

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

# Preapplication Request Form

File #: 22-006PA

Meeting Date: 6/30/22 Time: 10 Location: 6101 SE Johnson Creek Blvd Today's Date: 6/9/22

**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: 9696 SE Omark Dr, Milwaukie, 97222 Map & Tax Lot(s): 1-1E-25CB / 200 Zone: NME

**PROPOSAL** (brief description):

Demo existing 48,000 sf building and construct new 50,000 sf freezer building with cold dock and 6,000 sf office.

**APPLICANT:**

Project Contact Name: <u>Kevin Watkins</u>	Company: <u>Fisher Construction Group</u>
Mailing Address: <u>3200 NW 38th Circle, Vancouver, WA</u>	Zip: <u>98660</u>
Phone(s): <u>971-563-3109</u>	Email: <u>kdw@fishercgi.com</u>
# of Expected Attendees: <u>5</u>	<input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Architect <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Representative <input type="checkbox"/> Engineer <input type="checkbox"/> Other: _____

**REQUESTED MEETING TYPE:**

- Preapplication Meeting—1<sup>st</sup> meeting free; 2<sup>nd</sup> 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)



Fisher Construction Group, Inc.  
Main: 360.757.4094  
Fax: 360.757.4005  
625 Fisher Lane  
Burlington, Washington 98233  
www.fishercgi.com

## 20F090: Alpine Food Freezer

City of Milwaukie Planning

Preapplication Request Narrative and Questions

### Project Description:

Fisher Construction Group has been selected as the design-build general contractor for Alpine Foods Distributing's new cold storage facility in Milwaukie, Oregon. This project consists of the demo of multiple areas at Alpine's campus including a concrete tilt dry storage warehouse, a box-in-box cooler, and an existing office space in an adjacent building.

The dry storage warehouse that needs to be demoed is about 47,500 SF with an overall height of 26'. It is currently being used as dry storage with 5 dock positions. This building will be completely demoed including the slab and foundation. The proposed building will be built in roughly the same footprint with the addition of a 3,000 SF freezer area off the southwest corner of the building and a 2,000 SF office area on the southeast corner up against the adjacent building. The new building will be steel construction wrapped in IMP (insulated metal panels) and used as a freezer operating at -10° F with a CO2 refrigeration system. This will include a cold dock that will operate at 36° F and have 10 sheltered dock positions. The freezer part of the building will be about 44,434 SF with a 6,166 SF dock and 2,000 SF office (4,000 SF total including both levels) with the total building square footage being around 52,600 SF. The proposed building height of the freezer is 55' and 28' at the dock and office.

The office will be connected to the freezer and build up against the adjacent building to the east. This building area will be around 4,000 SF and have between 3 and 5 offices, conference room, restroom and break area. The office will have an overall building height similar to the dock at around 26' and will be built with like materials to match the freezer building.

In addition to building a new office, we will be demoing an existing two-story office space inside the adjacent building to the west of the freezer. The office will be completely removed and converted back to dry storage space in the warehouse.

There is also an existing box-in-box cooler in the same adjacent building as the office space that will also be demoed and removed. The cooler is a wood framed box that is about 8,000 SF. The cooler box will be rebuilt with IMP and expanded to 10,000 SF. The cooler will operate at 36° F and the refrigeration will be ran off the new CO2 freezer system.

The electrical service to this and the adjacent building will be upgraded to handle the new loads and be upgraded from 208V to 480V. The existing service enters at the east side of the adjacent building.



Questions / Concerns:

1. What are the next steps to proceed with planning and variances?
  - a. Building Height
  - b. Landscaping
  - c. Parking
  - d. Any others
2. Overview of the entitlement and permitting process.
  - a. Can we phase permits (demo, grading, foundations, building, deferred MEPR)
  - b. Time requirements for planning approvals and permitting.
3. What is required for stormwater management?
  - a. Is there currently an Industrial Stormwater Permit for this property that can be utilized?
  - b. What are our options?
4. What is available for fire water? The new freezer will have a Quell double-interlock dry fire suppression system installed.
  - a. Are there any fire hydrant flow test available?
  - b. Will a fire pump be needed for this new system?
5. Are there any building separation requirements between the new and existing structures?
6. Any requirement for mechanical equipment screening on roof structures? We will have some significant CO2 refrigeration equipment on the dock roof structure.
7. Are there any concerns with no fire access with there being an adjoining building to the east and the close orientation with the building to the north?

I am sure we will develop additional questions over the next few weeks as we progress through design. These additional questions can be provided prior to the Preapplications Conference.

Please reach out to me with any questions or if anything additional is needed.

Kevin Watkins

Project Manager

[kdw@fishercgi.com](mailto:kdw@fishercgi.com)

