



PLANNING DEPARTMENT
6101 SE Johnson Creek Blvd
Milwaukie OR 97206

PHONE: 503-786-7630
FAX: 503-774-8236
E-MAIL: planning@milwaukieoregon.gov

Application for Land Use Action

Master File #: DP-14-07

Review type*: I II III IV V

CHOOSE APPLICATION TYPE(S):

Downtown Design Review

...

...

...

...

Use separate application forms for:

- Annexation and/or Boundary Change
- Compensation for Reduction in Property Value (Measure 37)
- Daily Display Sign
- Appeal

RESPONSIBLE PARTIES:

APPLICANT (owner or other eligible applicant—see reverse): L & B Holzman, LLC

Mailing address: PO Box 22829, Milwaukie, OR Zip: 97269

Phone(s): 503-462-3000 E-mail: lmholzman@reliablecredit.com

APPLICANT'S REPRESENTATIVE (if different than above): Tom Sisul, Sisul Engineering

Mailing address: 375 Portland Avenue, Gladstone, OR Zip: 97027

Phone(s): 503-657-0188 E-mail: tomsisul@sisulengineering.com

SITE INFORMATION:

Address: 10605 SE Main Street Map & Tax Lot(s): 11E35AA, 300, 600 & 700

Comprehensive Plan Designation: TC Zoning: DC Size of property: 15,400.00 Sq Ft

PROPOSAL (describe briefly):

To create new a parking area for Reliable Credit employees on TL 300, which is currently occupied by an older commercial building.

SIGNATURE:

ATTEST: I am the property owner or I am eligible to initiate this application per Milwaukie Municipal Code (MMC) Subsection 19.1001.6.A. If required, I have attached written authorization to submit this application. To the best of my knowledge, the information provided within this application package is complete and accurate.

Submitted by:

lm Holzman Manager

Date:

9/22/14

IMPORTANT INFORMATION ON REVERSE SIDE

Attach all required submittals.

WHO IS ELIGIBLE TO SUBMIT A LAND USE APPLICATION (excerpted from MMC Subsection 19.1001.6.A):

Type I, II, III, and IV applications may be initiated by the property owner or contract purchaser of the subject property, any person authorized in writing to represent the property owner or contract purchaser, and any agency that has statutory rights of eminent domain for projects they have the authority to construct.

Type V applications may be initiated by any individual.

PREAPPLICATION CONFERENCE:

A preapplication conference may be required or desirable prior to submitting this application. Please discuss with Planning staff.

REVIEW TYPES:

This application will be processed per the assigned review type, as described in the following sections of the Milwaukie Municipal Code:

- Type I: Section 19.1004
- Type II: Section 19.1005
- Type III: Section 19.1006
- Type IV: Section 19.1007
- Type V: Section 19.1008

THIS SECTION FOR OFFICE USE ONLY:

FILE TYPE	FILE NUMBER	FEE AMOUNT*	PERCENT DISCOUNT	DISCOUNT TYPE	DEPOSIT AMOUNT	DATE STAMP
Master file	DR-14-07	\$ 2000-			\$	<p>RECEIVED</p> <p>SEP 25 2014</p> <p>CITY OF MILWAUKIE PLANNING DEPARTMENT</p>
Concurrent application files		\$			\$	
		\$			\$	
		\$			\$	
		\$			\$	
SUBTOTALS		\$			\$	
TOTAL AMOUNT RECEIVED: \$ 2000-		RECEIPT #: 561280			RCD BY: AMartin	

Associated application file #s (appeals, modifications, previous approvals, etc.):

Neighborhood District Association(s): Historic Milwaukie

Notes:

*After discount (if any)





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For all Land Use Applications
(except Annexations and Development Review)

Submittal Requirements

All land use applications must be accompanied by a signed copy of this form (see reverse for signature block) and the information listed below. The information submitted must be sufficiently detailed and specific to the proposal to allow for adequate review. Failure to submit this information may result in the application being deemed incomplete per the Milwaukie Municipal Code (MMC) and Oregon Revised Statutes.

Contact Milwaukie Planning staff at 503-786-7630 or planning@milwaukieoregon.gov for assistance with Milwaukie's land use application requirements.

1. **All required land use application forms and fees**, including any deposits.
Applications without the required application forms and fees will not be accepted.
2. **Proof of ownership or eligibility to initiate application** per MMC Subsection 19.1001.6.A.
Where written authorization is required, applications without written authorization will not be accepted.
3. **Detailed and comprehensive description** of all existing and proposed uses and structures, including a summary of all information contained in any site plans.
Depending upon the development being proposed, the description may need to include both a written and graphic component such as elevation drawings, 3-D models, photo simulations, etc. Where subjective aspects of the height and mass of the proposed development will be evaluated at a public hearing, temporary on-site "story pole" installations, and photographic representations thereof, may be required at the time of application submittal or prior to the public hearing.
4. **Detailed statement** that demonstrates how the proposal meets all applicable application-specific approval criteria (check with staff) and all applicable development standards (listed below):
 - a. **Base zone standards** in Chapter 19.300.
 - b. **Overlay zone standards** in Chapter 19.400.
 - c. **Supplementary development regulations** in Chapter 19.500.
 - d. **Off-street parking and loading standards and requirements** in Chapter 19.600.
 - e. **Public facility standards and requirements**, including any required street improvements, in Chapter 19.700.
5. **Site plan(s), preliminary plat, or final plat** as appropriate.
See Site Plan, Preliminary Plat, and Final Plat Requirements for guidance.
6. **Copy of valid preapplication conference report**, when a conference was required.

APPLICATION PREPARATION REQUIREMENTS:

- Five copies of all application materials are required at the time of submittal. Staff will determine how many additional copies are required, if any, once the application has been reviewed for completeness.
- All application materials larger than 8½ x 11 in. must be folded and be able to fit into a 10- x 13-in. or 12- x 16-in. mailing envelope.
- All application materials must be collated, including large format plans or graphics.

ADDITIONAL INFORMATION:

- Neighborhood District Associations (NDAs) and their associated Land Use Committees (LUCs) are important parts of Milwaukie's land use process. The City will provide a review copy of your application to the LUC for the subject property. They may contact you or you may wish to contact them. Applicants are strongly encouraged to present their proposal to all applicable NDAs prior to the submittal of a land use application and, where presented, to submit minutes from all such meetings. NDA information: <http://www.milwaukieoregon.gov/communityservices/neighborhoods-program>.
- Submittal of a full or partial electronic copy of all application materials is strongly encouraged.

As the authorized applicant I, (print name) THOMAS J. SISU, attest that all required application materials have been submitted in accordance with City of Milwaukie requirements. I understand that any omission of required items or lack of sufficient detail may constitute grounds for a determination that the application is incomplete per MMC Subsection 19.1003.3 and Oregon Revised Statutes 227.178. I understand that review of the application may be delayed if it is deemed incomplete.

Furthermore, I understand that, if the application triggers the City's sign-posting requirements, I will be required to post signs on the site for a specified period of time. I also understand that I will be required to provide the City with an affidavit of posting prior to issuance of any decision on this application.

Applicant Signature: Thomas J. Sisú (FOR THE APPLICANT)

Date: SEPT 23, 2014

Official Use Only

Date Received (date stamp below):

DOWNTOWN DESIGN REVIEW CHECKLIST

Project/Applicant Name: RELIABLE CREDIT'S PARKING LOT EXPANSION
 Project Address: 10605 SE MAIN ST.
 Application Submission Date: SEPT. 2014
 Zoning: DOWNTOWN COMMERCIAL
 Building Use: BANK
 Completed By: TOM SISUL on: 9-25-2014

STANDARDS AND GUIDELINES

	Complies		
A. Development and Design Standards	Yes	No	NA
1. Development Standards			
a. Permitted Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Minimum Lot Size	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Floor Area Ratio	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Building Height	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Residential Density	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Street Setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Side and Rear Setbacks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Ground-floor Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Ground-floor Windows/Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Drive-through Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Off-street Parking Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l. Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Design Standards			
a. Residential Entries and Porches	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Garages and Parking Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Courtyards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Balconies	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Roofs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Design Guidelines			
1. Milwaukie Character			
a. Reinforce Milwaukie's Sense of Place	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Integrate the Environment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Promote Linkages to Horticultural Heritage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Establish or Strengthen Gateways	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Consider View Opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Consider Context	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Promote Architectural Compatibility	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Preserve Historic Buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Use Architectural Contrast Wisely	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Integrate Art	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DOWNTOWN DESIGN REVIEW CHECKLIST

		Complies		
		Yes	No	NA
2. Pedestrian Emphasis				
a.	Reinforce and Enhance the Pedestrian System.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Define the Pedestrian Environment.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Protect the Pedestrian from the Elements.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Provide Places for Stopping and Viewing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Create Successful Outdoor Spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Integrate Barrier-Free Design.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Architecture				
a.	Corner Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Retail and Commercial Doors.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Residential Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Wall Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Wall Structure	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Retail Windows.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g.	Residential Bay Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h.	Silhouette and Roofline	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i.	Rooftops	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j.	Green Architecture	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k.	Building Security.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l.	Parking Structures	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Lighting				
a.	Exterior Building Lighting.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Parking Lot Lighting.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c.	Landscape Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Sign Lighting.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Signs				
a.	Wall Signs.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Hanging or Projecting Signs.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Window Signs.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Awning Signs.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Information and Guide Signs.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Kiosk Monument Signs.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g.	Temporary Signs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Notes:

RECORDING REQUESTED BY:



\$52.00

01394977201000226360020025

04/15/2010 11:09:27 AM

D-D Cnt=1 Stn=6 KARLYNWUN
\$10.00 \$10.00 \$16.00 \$16.00

GRANTOR'S NAME:

David S. Strauss and Naomi K. Strauss,
Co-Trustees of the David S. Strauss Trust dated
July 31, 1992

GRANTEE'S NAME:

L & B Holzman, L.L.C., an Oregon limited liability
company

SEND TAX STATEMENTS TO:

L & B Holzman, L.L.C., an Oregon limited liability
company
PO Box 22829

Milwaukie, OR 97269

AFTER RECORDING RETURN TO:

L & B Holzman, L.L.C., an Oregon limited liability
company
PO Box 22829
Milwaukie, OR 97269

Escrow No: 3626025175AMS-TTPOR50

CODE 012-002
00017966, 11E35AA-00300
10605 SE Main Street
Milwaukie, OR 97222

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

David S. Strauss and Naomi K. Strauss, Co-Trustees of the David S. Strauss Trust dated July 31, 1992,
Grantor, conveys and warrants to

L & B Holzman, L.L.C., an Oregon limited liability company, Grantee, the following described real property,
free and clear of encumbrances except as specifically set forth below, situated in the County of
Clackamas, State of Oregon:

Lot 8, Block 1, LEWELLING PARK, in the City of Milwaukie, County of Clackamas, State of
Oregon.

Subject to and excepting: None

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE
SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND
195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND
SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT
ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF
APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS
INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH**

Recorded by TICOR TITLE

3626025175

SR
R

Application Narrative
for
Reliable Credit's Parking Lot Expansion
(Revised October 2014)

Applicant	L & B Holzman, LLC PO Box 22829 Milwaukie, OR 97269
Owner	L & B Holzman, LLC
Location	10605 SE Main Street
Legal Description	Tax Lots 300, 600 and 700 Sec. 35AA, T1S R1E
Zoning	DC, Downtown Commercial
Lot Size Areas	TL 300 – 5,504 SF; TL 600 – 5,500 SF; TL 700 – 15,400 SF
Proposal	Construct Parking Lot Expansion on TL 300 and modify striping and ADA stall access on TL 700

PROPOSAL

To construct 13 stall parking lot expansion, mostly on TL 300. Modify some parking lot striping and ADA stall access on TL's 600 and 700. Additional parking lot capacity is to accommodate employee parking needs.

No building changes or additions are proposed as a part of the application other the removal of the existing building at 10605 SE Main Street.

SITE DESCRIPTION

The Reliable Credit site currently exists along Harrison Street between Highway 99E and Main Street. The additional parking area would occur on an adjacent parcel north of the existing Reliable Credit site adjacent to Main Street and includes frontage on Scott Street.

Tax Lots 600 and 700 will have only minor changes on them. TL 300 presently has a building that will be torn down to make room for the parking lot expansion. TL 300 is entirely covered by either the building or a driveway behind the building with access via Scott Street.

All parcels involved are very flat. There is presently no landscaping on TL 300. There are landscape areas on TL 600 and 700.

Public storm drainage is available in Scott Street via what appears may be a combined sewer and in Main Street in what appears is more likely a storm drain only system.

