



MILWAUKIE PLANNING
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206
 503.786.7600
 planning@milwaukieoregon.gov

Preapplication Request Form

File #: 21-003PA

Meeting Date: 04 / 15 / 2021 Time: 10 AM Location: 6101 SE Johnson Creek Blvd Today's Date: 03 / 15 / 21

Applicants and representatives are expected to present a detailed explanation of their proposal at the conference.

The purpose of the preapplication conference is to acquaint the applicant or applicant's representative with the requirements of the municipal code in preparation for submission of a land use application, including relevant approval criteria, development standards, and procedures. The preapplication conference is not an exhaustive review of all potential issues or requirements. Furthermore, the information provided by the City is not binding, and it does not preclude the City from raising new issues or identifying additional requirements during the land use review process. (MMC 19.1002 Preapplication Conference)

Although the primary purpose is as stated above, preapplication conferences may also be used as part of a due diligence process to obtain a higher degree of certainty about a property development. An applicant is not required to be the property owner to request a preapplication conference.

SITE INFORMATION:

Site Address: 2206 SE Washington Street Map & Tax Lot(s): 11E36BC01700 Zone: DMU

PROPOSAL (brief description):

56- unit workforce housing apartment building

APPLICANT:

Project Contact Name: Jennifer Dillan	Company:
Mailing Address: 3402 SE Harney Court, Portland OR	Zip: 97222
Phone(s): 503-975-3035	Email: jenniferdillan@gmail.com
# of Expected Attendees: 6	<input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Representative <input type="checkbox"/> Engineer <input type="checkbox"/> Other: _____

REQUESTED MEETING TYPE:

- Preapplication Meeting—1st meeting free; 2nd meeting \$50; Subsequent meetings \$100/mtg.**
 - Optional meeting with 2 City staff. No meeting notes are provided by staff.
 - Staff will coordinate meeting date and time once Submittal Information (listed on reverse) is received.
- Preapplication Conference—\$200**
 - Optional or required meeting with 3 or more staff. Meeting notes are provided by staff 2 weeks after the conference.
 - City staff from the Planning, Building, Engineering, and Public Works departments usually attend. Other public agencies (such as the Fire District) may attend as necessary.
 - Appointment times are Thursdays from 10:00 a.m.–11:00 a.m.
 - Appointments are scheduled on a first-come, first-served basis. Preapplication Requests must be submitted during counter hours, and by 12:30 p.m. every Thursday for the first appointment available.
 - Appointments must be made no less than **three weeks** before the desired meeting date for **Major projects** (e.g. commercial, industrial, multi-family, subdivisions) and no less than **two weeks** in advance of the desired meeting date for **Minor projects*** (e.g. single family, ADUs, partitions).
- Transportation Impact Study Review—\$100**
 - Mandatory second meeting if the project requires a Transportation Impact Study (TIS).
 - To be scheduled after completion of a TIS by the applicant's engineer.

IMPORTANT INFORMATION ON REVERSE SIDE

PREAPPLICATION REQUEST CHECKLIST:

Once submitted, application materials and applicant information become public record as well as constitute permission for staff to access the site in preparation for the meeting/conference.

Preapplication Meeting: Please submit 3 hard copies of the required information.

Minimum Requirements:

- Completed Request Form and accompanying fee (if any)
- Preliminary site plan and building plans, showing existing and proposed features. (Plans do not need to be professionally prepared, just accurate and reliable.)
- A detailed narrative description of the proposal that clearly identifies the location, existing and proposed uses, and any proposed construction.
- A list of all questions or issues the applicant would like the City to address.

Preapplication Conference: Please submit 8 hard copies and 1 electronic copy of the required information. Please refer to the [Development Project Checklist](#) for a list of items that may be applicable to your project.

Minimum Requirements

- Completed Request Form and accompanying fee.
- Narrative: A detailed description of your proposal and any specific questions you have. Include a brief description of the physical context of the site, including a map showing the site and surrounding properties.
- A list of all questions or issues the applicant would like the City to address.
- Proposed elevations
- Site/Plot Plan (8½ x 11 or 11 x 17) that includes (if applicable)
 - Parcel and building setback dimensions
 - Existing and proposed structures
 - Location and dimension of existing and proposed easements, access, and driveways
 - Location of existing and proposed utilities: storm, sanitary sewers, and water (including size of service and street location)
 - Width of adjacent right-of-way
 - Existing streets abutting the property
 - Vehicle and bicycle parking layout (including calculation of required number of spaces, based on use and square footage of building)
 - Slope map (if slope is 25% or more)
 - Significant tree locations (all trees with a caliper over 6 inches)
 - Proposed stormwater detention system with topographic contours
 - Location of onsite and adjacent natural resources
 - Circulation system for vehicles, pedestrians, and bicycles

For Office Use Only:

***Project Type:** Minor Developments (e.g. single family, ADUs, partitions): 2 weeks required for review
 Major Developments (e.g. commercial, industrial, multi-family, subdivisions): 3 weeks required for review

Routing: File Planning (2) Engineering (2) Building
 Development Manager Public Works Fire CD Director (development)

Pre-Application Conference Request

Dogwood Station at 2206 SE Washington Street, Milwaukie

March 15, 2021

We are excited about this property, and its potential to contribute to Milwaukie's ambitious housing goals. We look forward to our collaboration, and bringing Dogwood Station to fruition.

Team

Owners: Jennifer Dillan, Joshua Shulman, Stanley Shulman

Co-developers: Jessy Ledesma (HomeWork Development) and Jennifer Dillan

Architect: W.PA (Carrie Strickland, Adam Hostetler, Holly Kang, Michael Reis)

Project Summary

Dogwood Station is a 56-unit apartment building targeting middle income workers who are seeking modern, centrally located, affordable living. By design, this project will leverage all the great attributes of this precise location, specifically the incredible access to mass transportation, and Milwaukie's walkable schools and commercial district. Adding more housing here will contribute to the energy and growth in which downtown Milwaukie is already heavily investing.

Positioned directly next to the Orange MAX line and just steps from the Main St MAX Station, Dogwood Station offers 1, 2 and 3-bedroom units to individuals and families within 80-100% AMI. The programming is heavily transit-oriented (car sharing, bike storage, access to bus, Max and bike paths). We believe this project is the highest and best use for this site.

Design and Construction

Currently, the 5 bedroom house from the 1920's serves as a residential rental. The house occupies only a portion of the lot. It is generally in good repair but capital improvements will be required in the coming 2 years. The balance of the property is underutilized, and unimproved.

The design of Dogwood Station works to compliment the irregularities of the site. Not only is it constrained on 3-½ sides, but the MAX line transects the property line, lopping off a whole corner of a previously square lot. To make the best use of these limitations, the building is pushed to the lot lines, but brings light and air to the center in a private courtyard. The elevator core and stairwells are concentrated on the west side along the train lines to help buffer the sound. Open-air hallways wrap around the courtyard, eliminating double loaded corridors and keeping fresh air circulating. This also serves to let light enter the apartments from two or more sides. Budget allowing, a rooftop deck and solar array are possibilities. We are also intending to pursue a RACC grant for public art on the west wall, facing the MAX line.

