to nearby services and public transportation, provides opportunity for onsite open space onsite, and the development of “intentional community”.

7.4.5 – Provides a transition between R-3 medium density and adjacent GMU zone.

The development supports the Milwaukie Housing Affordability Strategy , adopted in 2018. Parking at the site supports the development of housing that is consistent with City goals for development of affordable housing centered around developing new units, preventing displacement, and connecting people to affordable housing.

7. Adequate public transportation facilities and public utilities will be available to serve the proposed use prior to occupancy pursuant to Chapter 19.700.

The development proposed with this application does not include buildings and will not be occupied pursuant to this chapter. Conformance with the provisions of Chapter 19.700 will be addressed at the time of Development Review for the proposed building, and the applicant will implement any mitigation measures identified by the Transportation Impact Analysis at that time.

Currently, two bus lines are located one block from the site. TriMet bus line 33 runs east/west and has a stop one block south along Harrison Street, one block south of the site. The line 75 runs north/south runs along SE 32nd Avenue and is located a half block west of the site. A MAX Orange Line stop is less than one mile west of the site [and runs into downtown Portland.](#)

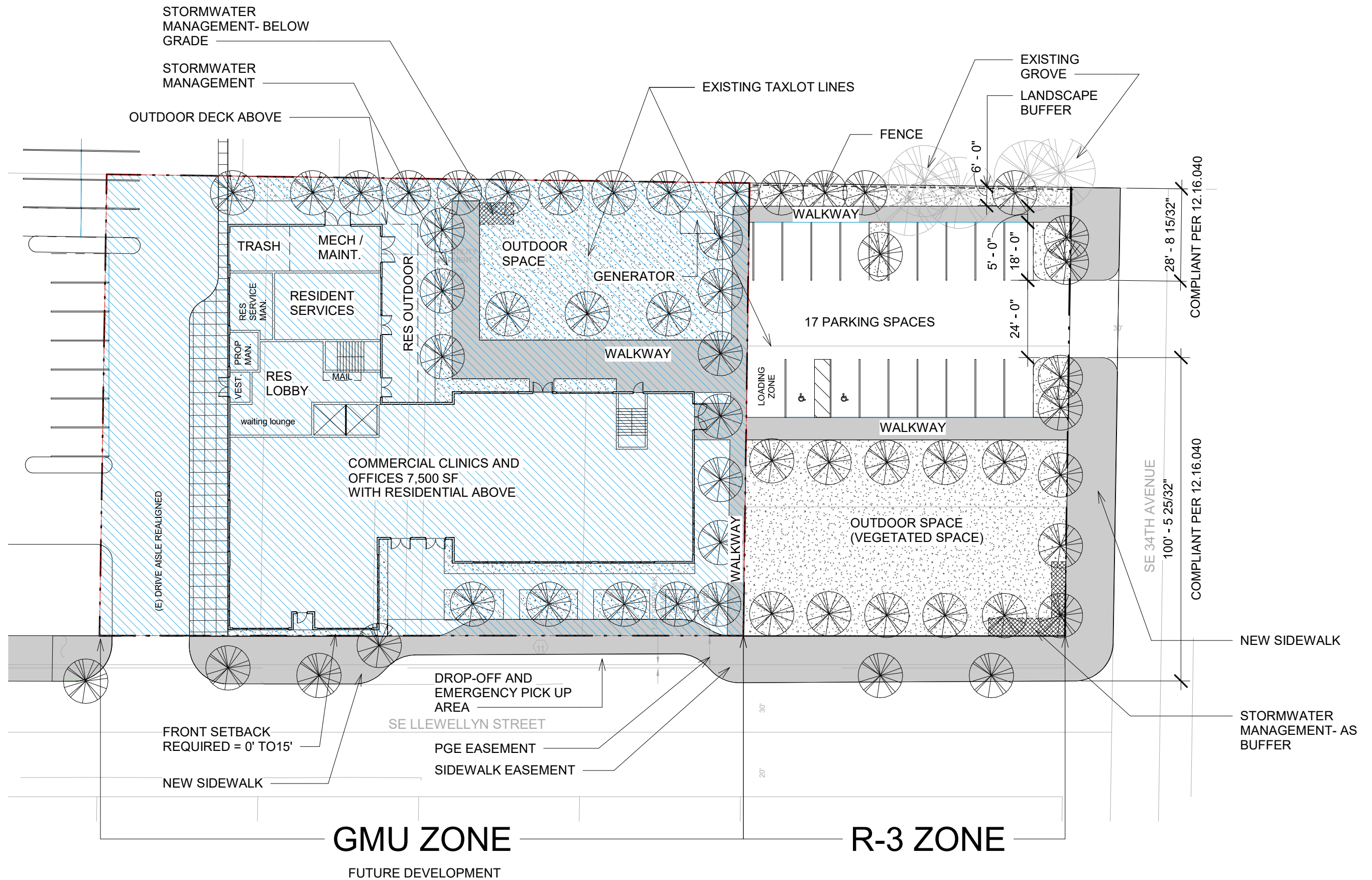
The site is well served by utilities. Overhead power lines are located along Llewellyn Street. Gas service is located along SE 34th Ave. Sanitary sewer is located along SE 34th Ave and extends along SE Llewellyn, terminating approximately 125 feet west of the intersection of SE 34th Ave and Llewellyn St. Storm sewer is located on Llewellyn St and terminates just east of the entrance to the Medical Office Building parking lot. An existing fire hydrant is located along SE 34th Avenue. See survey included as Attachment 2.

