



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

Preapplication Request Form

File #: 23-009PA

Meeting Date: 11 / 16 / 23 Time: 10 AM Location: 6101 SE Johnson Creek Blvd Today's Date: 11 / 1 / 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: 1915 & 1925 SE Scott St. Map & Tax Lot(s): 11E35AA00101 Zone: DMU
11E35AA00200

PROPOSAL (brief description):

The new 1847 Food Park includes an open-air timber canopy structure and a taproom building with a bar, permanent restrooms, and indoor/outdoor seating areas. Utility infrastructure for food vendors will be provided. Existing on-site parking is preserved.

APPLICANT:

Project Contact Name: Terry Amundson Company: Koble Creative Architecture LLC

Mailing Address: 2117 NE Oregon St. #301, Portland, OR Zip: 97232

Phone(s): 503-539-4300 Email: terry@koblecreative.com

of Expected Attendees: 3
 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

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 electronic 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 electronic copies 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 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) (Note new tree code: www.milwaukieoregon.gov/trees)
 - 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-unit detached dwellings, ADUs, middle housing, partitions): 2 weeks required for review
 - Major Developments (e.g. commercial, industrial, multi-unit, subdivisions, and middle housing developments with more than 4 units): 3 weeks required for review

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

Date: October 18, 2023

Project: 1847 Food Park
Site Address: 1915 & 1925 SE Scott Street
Milwaukie, OR

Re: Pre-Application Conference

PROJECT DESCRIPTION:

The 1847 Food Park is proposed for 1925 SE Scott Street, the former home of the Peake Funeral Chapel, now demolished. The name "1847 Food Park" honors the year Milwaukie was first settled by the Luelling family. The Project includes two permanent structures designed to take advantage of the existing topography and "ruins" left by the old chapel. Utility connections for gas, water, and electricity will be provided for food vendors throughout the site.

The foundation of the former chapel becomes a recessed dining area, 2/3 of which is sheltered by a new, open-air canopy. The timber canopy structure is located at the property line on Scott Street and creates an entry to the Food Park at the corner of Scott and Main Streets.

At the northern property line, a new taproom building with indoor/outdoor seating areas occupies the location of the apartment dwellings that once stood there. The multi-story taproom incorporates a bar, guest kitchen, and permanent restrooms to serve the development. The existing parking lot at the west side of the property remains, providing on-site parking for patrons of the food park.

Given that this is a unique proposal for the DMU zone, the Applicant acknowledges that the Project will need to meet zoning code guidelines through a Type III review process.

QUESTIONS & COMMENTS FOR DISCUSSION:

1) The minimum **Floor Area Ratio** for the site is noted as 1:1 (Figure 19.304-3). Per section 19.304.5.A.3.b there are exemptions for public parks and plazas. The Food Park features two permanent structures but as whole functions more as a park or plaza. Could the Project potentially be evaluated as a park or plaza from a zoning perspective?



2) **Minimum Building Height** is noted as 25' per Table 19.304.4. As shown on submitted drawing sheets A3 and A4, the Canopy measures approximately 18'-9" in total height, while the Taproom measures approximately 32'-9" in total height. Would having one of the two proposed structures meet the standard be approvable for this Project?

3) **Setbacks, Frontage, Build-To Lines...** These standards seek to enliven the public realm and streetscape by bringing buildings and active uses close to the sidewalk. The proposed Canopy is located at the Scott Street property line, and its entrance marked by an existing monument sign at the Main Street property line. The Taproom is located at the heart of the site, while the balance of the site area is dedicated to pedestrians. We believe the park & plaza-like spaces created by the Project meet the goal of providing an active ground floor. Please comment on this approach to the guidelines.