With an eye towards sustainable, beautiful and efficient construction methods, Dogwood Station will be built with mass plywood (MPP). MPP demands more of a materials and skills cost premium than stick frame construction but, like it's sister material CLT, it recoups that in the benefits in construction speed and decreased site labor and disruption. The MPP will be left exposed on the ceilings of the apartments. In addition, we will be pursuing LEED certification.

Parking

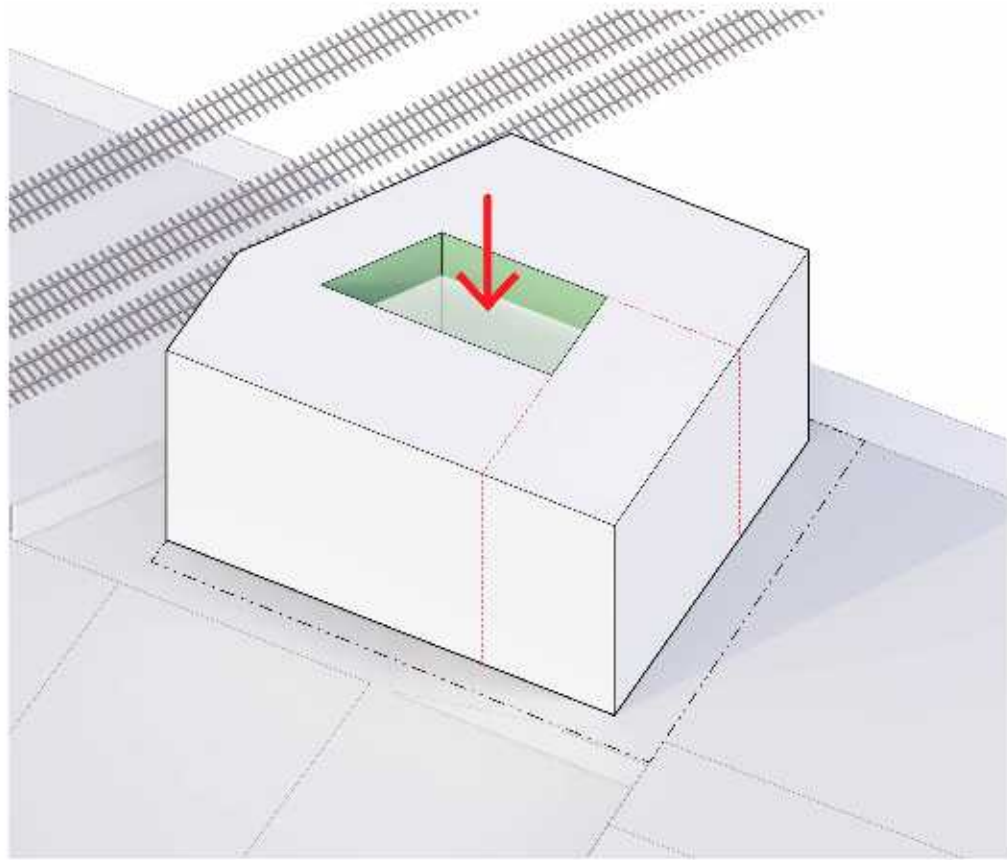
To make this project possible, we are requesting a parking determination. We propose that no parking be required with the development of this property.

As we assess the site, we are struggling to see how on-site parking can be incorporated. 3-1/2 sides of the lot are completely blocked from access. It's on a zero lot line, multiple easements, an asymmetrical lot and no room for a turn around. The lack of affordable housing options in Milwaukie is of particular concern, and one we are trying to address creatively with this project.

We understand that the objective of parking requirements is to accommodate the transportation needs of the residents within the building. There has never been more transportation available to the urban worker: train, car sharing, Lyft/Uber, bus, bike, walking, scooters, shared parking. All of this is, or could be, built into this project.

