



PLANNING DEPARTMENT
6101 SE Johnson Creek Blvd
Milwaukie OR 97206

PHONE: 503-786-7630
FAX: 503-774-8236
E-MAIL: planning@ci.milwaukie.or.us

Application for Land Use Action

Master File #: 2A-13-02

Review type*: I II III IV V

CHECK ALL APPLICATION TYPES THAT APPLY:		
<input checked="" type="checkbox"/> Amendment to Maps and/or Ordinances: <input type="checkbox"/> Comprehensive Plan Text Amendment <input type="checkbox"/> Comprehensive Plan Map Amendment <input type="checkbox"/> Zoning Text Amendment <input checked="" type="checkbox"/> Zoning Map Amendment <input type="checkbox"/> Code interpretation <input type="checkbox"/> Community Service Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Development Review <input type="checkbox"/> Director Determination <input type="checkbox"/> Downtown Design Review <input type="checkbox"/> Extension to Expiring Approval <input type="checkbox"/> Historic Resource: <input type="checkbox"/> Alteration <input type="checkbox"/> Demolition <input type="checkbox"/> Status Designation <input type="checkbox"/> Status Deletion	<input type="checkbox"/> Land Division: <input type="checkbox"/> Final Plat <input type="checkbox"/> Lot Consolidation <input type="checkbox"/> Partition <input type="checkbox"/> Property Line Adjustment <input type="checkbox"/> Replat <input type="checkbox"/> Subdivision <input type="checkbox"/> Miscellaneous: <input type="checkbox"/> Barbed Wire Fencing <input type="checkbox"/> Bee Colony <input type="checkbox"/> Mixed Use Overlay Review <input type="checkbox"/> Modification to Existing Approval <input type="checkbox"/> Natural Resource Review <input type="checkbox"/> Nonconforming Use Alteration <input type="checkbox"/> Parking: <input type="checkbox"/> Quantity Determination <input type="checkbox"/> Quantity Modification <input type="checkbox"/> Shared Parking <input type="checkbox"/> Structured Parking	<input type="checkbox"/> Planned Development <input type="checkbox"/> Residential Dwelling: <input type="checkbox"/> Accessory Dwelling Unit <input type="checkbox"/> Duplex <input type="checkbox"/> Manufactured Dwelling Park <input type="checkbox"/> Temporary Dwelling Unit <input type="checkbox"/> Sign Review <input type="checkbox"/> Transportation Facilities Review <input type="checkbox"/> Variance: <input type="checkbox"/> Use Exception <input type="checkbox"/> Variance <input type="checkbox"/> Willamette Greenway Review <input type="checkbox"/> Other: _____ Use separate application forms for: <ul style="list-style-type: none"> • 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): Jonathan Trutt, Northwest Housing Alternatives	
Mailing address: 2316 SE Willard Street, Milwaukie, OR	Zip: 97222
Phone(s): 503.654.1007 ex. 110	E-mail: Trutt@NWHousing.org
APPLICANT'S REPRESENTATIVE (if different than above): Mary Dorman, Angelo Planning Group	
Mailing address: 921 SW Washington Street, Suite 468, Portland, OR	Zip: 97205
Phone(s): 503.227.3661	E-mail: mdorman@angeloplanning.com

SITE INFORMATION:

Address: 2316 SE Willard Street, Milwaukie, OR	Map & Tax Lot(s): See attached narrative <u>181E36B000300</u>
Comprehensive Plan Designation: C/HD	Zoning: R-2
Size of property: 1.73 acres total	

PROPOSAL (describe briefly):

Applicant requests a rezone to R-1-B in order to facilitate future redevelopment of the site
--

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:	Date: <u>12/19/13</u>

IMPORTANT INFORMATION ON REVERSE SIDE

*For multiple applications, this is based on the highest required review type. See MMC Subsection 19.1001.6.B.1.

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 Milwaukee 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	ZA-13-02	\$ 2000			\$	RECEIVED DEC 23 2013 CITY OF MILWAUKIE PLANNING DEPARTMENT
Concurrent application files		\$			\$	
		\$			\$	
		\$			\$	
		\$			\$	
SUBTOTALS		\$		\$		
TOTAL AMOUNT RECEIVED: \$ 2000		RECEIPT #:			RCD BY: lsc	
Associated application file #s (appeals, modifications, previous approvals, etc.):						
Neighborhood District Association(s): Historic Milwaukee						
Notes:						

*After discount (if any)



PLANNING DEPARTMENT
6101 SE Johnson Creek Blvd
Milwaukie OR 97206

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<input type="checkbox"/> Code Interpretation		
<input type="checkbox"/> Community Service Use		
<input type="checkbox"/> Conditional Use		
<input type="checkbox"/> Development Review		
<input type="checkbox"/> Director Determination		
<input type="checkbox"/> Downtown Design Review		
<input type="checkbox"/> Extension to Expiring Approval		
<input type="checkbox"/> Historic Resource: <input type="checkbox"/> Alteration <input type="checkbox"/> Demolition <input type="checkbox"/> Status Designation <input type="checkbox"/> Status Deletion		

RESPONSIBLE PARTIES:

APPLICANT (owner or other eligible applicant—see reverse): Jerald & Patricia McAlister	
Mailing address: 2404 SE Willard Street, Milwaukie OR	Zip: 97222
Phone(s): 503.516.8881	E-mail:
APPLICANT'S REPRESENTATIVE (if different than above): Mary Dorman, Angelo Planning Group	
Mailing address: 921 SW Washington St, Suite 468, Portland OR	Zip: 97205
Phone(s): 503.227.3661	E-mail: mdorman@angeloplanning.com

SITE INFORMATION:

Address: 2404 SE Willard St, Milwaukie OR	Map & Tax Lot(s): 11E36BC/06000
Comprehensive Plan Designation: C/HD	Zoning: R-2
	Size of property: 4,320 SF

PROPOSAL (describe briefly):

Applicant requests a re-zone to R-1-B as part of the NHA re-zone application including adjacent tax lots.

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: <u>Patricia A. McAlister</u> Date: <u>12-18-13</u>

IMPORTANT INFORMATION ON REVERSE SIDE

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		\$			\$	
		\$			\$	
		\$			\$	
SUBTOTALS		\$			\$	
TOTAL AMOUNT RECEIVED: \$ 2000		RECEIPT #:		RCD BY: USA		
Associated application file #s (appeals, modifications, previous approvals, etc.):						
Neighborhood District Association(s): Historic Milwaukee NDA						
Notes:						

*After discount (if any)



2316 SE Willard Street
Milwaukie, Oregon 97222-7740
phone: 503-654-1007

web: www.nwhousing.org
email: info@nwhousing.org
fax: 503-654-1319

January 21, 2014

Li Alligood, AICP
Associate Planner
City of Milwaukie
6101 SE Johnson Creek Blvd
Milwaukie, OR 97206

RECEIVED
JAN 22 2014
CITY OF MILWAUKIE
PLANNING DEPARTMENT

Ms. Alligood and City of Milwaukie Community Development,

For purposes of Northwest Housing Alternatives' Application for Land Use Action, Executive Director Martha McLennan and Housing Director Jonathan Trutt are recognized as authorized signators for all related documents and forms.

Sincerely,

Martha McLennan
Executive Director
Northwest Housing Alternatives



PLANNING DEPARTMENT
6101 SE Johnson Creek Blvd
Milwaukie OR 97206

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

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) Martha McLennan, 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.

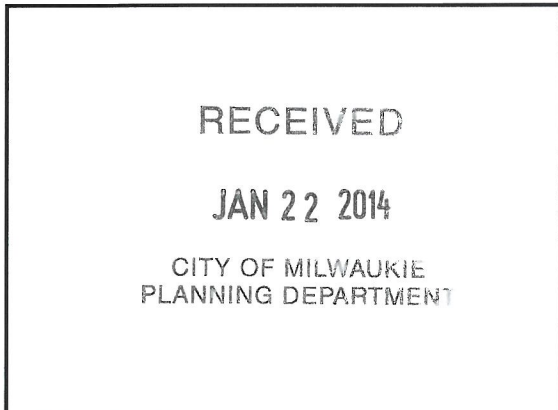
Furthermore, I understand that, if the application triggers the City's sign-posting requirements, I will be required to post signs on the site for a specified period of time. I also understand that I will be required to provide the City with an affidavit of posting prior to issuance of any decision on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

Applicant Signature: 

Date: 1/21/14

Official Use Only

Date Received (date stamp below):

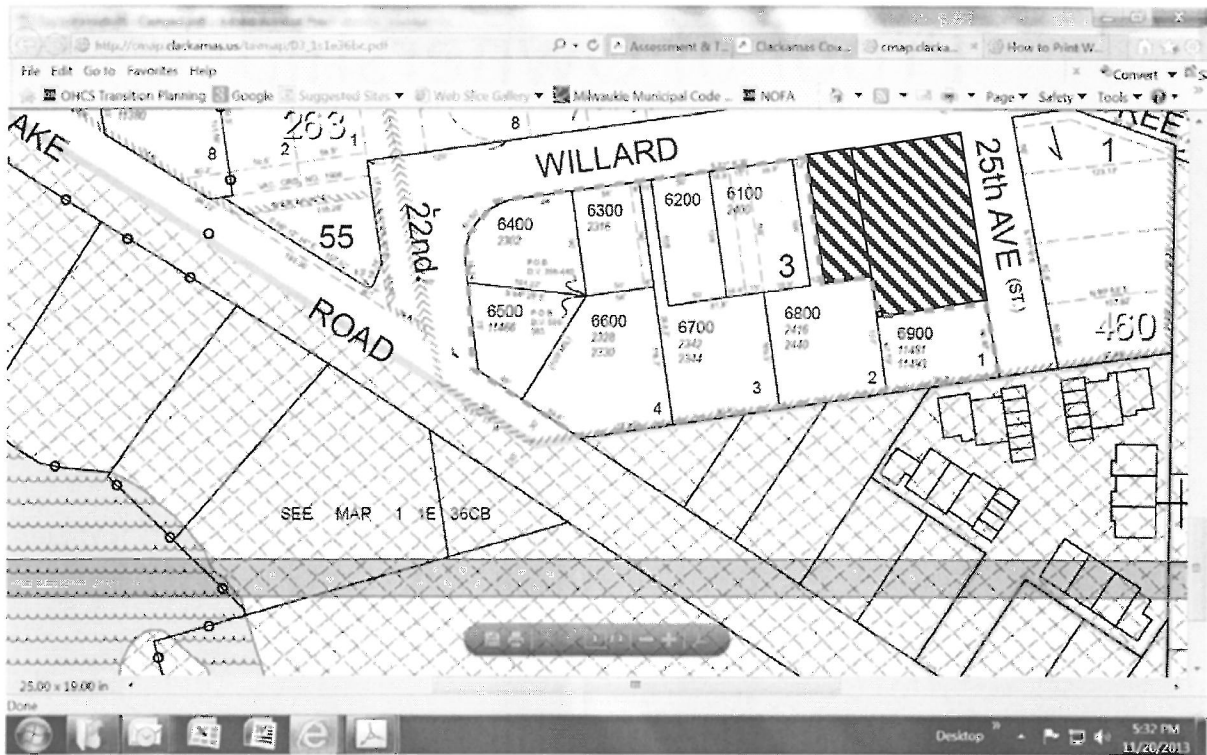


RECEIVED

DEC 23 2013

CITY OF MILWAUKIE
PLANNING DEPARTMENT

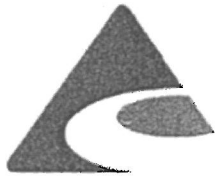
Proof of Ownership



NHA owns tax lots within the red dashed area:

- 6100
- 6200
- 6300
- 6400
- 6500
- 6600
- 6700
- 6800
- 6900

Boxes with diagonal lines in upper right of map are the only two tax lots shown on the map that NHA does not own.



CLACKAMAS
COUNTY

Bob Vroman, County Assessor
Department of Assessment and Taxation

Development Services Building
150 Beaver Creek Road, Oregon City, OR 97045

November 1, 2013

NW HOUSING ALTERNATIVES INC
2316 SE WILLARD ST
MILWAUKIE OR 97222

Dear Exempt Property Owner:

The following information describes your property which is exempt from taxation by the Oregon Revised Statute referenced. This letter is notice of value on the exempt property for the 2013-2014 tax year.
If you have any questions, please feel free to contact Amanda Olsen at 503/655-8671, extension 7631.

2013 Value Notice on Exempt Property

<i>Account</i>	<i>Map</i>	<i>Acres</i>	460 YOUNGS ADD PT	<i>Assessed Value</i>	228,654
00027599	11E36BC06100		LT 2&3 BLK 3	<i>Market Land</i>	79,975
NW HOUSING ALTERNATIVES INC				<i>Market Building</i>	191,640
				<i>Market Total</i>	271,615
2400 SE WILLARD ST		Charitable Property, also Literary, Benevolent and Scientific Organization			
MILWAUKIE					
<i>Account</i>	<i>Map</i>	<i>Acres</i>	460 YOUNGS ADD PT	<i>Assessed Value</i>	52,096
00027606	11E36BC06200		LT 3 BLK 3	<i>Market Land</i>	58,776
NW HOUSING ALTERNATIVES INC				<i>Market Building</i>	6,580
				<i>Market Total</i>	65,356
NO SITUS Parking lot		Charitable Property, also Literary, Benevolent and Scientific Organization			
ADDRESS					
<i>Account</i>	<i>Map</i>	<i>Acres</i>	460 YOUNGS ADD PT	<i>Assessed Value</i>	155,969
00027615	11E36BC06300		LT 4 BLK 3	<i>Market Land</i>	78,624
NW HOUSING ALTERNATIVES INC				<i>Market Building</i>	99,640
				<i>Market Total</i>	178,264
2316 SE WILLARD ST		Charitable Property, also Literary, Benevolent and Scientific Organization			
MILWAUKIE					
<i>Account</i>	<i>Map</i>	<i>Acres</i>	460 YOUNGS ADD PT	<i>Assessed Value</i>	244,151
00027624	11E36BC06400		LT 4 BLK 3	<i>Market Land</i>	76,597
NW HOUSING ALTERNATIVES INC				<i>Market Building</i>	227,480
				<i>Market Total</i>	304,077
2302 SE WILLARD ST		Charitable Property, also Literary, Benevolent and Scientific Organization			
MILWAUKIE					



Bob Vroman, County Assessor
Department of Assessment and Taxation

Development Services Building
150 Beaver Creek Road, Oregon City, OR 97045

November 1, 2013

NW HOUSING ALTERNATIVE INC
2316 SE WILLARD
MILWAUKIE OR 97222

Dear Exempt Property Owner:

The following information describes your property which is exempt from taxation by the Oregon Revised Statute referenced. This letter is your notice of value on the exempt property for the 2013-2014 tax year. If you have any questions, please feel free to contact Amanda Olsen at 503/655-8671, extension 7631.

2013 Value Notice on Exempt Property

Account	Map	Acres	460 YOUNGS ADD PT LT 4 BLK 3	Assessed Value	226,451
00027642	11E36BC06600			Market Land	121,313
NW HOUSING ALTERNATIVE INC				Market Building	192,620
2328 SE WILLARD ST				Market Total	313,933
MILWAUKIE			Charitable Property, also Literary, Benevolent and Scientific Organization		

[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	Market	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	Market	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]



Bob Vroman, County Assessor
Department of Assessment and Taxation

Development Services Building
150 Beavercreek Road, Oregon City, OR 97045

November 1, 2013

NORTHWEST HOUSING ALTERNATIVES INC
2316 SE WILLARD ST
MILWAUKIE OR 97222

Dear Exempt Property Owner:

The following information describes your property which is exempt from taxation by the Oregon Revised Statute referenced. This letter is notice of value on the exempt property for the 2013-2014 tax year. If you have any questions, please feel free to contact Amanda Olsen at 503/655-8671, extension 7631.

2013 Value Notice on Exempt Property

<i>Account</i>	<i>Map</i>	<i>Acres</i>	460 YOUNGS ADD PT	<i>Assessed Value</i>	227,555
00027651	11E36BC06700		LT 3 BLK 3	<i>Market Land</i>	119,576
NORTHWEST HOUSING ALTERNATIVES INC				<i>Market Building</i>	180,420
				<i>Market Total</i>	299,996
2342 SE WILLARD ST		<i>Charitable Property, also Literary, Benevolent and Scientific Organization</i>			
MILWAUKIE					
<i>Account</i>	<i>Map</i>	<i>Acres</i>	460 YOUNGS ADD PT	<i>Assessed Value</i>	142,214
00027679	11E36BC06900		LT 1 BLK 3	<i>Market Land</i>	105,678
NORTHWEST HOUSING ALTERNATIVES INC				<i>Market Building</i>	101,940
				<i>Market Total</i>	207,618
11481 SE 25TH AVE		<i>Charitable Property, also Literary, Benevolent and Scientific Organization</i>			
MILWAUKIE					
[REDACTED]				<i>Market</i>	[REDACTED]
[REDACTED]				<i>Market</i>	[REDACTED]
[REDACTED]				<i>Market</i>	[REDACTED]
NO SITUS		<i>Low Income Housing for Non-Profit 307.540-548</i>			
ADDRESS					



Property Portal

Property Portal

Proof that the McAlisters own 2404 SE Willard.

Home » [Property Portal](#)

PROPERTY SEARCH

EDIT PROFILE

VIEW ORDERS

FARM PACKAGE

LOG OUT

PLACE AN ORDER

Search By:

HELP ME FIND A PROPERTY

Address:

Zip Code:

County:

State:

PRINT REP

Property Characteristics

Neighborhood Sales

Property Analysis

Recent Sales

School Data

Demographics

2404 SE WILLARD ST MILWAUKIE, OR 97222

Ownership Information

Owner Name:

JERALD L MCALISTER
PATRICIA A MCALISTER

Mailing Address:

2404 SE WILLARD ST MILWAUKIE, OR 97222

Property Description

County: Clackamas

[View Parcel Map](#)

Map / Tax Lot: 11E36BC/06000

Census: 0208.00

Account Num: 00027580

Owner Occ.: Yes

Property ID: 00027580

Land Use: 101-

Subdivision: YOUNGS ADD

Legal Description:

460 YOUNGS ADD PT LT 2 BLK 3

Property Characteristics

Property Type: SINGLE FAMILY

Building SF: 2,478

Pool: No

House Style:

Living Area SF: 2,478

Deck SF:

Year Built: 1938

Square Feet: 2,478

Deck Desc:

Bedrooms: 3

1st Floor SF:

Patio SF:

Bathrooms: 1.50

2nd Floor SF:

Patio Desc:

Heat:

3rd Floor SF:

Foundation:

Cooling:

Attic SF:

Exterior:



Zoning Map Amendment Application



Prepared by Angelo Planning Group
Submitted to City of Milwaukie Planning Department

December 2013

**Northwest Housing Alternatives
Zoning Map Amendment Application Team**

Applicant: Jonathan Trutt, Housing Director
Northwest Housing Alternatives
2316 SE Willard Street
Milwaukie, Oregon 97222

Phone: 503.654.1007 (ex. 110)
Email: Trutt@NWHousing.org

Land Use Planning: Mary Dorman & Serah Breakstone
Angelo Planning Group
921 SW Washington Street, Suite 468
Portland, Oregon 97205

Phone: 503.224.6974
Email: mdorman@angeloplanning.com
sbreakstone@angeloplanning.com

Site Plan Concept: Bill Lanning, AIA, Architect/Director of Housing
MWA Architects
70 NW Couch Street, Suite 401
Portland, Oregon 97209

Phone: 503.973.5151
Email: blanning@mwaarchitects.com

Application Summary Information for Northwest Housing Alternatives

Subject Tax Lots: (All owned by NHA)	11E36BC0 6100 11E36BC0 6200 11E36BC0 6300 11E36BC0 6400 11E36BC0 6500 11E36BC0 6600 11E36BC0 6700 11E36BC0 6800 11E36BC0 6900
Total NHA Site Size:	1.73 acres
Adjacent Tax Lot: (Owned by Patty & Jay McAllister)	11E36BC0 6000 4,320 square foot lot
Current Comprehensive Plan Designation:	Mixed Use/High Density Residential
Current Zoning:	R-2
Requested Zoning:	R-1-B
Application Submitted for:	Zoning Map Amendment

TABLE OF CONTENTS
Zoning Map Amendment Application for Northwest Housing Alternatives

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Section 3: Summary 13

List of Figures

- Existing Comprehensive Plan Designations (p. 4)
- Existing Zoning (p. 5)
- Site Vicinity (p. 8)

List of Exhibits

- Exhibit A: Conceptual Site Plan
- Exhibit B: Trip Generation Memo
- Exhibit C: Pre-Application Summary Notes and email from City Engineering staff

Section 1: Project Description & Background

Northwest Housing Alternatives (NHA), Oregon's largest non-profit developer of affordable housing, has had its corporate offices in Milwaukie for nearly 30 years. In that time, the company has grown both in Milwaukie and statewide. Locally, the NHA campus currently consists of two offices buildings, the Annie Ross Homeless Shelter for families, and nine units of affordable rental housing. Statewide, NHA now has a portfolio of over 1,800 affordable apartments for Oregonians with low incomes and special needs.