971-563-3109

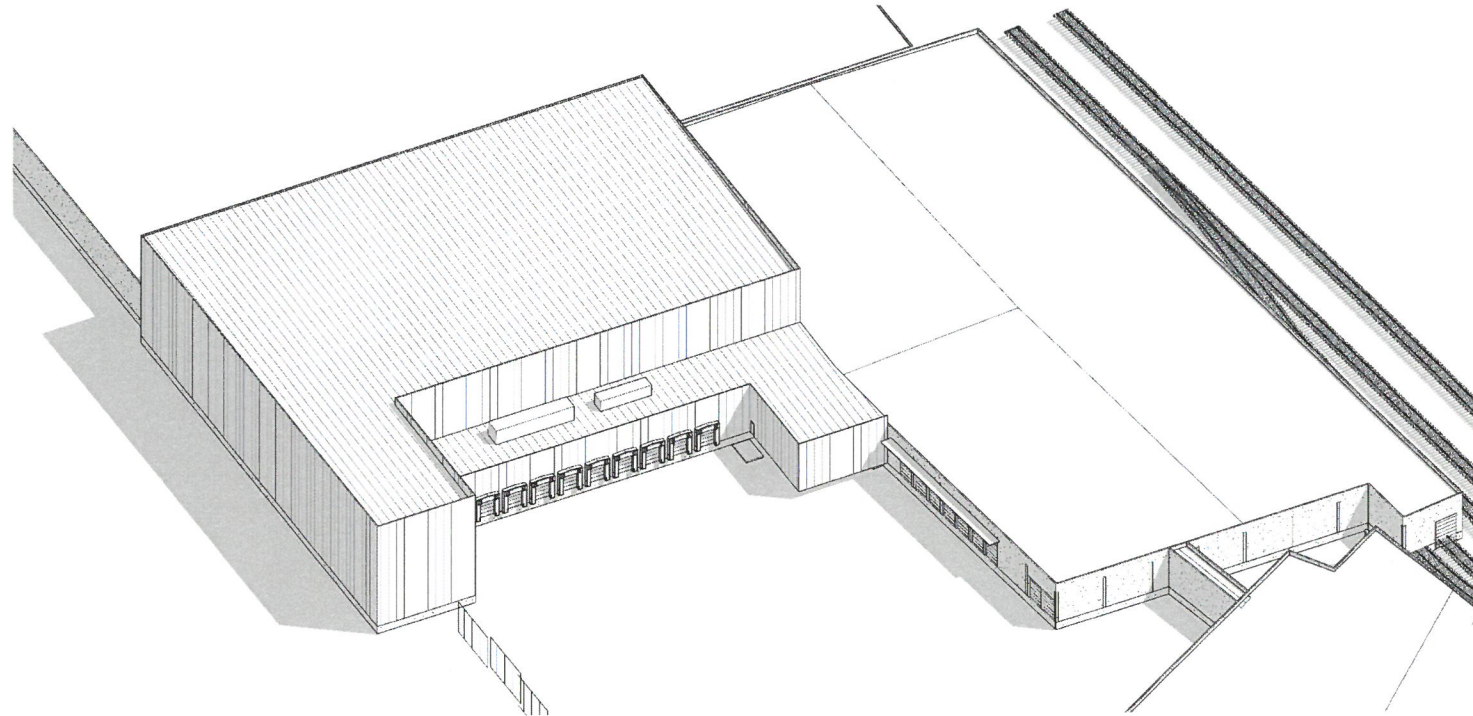


A NEW PROJECT FOR:

# ALPINE FOODS

## ALPINE FOOD DISTRIBUTING FREEZER

MILWAULIE, OREGON



### PROJECT DESCRIPTION

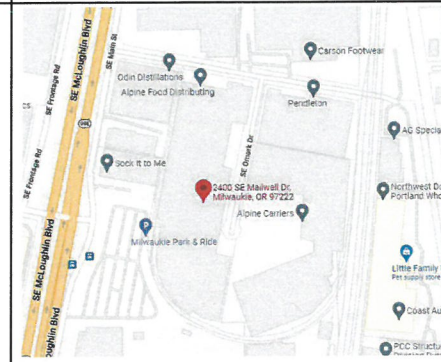
THE PROJECT .....  
Demo old building in it's place create a new structure.

PROJECT INFORMATION:  
2400 SE Mailwell Dr Milwaukie, OR 97222

PARCEL NUMBER:  
00009617

SITE:  
AREA OF SITE: 280,000  
PLANNING ZONE: M1  
LOT COVERAGE/SETBACKS: 7.83 Acre  
FLOOD ZONE: 4100SC0009 D

### VICINITY PLAN (NTS)



### SITE PLANNING

AREA OF IMPERVIOUS SURFACES:		
TOTAL EXISTING BUILDINGS	221,892 SF	(XX.X%)
TOTAL EXISTING PAVING	XXX,XXX SF	(XX.X%)
TOTAL EXISTING IMPERVIOUS SURFACE	XXX,XXX SF	(XX.X%)
PROPOSED NEW BUILDINGS	53,319 SF	(XX.X%)
PROPOSED NEW PAVING	XXX,XXX SF	(XX.X%)
TOTAL PROPOSED IMPERVIOUS SURFACE	XXX,XXX SF	(XX.X%)
TOTAL SITE IMPERVIOUS SURFACE	XXX,XXX SF	(XX.X%)

AREA OF PERVIOUS SURFACES		
TOTAL AREA	XXX,XXX SF	(XX.X%)

LANDSCAPING REQUIREMENTS:  
TOTAL AREA

#### PARKING:

TOTAL NUMBER REQUIRED:  
## PARKING SPACES  
## ADA PARKING SPACES

TOTAL NUMBER OF PARKING STALLS PROVIDED:  
## PARKING SPACES  
## ADA PARKING SPACES

#### BICYCLE PARKING:

REQUIRED LONG TERM:  
#

ACTUALLY PROVIDED:  
#

REQUIRED SHORT TERM:  
#

ACTUALLY PROVIDED:  
#

### PROJECT TEAM

<b>OWNER</b> ALPINE FOOD DISTRIBUTING 2400 SE Mailwell Drive Milwaukie, OR 97222 PHONE NUMBER 503-905-5226 CONTACT: NAME EMAIL: KDW@FISHERCGI.COM	<b>GENERAL CONTRACTOR</b> FISHER CONSTRUCTION GROUP 625 FISHER LANE BURLINGTON, WA 98233 PHONE NUMBER 360.757.4094 CONTACT: Kevin Watkins EMAIL: KDW@FISHERCGI.COM	<b>ARCHITECT</b> FISHER CONSTRUCTION GROUP 625 FISHER LANE BURLINGTON, WA 98233 360.757.4094 CONTACT: SCOTT PHILIPP EMAIL: SMP@FISHERCGI.COM
<b>CIVIL COMPANY</b> ADDRESS ADDRESS PHONE NUMBER CONTACT: NAME EMAIL:	<b>LANDSCAPE COMPANY</b> ADDRESS ADDRESS PHONE NUMBER CONTACT: NAME EMAIL:	<b>STRUCTURAL</b> FISHER CONSTRUCTION GROUP 625 FISHER LANE BURLINGTON, WA 98233 360.757.4094 CONTACT: NAME EMAIL: XXX@FISHERCGI.COM
<b>MECHANICAL COMPANY</b> ADDRESS ADDRESS PHONE NUMBER CONTACT: NAME EMAIL:	<b>PLUMBING COMPANY</b> ADDRESS ADDRESS PHONE NUMBER CONTACT: NAME EMAIL:	<b>ELECTRICAL COMPANY</b> ADDRESS ADDRESS PHONE NUMBER CONTACT: NAME EMAIL:
<b>REFRIGERATION COMPANY</b> ADDRESS ADDRESS PHONE NUMBER CONTACT: NAME EMAIL:	<b>FIRE PROTECTION COMPANY</b> ADDRESS ADDRESS PHONE NUMBER CONTACT: NAME EMAIL:	<b>XXX COMPANY</b> ADDRESS ADDRESS PHONE NUMBER CONTACT: NAME EMAIL:

### SYMBOL LEGEND

### SHEET INDEX

Sort Order	DISCIPLINE	SHEET NUMBER	SHEET NAME	REV	REV DATE
01	GENERAL	G-001	COVER SHEET		
07	ARCHITECTURAL	A-001	ARCHITECTURAL SITE PLAN		
07	ARCHITECTURAL	A-100	DEMOLITION FLOOR PLAN		
07	ARCHITECTURAL	A-110	OVERALL FLOOR PLAN		
07	ARCHITECTURAL	A-200	EXTERIOR ELEVATIONS		
07	ARCHITECTURAL	A-400	ISOMETRIC VIEWS		
07	ARCHITECTURAL	A-401	ISOMETRIC VIEWS		

### NOTES

THIS TITLE SHEET CONTAINS A LIST OF DRAWINGS WHICH COMPRISE A FULL SET OF DRAWINGS FOR THIS PROJECT. ANY CONTRACTOR, SUBCONTRACTOR, VENDOR OR ANY OTHER PERSON PARTICIPATING IN OR BIDDING ON THIS PROJECT SHALL BE RESPONSIBLE FOR THE INFORMATION CONTAINED IN ANY AND ALL SHEETS OF DRAWINGS AND SPECIFICATIONS. IF ANY PERSON, PARTY OR ENTITY ELECTS TO SUBMIT BIDS FOR ANY PORTION, OR ALL, OF THIS PROJECT, THAT PERSON, PARTY OR ENTITY SHALL BE RESPONSIBLE FOR ANY AND ALL INFORMATION CONTAINED IN THESE DRAWINGS AND SPECIFICATION, INCLUDING, BUT NOT LIMITED TO, ANY SUBSEQUENT ADDENDUMS OR CLARIFICATIONS THAT MAY BE ISSUED.

### PACKET SUBMITTALS

1: FOOTING AND FOUNDATION A. PRELOAD/GRADING APPLICATION B. LAND USE/SEPA APPLICATION C. FOOTING AND FOUNDATIONS	DATE: 20XX-XX-XX
2: BUILDING A. CIVIL DESIGN B. ARCHITECTURAL DESIGN C. STRUCTURAL DESIGN D. MECHANICAL DESIGN E. ELECTRICAL DESIGN	DATE: 20XX-XX-XX
3: DEFERRED SUBMITTALS A. FIRE PROTECTION B. RACKING C. REFRIGERATION	DATE: 20XX-XX-XX



ALPINE FOOD DISTRIBUTING, LLC.  
ALPINE FOOD DISTRIBUTING FREEZER

1906 SE ONMARK DR.  
MILWAULIE, OR 97222

REV	DATE
A	2022.06.01
B	2022.06.08

ASU	DATE

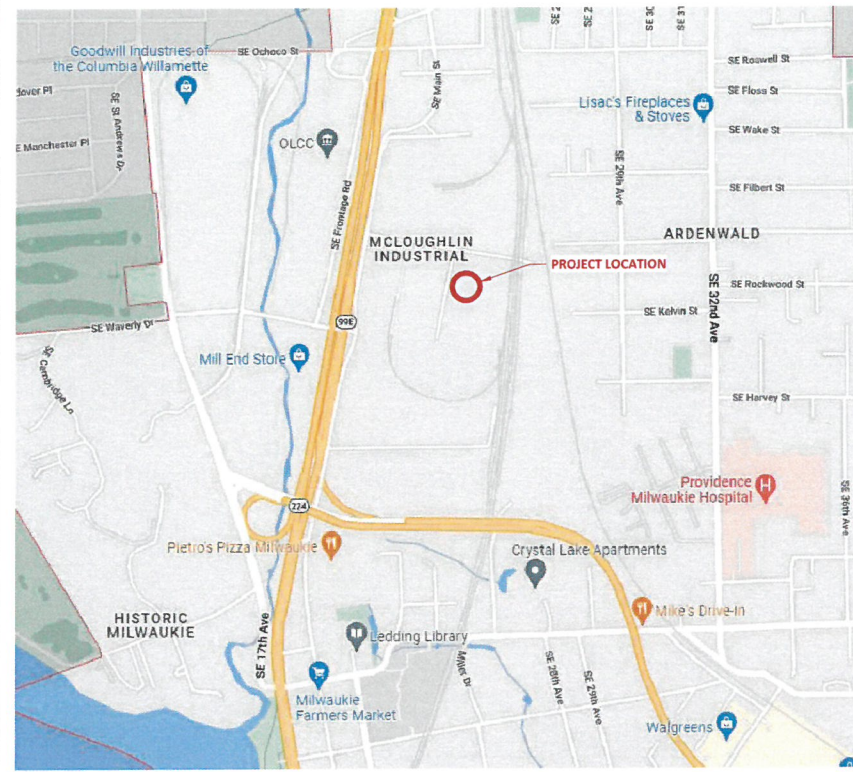
ARTHUR G. FELLOWS, P.E.  
IN CONSULTATION WITH  
FISHER CONSTRUCTION GROUP, INC.