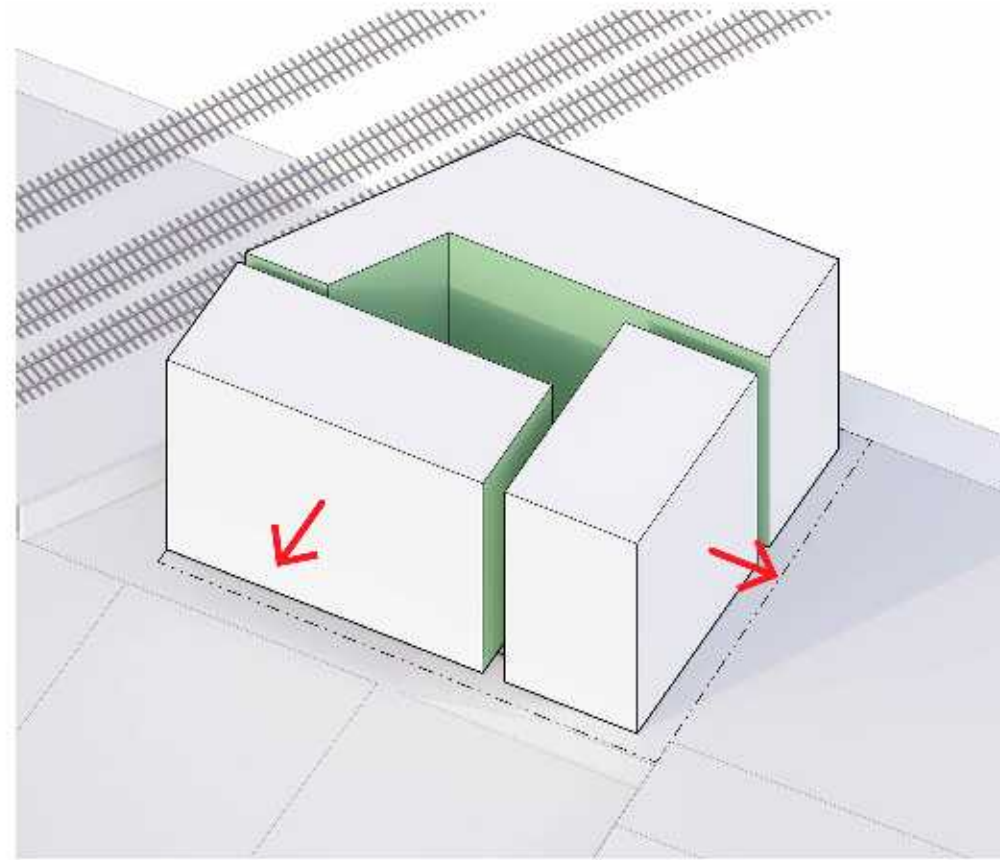


2206 SE WASHINGTON STREET
Pre-Application Meeting
March 12, 2021



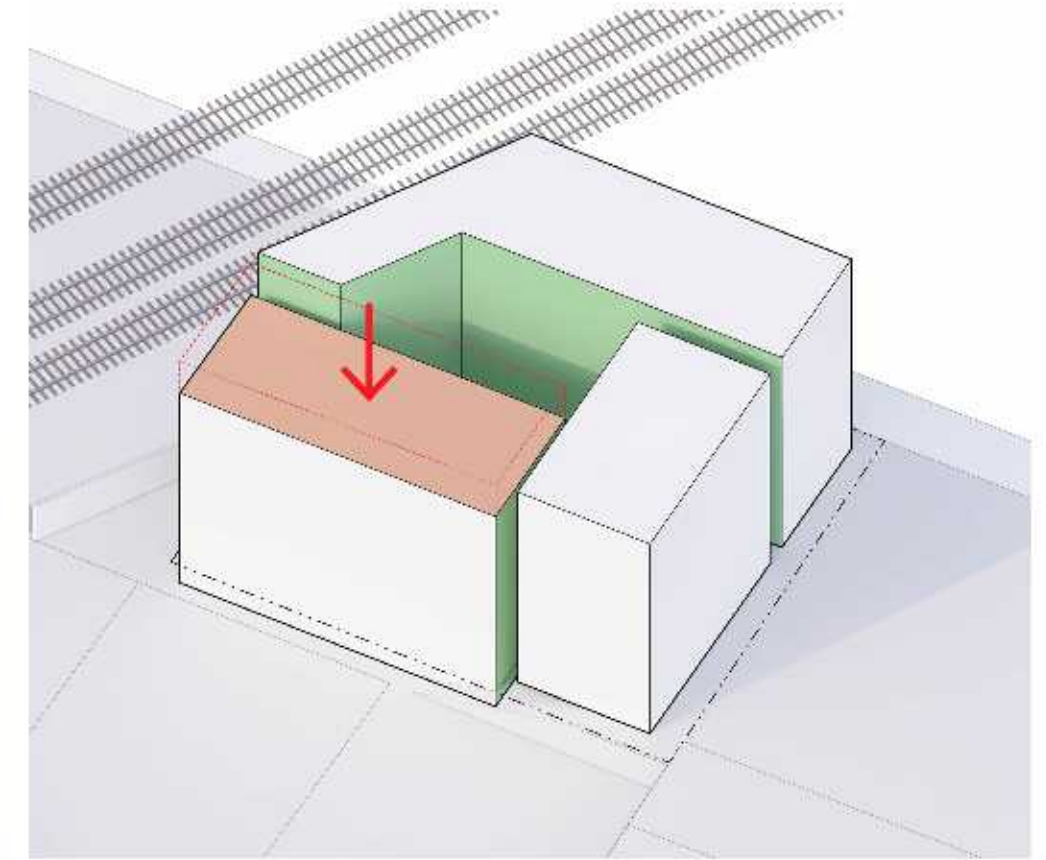
EXTRUDE

Extrude residential bar and create a courtyard to bring air & light into the center



SPLIT

Break up the mass, let air & light deeper into the site



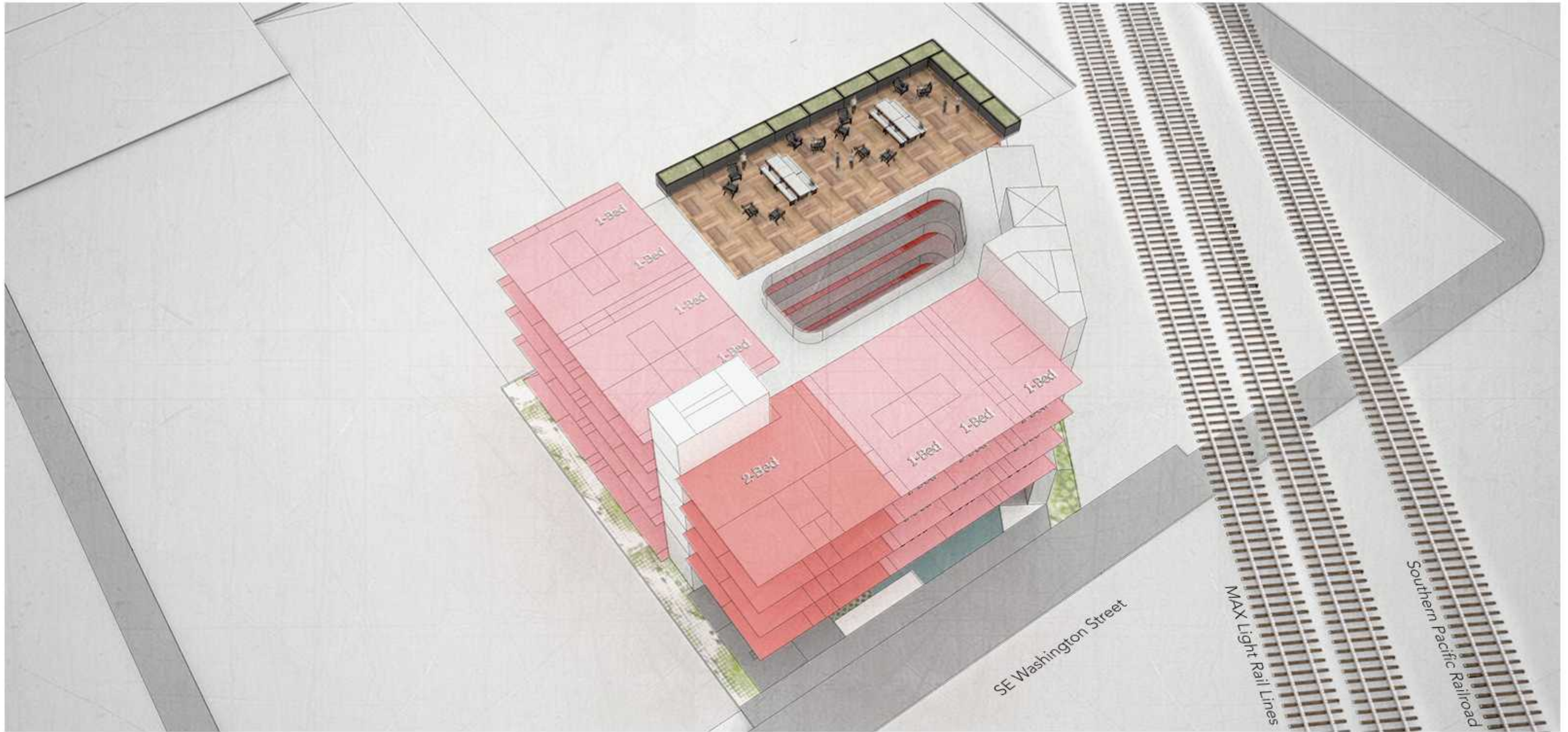
SINK

Take advantage of the site topography by stepping down along south edge, increase direct light in courtyard