As a growing company, NHA intends to redevelop its Milwaukie campus. Redevelopment is slated to begin in 2016 and would involve demolition of all existing structures and construction of new buildings to accommodate NHA's needs for office space and affordable housing. The primary elements of NHA's plan for redevelopment include the following (see Exhibit A: Conceptual Site Plan).

- *A new building for the Annie Ross Shelter that provides families with individual apartment studios.* This arrangement will afford shelter residents more privacy than the current building, which has a common kitchen and bathrooms for families experiencing homelessness.
- *One, two, and three-bedroom affordable rental housing options for families.* The scale and massing of these apartments will be designed to complement the school across the street and blend into the existing neighborhood. The nearby MAX light rail station (currently under construction) ensures that residents with low incomes will have convenient transit access to employment and educational opportunities throughout the Metro region.
- *An office building that meets NHA's staff needs and serves as a community asset.* The new office space will accommodate staff growth that has occurred over the last decade and is projected to serve NHA's administrative needs for at least the next 20 years.

This redevelopment project will allow NHA to simultaneously improve its office space, upgrade the Annie Ross Shelter, increase Milwaukie's affordable housing options and support transit-oriented development close to the future Lake Road light rail stop, which is currently under construction near the intersection of Lake Road and Main Street.

In order to facilitate the planned redevelopment, NHA is requesting a Zoning Map Amendment from the City of Milwaukie to change from an R-2 designation to R-1-B. Both the current R-2 zoning and the R-1-B zone implement the Mixed Use/High Density Comprehensive Plan designation; therefore, a Plan amendment is not needed for this zone change request. A map of the Comprehensive Plan designation for the subject site and surrounding areas is provided at the end of this section.

The R-1-B zone allows for the mix of uses and residential density that will best facilitate plans for redevelopment of the site. The R-1-B zone allows a density of up to 32 units per acre and lot coverage of up to 50 percent of the total lot area. The Conceptual Site Plan submitted with this zone change application illustrates the potential development of up to 41 housing units on the 1.73 acre site (lot coverage of approximately 30%). By comparison, the current R-2 zoning allows up to 17.4 units per acre (a total of 30 units) and lot coverage of up to 45 percent. Furthermore, office space is permitted outright in the R-1-B zone; in the current R-2 zone, office space requires conditional use approval.

Other, similar zones that were considered by the applicant but ultimately dismissed were:

- The R-1 zone allows for densities equal to the R-1-B zone (maximum of 32 units per acre). However, it has a lower lot coverage standard (45 percent) and office uses are only permitted through Conditional Use approval (in the R-1-B zone, office is permitted outright).
- The R-O-C (Residential-Office-Commercial) zone is very similar to the R-1-B zone in terms of permitted uses, development standards and allowable density. However, the R-O-C zone does not implement the Mixed Use/High Density Comprehensive Plan designation and would therefore require a Plan amendment. In addition, the R-O-C zone is currently applied on just two sites in Milwaukie and city staff has indicated that they do not wish to apply this zone to additional sites.

Once a zone change has been approved for the site, NHA will move forward with the necessary applications for the planned redevelopment, which will likely include Development Review, Community Service Use and Transportation Facility Review approvals.

NHA approached the owners of the two other lots in the block bounded by Willard Street and 25th Avenue to ask if they would like to include their lots in this zone change application. These two lots are also designated for Mixed Use/High Density Residential on the Comprehensive Plan Map. The owners of Tax Lot 6000 (2404 SE Willard Street) recently decided to include their lot in the zone change application. The owners of Tax Lot 5900 (2460 SE Willard Street) decided not to include their lot in the zone change application.

The additional tax lot included in this zone change application is quite small (4,320 square feet) and it is not owned by NHA. Rezoning Tax Lot 6000 from R-2 to R-1-B would provide the potential for development of two row houses based on minimum frontage requirements. Given the minimal impact of including this small additional parcel in the zone change request the application narrative, conceptual site plan and trip generation memo focus on the proposed redevelopment of the 1.73 acre site owned by NHA.

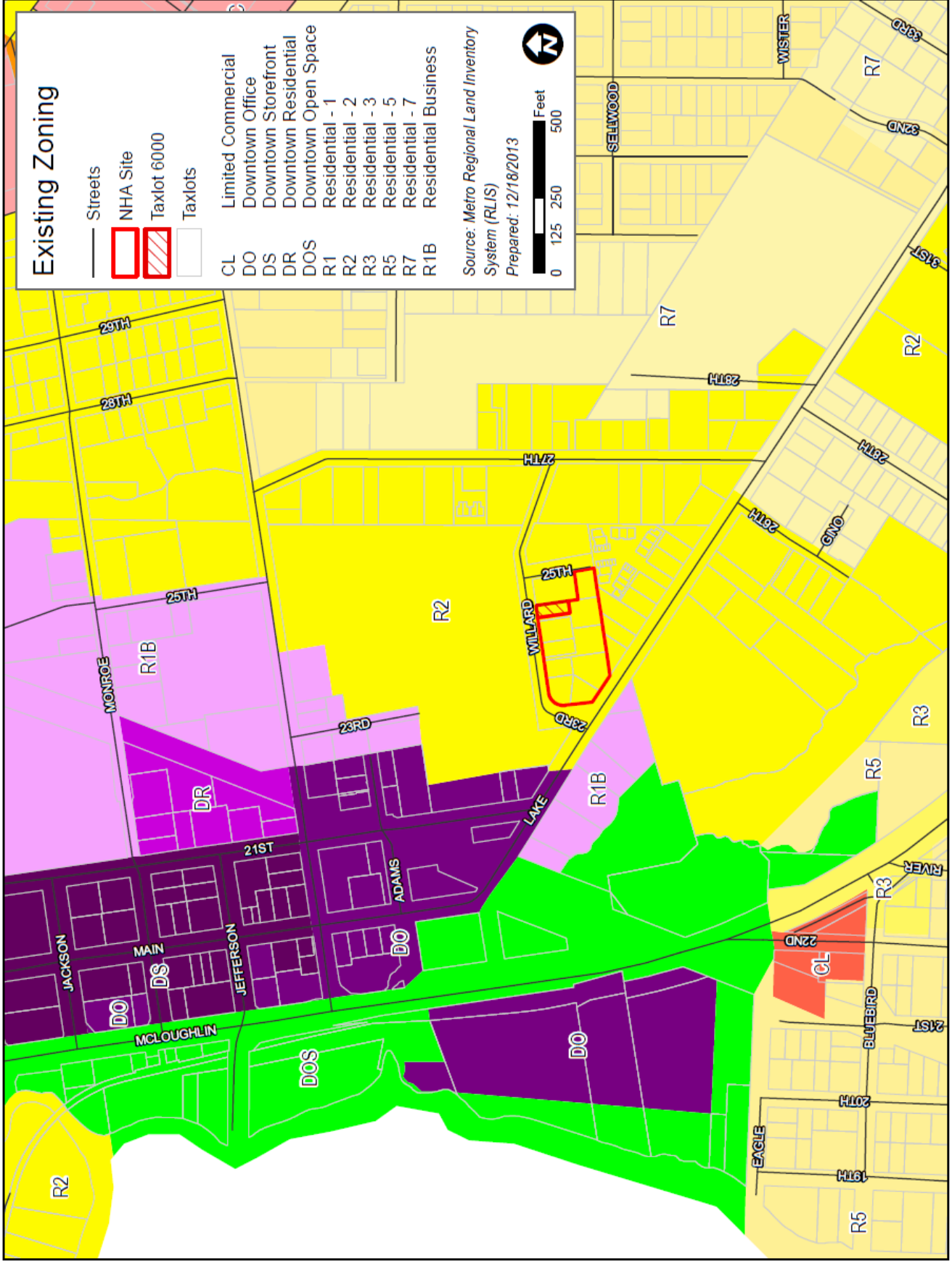
Prior to submitting this zone change application, NHA reached out to neighborhood groups and administrators at Milwaukie High School to share information on the proposed zone change and planned future development. Jonathan Trutt met with the Lake Road NDA on November 13th, 2013. The NDA did not raise any specific concerns with the zone change proposal; however, they requested that NHA return to the NDA for input on future development plans when they are available.

Jonathan Trutt and Mary Dorman met with the land use subcommittee of the Historic Milwaukie NDA on December 2nd. Prior to the meeting, NHA forwarded a copy of the draft application narrative for the zone change. Several issues and concerns were raised by the land use subcommittee and many individuals conveyed the challenges associated with the short time frame for NDA's to submit comments on Type III land use applications. Jonathan indicated that NHA intended to proceed with submittal of the zone change application by the end of December, but he would return to the full meeting of the Historic Downtown NDA on January 13, 2014.

In a follow-up call to the City of Milwaukie, Li Aligood confirmed that staff would most likely take the full 30-days to review the zone change application for completeness. Therefore, the NDA will not receive notice of the application and have to submit comments until the end of January or early February, 2014. Additional opportunities will be available for the NDA to provide comments and testimony prior to or at the Planning Commission and City Council public hearings. Again, because NHA

forwarded the draft application to the NDA in early December, the Historic Downtown NDA will have more time to review and comment on the application than is typically provided. This extended opportunity to comment is also furthered by NHA's commitment to send an electronic copy of this zone change application to the Historic Downtown NDA's Chair concurrent with its submission to the City.

Jonathan Trutt also forwarded the conceptual site plan and other information to the North Clackamas School District Director of Facilities, Melinda Shumaker and the Principal of Milwaukie High School, Mark Pinder. In a follow up e-mail, Melinda indicated that she reviewed the drawings with the Assistant Superintendent of Operations and they do not see any concerns with the new plan. Melinda stated: "This looks like a good thing for our community."



Section 2: Zoning Map Amendment Approval Criteria

This section provides findings to demonstrate compliance with the approval criteria for a zoning map amendment per Section 19.902.6.B of the Milwaukie Zoning Code. Each criterion is cited in full (in italics) and followed by a response section that details how the requested zoning map amendment is consistent with that criterion.

19.902.6 Zoning Map Amendments

B. Approval Criteria

Changes to the Zoning Map shall be evaluated against the following approval criteria. A quasi-judicial map amendment shall be approved if the following criteria are met. A legislative map amendment may be approved if the following criteria are met:

- 1. The proposed amendment is compatible with the surrounding area based on the following factors:*
 - a. Site location and character of the area.*
 - b. Predominant land use pattern and density of the area.*
 - c. Expected changes in the development pattern for the area.*

Response: As shown in the Existing Zoning Map, the area surrounding the NHA site is primarily zoned R-2 with some R-1-B zoning across Lake Road and Downtown Office (DO) zoning just northwest of the site. The site is within one-half mile of downtown Milwaukie and one-quarter mile of the future light rail station being constructed near the intersection of Lake Road and Main Street. This location serves the employees, clients and housing/shelter residents of NHA because it provides walkable access to retail and services downtown, and nearby transit options (including light rail starting in 2015) that connect to central Portland and other employment and service centers. Lake Road, which is a major roadway, also provides convenient vehicle and transit access to the site. The character of the area is urban residential, with a mix of institutional uses and a moderately dense blend of single-family homes, townhouses, and apartment buildings. The high school in particular, which is directly across Willard Street from the NHA site, tends to intensify the character of the area in terms of activity, traffic and building mass. Future development in the area is likely to maximize allowable densities and include a mix of residential, institutional and commercial uses in order to take advantage of the close proximity to future light rail and downtown Milwaukie.

The proposed zone change on the NHA site will allow redevelopment of the site at a higher residential density than is currently allowed; however, the density will be consistent with the existing Comprehensive Plan designation, which is the guiding document for the character of development in this area. The subject site and surrounding lands have been designated by the city (through the Comprehensive Plan) as an area intended for transition to higher densities and more mixed use development. As shown in the Vicinity Map on page 8, a certain amount of higher density residential development has already occurred near the site.

The mix of uses intended for the NHA site will remain the same as it is today (office, shelter and housing). Compatibility with the surrounding area will be further ensured by site development and design standards that will be applied when NHA redevelops the site. The City of Milwaukie adopted new design standards for multifamily development in 2012 that will apply to redevelopment of the

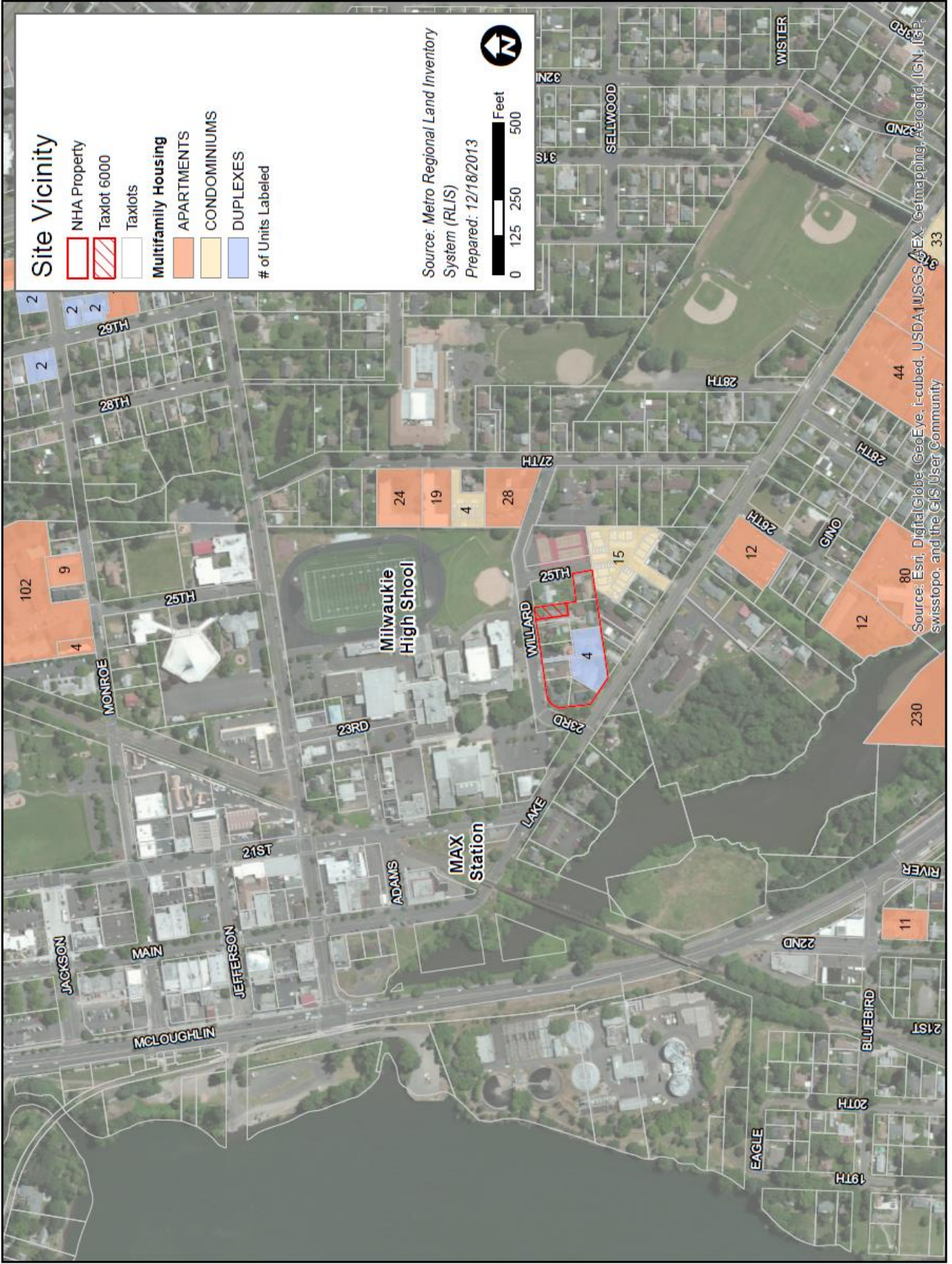
NHA site. The purpose of the design standards is set forth in Section 19.505.3 of the Milwaukie Zoning Code as follows:

A. Purpose. The purpose of these design standards is to facilitate the development of attractive multifamily housing that encourages multimodal transportation. They encourage good site and building design, which contributes to livability, safety, and sustainability; helps create a stronger community; and fosters a quality environment for residents and neighbors.

The standards address:

- | | |
|-------------------------------------|--------------------------------|
| 1. Private Open Space | 2. Public Open Space |
| 3. Pedestrian Circulation | 4. Vehicle and Bicycle Parking |
| 5. Building Orientation & Entrances | 6. Building Façade Design |
| 7. Building Materials | 8. Landscaping |
| 9. Screening | 10. Recycling Areas |
| 11. Sustainability | 12. Privacy Considerations |
| 13. Safety | |

In summary, Criterion 1 is met because the proposed R-1-B zone is consistent with the Comprehensive Plan designation for the area and the new multifamily design standards will facilitate the development of attractive multifamily housing and foster a quality environment for residents and neighbors.



2. The need is demonstrated for uses allowed by the proposed amendment.

Response: NHA is requesting the zone change in order to redevelop the site so they may better serve their employees and clients. Outdated office space, an inadequate family shelter and growing need for affordable housing units have prompted NHA to begin plans to update their Milwaukie campus.

- In the last 10 years, the number of employees at NHA has doubled. This is due to a significant increase (about 70 percent) in the number of affordable properties that are owned and managed by NHA. In addition, the number of clients being served through their homelessness programs has quadrupled and NHA began a new resident services program - both of which required additional staff. The current office space is not large enough to accommodate existing staff, which has resulted in crowded conditions, separation of staff “teams” (some employees currently work out of the basement of the Annie Ross Shelter), and inadequate meeting room. NHA intends to construct new office space that will solve these issues and serve their administrative needs for the next 20 years or longer.
- The Annie Ross Shelter is currently located in a building that was once a single family home and was converted into five separate family “apartments”. However, the families share common bathrooms and kitchen space, which can create conflicts over use and privacy issues. The redeveloped shelter will have eight fully independent studios (each with a bathroom and kitchenette) to better serve families experiencing homelessness and reduce potential conflicts. The shelter will still include common spaces to facilitate group meetings. This approach will be easier for NHA to manage and will provide a more private environment for families.
- Currently, NHA owns and manages 510 apartment units in Clackamas County and the average vacancy rate is less than two percent annually (meaning the apartments are in high demand). NHA maintains a waiting list of clients who are hoping to get into an affordable housing unit. Because of that need, NHA intends to maximize allowable densities on their site to provide more affordable housing and take advantage of the opportunities presented by their current location. Those opportunities include close proximity to downtown Milwaukie and nearby schools (Milwaukie High School is across the street and Milwaukie Elementary is less than one-quarter mile away), and convenient access to existing bus routes and a future light rail station. Having more affordable housing on site with their administrative offices also provides efficiencies for NHA in terms of managing those units.

Therefore, NHA has demonstrated a need for the office and multifamily housing uses allowed by the R-1-B zone. A subsequent Community Service Review will be required for the replacement Annie Ross Shelter. Additionally, the new multifamily housing will be subject to review under the new design guidelines and standards in Section 19.505.3 of the Milwaukie Zoning Code.