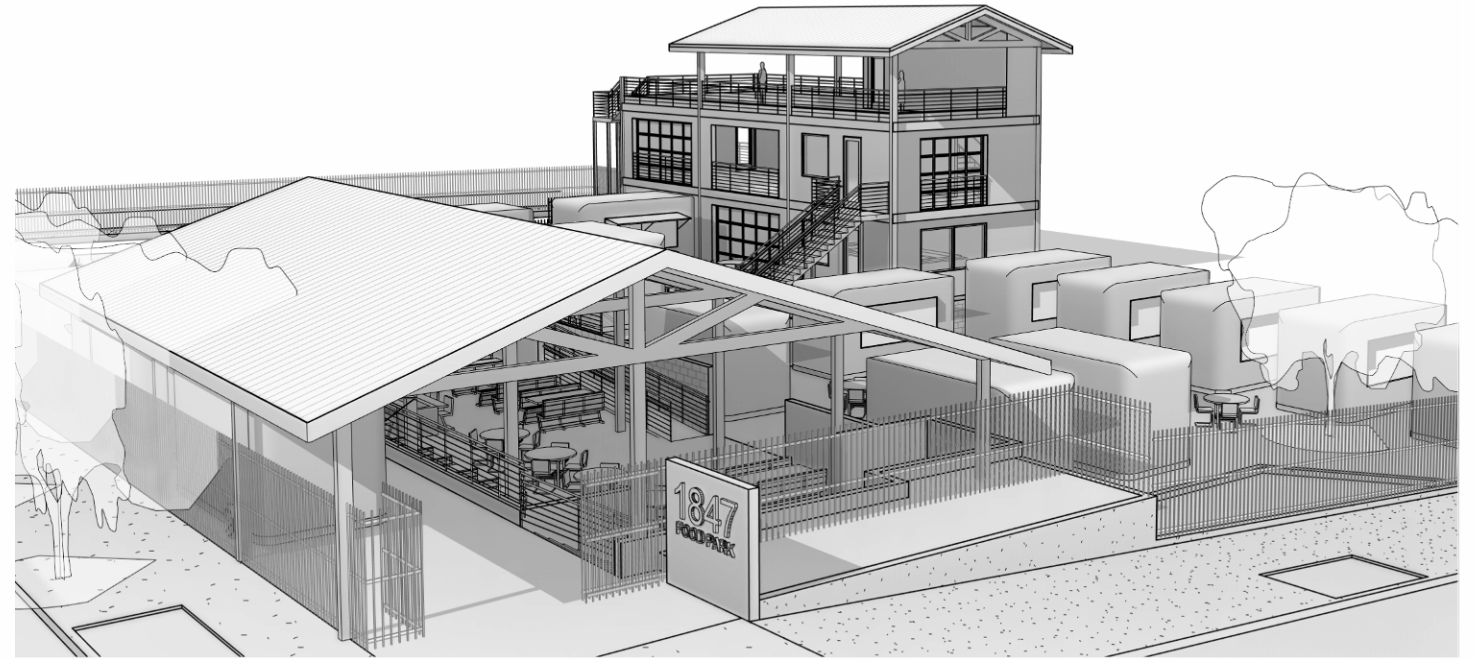
4) Standards related to **Wall Structure, Façade Detail, Windows** and other specific building components are difficult to apply to the Project. The Project will seek to meet the goals of the guidelines through its inherent structural expression, modest scale, transparency, and quality materials of construction.

5) Please identify any additional studies or reports that may need to be completed prior to (and submitted with) the Type III land-use submittal.