Applicable Criteria and Standards

The applicable requirements for the proposed parking lot expansion are listed and discussed in the following narrative:

Milwaukie Municipal Code

Chapter 19.907 Downtown Design Review

19.907.2 Applicability

All new construction ... as defined in Subsection 19.304.6.B are subject to design review in accordance with the procedures as outlined below under Subsection 19.907.5. *Per subsection 19.304.6.B this will qualify as subject to design review.*

19.907.3 Design Guidelines

Design guidelines shall be established for the downtown zones and shall be considered as part of the design review application in accordance with Section 19.304. *Applicable design guidelines and code sections are addressed below.*

19.907.5 Application Procedure

19.907.5.C Major Exterior Alterations – Mayor exterior alterations, as defined in Subsection 19.304.6.B.3 shall be evaluated through a Type III review in accordance with the procedures in Section 1006. *Per Section 19.304.6.B.3 this will be considered a major exterior alteration and thus will be processed as a Type III application.*

19.907.6 Application

A) Completed design review checklist. *A completed design review checklist is included with the application materials.*

B) Written statement that describes how the proposal meets applicable design guidelines. *A written narrative is included the application materials that address applicable design guidelines.*

C) Show footprints of surrounding buildings, including driveway and pedestrian connections. *Footprints of existing surrounding buildings are shown on application plans. No surrounding driveway or pedestrian connections exists on the adjoining parcels except for those on the site itself which are shown and the public street sidewalks.*

D) Location, dimension, and setbacks of all proposed buildings, structures, walls, and fences. *All such features are shown on the application plans.*

E) Dimensioned building elevations indicating height, exterior materials, colors and details of exterior architectural features. *This is not applicable the application as no building alterations are proposed other than the removal of an existing structure.*

F) A streetscape showing the relationship of the proposed project to adjacent buildings. *A streetscape plan is a part of application plans.*

G) Frontage improvements in the public right-of-way per the Public Area Requirements. *No frontage improvements are required other than the removal of the existing driveway approach and installation of a new driveway approach.*

19.907.8 Report and Recommendation by Design and Landmarks Committee - *The process will require a Type III process, therefore the Design and Landmarks Committee review is a part of the process.*

19.907.9 Variances to Development Standards – *No variances to the development standards under Section 304.4 is requested.*

Chapter 19.304, Downtown Zones

19.304.3 Uses - *A parking facility is a permitted use in the Downtown Commercial Zoning.*

19.304.4 Development Standards – *Off street parking is required in the Downtown Commercial Zoning. Landscaping minimum requirement is 10% for the Downtown Commercial Zoning.*

19.304.4.B.10 Off Street Parking

b) *As the site is neither in the Downtown Storefront Zone nor the Downtown Office Zone the off-street parking standards of 19.600 are applicable.*

19.304.4.B.11 Minimum Landscaping/Open Space

b) *Existing streets trees on SE Main will remain. A new street tree is proposed at the present driveway location that will be removed, along Scott Street. However, the existence of a nearby utility pole and overhead lines may present issues in installing a street tree at the proposed location.*

c) *All landscape areas are to be planted with live plants.*

19.304.6.B Applicability

3) Major exterior alterations include any of the following:

b) Demolition or replacement of more than 25% of the surface area of any wall or roof. *An entire building will be removed and thus this subsection of the code is applicable.*

Chapter 19.400 Overlay Zones

19.401 Willamette Greenway Zone – *The site lies outside the Willamette Greenway overlay and thus this section of the code is not applicable.*

19.402 Natural Resources – *The site lies outside any noted natural resource area and the 100 foot boundary surrounding such areas. This section of the code is not applicable.*

19.403 Historic Preservation Overlay – *The parcels involved are not on the Historic Preservation Property List. This code section is not applicable.*

19.404 Mixed Use Overlay Zone – *This site is not within a mixed use overlay zone and thus the code section is not applicable.*

19.405 Aircraft Landing Facility Zone – *Such a designation does not exist on this parcel and thus is not applicable to the site.*

19.406 Tacoma Station Area Overlay Zone – *The site does not lie within any the Tacoma Station Overlay Zones and thus those code sections are not applicable.*

Chapter 19.500 Supplementary Development Regulations

19.504-1 Clear Vision Areas – *This section is applicable as the site improvement does lie at the intersection of two streets. Clear vision areas at the corner in accordance with Chapter 12.24 will be met.*

19.504.7 Minimum Vegetation – *A landscape plan in accordance with the requirements of this section area a part of the application submittals.*

19.504.9 On-site Walkways and Circulation – *This code section does not appear to be applicable per Section 19.702.1. See Section 19.702 addressed below.*

Chapter 19.600 Off-street Parking and Loading Standards and Requirements

19.602.1 General Applicability – *Voluntarily installed parking facilities fall under Subsection 19.602.4*

19.602.4.A Parking areas developed to serve an existing use that is not associated with development activity or a change in use shall conform to the requirements of Sections 19.604 and 19.606-19.611. *Those code sections are address below.* The total number of spaces in the existing parking area and new parking area shall not exceed the maximum allowed quantity of parking as established in Section 19.605 *The total number of spaces in the existing and new parking area do not exceed maximum allowed quantity of parking as established in Section 19.605 and noted below.*

19.604.2 Parking Area Location – *Accessory parking for this development is per the requirements of 19.604.2.A as it lies on the same site (an adjoining tax lot) as the primary use.*

19.605.1 Minimum and Maximum Requirements

A) Development shall provide at least the minimum and not more than the maximum number of parking spaces as listed in Table 19.605.1 *Per Table 19.605.1, Category F – Commercial Uses-Services, Item #1 General Office, including banks, the minimum number of parking spaces per 1,000 SF of floor area shall be at least 2 and the maximum not more than 3.4. The Reliable Credit building contains approximately 18,750 SF of floor area used for commercial purposes and approximately 3750 SF is for storage only. As we do not see a different parking ratio for*

commercial storage area we are assuming the same minimum and maximums are applicable. Therefore, the minimum number of parking stalls required by code would be 44 and maximum would be 74. We note that even with the additional on-site parking proposed the number of parking stalls on the site will still not reach the minimum number of stalls that would normally be required by this code section. However, the deficiency will be significantly reduced.

19.606.1 Parking Space and Aisle Dimensions

A) *The proposed parking facility will meet the off-street parking space requirements and aisle requirements for 45° parking as noted on Table 19.606.1.*

B) *One additional ADA stall will be added near the main entrance to the Reliable Credit building. It will meet the requirements of federal and state requirements.*

C) *Proposed parking stalls will be able to be entered by vehicles in a forward manner.*

D) *A drive aisle is proposed and will meet the requirements of Table 19.606.1 for one directional travel to serve 45° parking.*

19.606.2 Landscaping

B) General Provisions

1) *Landscaping for this parking area is required.*

C) Perimeter Landscaping

1) Dimensions - Per Table 19,606.2.C.1 the minimum perimeter landscape strip adjacent to the right-of-way line is 4 feet in the Downtown Zones. *This standard will be met.* The minimum landscape strip abutting an adjacent lot is 0', except for properties that share a parking area. *There is not a shared parking area proposed.*

2) Planting Requirements - Landscape requirements for perimeter buffer areas shall include 1 tree planted per 40 lineal feet of landscape buffer area. *This standard will be met.* The remainder of the buffer area shall be grass, ground cover, mulch, shrubs, trees or other landscape treatment other than concrete and pavement. *The ground cover will be vegetated in accordance with a storm water quality facility where appropriate and with more standard vegetation in other areas.*

3) Additional Planting Requirements Adjacent to Residential Uses – *This is not applicable to this site as abutting uses are commercial.*

D) Interior Landscaping

1) General Requirements – Interior Landscaping shall be provided for site where there are more than 10 parking spaces on the entire site. *This is applicable to the subject site as there are more than 10 parking stalls.*

2) Required Amount of Interior Landscape Area – At least 25 square feet of landscape area must be provided for each parking area. Planting areas must be at least 120 square feet in area and dispersed throughout the parking area. *Fifteen spaces will require a minimum of 375 SF of interior landscape area and more than 750 SF of interior landscaping will be provided, all of which is connected to perimeter landscape areas.*

3) Required Amount of Interior Landscaped Area

a) Interior landscape area shall be either a divider median between opposing rows of parking or a landscape island in the middle or at the end of the row. *There is no opposed parking stalls in the proposed improvement. Interior landscaping areas will be met via the triangular landscape areas created by the diagonal parking along the edges and ends of the diagonal parking stalls.*

b) Interior landscape must be a minimum of 6 feet in width. Where a curb provides the border for an interior landscape area, the dimension shall be measured from inside of the curbs. *All interior landscape areas will average at least 6 feet in width. See plan for interior landscape dimensions.*

4) Planting requirements for Interior Landscape Areas

a) For divider medians at least 1 shade or canopy tree must be provided for every 40 linear feet. *No divider medians are proposed.*

b) For landscape islands at least 1 tree shall be planted per island. Along the street frontage the interior landscape areas are contiguous with the exterior landscape area which will meet the 40 foot spacing standard. *On the west side where the landscape area is a series of smaller connected triangular areas one tree per 40 linear feet will be planted. So that the entire perimeter of the parking area will be bordered by trees planted a spacing of 40 feet or less.*

c) The remainder of the landscape islands shall be grass, ground cover, mulch, shrubs, trees or other landscape treatment. *The interior landscape areas near Main Street will be a part of the stormwater quality facility and planted in accordance with such a facility. The other areas will be planted with shrubs similar to the existing landscape areas around the existing Reliable Credit parking area.*

5) Additional Landscaping for Large Parking Areas – *This section is not applicable as the number of parking stalls will be less than 100.*

E) Other Parking Area Landscape Provisions

1) Preservation of existing trees is encouraged. *At present the site does not have any landscape areas. Trees on the existing parking Reliable Credit where the access will be to enter this new parking area, are being retained to the extent possible, please see the plans, although 3 8 inch diameter trees will have to be removed.*

4) Required parking landscape areas may serve as stormwater management facilities for the site. *As noted above the intent is the landscape area adjacent to Main Street will be a part of the stormwater quality facilities.*

5) Pedestrian walkways are allowed within the perimeter and interior landscape buffer. *No walkways are proposed.*

19.606.3 Additional Design Standards

A) Paving and Striping – *Standard asphalt pavement will be used for surfacing, and striping will denote the diagonal stalls.*

B) Wheel Stops – *Wheel Stops will be used.*

C) Site Access and Drive Aisles

1) Accessways to parking areas shall be the minimum necessary. *A single accessway is proposed. Driveway approaches shall comply with the access spacing standards of Chapter 12.16. The standards of 12.16 will be met.*

2) Drive aisles shall meet the dimensional requirements in Subsection 19.606.1. *The required 13 foot driveway aisle requirement for 45° parking will be provided.*

3) Parking drive aisles shall align with the approved driveway access and shall not be wider than the approved driveway access within 10 feet of the right-of-way boundary. *This requirement will be met.*

4) Along collector and arterial street, no parking space shall be located such that its maneuvering area is in an ingress egress aisle within 20 feet of the back of the sidewalk. *While Main Street is neither a collector nor an arterial, the 20 foot requirement will be met regardless.*

5) Driveways and on-site circulation shall be designed so that the vehicles enter the right-of-way in a forward motion. *This requirement will be met.*

D) Pedestrian Access and Circulation (*There are also Downtown Design Guidelines with regards to Pedestrian Emphasis Guidelines which are also address below.*)

1) Pedestrian access shall be provided for off-street parking areas so that no parking space is more than 100 feet away, measured along drive aisles from a building entrance, or a walkway. *All proposed parking stalls will be either within the 100 feet of the employee entry (as the intent of these parking stalls is for employee parking) and/or the public sidewalks along Main or Scott Streets.*

2) Walkways through off-street parking areas must be continuous. *No walkways are proposed.*

Pedestrian Emphasis Guidelines from the Downtown Design Guidelines

Reinforce and Enhance the Pedestrian System – *The proposed parking area is intended only for employees of Reliable Credit and it does meet the Code requirements as noted above. The distance from existing public sidewalks to the nearest edge of furthest parking stall will be less than 60 feet, via walking on pavement. Considering that more than 75 feet separate the sidewalks on McLoughlin, at the Harrison intersection and approximately 50 feet between sidewalks on opposite sides of Harrison in front of the Reliable Credit building, the distance to the nearest sidewalk from any of the proposed parking stalls is reasonable.*

Define the Pedestrian Environment – *The proposed parking area is adjacent to City public sidewalk on two sides, although separated by required landscape strips. The landscape strips will be irregularly sized and not a continuous width, which will add some variety to the visual aspect to the pedestrians walking along the adjacent public sidewalks. In addition, portions of this landscape area will serve as water quality facility allowing pedestrians to see some urban green water quality treatment at close range.*

E) Internal Circulation

2) Connections to Adjacent Parking Areas – *There are no parking areas on adjacent sites.*

3) Drive-Through Uses and Queuing Areas – *No such facilities are proposed with this application.*

F) Lighting- Lighting is required for parking areas with more than 10 spaces. *As this site will have more than 10 spaces lighting in the proposed parking area will be provided meeting the standards of this section. The Milwaukie Downtown Design Guidelines for parking lot lighting recommends:*

- *Historical parking lot lights. The owners wish to have parking lot lighting similar to what presently exists on in their existing parking lot, which is a down facing "shoebox" style light fixture. This style of light is also more appropriate towards meeting the "Dark Skies Initiative" then most of the ornamental style light fixtures noted in the design guidelines.*
- *Pole standards should be black or a very dark green. The light poles will be black.*
- *Standards may accommodate banner or hanging flower pots. As light poles are intended to be located away from the public sidewalk, standards are not proposed to be included.*
- *Light standards should be located in landscape areas wherever possible. The lights are proposed to be located in landscape areas, spaced between parking lot trees.*

The guidelines does not recommend the following:

- Concrete light fixture bases exceeding 8 inches. *Concrete light bases exceeding 8 inches will not be installed.*
- Parking lot lighting should be designed to avoid unnecessary illumination of residential areas. *Down facing “shoebox” lights are proposed which would prevent illumination from spilling over towards the mixed use residential area across Main Street.*
- Ornamental or contemporary light fixtures which are incompatible with downtown light fixtures. *The light fixture proposed are compatible with the existing parking lot lights within the existing parking lot for Reliable Credit. They are also similar to those parking lot lights in the City parking lot across Harrison from the Reliable Credit site. They will not however be similar to those street lights noted for street lights in either Main or other downtown streets, or for McLoughlin Blvd, all of which are somewhat different. Whether they are incompatible or not is in the eye of the beholder.*
- Parking Lot fixtures taller than 15'. *Parking lots proposed will not exceed 15 feet.*

We note that the guidelines are simply recommendations and do not have the weight as code requirements. While the owners do not have real issues with other style light fixtures, their desire is to have similar lighting throughout their parking area. Regardless of the style of light fixture that may be allowed, recommended or required, the owners do want the new lights to be LED lit. A cut sheet of a proposed “Shoebox” style parking lot light is part of the submittal.