3. The availability is shown of suitable alternative areas with the same or similar zoning designation.

Response: The discussion in the introduction outlines why the R-1-B zone is the most appropriate zone for the NHA site and plans for future redevelopment. As such, other similar zones are not considered suitable for the purposes of this response.

There are two other existing areas of R-1-B zoning within the City of Milwaukie: one is just east of Downtown generally between Harrison and Washington Streets. However, much of that area is

currently developed, or is undevelopable or has limited development potential due to the presence of natural resources. Therefore, that area is not considered a suitable alternative. The second area of R-1-B zoning is directly across Lake Road from NHA's site and includes about five parcels. Those parcels are also currently developed and restricted by natural resources. Therefore, that area is also not considered a suitable alternative.

More importantly, the applicant has been operating its administrative offices, shelter and affordable housing units at their current location for almost 30 years and is an established and accepted part of the neighborhood. The applicant owns all nine properties that comprise the site and the site has adequate space and public facilities to accommodate the planned redevelopment. The current location is also in close proximity to a future light rail station, which will provide needed transportation options for NHA staff, clients and residents of the on-site affordable housing. Purchasing alternative locations for the planned redevelopment would not be financially feasible for NHA, nor would it serve NHA's clients as well as the proposed zone change area.

For the above reasons, this criterion is met.

4. The subject property and adjacent properties presently have adequate public transportation facilities, public utilities, and services to support the use(s) allowed by the proposed amendment, or such facilities, utilities, and services are proposed or required as a condition of approval for the proposed amendment.

Response: The subject properties and adjacent properties are currently developed and have adequate public facilities, utilities and services to support the allowed uses. Per conversations with city staff, service provider letters are not needed to demonstrate that public facilities are adequate. The Comprehensive Plan designation is not being amended as part of this proposal and adequate facilities currently exist on the site. Those two facts are sufficient to demonstrate that public facilities will be adequate to support the uses allowed by the zone change. In addition, future development of the subject site will require Public Facilities Review in conformance with Chapter 19.700 of the Milwaukie Zoning Code. That review will determine if transportation or other public facility improvements are needed to offset potential impacts of proposed development.

Therefore, this criterion is met.

5. The proposed amendment is consistent with the functional classification, capacity, and level of service of the transportation system. A transportation impact study may be required subject to the provisions of Chapter 19.700.

Response: The requested zoning map amendment will change the subject properties from R-2 zoning to R-1-B zoning. Both the R-2 and R-1-B zones implement the Mixed Use/High Density Comprehensive Plan designation; therefore, the rezone is consistent with the Comprehensive Plan map. City staff has confirmed that the adopted Transportation System Plan (TSP) accounted for the land uses associated with this Comprehensive Plan designation. As such, the proposed zone change and associated land uses are consistent with the functional classification, capacity and level of service for the surrounding transportation system as identified in the TSP. Based on those facts, a transportation impact study is not required by the city for this zone change application. This is confirmed by the Pre-Application

Conference Report dated August 8, 2013 and by a subsequent email from city engineering staff (see Exhibit C).

While not required for the zone change, NHA retained Kittelson & Associates to prepare a trip generation analysis for the NHA-owned parcels comparing the existing R-2 and proposed R-1-B zones (see Exhibit B). The memo concluded that potential development associated with the zone change could result in an additional 24 trips during the peak hour and would not result in a significant impact on the transportation system. A traffic study will be required at the Development Review phase to assess intersection impacts and transportation improvements associated with the specific development proposal.

Therefore, this criterion is met.

6. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan, including the Land Use Map.

Response: The proposed zoning map amendment will change the zoning of the subject properties from R-2 to R-1-B, both of which implement the Mixed Use/High Density Comprehensive Plan designation. As such, the proposed amendment is consistent with the goals and policies of the Mixed Use/High Density designation as well as the Land Use Map.

Other relevant policy language from the Comprehensive Plan is addressed below. Policies related to development projects (for example, open space and design policies) are not addressed below because they are not relevant to the zone change. (Again, it is worth noting that Milwaukie recently adopted new development and design standards for multifamily housing that regulate design and neighborhood compatibility. Those standards will apply during the subsequent development review process to any new multifamily development on the NHA site.)

Chapter 4 Land Use - Residential Land Use and Housing Element, Objective #2 Residential Land Use: Density and Location.

“Housing types resulting in higher densities are to be concentrated in order to support public transportation services and major commercial centers, have close proximity to major streets, and to lessen the impact of through traffic on single family areas. A range of housing types is encouraged in all areas of the City, as long as the character of existing neighborhoods is not dramatically altered by new development.”

Response: The proposed zoning map amendment will allow NHA to redevelop the site and include multifamily units that will result in higher densities concentrated in an area that has been designated for such densities per the Comprehensive Plan Land Use Map. The site is located in close proximity (one-quarter mile) to the future Lake Road light rail station as well as nearby downtown commercial businesses and services. This will allow employees and residents to access downtown and transit by foot or bike, thus reducing the need for vehicle use. Furthermore, the NHA site is located along Lake Road, which is a major arterial street with bus service and allows employees and residents to access the NHA site with minimal use of smaller, local streets. The proposed rezone will not change the Comprehensive Plan designation and will therefore maintain a similar land use mix and character as the surrounding area. For these reasons, the proposed rezone supports Land Use Objective #2.

Chapter 4 Land Use - Residential Land Use and Housing Element, Objectives #5-6 Housing Choice and Housing Assistance.

“ To continue to encourage an adequate and diverse range of housing types and the optimum utilization of housing resources to meet the housing needs of all segments of the population;” and “To assist low and moderate income households in obtaining adequate housing which is consistent with other housing objectives and policies.”

Response: According to the Oregon Department of Housing and Community Services, 64% of Milwaukie’s renters with low incomes pay too much for their housing. The proposed rezone will allow NHA to redevelop the site with additional affordable housing units which will contribute to the overall range of housing types in the area and help meet the housing needs of the low and moderate income populations in Milwaukie. As such, Land Use Objectives #5 and #6 will be supported with approval of the zone change and future redevelopment.

Chapter 4 Land Use - Neighborhood Element, Neighborhood Area 1, Guideline #2 Multifamily Housing.

“Projects should have close proximity to major streets and public transit, and should not cause through traffic in the neighborhood.”

Response: Per Map 2 in the Comprehensive Plan, the NHA site is located within Neighborhood Area 1. The proposed rezone will allow NHA to develop their site with additional multifamily units that are consistent with the designated densities in the Comprehensive Plan and in close proximity to Lake Road (a major arterial), existing bus service on Lake Road, and the future Lake Road light rail station. All of these elements will help to minimize through traffic in the surrounding neighborhood, consistent with Guideline #2.

Based on the above findings, Criterion 6 will be met.

7. The proposed amendment is consistent with the Metro Urban Growth Management Functional Plan and relevant regional policies.

Response: Relevant regional policies from the Urban Growth Management Functional Plan include policies in Title 1, Title 6, and Title 7. Those policies are addressed separately below.

- Title 1 Housing Capacity generally requires cities to maintain or increase housing capacity within their jurisdictions. Reductions to minimum zoned capacities may only be made if certain criteria are met. The proposed rezone of the NHA site supports this policy because it will increase the zoned housing capacity of the NHA properties, which are within the designated Milwaukie Town Center per the Town Center Master Plan. With the proposed rezone, maximum density on the NHA properties will increase from 17.4 to 32 units per acre.
- Title 6 calls for actions and investments that will enhance the role of Town Centers, Corridors, Station Communities and Main Streets as the “principle centers of urban life” in the region. In those areas, cities are required to encourage mixed-use, pedestrian-friendly and transit-oriented development. Title 6 states that centers need a mix of uses and a mix of housing types to be vibrant, walkable and successful. The proposed rezone of NHA properties supports Title 6 policies by allowing mixed-use development on the site, including housing and office space, in a location that is within convenient walking distance to downtown Milwaukie and future light rail

service. The increased capacity for housing on the NHA site will contribute to Milwaukie's mix of housing types and supply of needed affordable housing.

- Title 7 Housing Choice calls for cities to ensure a “diverse range of housing types” and implement measures to increase opportunities for new affordable housing within their boundaries. The proposed rezone of the NHA site will support Title 7 policies by allowing NHA to redevelop their campus with new affordable multifamily housing units, thereby increasing the overall range of housing types and supply of affordable housing in Milwaukie.

Based on the findings above, Criterion #7 will be met.

8. The proposed amendment is consistent with relevant State statutes and administrative rules, including the Statewide Planning Goals and Transportation Planning Rule.

Response: The Comprehensive Plan and associated land use designations were developed to implement, and be consistent with, Statewide Planning Goals and the Transportation Planning Rule. As noted earlier, the proposed R-1-B zone implements the Mixed Use/High Density Residential plan designation. Because a plan map amendment is not required, it is not necessary to address compliance with State statutes and administrative rules, including the Statewide Planning Goals or the Transportation Planning Rule. This was confirmed by an e-mail from City Engineering staff (see Exhibit C). Therefore, this criterion does not apply.

Section 3: Summary

The requested zone change will allow Northwest Housing Alternatives to redevelop their site to better serve their employees, clients, and Milwaukie's renters with low incomes. The R-1-B zoning will increase allowable density on the site so NHA can provide needed affordable housing in close proximity to schools, downtown Milwaukie and regional transit options. The rezone will also allow NHA to build office space that adequately accommodates staff needs, and a new shelter that provides a more comfortable environment for families in need. As this narrative demonstrates, the proposed rezone meets the applicable approval criteria for a Zoning Map Amendment and is consistent with relevant city policies. The NHA site is located in an area that the city has designated for higher density mixed uses and the rezone will support that vision. NHA has operated their Milwaukie campus for 30 years and intends to continue to be a good neighbor while providing a valuable service to the region.

Exhibit A: Conceptual Site Plan



NHA CAMPUS CONCEPTUAL SITE PLAN

2316 SE WILLARD, MILWAUKIE, OR 97222
 DECEMBER 9, 2013

PROJECT DATA
 TOTAL SITE AREA: APPROX. 1.73 ACRES / 69,960 sf
 APPROX. LOT COVERAGE: APPROX. 30%

UNIT COUNT:	SHelter STUDIOS	8
	1 BEDROOM	12
	2 BEDROOM	12
	3 BEDROOM	9
	TOTAL UNITS	41
	TOTAL PARKING SPACES	54



mwa architects

Exhibit B: Trip Generation Memo



MEMORANDUM

Date: November 20, 2013

Project #: 13922

To: Jonathan Trutt
Northwest Housing Alternatives
SE Willard Street
Milwaukie, OR 97222

From: Matt Hughart, AICP and Chris Brehmer, P.E.

Project: Proposed Rezone - Northwest Housing Alternatives Site

Subject: Trip Generation Comparison

This memorandum documents the results of a trip generation analysis for the existing Northwest Housing Alternatives (NHA) site in Milwaukie, Oregon. The purpose of the analysis is to quantify and compare the trip generation profile of a reasonable “maximum” trip generation under the existing R-2 zone to a reasonable “maximum” trip generation under the proposed R-1-B zone.

Background

NHA operates out of an existing 1.73-acre site located off of SE Willard Street near downtown Milwaukie. This site is currently zoned R-2 (High Density Residential) and includes 9 affordable housing units, 5 “shelter rooms” located in a 2,525 square foot (sq. ft.) converted single family residence, and a 5,365 sq. ft. office facility serving the business needs of NHA. In order to make better use of the site and meet NHA’s increasing housing and office needs, NHA is considering redevelopment of the site to include a new/larger office space and new affordable housing units. The site will need to be rezoned from the existing R-2 (High Density Residential) to R-1-B (Residential Business Office) to accomplish this redevelopment vision.

Typically, when a rezone is accompanied by a comprehensive plan map amendment, a more detailed Transportation Planning Rule (TPR) analysis is required per OAR 660-012-0061. However, through consultation with City staff, it has been determined that both the existing R-2 zone and the proposed R-1-B zone implement the underlying Mixed Use/High Density Residential Comprehensive Plan map designation. Therefore, a plan map amendment is not required to support the zone change and a more detailed TPR analysis is not necessary per OAR 660-012-0061.

In light of these findings and to better support the zone change application, NHA wanted to have a better understanding of the trip generation characteristics and potential for transportation-related impacts associated with the zone change. These findings are outlined in the following sections.

Trip Generation Comparison

Kittelson & Associates, Inc. utilized a detailed land use/build-out analysis provided by Angelo Planning Group (APG) to assess the potential for transportation-related impacts associated with a change in site zoning. A copy of this land use/build-out analysis is provided in *Appendix A*. In summary, APG concluded that a reasonable “maximum” build-out of the site under the existing R-2 zone would net approximately 30 multi-family apartment units. A reasonable “maximum” build-out of the site under the potential R-1-B zone would net approximately 40 multi-family apartment units and 12,000 sq. ft. of general office space.

Using the standard reference manual, *Trip Generation, 9th Edition*, published by the Institute of Transportation Engineers (ITE), the potential site trip generation was estimated for the existing and proposed zones as summarized in Table 1.

Table 1 – Reasonable Maximum Trip Generation Scenario Comparison

Land Use Scenario	ITE Code	Size	Weekday PM Peak Hour		
			Total	In	Out
Existing R-2 (High Density Residential) Zoning					
Apartments	220	30 units	19	12	7
Proposed R-1-B (Residential Business Office) Zoning					
Apartments	220	40 units	25	16	9
General Office Building	710	12,000 sq. ft.	18	3	15
Subtotal			43	19	24
Proposed Zoning – Existing Zoning			24	7	17

As shown in Table 1, the trip generation potential under the proposed R-1-B zoning will result in 24 additional weekday p.m. peak hour trips when compared to the maximum trip generation potential under the existing R-2 zoning.

Trip Generation Analysis Implications

Based on a review of current peak hour traffic conditions within the site vicinity, the relatively small 24-vehicle trip increase generated by the proposed R-1-B zone, and a review of Milwaukie’s *Draft Transportation System Plan Update*, it is likely that the surrounding local, collector, and arterial street network can absorb the potential trip increase while maintaining acceptable operations through the planning year 2035. Further, with increased travel options planned to downtown Milwaukie in the near-term future (Portland-Milwaukie Light Rail), it is possible that the trip increase (primarily brought about by the office component as shown in Table 1) will be diminished over time as employees and residents

utilize these alternative modes. In our professional opinion, the transportation system can accommodate the incremental increase in trips associated “maximum” development under the proposed rezone.

Conclusions

Under Section 660-012-0060(9) of the Transportation Planning Rule (TPR), a local government may find that an amendment to a zoning map does not significantly affect an existing or planned transportation facility if all of the following requirements are met.

- (a) The proposed zoning is consistent with the existing comprehensive plan map designation and the amendment does not change the comprehensive plan map;
- (b) The local government has an acknowledged TSP and the proposed zoning is consistent with the TSP; and
- (c) The area subject to the zoning map amendment was not exempted from this rule at the time of an urban growth boundary amendment as permitted in OAR 660-024-0020(1)(d), or the area was exempted from this rule but the local government has a subsequently acknowledged TSP amendment that accounted for urbanization of the area.

Subsection (c) is not applicable to the proposed zone change. The proposed R-1-B zoning is consistent with the existing Mixed Use/High Density Residential comprehensive plan map designation and the zone change does not change the comprehensive plan map. Therefore, criterion (a) is met. Additionally, the City of Milwaukie has an acknowledged TSP and the Mixed Use/High Density Residential Comprehensive Plan designation (implemented by the R-2 and R-1-B zoning) is consistent with the TSP. Therefore, criterion (b) is met.

The City Engineer (Brad Alpert) confirmed that a Traffic Impact Study is not needed for the zone change application (e-mail dated 8/26/13). NHA understands that a Traffic Study will be required at the Development Review phase to assess intersection impacts and transportation improvements. Based on the minimal potential 24-trip increase and compliance with OAR 660-012-0060(9)(a) and (b), the City of Milwaukie can find that the amendment to the zoning map does not significantly affect an existing or planned transportation facility.

Appendix A Angelo Planning Group Land
Use Analysis

Memorandum

Date: October 15, 2013
To: Matt Hughart, Kittelson & Associates, Inc.
From: Serah Breakstone and Mary Dorman
cc: Jonathan Trutt and Martha McLennan, Northwest Housing Alternatives
Re: Site Data for Traffic Study

This memorandum provides information pertaining to the proposed zone change at the Northwest Housing Alternatives (NHA) Milwaukie Campus. We are providing this information at the request of Kittelson & Associates, Inc. on behalf of Northwest Housing Alternatives.

Existing site uses. The NHA site currently has the following uses:

1. Affordable housing: 9 units total
2. Office space: 5,365 square feet
3. Family shelter: 5 “apartments” in 2,525 square feet (one building, converted SFR)

The total site size is 1.73 acres.

Per Milwaukie’s code, density is calculated using the net site area and the minimum and maximum allowed density of the zone. Net area is determined by reducing gross area by floodway, right-of-way dedication, open space or parkland (publically owned), and slopes in excess of 25%. None of those reductions apply on the NHA site. Therefore, the net area used in the density calculations below is 1.73 acres.

Existing Zoning. Current zoning on the site is R-2 (High Density Residential), which outright allows the full range of residential uses, including multifamily. Office space and other uses are allowed only through conditional use approval in this zone. Density standards for this zone are:

- 11.6 du/acre minimum
- 17.4 du/acre maximum

For “reasonable maximum build-out” of this site under the current zoning, we estimate the following uses:

- Multifamily apartments at maximum allowable density = 30 units
- No office or other non-residential uses

Proposed Future Zoning. The proposed zone is R-1-B (Residential Business Office) which outright allows all residential use types and office space. Density standards for this zone are:

- 25.0 du/acre minimum
- 32.0 du/acre maximum



For maximum build-out of this site under the proposed zoning, we estimate the following:

- 12,000 square feet of office space (3-story bldg with 4,000 sf footprint) similar to what will be proposed by NHA.
- Remainder of site devoted to multifamily apartments at maximum allowable density = 52 units

Calculations are shown in the table below.

Zoning	Site Acres	Site Square footage	SF of Office Space	SF of Multifamily	Maximum Density (du/net acre)	Max. # of MF Units
R-2 (current)	1.73	75,358.80	0	75,358.80	17.40	30
R-1-B (proposed)	1.73	75,358.80	12,000 sf (footprint of 4,000 sf)	71,358.80	32.00	52

While 52 units may be technically allowed per the density standard in the code, a reasonable assessment of the site and other site requirements indicates that the actual number of possible units is lower. At least 18,000 square feet of the site will need to be devoted to parking for the office and residential uses. In addition, site maneuvering, building height, access spacing and fire safety requirements all impose restrictions on site layout and development that will impact the available space for multifamily units. MWA Architects is working with NHA to develop a conceptual site plan for the site and has found that 52 multifamily units are not possible on this site given site configuration and applicable requirements. Analysis of the site indicates that a more reasonable number of possible units on the site ranges between **35 and 40**, depending on the size and layout of the units.

**Exhibit C: Pre-Application Summary and email
from City Engineering Staff**



August 8, 2013

Mary Dorman
Angelo Planning Group
921 SW Washington Street, Suite 468
Portland, OR 97205

Re: Preapplication Report

Dear Mary:

Enclosed is the Preapplication Report Summary from your meeting with the City on July 25, 2013, concerning your proposal for action on property located at 2316 SE Willard Street.

A preapplication conference is required prior to submittal of certain types of land use applications in the City of Milwaukie. Where a preapplication conference is required, please be advised of the following:

- Preapplication conferences are valid for a period of 2 years from the date of the conference. If a land use application or development permit has not been submitted within 2 years of the conference date, the Planning Director may require a new preapplication conference.
- If a development proposal is significantly modified after a preapplication conference occurs, the Planning Director may require a new preapplication conference.

If you have any questions concerning the content of this report, please contact the appropriate City staff.

