

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.

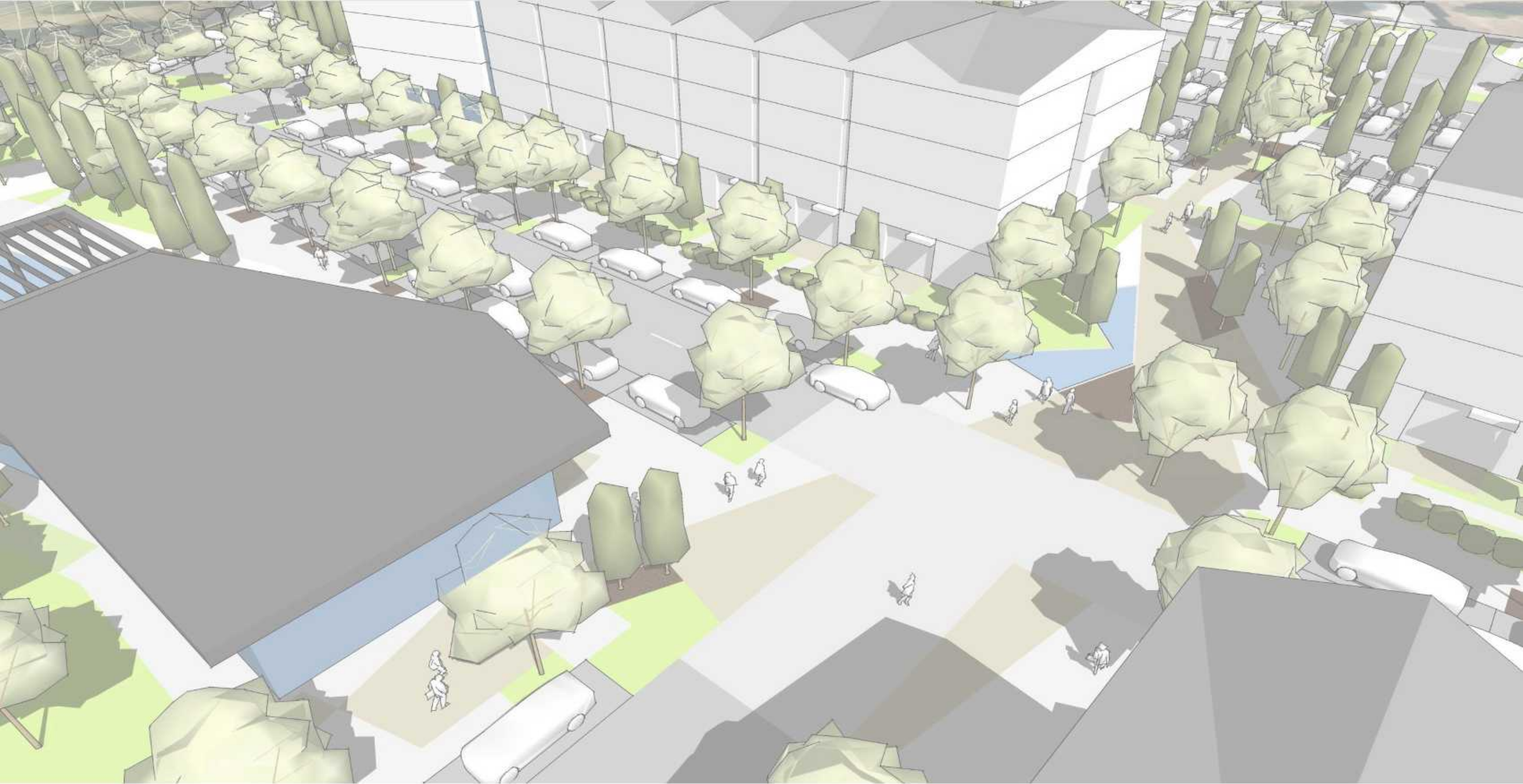
Minimum Requirements

- 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 Massing axions and perspectives included
- 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)
- NA Slope map (if slope is 25% or more)
- NA 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