Attachments:

Attachment 1 – Site Plan_Conditional Use Application for R-3 Parcel

Attachment 2 – Survey

Attachment 3 – Pre-Application Conference Notes



1 CONDITIONAL USE PROPOSAL FOR R-3
 PARCEL CONCEPT SITE PLAN
 1" = 30'-0"

EXCEPTIONS:

THE FOLLOWING ARE SURVEY RELATED SCHEDULE B SPECIAL EXCEPTIONS PER PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-1017007-OR1, DATED 06/10/2020; SEE SAID REPORT FOR FURTHER NON-SURVEY RELATED PARTICULARS AFFECTING THE SUBJECT PROPERTY:

8. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
 RECORDING INFORMATION: JUNE 13, 1963 IN BOOK 623, PAGE 222
 IN FAVOR OF: PORTLAND GENERAL ELECTRIC COMPANY, AN OREGON CORPORATION
 FOR: UTILITIES
 SURVEYOR'S NOTE: DOES NOT AFFECT SUBJECT PROPERTY, AFFECTS NORTHWEST CORNER OF LOT 1, BLOCK 2.

9. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
 RECORDING DATE: APRIL 10, 1984
 RECORDING INFORMATION: 84011811
 IN FAVOR OF: THE CITY OF MILWAUKIE
 FOR: UTILITIES
 AFFECTS: LOT 4
 SURVEYOR'S NOTE: SHOWN HEREON.

10. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
 RECORDING DATE: APRIL 10, 1984
 RECORDING INFORMATION: 84011812
 IN FAVOR OF: THE CITY OF MILWAUKIE
 FOR: UTILITIES
 AFFECTS: LOTS 5, 6 AND 7
 SURVEYOR'S NOTE: CONSUMED BY STREET DEDICATION, EXCEPTION 15.

11. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
 RECORDING DATE: JUNE 11, 1984
 RECORDING INFORMATION: 84019419
 IN FAVOR OF: PORTLAND GENERAL ELECTRIC COMPANY, AN OREGON CORPORATION
 FOR: UTILITIES
 SURVEYOR'S NOTE: DOES NOT AFFECT SUBJECT PROPERTY.

12. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
 RECORDING DATE: JUNE 19, 1984
 RECORDING INFORMATION: 84020700
 IN FAVOR OF: DAGMAR S. FISHER
 FOR: UTILITIES
 AFFECTS: LOT 4
 SURVEYOR'S NOTE: SAME DESCRIPTION AS EX. 9, SHOWN HEREON.

13. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ENVIRONMENTAL NOTICE" RECORDED NOVEMBER 26, 1997 AS RECORDING NO. 97093362 OF OFFICIAL RECORDS.
 SURVEYOR'S NOTE: NOT PLOTTABLE

14. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "STATUTORY WARRANTY DEED AND RESERVATION OF ACCESS EASEMENT" RECORDED DECEMBER 18, 1997 AS RECORDING NO. 97099061 OF OFFICIAL RECORDS.
 SURVEYOR'S NOTE: NOT PLOTTABLE

15. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
 RECORDING INFORMATION: JUNE 26, 2001 AS RECORDING NO. 2001-048903
 IN FAVOR OF: THE CITY OF MILWAUKIE
 FOR: RIGHT OF WAY
 SURVEYOR'S NOTE: RIGHT OF WAY DEDICATION SHOWN HEREON

LEGAL DESCRIPTION

PER PRELIMINARY TITLE REPORT REFERENCED UNDER "EXCEPTIONS" HEREON:

REAL PROPERTY IN THE COUNTY OF CLACKAMAS, STATE OF OREGON, DESCRIBED AS FOLLOWS:

ALL OF LOTS NUMBERED 3 THROUGH 9, BLOCK 2, LEO FIRST ADDITION, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON.

EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN THE BOUNDARIES OF LLEWELLYN STREET AND 32ND STREET.

LEGEND

- ⊕ SANITARY MANHOLE
- ⊙ STORM MANHOLE
- APPROXIMATE MANHOLE SIZE/LOCATION
- ▭ CATCH BASIN
- ▭ AREA DRAIN
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ LIGHT POLE
- ⊕ UTILITY POLE
- SIGN
- BOLLARD
- ⊕ MW MONITORING WELL
- LINE CONTINUES
- DECIDUOUS TREE
- ⊕ EVERGREEN TREE

- SS SANITARY LINE
- SD STORM LINE
- G GAS LINE
- OHL OVER HEAD UTILITY LINE
- W WATER LINE
- P POWER LINE
- COM COMMUNICATION LINE
- X FENCE (AS NOTED)

TABLE "A" ITEMS:

2. NO ADDRESS WAS REFERENCED IN TITLE REPORT REFERENCED IN EXCEPTION LIST, NOR WERE ANY OBSERVED DURING THE COURSE OF FIELD WORK; AN APPROXIMATE STREET ADDRESS WOULD BE 3351 SE LLEWELLYN STREET, MILWAUKIE, OREGON 97222.
3. THE PROPERTY IS LOCATED WITHIN FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 41005C0009E WITH AN EFFECTIVE DATE OF JUNE 17, 2008. PER SAID MAP THE SITE IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN).
4. THE AREA OF THE SUBJECT PARCEL (PER LEGAL DESCRIPTION REFERENCED IN EXCEPTION LIST) IS 42,391 SQUARE FEET/0.97 ACRES, MORE OR LESS.
5. VERTICAL RELIEF IS SHOWN HEREON, ELEVATIONS ARE NAVD88(2011), BASED UPON LOCAL GPS OBSERVATIONS.
8. SUBSTANTIAL FEATURES OBSERVED DURING FIELD WORK ARE SHOWN HEREON.
11. VISIBLE UTILITIES AND THOSE MARKED FOR UTILITY LOCATE TICKET #20236541 ARE SHOWN HEREON.
13. ADJOINING OWNERSHIP SHOWN HEREON.
14. NEAREST INTERSECTING STREET IS SHOWN HEREON.
17. THE SURVEYOR WAS NOT MADE AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
19. PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES - NONE DISCLOSED IN TITLE REPORT.