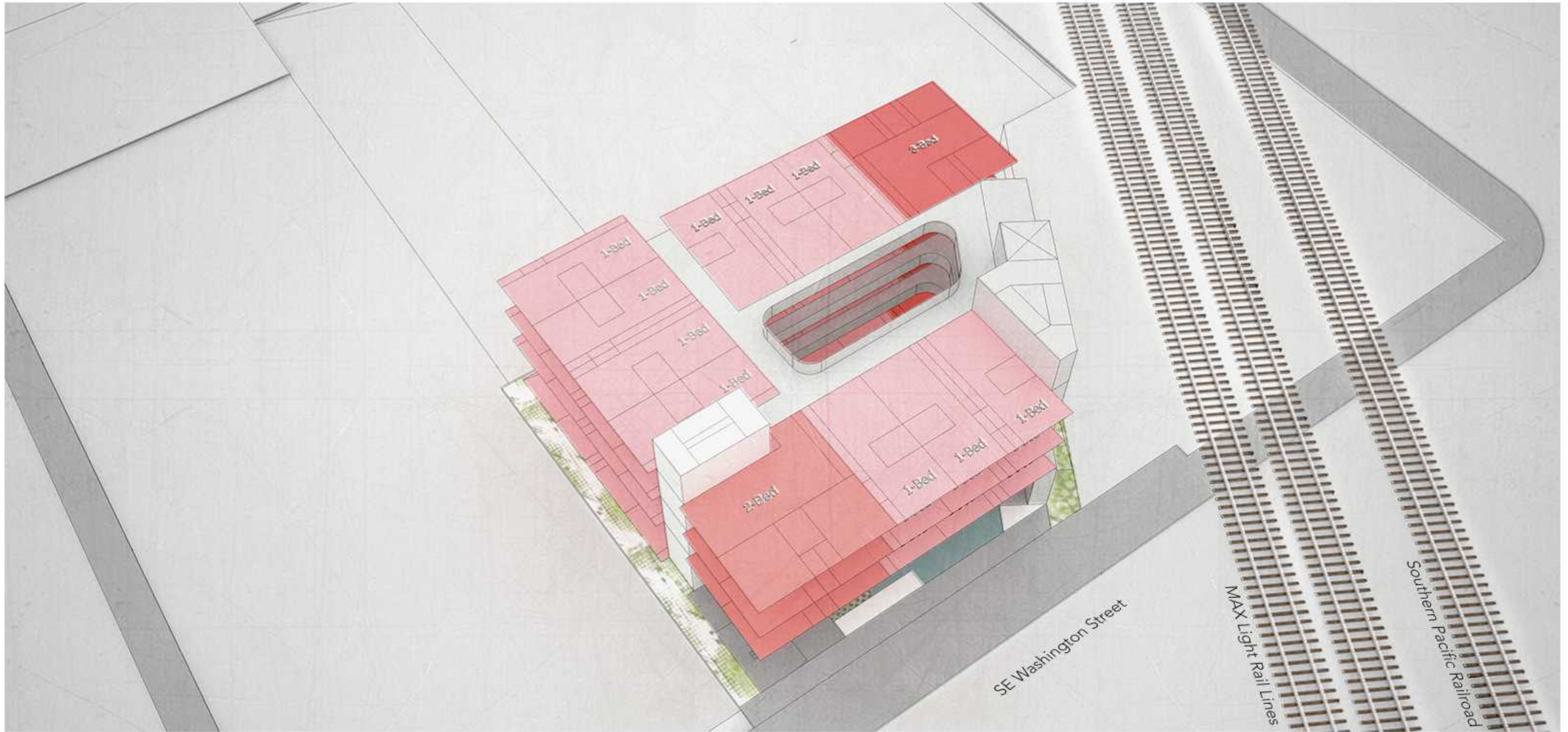
PROJECT MASSING
Strategy Diagram



PROJECT MASSING



PROJECT MASSING Roof Deck Floor Plan



PROJECT MASSING

Typical Floor Plan



PROJECT MASSING

Ground Floor Plan



PROJECT MASSING

Basement Floor Plan



← N

PROJECT MASSING View from SE Washington

RECORD OF SURVEY

A PORTION OF LOT 2, BLOCK 3,
 "DUERSTS ADDITION TO THE TOWN OF MILWAUKIE"
 LOCATED IN THE N.W. 1/4 SECTION 23, T.2S., R.3E., W.M.,
 CITY OF MILWAUKIE, CLACKAMAS COUNTY, OREGON
 OCTOBER 5, 2018 SCALE 1"=30'

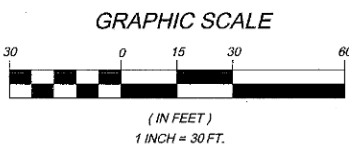
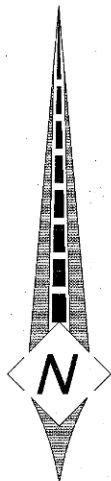
SURVEY PERFORMED FOR:
 KAISER GROUP, INC.

CLACKAMAS COUNTY SURVEYOR

RECEIVED: _____

ACCEPTED FOR FILING: _____

SURVEY NUMBER: _____



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE BOUNDARIES OF THAT TRACT OF LAND CONVEYED BY DEED RECORDED AS DOCUMENT NO. 83-040727, CLACKAMAS COUNTY DEED RECORDS, EXCEPT THOSE PORTIONS CONVEYED BY DEED RECORDED AS DOCUMENT NO. 2012-057261, CLACKAMAS COUNTY DEED RECORDS, BEING A PORTION OF LOT 2, BLOCK 3, "DUERSTS ADDITION TO THE TOWN OF MILWAUKIE", PLAT NO. 263, CLACKAMAS COUNTY PLAT RECORDS, TOGETHER WITH THAT PORTION OF 22ND STREET, AKA FRANKLIN STREET, VACATED BY DOCUMENT NO. 68-18801.

FOR MY BASIS OF BEARINGS, AND THE SOUTH LINE OF SAID LOT 2, I HELD NORTH 80°24'30" EAST BETWEEN FOUND MONUMENTS "A", "B", AND "C", PER SURVEYS NO. 20522, 20523 (BEARING SOURCE), AND SAID PLAT. I THEN HELD FOUND MONUMENT "A" AS THE SOUTHWESTERLY CORNER OF SAID LOT 2 AND CALCULATED THE SOUTHWEST LINE THEREOF HOLDING RECORD PLAT BEARING.

I HELD FOUND MONUMENTS "D" AND "E" FOR THE NORTHEAST LINE OF SAID BLOCK 3, PER SURVEYS NO. 20522 AND 20523. I THEN HELD FOUND MONUMENTS "F" AND "G" FOR THE NORTHEAST LINE OF SAID VACATED 22ND STREET PER SURVEYS NO. 6935, 20522, AND 20523, WHICH FIT RECORD DISTANCES EAST OF THE ESTABLISHED EAST LINE OF SAID BLOCK 3.