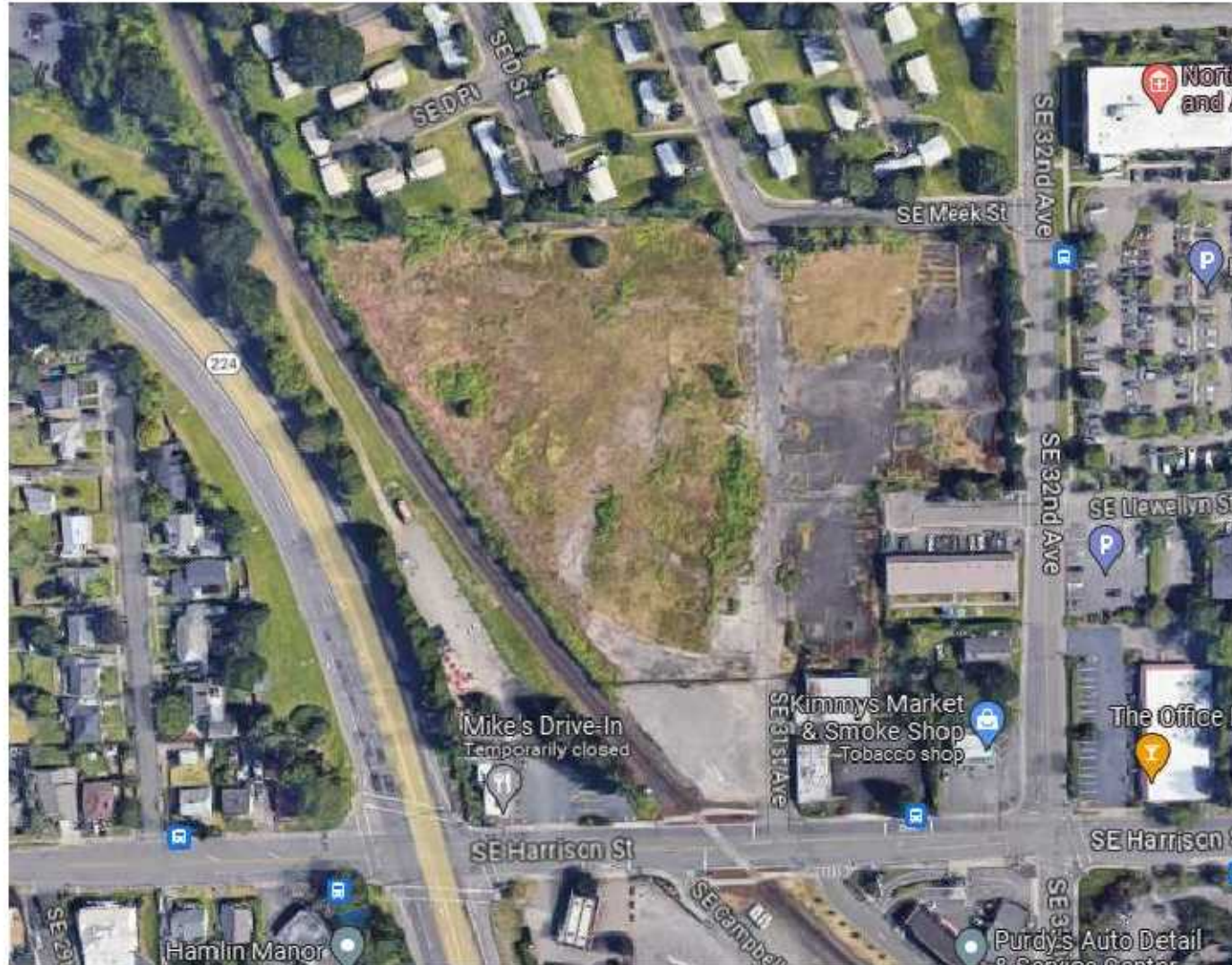
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|--|---------------------------------------|--|--|
| Routing: <input type="checkbox"/> File | <input type="checkbox"/> Planning (2) | <input type="checkbox"/> Engineering (2) | <input type="checkbox"/> Building |
| <input type="checkbox"/> Development Manager | <input type="checkbox"/> Public Works | <input type="checkbox"/> Fire | <input type="checkbox"/> CD Director (development) |