19.607 Off-Street Parking Standards for Residential Areas – *This is not applicable to this application.*

19.608 Loading – *This is not applicable to this application.*

19.609 Bicycle Parking – *Reliable Credit presently has bicycle parking stalls, no new bicycle parking stalls are proposed.*

19.610 Carpool and Vanpool Parking

19.610.1 Applicability – *The development is required to have more than 20 required parking stalls and therefore the code section is applicable.*

19.610.2 Number of Spaces – *The number of carpool/vanpool spaces shall be at least 10% of the minimum amount of required parking spaces. The minimum number of parking space is 44 based on 22,000 SF of floor area, therefore at least 4 carpool/vanpool parking stalls are required. Four existing parking stalls will be signed as carpool/vanpool stalls.*

19.610.3 Location – *Parking for carpool/vanpools shall be located closer to the main entrances of the building than other employee parking, except ADA. The parking stalls immediately in front of the main entrance, other than the ADA stalls, are intended for customers of Reliable Credit. The 4 required designated carpool/vanpool stalls will therefore be located directly north of the drive-up window area approximately equal distant between the main entrance and the employee entrance.*

19.610.4 Standards – *Carpool/vanpool spaces shall be clearly designated with signs or pavement markings for use only by carpools/vanpools. The 4 designated spaces will be marked accordingly.*

19.611 Parking Structures- *This code section is not applicable.*

Chapter 19.700 Public Facility Improvements

19.702 Applicability

19.702.1 General – This section is applicable to the following types of development in all zones.

- A) Partitions – *This not applicable to this development as a partition is not proposed.*
- B) Subdivisions – *This is not applicable to this development as a subdivision is not proposed.*
- C) Replats – *This is not applicable as a replat is not proposed.*

D) New Construction – *This is not applicable as per the definitions in Section 19.201 “new construction” is stated as (1) new structures, (2) new additions to existing structures and (3) reconstruction of fully or partially demolished structures. No structural additions, changes or reconstruction are proposed other than to demolish an existing building.*

E) Modification or expansion of an existing structure or a change or intensification in use. *No modification or expansion of an existing structure is proposed, other than to demolish an existing structure, and no change or intensification in use is proposed. Therefore this section is not applicable.*

Chapter 12.16 Access Management

12.16.030 Access Permitting – *Engineered plans and appropriate permit applications will be made when planning approval of the Land Use Application is granted.*

12.16.040 Access Management Standards

B) Access Spacing

1) Standards – *This is not applicable new access point (for an exit only) will not be on a collector or arterial.*

2) Modification of Access Spacing – *No modification is requested.*

C) Accessway Location

1) Double Frontage – *The site will now have three street frontages to City streets. There is an existing right-in / right-out only entrance and exit onto Harrison; An entrance-only on Main Street; and the proposed new exit-only onto Scott. The new exit will relieve some of the exit movements onto Harrison*

2) Location Limitations – *No new access to a collector or arterial is proposed. All backing movements will be contained on the site.*

3) Distance from Property Line – *The nearest edge of the proposed driveway will be 19.5 feet from the property to the west and 22.5 feet from the property line to the east.*

4) Distance from Intersection

a) *This section is not applicable as the site is not a single family residential property*

b) *At least 100 feet for multifamily residential properties and all other uses accessing local and neighborhood streets. It is not possible to meet this standard as the parcel on which the access exit is to be created is only 55 feet wide and adjacent to the intersection of Scott and Main.*

c) *This section is not applicable as the proposed access is a local street.*

d) *This section is not applicable as the proposed access is a local street.*

D) Number of Accessway Locations

1) Safe Access – *The proposed new parking area will jointly use the existing access point presently serving the site off of main. The exit point is required to serve the one directional traffic flow for this new parking area.*

2) Shared Access – *This is not applicable as there as the proposed new access will be to a local street.*

3) Single Family Residential – *This section is not applicable.*

4) All Uses Other than Single Family Residential

a) *This section is not applicable as the new access will be to a local street.*

b) *One accessway is allowed on local street. One access (exit) is proposed to Scott Street a local street.*

E) Accessway Design

1) Design Guidelines – *The accessway will meet the applicable standards per ADA requirements and the City of Milwaukee.*

3) Backing into the Right-of-Way Prohibited – *Backing into the right-of-way will not be required to serve the proposed parking stalls.*

F) Accessway Size

1) *The accessway will be 13 feet wide to match that of the required drive aisle for one directional 45° degree parking stalls.*

2) *This code section is not applicable as the site is not residential.*

3) *This code section is not applicable as this is not a multi-family development.*

4) *This code section is not applicable as this is not a multi-family development.*

5) *This code section is not applicable as this is not a multi-family development.*

6) *The proposed access (exit) on to Scott Street is proposed to be 13 feet wide exceeding the minimum required width for commercial parcels of 12 feet and below the maximum allowed width of 36 feet.*

7) *This code section is not applicable as this is not an industrial site.*

Chapter 12.24 Clear Vision at Intersections

12.24.030 Requirements

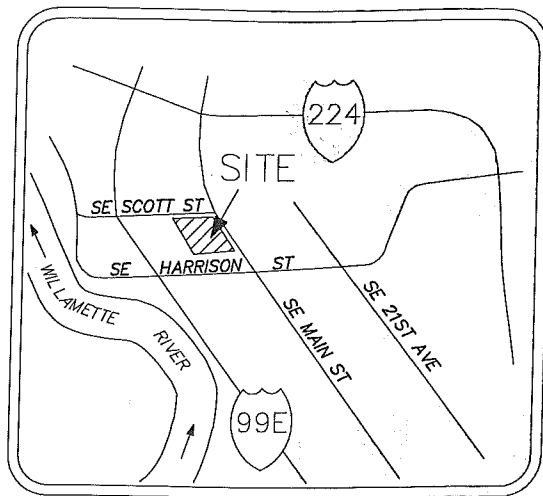
B) A clear vision area shall be maintained at all driveways and accessways and on the corners of all property adjacent to an intersection as provided Section 12.24.040. *The site is located adjacent to a street intersection and will have a new accessway and thus this code section is applicable.*

C) A clear vision area shall contain no plantings, fence, wall structure, or temporary or permanent obstruction, except for an occasional utility pole or tree exceeding 3 feet in height. *This standard will be met.*

12.24.040 Computation

A) The clear vision are for all street intersections shall be that area described in the most recent edition of the “AASHTO Policy on Geometric Design of Highways and Streets”. *Per the Sixth Edition of “AASHTO Policy on Geometric Design of Highways and Streets”, the Design Intersection Sight Distance B1, Left Turn from Stop (Table 9-6) is 225 feet based on an assumed speed limit of 25 mph. As Scott Street is a stop controlled intersection the sight line measure from Scott would be most conservatively measured 14.5 feet to the west of the cross-*

walk line. Where this clear vision triangle crosses the parcel is shown on plan sheets 3 and 4. The clear vision area for all street and driveway or accessway intersections shall be that area within a twenty foot radius from where the lot line and edge of a driveway intersect. The clear vision area for the driveway is shown on plan sheets 3 and 4 as well.



VICINITY MAP
NOT TO SCALE

SURVEYOR

WESTLAKE CONSULTANTS, INC.
15115 SW SEQUOIA PARKWAY, SUITE 150
TIGARD, OR 97224
PHONE: 503.684.0652
FAX: 503.624.0157

BENCHMARK INFORMATION

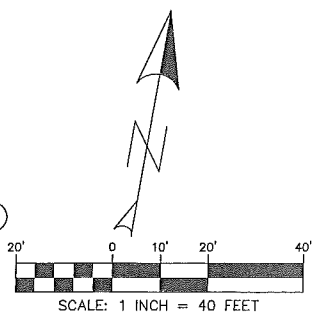
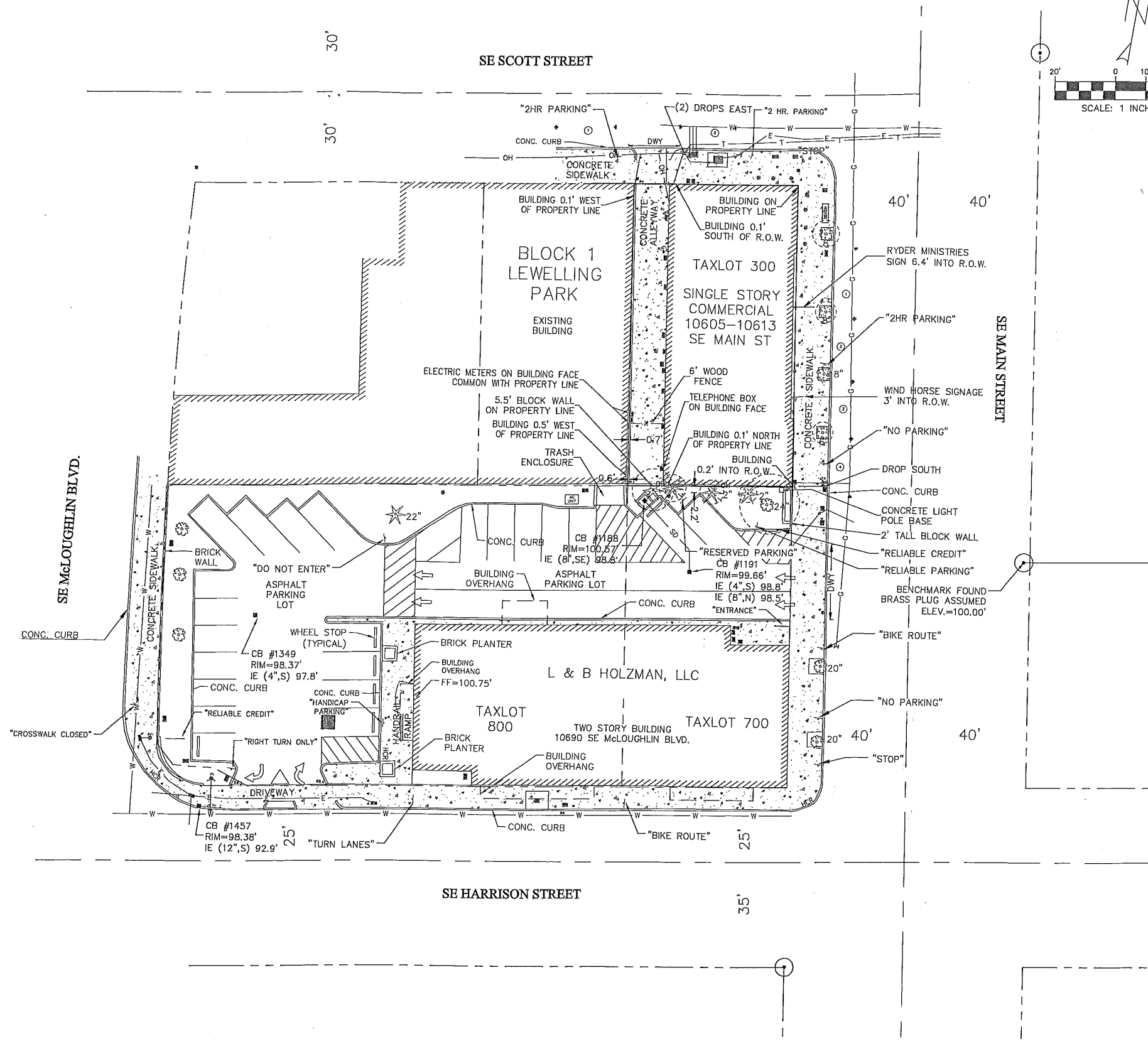
BRASS PLUG IN THE SIDEWALK ON THE EAST SIDE OF SE MAIN STREET, AS SHOWN ON SURVEY. ASSUMED ELEVATION = 100.00'