Designed By:	Author
Checked By:	Checker
Project No.:	22F090
Sheet No.:	E1

Sheet Title:  
**COVER SHEET**

Sheet No:  
**G-001**

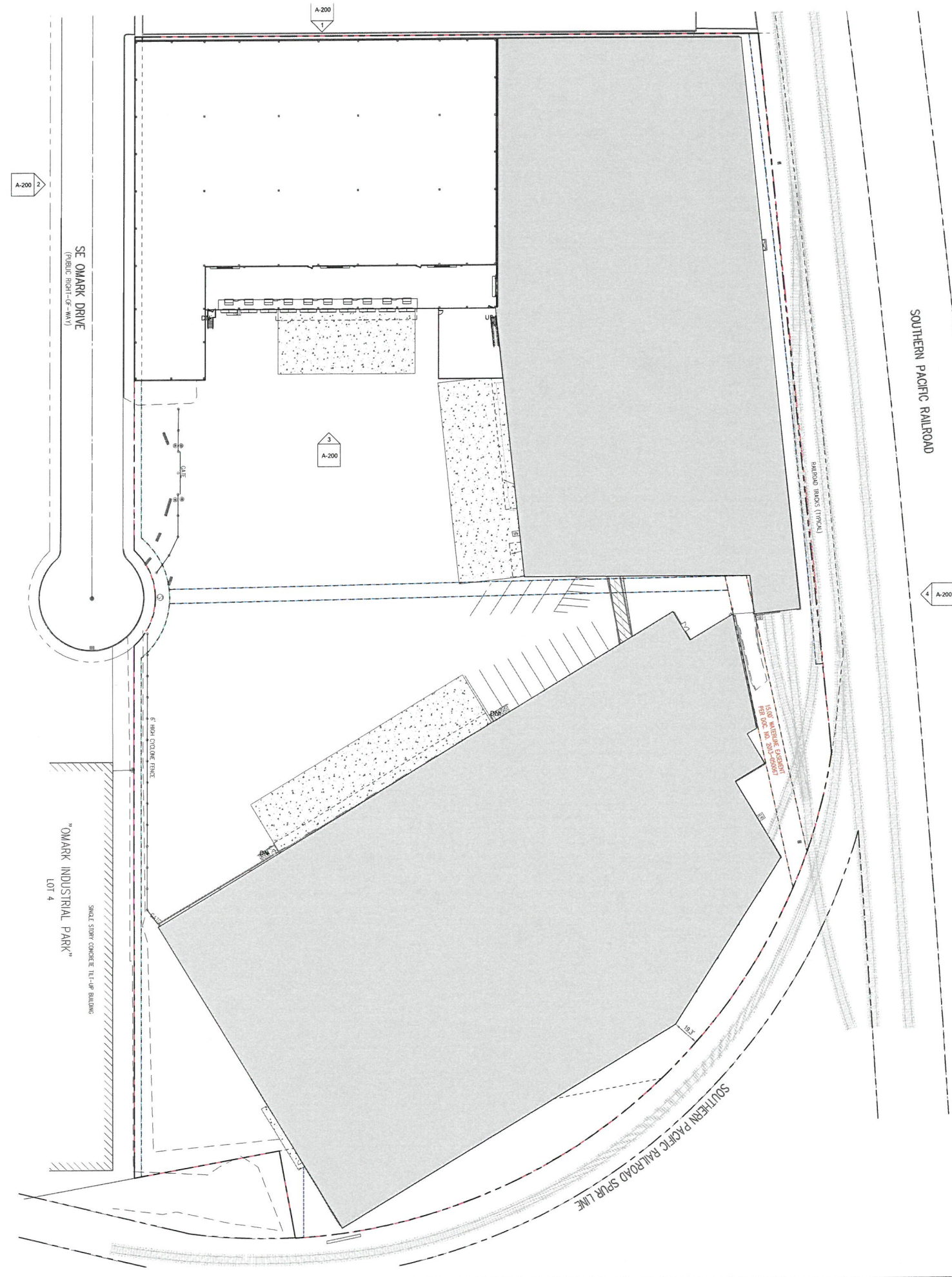




**VICINITY MAP**



**AFRIAI SITE MAP**



**ALPINE FOOD DISTRIBUTING, LLC.  
ALPINE FOOD DISTRIBUTING FREEZER**

9695 SE OMARK DR.  
MILWAUKEE, WI 53222

REV	DATE
A	2022.06.01
B	2022.06.08

REV	DATE

PROFESSIONAL OF RECORD  
IN CONSULTATION WITH  
FISHER CONSTRUCTION GROUP, INC.

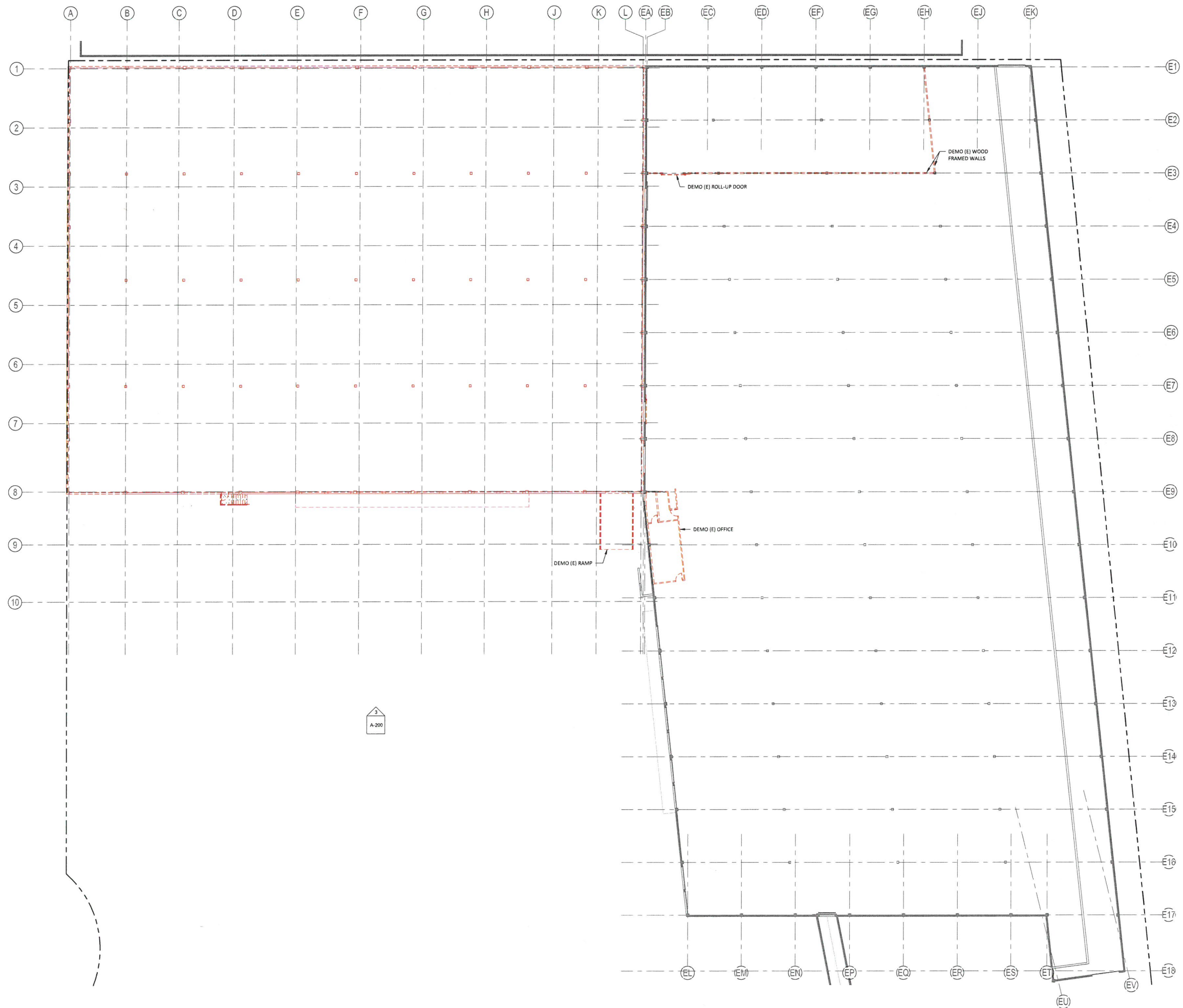
Designed By:	S. PHILIPP
Checked By:	W. LANGLEY
Project No.:	22F090
Sheet No.:	E1
Sheet Title:	ARCHITECTURAL SITE PLAN
Sheet No.:	

**ARCHITECTURAL SITE PLAN**

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REV	DATE
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PROFESSIONAL OF RECORD  
IN CONSULTATION WITH  
FISHER CONSTRUCTION GROUP, INC.