SE 32ND & HARRISON ST. | THE MURPHY SITE

GIBBINS KAPLAN DEVELOPMENT | PRE-APPLICATION PACKAGE | FEBRUARY 28, 2024





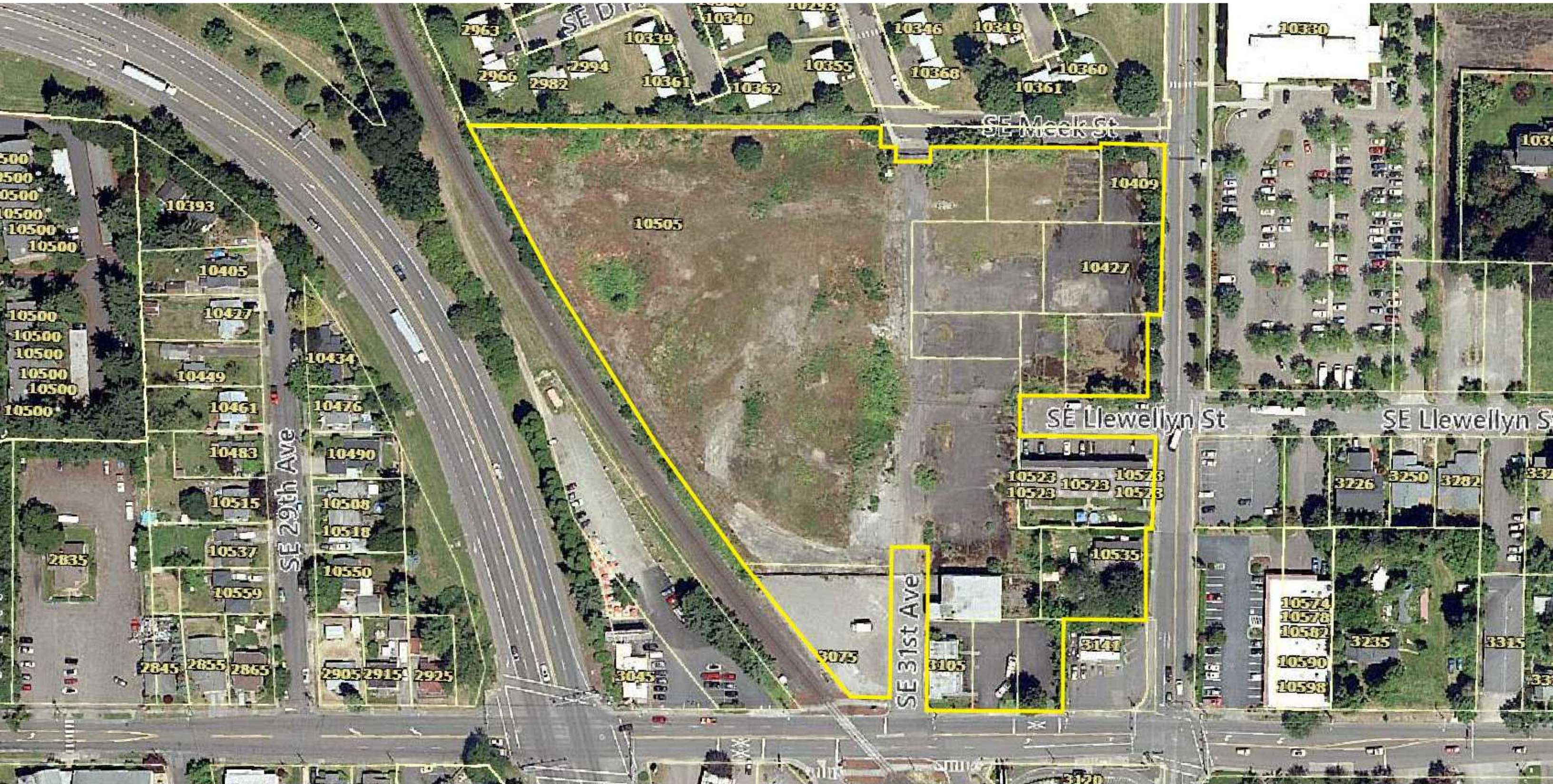
NARRATIVE

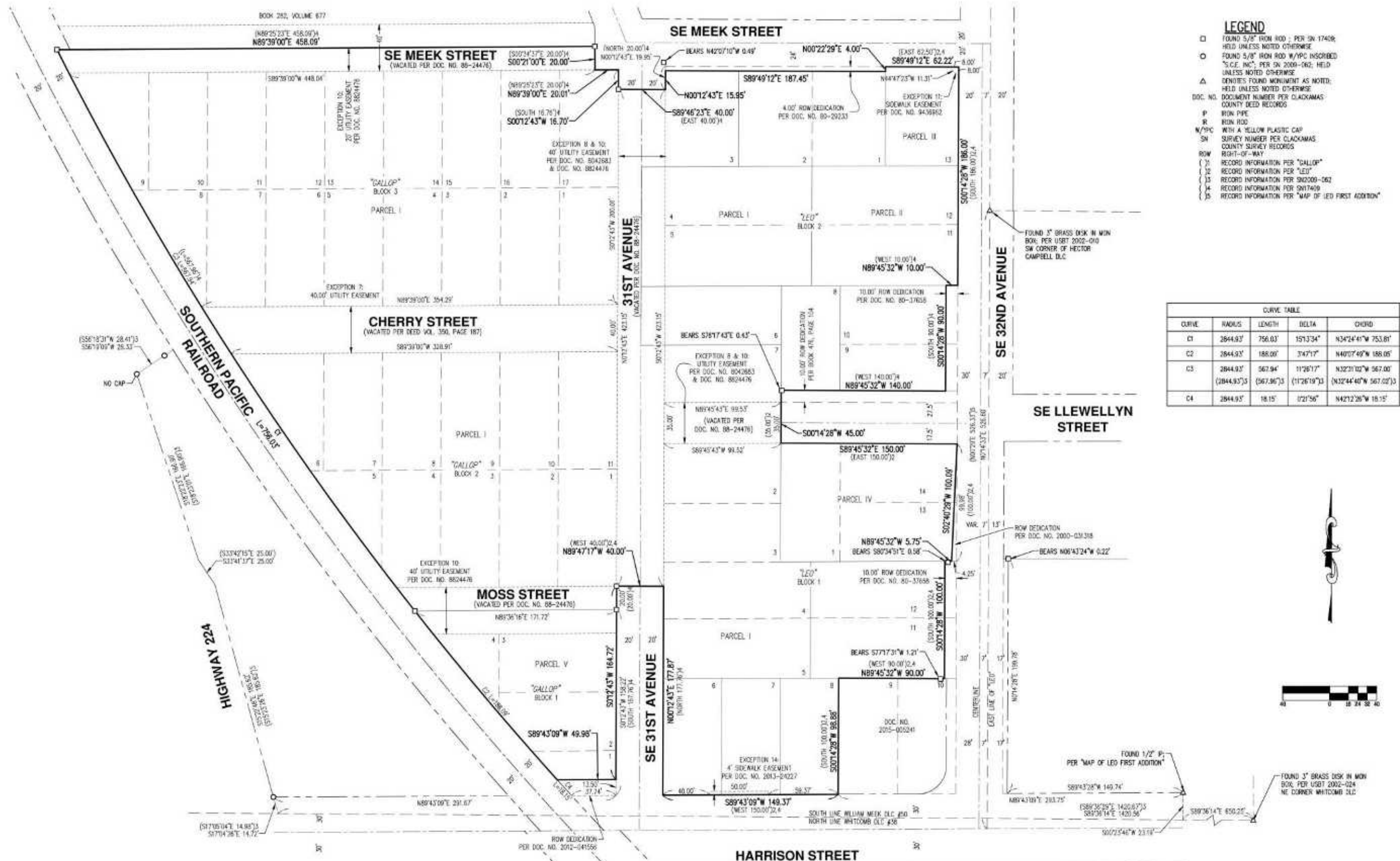
This 7.47-acre site is in the Commercial District in Central Milwaukie and is zoned General Mixed-Use Zone (GMU) with an FSO overlay. It is bounded by SE Harrison Street right-of-way to the south, SE Meek Street right-of-way to the north, Southern Pacific Railroad property to the west and SE 32nd Street right-of-way to the east. Currently located on the site are three structures: a single-story retail outlet, a single-story commercial office building and a two-story apartment building. The existing site is largely cleared with only a few mature trees existing on site. Proposed development will be a market-rate multifamily housing with potential for active-use spaces along SE 32nd Street. Preliminary concepts would assume approximately 276 apartment units with a mix of urban 1-bedroom, 1-bedroom, 2-bedroom and 3-bedroom units. Also proposed are residential amenities and support spaces as well as off-street parking. The project will pursue a roughly 1.5/unit parking ratio which would equate to 415 spaces. The GMU has a 3 story/45' (whichever is less) building height limit. Additional height and story bonus appear available in combination, for up to 5 stories. As such, the buildings are proposed as 4 story wood framed structures.