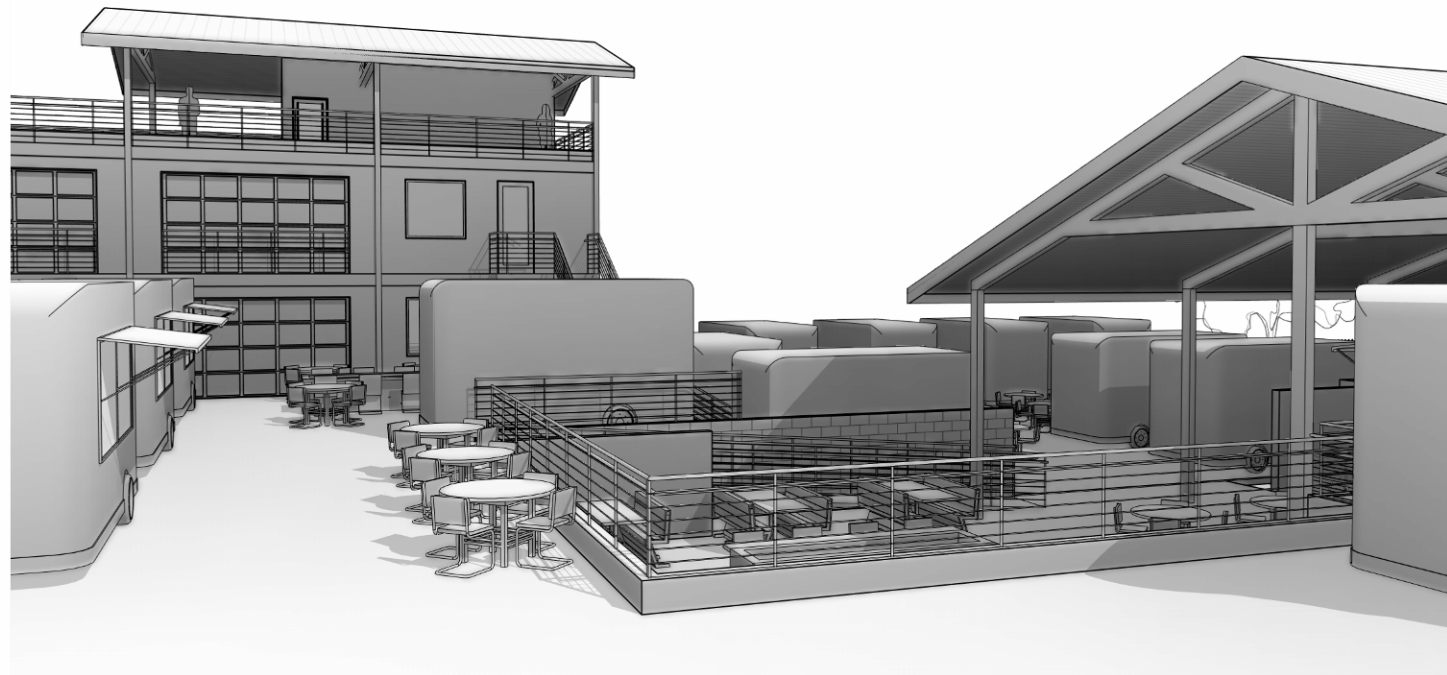




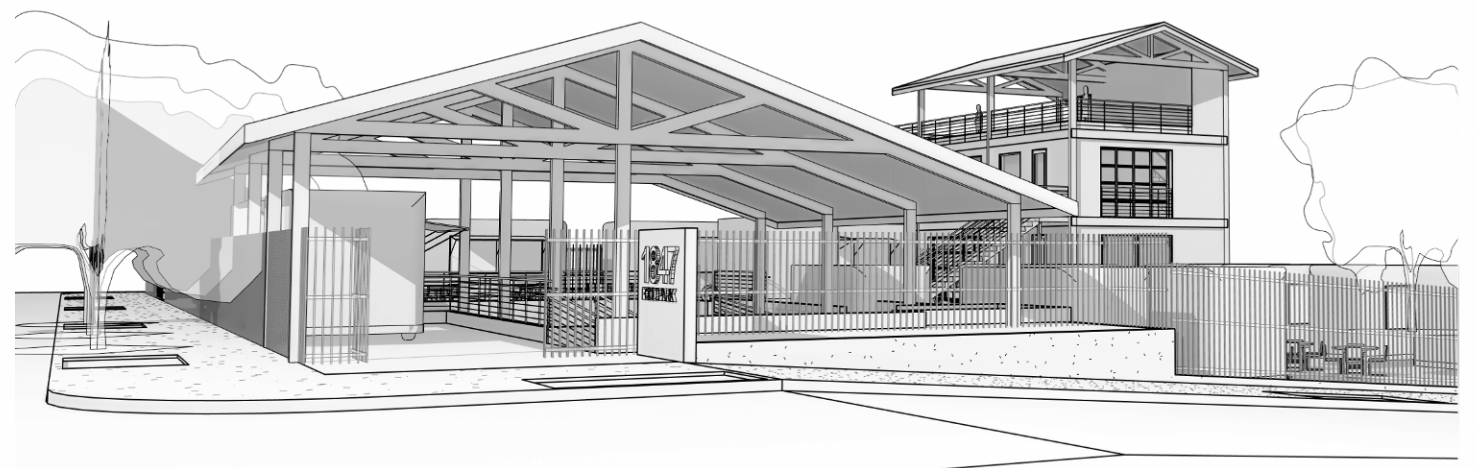
Southwest Aerial Perspective