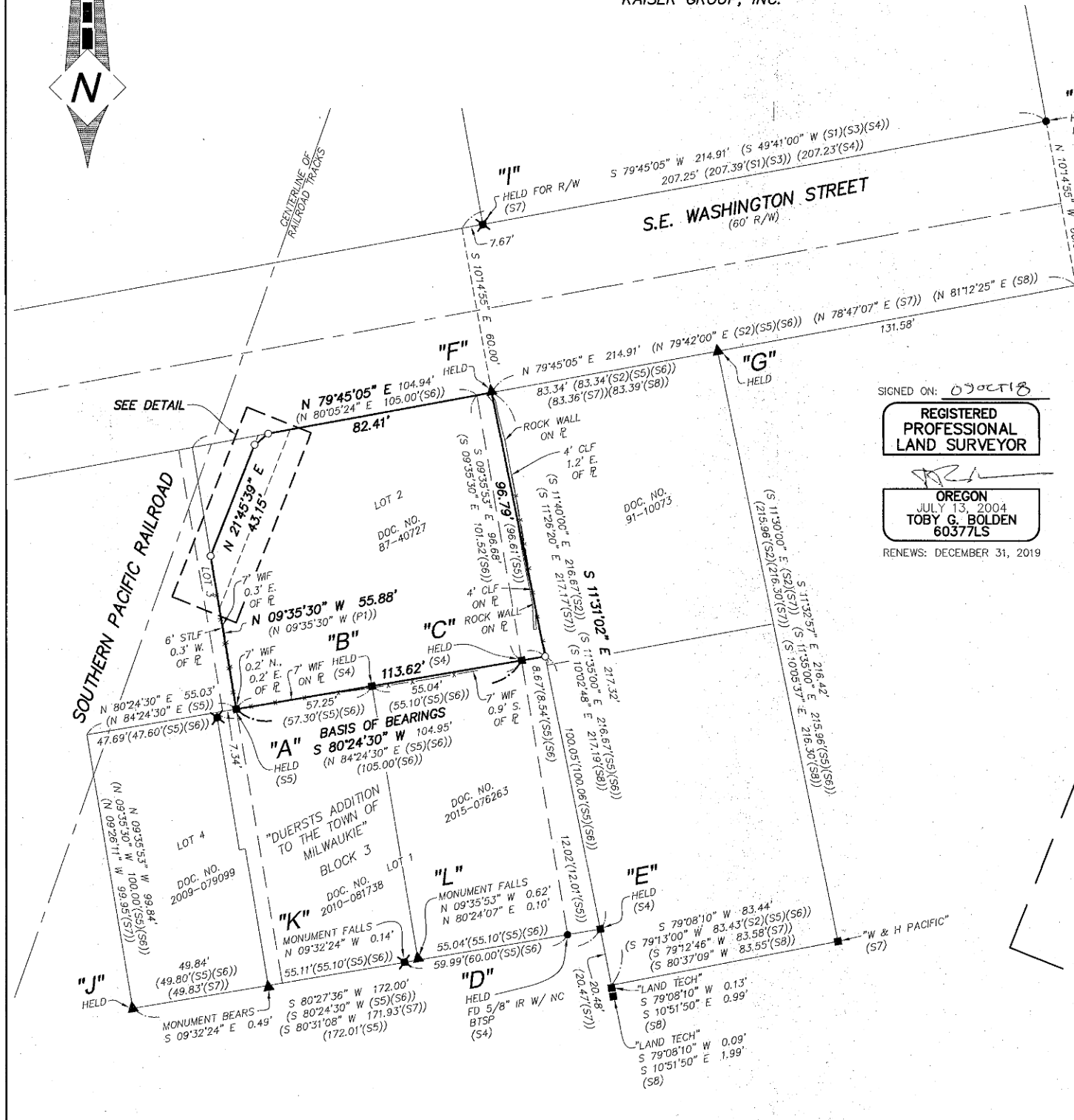
FOR THE SOUTHEAST RIGHT-OF-WAY LINE OF WASHINGTON STREET (A 60.00 FOOT WIDE RIGHT OF WAY), I HELD FOUND MONUMENT "H" AND POINTS 60.00 FEET SOUTH OF FOUND MONUMENTS "H" AND "I", PER SURVEYS NO. 6560, 6935, 15856, 20522, 20523, AND 2016-039. SURVEYS NO. 20522 AND 20523 ILLUSTRATE A RIGHT OF WAY LINE THAT IS NOT A STRAIGHT LINE RUNNING EASTERLY; HOWEVER THIS CONTRADICTS THE ORIGINAL PLAT OF "DUERSTS ADDITION TO THE TOWN OF MILWAUKIE" AND THE PLAT OF "MILWAUKIE", AS WELL AS SEVERAL OTHER SURVEYS IN THE VICINITY.

THOSE PORTIONS OF THE SUBJECT PROPERTY CONVEYED BY DEED DOCUMENT NO. 2012-057261, DO NOT REFERENCE ANY LOCAL MONUMENTS OR PLAT CORNERS, BUT BEGIN AT THE WEST ONE-QUARTER CORNER OF SECTION 36, T1S, R1E, W1M. THESE TRACTS WERE CONVEYED AS PART OF THE MILWAUKIE LIGHT RAIL PROJECT, AND PRODUCED IN CONJUNCTION WITH SURVEY NO. 2013-011. I CALCULATED THE POSITION OF SAID ONE-QUARTER CORNER AS SHOWN IN SAID SURVEY NO. 2013-011 BASED ON RECORD POSITIONS OF FOUND MONUMENTS "I", "G", "J", "K", AND "L" AS SHOWN ON SAID SURVEY. I THEN HELD RECORD BEARINGS AND DISTANCES PER SAID DEED TO CALCULATE THE BOUNDARIES DESCRIBED THEREIN. HOWEVER, I DISCOVERED THAT THE INITIAL NORTH DISTANCE FROM THE ONE-QUARTER CORNER APPEARED TO BE 4.00 FEET LONG AS THE NEW RIGHT OF WAY DEDICATION LINE DID NOT COINCIDE AS EXPECTED OR AS ILLUSTRATED IN THE EXHIBIT CONTAINED IN SAID DEED.

LEGEND:

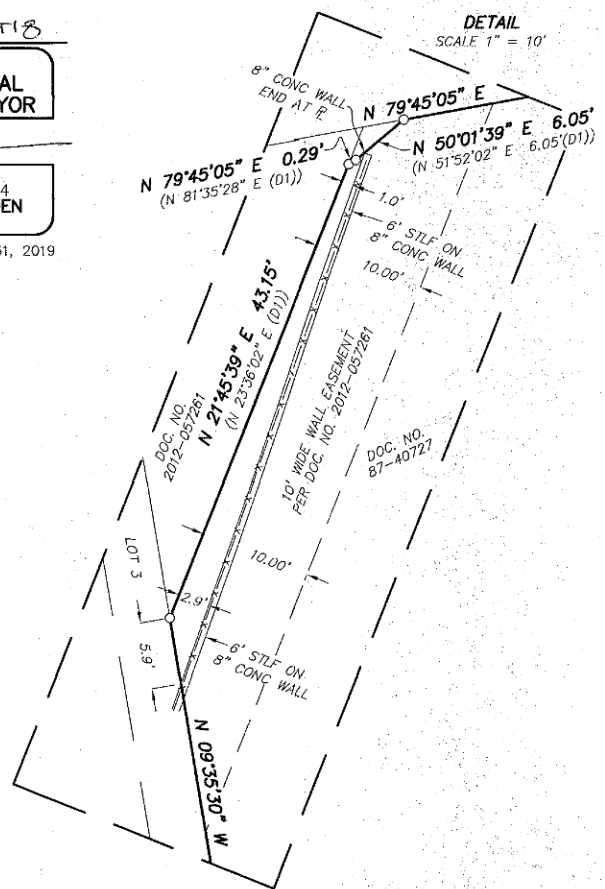
- SET 5/8" x 30" IRON ROD W/ RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS" ON _____, 2018
- △ SET 1.17" COPPER DISC (BERNTSEN BPT) MARKED " " ON _____, 2018
- FOUND MONUMENT AS NOTED
- FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP MARKED "MARTIN ENG. LS B18" UNLESS OTHERWISE NOTED FROM SN, AS NOTED
- ✱ FOUND 5/8" IRON ROD W/ 2" ALUMINUM CAP MARKED "ALCANTAR & ASSOC." FROM SN 2016-069 (S10)
- ▲ FOUND 1.17" COPPER DISC IN CONCRETE MARKED "ALCANTAR & ASSOC." FROM SN 2016-069 (S10)