LIST OF QUESTIONS

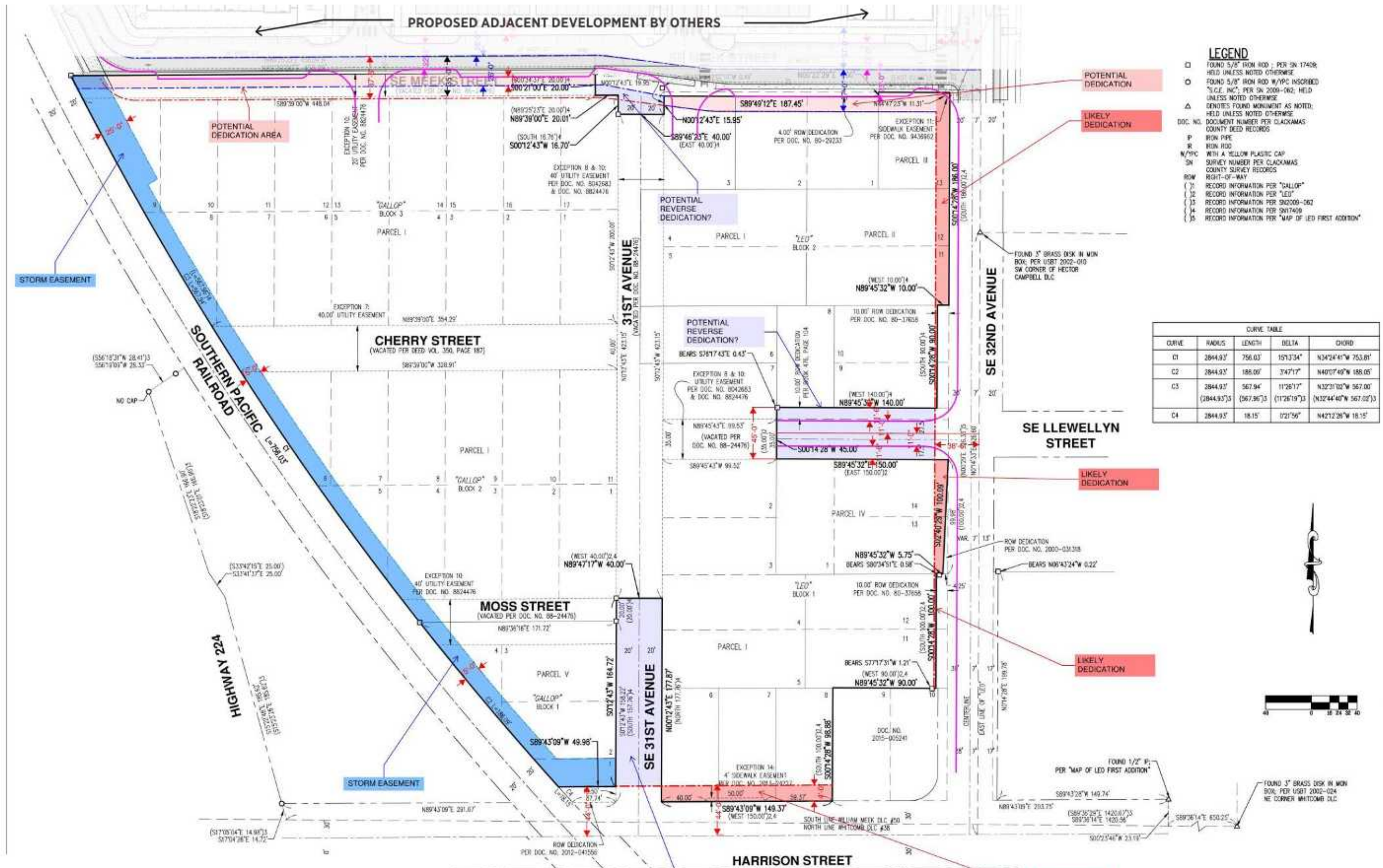
1. Are there any ROW Dedications Required on the 3 street frontages?
2. Is Land Use in Compliance / Lot Consolidation Requirements
3. Can we vacate ROWs into the Property (SE Llewellyn St & SE 31st Ave)?
What is the process for this?
How long does this process take?
4. If ROW are vacated, Can we use existing sewer system & maintain it as private from inside the ROW Lines?
5. What are the ROW Improvement requirements for this site?
Road Improvements
Stormwater Treatment
ADA Compliance - Pedestrian Access Requirements
6. Will we need a Transportation / Traffic Analysis?
7. What are the utility jurisdictions for this site?
8. What is the size and location of the surrounding utilities adjacent to our property?
9. Are existing utilities adequately sized for our development?
10. Plan is to provide utility connections as follows:
Water - Along SE 32nd Ave near Llewellyn St
Sewer - Connect to existing sanitary service on site that leaves the site on SE 31st Ave
Storm - Connect to existing storm line along the West end of the site along RR & North on SE Meek St
11. Will multiple water meters be required for the site?
Domestic
Commercial
Irrigation
Fire - Not Metered, but wanted to make note that this will be needed as well
12. Is a looped system inside the property required?
13. Will OH Utilities along the row be required to be buried along Either 32nd or SE Harrison St?
14. Are there any Lighting Requirements?
15. Are there any Requirements for Tree Removal?
16. What sort of access requirements will there be for Fire?
17. 4 story Max Building Heights are planned at \approx < 45' (to the average of the sloped roofs). Zoning Code Bonus provisions appear to allow for this when residential uses are proposed. Can you confirm this?
18. Can the property adjust the Private Access Drive alignment of 30th and 31st as they cross Meek into the property? If so, what is the Variance process for this?