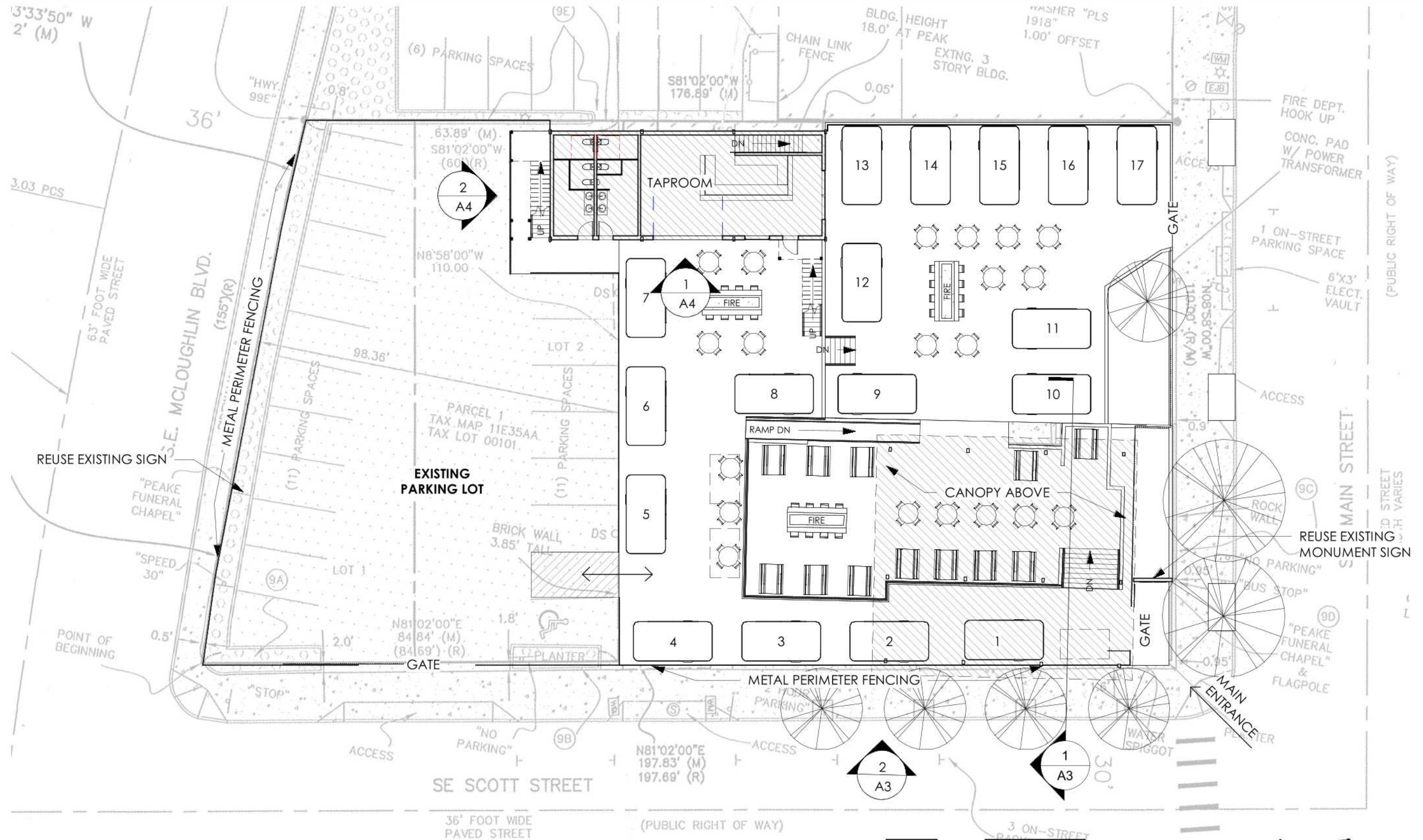
Southeast Aerial Perspective



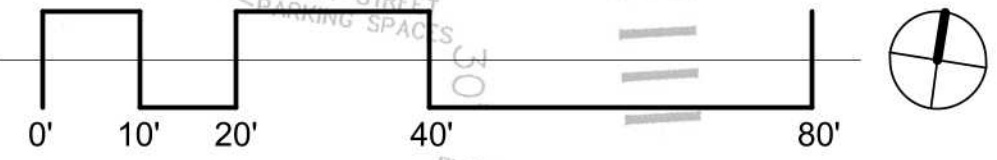