Sincerely,

Blanca Marston
Administrative Specialist

Enclosure

cc: **Serah Breakstone** - Angelo Planning Group
Jonathan Trutt - NW Housing Alternatives
Bill Lanning - MWA Architects
File

CITY OF MILWAUKIE

PreApp Project ID #: 13-008PA

PRE-APPLICATION CONFERENCE REPORT

This report is provided as a follow-up to a meeting that was held on 7/25/2013 at 10:00AM

Applicant Name: Mary Dorman
Company: Angelo Planning Group
Applicant 'Role': Architect
Address Line 1: 921 SW Washington St, Suite 468
Address Line 2:
City, State Zip: Portland OR 97205

Project Name:

Description:

ProjectAddress: 2316 SE Willard St

Zone: R-2

Occupancy Group:

ConstructionType:

Use: Current and proposed: residential and office

Occupant Load:

AppsPresent: Jonathan Trutt, Serah Breakstone, Mary Dorman, Bill Lanning

Staff Attendance: Steve Butler, Li Alligood, Brad Albert, Shawn Olson

BUILDING ISSUES

ADA:

Structural:

Mechanical:

Plumbing:

Plumb Site Utilities:

Electrical:

Notes: No comments at this time

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: See attached.

PUBLIC WORKS ISSUES

Water: N/A

Sewer: N/A

Storm: N/A

Street: N/A

Frontage: N/A

Right of Way: N/A

Driveways: N/A

Erosion Control: N/A

Traffic Impact Study: A traffic impact evaluation for a rezone would not be needed if the rezone is consistent with the Comp. Plan map designation and it can be shown that the adopted TSP accounted for the land use in the Comp. Plan. The rezone is consistent with the Comp. Plan map. The City will perform a check to see if the TSP accounted for the land use in the Comp. Plan.

In the event the adopted TSP did not account for the land use in the Comp. Plan, the applicant shall provide a traffic impact study for the zone change and mitigate any impacts as outlined from the study.

PW Notes: N/A

PLANNING ISSUES

Dated Completed: 8/8/2013

City of Milwaukie DRT PA Report

Page 2 of 6

- Setbacks:** R-2 and R-1-B zones: front 15 ft; rear 15 ft, street side yard 15 ft; side yard 5 ft (with some exceptions related to town homes). Minimum setback from Lake Rd is 30 ft from the centerline.
- Landscape:** R-2 and R-1-B zones: at least 15% of the site must be vegetated, and at least 40% of the front yard shall be vegetated. The front yard vegetation area counts toward the minimum required vegetation for the lot. A property may provide less than the 40% of the front yard vegetation requirement if it is necessary to provide a turnaround area so that vehicles can enter a collector or arterial street in a forward motion.
- Per MMC 19.504.7, no more than 20% of the required vegetation area shall be covered in mulch or bark dust. Mulch or bark dust under the canopy of trees or shrubs is excluded from this limit. Plans for development shall include landscaping plans which shall be reviewed for conformance to this standard.
- Parking:** MMC Chapter 19.600 Off-Street Parking and Loading establishes minimum off-street parking ratios for various uses. For multifamily dwelling units of less than 800 sq ft, a minimum of 1 parking space per unit is required and a maximum of 2 parking spaces per dwelling unit is permitted. For multifamily dwelling units of more than 800 sq ft, a minimum of 1.25 parking space per unit is required and a maximum of 2 parking spaces per dwelling unit is permitted.
- For general office use, a minimum of 2 spaces per 1,000 sq ft of area is required and a maximum of 3.4 spaces per 1,000 sq ft is permitted.
- There are some by-right reductions available for developments within 500 ft of a frequent transit stop and within 1,000 ft of a light rail station. These reductions are detailed in MMC 19.605.3. Parking space and drive aisle dimensions and parking lot landscaping and design requirements are located in MMC 19.606.
- Transportation Review:** The City's transportation requirements are located in MMC 19.700. The Engineering Department has determined that this chapter may be triggered by the proposed zone change. See 'Public Works' notes for details.
- Application Procedures:** The proposal is subject to Zoning Amendment (ZA) review. Per the City Attorney, the proposed zone change can be processed through Type III land use review.
- The following applications must be submitted and approved to initiate a zone change. Applications must be submitted concurrently. There is a 25% discount for the least expensive application(s).
- Zoning Map Amendment (ZA): ZA approval is required to change the mapped designation of the site from R-2 to R-1-B. The application is reviewed through a Type III review per MMC 19.1006, and the application fee is \$2,000. The approval criteria for ZA applications are in MMC 19.902.6.
- Transportation Facilities Review (TFR): If a TIS is required, TFR approval will be required to evaluate the impacts of the zone change from R-2 to R-1-B. The application is reviewed through a Type II review per MMC 19.1005, and the application fee is \$1,000. The approval criteria for TFR applications are in MMC 19.703.3.
- 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.

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.

Type II applications are administrative in nature and are decided by the Planning Director after a public notice period. The timeline for review and approval is generally 30 – 45 days.

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" form.
4. Completed and signed "Site Plan Checklist and Procedures" form.
4. 5 copies of an existing conditions and a proposed conditions site plan, both to scale. These two site plans can be combined onto one site plan. 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.
5. Detailed narrative describing compliance with all applicable code sections.

Natural Resource Review: Not required.

Lot Geography: The site consists of 9 tax lots and is generally rectilinear in shape, with an uneven eastern boundary.

- Planning Notes:**
- 1) Although residential buildings of the scale and height proposed in the concept plan would be permitted outright in the R-2 zone, the proposed zone change would increase permitted residential density on the site by almost 100%. Staff strongly suggests beginning discussions with the Historic Milwaukie and Lake Road NDAs prior to submittal of a zone change application. It may be helpful to acquire letters of support from adjacent or nearby property owners.
 - 2) Even if a transportation impact study is not triggered by the proposed zone change, it may be useful to conduct the TIS prior to submitting the ZA application in order to address concerns about the traffic impacts of the additional density permitted in the R-1-B zone.
 - 3) The City will consider all of the tax lots as a single site for the purposes of setbacks, lot coverage, minimum vegetation, etc.
 - 4) Public notice signs will need to be posted on site prior to any hearing or decision on the Type III land use application. Notice of the application will be sent to property owners within 300 ft of the subject property. The applicant may wish to communicate with these property owners prior to submittal of the zone change application in order to identify any potential concerns.
 - 5) A second preapplication conference will be required prior to development of the site. A Type III Community Service Use (CSU) application will be required prior to construction of the transitional housing facility. Multifamily development is subject to the design standards of MMC 19.505.3.
 - 6) The preapplication conference is valid for purposes of submitting future land use applications as described in 19.1002.4. In general, a preapplication conference is valid for 2 years.

7) The Milwaukie Municipal Code is available online at <http://www.qcode.us/codes/milwaukie/>

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

Tom Larsen - Building Official - 503-786-7611

Bonnie Lanz - Permit Specialist - 503-786-7613

ENGINEERING DEPARTMENT

Gary Parkin - City Engineer - 503-786-7601

Brad Albert - Civil Engineer - 503-786-7609

Zach Weigel - Civil Engineer - 503-786-7610

Jason Rice - Civil Engineer - 503-786-7605

Matt Palmer - Associate Engineer - 503-786-7602

COMMUNITY DEVELOPMENT DEPARTMENT

Jeanne Garst - Administrative Supervisor - 503-786-7655

Marcia Hamley - Admin Specialist - 503-786-7656

Blanca Marston - Admin Specialist - 503-786-7600

Alicia Martin - Admin Specialist - 503-786-7600

PLANNING DEPARTMENT

Stephen Butler - Planning Director - 503-786-7652

Ryan Marquardt - Senior Planner - 503-786-7658

Brett Kelter - Associate Planner - 503-786-7657

Li Alligood - Associate Planner - 503-786-7627

Kari Svanstrom - Associate Planner - 503-786-7653

CLACKAMAS FIRE DISTRICT

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

Clackamas County Fire District #1

Fire Prevention Office



E-mail Memorandum

To: City of Milwaukie Planning Department
From: Shawn Olson, Clackamas Fire District #1
Date: 07/25/2013
Re: 2316 Willard St, Multi-Family Housing

This review is based upon documents submitted by the applicant. The comments we provide are intended as an advisory to the applicant until final design documents are submitted for formal review at the County. While the scope of this review is typically limited to fire apparatus access and water supply, the applicant must comply with all applicable Fire Code requirements. The following access and water supply requirements shall be addressed on the formal submittal.

Fire Apparatus Access

1. Fire department access roads shall be within 150 feet of all portions of a structure.
2. Dead end fire apparatus access roads longer than 150 feet in length, shall be provided with an approved turnaround.
3. "No Parking Fire Lane" signs shall be placed on one or both sides of a fire apparatus access road when road widths are less than 26 feet wide and 26 feet to 32 feet in width. Signs shall be placed on both sides of a fire apparatus access road when roads are less than 26 feet in width and on one side when roads are 26 feet to 32 feet in width. Red painted curbs can be used in lieu of signs.
4. Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet.
5. Provide turning radius dimensions on submitted plans. The inside turning radius and outside turning radius for a 20 feet wide road shall be not less than 28 feet and 48 feet respectively, measured from the center point.
6. Buildings more than 30 feet in height shall have a fire apparatus access road designed for aerial apparatus with an unobstructed driving surface of 26 feet wide and comply with OFC D105.

Water Supply

1. Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building on-site fire hydrants and mains shall be provided.
 - a. The distance may be increased to 600 feet for buildings equipped with an approved automatic sprinkler system.
2. The minimum number and distribution of fire hydrants available to a building shall not be less than listed in Table C 105.1. See page 9 for hydrant proximity to FDC (OFC Appendix C). **If a fire hydrant is required**, the hydrant shall be placed within 100 feet of a fire department connection. Fire hydrants and FDC's shall be located on the same side of the fire apparatus access roadway.
3. The minimum fire flow and flow duration for buildings other than one and two-family dwellings shall be determined according to the OFC Appendix B. The required fire flow for a building shall not exceed the available GPM in the water delivery system at 20 psi.

-Provide fire flow testing from a third party contractor upon final plan submittal-

Serah Breakstone

From: Albert, Brad [AlbertB@milwaukieoregon.gov]
Sent: Monday, August 26, 2013 11:33 AM
To: Serah Breakstone; Alligood, Li
Subject: RE: Northwest Housing pre-app question

Hi Serah,

I had our on call transportation engineer look into this matter and has been determined that a transportation impact study is not needed with the zone change application. Please let me know if you have any additional questions.

Thank you,

Brad Albert
Civil Engineer

City of Milwaukie
6101 SE Johnson Creek Blvd | Milwaukie, OR 97206
T 503.786.7609 | C 503.734.4060
Community Development 503.786.7600

Join us on the [web](#), [facebook](#) and [twitter](#)!

From: Serah Breakstone [mailto:sbreakstone@angeloplanning.com]
Sent: Monday, August 26, 2013 11:22 AM
To: Alligood, Li; Albert, Brad
Subject: Northwest Housing pre-app question

Li and Bradley,

I wanted to follow up with you regarding a comment in the Pre-app Conf Report (pre-app date was July 25, Project # 13-008PA). The public works section notes that the City will check to see if the TSP accounted for the land use in the Comprehensive Plan to determine whether or not a traffic impact study will be needed as part of this zone change application. Have you been able to make this determination yet? We are moving forward with the application and will need to clarify this issue as soon as possible.

Please feel free to give me a call or email to discuss if needed. Thanks for your help!

Serah

Serah Breakstone, AICP
Angelo Planning Group
921 SW Washington Street, Suite 468
Portland, OR 97213
503.227.3674

PUBLIC RECORDS LAW DISCLOSURE: This email is a public record of the City of Milwaukie and is subject to public disclosure unless exempt from disclosure under Oregon Public Records law. This email is subject to the State Retention Schedule.

MILWAUKIE SUSTAINABILITY: Please consider the impact on the environment before printing a paper copy of this message.

10/18/2013



January 22, 2014

Mary Dorman
Angelo Planning Group
921 SW Washington St, Ste 468
Portland, OR 97205

File: #ZA-13-02

Sites: Multiple properties:
2302, 2316, 2328, 2342, 2400, 2404, & 2416 SE Willard
11465 SE 23rd Ave & 11481 SE 25th Ave
TLID 11E36BC06200

Dear Ms. Dorman:

Please be advised that the above-referenced land use application has been deemed complete as of the date on this letter, in accordance with Milwaukie Municipal Code (MMC) Subsection 19.1003.3 and Oregon Revised Statutes 227.178. The 120-day deadline by which the City must take final action is May 22, 2014.

A hearing on your application by the Milwaukie Planning Commission is tentatively scheduled for March 11, 2014. We will contact you if there is a change in the hearing date.

If you decide to withdraw your application before a decision is rendered, please be aware that application fees are nonrefundable. The City may retain some or all of the deposits for technical reviews, such as traffic studies or natural resource studies, based on actual costs incurred by the City.

If you have any questions or concerns, you can call me at 503-786-7627 or email me at alligoodl@milwaukieoregon.gov.

Sincerely,

Li Alligood, Associate Planner

cc: Jonathan Trutt, Northwest Housing Alternatives (2316 SE Willard St, Milwaukie, OR 97222)
Jerald & Patricia McAlister (2404 SE Willard St, Milwaukie, OR 97222)

COMMUNITY DEVELOPMENT
BUILDING • ECONOMIC DEVELOPMENT • ENGINEERING • PLANNING
6101 SE Johnson Creek Blvd., Milwaukie, Oregon 97206
P) 503-786-7600 / F) 503-774-8236
www.milwaukieoregon.gov

Dennis Egner, AICP, Planning Director (via e-mail)
Brad Albert, Civil Engineer (via e-mail)
Philip Kolb, Engineering Technician II (via e-mail)
File(s): ZA-13-02



PLANNING DEPARTMENT
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206

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

Application Referral

DATE SENT: January 29, 2014	PLANNING COMMISSION HEARING
COMMENTS DUE: February 12, 2014	TENTATIVE DATE: March 11, 2014
Site location: 10 properties at the northeast corner of 23 rd St & Lake Rd, totalling 1.73 acres	Review type: Type III
Applicant: Mary Dorman, Angelo Planning Group, on behalf of Northwest Housing Alternatives and Jerald & Patricia McAlister	File #(s): ZA-13-02
Applicant phone: 503-227-3661	Application type(s): Zoning Map Amendment

TO:

- CD/PW Director (cover sheet only)
- Engineering Dept. Brad Albert, Civil Engineer
- Building Official Police Chief
- Planning Director City Attorney
- City Manager PW Operations
- CCFD#1: Mike Boumann and Shawn Olson
- NDA Chair & LUC: Historic Milwaukie, Lake Road
- NDA Liaison (cover sheet only)
Katie Newell (Historic Milwaukie)
Jason Rice (Lake Road)
- Clackamas County: Kenneth Kent
- Metro: Miranda Bateschell
- ODOT: Seth Brumley
- TriMet: Heather Boll
- Other:

FROM:

Li Alligood, Associate Planner, 503-786-7627
alligoodl@milwaukieoregon.gov
 Planning Department
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206
 PHONE: (503) 786-7630
 FAX: (503) 774-8236

PROPOSAL:

ZONE: R-2

Zoning map amendment to rezone 10 properties totalling 1.73 acres from Residential Zone R-2, a high-density residential zone, to Residential-Business Office Zone R-1-B, a high-density mixed-use residential zone. This amendment would allow the construction of office uses by right, rather than as a conditional use and increase the minimum/maximum residential density on the sites from 11.6 -17.4 dwelling units per acre to 25.0 - 32.0 dwelling units per acre. The proposed zone R-1-B implements the properties' existing Comprehensive Plan designation of Mixed Use C/HD. No changes to the Comprehensive Plan map are required or proposed.

Please comment on the following applicable code sections (if no comment, please respond in kind to alligoodl@milwaukieoregon.gov):

- MMC 19.1006 Type III Review
- MMC 19.902.6 Zoning Map Amendments
- MMC 19.700 Public Facility Improvements



AGENDA

MILWAUKIE PLANNING COMMISSION Tuesday, March 11, 2014, 6:30 PM

MILWAUKIE CITY HALL
10722 SE MAIN STREET

- 1.0 **Call to Order - Procedural Matters**
- 2.0 **Planning Commission Minutes** – Motion Needed
- 3.0 **Information Items**
- 4.0 **Audience Participation** – This is an opportunity for the public to comment on any item not on the agenda
- 5.0 **Public Hearings** – Public hearings will follow the procedure listed on reverse
 - 5.1 Summary: Murals Code Amendments
Applicant: City of Milwaukie
File: ZA-14-01
Staff: Ryan Marquardt
 - 5.2 Summary: NW Housing Alternatives Zone Change
Applicant/Owner: Angelo Planning Group/Northwest Housing Alternatives
Address: 2316 SE Willard St
File: ZA-13-02
Staff: Li Alligood
- 6.0 **Worksession Items**
- 7.0 **Planning Department Other Business/Updates**
- 8.0 **Planning Commission Discussion Items** – This is an opportunity for comment or discussion for items not on the agenda.
- 9.0 **Forecast for Future Meetings:**
 - March 25, 2014
 - 1. Public Hearing: ZA-13-02 NW Housing Alternatives 2316 SE Willard St
continued tentative
 - 2. Public Hearing: CSU-13-15 Milwaukie High School indoor practice facility
 - 3. Worksession: Officer Elections
 - April 8, 2014
 - 1. TBD

Milwaukie Planning Commission Statement

The Planning Commission serves as an advisory body to, and a resource for, the City Council in land use matters. In this capacity, the mission of the Planning Commission is to articulate the Community's values and commitment to socially and environmentally responsible uses of its resources as reflected in the Comprehensive Plan

1. **PROCEDURAL MATTERS.** If you wish to speak at this meeting, please fill out a yellow card and give to planning staff. Please turn off all personal communication devices during meeting. For background information on agenda items, call the Planning Department at 503-786-7600 or email planning@ci.milwaukie.or.us. Thank You.
2. **PLANNING COMMISSION MINUTES.** Approved PC Minutes can be found on the City website at www.cityofmilwaukie.org
3. **CITY COUNCIL MINUTES** City Council Minutes can be found on the City website at www.cityofmilwaukie.org
4. **FORECAST FOR FUTURE MEETING.** These items are tentatively scheduled, but may be rescheduled prior to the meeting date. Please contact staff with any questions you may have.
5. **TIME LIMIT POLICY.** The Commission intends to end each meeting by 10:00pm. The Planning Commission will pause discussion of agenda items at 9:45pm to discuss whether to continue the agenda item to a future date or finish the agenda item.

Public Hearing Procedure

Those who wish to testify should come to the front podium, state his or her name and address for the record, and remain at the podium until the Chairperson has asked if there are any questions from the Commissioners.

1. **STAFF REPORT.** Each hearing starts with a brief review of the staff report by staff. The report lists the criteria for the land use action being considered, as well as a recommended decision with reasons for that recommendation.
2. **CORRESPONDENCE.** Staff will report any verbal or written correspondence that has been received since the Commission was presented with its meeting packet.
3. **APPLICANT'S PRESENTATION.**
4. **PUBLIC TESTIMONY IN SUPPORT.** Testimony from those in favor of the application.
5. **NEUTRAL PUBLIC TESTIMONY.** Comments or questions from interested persons who are neither in favor of nor opposed to the application.
6. **PUBLIC TESTIMONY IN OPPOSITION.** Testimony from those in opposition to the application.
7. **QUESTIONS FROM COMMISSIONERS.** The commission will have the opportunity to ask for clarification from staff, the applicant, or those who have already testified.
8. **REBUTTAL TESTIMONY FROM APPLICANT.** After all public testimony, the commission will take rebuttal testimony from the applicant.
9. **CLOSING OF PUBLIC HEARING.** The Chairperson will close the public portion of the hearing. The Commission will then enter into deliberation. From this point in the hearing the Commission will not receive any additional testimony from the audience, but may ask questions of anyone who has testified.
10. **COMMISSION DISCUSSION AND ACTION.** It is the Commission's intention to make a decision this evening on each issue on the agenda. Planning Commission decisions may be appealed to the City Council. If you wish to appeal a decision, please contact the Planning Department for information on the procedures and fees involved.
11. **MEETING CONTINUANCE.** Prior to the close of the first public hearing, *any person* may request an opportunity to present additional information at another time. If there is such a request, the Planning Commission will either continue the public hearing to a date certain, or leave the record open for at least seven days for additional written evidence, argument, or testimony. The Planning Commission may ask the applicant to consider granting an extension of the 120-day time period for making a decision if a delay in making a decision could impact the ability of the City to take final action on the application, including resolution of all local appeals.