Designed by:	S. PHILIPP
Checked by:	W. LANGLEY
Project No.:	22F090
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Sheet Title:	

**DEMOLITION  
FLOOR PLAN**



REV	DATE
1	2022.06.01
2	2022.06.08

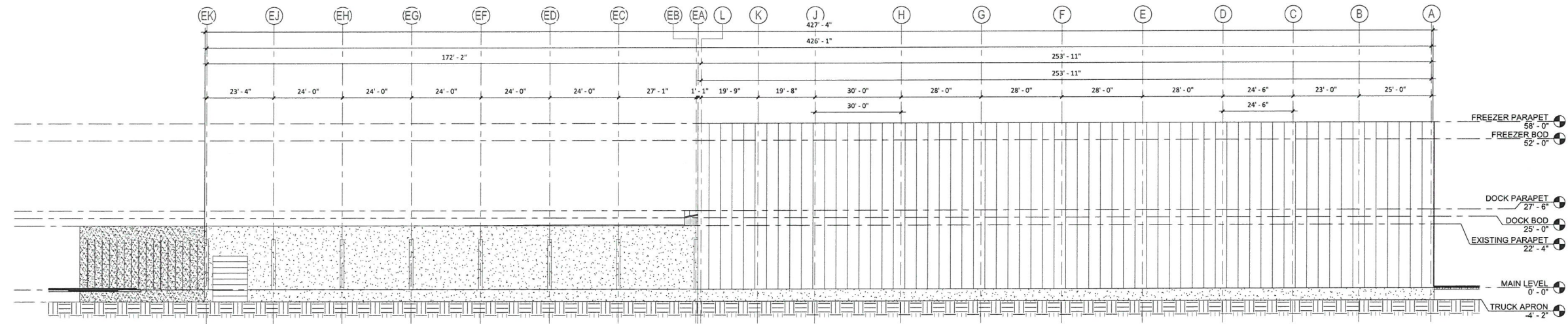
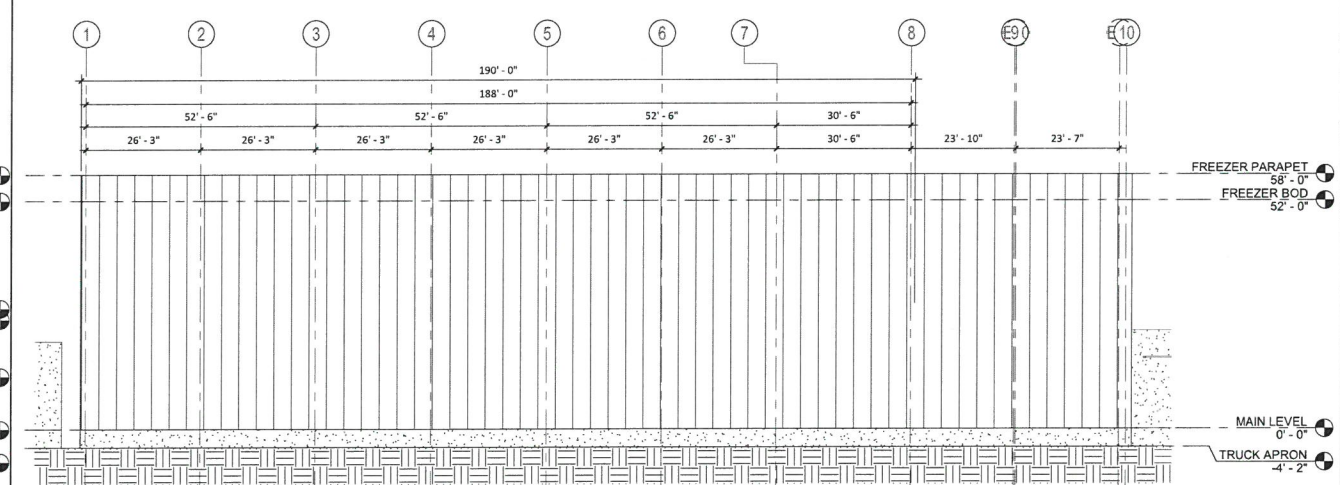
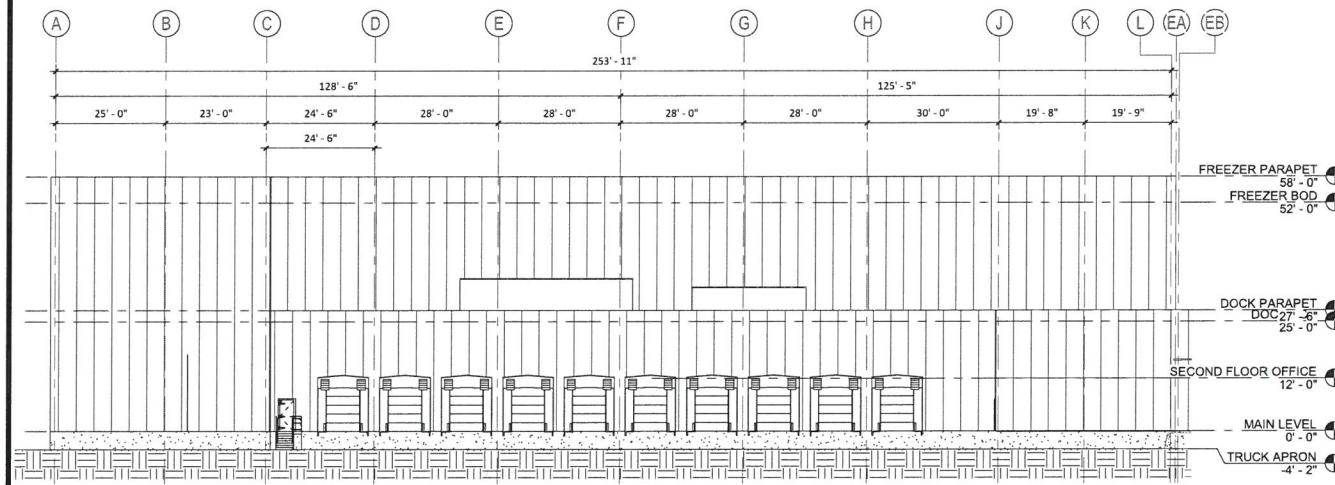
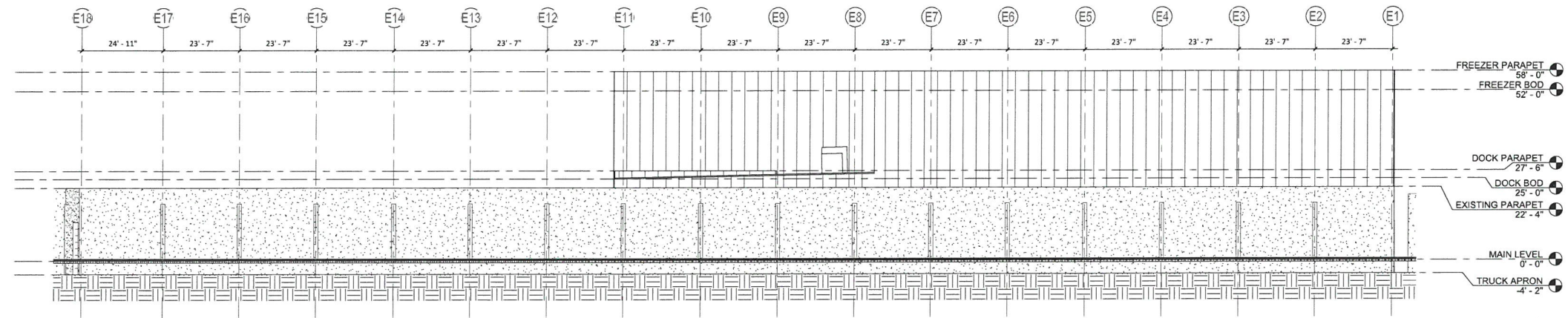
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FISHER CONSTRUCTION GROUP, INC.