SURVEYOR'S CERTIFICATE

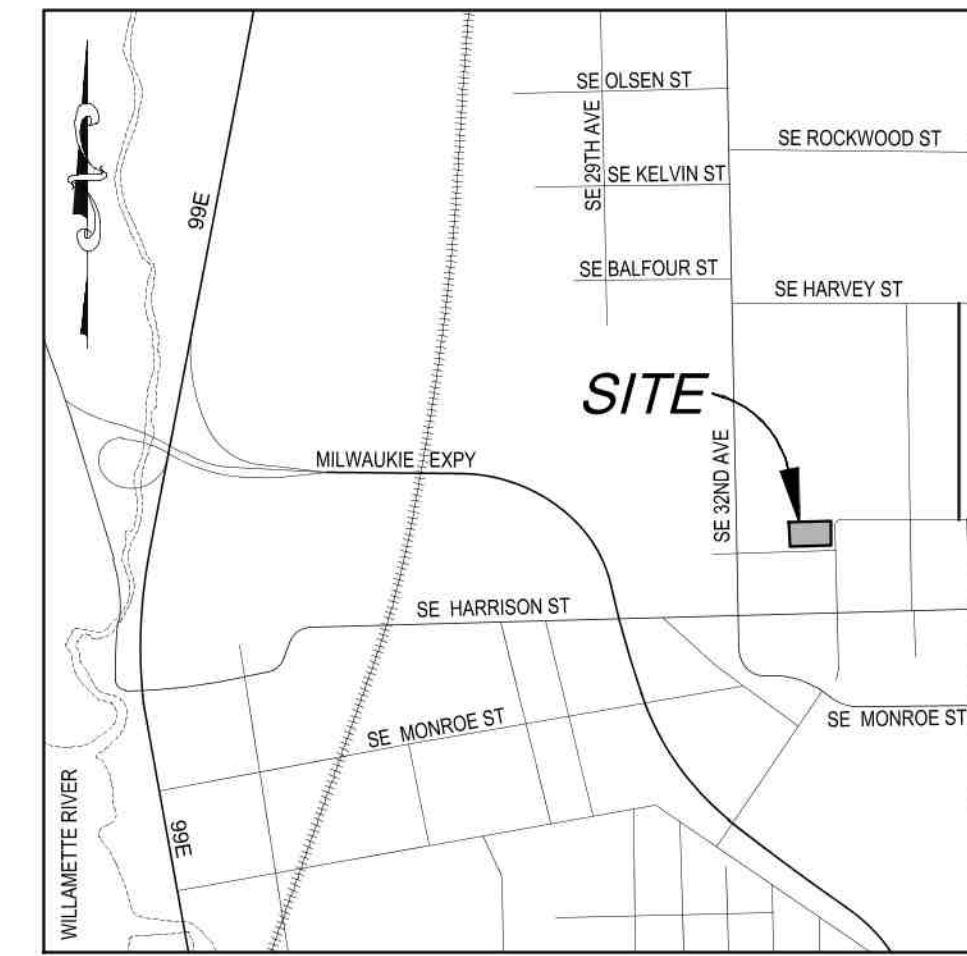
I HEREBY CERTIFY TO PROVIDENCE SUPPORTIVE HOUSING AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 11, 13, 14, 17 AND 19 OF THE TABLE A. THE FIELD WORK WAS COMPLETED ON AUGUST 26, 2020.

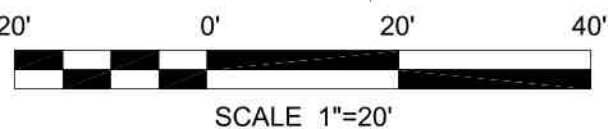
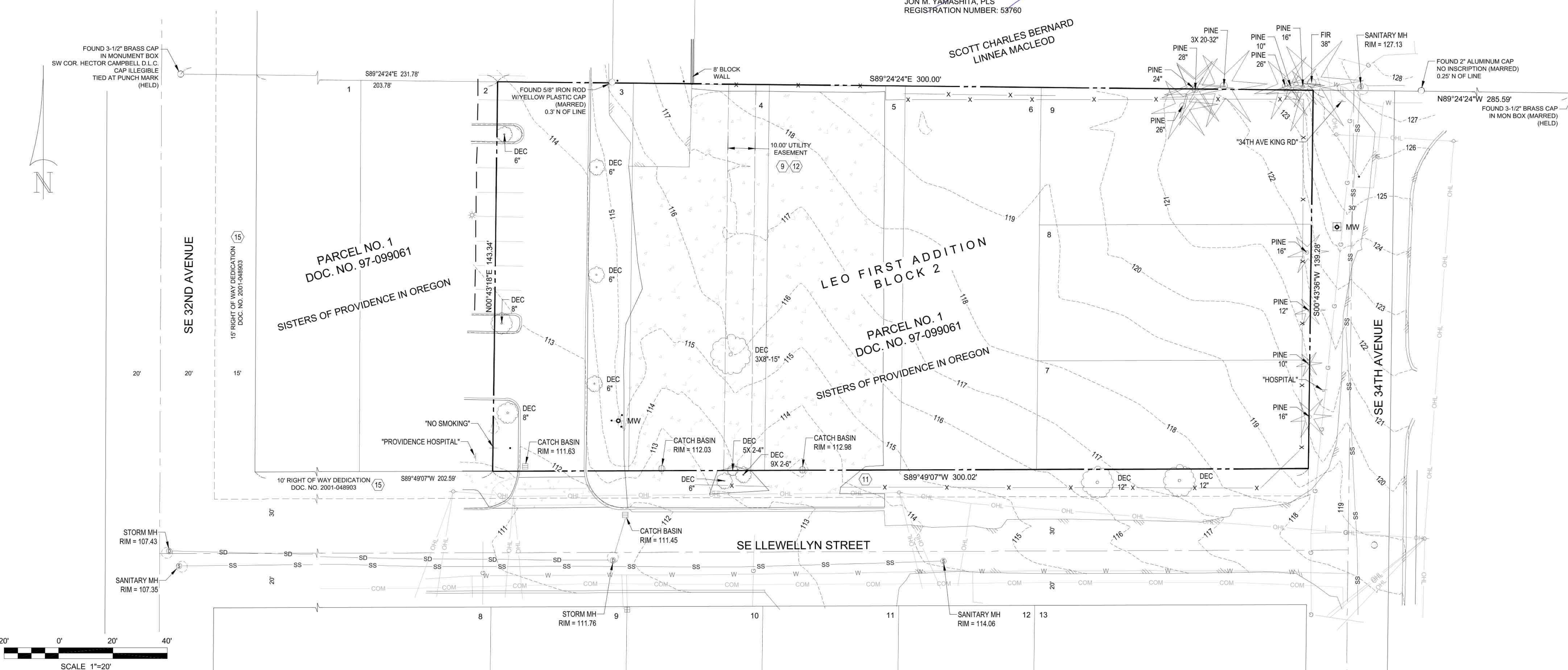
DATE OF PLAT OR MAP: SEPTEMBER 3, 2020