The City of Milwaukie will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the meeting.

Milwaukie Planning Commission:

Lisa Batey, Chair
Scott Barbur
Sine Bone
Shaun Lowcock
Wilda Parks
Gabe Storm

Planning Department Staff:

Denny Egner, Planning Director
Ryan Marquardt, Senior Planner
Li Alligood, Associate Planner
Brett Kelter, Associate Planner
Vera Koliass, Associate Planner
Alicia Martin, Administrative Specialist II



ZA-13-02

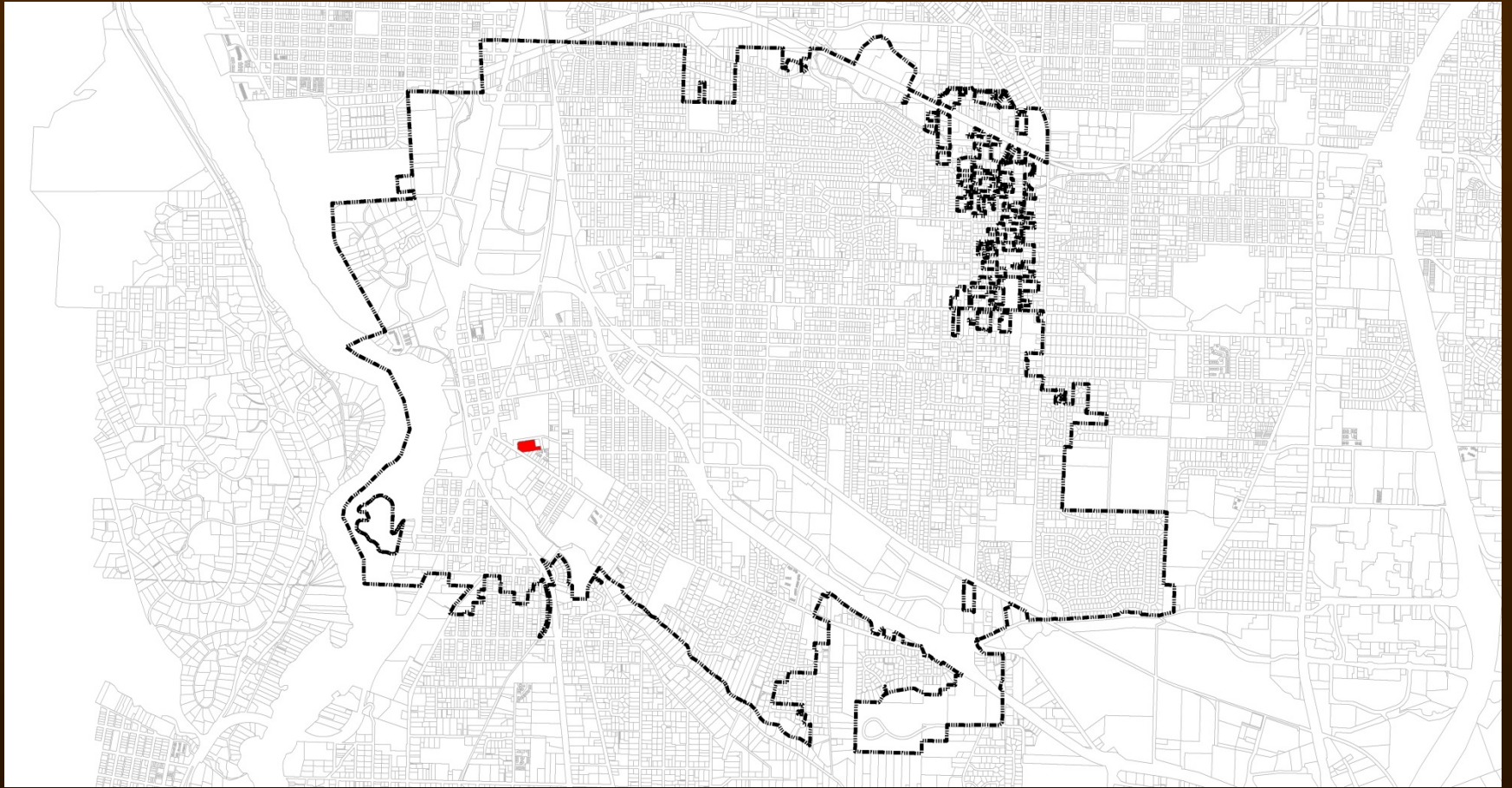
**Application for Zoning Map
Amendment**

Milwaukie Planning Commission

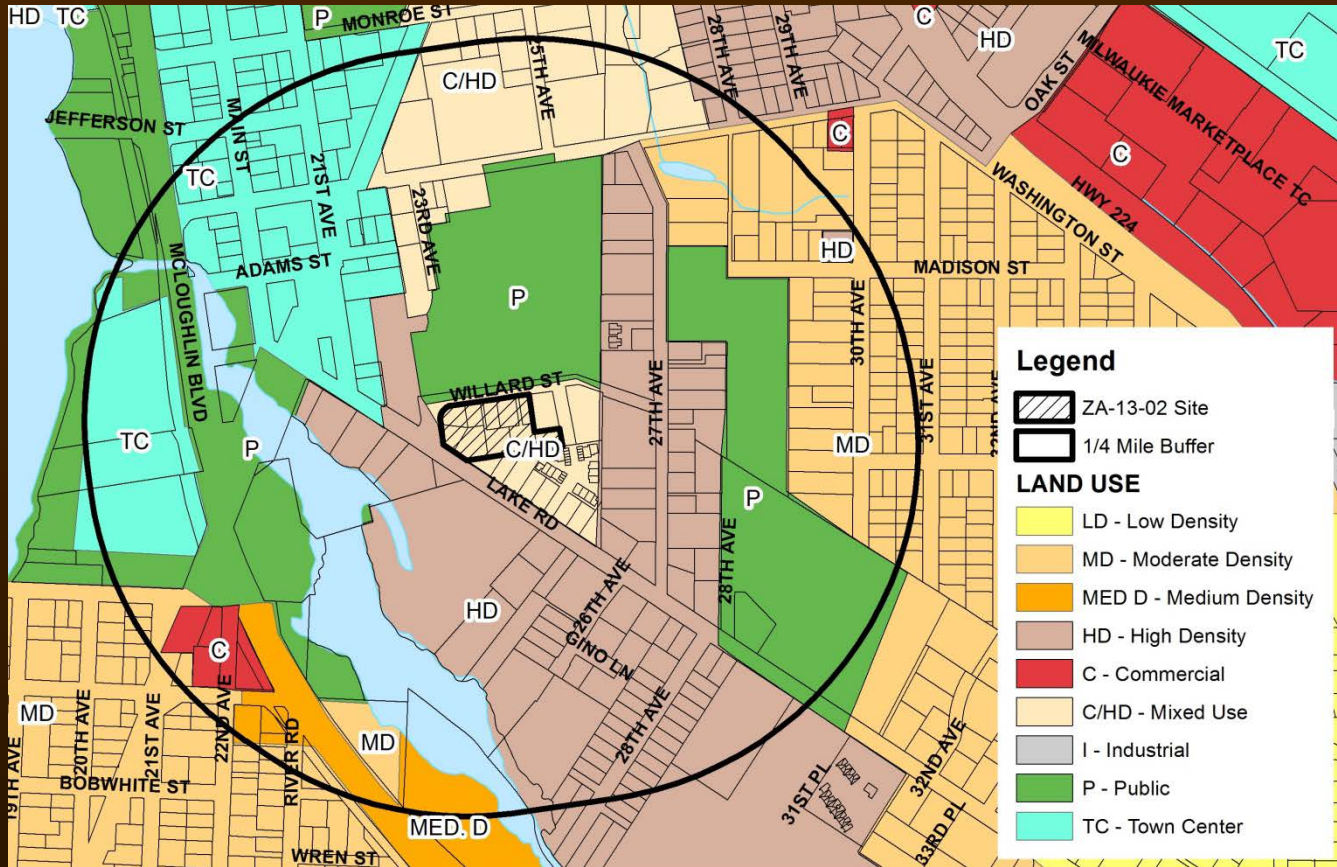
Li Alligood, Associate Planner

March 11, 2014

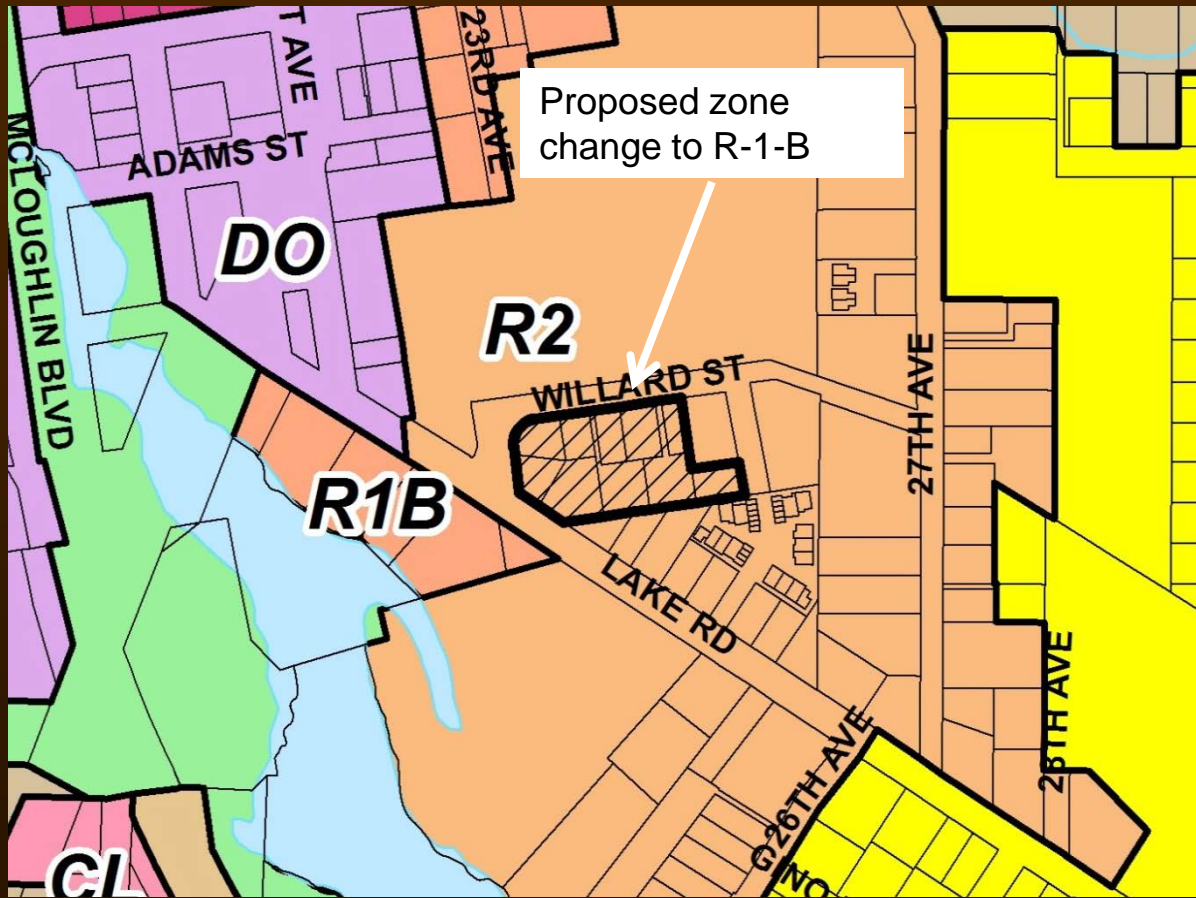
Location



Comprehensive Plan - Land Use



Zoning



Site Conditions



Site Conditions



Proposal

- Amend the City's zoning map
- Apply zoning designation of R-1-B to site currently zoned R-2
- Redevelop the site in 2016
 - 33 multifamily dwelling units
 - 8 temporary shelter units
 - 11,500 sf office building
 - 54 parking spaces



Background

- To be decided tonight:
 - Can a zoning designation of R-1-B be applied to this site?
- To be decided at the time of Community Service Use application:
 - Considerations for expansion of the existing shelter
- To be decided at the time of development permit application:
 - Apply design standards for multifamily development
 - Site development, including off-street parking
 - Traffic impacts and public improvements



Key Issues

1. Is the R-1-B Zone appropriate in this location from a land use perspective?
2. Is the R-1-B Zone appropriate in this location from a neighborhood perspective?



Key Issue #1: Land Use

- Comprehensive Plan Policies
- Zoning
- Existing Uses



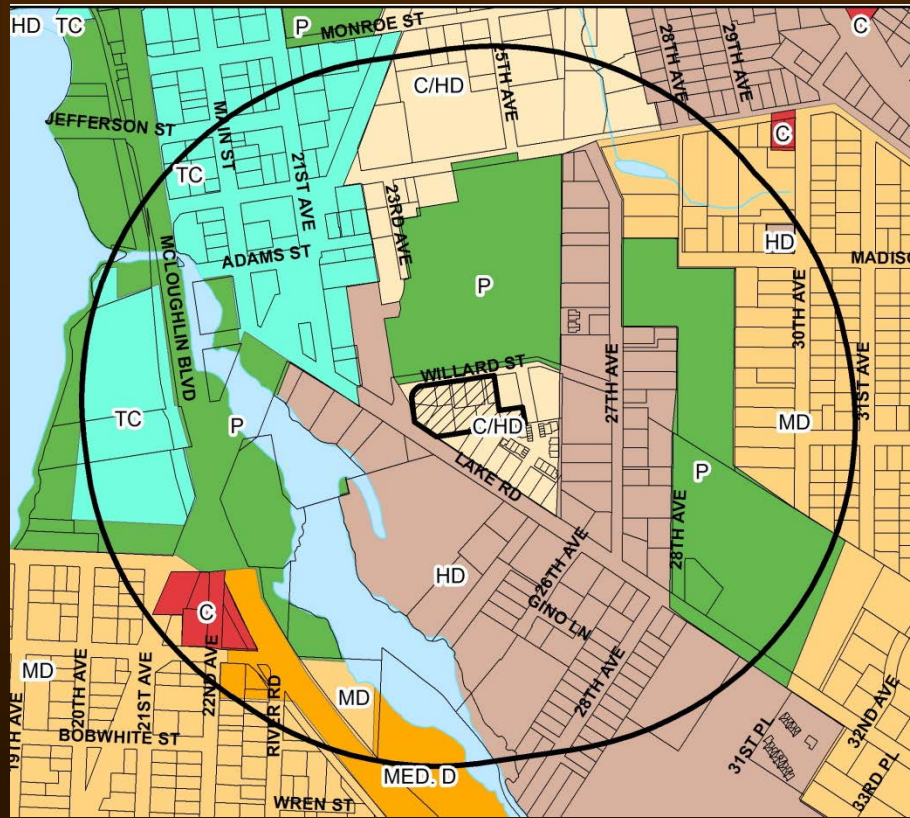
Key Issue #1: Comprehensive Plan

- The Comprehensive Plan sets the *long-term* policy for development of the City
 - Policy is adopted by Council after significant public involvement
- The Zoning Map determines what can happen *right now*
 - Does not necessarily implement the long-term vision for the site (may allow less development than Comp Plan)
- Sometimes inconsistent or contradictory

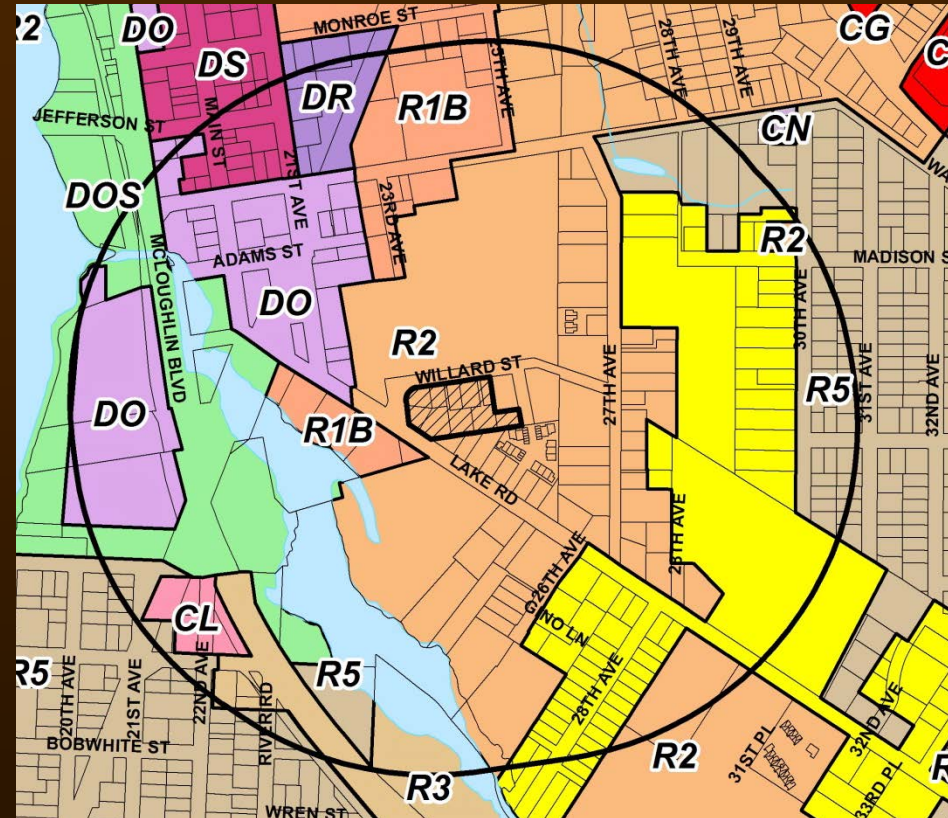


Key Issue #1: Comprehensive Plan

Comprehensive Plan Map



Zoning Map



Key Issue #1: Comprehensive Plan

Comprehensive Plan Designation	Implementing Zones
Low Density LD	R-10, R-7
Moderate Density MD	R-5
Medium Density MED. D	R-3, R-2.5, R-2
High Density HD	R-1, R-1-B
Mixed Use C/HD	?
Town Center TC	R-O-C

Current Designation

Current Zone



Key Issue #1: Comprehensive Plan

- Comprehensive Plan Policies
 - Concentrate high-density development near arterial streets
 - Provide a variety of housing types
 - New commercial areas adjacent to existing commercial areas only
 - Rezone to Comp Plan designation when infrastructure is in place

