



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

Preapplication Request Form

File #: 23-006PA

Meeting Date: 8 / 24 / 23 Time: 10 AM Location: 6101 SE Johnson Creek Blvd Today's Date: 8 / 3 / 23

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: 4203 SE Johnson Creek Blvd Map & Tax Lot(s): 12E303B01400 Zone:

PROPOSAL (brief description):

To develop this site and the adjoining 1/2 acre lot with either cottage clusters or middle housing in the form of 4 plexes.

APPLICANT:

Project Contact Name: Nile Hagen Company: Owner

Mailing Address: 1327 SE Tacoma St #394 Portland, OR Zip: 97202

Phone(s): (503) 714-8118 Email: Nilehagen@gmail.com

of Expected Attendees: 5

Owner Architect Contractor
 Representative Engineer 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

Narrative for 4203 SE Johnson Creek Blvd:

Thank you for your time. 4203 SE Johnson Creek Blvd is a 2.7 acre lot currently improved with a single home and shop. Adjoining the 2.7 acres is a 0.5 acre lot to the West which we also own and which is heavily wooded. We would like to develop this site into middle housing, either in the form of cottage clusters or a number of separate buildings which are 3 or 4 plexes. We recognize the challenge of parking on this site because it abuts Johnson Creek Blvd so we plan on providing 1:1 parking per unit, and we also look forward to discussing the 42nd Street 3 way stop. Infrastructure planned includes a private road, stormwater retention, landscaping and related improvements. Our assumption is that the zoning code for this site is R-MD and we plan to pursue middle housing, most likely the aforementioned cottage clusters.

From: Nile Hagen <nilehagen@gmail.com>

Sent: Friday, August 11, 2023 9:36 AM

To: Milwaukie Planning <Planning@milwaukieoregon.gov>; Brett Kelter <KelterB@milwaukieoregon.gov>; Vera Koliass <KoliassV@milwaukieoregon.gov>

Subject: Re: 4203 SE Johnson Creek Blvd

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This Message originated outside your organization.

Hi Brett et al,

Thank you again for your work on the pre app for 4203 SE Johnson Creek Blvd. Attached is our brief narrative for the project and below is a list of questions we would like to address with you. Because we would like to address the possibility of both cottage clusters and quadplexes on Johnson Creek, I would like to lay out two separate lists of questions, though there will be some overlap.

Regarding the 42nd intersection: We have commissioned a traffic memo addressing the cause of any stalled traffic on site and will present that as soon as it is received, hopefully a week before the pre app. We look forward to discussing this issue further with the city, as we believe that a traffic circle will exacerbate the current issues with standing traffic rather than ameliorate them. Knowing that the cause of the standing traffic is actually the intersection at 45th Place adjoining the Springwater Corridor, we believe that an alternate solution should be pursued on site.

Questions for cottage clusters:

The cottages proposed are approximately 1,150 sf in two levels, with a footprint smaller than 600 sf.

Are the 61 cottages shown in our drawing allowed by right at this density?

Are there any land use processes which need to be finished before we can proceed to building permits if we pursue cottages on site?

Are there any phasing constraints for cottage clusters of this type and size?

Can we build in phases without any additional land use process?

Is it permissible to install a single water, sanitary and storm water connection for all of the cottages on this lot?

Are there any constraints to infiltrating storm water on site?

Are there any public improvements required for this site?

Will a second entryway which is a right in/right out be allowed on the Northeast side of the lot closest to the Springwater corridor crossing?

What are the tree code requirements for cottage clusters? We imagine that the courtyards would qualify for tree planting requirements, please confirm.

Is there a way for the adjoining half acre lot, which is 100% wooded, to be used to qualify for the required tree canopy coverage for the rest of the site?

Will the city allow the half acre wooded area to be used by the development as a private park with walking paths and benches for residents to use?

Are there any land uses processes necessary to be allowed to build a small number of cottages on the Westerly parcel, as shown on our site plan? Presently there is a lot line between the two parcels.

Questions for middle housing with 3 or 4 units per building:

We plan on providing two parking spots per building in the front setback. Will that be allowed by code, assuming a 35 foot wide lot?

Does the city of Milwaukie allow permeable driveway surfaces to qualify for foliage requirements on a private lot?

What is the requirement for stormwater retention on site?

Will we be able to incorporate the adjoining half acre lot, which has a pronounced ravine and is heavily wooded, into stormwater retention?

Are there any public improvements required for this site?

We would like to provide as much on street parking as possible, and to use wide roads so that additional spaces can be added between driveways. Will sidewalks on both sides of the road be required throughout the development?

Will the city allow for a lot to be set aside to be used as parking, guest or otherwise?

Is the line in Johnson Creek a combo sewer for both sanitary and stormwater?

Is there a way for the adjoining half acre lot, which is 100% wooded, to be used to qualify for the required tree canopy coverage for the rest of the site?

Will the city allow the half acre wooded area to be used by the development as a private park with walking paths and benches for residents to use?

Thank you very much for your time and efforts on this, we trust this finds you well.

Warmly,
Nile Hagen