Existing Conditions & Site Boundary





Dedication Questions & Potential R.O.W. Vacations



Site Plan



SUMMARY

- 276 UNITS / 275,439 GSF
- 415 STALLS / 1.5 RATIO
 - 324 STANDARD
 - 71 PARALLEL
 - 20 GARAGES

BUILDING 1 - RESIDENTIAL

- 4 LEVELS

RESIDENT AMENITY - PLAZA

BUILDING 2 - RESIDENTIAL

- 4 LEVELS

RAISED PAVING | PLAZA EXTENSION

BUILDING 3 - RESIDENTIAL

- 4 LEVELS

BUILDING 4 - AMENITY | LEASING

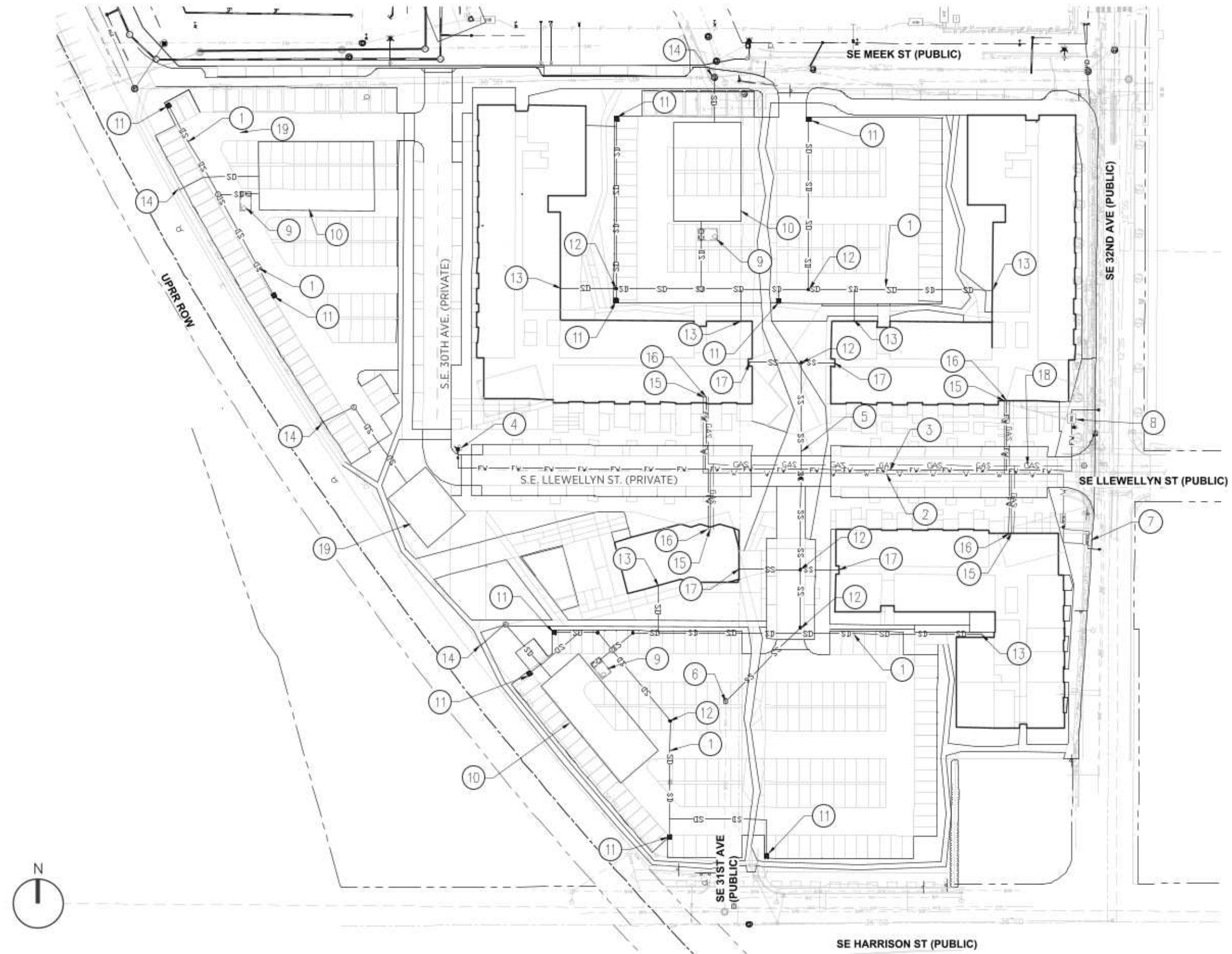
- 1 LEVEL
- 4,000 GSF
- LEASING | LOUNGE | KITCHEN | WORKPODS | FITNESS | RESTROOMS