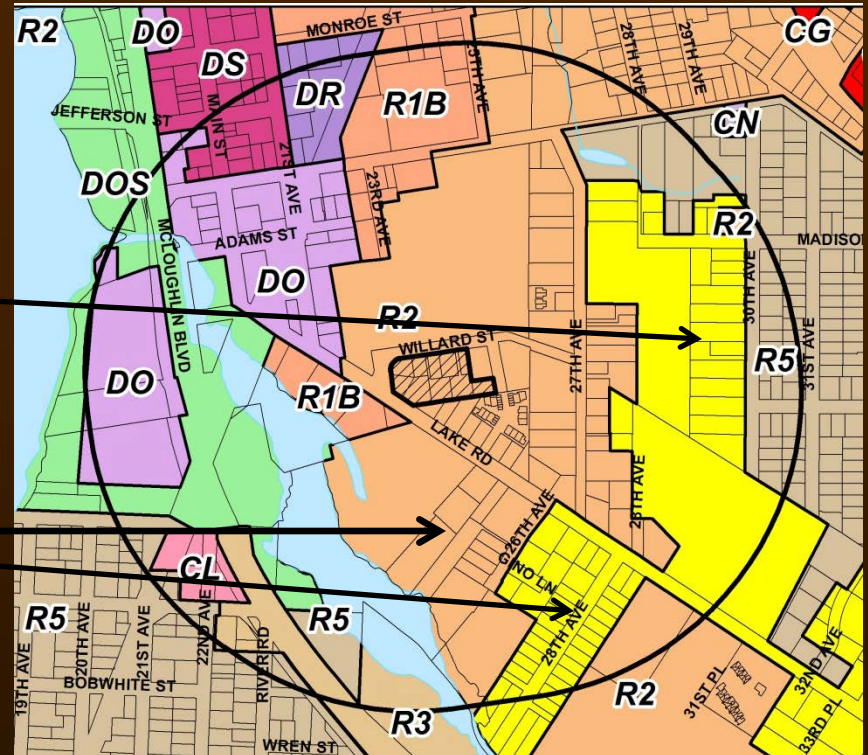
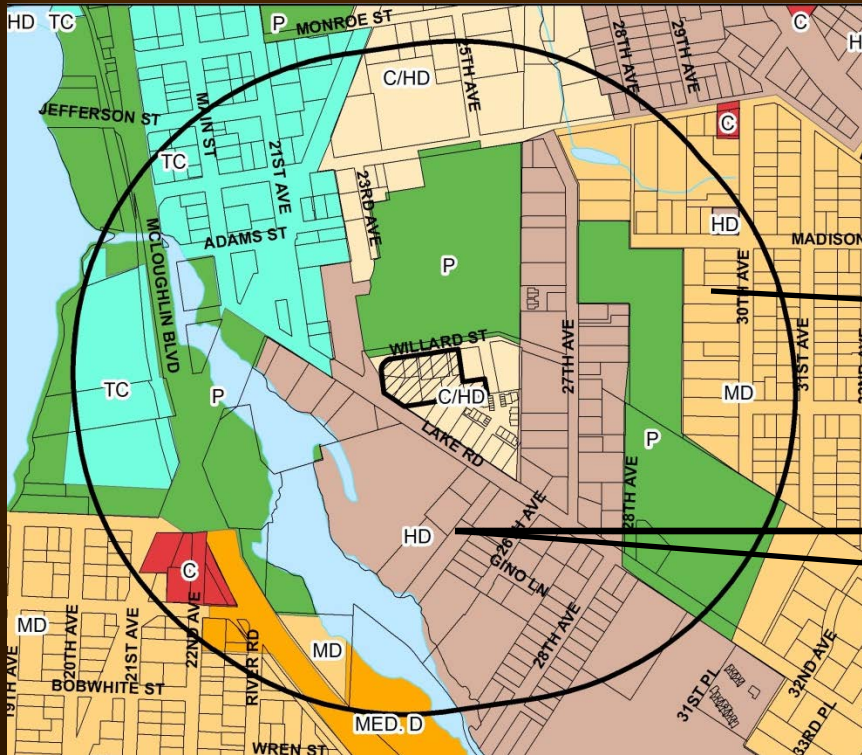


Key Issue #1: Zoning

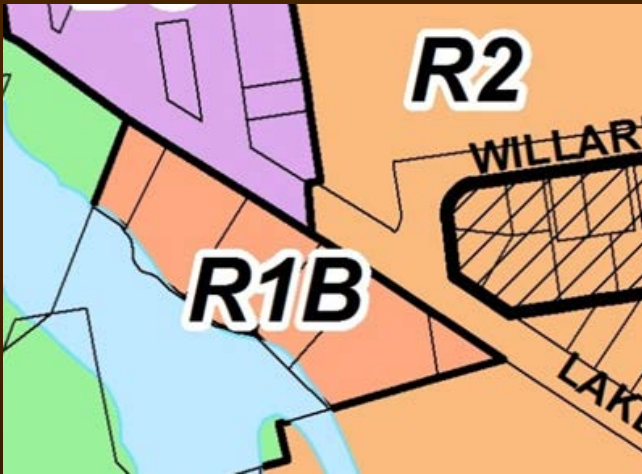
- Zoning
 - Land use and zoning don't "match"
 - Comp Plan does not identify zone to implement C/HD
 - Other C/HD areas have been zoned R-1-B
 - R-O-C zone also appears to be appropriate



Key Issue #1: Zoning



Key Issue #1: Zoning

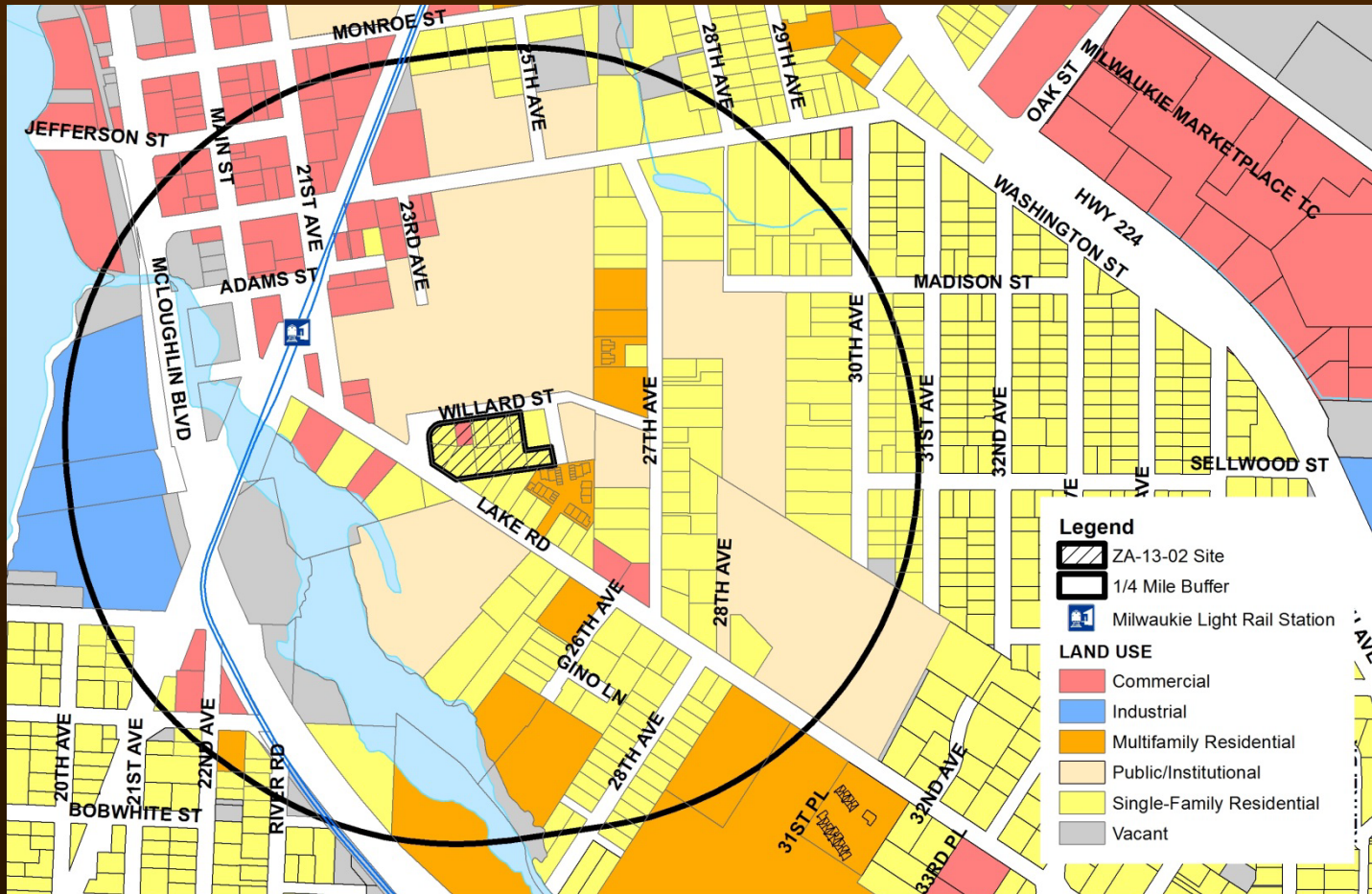


What
happened
here?

- 1968: R-1-B Zone
- 1975: R-1-B Zone
- 1979: R-1-B Zone
- 1984: R-1-B Zone
- 1989: R-1-B Zone
- 1998: R-1-B Zone
- 2000: R-2 Zone
 - No adopting ordinance
- 2014: R-1-B Zone



Key Issue #2: Land Use



Key Issue #1: Summary

- Staff believes that the C/HD Comprehensive Plan designation is implemented by R-1-B and R-O-C zones
- Staff suggests that the R-1-B Zone is more appropriate for this location than the R-O-C Zone



Key Issue #2

Is the R-1-B Zone appropriate in this location from a neighborhood perspective?



Key Issue #2: Overview

- Neighborhood contains a variety of zoning and uses
- Many sites developed at lower densities than currently permitted
- Uses on site have co-existed since the late 80s



Key Issue #2: Appropriate Zoning

- Land Use Designation: C/HD Mixed Use
- Implementing Zones: R-1-B and R-O-C
- Neighborhood character and adjacent zoning support R-1-B over R-O-C



Key Issue #2: Appropriate Zoning

	Existing	Permitted	Proposed
Uses	9 dwelling units 5 shelter units 5,335 sf office	28 total dwelling units Shelter (CSU) Office (CU)	33 dwelling units 11,500 sf office 8 shelter units (CSU)
Setbacks	15-30 ft front, 5-15 ft side	15 ft front/rear, 5 ft side	15 ft front/rear, 5 ft side
Height	1-2 stories	3 stories/45 ft	3 stories/45 ft
Density	12 du/ac	17.4 du/ac	23 du/ac



Key Issue #2: Appropriate Zoning

Standard	R-2	R-1-B
Permitted Uses	Multifamily residential	Multifamily residential, Office
Conditional Uses	Office	
Community Service Uses	Temporary Shelter	Temporary Shelter
Min. Lot Size	5,000 / 2,500	5,000 / 1,400
Min. Lot Dimensions	50 x 80 / 25 x 80	50 x 80 / 20 x 70
Min. Setbacks	15 ft front/rear, 5 ft side	15 ft front/rear, 5 ft side
Max. Height	3 stories/45 ft	3 stories/45 ft
Max. Lot Coverage	45%	50%
Min. Density	11.6	25
Max. Density	17.4	32
Max. Dwelling Units	30 / 29	55 / 51



Key Issue #2: Appropriate Zoning



- 37 du/ac
- 47% lot coverage



- 14.33 du/ac
- 37% lot coverage



Key Issue #2: Appropriate Zoning



Above: 17 units/net acre currently allowed

Right: 32 units/net acre proposed (image shows 33 units/acre)



Key Issue #2: Neighborhood Feedback

- **Procedural Concerns**
 - City Attorney determined a Type III Review was appropriate
- **Traffic Impacts**
 - The zone change does not, in itself, increase traffic to the site
 - Development on the site would be subject to review of traffic impacts
- **Appropriateness of Location**
 - Area is designated for high-density mixed use development by the Comp Plan
 - Location is well-served by transit and adjacent to downtown
- **Approval Criteria**
 - Planning Commission must decide if the criteria have been met



Approval Criteria

1. Compatibility with the surrounding area
2. Demonstration of need for uses allowed by the proposed amendment.
3. Availability is shown of suitable alternative areas with the same or similar zoning designation.
4. Adequate public transportation facilities, public utilities, and services.
5. Consistency with the functional classification, capacity, and level of service of the transportation system.
6. Consistency with the goals and policies of the Comprehensive Plan, including the Land Use Map.
7. Consistency with the Metro Urban Growth Management Functional Plan and relevant regional policies.
8. Consistency with relevant State statutes and administrative rules, including the Statewide Planning Goals and Transportation Planning Rule.



Summary & Recommendation

- Staff has concluded that the R-1-B Zone is most appropriate for this location
- Future development of the site will require additional review and analysis
- Staff recommends approval of the zoning map amendment and Findings of Approval.



Decision Options

1. Approve the application.
2. Approve the application with modified Findings of Approval.
3. Deny the application and draft Findings of Denial.
4. Continue the hearing.




Northwest Housing Alternatives Zoning Map Amendment Application







Site Vicinity


 NHA Property


 Taxlot 6000

 Taxlots

Multifamily Housing

 APARTMENTS

 CONDOMINIUMS

 DUPLEXES

of Units Labeled

View from NHA Office



View from Annie Ross House





NHA CAMPUS CONCEPTUAL SITE PLAN



2316 SE WILLARD, MILWAUKIE, OR 97222
 DECEMBER 9, 2013



PROJECT DATA

TOTAL SITE AREA: APPROX. 1.73 ACRES / 69,960 sf

APPROX. LOT COVERAGE: APPROX. 30%

UNIT COUNT:	SHELTER STUDIOS	8
	1 BEDROOM	12
	2 BEDROOM	12
	3 BEDROOM	9
	TOTAL UNITS	41
TOTAL PARKING SPACES		54

NHA Outreach

Group	Date
Lake Road NDA	11/13/13
Land Use Subcommittee of Historic Milwaukie NDA	12/2/13
Historic Milwaukie NDA	1/13/14
Open House for Neighbors within 400 Feet	3/5/14

Key Components of Staff Report

- Comprehensive Plan has designated parcels in application as Mixed Use CH/D since 1979.
- Substantial precedent for applying R-1-B Zone to Mixed Use CH/D areas

Key Effects of Zoning Change

- New office would be permitted use (consistent with Comprehensive Plan)
- Maximum dwelling unit count would increase from current level (27 units) to accommodate the 41 dwelling units envisioned

What Role Do NHA's Affordable Housing Plans Have in This Decision Making Process?

- *“It is outside the scope of power of the zoning ordinance to determine the sales price, rental rates, or residential incomes of residential development in the City.”*
- *“Beyond identifying those areas where multifamily housing is appropriate and permitted, the zoning ordinance does not, and cannot, regulate who builds housing in the city or who lives in it.”*

Source: Staff Report for Application ZA-13-02

Affordable Rental Housing

- What is it?
- Who needs it?
- Milwaukie's Housing Inventory
- Rental Housing Design

Affordable Rental Housing: What Is It?

- Apartments subject to income and rent restrictions
- At the NHA Campus, apartments will be restricted to the 60% AMI level

Affordable Rental Housing: What is It?

Income Limits	
Household Size	Maximum Income
1 person	\$29,160
2 people	\$33,360
3 people	\$37,500
4 people	\$41,640
5 people	\$45,000
6 people	\$48,360

Affordable Rental Housing: What is It?

Rent Limits	
Apartment Size	Maximum Rent
Studio	\$677
1BR	\$708
2BR	\$843
3BR	\$966
4BR	\$1,072

Affordable Rental Housing: Who Needs It?

Current Rents in Milwaukee

Size	Average Rent	Amount Above Max. Affordable Rent
1BR	\$782	+\$80
2BR	\$953	+\$110
3BR	\$1,342	+\$376

Affordable Rental Housing: Who needs it?

- People shouldn't pay more than 30% of their gross income on housing costs
- Renter or owner: If you pay more than 30% of your income towards housing, you're going to struggle to pay for other key things like food, medicine, and transportation.

Who Can Afford to Rent in Milwaukie?

	Average Rent	Monthly Salary Required	Hourly Wage @ 40 hrs a week
1BR	\$782	\$2,607	\$15
2BR	\$953	\$3,177	\$18
3BR	\$1,342	\$4,473	\$26

Affordable Rental Housing: Who Can't Afford the Typical 1BR Apartment in Milwaukie?

Average Hourly Wages in Clackamas County, by Job Description, 2013

Food Servers, Nonrestaurant	\$ 9.88	Janitors and Cleaners	\$13.1
Hotel, Motel, and Resort Desk Clerks	\$ 10.09	Retail Salespersons	\$13.1
Dishwashers	\$ 10.11	Production Worker's Helpers	\$13.1
Service Station Attendants	\$ 10.45	Tellers	\$13.1
Combined Food Preparation	\$ 10.48	Veterinary Assistants and Laboratory Animal Caretakers	\$13.22
Agricultural Workers	\$ 10.49	Telemarketers	\$13.25
Bartenders	\$ 10.55	Maids and Housekeeping Cleaners	\$13.4
Child Care Workers	\$ 10.58	Preschool Teachers, Except Special Education	\$13.42
Floral Designers	\$ 10.61	Cooks, Institution and Cafeteria	\$13.60
Food Preparation Workers	\$ 10.83	Stock Clerks and Order Fillers	\$13.6
Sewing Machine Operators	\$ 11.13	Landscaping and Groundskeeping Workers	\$13.72
Counter Attendants Food Concessions, Coffee Shops Shops	\$ 11.15	Receptionists and Information Clerks	\$14.0
Food Preparation and Serving Workers, All Other	\$ 11.22	Data Entry Keyers	\$14.1
Lifeguards, Ski Patrol, and Rec. Protective Service Workers	\$ 11.25	Library Assistants, Clerical	\$14.1
Locker Room, Coatroom, and Dressing Room Attendants	\$ 11.47	Machine Feeders and Offbearers	\$14.1
Parking Lot Attendants	\$ 11.49	Grinding and Polishing Workers, Hand	\$14.2
Cashiers	\$ 11.57	Supervisors and Managers of Food Preparation and Serving Workers	\$14.35
Cooks, Restaurant	\$ 11.79	Switchboard Operators, Including Answering Service	\$14.3
Home Health Aides	\$ 11.85	Food Mixing and Blending Machine Operators and Tenders	\$14.4
Nonfarm Animal Caretakers	\$ 11.91	Security Guards	\$14.4
Farmworkers, Farm and Ranch Animals	\$ 12.08	Woodworking Machine Setters, Operators, and Tenders, Except Sawing	\$14.4
Hosts in Restaurants, Lounges, and Coffee Shops	\$ 12.14	Laborers and Freight, Stock, and Material Movers, Hand	\$14.60
Counter and Rental Clerks	\$ 12.19	Nursing Aides, Orderlies, and Attendants	\$14.82
Installation, Maintenance, and Repair Worker's Helpers	\$ 12.33	Shipping, Receiving, and Traffic Clerks	\$14.9
Cleaners of Vehicles and Equipment	\$ 12.60		
Personal and Home Care Aides	\$ 12.82		
Physical Therapist Aides	\$ 13.11		

Source: Oregon Dept of Labor, 2013 Data, Clackamas County

Who Can't Afford the Typical 1BR Apartment in Milwaukie?

You need to earn \$15/hr to afford the average 1BR apartment.

Average Hourly Wages in Clackamas County by Job Description, 2013	
Child Care Workers	\$ 10.58
Counter Attendants in Cafeterias, Food, and Coffee Shops	\$ 11.15
Cashiers	\$ 11.57
Cooks, Restaurant	\$ 11.79
Counter and Rental Clerks	\$ 12.19
Personal and Home Care Aides	\$ 12.82
Janitors and Cleaners	\$ 13.11
Retail Salespersons	\$ 13.13
Preschool Teachers, Except Special Education	\$ 13.42
Receptionists and Information Clerks	\$ 14.03

Who Can't Afford the Typical 3BR Rental in Milwaukie?

You need to earn \$26/hr to afford the average 3BR rental.

Average Hourly Wages in Clackamas County by Job Description, 2013	
Office Clerks, General	\$16.13
Cabinetmakers and Bench Carpenters	\$16.14
Carpenters	\$17.85
Painters, Construction and Maintenance	\$17.85
Medical Assistants	\$18.34
Mental Health and Substance Abuse Social Workers	\$18.42
Construction Laborers	\$18.50
Welders, Cutters, Solderers, and Brazers	\$19.56
Emergency Medical Technicians and Paramedics	\$19.61
Truck Drivers, Heavy and Tractor-Trailer	\$20.20
Dental Assistants	\$20.68
Automotive Service Technicians and Mechanics	\$21.59
Postal Service Mail Sorters, Processors	\$22.50

Who Can't Afford the Typical 3BR Rental in Milwaukie?

You need to earn **\$26/hr** to afford the average 3BR rental.

Starting Wages for Various City of Milwaukie Staff

Utility Worker I (Streets):

\$17.37

Police Records Specialist

\$17.87

Accounts Payable Clerk

\$18.82

Who in Milwaukie Needs Affordable Housing?

- Its current residents
- Half of Milwaukie's households earn less than \$50,000/yr (\$24/hour)
- One-quarter earn less than \$25,000/yr (\$12/hr)

Source: Moving Forward Milwaukie Market Study

How Much Rental Housing and Affordable Housing Does Milwaukie Have?