[Signature]
 JON M. YAMASHITA, PLS
 REGISTRATION NUMBER: 53760

REGISTERED PROFESSIONAL LAND SURVEYOR
 Digitally Signed
 2020.09.03 10:23:51-0700'
 OREGON
 JANUARY 12, 2002
 JON M. YAMASHITA
 53760LS
 RENEWS 6/30/2022



VICINITY MAP
 NOT TO SCALE



Calculated	DAC	AUG-27-2020
Drawn	JMY	SEPT-01-2020
Checked		SEPT-02-2020

REVISIONS	

ALTA/NSPS LAND TITLE SURVEY
 SE 1/4 SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 EAST,
 WILLAMETTE MERIDIAN CITY OF MILWAUKIE,
 MULTNOMAH COUNTY, OREGON
 SEPTEMBER 3, 2020

19836
Project No.
S19836A140
Drawing No.
1 OF 1
Sheet No.



CITY OF MILWAUKIE
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206
 503.786.7600
 planning@milwaukieoregon.gov
 building@milwaukieoregon.gov
 engineering@milwaukieoregon.gov

Preapplication Conference Report

Project ID: 20-009PA

This report is provided as a follow-up to the meeting that was held on 10/1/2020 at 2 PM

The Milwaukie Municipal Code is available here: www.qcode.us/codes/milwaukie/

APPLICANT AND PROJECT INFORMATION

Applicant:	Li Alligood	Applicant Role: Planner
Applicant Address:	808 SW 3 rd Ave, Suite 800, Portland, OR 97204	
Company:	OTAK, Inc.	
Project Name:	Providence Milwaukie Supportive Housing Project	
Project Address:	Vacant lots on 34 th Ave and Llewellyn St	Zone: GMU & R-3
Project Description:	Mixed use building with clinic space for Providence and affordable housing residential units for seniors	
Current Use:	Vacant lots	
Applicants Present:	Li Alligood, Lynn Lindgren-Schreuder, Walter Zisette, Josh SERA, David Stephenson SERA, Martha Williamson, Gauri SERA	
Staff Present:	Mary Heberling, Steve Adams, Janine Gates	

PLANNING COMMENTS

Zoning Compliance ([MMC Title 19](#))

<input checked="" type="checkbox"/>	Use Standards (e.g., residential, commercial, accessory)	GMU 19.303 : Mixed use is a permitted use in this zone R-3 19.302 : Multifamily and office/clinic uses are a Conditional Use (CU)
<input checked="" type="checkbox"/>	Dimensional Standards & Development Standards	R-3 lots must comply with the R-3 dimensional and development standards of MMC Table 19.302.4. GMU lots must comply with the GMU dimensional and development standards of MMC Table 19.303.3. GMU Detailed Development Standards in 19.303.4, including FAR for mixed use buildings (AKA nonresidential development in the code), building height, and height bonuses. R-3 Additional Development Standards: 19.302.5.E Height Exceptions - 1 additional story may be permitted in excess of the required maximum standard. For each additional story,

		<p>an additional 10% of site area beyond the minimum is required to be retained in vegetation. A variance may not be needed to building height in the R-3 lot if this can be met.</p> <p>Lots will need to be consolidated to one lot with a split zone. Building(s) cannot go over lot lines. See section Land Division (Title 17) for more details.</p>
--	--	---

Land Use Review Process

<input checked="" type="checkbox"/>	Applications Needed	<ol style="list-style-type: none"> 1) Type I Development Review for mixed use building in GMU zone and other development in the R-3 zone, except open space 2) Type II Parking Quantity Modification 3) Type II Transportation Facilities Review 4) Type III Conditional Use for multifamily in R-3 zone or other development related to the office/clinic in R-3 (such as parking) 5) Type III Variance for transition area measures, may be needed for access spacing and driveway placement (see pg 7 and "access requirements") 6) Type I Lot Consolidation 7) Type I Final Plat (submitted <u>after</u> approval of the lot consolidation)
<input checked="" type="checkbox"/>	Fees	<p>Type I: \$200 Type II: \$1,000 Type III: \$2,000</p> <p>Up to three (3) variance requests may be included in one variance application; additional variance requests would need a second variance application and fee.</p> <p>For multiple applications, the most expensive fee is collected in full, with a 25-percent discount for each additional application.</p>
<input checked="" type="checkbox"/>	Review Type: Type I Type II Type III	<p>See review types above</p> <p>Land Use Application form: https://www.milwaukieoregon.gov/sites/default/files/fileattachments/planning/page/42771/landuse_fillable_application.pdf</p> <p>Submittal requirements for: Land Use Applications: https://www.milwaukieoregon.gov/sites/default/files/fileattachments/planning/page/39251/submittal_rqmts_form.pdf</p> <p>Plat for lot consolidation: https://www.milwaukieoregon.gov/sites/default/files/fileattachments/planning/page/38211/preliminaryplatchecklist_form0.pdf</p> <p>Final plats: https://www.milwaukieoregon.gov/sites/default/files/fileattachments/planning/page/38211/finalplat-checklist_form.pdf</p>