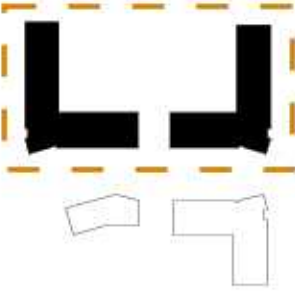
POOL | HOT TUB AREA

RESIDENT AMENITY RUNNING / WALKING PATH

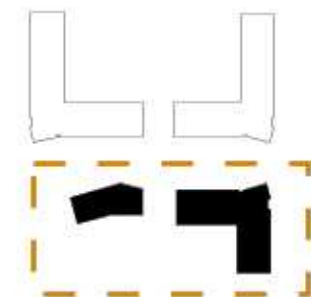


- CONSTRUCTION NOTES**
- 1 6" ASTM D 3034 PVC STORM SEWER AT S=1.0%
 - 2 6" DOMESTIC WATER LINE
 - 3 6" FIRE WATER LINE
 - 4 PRIVATE FIRE HYDRANT ASSEMBLY
 - 5 6" ASTM D 3034 PVC SANITARY SEWER (S=1.0% MIN)
 - 6 6" SANITARY CONNECTION TO EXISTING SANITARY LINE WITH NEW MANHOLE
 - 7 6" WATER METER IN OLDCASTLE 687-WA VAULT.
 - 8 6" FIRE WATER DOVA WITH FDC IN OLDCASTLE 687-WA VAULT.
 - 9 INSTALL CONTECH PEAK DIVERSION STORMFILTER WITH CARTRIDGES.
 - 10 INSTALL ADS STORMTECH 50-740 DETENTION SYSTEM UNDER PARKING LOT.
 - 11 INSTALL 24" LYNCH STYLE CATCH BASIN AND DISCHARGE TO STORM SEWER.
 - 12 INSTALL CLEANOUT
 - 13 DOWNSPOUT CONNECTION. SEE PLUMBING PLANS FOR CONTINUATION
 - 14 CONNECT TO EXISTING STORM MANHOLE
 - 15 DOMESTIC WATER CONNECTION
 - 16 FIRE WATER CONNECTION
 - 17 SANITARY SEWER CONNECTION
 - 18 NATURAL GAS SERVICE LINE
 - 19 INFILTRATION PLANTER (PENDING GEOTECHNICAL INVESTIGATION)