	Total Housing Units	Rentals		Affordable Rentals		
		#	% of total	#	% of total units	% of rentals
Milwaukie	9,138	3,180	35%	321	3.5%	10%
Oregon City	12,900	4,605	36%	668	5.2%	15%
Wilsonville	8,487	4,550	54%	591	7.0%	13%

Affordable Housing or
Market Rate Housing?



No Parking



23

25

26

24



5804

Handicap
Accessible
Parking

**RESIDENT
PARKING**
UNAUTHORIZED VEHICLES
WILL BE IMPOUNDED AT
OWNERS RISK AND EXPENSE
MONITORED 24 HOURS BY
**SERGEANT
TOWING, Inc**
503-281-1944









THIS BUILDING PROPERTY IS
PROFESSIONALLY MANAGED BY
CITY OF SEASIDE
COMMUNITY DEVELOPMENT DEPARTMENT
FOR RENTAL INFORMATION
CALL 949.441.2222
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ATTENTION
NO PARKING
EXCEPT IN
MARKED SPACES
NO STANDING
OR STOPPING
Vehicles
OVER 8 FT. HIGH



Market Rate Housing



Affordable Housing



Summary

- We're long-time Milwaukie residents and committed to the community and our neighborhood.
- We're committed to continue working with the NDAs and our immediate neighbors throughout the design and implementation stages.
- Our request is for a modest change consistent with the Comprehensive Plan and local zoning precedent.
- We concur with and support the staff report.

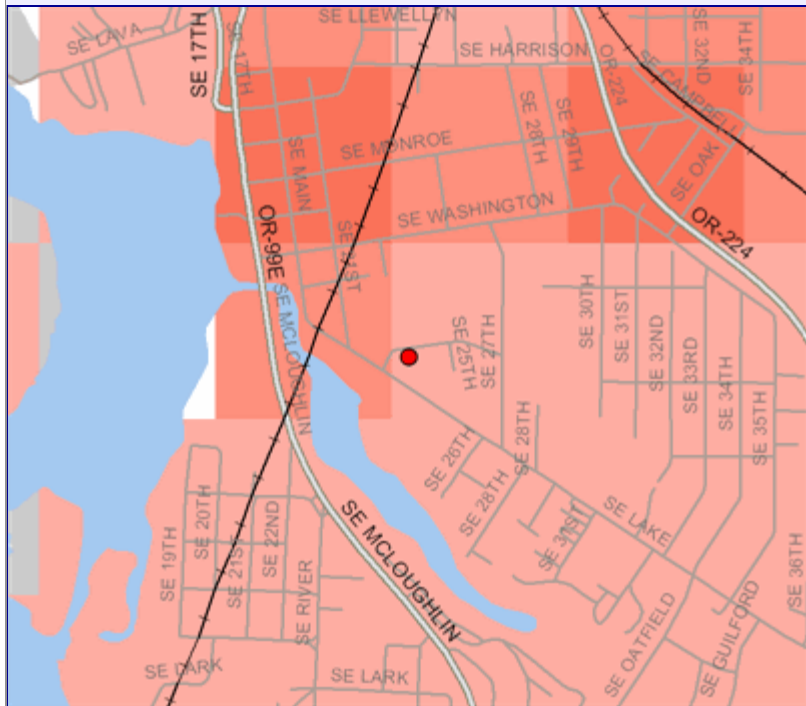
Questions?

2316 SE WILLARD ST -
MILWAUKIE

[Explorer](#) | [Property](#) | [Maps](#) | [Projects](#) | **Crime** | [Census](#) | [Environmental](#) | [Transportation](#)

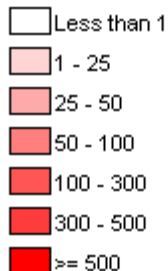
Summary | [Part 1 Crimes](#) | [Part 2 Crimes - A](#) | [Part 2 Crimes - B](#) | [Sexual Offenders](#)
[Drugs](#) | [Embezzle](#) | [Forgery](#) | [Fraud](#) | [Prost](#) | [Simple Assault](#) | [Sex Crime](#) | [Stolen](#) | [Vandal](#) | [Weapon](#)

Total Crime Summary (Previous 12 Months)



On the left is a map shaded based on the number of total crimes in a half mile grid. Below we've listed crime maps for this area. For more detailed information click on a crime category.

TOTAL CRIME GRID

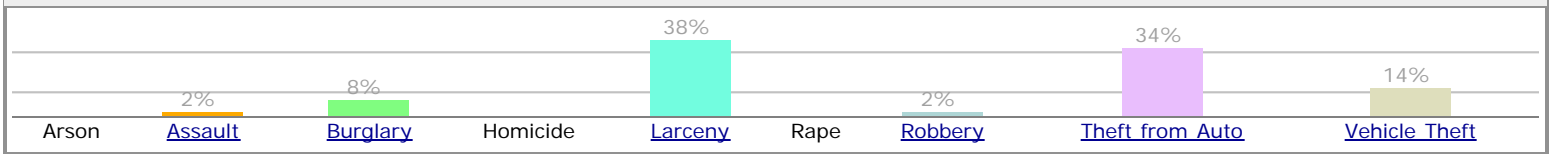


Part I Crimes

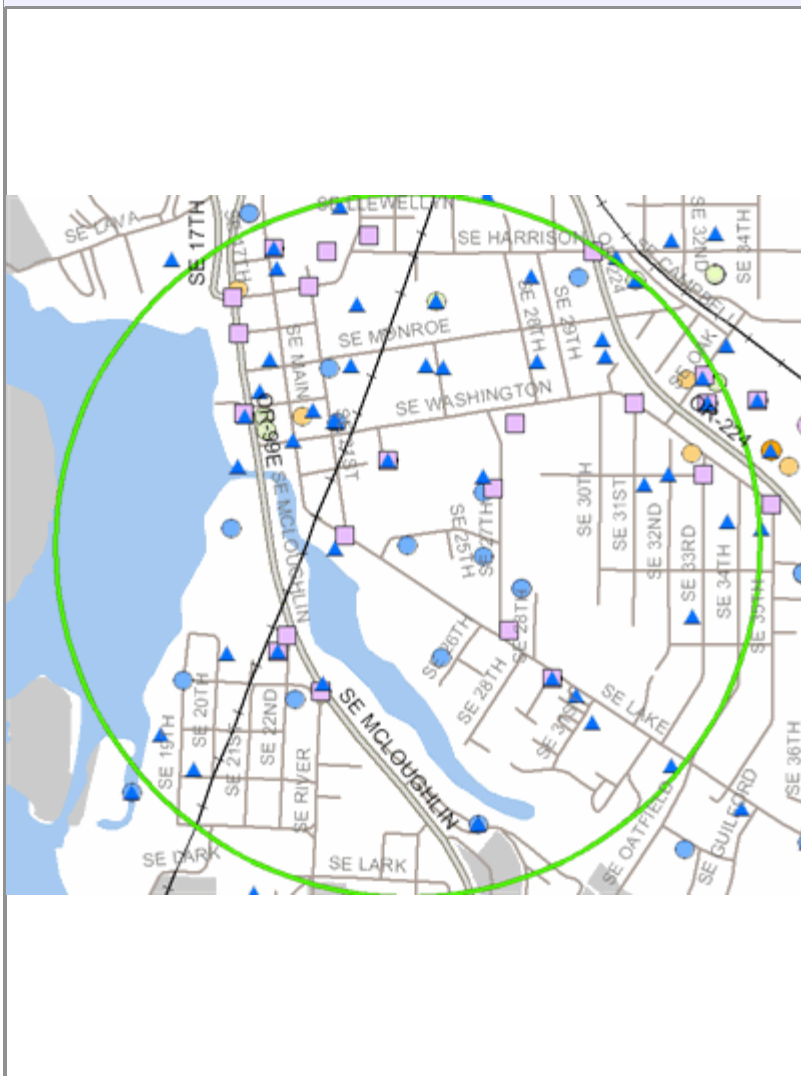


- ▲ **Arson** - Any willful burning or attempt to burn a building, motor vehicle, aircraft, or personal property of another.
- **Assault** - An attack by one person upon another for the purpose of inflicting severe injury. This type of assault usually is accompanied by the use of a weapon or by means likely to produce death or injury.
- **Burglary** - The unlawful entry of a structure (both residential and non-residential) with intent to commit a theft.
- ▲ **Homicide** - The willful (non-negligent) killing of one human being by another.
- ▲ **Larceny** - The unlawful taking of property from the possession of another; includes pickpocket, pursesnatch, shoplift, and bike theft.
- **Rape** - The carnal knowledge of a female, forcibly and against her will. Attempts are included.
- **Robbery** - The taking or attempting to take anything of value from a person or persons by force or threat of force.
- **Theft from Auto** - The unlawful taking of motor vehicle contents or parts. Note: Theft from Auto (Car Prowl) is a Larceny. It has been separated from the Larceny category to more easily identify where these crimes occur.
- **Vehicle Theft** - The theft or attempted theft of a motor vehicle; includes motorcycles.

Graph of Part I Crimes (Half Mile)

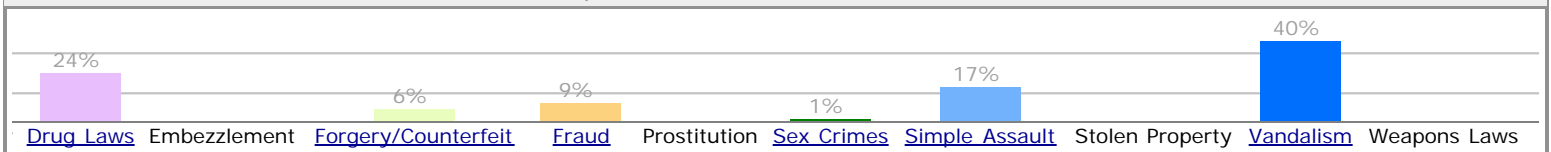


Part II Crimes - A



- **Drug Laws** - Offenses relating to the unlawful possession, sale, use, growing, and manufacturing of illegal drugs.
- **Embezzlement** - Misappropriation or misapplication of money or property entrusted to one's care, custody, or control.
- **Forgery/Counterfeit** - Making, altering, or possessing of a document or negotiable instrument, or signing another's signature, with intent to defraud. Attempts are included.
- **Fraud** - Fraudulent conversion and obtaining money or property by false pretenses. Includes identity theft, confidence games and bad checks, except forgeries and counterfeiting.
- ▲ **Prostitution** - Sex offenses of a commercialized nature, including assisting or promoting prostitution. Attempts are included.
- **Sex Crimes** - Statutory rape, sodomy, molest, indecent exposure, and other offenses against common decency. Attempts are included. (Does not include rape or prostitution.)
- **Simple Assault** - Assaults and attempted assaults where no weapons are used and which do not result in serious or aggravated injury to the victim.
- **Stolen Property** - Buying, receiving, and possessing stolen property, including attempts.
- ▲ **Vandalism** - Willful or malicious destruction, injury, disfigurement, or defacement of any public or private property, real or personal, without consent of the owner or persons having custody or control. Attempts are included.
- **Weapons Laws** - All violations of regulations or statutes controlling the carrying, using, possessing, furnishing, and manufacturing of deadly weapons or silencers. Attempts are included.

Graph of Part II Crimes - A (Half Mile)



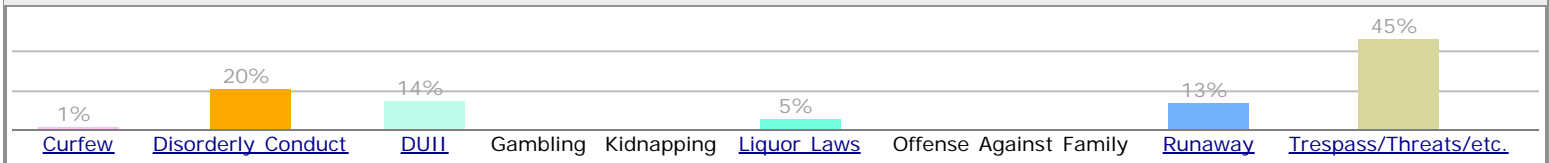
Part II Crimes - B

- **Curfew** - Offenses relating to violations of curfew or loitering ordinances.
- **Disorderly Conduct** - Breach of the peace.
- **DUI** - Driving or operating any vehicle while drunk or under the influence of liquor or drugs.
- **Gambling** - Promoting, permitting, or engaging in illegal gambling.
- **Kidnapping** - The substantial interference with another person's liberty by force, threat, or deceit, with intent to cause them to be detained against their will.
- **Liquor Laws** - All state and/or local liquor law



- violations with the exception of driving under the influence. Federal violations are excluded.
- **Offense Against Family** - Nonsupport, neglect, desertion, custodial interference, or abuse of family and children. Attempts are included.
- ▲ **Runaway** - Runaway juveniles when reported by their parents or guardians.
- ▲ **Trespass/Threats/etc.** - Includes trespass, blackmail, extortion, bomb threats, stalking, threats/intimidation - including phone threats, shooting in prohibited areas, animal ordinances, and unspecified offenses.

Graph of Part II Crimes - B (Half Mile)



City of Portland, Corporate GIS

Police Data Updated 1/31/2014

THE GIS APPLICATIONS ACCESSED THROUGH THIS WEB SITE PROVIDE A VISUAL DISPLAY OF DATA FOR YOUR CONVENIENCE. EVERY REASONABLE EFFORT HAS BEEN MADE TO ASSURE THE ACCURACY OF THE MAPS AND ASSOCIATED DATA. THE CITY OF PORTLAND MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, SEQUENCE, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE DATA PROVIDED HEREIN. THE USER OF THESE APPLICATIONS SHOULD NOT RELY ON THE DATA PROVIDED HEREIN FOR ANY REASON. THE CITY OF PORTLAND EXPLICITLY DISCLAIMS ANY REPRESENTATIONS AND WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED REGARDLESS OF HOW CAUSED. THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY DECISIONS MADE OR ACTIONS TAKEN OR NOT TAKEN BY THE USER OF THE APPLICATIONS IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER. FOR UPDATED INFORMATION ABOUT THE MAP DATA ON PORTLANDMAPS PLEASE REFER TO [CITY'S METADATA](#). FOR QUESTIONS ABOUT ASSESSMENT INFORMATION PLEASE CONTACT THE COUNTY ASSESSORS OFFICE IN YOUR COUNTY.

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Chartwells - North Clackamas School District 12

Student Eligibility Report

3/3/2014

Buildings	Total	Free			Reduced			Free + Red			Student Eligibility			Eligibility by Application Type		
		#	%	#	%	#	%	#	%	#	%	F & R Apps	Direct Certified	Denied Apps	Temp Apps	
Alder Creek Middle School	1022	451	44%	73	7%	524	51%	498	49%	185	339	8	0			
Ardenwald Elementary School	515	254	49%	29	6%	283	55%	232	45%	80	201	6	0			
Bilquist Elementary School	428	214	50%	27	6%	241	56%	187	44%	100	140	6	0			
Cascade Heights Public Charter School	225	28	12%	21	9%	49	21%	176	78%	24	25	4	0			
Clackamas High School	1695	385	23%	108	6%	493	29%	1202	71%	274	219	14	0			
Clackamas Middle College	300	63	21%	9	3%	72	24%	228	76%	19	53	1	0			
Clackamas Web Academy	471	117	25%	19	4%	136	29%	335	71%	27	109	3	0			
Concord Elementary School	299	151	51%	12	4%	163	55%	136	45%	44	119	3	0			
East Camous- Clackamas High School	625	158	25%	47	8%	205	33%	420	67%	96	109	3	0			
El Puente Elementary School	164	72	44%	16	10%	88	54%	76	46%	51	37	1	0			
Happy Valley Elementary School	450	51	11%	14	3%	65	14%	385	86%	23	42	2	0			
Happy Valley Middle School	999	196	20%	54	5%	250	25%	749	75%	114	136	3	0			
Lewelling Elementary School	416	245	59%	40	10%	285	69%	131	31%	102	182	1	0			
Linwood Elementary School	329	209	64%	27	8%	236	72%	93	28%	84	152	9	0			
Milwaukie Elementary School	164	61	37%	15	9%	76	46%	88	54%	28	48	0	0			
Milwaukie High School	1322	617	47%	116	9%	733	56%	589	45%	359	374	12	0			
Mount Scott Elementary School	382	111	29%	28	7%	139	36%	243	64%	62	77	0	0			
New Urban High School	148	92	62%	12	8%	104	70%	44	30%	47	57	2	0			
Oak Grove Elementary School	350	216	62%	24	7%	240	69%	110	31%	77	161	1	0			
Oregon Trail Elementary School	395	96	24%	27	7%	123	31%	272	69%	58	65	2	0			
Pace High School	31	26	84%	1	3%	27	87%	4	13%	20	7	1	0			
Putnam High School	1169	371	32%	109	9%	480	41%	689	59%	212	267	6	0			
Riverside Elementary School	338	173	51%	18	5%	191	56%	147	43%	66	125	7	0			
Rock Creek Middle School	857	263	31%	83	10%	346	41%	511	60%	165	181	8	0			
Rowe Middle School	916	512	56%	87	9%	599	65%	317	35%	246	353	9	0			
Scouters Mountain Elementary School	484	86	18%	22	5%	108	23%	376	78%	47	61	2	0			
Sojourner Elementary School	172	27	16%	5	3%	32	19%	140	81%	7	25	1	0			
Spring Mountain Elementary School	451	85	19%	19	4%	104	23%	347	77%	35	68	2	0			
Sunnyside Elementary School	526	176	33%	43	8%	219	41%	307	58%	94	125	5	0			
Verne Duncan Elementary School	509	195	38%	31	6%	226	44%	283	56%	99	127	3	0			
View Acres Elementary School	395	136	34%	29	7%	165	41%	230	58%	68	97	1	0			
Whitcomb Elementary School	477	370	78%	47	10%	417	88%	60	13%	167	250	3	0			
Total	17,024	6207	36%	1212	7%	7419	43%	9605	56%	3080	4331	129	0			

** Totals may vary due to Mid-Day Eligibility Changes

Application Totals									
Results	Income	Foster	Case #	Homeless	Per Admin	Migrant	Runaway		
Free Applications:	730	74	309	36	3	4	0		

North Clackamas School District	K-5 #	K-5%	6-8 #	6-8%	HS#	HS%
Economically disadvantaged	3,043	48.5%	1,904	46.5%	615	38.4%
Limited English Proficient	1,193	19.0%	443	10.8%	201	12.5%
Students with Disabilities	1,046	16.7%	652	15.9%	171	10.7%
Asian/Pacific Islander	457	7.3%	319	7.8%	118	7.4%
Black/African-American	99	1.6%	89	2.2%	31	1.9%
Hispanic/Latino	1,114	17.8%	634	15.5%	194	12.1%
Native American	43	0.7%	42	1.0%	15	0.9%
Multi-Racial/Multi-Ethnic	344	5.5%	225	5.5%	58	3.6%
Total Students of Color	2,057	32.8%	1,309	32.0%	416	26.0%
White	4,212	67.2%	2,788	68.0%	1,186	74.0%
Total Students	6,269		4,097		1,602	
5 year HS graduation rate					1,135	77.0%
2012-13 District Wide Free/Reduced Lunch						44.9%

Schools within N Clackamas SD (feeder schools to MHS)

Ardenwald Elementary	K-5 #	K-5%
Economically disadvantaged	272	62.7%
Limited English Proficient	54	12.4%
Students with Disabilities	77	17.7%
Asian/Pacific Islander	6	1.4%
Black/African-American		0.0%
Hispanic/Latino	66	15.2%
Native American		0.0%
Multi-Racial/Multi-Ethnic	29	6.7%
Total Students of Color	101	23.3%
White	327	75.3%
Total Students	434	
2012-13 Free/Reduced Lunch		61.7%

Lewelling Elementary	K-5 #	K-5%
Economically disadvantaged	231	70.0%
Limited English Proficient	72	21.8%
Students with Disabilities	79	23.9%
Asian/Pacific Islander	11	3.3%
Black/African-American	8	2.4%
Hispanic/Latino	75	22.7%
Native American		0.0%
Multi-Racial/Multi-Ethnic	14	4.2%
Total Students of Color	108	32.7%
White	217	65.8%
Total Students	330	
2012-13 Free/Reduced Lunch		75.9%