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND

●	FOUND MONUMENT AS NOTED	⊥	SIGN
○	CLEANOUT	⊠	BIKE RACK
⊙	STORM SEWER MANHOLE	⊠	MAIL BOX
⊠	CATCH BASIN CENTER	⊠	GUY ANCHOR
⊠	AREA DRAIN	⊠	BOLLARD
⊠	ROOF DRAIN	⊠	HANDICAP PARKING SPACE
⊠	WATER VALVE	12" ⊠	DECIDUOUS TREE
⊠	WATER METER	24" ⊠	EVERGREEN TREE
⊠	FIRE HYDRANT		
⊠	HOSE BIB	CONC.	CONCRETE
⊠	ELECTRIC RISER	HCR	HANDICAP RAMP
⊠	ELECTRIC VAULT	FF	FINISHED FLOOR
⊠	LIGHT POLE	DWY	DRIVEWAY
⊠	ELECTRIC METER	OH	OVERHEAD LINES
⊠	GAS METER	W	UNDERGROUND WATER LINE
⊠	GAS VALVE	E	UNDERGROUND POWER
⊠	TELEPHONE RISER	G	UNDERGROUND GAS LINE
⊠	TELEPHONE VAULT	T	UNDERGROUND TELE-COM
⊠	UTILITY POLE	SD	UNDERGROUND STORM DRAIN LINE
⊠	UTILITY BOX	X-X	FENCE LINE
⊠	UTILITY VAULT	----	BUILDING FOOTPRINT LINE
⊠	TRAFFIC SIGNAL BOX		
⊠	TRAFFIC SIGNAL POLE		



REVISIONS	BY

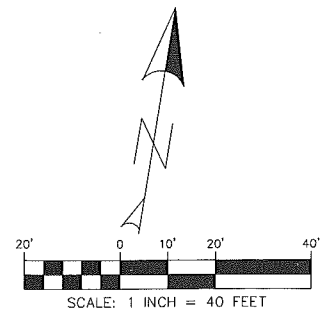
PARKING LOT EXPANSION
 L & B HOLZMAN, LLC.

Existing Conditions Plan

SISUL ENGINEERING
 375 PORTLAND AVENUE
 GLADSTONE, OREGON 97027
 (503) 657-0188
DRAWING: 14-033 - EXISTING CONDITIONS.DWG

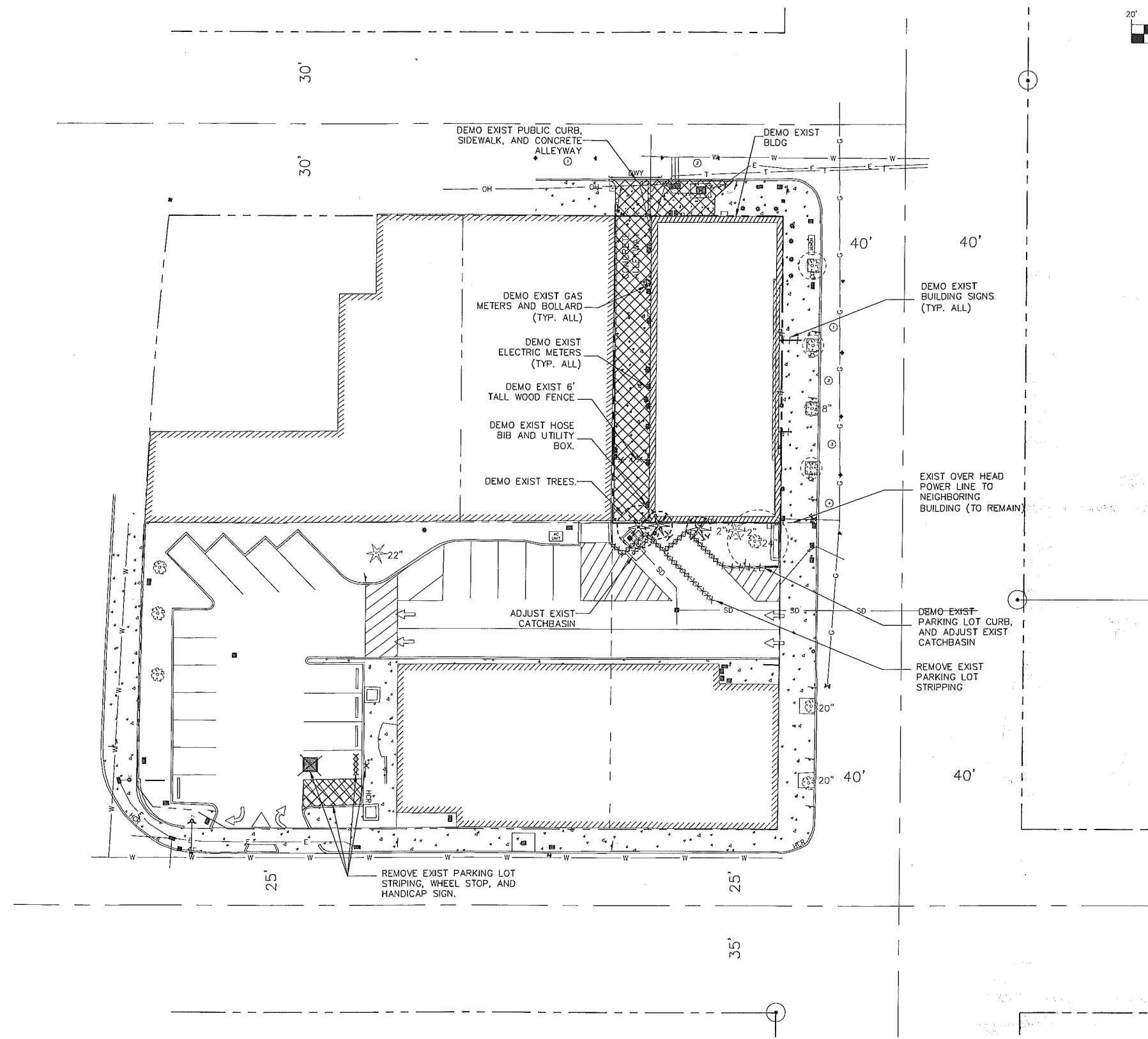
DATE	SEP. 2014
SCALE	AS NOTED
DRAWN	JMF
JOB	14-033
SHEET	1
OF 5 SHEETS	

REVISIONS	BY
UPDATED PLAN (10-28-2014)	JVM



LEGEND

- FOUND MONUMENT AS NOTED
- CLEANOUT
- ⊙ STORM SEWER MANHOLE
- CATCH BASIN CENTER
- ▣ AREA DRAIN
- ▣ ROOF DRAIN
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ FIRE HYDRANT
- ⊕ HOSE BIB
- ⊕ ELECTRIC RISER
- ⊕ ELECTRIC VAULT
- ⊕ LIGHT POLE
- ⊕ ELECTRIC METER
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ TELEPHONE RISER
- ⊕ TELEPHONE VAULT
- ⊕ UTILITY POLE
- ⊕ UTILITY BOX
- ⊕ UTILITY VAULT
- ⊕ TRAFFIC SIGNAL BOX
- ⊕ TRAFFIC SIGNAL POLE
- ⊕ SIGN
- ⊕ BIKE RACK
- ⊕ MAIL BOX
- ⊕ GUY ANCHOR
- ⊕ BOLLARD
- ⊕ HANDICAP PARKING SPACE
- 12" ⊕ DECIDUOUS TREE
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- BLDG. BUILDING
- CONC. CONCRETE
- HCR HANDICAP RAMP
- FF FINISHED FLOOR
- DWY DRIVEWAY
- OH OVERHEAD LINES
- W UNDERGROUND WATER LINE
- E UNDERGROUND POWER
- G UNDERGROUND GAS LINE
- T UNDERGROUND TELE-COM
- SD UNDERGROUND STORM DRAIN LINE
- X-X FENCE LINE
- ▨ BUILDING FOOTPRINT LINE



PARKING LOT EXPANSION
L & B HOLZMAN, L.L.C.

Demolition Plan

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375 PORTLAND AVENUE
CLATSOP, OREGON 97027
(503) 667-0188
DRAWING: 14-033 - Demo Plan.DWG

DATE	SEP. 2014
SCALE	AS NOTED
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SHEET	2
OF 5 SHEETS	

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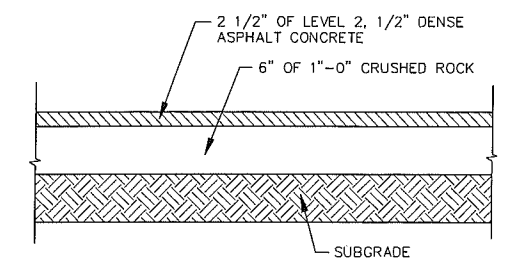
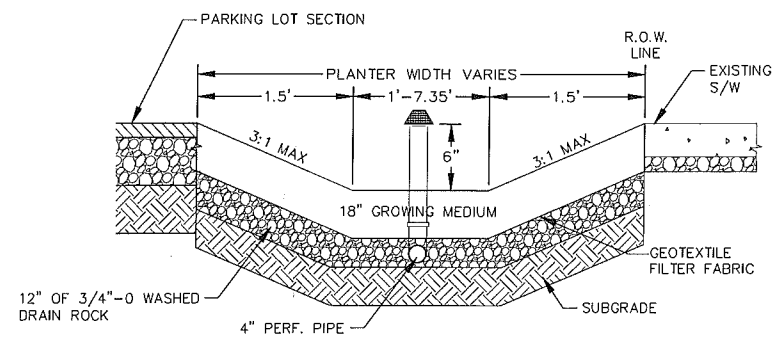
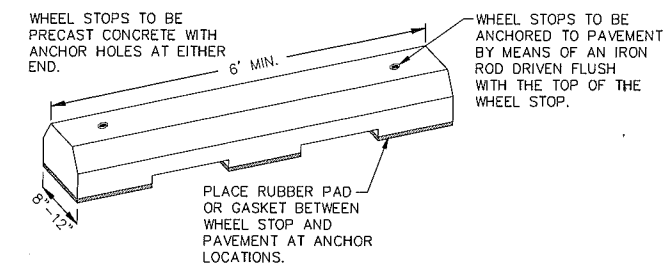
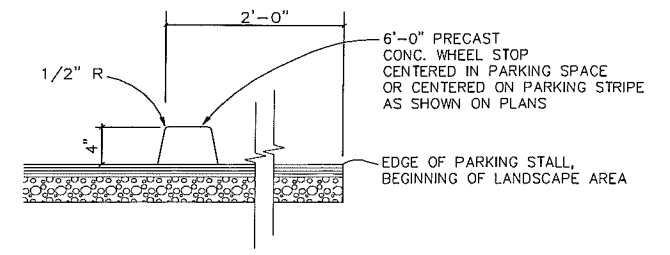
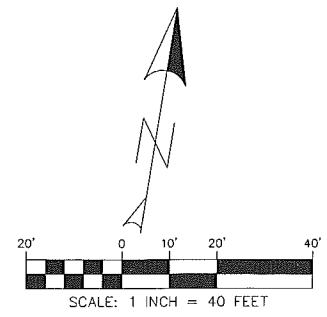
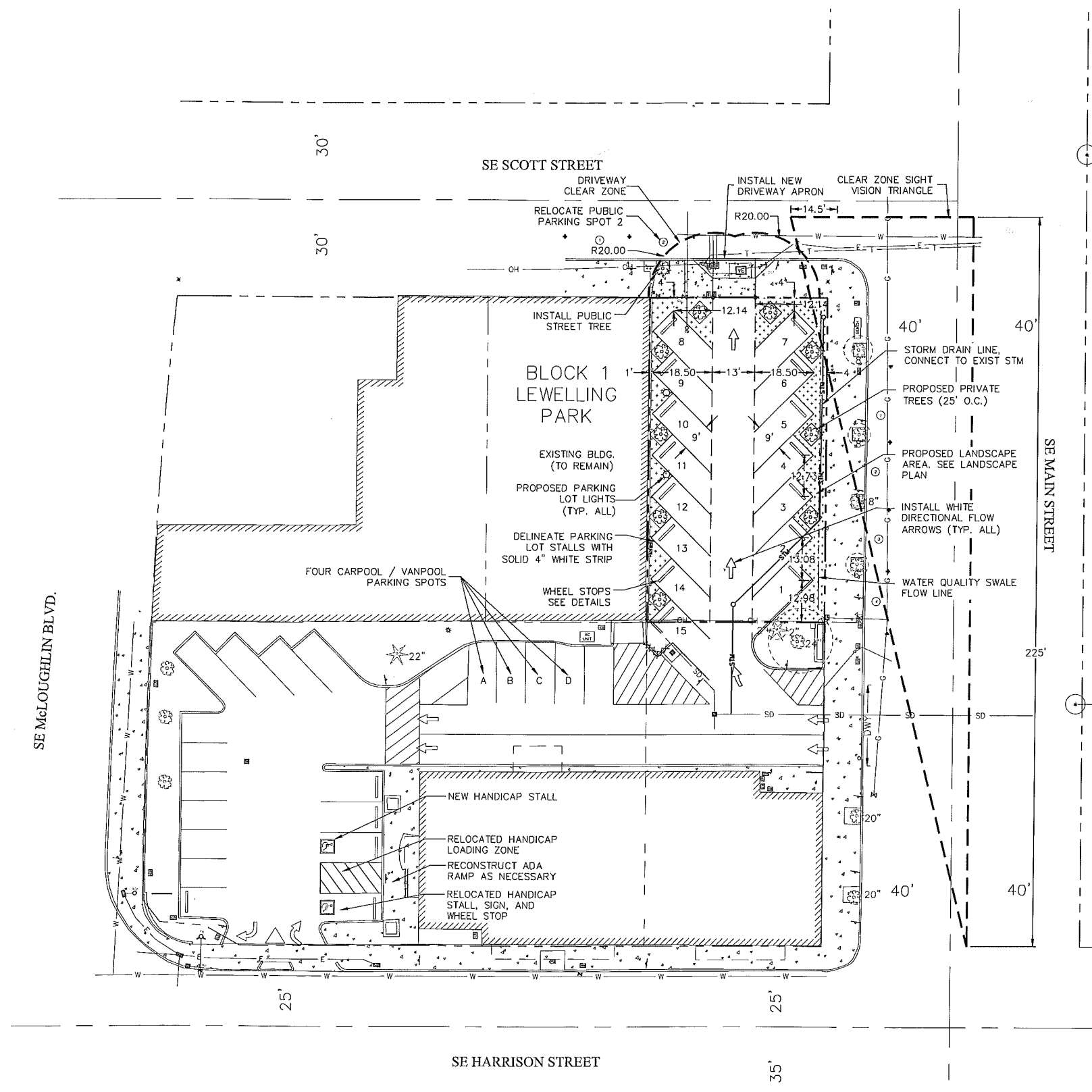
PARKING LOT EXPANSION