- () = RECORD DISTANCES & BEARINGS
- IR = IRON ROD IP = IRON PIPE
- FD = FOUND W/ = WITH
- YPC = YELLOW PLASTIC CAP
- R/W = RIGHT OF WAY
- SN = SURVEY NUMBER, CLACKAMAS COUNTY SURVEYOR'S OFFICE
- P1 = DUERSTS ADDITION TO THE TOWN OF MILWAUKIE, PLAT NO. 263, CLACKAMAS COUNTY PLAT RECORDS
- S1 = SN 2891
- S2 = SN 8935
- S3 = SN 6260
- S4 = SN 15856
- S5 = SN 20522
- S6 = SN 20523
- S7 = SN 25761
- S8 = SN 2008-060
- S9 = SN 2013-011
- S10 = SN 2016-069
- D1 = DOC. NO. 2012-057261



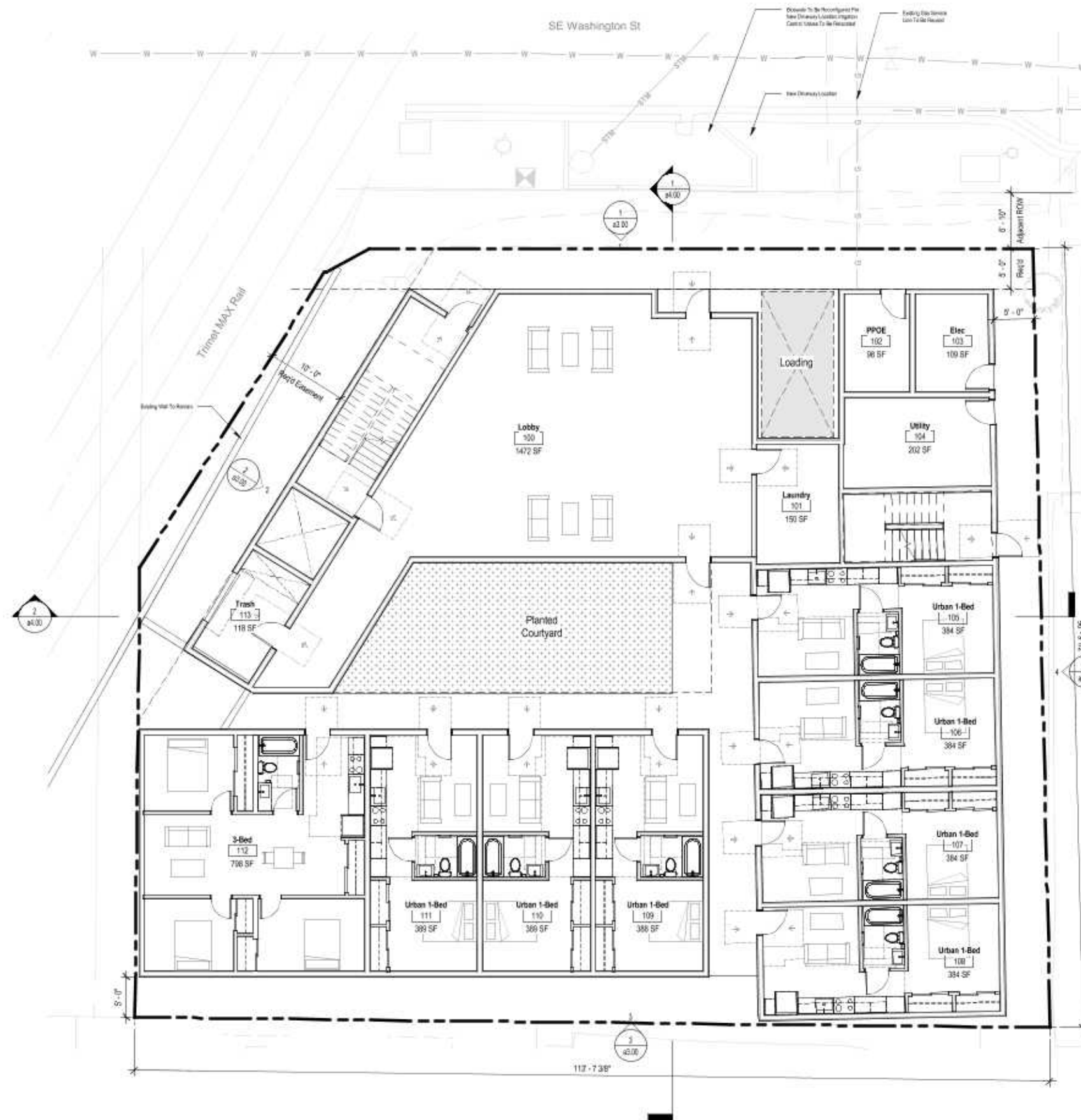
SIGNED ON: 03 OCT 18
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JULY 13, 2004
TOBY G. BOLDEN
 60377LS
 RENEWS: DECEMBER 31, 2019