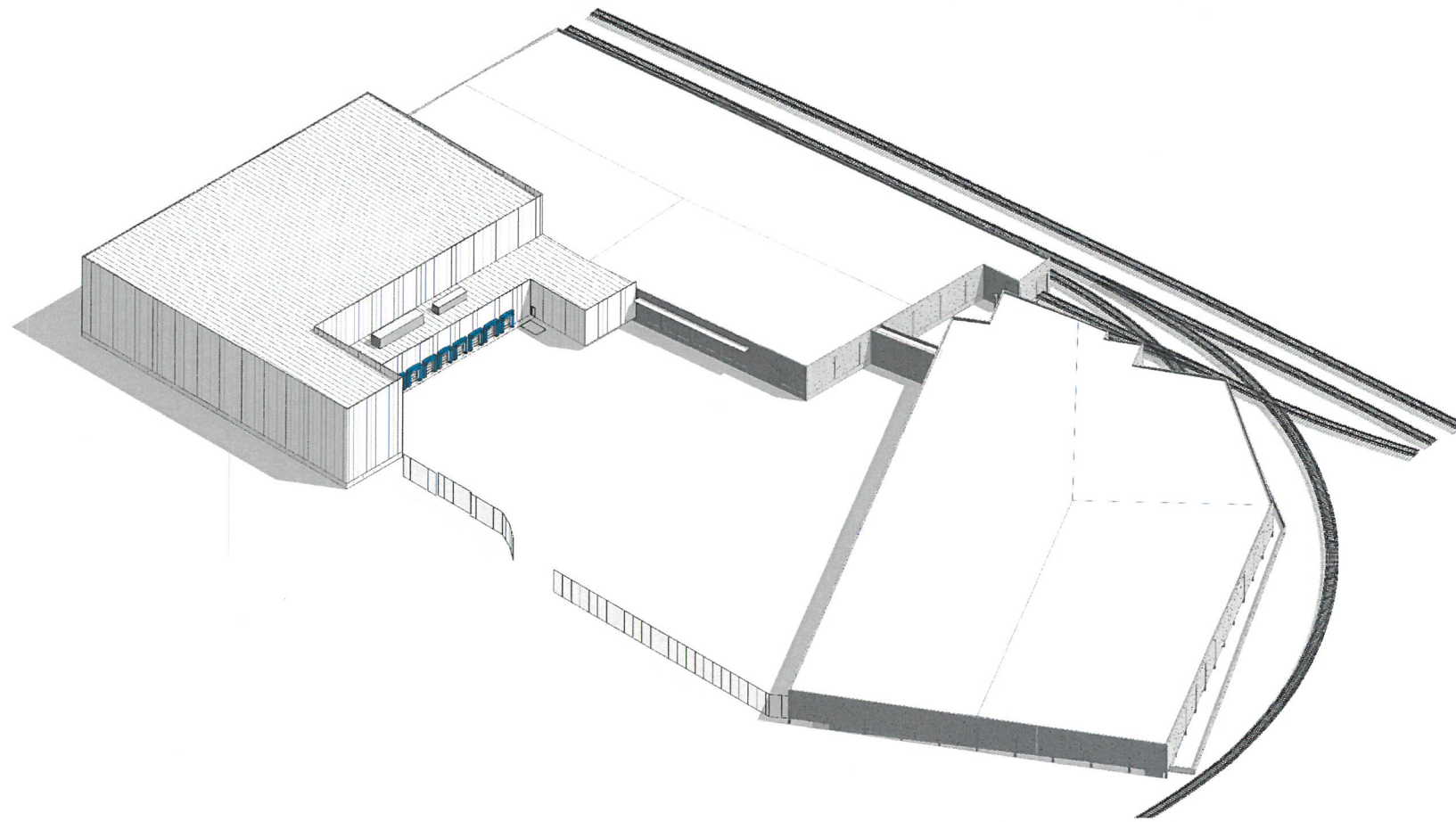
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**EXTERIOR ELEVATIONS**