Park Interior View



Southeast Entrance

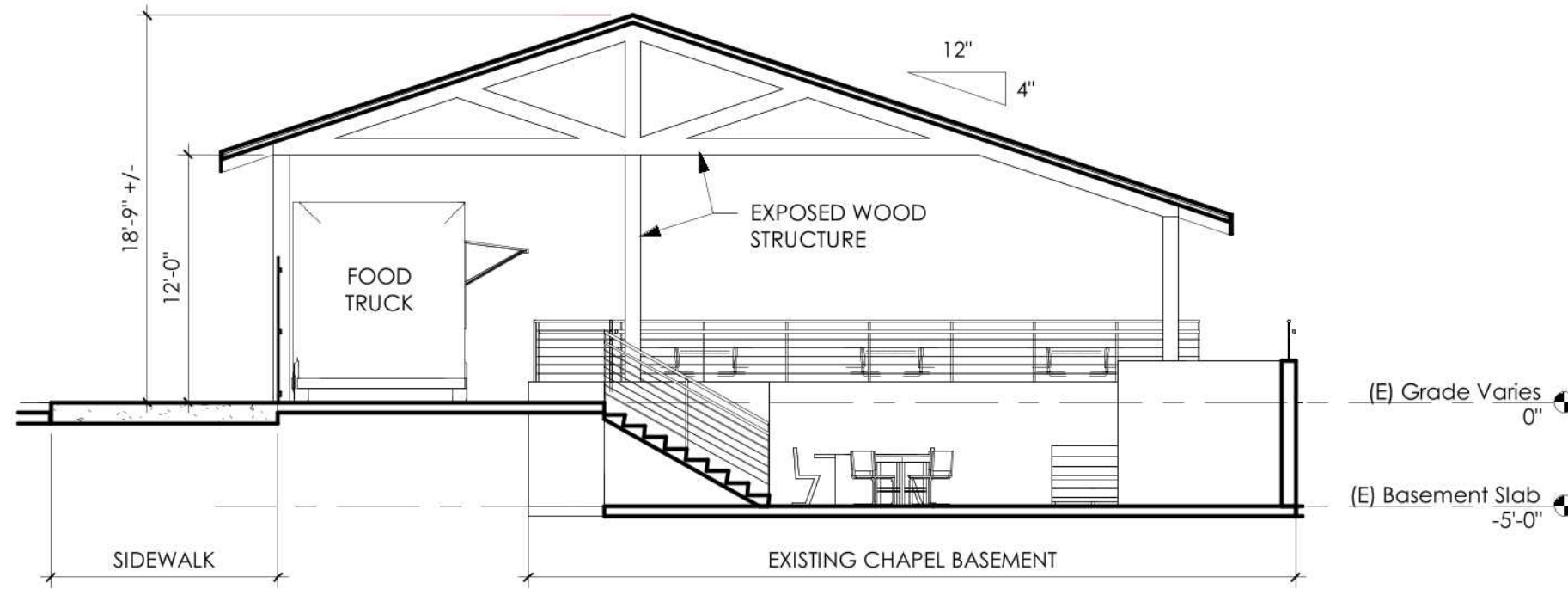


1 / SITE PLAN
 scale: 1" = 20'-0"