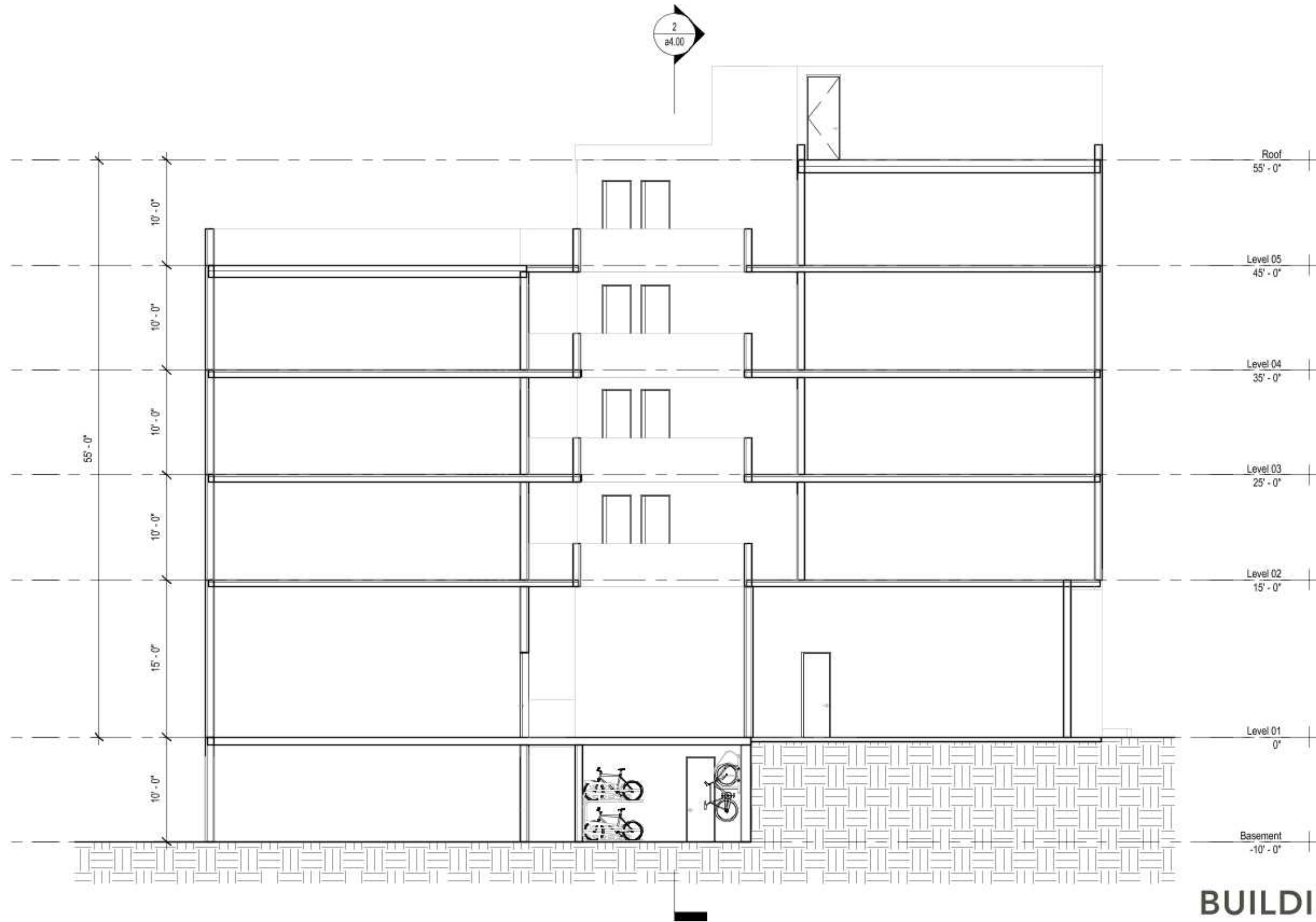


CENTERLINE CONCEPTS
 LAND SURVEYING, INC.
 19376 MOLALLA AVE., SUITE 120
 OREGON CITY, OREGON 97045
 PHONE 503.650.0188 FAX 503.650.0189

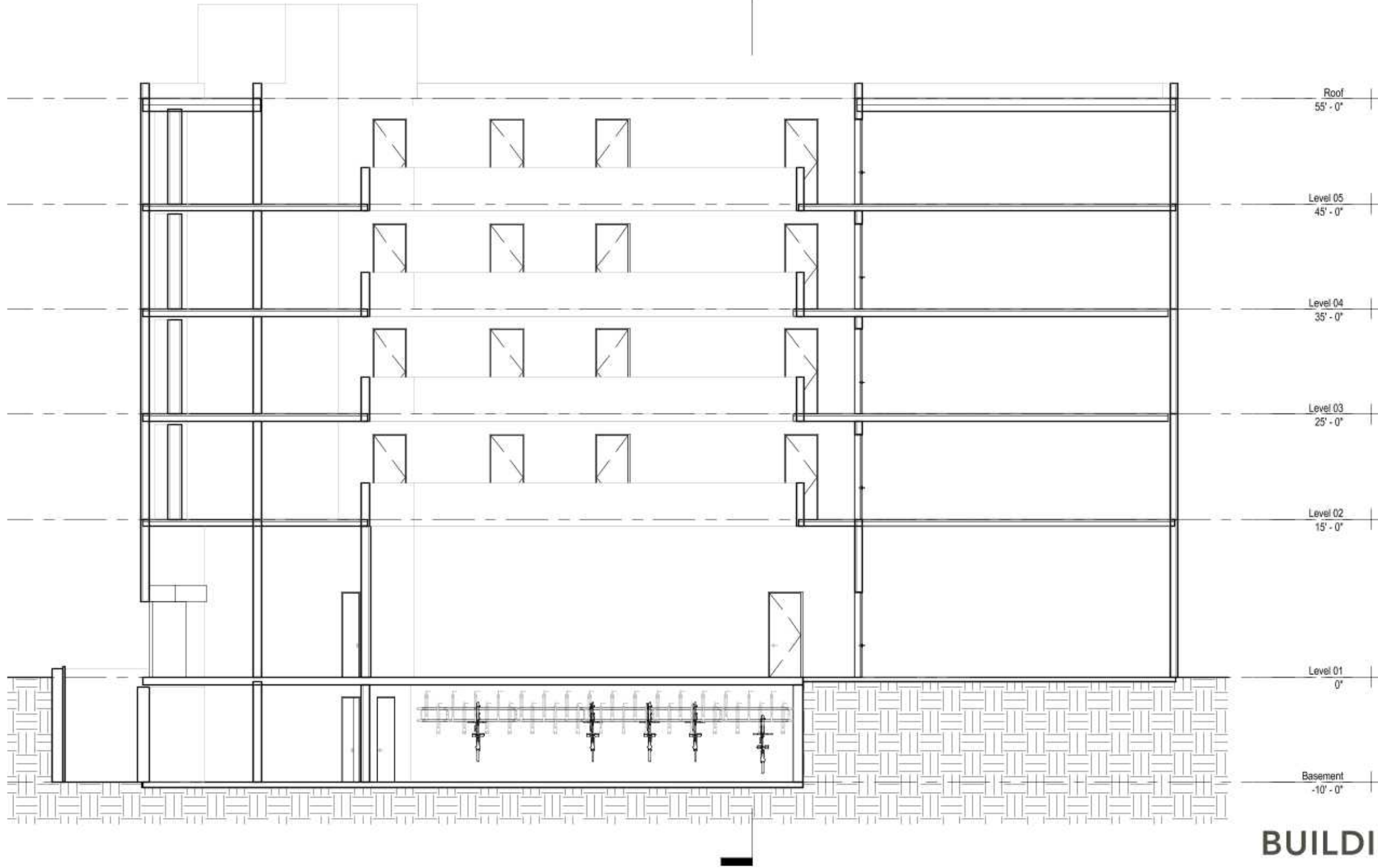
PLOTTED: M:\PROJECTS\KAISER GROUP-WASHINGTON ST-SE-2206\dwg\ROS.dwg