Building 3 & 4



Plan Diagram | West Parking



Building Massing from East



Building Massing from Southwest



DEVELOPMENT BY OTHERS

Building Massing from Northwest

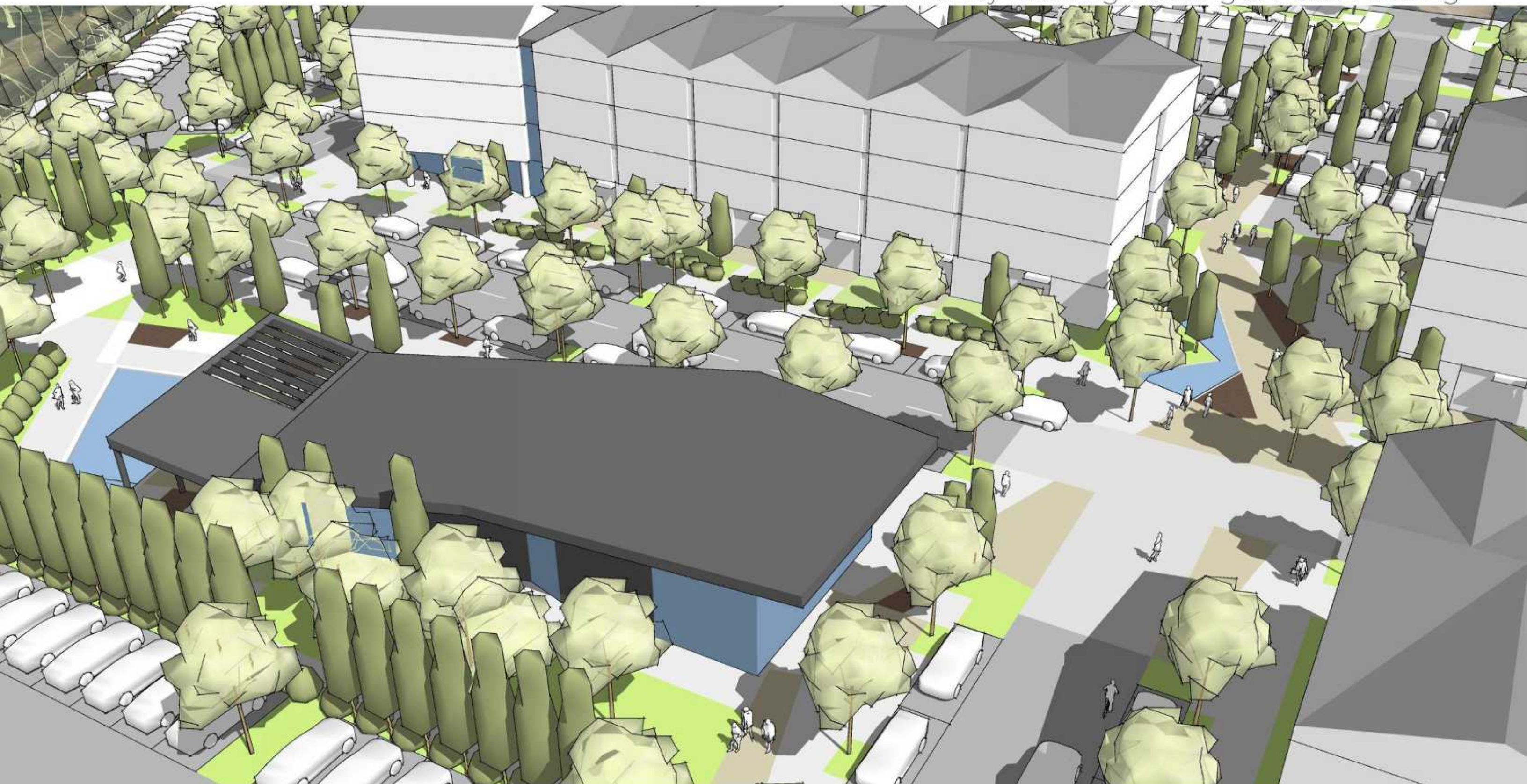


DEVELOPMENT BY OTHERS

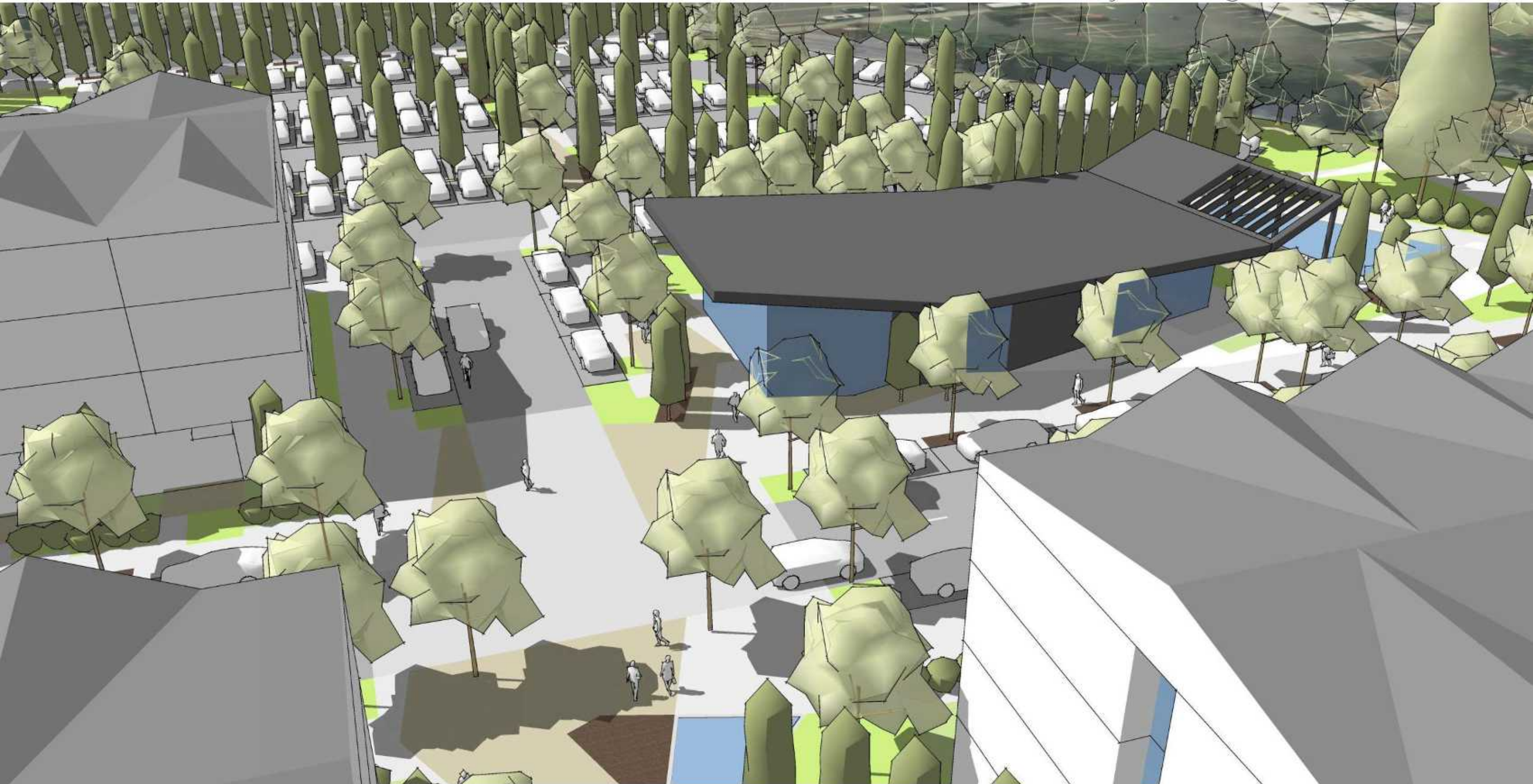
View West on S.E. Llewellyn



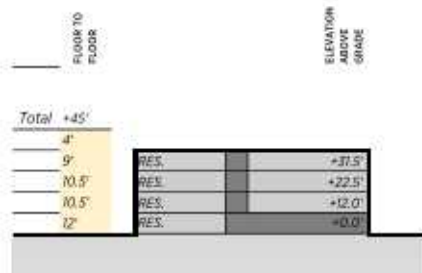
Amenity Building Massing & Plaza Massing