L & B HOLZMAN, L.L.C.

Parking Lot Site Plan

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 375 PORTLAND AVENUE
 CLATSOP, OREGON 97027
 (503) 657-0188
 DRAWING: 14-033 - SITE PLAN.DWG

DATE	SEP. 2014
SCALE	AS NOTED
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JOB	14-033
SHEET	3
OF 5 SHEETS	



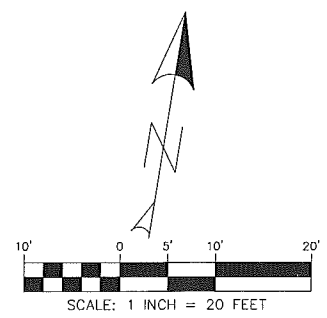
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UPDATED PLAN (10-28-2014)	JVM

PARKING LOT EXPANSION
L & B HOLZMAN, L.L.C.

Landscape Plan

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(503) 657-0188
DRAWING: 14-033 - SITE PLANDWG

DATE	SEP. 2014
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JOB	14-033
SHEET	4
OF	5 SHEETS

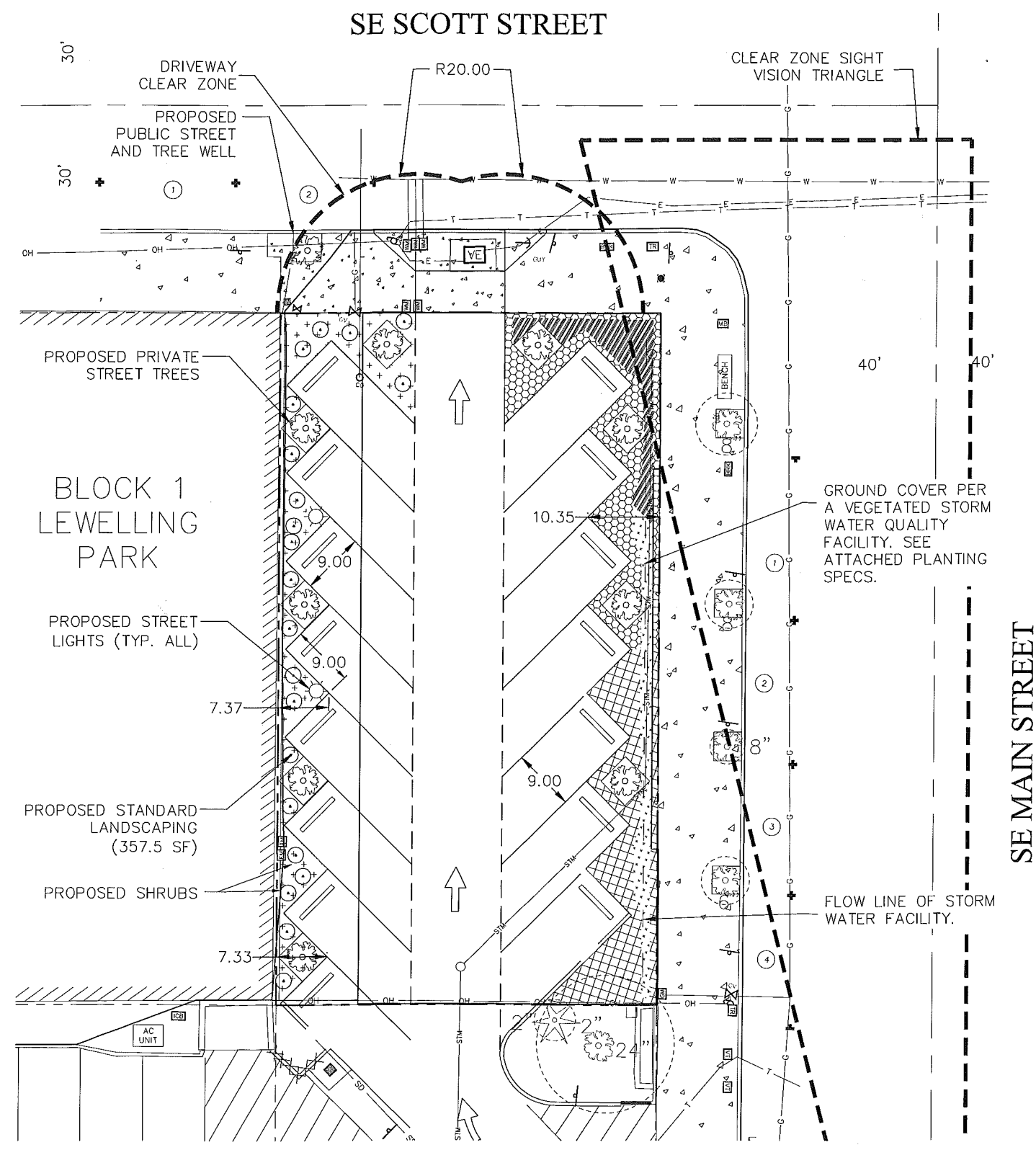


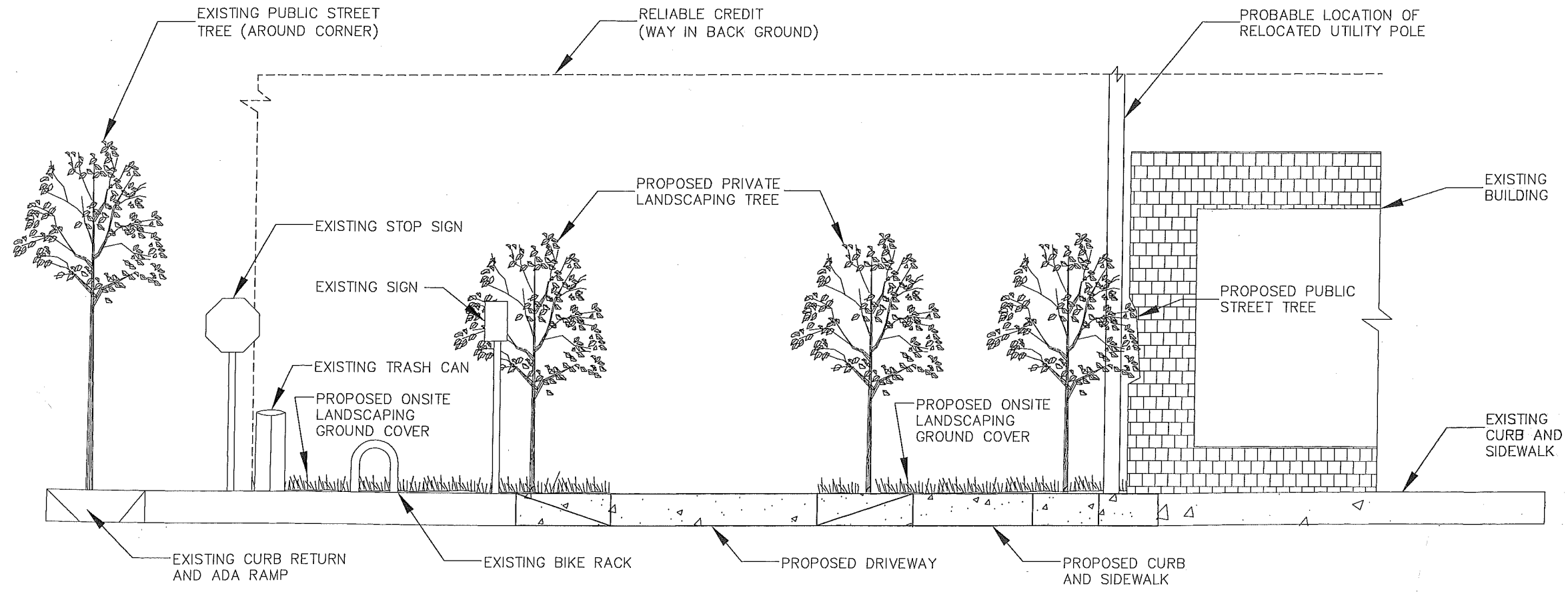
WATER QUALITY SWALE PLANT LIST (EAST SIDES LANDSCAPING)

BOTANICAL NAME	COMMON NAME	MAXIMUM HEIGHT	QUANTITY	SPACING	TYPE
ZONE A: HERBACEOUS PLANTS - 237 SF @ 115 PLANTS PER 100 SF = 273 PLANTS					
JUNCUS PATENS	SPREADING RUSH	36"	136	12" O.C.	
CAREX OBNUPTA	SLOUGH SEDGE	24"	137	12" O.C.	
ZONE B: GROUND COVER AND SMALL SHRUBS - 521 SF @ 12 SMALL SHRUBS AND 70 GROUND COVER PER 100 SF 63 SMALL SHRUBS AND 365 GROUND COVER REQUIRED					
FRAGARIA CHILOENSIS	COSTAL STRAWBERRY	6"	32	12" O.C.	GROUND COVER
MAHONIA NERVOSA	DULL OREGON GRAPE	48"	183	36" O.C.	SMALL SHRUB
ARCTOSTAPHYLOS UVA-URSI	KINNICKINNICK	6"	31	12" O.C.	GROUND COVER
GAULTHERIA SHALLON	SALAL	36"	182	36" O.C.	SMALL SHRUB

LANDSCAPING SYMBOL LEGEND

- PRIVATE LANDSCAPE TREE - ACER RUBRUM 'BOWHALL RED' / BOWHALL RED MAPLE
- PROPOSED SHRUB - PRUNUS LAUROCERASUS 'OTTO LUKEN' / LUKENS LAUREL





LOOKING SOUTH FROM SE SCOTT STREET

SCALE 1" = 4'

REVISIONS	BY

PARKING LOT EXPANSION
L&B HOLZMAN, L.L.C.

Elevation View

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188
DRAWING: 14-033 ELEVATION.DWG

DATE	SEP, 2014
SCALE	AS NOTED
DRAWN	JMF
JDB	14-033
SHEET	5
OF 5	SHEETS

***RELIABLE CREDIT
PARKING LOT EXPANSION***

J.O. SGL 14-033

L&B HOLZMAN, LLC.

October 28, 2014

***PRELIMINARY STORM DRAIN
PLANTER CALCULATIONS***

SISUL ENGINEERING

A Division of Sisul Enterprises, Inc.