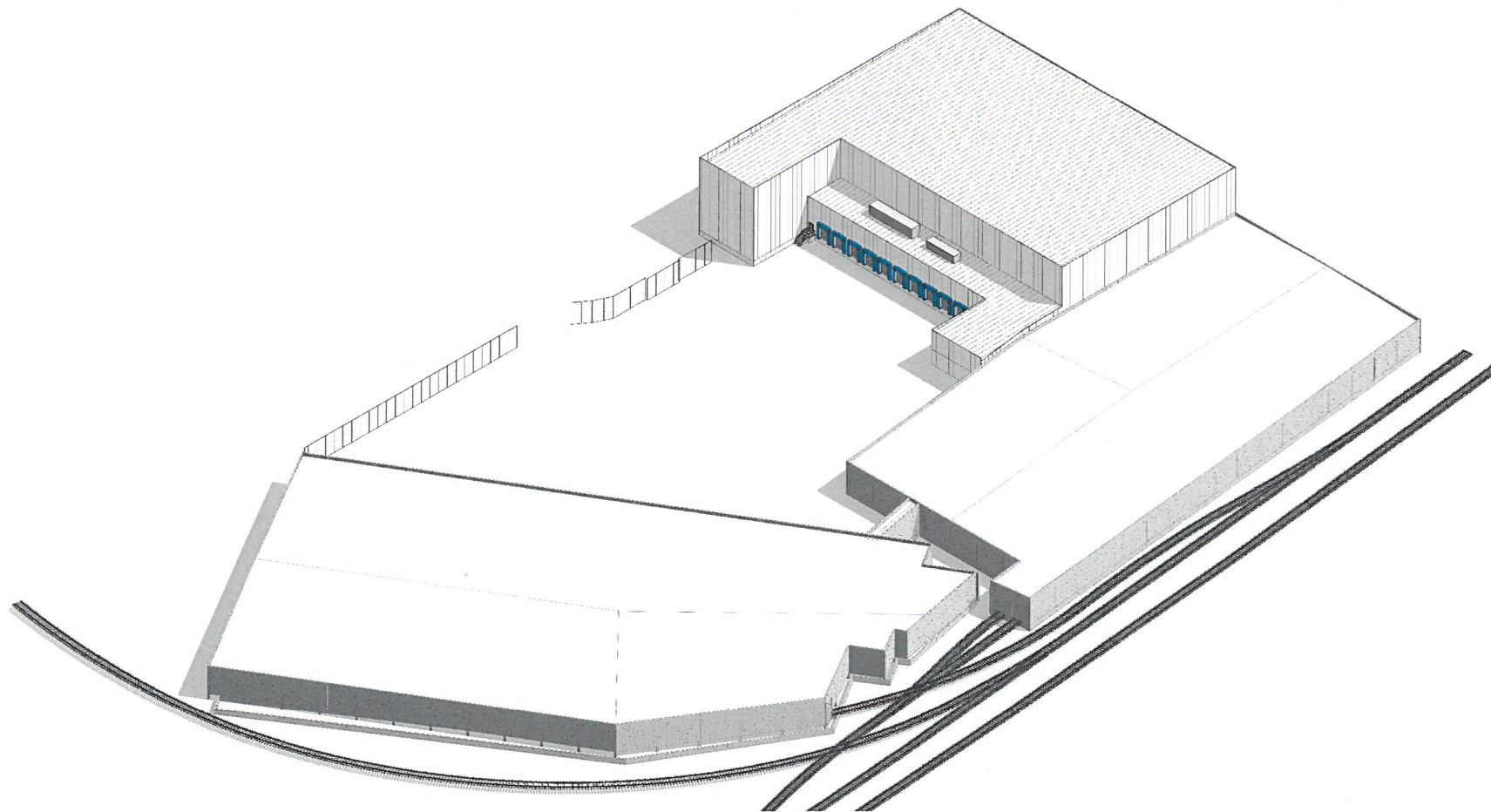
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SOUTHWEST ISOMETRIC 1



SOUTHEAST ISOMETRIC 2

REV	DATE
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B	2022.06.08

AS/	DATE

PROFESSIONAL OF RECORD  
IN CONNECTION WITH  
FISHER CONSTRUCTION GROUP, INC.

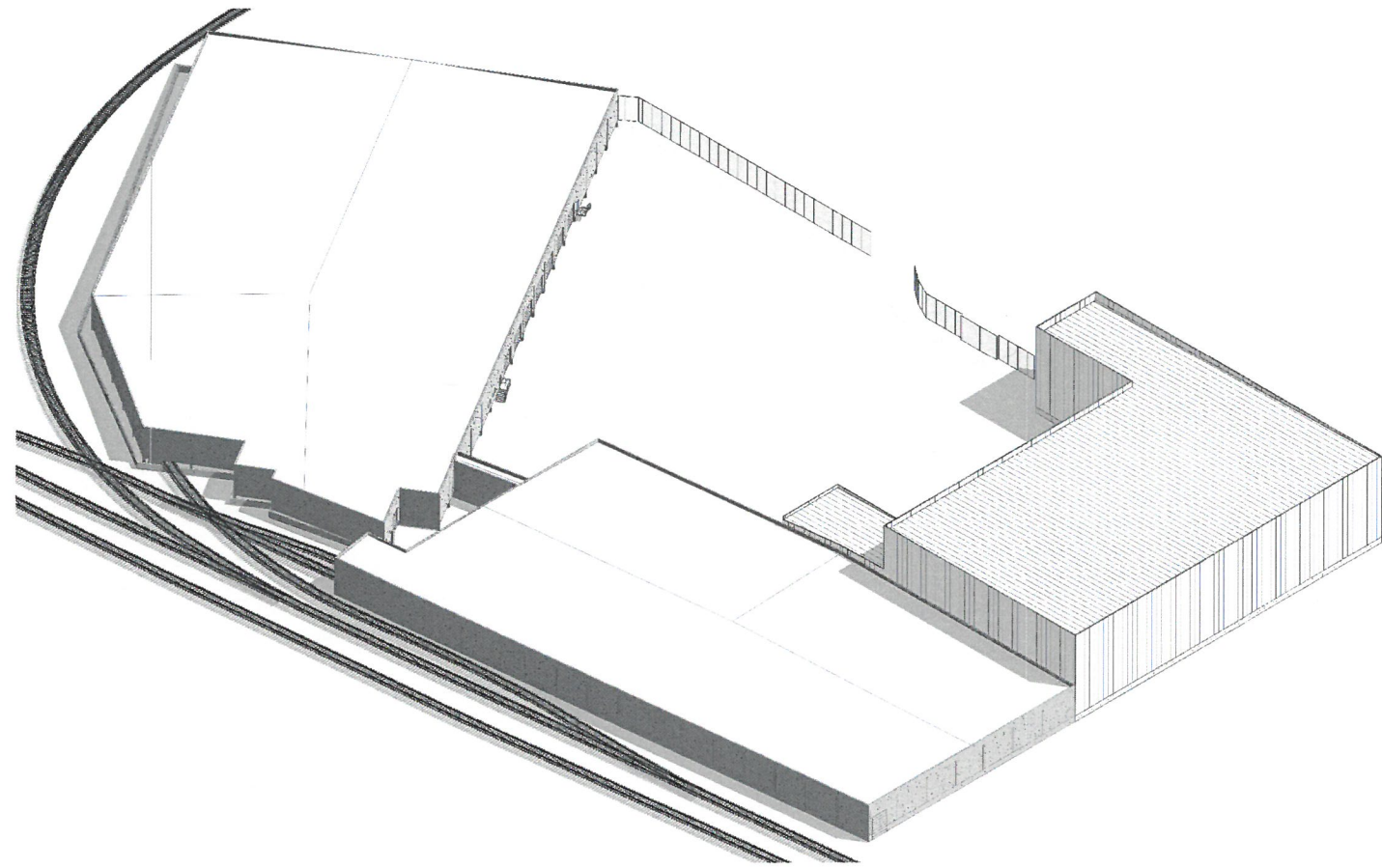
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ISOMETRIC VIEWS