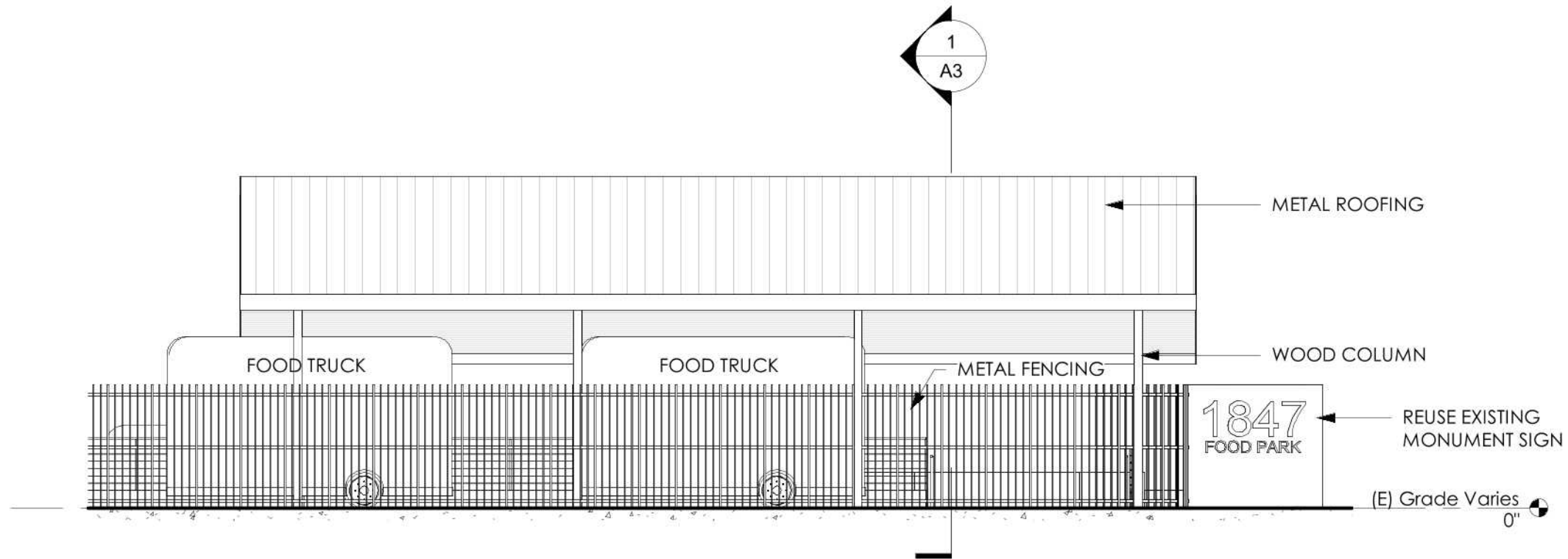


1847 Food Park

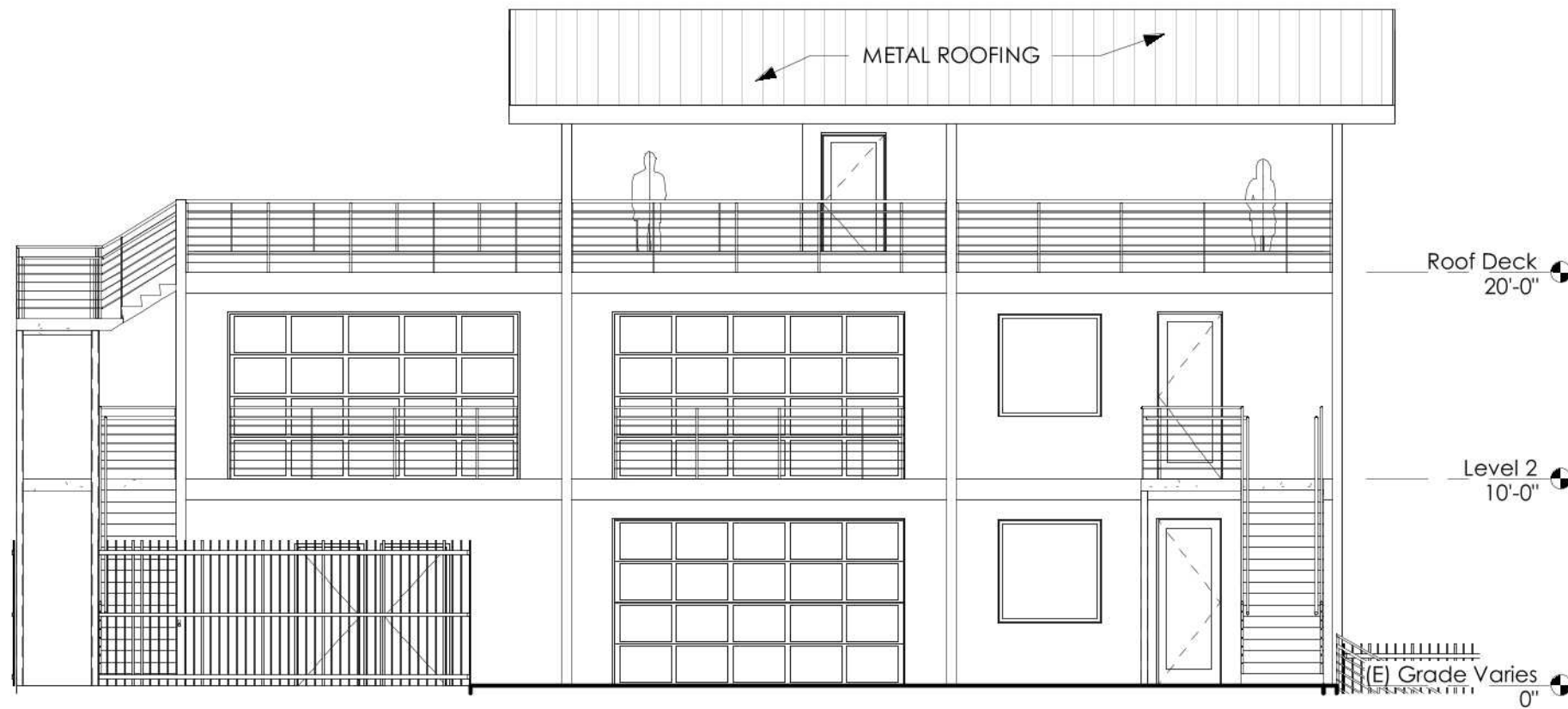
1915 & 1925 SE Scott Street
 Milwaukie, OR 97222