Aerial View 2 of Amenity Building Massing & Plaza

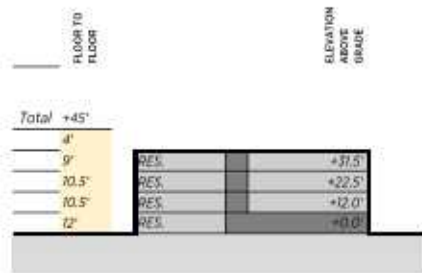


Area Summary



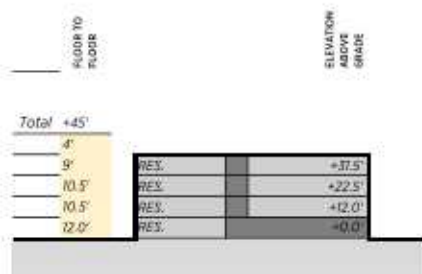
BUILDING 1 - RESIDENTIAL - 4 STORY / TYPE V									
FLOOR	TOTAL GROSS AREA PER FLOOR	PARKING				RESIDENTIAL			
		STANDARD	PARALLEL	INDIVIDUAL GARAGE	TOTAL	GROSS RES. FLOOR AREA	RENTABLE RES. AREA	EFFICIENCY	UNIT COUNT
B1 LEVEL 4	26000 SF					26000 SF	21650 SF	83.3%	27 UNITS
B1 LEVEL 3	26000 SF					26000 SF	21650 SF	83.3%	27 UNITS
B1 LEVEL 2	26000 SF					26000 SF	21650 SF	83.3%	27 UNITS
B1 GROUND LEVEL	25450 SF	89 STALLS	46 STALLS	12 STALLS		25450 SF	18650 SF	73.3%	24 UNITS
B1 TOTAL	103450 SF				147 STALLS	103450 SF	83600 SF		105 UNITS

B1 PARKING RATIO	1.40 per unit
B1 TOTAL GSF/DOOR	985 gsf per unit
B1 NET AVERAGE UNIT SIZE	796 SF



BUILDING 2 - RESIDENTIAL - 4 STORY / TYPE V									
FLOOR	TOTAL GROSS AREA PER FLOOR	PARKING				RESIDENTIAL			
		STANDARD	PARALLEL	INDIVIDUAL GARAGE	TOTAL	GROSS RES. FLOOR AREA	RENTABLE RES. AREA	EFFICIENCY	UNIT COUNT
B2 LEVEL 4	24020 SF					24020 SF	19700 SF	82.0%	25 UNITS
B2 LEVEL 3	24020 SF					24020 SF	19700 SF	82.0%	25 UNITS
B2 LEVEL 2	24020 SF					24020 SF	19700 SF	82.0%	25 UNITS
B2 GROUND LEVEL	23495 SF	118 STALLS	25 STALLS	8 STALLS		23495 SF	16700 SF	71.1%	22 UNITS
B2 TOTAL	95555 SF				151 STALLS	95555 SF	75800 SF		97 UNITS

B2 PARKING RATIO	1.56 per unit
B2 TOTAL GSF/DOOR	985 gsf per unit
B2 NET AVERAGE UNIT SIZE	781 SF



BUILDING 3 / RESIDENTIAL - 4 STORY / TYPE V									
FLOOR	TOTAL GROSS AREA PER FLOOR	PARKING				RESIDENTIAL			
		STANDARD	PARALLEL	INDIVIDUAL GARAGE	TOTAL	GROSS RES. FLOOR AREA	RENTABLE RES. AREA	EFFICIENCY	UNIT COUNT
B3 LEVEL 4	18550 SF					18550 SF	15200 SF	81.9%	19 UNITS
B3 LEVEL 3	18550 SF					18550 SF	15200 SF	81.9%	19 UNITS
B3 LEVEL 2	18550 SF					18550 SF	15200 SF	81.9%	19 UNITS
B3 GROUND LEVEL	17780 SF	117 STALLS	0 STALLS	0 STALLS		17780 SF	12850 SF	72.3%	17 UNITS
B3 TOTAL	73430 SF				117 STALLS	73430 SF	58450 SF		74 UNITS

B3 PARKING RATIO	1.58 per unit
B3 TOTAL GSF/DOOR	992 gsf per unit
B3 NET AVERAGE UNIT SIZE	790 SF

BUILDING 4 / AMENITY & LEASING - 1 STORY



FLOOR	TOTAL GROSS AREA PER FLOOR
B4 GROUND LEVEL	4000 SF
B4 TOTAL	4000 SF

TOTAL DEVELOPMENT

TOTAL DEVELOPMENT	276435 SF	324 STALLS	71 STALLS	20 STALLS	415 STALLS	272435 SF	217850 SF		276 UNITS
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