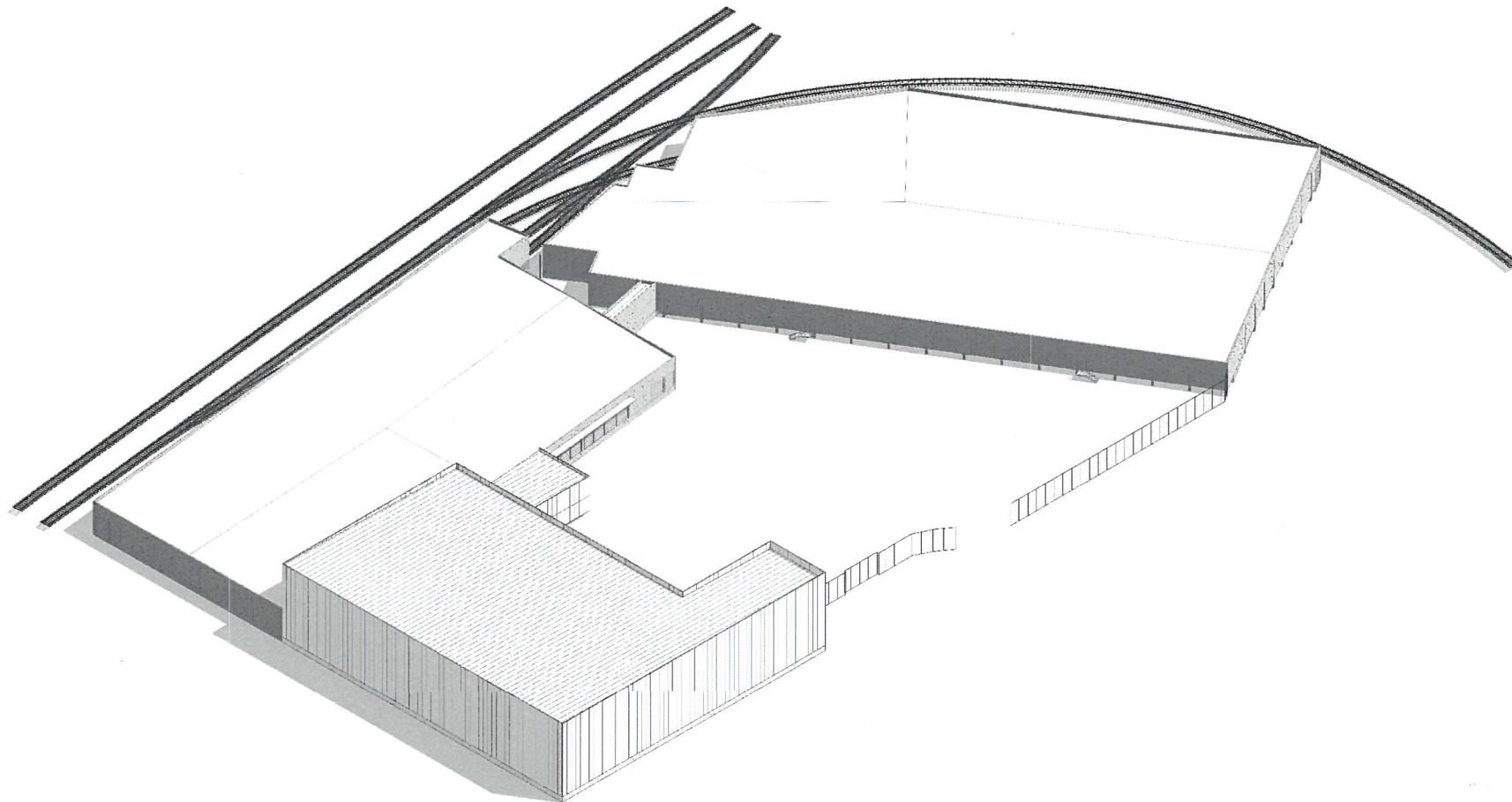
A-400



ALPINE FOOD DISTRIBUTING, LLC.  
ALPINE FOOD DISTRIBUTING FREEZER  
9606 SE OMBARK DR.  
MILWAUKEE, WI 53222



NORTHEAST ISOMETRIC 1  
A-401



NORTHWEST ISOMETRIC 2  
A-401

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**ALPINE FOOD DISTRIBUTING, LLC.**  
**ALPINE FOOD DISTRIBUTING FREEZER**

3636 SE ONYX DR.  
MILWAUKEE, WI 53222

REV	DATE
A	2022.06.01
B	2022.06.08

ASU	DATE

PROFESSIONAL OF RECORD  
BY CHINA FALCON WIFE  
FISHER CONSTRUCTION GROUP, INC.

Designed By:	Author
Checked By:	Checker
Project No.:	22F090
Sheet No.:	E1

**ISOMETRIC VIEWS**

A-401