375 Portland Avenue

Gladstone, OR 97027

phone: (503) 657-0188

fax: (503) 657-5779

Project overview and Description:

The site is located at 10613 SE Main St and is currently developed. The site improvements will include the demolition of an existing building and replaced with a new parking lot.

A flow through planter will be used to meet the storm drain requirements. It will be located on the east side of the site. The parking lot will sheet flow into the planter through curb cuts in the curb. The overflow pipe for the planter will drain to an existing storm drain line already on-site.

Areas:

Total Site Area = 4,251 sf

Impervious Area

Parking Lot & Sidewalk Area = 4,251 sf

Total Impervious = 4,251 sf

Methodology:

Existing Drainage of the site:

The site currently has an existing building that will be demolished and replaced with a new parking.

Proposed Drainage of the site:

The developed site will drain to the east, into the proposed flow through planter. The overflow pipe for the planter will drain to an existing storm drain line already on-site.

Infiltration results:

With a flow through planter being used for water quality and detention on the site, an infiltration rate of 2 inches per hour was used for calculations.

Stormwater Hierarchy Category justification:

Hierarchy category 1, requires total on-site infiltration with vegetated infiltration facilities. Category 1 is not possible due to the low infiltration rate of 0.1 inches per hour.

Hierarchy category 2, requires total on-site infiltration with vegetated infiltration facilities that overflow to subsurface infiltration facilities. Category 2 is not possible due to the low infiltration rate of 0.1 inches per hour.

Hierarchy category 3, requires on-site detention with vegetated facilities that overflow to a drainageway, river or storm-only pipe. Category 3 will be used with a vegetated flow through planter that overflows and will be tied into an existing storm drain line located on the southern portion of the property.

Analysis:

Design Assumptions:

- 1.) The PAC calculator will be used to size the infiltration facilities.
- 2.) The time of concentration for post development is 5 minutes.
- 3.) A CN of 98 will be used for determination of post development peak flow.

Escape Route:

If the basin overflows, it will drain into the public street and into the public storm drain system on SE Main Street.

PAC Calculator Calculation Description:

The PAC Calculator will be used to size the vegetated flow through planter. The planter will have 4" of surface storage and 2" of freeboard. The growing medium will be 18" deep and the drain rock below the growing medium will be 12" deep. The landscape and bottom width of the facility will varies throughout the flow through planter. For calculation purposes an average landscape width of 7' and a bottom width 4' will be used running the PAC Calculator.

Engineering Conclusions

The proposed stormwater facility has been designed in accordance with the 2014 Storm Water Management Manual. The storm water facility has been designed to meet flow control and pollution control requirements according to the PAC Calculator. See the attached PAC calculations. According to the calculations, the vegetated flow through planter will use 13% of the surface storage for pollution reduction. To meet the flow control requirements, the planter will reduce the post developed runoff to the pre-developed runoff rates for the 2, 5, 10 and 25 year storm events as summarized in the table below.

Storm Event	Pre-Developed Runoff	Post-Developed Runoff
2-year	0.060	0.049
5-year	0.073	0.062
10-year	0.087	0.076
25-year	0.100	0.089

Per the table above, the post developed runoff is less than the pre developed runoff.



Presumptive Approach Calculator ver. 1.2

Catchment Data

Project Name: **Reliable Credit Parking Lot**
 Project Address: **10605-10613 SE Main St**
Milwaukie, Oregon
 Designer: **JVM**
 Company: **Sisul Engineering**

Catchment ID: **A**

Date: **10/28/14**

Permit Number: **0**

Run Time 10/29/2014 9:03:46 AM

Drainage Catchment Information

Catchment ID	A	
	Catchment Area	
Impervious Area	4,251	SF
Impervious Area	0.10	ac
Impervious Area Curve Number, CN_{imp}	98	
Time of Concentration, T_c , minutes	5	min.

Site Soils & Infiltration Testing Data

Infiltration Testing Procedure:	Open Pit Falling Head	
Native Soil Field Tested Infiltration Rate (I_{test}):	4	in/hr
Bottom of Facility Meets Required Separation From High Groundwater Per BES SWMM Section 1.4:	Yes	

Correction Factor Component

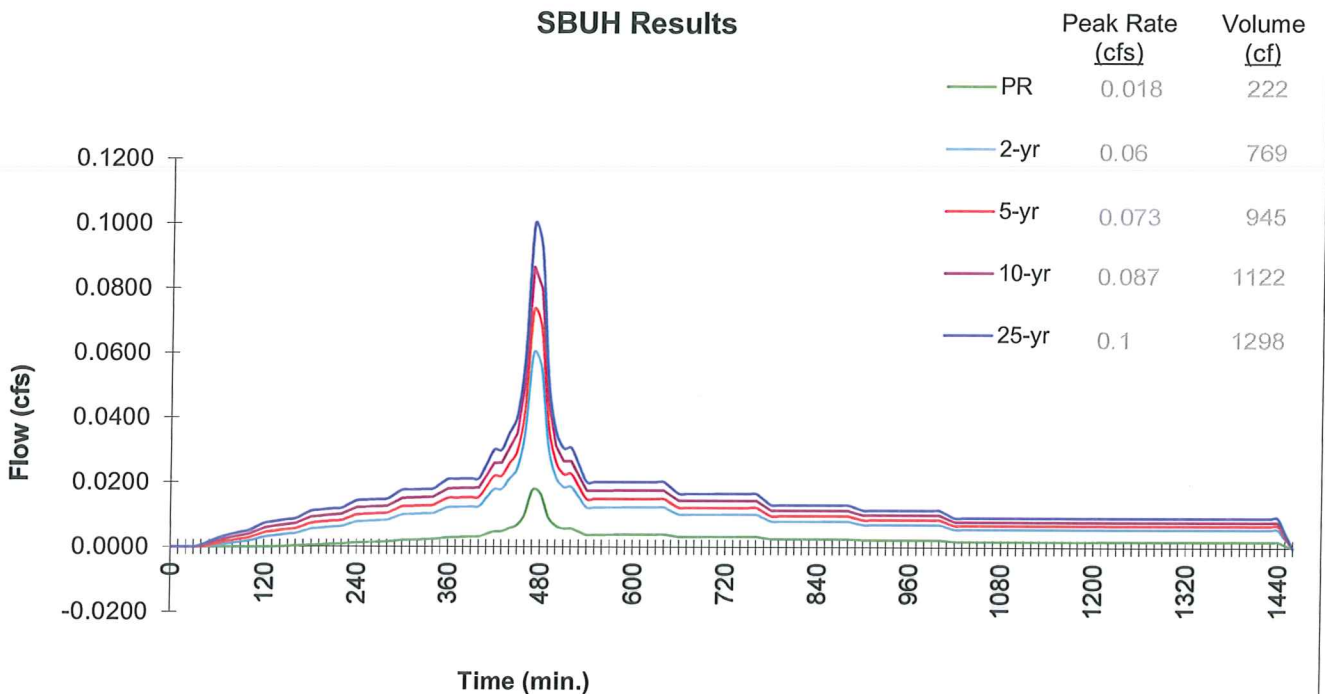
CF_{test} (ranges from 1 to 3)	2
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Design Infiltration Rates

I_{dsgn} for Native (I_{test} / CF_{test}):	2.00	in/hr
I_{dsgn} for Imported Growing Medium:	2.00	in/hr

Execute SBUH Calculations

SBUH Results





Presumptive Approach Calculator ver. 1.2

Catchment ID: **A**

Run Time 10/29/2014 9:03:46 AM

Project Name: Reliable Credit Parking Lot

Catchment ID: A

Date: 10/28/2014

Instructions:

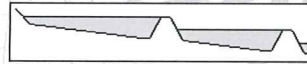
1. Identify which Stormwater Hierarchy Category the facility.
2. Select Facility Type.
3. Identify facility shape of surface facility to more accurately estimate surface volume, except for Swales and sloped planters that use the PAC Sloped Facility Worksheet to enter data.
4. Select type of facility configuration.
5. Complete data entry for all highlighted cells.

Catchment facility will meet Hierarchy Category: **3**

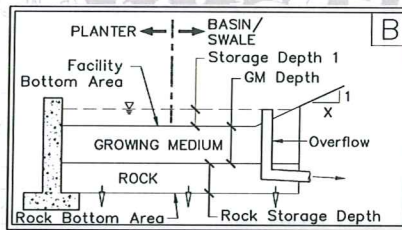
Goal Summary:

Hierarchy Category	SWMM Requirement	RESULTS box below needs to display...	
		Pollution Reduction as a	10-yr (aka disposal) as a
3	Off-site flow to drainageway, river, or storm-only pipe system.	PASS	N/A

Facility Type = **Planter (Sloped)**



Facility Configuration: **B**



Refer to Sloped Facility Worksheet and enter Variable Parameters

Calculation Guide
Max. Rock Stor.
Bottom Area
Per Swale Dims

DATA FOR ABOVE GRADE STORAGE COMPONENT

Infiltration Area = 238 sf
Surface Capacity Volume = 55.6 cf

BELOW GRADE STORAGE

Rock Storage Bottom Area = 736 sf
Rock Storage Depth = 12 in
Rock Void Ratio = 0.3

Growing Medium Depth = 18 in
Freeboard Depth = N/A in

Surface Capacity at Depth 1 = 56 cf
Infiltration Area at 75% Depth1 = 47 SF
GM Design Infiltration Rate = 2.00 in/hr
Infiltration Capacity = 0.011 cfs

Rock Storage Capacity = 221 cf

Native Design Infiltration Rate = 2.00 in/hr
Infiltration Capacity = 0.034 cfs

RESULTS		Overflow Volume	
Pollution Reduction	PASS	0 CF	<u>13%</u> Surf. Cap. Used
			<u>0%</u> Rock Cap. Used
Output File			
Peak cfs	<u>2-yr</u>	<u>5-yr</u>	<u>10-yr</u> <u>25-yr</u>
	0.049	0.062	0.076 0.089

FACILITY FACTS	
Total Facility Area Including Freeboard =	644 SF
Sizing Ratio (Total Facility Area / Catchment Area) =	0.151

Presumptive Approach Calculator Ver 1.2



Instructions:

1. Refer to facility graphics on the Graphics tab, then fill in all relevant facility parameters in the Data Entry table below. Data entry cells vary based on Facility Configuration selected on Facility Design Data tab.
2. Delete all facility parameters that may have been entered by the previous iteration that are no longer applicable.