Overlay Zones (MMC 19.400)

<input type="checkbox"/>	Willamette Greenway	
<input type="checkbox"/>	Natural Resources	
<input type="checkbox"/>	Historic Preservation	
<input type="checkbox"/>	Flex Space Overlay	

Site Improvements/Site Context

<input checked="" type="checkbox"/>	Landscaping Requirements	<p>R-3: Minimum vegetation: 35% of the total lot area, at least half of the minimum required vegetation area must be suitable for outdoor recreation by residents (Table 19.302.4 and 19.302.5.C)</p> <p>R-3: At least 40% of the front yard must be vegetated (19.302.5.D)</p> <p>GMU: Minimum vegetation: 15% of the total lot area (Table 19.303.3)</p> <p>Both R-3 & GMU: No more than 20% of the required vegetation area shall be covered in mulch or bark dust</p>
<input checked="" type="checkbox"/>	Onsite Pedestrian/Bike Improvements (MMC 19.504, 19.606, and 19.609)	<p>19.606.3.D Pedestrian Access and Circulation: Additional standards are provided around pedestrian access in off-street parking areas on site.</p> <p>19.606.3.E Internal Circulation: Additional standards around general circulation and connections to adjacent parking areas.</p> <p>19.609 Bicycle Standards: Mixed use and multifamily buildings must follow these standards for on-site bicycle parking</p>
<input type="checkbox"/>	Connectivity to surrounding properties	
<input checked="" type="checkbox"/>	Circulation	19.504.9: Mixed use buildings are required to provide onsite walkways and circulation. Multifamily is exempt.
<input checked="" type="checkbox"/>	Building Design Standards (MMC 19.504 & 19.505)	<p>19.505.7 Nonresidential Development: Mixed use buildings follow these design standards in the GMU.</p> <p>19.505.3 Multifamily Housing: Stand-alone multifamily buildings follow these design standards in both GMU and R-3.</p> <p>19.504.6 Transition Area Measures: Where mixed-use development is proposed abutting or adjacent to properties zoned for lower-density residential uses, the transition measures shall be required in this section. <u>A Type III variance may be needed to this section.</u></p>
<input type="checkbox"/>	Downtown Design Standards (MMC 19.508)	

Parking Standards ([MMC 19.600](#))

<input type="checkbox"/>	Residential Off-Street Parking Requirements	
<input checked="" type="checkbox"/>	Multi-Family/Commercial Parking Requirements	<p>19.605.1 Minimum and Maximum Parking Quantities per use.</p> <p>19.605.2 Quantity Modifications and Required Parking Determinations, Type II review, approval criteria listed in this section. Any data you have from previous Providence affordable housing buildings and parking would be important to include and why little residential parking is needed.</p> <p>19.605.3 Exemptions and By-Right Reductions to Quantity Requirements, options to reduce parking in this section. Total reduction in required parking cannot exceed 25% of the minimum quantity requirement listed in Table 19.605.1.</p> <p>19.605.4 Shared Parking, standards to create a shared parking agreement are in this section, use as part of the 19.605.2 Quantity Modification review.</p> <p>19.606 Parking Area and Design Landscaping: Mixed use and multifamily building off-street parking areas must follow the requirements in this section.</p>

Approval Criteria ([MMC 19.900](#))

<input type="checkbox"/>	Community Service Use (CSU) (MMC 19.904)	
<input checked="" type="checkbox"/>	Conditional Use (MMC 19.905)	<p>19.905.4.A Approval Criteria for new Conditional Use (CU)</p> <p>Multifamily building in R-3 zone will be a CU.</p> <p>Development related to the multifamily/office/clinic use in the R-3 zone may require a CU. Check with the Planning Department to confirm what will or will not require a CU.</p> <p>All conditional uses will be required to go through a Type III review</p>
<input checked="" type="checkbox"/>	Development Review (MMC 19.906)	<p>Type I Development Review for mixed use building on GMU zone, for multifamily using the clear and objective standards in Table 19.505.3.D.</p> <p>Type II Development Review for multifamily using the discretionary standards in Table 19.505.3.D.</p> <p>Approval Criteria for both Type I and II development review in 19.906.4.</p>
<input checked="" type="checkbox"/>	Variance (MMC 19.911)	<p>Type II Variances, approval criteria in 19.911.4.A</p> <p>Type III Variances, approval criteria in 19.911.4.B</p> <p>19.911.7 Building Height Variance in GMU (Type III), includes approval criteria</p>

Land Division ([MMC Title 17](#))

<input checked="" type="checkbox"/>	Design Standards	17.28.040 lists out general lot design standards that must be met
<input checked="" type="checkbox"/>	Preliminary Plat Requirements	<p>Type I Parcel consolidation replat to combine all of the lots into one lot with a split zone.</p> <p>17.12.030 Approval Criteria for lot consolidation</p>
<input checked="" type="checkbox"/>	Final Plat Requirements (See Engineering Section of this Report)	<p>17.24 lists out the requirements for submittal of a final plat <u>after</u> approval of the parcel consolidation replat. Must be submitted within 6 months of approval.</p> <p>17.12.050 Approval Criteria for Final Plat</p>

Sign Code Compliance ([MMC Title 14](#))