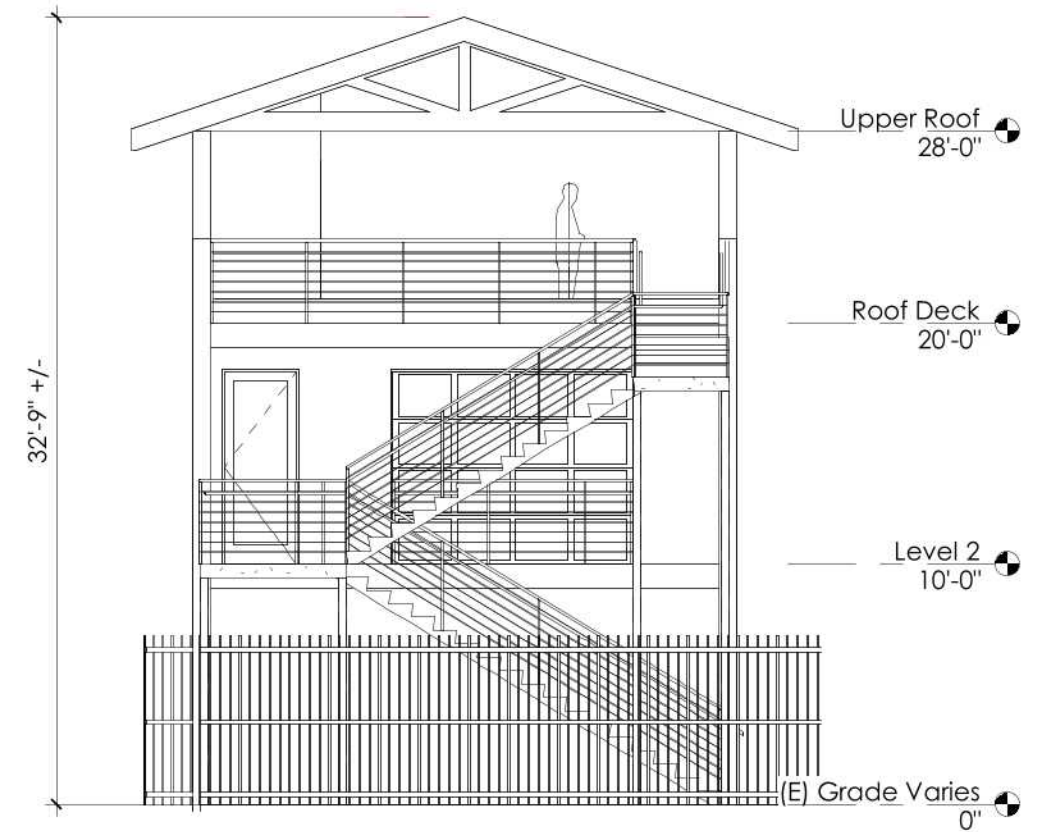
1 / BUILDING SECTION - CANOPY
 scale: 1/8" = 1'-0"



2 / SOUTH ELEVATION - CANOPY
 scale: 1/8" = 1'-0"



1 / SOUTH ELEVATION - TAPROOM
 scale: 1/8" = 1'-0"



2 / WEST ELEVATION - TAPROOM
 scale: 1/8" = 1'-0"