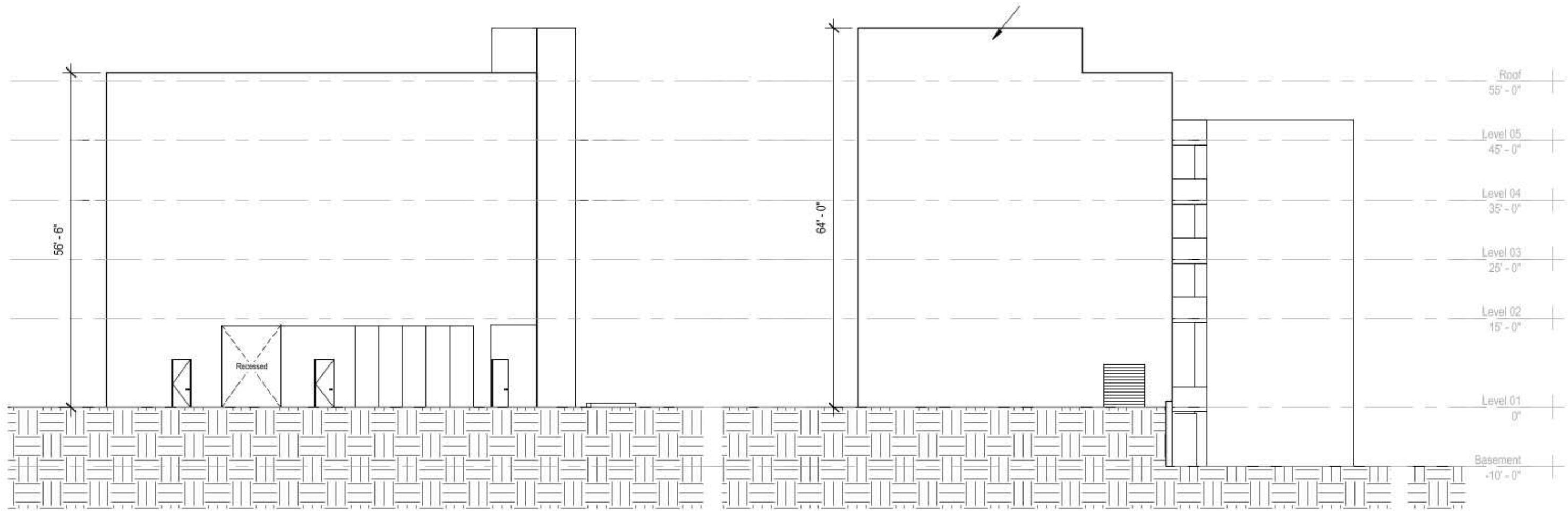
SITE PLAN



BUILDING SECTION North-South



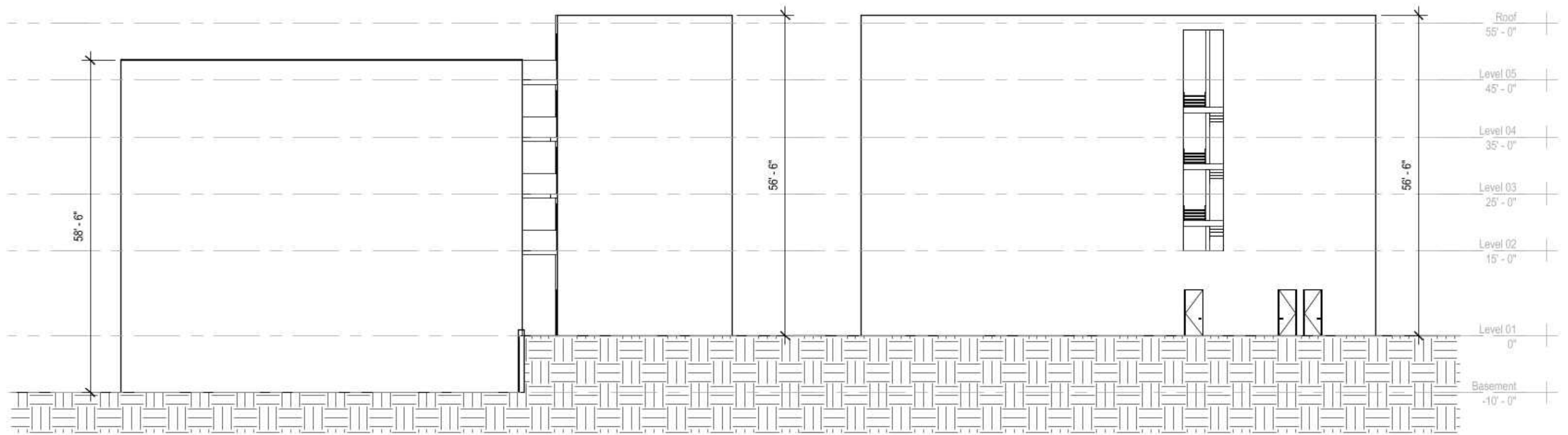
BUILDING SECTION
East-West



① Exterior Elevation - North
1/16" = 1'-0"

② Exterior Elevation - Northwest
1/16" = 1'-0"

BUILDING ELEVATIONS



③ Exterior Elevation - South
1/16" = 1'-0"

④ Exterior Elevation - East
1/16" = 1'-0"

BUILDING ELEVATIONS



Building Area Legend

- 1-Bed
- 2-Bed
- 3-Bed
- Unit Patio
- Lobby
- Laundry
- Courtyard
- Roof Deck
- Bike Storage
- Circulation - Open
- Elec
- Electrical
- Storage
- Utility
- Circulation
- PPOE
- Trash

① Area Plan - Basement
1/8" = 1'-0"



① Area Plan - Level 1
1/8" = 1'-0"



Building Area Legend

- 1-Bed
- 2-Bed
- 3-Bed
- Unit Patio
- Lobby
- Laundry
- Courtyard
- Roof Deck
- Bike Storage
- Circulation - Open
- Elec
- Electrical
- Storage
- Utility
- Circulation
- PPOE
- Trash

① Area Plan - Typical
1/8" = 1'-0"



Building Area Legend

- 1-Bed
- 2-Bed
- 3-Bed
- Unit Patio
- Lobby
- Laundry
- Courtyard
- Roof Deck
- Bike Storage
- Circulation - Open
- Elec
- Electrical
- Storage
- Utility
- Circulation
- PPOE
- Trash

① Level 05
1/8" = 1'-0"

2206 SE Washington Street

Concept Areas Summary

03.12.2021

2021-03-12 - AS SHOWN									
LEASABLE (GSF)	Residential	B	L1	L2	L3	L4	L5	Roof	
	Units	2,186	4,347	5,948	5,948	5,948	3,778		28,155
	Unit Patios	351							351
	Amenity								
	Lobby/Mail	923	1,582						2,505
	Laundry		163						163
	Roof Deck						2,174		2,174
	Bike Storage	689							689
	Courtyard/Patio		574						574
	Core								
	Circulation	870	354	327	327	327	327	327	2,859
	Circulation - Open		809	1,212	1,212	1,212	1,212		5,657
	MEP/Storage	83	633	152	152	152	152		1,324
	GSF Totals (with roof & patios)		5,102	8,462	7,639	7,639	7,639	7,643	327
GSF Totals (no deck & patios)		4,751	8,462	7,639	7,639	7,639	5,469	327	41,926
On-Floor Efficiency		53.4%	51.4%	77.9%	77.9%	77.9%	69.1%		
Unit Efficiency*		63.3%							
*Counts only units as leasable									
Total Efficiency*		77.9%							
*Includes Amenities as leasable									
FAR	Total Site area = 10,277 SF								
	MAX FAR 4:1 = 41,108 GSF (per Zone)								
	Proposed FAR = 3.6:1 *								
	*Basement program not counted toward FAR								

2020-10-28 - AS SHOWN									
UNITS		B	L1	L2	L3	L4	L5	Roof	Totals
	1-Bed	3	7	10	10	10	7		47
	2-BED			1	1	1	1		4
	3-BED	1	1	1	1	1	0		5
	Unit Totals	4	8	12	12	12	8		56