<input checked="" type="checkbox"/>	Sign Requirements	14.16.040 Commercial Zones – code around signage in GMU
-------------------------------------	--------------------------	---

Noise ([MMC Title 16](#))

<input type="checkbox"/>	Noise Mitigation (MMC 16.24)	
--------------------------	-------------------------------------	--

Neighborhood District Associations

<input checked="" type="checkbox"/>	Ardenwald-Johnson Creek	<p>https://www.milwaukieoregon.gov/citymanager/ardenwald-johnson-creek-nda</p> <p>Prior to submitting the application, the applicant is encouraged (but not required) to present the project at a regular meeting of the relevant Neighborhood District Association (NDA), in this case the Ardenwald-Johnson Creek Milwaukie NDA.</p> <p><u>Ardenwald-Johnson Creek Milwaukie NDA Chair</u> Matt Rinker matrinker@hotmail.com</p> <p>Would also recommend getting in touch with Hector Campbell NDA, since the NDA boundary is very close to Hector Campbell</p> <p>https://www.milwaukieoregon.gov/citymanager/hector-campbell-nda</p> <p><u>Hector Campbell NDA Chair</u> David Aschenbrenner 2dasch@gmail.com</p>
-------------------------------------	--------------------------------	--

Other Permits/Registration

<input type="checkbox"/>	Business Registration	
<input type="checkbox"/>	Home Occupation Compliance (MMC 19.507)	

Additional Planning Notes

Condominium Plat – no special process or application needed for this. The Planning Department does not treat condominiums or rental apartments any differently.

ENGINEERING & PUBLIC WORKS COMMENTS

Public Facility Improvements ([MMC 19.700](#))

<input checked="" type="checkbox"/>	Applicability (MMC 19.702)	Chapter 19.700 of the Milwaukie Municipal Code (MMC) applies to partitions, subdivisions, new construction and modification and or expansions of existing structures or uses that produce a projected increase in vehicle trips.
<input checked="" type="checkbox"/>	Transportation Facilities Review (MMC 19.703)	As per MMC Subsection 19.703.2, because the proposed development triggers a transportation impact study (TIS), a Transportation Facilities Review (TFR) application is required. The TFR application will be processed and reviewed concurrently with the other required applications discussed in these notes.
<input checked="" type="checkbox"/>	Transportation Impact Study (MMC 19.704)	A TIS is required. A scope for the TIS will be prepared by the Engineering Department and the City's traffic consultant (DKS). Actual costs are charged for both the scope preparation and technical review of the completed TIS; a reserve deposit of \$1,500 will be collected for the scoping and a reserve deposit of \$2,500 will be collected for the technical report review.
<input checked="" type="checkbox"/>	Agency Notification (MMC 19.707)	As per the stipulations of MMC Subsection 19.707.1, the following agencies will receive notification of the proposed development: Metro, Clackamas County, and TriMet.
<input checked="" type="checkbox"/>	Transportation Requirements (MMC 19.708)	This Transportation Facility Requirements, Code Section 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.

		<p>Street improvements to Llewellyn St to include minimum 6-ft sidewalk, curb & gutter and 20-ft wide reconstructed asphalt streets (two travel lanes). Street improvements (sidewalk) must start 6 inches inside of the ROW.</p> <p>No additional ROW dedication is required, however if the proposed public sidewalk is located outside of the ROW to accommodate drop-off/pull-out area, or save existing trees, a public sidewalk easement is required. Sidewalk can be curb tight, but an off-set sidewalk is preferred.</p> <p>If on-street parallel parking is provided, street improvements must be minimum of 28 feet. City is okay with drop off area along Llewellyn St., similar to a bus pull-out area for dropping off and picking up patients or residents.</p>
<input checked="" type="checkbox"/>	Utility Requirements (MMC 19.709)	<p>All overhead utilities to be brought underground within a new 6-ft PUE adjacent to both Llewellyn and 34th to be provided by the applicant.</p> <p>City is okay with abandoning the existing public easement.</p> <p>Applicant responsible for relocating private SS line and providing a private easement. City is okay if this SS line ties into a different public SS main (34th Ave seems like the best other option).</p> <p>No water, sanitary or storm improvements are foreseen to be needed.</p>
Flood Hazard Area (MMC 18)		
<input type="checkbox"/>	Development Permit (MMC 18.04.100)	
<input type="checkbox"/>	General Standards (MMC 18.04.150)	
<input type="checkbox"/>	Specific Standards (MMC 18.04.160)	
<input type="checkbox"/>	Floodways (MMC 18.04.170)	
Environmental Protection (MMC 16)		
<input type="checkbox"/>	Weak Foundation Soils (MMC 16.16)	The proposed development is not within the regulatory City-mapped soil hazard area.
<input checked="" type="checkbox"/>	Erosion Control (MMC 16.28)	An erosion control permit will be required for disturbances over 500 sq ft.
<input checked="" type="checkbox"/>	Tree Cutting (MMC 16.32)	Any tree removal within the public right-of-way or on City-owned land requires a permit.
Public Services (MMC 13)		
<input checked="" type="checkbox"/>	Water System (MMC 13.04)	Connection to water mains for service lines 2" and less shall be made by City crews. Excavation and paving shall be the responsibility of the applicant. A utility billing form must be submitted, and fees paid prior to connection. A 6" water main is adjacent to the development lot.
<input checked="" type="checkbox"/>	Sewer System (MMC 13.12)	All structures with sanitary facilities are required to be connected to the City sanitary sewer system. The sewer system user at all times shall, at their expense, operate and maintain the service lateral and building sewer in a sanitary manner to the collection trunk or interceptor sewer at no expense to the City. Grease interceptors and/or traps shall be provided by the food service facility owner to prevent FOG (fats, oil, and grease) from entering the sanitary sewer system.