Project Name: Reliable Credit Parking Lot

Date: 10/28/2014

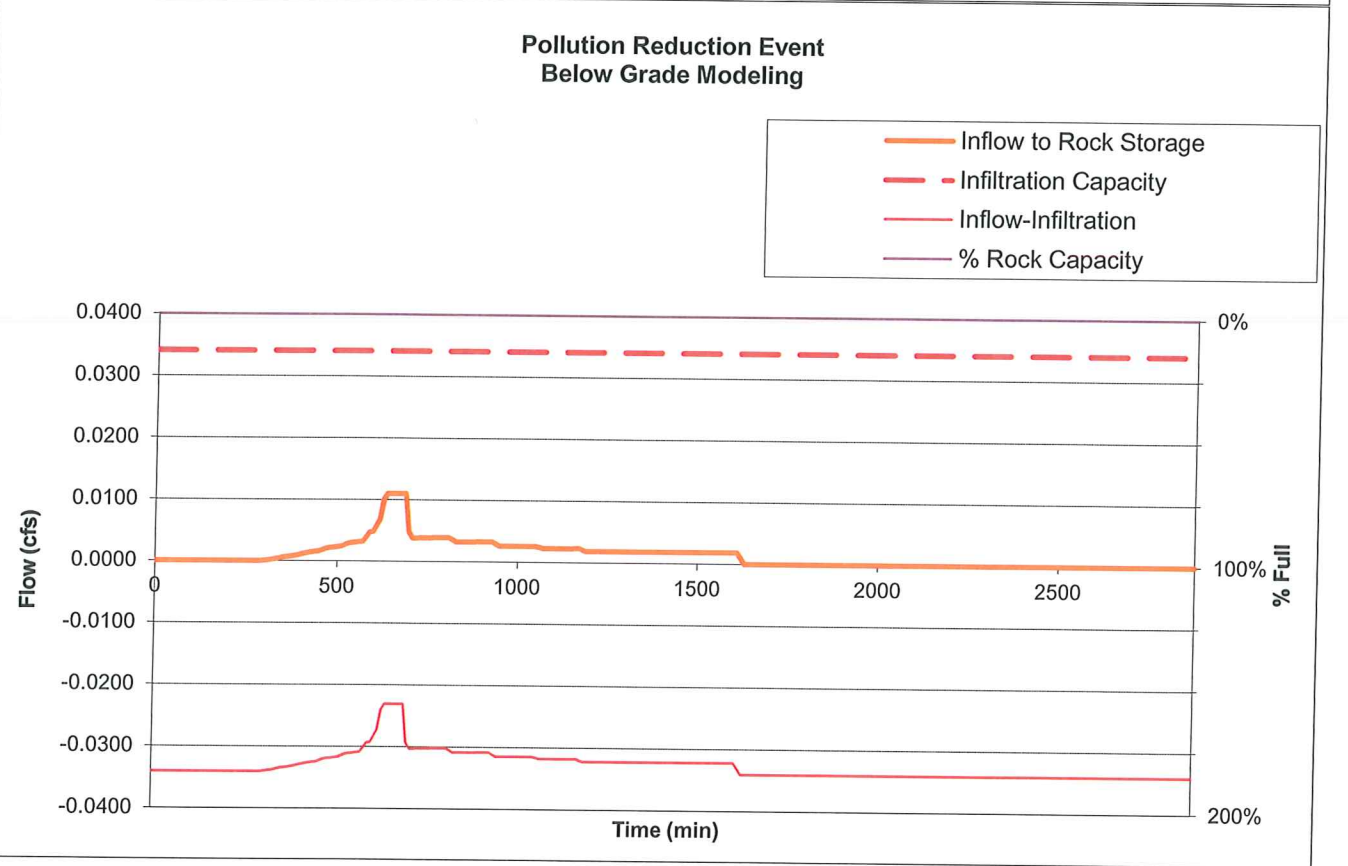
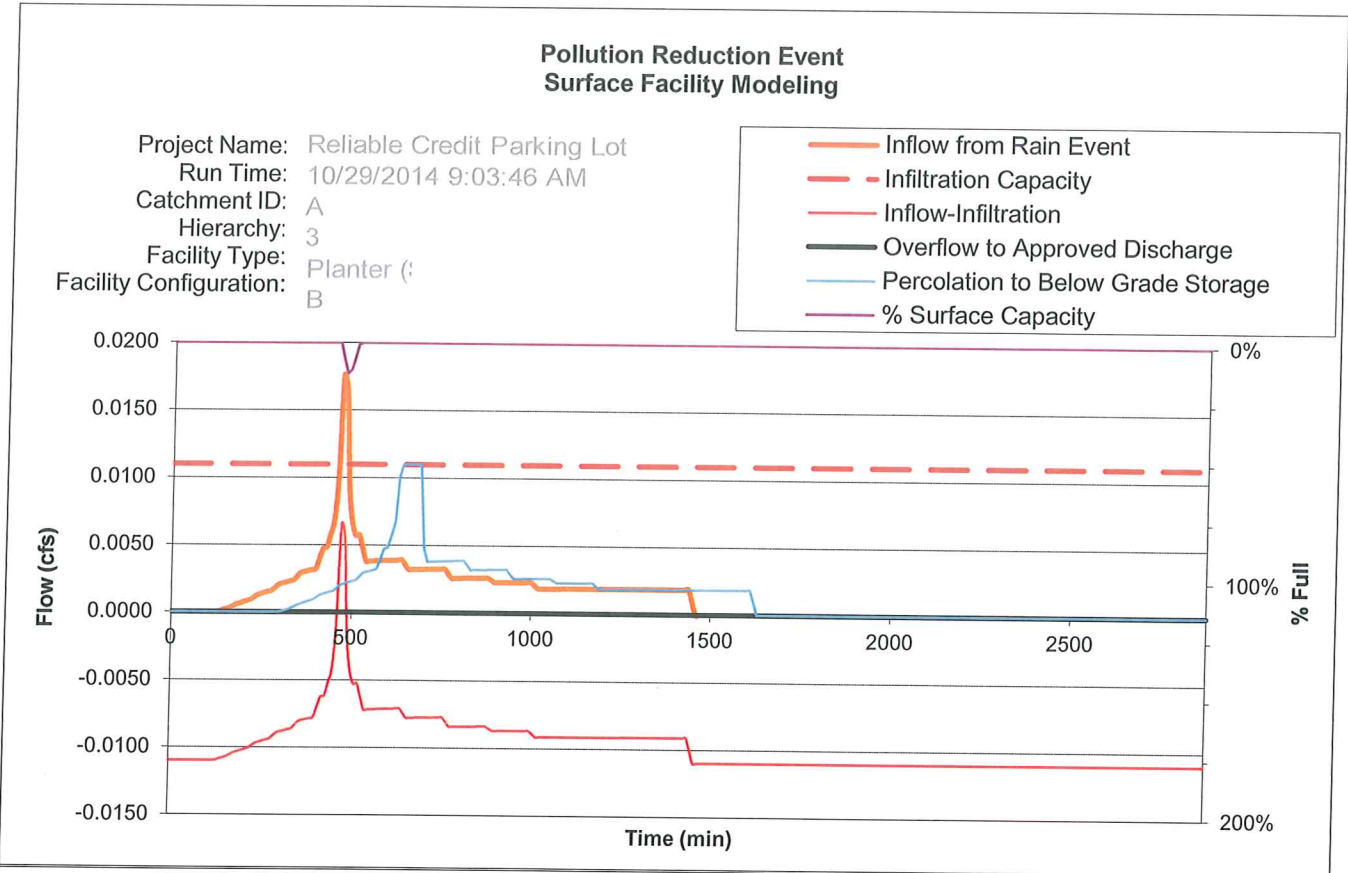
Run Time: 10/29/2014 9:03:46 AM

Catchment ID: A

Data Entry Parameters										Rock Storage Parameters				Error Messages
Facility Segment	Length of facility segment (ft)	Downstream Check Dam Length (ft)	Longitudinal Facility Slope (ft/ft)	Bottom Width (ft)	Side Slope Right	Side Slope Left	Downstream Depth (inches)	Landscape Width (ft)	Rock Storage Width (ft)	Rock Storage Depth (inches)	Rock Void Ratio	Error Messages		
	$L_{segment}$	L_{dam}	S	W_{bottom}	X_{right}	X_{left}	D_{ds}	$W_{landscape}$	W_{rock}	D_{rock}	V			
1	92	0	0.005	4	3	3	4	7	8	12	0.3			
2									8					
3									8					
4									8					
5									8					
6									8					
7									8					
8									8					
9									8					
10									8					
11									8					
12									8					
13									8					
14									8					
15									8					
16									8					
17									8					
18									8					
19									8					
20									8					

Warning
 facility segment with warning message not fully utilized.
 Create shorter facility segments to increase surface storage capacity and infiltration area.

Project Name: <u>Reliable Credit Parking Lot</u>										Depth 2=		Depth 3=					
Worksheet Calculations Parameters																	
Facility Segment	Adjusted Length of facility segment (ft)	Adjusted Length if $D_{up} = 0$ (ft)	Upstream Depth (inches)	Downstream Top Width (ft)	Upstream Top Width (ft)	Downstream Cross-sectional Area (sf)	Upstream Cross-sectional Area (sf)	Surface Capacity Volume (cf)	75% of Max. Downstream Depth (inches)	75% of Max. Upstream Depth (inches)	75% of Max. Adjusted Length if $D_{up75\%} = 0$ (ft)	75% of Max. Downstream Top Width (ft)	75% of Max. Upstream Top Width (ft)	Infiltration Area @ 75% Full (sf)	Rock Storage Length (ft)	Rock Storage Bottom Area (sf)	Rock Storage Capacity Volume (cf)
	L_{adjust}	$L_{adjust2}$	D_{up}	W_{top-ds}	W_{top-up}	A_{ds}	A_{up}	$V_{surface}$	$D_{ds75\%}$	$D_{up75\%}$	$L_{adjust3}$	$W_{top-ds75\%}$	$W_{top-up75\%}$	$A_{75\%}$	L_{rock}	A_{rock}	V_{rock}
1	92.00	66.67	0.00	6.00	4.00	1.67	0.00	56	3.00	0.00	50.00	5.50	4.00	238	92	736	221
2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
6	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
7	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
8	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
9	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0
20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0	0	0	0

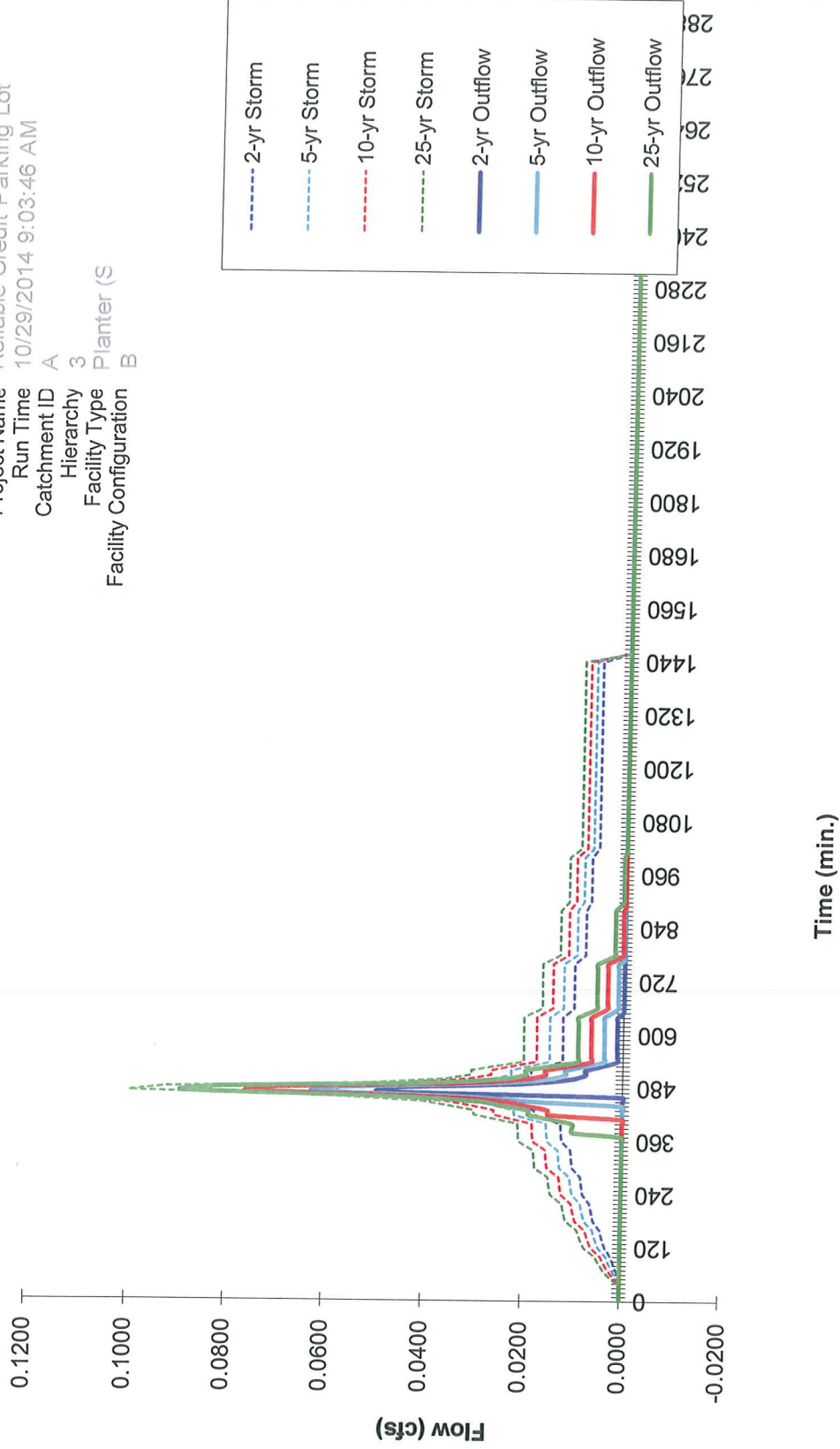


BES - Presumptive Approach Calculator - Ver 1.2

Output Chart

Runoff Outflow After Filtration or Partial Infiltration

Project Name Reliable Credit Parking Lot
Run Time 10/29/2014 9:03:46 AM
Catchment ID A
Hierarchy 3
Facility Type Planter (S)
Facility Configuration B





Existing Parking Lot Light
at Elia Le Redit



FEATURES

Die Cast Aluminum Housing & Hinged Front Frame, 1/2" Coin Plugs for Conduit & Photocell, Textured Architectural Bronze Powdercoat Finish Over a Chromate Conversion Coating

Clear Flat Glass Lens or Clear Flat Prismatic Glass Lens

Mount with Extruded Mounting Arms.