☒	Stormwater Management (MMC 13.14)	All stormwater shall be managed on site with mitigation facilities designed in accordance with the 2016 Portland Stormwater Management Manual. Where onsite infiltration has been determined to be unfeasible by a geotech professional, connection to the public storm sewer system may be applied for.
☒	System Development Charge (MMC 13.28.040)	Final determination shall be made at building permit process. Contact the Engineering Department for a more detailed analysis. Link to a handout on SDC charges in Milwaukie: https://www.milwaukieoregon.gov/sites/default/files/fileattachments/engineering/page/91381/sdchandout_aug2019.pdf
☒	Fee in Lieu of Construction (MMC 13.32)	A fee in lieu of construction may be available for some public improvements. One or more of the following conditions must be met: an inability to achieve proper design standard, the creation of a safety hazard, are already included in a funded city project, cannot be completed without significant offsite improvements, or the full improvements are not proportional to proposed impacts.
Public Places (MMC 12)		
☒	Right of Way Permit (MMC 12.08.020)	Any work within the right-of-way shall require a right-of-way permit. The permit application should include a site plan for all work proposed and a traffic control plan where traffic, including bike and pedestrian, is impacted.
☒	Access Requirements (MMC 12.16.040)	<p>Modification of existing nonconforming accessways shall be brought into conformance with the access management requirements of this chapter.</p> <p>The nearest edge of the driveway apron shall be at least ten (10) feet from the side property line. This standard does not apply to accessways shared between two (2) or more properties.</p> <p>At least one hundred (100) feet minimum distance from the nearest intersecting street face of curb to the nearest edge of driveway apron shall be maintained.</p> <p>One accessway is allowed on local streets and neighborhood routes. One additional accessway is allowed per frontage where the driveway approaches, including adjacent property accessways, can be spaced one hundred fifty (150) feet apart. The spacing is measured between the nearest edges of the driveway aprons.</p> <p>Multifamily residential uses with more than eight (8) dwelling units, and off-street parking areas with sixteen (16) or more spaces, shall have a minimum driveway apron width of twenty-four (24) feet and a maximum width of thirty (30) feet. Commercial, office, and institutional uses shall have a minimum driveway apron width of twelve (12) feet and a maximum width of thirty-six (36) feet. Mixed commercial residential meeting the above criteria shall have an accessway between twelve (12) and (30) thirty feet.</p> <p><u>Relief from any access management requirement or standard of Section 12.16.040 may be granted through a variance process, which requires submission and approval of a Variance land use application.</u></p>
☒	Clear Vision (MMC 12.24)	<p>The clear vision area for all street intersections and all street and railroad intersections shall be that area described in the most recent edition of the "AASHTO Policy on Geometric Design of Highways and Streets." The clear vision area for all street and driveway or accessway intersections shall be that area within a twenty (20)-foot radius from where the lot line and the edge of a driveway intersect.</p> <p>The clear vision area shall contain no planting, fence, wall, structure, or temporary or permanent obstruction, except for an occasional utility pole or tree, exceeding three (3) feet in height, measured from the top of the curb, or where no curb exists, from the street centerline grade. Trees exceeding this height may be located in this area; provided, all branches and foliage are removed to the height of eight (8) feet above the grade. Open wire fencing that does not obscure sight more than ten percent (10%) is allowed to a maximum height of six (6) feet.</p>

Additional Engineering & Public Works Notes

BUILDING COMMENTS

All drawings must be submitted electronically through www.buildingpermits.oregon.gov

New buildings or remodels shall meet all the provisions of the current applicable Oregon Building Codes. All State adopted building codes can be found online at: <https://www.oregon.gov/bcd/codes-stand/Pages/adopted-codes.aspx>.

All building permit applications are electronic and can be applied for online with a valid CCB license number or engineer/architect license at www.buildingpermits.oregon.gov. Each permit type and subpermit type are separate permits and will need to be applied for individually. Plans need to be uploaded to their specific permits in PDF format as a total plan set (not individual pages) if size allows.

Note: Plumbing and electrical plan reviews (when required) are done off site so two (2) paper copies will be required for those reviews only. Paper copies should be delivered to our office for processing.

Site utilities require a separate plumbing permit. This permit will require plumbing plan review so two (2) paper copies will be required for this review. Paper copies should be delivered to the Building Division office for processing. The grading plan submitted to the Engineering Department does not cover this review.

If you have any building related questions, please email us at building@milwaukieoregon.gov.

Additional Building Notes

This project will require multiple permits, including but not limited to: Building, plumbing, electrical, mechanical, fire sprinkler, fire alarms, fire line (in ground install), backflow, and site utility (plumbing). Each of these submittals is subject to the initial review time that the building department is experiencing. (Currently 6-8 weeks). Based on information provided by the applicant, a preliminary estimate of fees is included as Attachment 1.

Condominium Plat – no special process or application needed for this. The Building Department does not treat condominiums or rental apartments any differently.

OTHER FEES

<input type="checkbox"/>	Construction Excise Tax Affordable Housing CET – Applies to any project with a construction value of over 100,000.	Calculation: Valuation *12% (.12)
<input type="checkbox"/>	Metro Excise Tax Metro – Applies to any project with a construction value of over \$100,000.	Calculation: Valuation *.12% (.0012)
<input type="checkbox"/>	School Excise Tax School CET – Applies to any new square footage.	Calculation: Commercial = \$0.67 a square foot, Residential = \$1.35 a square foot (not including garages)

FIRE DISTRICT COMMENTS

COORDINATION WITH OTHER AGENCIES

Applicant must communicate directly with outside agencies. These may include the following:

- Metro
- Trimet
- North Clackamas School District
- North Clackamas Parks and Recreation District (NCPRD)
- Oregon Parks and Recreation
- ODOT/ODOT Rail
- Department of State Lands
- Oregon Marine Board
- Oregon Department of Fish and Wildlife (ODOT)
- State Historic Preservation Office
- Clackamas County Transportation and Development

MISCELLANEOUS

State or County Approvals Needed

<input type="checkbox"/>	Boiler Approval (State)	
<input type="checkbox"/>	Elevator Approval (State)	
<input type="checkbox"/>	Health Department Approval (County)	

Arts Tax

<input type="checkbox"/>	Neighborhood Office Permit	
--------------------------	----------------------------	--

Other Right-of-Way Permits

<input type="checkbox"/>	Major:	
<input type="checkbox"/>	Minor:	
<input type="checkbox"/>	Painted Intersection Program Permits:	
<input type="checkbox"/>	artMOB Application	
<input type="checkbox"/>	Traffic Control Plan (Engineering)	
<input type="checkbox"/>	Parklet:	
<input type="checkbox"/>	Parklet Application/ Planning Approval	
<input type="checkbox"/>	Engineering Approval	
<input type="checkbox"/>	Building Approval	
<input type="checkbox"/>	Sidewalk Café:	

<input type="checkbox"/>	Tree Removal Permit:	
--------------------------	-----------------------------	--

Infrastructure/Utilities

Applicant must communicate directly with utility providers. These may include the following:

- PGE
- NW Natural
- Clackamas River Water (CRW)
- Telecomm (Comcast, Century Link)
- Water Environmental Services (WES)
- Garbage Collection (Waste Management, Hoodview Disposal and Recycling)

Economic Development/Incentives

<input type="checkbox"/>	Enterprise Zone:	
<input checked="" type="checkbox"/>	Vertical Housing Tax Credit:	Contact Christina Fadenrecht, the Housing and Economic Development Assistant. Email: FadenrechtC@milwaukieoregon.gov
<input type="checkbox"/>	New Market Tax Credits:	
<input checked="" type="checkbox"/>	Housing Resources:	There may be CET money for affordable housing. Contact Christina Fadenrecht, the Housing and Economic Development Assistant. Email: FadenrechtC@milwaukieoregon.gov

PLEASE SEE NOTE AND CONTACT INFORMATION ON THE FOLLOWING PAGE

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 a note in this report contradicts the Milwaukie Municipal Code, the MMC supersedes the note. 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

Samantha Vandagriff	Building Official	503-786-7611
Harmony Drake	Permit Specialist	503-786-7623
Stephanie Marcinkiewicz	Inspector/Plans Examiner	503-786-7636

ENGINEERING DEPARTMENT

Steve Adams	City Engineer	503-786-7605
Dalton Vodden	Associate Engineer	503-786-7617

PLANNING DEPARTMENT

Laura Weigel	Planning Manager	503-786-7654
Vera Koliass	Senior Planner	503-786-7653
Brett Kolver	Associate Planner	503-786-7657
Mary Heberling	Assistant Planner	503-786-7658

COMMUNITY DEVELOPMENT DEPARTMENT

Leila Aman	Community Development Director	503-786-7616
Alison Wicks	Development Programs Manager	503-786-7661
Alicia Martin	Administrative Specialist II	503-786-7600
Tempest Blanchard	Administrative Specialist II	503-786-7600

CLACKAMAS FIRE DISTRICT

Mike Boumann	Lieutenant Deputy Fire Marshal	503-742-2673
Matt Amos	Fire Inspector	503-742-2660

Attachment 1

Structural Permit

Fees based on Valuation of 32,000,000 provided by applicant

Fee Item	Fees	
Structural plan review fee	\$ 145,537.88	
State of Oregon Surcharge - Bldg (12% of applicable fees)	\$ 23,286.06	
Technology Fee	\$ 9,702.53	
Fire life safety plan review	\$ 97,025.25	
Structural building permit fee	\$ 194,050.50	
		\$ 469,602.22

CET Taxes collected on the building permit:

Affordable Housing - Developer incentives (Com)	\$ 153,600.00	
Affordable Housing - Programs and incentives (Com)	\$ 153,600.00	
Affordable Housing Construction Excise Tax - Admin Fee (Con	\$ 12,800.00	
Metro Construction Excise Tax	\$ 11,400.00	
Metro Construction Excise Tax - Admin Fee	\$ 600.00	
CET - North Clackamas - Com Use	\$ 33,363.00	
CET - North Clackamas - Admin Fee - Com Use	\$ 337.00	
		\$ 365,700.00

Mechanical Permit

Fees based on Valuation of 3,000,000 provided by applicant

Commercial mechanical permit (based on mechanical job val	\$ 36,954.30	
Mechanical plan review	\$ 18,477.15	
State of Oregon Surcharge - Mech (12% of applicable fees)	\$ 4,434.52	
Technology Fee	\$ 1,847.72	
		\$ 61,713.69

Fire Sprinkler Permit

Fees based on Valuation of 416,000 provided by applicant

Structural plan review fee	\$ 2,225.48	
Fire life safety plan review	\$ 1,483.65	
Structural building permit fee	\$ 2,967.30	
State of Oregon Surcharge - Bldg (12% of applicable fees)	\$ 356.08	
Technology Fee	\$ 148.37	
		\$ 7,180.88

Fire Alarm Permit

Fees based on Valuation of 200,000 provided by applicant

Structural plan review fee	\$ 1,245.38	
Fire life safety plan review	\$ 830.25	
Structural building permit fee	\$ 1,660.50	
State of Oregon Surcharge - Bldg (12% of applicable fees)	\$ 199.26	
Technology Fee	\$ 83.03	
		\$ 4,018.42

Note: These fees are based on the parameters given and subject to change of the parameters change.

Plumbing and Electrical fees are shown on the individual applications. To obtain a fee estimate for either, please fill out the application and email it to building@milwaueioregon.gov and note that this is for estimation purposes only in the description of work box.