Custom Colors Available

LumaFit LED:

Array Lumens: 5338; CRI: 80+; CCT: 5000K

Rated Life: 50,000 Hours; 5-Year Warranty

Aluminum Boards

Wattage:

Array 55.8w, System 62w

Driver:

Electronic Driver, 120-277V, 50/60Hz

Dimmable Driver

Listing & Ratings:

CSA: Listed for Wet Locations

Options:

2.5KV Surge Protection

Accessories Sold Separately

ORDER INFORMATION

EasyLED 12" Area Light

Catalog # Description

Complete Units

Ordering Information

Example: 12ALQF1X56U5KCZMA18RSP

12AL	Model:	12AL
Q	LED Mfr:	Q=QSSI
F	Optics:	C=Type 3, F=Medium Beam Spread
1X	Number of Arrays:	1X=One
56	Wattage:	56=56w
U	Ballast:	U=120-277V
5K	CCT:	5K=5000K
C	Lens:	C=Clear Flat Glass Lens, P=Clear Flat Prismatic Glass Lens* *Use with F Optic Only.
Z	Color:	Z=Bronze
MA18R	Mounting:	MA6*=6" Aluminum Extruded Mounting Arm, MA10*=10" Aluminum Extruded Mounting Arm, MA12*=12" Aluminum Extruded Mounting Arm, *Add R for Round Pole Mounting, Fits 4" Diameter Poles.
SP	Options:	Specify Twist Lock Photocell: P40=P18140 110-120VAC Instant, P42=P18142 110-277VAC Instant, P50=P18150 120VAC Time Delay, P52=P18152 277VAC Time Delay SF=Single Fuse, DF=Double Fuse, SP=Surge Protection

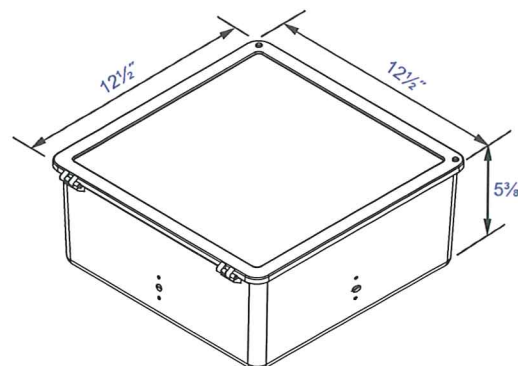
EasyLED 12" Area Light



12AL



DIMENSIONS



12AL

APPLICATIONS

- Auto Dealerships
- Parking Lots
- Retail Malls
- Shopping Centers
- Commercial & Industrial Complexes
- Walkways, Driveways & Parkways

LED

ACCESSORIES

* Add R for Round Pole Mounting,
Fits 4" Diameter Poles.



Glare Shield
(12ALGS)



6" Mounting Arm
(MA6*)



10" Mounting Arm
(MA10*)

PHOTOCELLS:

P18130 - 480VAC Twist Lock Photocell Receptacle

P18131 - Twist Lock Non Shorting (Open) Cap disconnects service to fixture for temporary or permanent disabling (fixture always off). IP65, 480V maximum.

P18132 - Twist Lock Shorting Cap provides fixed service to fixture (fixture always on). IP65, rated load 7200w Tungsten.

P18140 - 110-120VAC Instant Twist Lock

P18142 - 110-277VAC Instant Twist Lock

P18150 - 120VAC Time Delay Twist Lock

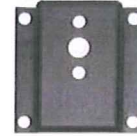
P18152 - 277VAC Time Delay Twist Lock



12" Mounting Arm
(MA12*)



Pole Tenon Adaptor
(PTASUNV)



Wall Bracket
(FLEMWM)



P18130



P18131



P18132



P18140



P18142



P18150



P18152

PHOTOMETRICS

Specifications subject to change without notice.

CITY OF MILWAUKIE

PreApp Project ID #: 14-006PA

PRE-APPLICATION CONFERENCE REPORT

This report is provided as a follow-up to a meeting that was held on **6/5/2014** at **10:00 AM**

Applicant Name: TOM SISUL

Company: SISUL ENGINEERING

Applicant 'Role': Other

Address Line 1: 375 PORTLAND AVE

Address Line 2:

City, State Zip: GLADSTONE OR 97027

Project Name:

Description:

ProjectAddress: 10605 SE MAIN STREET

Zone: Downtown Commercial (DC)

Occupancy Group:

ConstructionType:

Use: Proposal is to demolish the building located at 10605 SE Main Street to construct accessory parki

Occupant Load:

AppsPresent: Tom Sisul & Lee Holzman

Staff Attendance: Steve Butler, Brad Albert, Li Alligood, Vera Koliias, John Stelzenmueller

BUILDING ISSUES

ADA: Building permit will be required to verify ADA van accessible parking requirements.

Structural: Environmental hazardous materials report required.
Demolition permit required.

Mechanical:

Plumbing:

Plumb Site Utilities: Plumbing permit required for cap off of existing systems and for any proposed catchbasins for stormwater management.

Electrical:

Notes: Erosion control permit required.

Please note all drawings must be individually rolled. If the drawings are small enough to fold they must be individually folded.

FIRE MARSHAL ISSUES

Fire Sprinklers:

Fire Alarms:

Fire Hydrants:

Turn Arouds:

Addressing:

Fire Protection:

Fire Access:

Hazardous Mat.:

Fire Marshal Notes: Not at this moment

PUBLIC WORKS ISSUES

Water: N/A

Sewer: N/A

Storm: Submission of a storm water management plan by a qualified professional engineer is required as part of the proposed development. The plan shall conform to Section 2 - Stormwater Design Standards of the City of Milwaukie Pubic Works Standards.
The storm water management plan shall demonstrate that the post-development runoff does not exceed the pre-development, including any existing storm water management facilities serving the development property. Also, the plan shall demonstrate compliance with water quality standards. The City of Milwaukie has adopted the City of Portland 2008 Stormwater Management Manual for design of water quality facilities.
All new impervious surfaces, including replacement of impervious surface with new impervious surfaces, are subject to the water quality standards. See City of Milwaukie Public Works Standards for design and construction standards and detailed drawings.

The storm SDC is based on the amount of new impervious surface constructed at the site. One storm SDC unit is the equivalent of 2,706 square feet of impervious surface. The storm SDC is currently \$765 per unit. The storm SDC will be assessed and collected at the time the building permits are issued.

Street: N/A

Frontage: N/A

Right of Way: N/A

Driveways: Code Section 12.16.040.A states that access to private property shall be permitted with the use of

driveway curb cuts and driveways shall meet all applicable guidelines of the Americans with Disabilities Act (ADA). Driveway approaches shall be improved to meet the requirements of Milwaukie's Public Works Standards.

A driveway access onto SE Scott Street shall be located 45 feet from SE Main Street. The existing alley access shall be closed in accordance with the Public Works Standards.

Erosion Control: Per Code Section 16.28.020(C), an erosion control permit is required prior to placement of fill, site clearing, or land disturbances, including but not limited to grubbing, clearing or removal of ground vegetation, grading, excavation, or other activities, any of which results in the disturbance or exposure of soils exceeding five hundred square feet.

Code Section 16.28.020(E) states that an erosion control permit is required prior to issuance of building permits or approval of construction plans. Also, Section 16.28.020(B) states that an erosion control plan that meets the requirements of Section 16.28.030 is required prior to any approval of an erosion control permit.

Traffic Impact Study: N/A

PW Notes: N/A

PLANNING ISSUES

Setbacks: N/A: Downtown Commercial zone – accessory parking lot to bank building.

Landscape: : Lot line abutting ROW: 4' perimeter landscape strip; 1 tree per 40 lineal feet required. Interior landscaping: minimum 25 SF of interior landscaping/parking spot. Planting areas must be minimum 120 SF in area; minimum 6 feet wide. Shall be either a divider median or a landscape island in the middle or at the end of a parking row. At least one tree per island. Curb overhangs over adjacent landscape areas are not allowed.

MMC Section 19.606.2

MMC Section 19.606.3 – Additional Design Standards

Parking: General office, including banks: Min. 2 per 1,000 SF; Max 3.4 per 1,000 SF See MMC Section 19.605 for more details. All dimensions within Table 19.606.1 must be met in the parking lot design or a variance must be requested (see variance information below).

Transportation Review: The City's transportation requirements are located in MMC 19.700. The Engineering Department has determined that this chapter will not be triggered by the proposed project.

Application Procedures: The applicant is interested in the demolition of an existing building and the construction of a new parking lot for employees. Application for and receipt of a demolition permit will be a condition of approval for this land use application.

Application procedures are described below.

Downtown Design Review (Type III): The application is reviewed through a Type III review per MMC 19.1006, and the application fee is \$2,000. The following sections of the Milwaukie Municipal Code apply to Downtown Design review: 19.907 Downtown Design Review. Milwaukie Downtown Design review guidelines.

Application fees are based on the current fee schedule. Fees are typically updated on July 1st of each year.

For the City's initial review, the applicant should submit 5 complete copies of the application, including all required forms and checklists. A determination of the application's completeness will be issued within 30 days. If deemed incomplete, additional information will be requested. If deemed complete, additional copies of the application will be required for referral to other departments, the Neighborhood District Association (NDA), and other relevant parties and agencies. City staff will inform the applicant of the total number of copies needed.

Land use application submission materials are listed below for your convenience. Please refer to the handouts distributed at the pre-application conference for more detailed information.

1. All applicable land use applications forms with signatures of property owners.
2. All applicable land use application fees.
3. Completed and signed "Submittal Requirements".
4. 5 copies of an existing conditions and a proposed conditions site plan, both to scale. Once the application is deemed complete, additional copies will be requested for distribution to City departments, applicable governmental agencies, and the neighborhood district association for review.

Type III applications are quasi-judicial in nature and are decided by the Planning Commission at a public hearing. The Planning Commission hears land use applications on the second and fourth Tuesdays of every month, and completed applications need to be submitted to the Planning Department no later than 45 days prior to the target Planning Commission hearing. In general, staff recommends that applications be submitted one to two weeks before the 45-day deadline in order to ensure that there is time to make the applications complete if they are initially deemed incomplete. Once the Planning Commission renders a decision, there is a fifteen calendar-day appeal period. Building permits will be accepted for review only after the appeal period for all land use decisions has expired.

Variance application (Type III): MMC 19.911 describes the applicability and review process for variances. Variances are processed through either a Type II or Type III process per 19.911.3. Type II variance requests are listed in 19.911.3.B; a request to vary the dimensions of parking spaces is not listed in 19.911.3.B and is thus subject to a Type III review process as noted in 19.911.3.C.

The application is reviewed through a Type III review per MMC 19.1006, and the application fee is \$2,000. (A 25% discount is applied to two or more applications which relate to the same unit of land and which will be reviewed and decided concurrently.) Approval criteria for Type III variances are identified in MMC 19.911.4.B. All of the criteria in either Subsection 19.911.4.B.1 or 2 must be met. The applicant may choose which set of criteria to meet based upon the nature of the variance request, the nature of the development proposal, and the existing site conditions.

See discussion above regarding Type III review application requirements.

Natural Resource Review: The property does not contain any mapped natural resource areas.

Lot Geography: The site is rectilinear in shape.

Planning Notes:

1. The pre-application conference is valid for purposes of submitting future land use applications as described in MMC 19.1002.4. A preapplication conference is valid for 2 years. Construction of new single-family homes on the newly created lots will require another pre-application conference.
2. The site is located in the Historic Milwaukie Neighborhood District Association (NDA) boundary. Staff strongly encourages the applicant to present any proposed Type III application to the NDA and/or

its Land Use Committee, as well as to the immediate property owners. The NDA's webpage is on-line at <http://www.milwaukieoregon.gov/citymanager/historic-milwaukie-nda>. Their meetings are held at 6:30pm on the second Monday of the month at the Ledding Library Pond House located at 22nd & Harrison. The NDA Chairperson is Dion Shepard (503-653-6207, sheparddioni@hotmail.com). Please contact the Chair to coordinate a meeting to discuss the proposal.

ADDITIONAL NOTES AND ISSUES

County Health Notes:

Other Notes:

This is only preliminary preapplication conference information based on the applicant's proposal and does not cover all possible development scenarios. Other requirements may be added after an applicant submits land use applications or building permits. City policies and code requirements are subject to change. If you have any questions, please contact the City staff that attended the conference (listed on Page 1). Contact numbers for these staff are City staff listed at the end of the report.

Sincerely,

City of Milwaukie Development Review Team

BUILDING DEPARTMENT

**Mark Ennis - Plans Examiner - 971-344-0182
Bonnie Lanz - Permit Specialist - 503-786-7613**

ENGINEERING DEPARTMENT

**Jason Rice - Engineering Director - 503-786-7605
Brad Albert - Civil Engineer - 503-786-7609
Adriana Slavens - Civil Engineer - 503-786-7602
Alex Roller - Engineering Technician I - 503-786-7695**

COMMUNITY DEVELOPMENT DEPARTMENT

**Stephen Butler - Comm. Dev. Dir. - 503-786-7652
Marcia Hamley - Admin Specialist - 503-786-7656
Alicia Martin -Admin Specialist - 503-786-7600
Blanca Marston -Admin Specialist - 503-786-7600**

PLANNING DEPARTMENT

**Dennis Egner - Planning Director - 503-786-7654
Brett Kolver - Associate Planner - 503-786-7657
Li Alligood - Associate Planner - 503-786-7627
Vera Koliass - Associate Planner - 503-786-7653**

CLACKAMAS FIRE DISTRICT

Mike Boumann - Lieutenant Deputy Fire Marshal - 503-742-2673