Linwood Elementary	K-5 #	K-5%
Economically disadvantaged	215	74.7%

Limited English Proficient	66	22.9%
Students with Disabilities	48	16.7%
Asian/Pacific Islander	7	2.4%
Black/African-American	9	3.1%
Hispanic/Latino	75	26.0%
Native American		0.0%
Multi-Racial/Multi-Ethnic	14	4.9%
Total Students of Color	105	36.5%
White	181	62.8%
Total Students	288	
2012-13 Free/Reduced Lunch		79.8%

Milwaukie Elementary	K-5 #	K-5%
Economically disadvantaged	79	56.8%
Limited English Proficient	13	9.4%
Students with Disabilities	29	20.9%
Asian/Pacific Islander		0.0%
Black/African-American	7	5.0%
Hispanic/Latino	12	8.6%
Native American		0.0%
Multi-Racial/Multi-Ethnic	11	7.9%
Total Students of Color	30	21.6%
White	104	74.8%
Total Students	139	
2012-13 Free/Reduced Lunch		52.6%

Whitcomb Elementary	K-5 #	K-5%
Economically disadvantaged	376	89.3%
Limited English Proficient	188	44.7%
Students with Disabilities	81	19.2%
Asian/Pacific Islander	11	2.6%
Black/African-American	10	2.4%
Hispanic/Latino	207	49.2%
Native American		0.0%
Multi-Racial/Multi-Ethnic	22	5.2%
Total Students of Color	250	59.4%
White	168	39.9%
Total Students	421	
2012-13 Free/Reduced Lunch		91.7%

Rowe Middle	6-8 #	6-8%
Economically disadvantaged	649	64.8%
Limited English Proficient	155	15.5%
Students with Disabilities	177	17.7%
Asian/Pacific Islander	39	3.9%
Black/African-American	28	2.8%
Hispanic/Latino	243	24.3%
Native American	16	1.6%
Multi-Racial/Multi-Ethnic	55	5.5%
Total Students of Color	381	38.1%
White	620	61.9%
Total Students	1001	
2012-13 Free/Reduced Lunch		68.8%

Milwaukie High	HS#	HS%
Economically disadvantaged	176	58.5%

Limited English Proficient	56	18.6%
Students with Disabilities	37	12.3%
Asian/Pacific Islander	10	3.3%
Black/African-American	9	3.0%
Hispanic/Latino	65	21.6%
Native American	3	1.0%
Multi-Racial/Multi-Ethnic	11	3.7%
Total Students of Color	98	32.6%
White	203	67.4%
Total Students	301	
5 year HS graduation rate	233	77.4%
2012-13 Free/Reduced Lunch		74.7%

New Urban High	HS#	HS%
Economically disadvantaged	43	55.1%
Limited English Proficient	5	6.4%
Students with Disabilities	14	17.9%
Asian/Pacific Islander	2	2.6%
Black/African-American	4	5.1%
Hispanic/Latino	3	3.8%
Native American	1	1.3%
Multi-Racial/Multi-Ethnic	5	6.4%
Total Students of Color	15	19.2%
White	63	80.8%
Total Students	78	
5 year HS graduation rate	39	50.0%
2012-13 Free/Reduced Lunch		61.2%

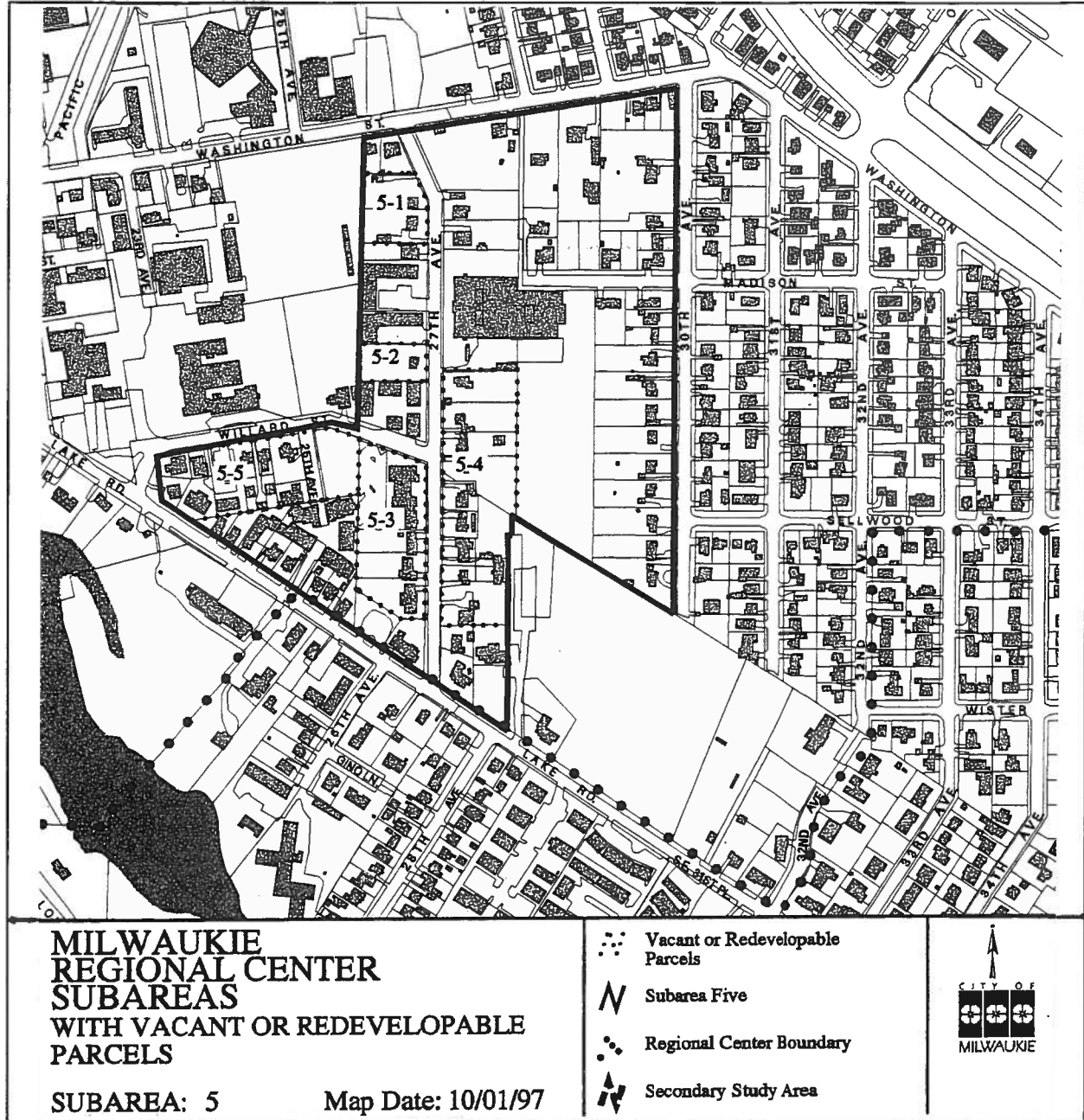


Figure 35: Subarea 5 Redevelopment Sites

Existing Conditions and Vision

The character of Subarea 5 is shaped by the presence of the public uses to the east and west of 27th Avenue. Vacant or redevelopment land within this subarea is limited, and it is anticipated that the predominant multifamily and public use character will continue. The area is primarily zoned and developed with residential uses. Expansion of the Commercial/High Density district along Lake Road may make sense at the south end of this subarea to provide greater incentive for mixed use development. Further study of market conditions should examine transitions from mixed use area to medium density residential.

The subarea is in the midst of educational facilities. The high school is located just to the west and the elementary school is located within the subarea. There are several athletic playing fields adjacent to these school facilities, creating the sense of large open spaces in this area. Lake Road, one of the major entrances to downtown Milwaukie, runs alongside the southern boundary. High traffic volumes and speeds on Lake Road prompted the City

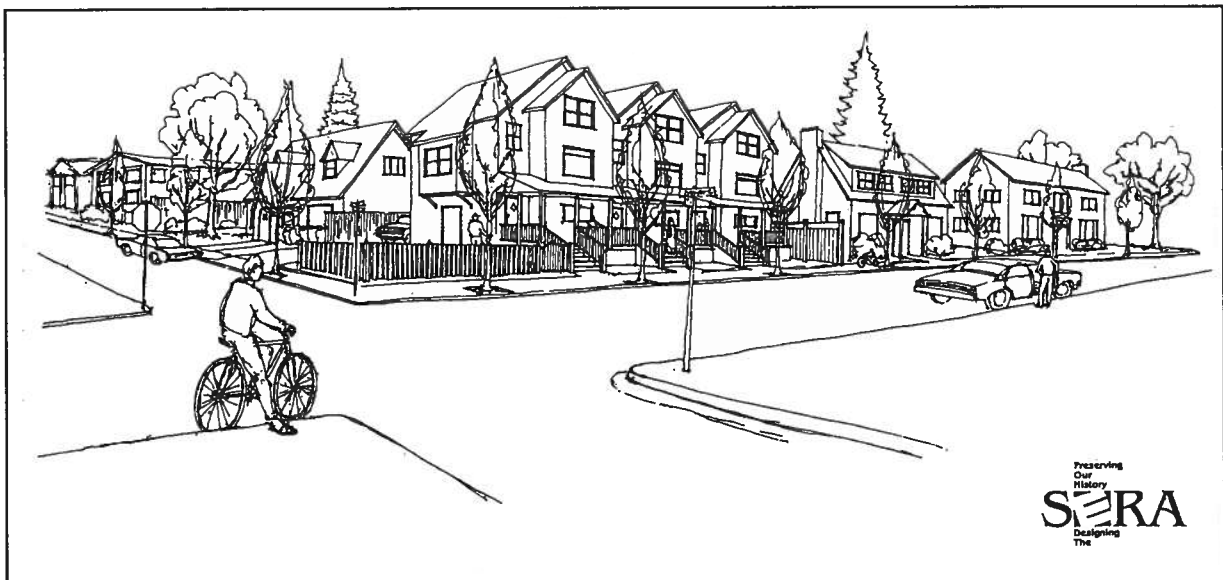


Figure 36: Illustration of Attached Residential Infill

Council to adopt the Lake Road Multi-modal Connections Plan, which presents recommendations to improve the design of that roadway. Selected sites in the subarea are designated for attached residential infill (Figure 36). Design issues will be important for increased density in this subarea.

Working Group Recommendations Applicable to this Subarea

- ✓ Develop criteria for detached accessory living units (Figure 37).
- ✓ Allow garage conversions and multiplexing of existing structures if off-street parking for each dwelling is provided and setback compatibility in the neighborhood is maintained.
- ✓ Do not include the neighborhoods adjacent to Monroe Street, west of Highway 224, and east of the church complex in a new higher density mixed use zone.
- ✓ Assign rights-of-way with the highest traffic volumes to receive pedestrian and bike improvements first.
- ✓ Adopt the portions of the Lake Road Multi-modal connections plans that apply to areas within the Regional Center as part of the Regional Center Master Plan.

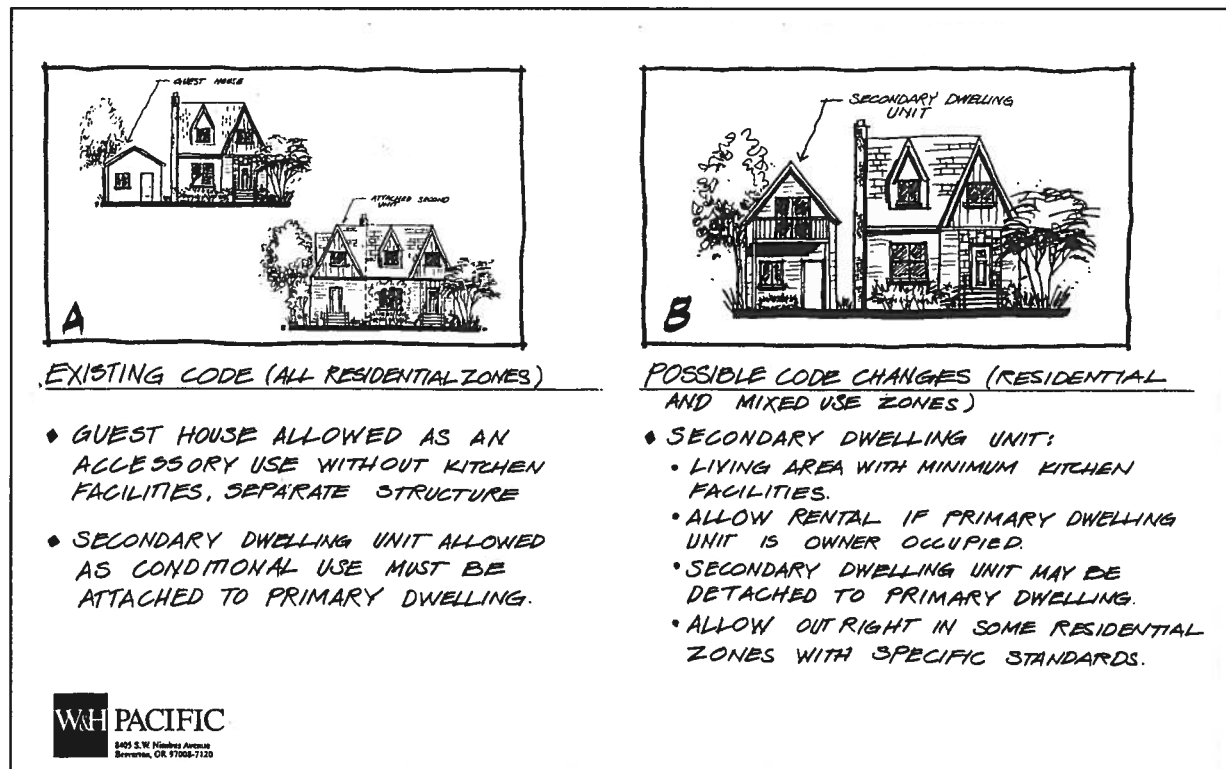


Figure 37: Possible Code Amendments for Accessory Living Units

Subarea 5

- ✓ Incorporate performance standards for new development in new residential zones:
 - Additions, conversions, and multi-plexing construction standards should include sound insulating and energy-efficient materials.
 - Setbacks need to be compatible with the surrounding neighborhood.
 - Architectural design elements, such as roof line, siding materials, trim, and windows all need to be compatible with the existing neighborhood although flexibility could be provided as long as the result would be aesthetically pleasing.
 - Usable front porches should be encouraged where compatible with existing neighborhood.
 - Landscaping is not secondary and should be required as part of the development criteria.

Existing and Future Land Uses

Present and future zoning in Subarea 5 is outlined in Table 18 and shown in Figure 38 (page 86).

Table 18: Existing and Future Zoning/Land Use Concept for Subarea 5

Existing Zoning Districts	Acres
Low Density Residential (R-7)	13.0
Moderate Density Residential (R-5)	5.0
High Density Residential (R-2)	15.7
Neighborhood Commercial (CN)	0.3
Right-of-way	3.4
Total	37.4
Future Land Use Concepts	Acres
Parks and Open Space	4.0
Attached Infill Residential	9.6
Total Acres Proposed for Future Land Uses	13.6

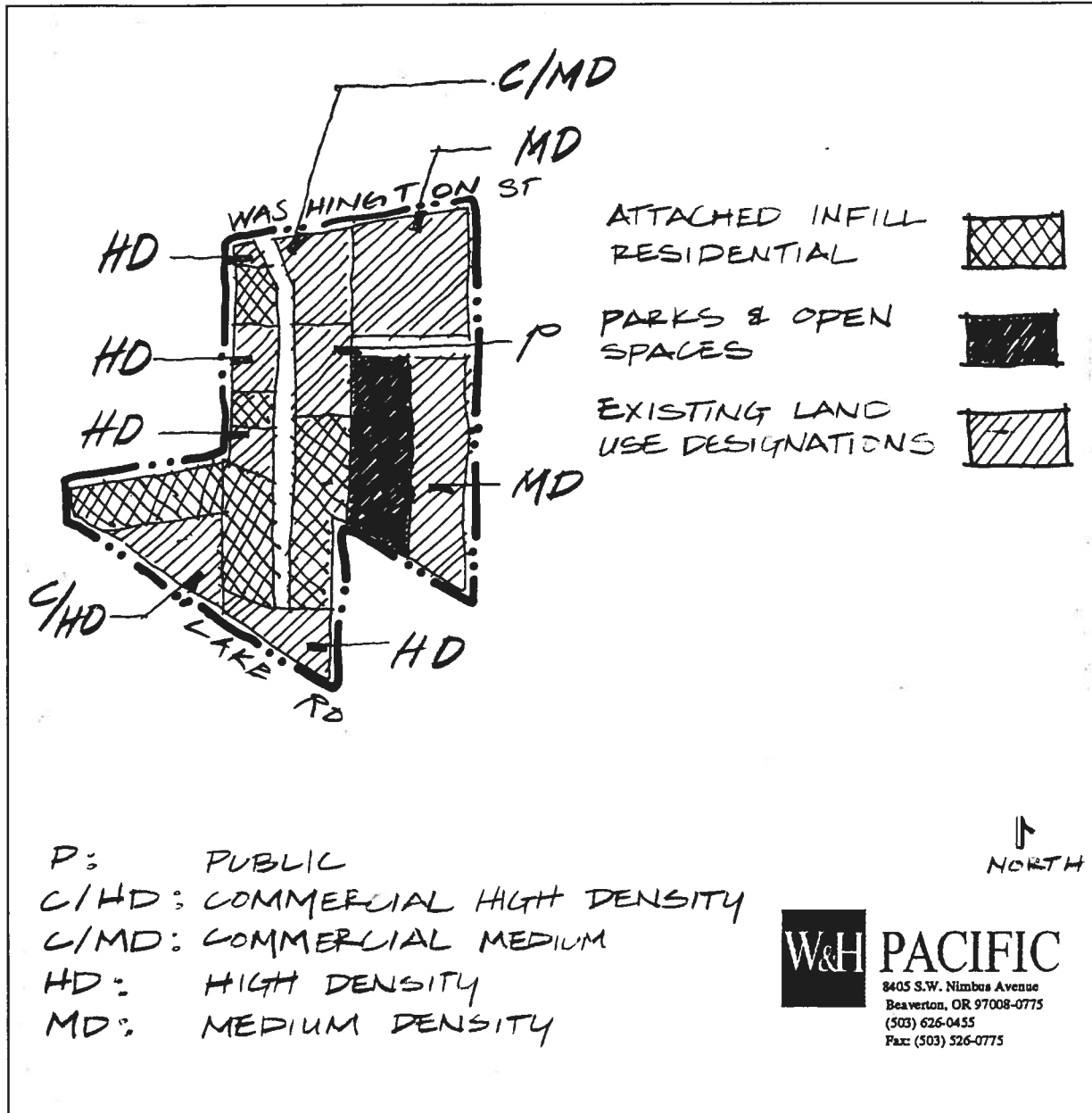


Figure 38: Subarea 5 with Land Use Concept Plan

Implementation Items

Urban Design



- ✓ The City should implement a Design/Development Review Process within the Regional Center. Participants in the Regional Center planning process were sensitive to community concerns regarding the importance of quality design to ensure a good fit of new development with established communities. The Albina Community Plan (City of Portland) and the Ten Essentials document have pioneered new techniques to deal with design issues. In Albina, the Ten Essentials document has been very effective in distilling critical design elements to ensure compatible infill development. Although the document provides voluntary guidelines only, they have been widely used and have resulted in positive design changes in the community. This "carrot" approach can avoid a regulatory solution to design.
- ✓ The City of Milwaukie and the North Clackamas School District should work together to improve the function of the playing fields in Subarea 5 so they function both as athletic fields for the school district and as open space for the community as the area densifies.
- ✓ The City of Milwaukie should explore the least burdensome technique to implement design objectives important to the community. Several of the options are itemized below, ranging from least burdensome (in terms of time, cost, and discretion) to most burdensome.
 - Base zone standards (applied at building permit plan check)
 - Voluntary design guidelines (Ten Essentials concept)
 - Design district overlay with specific compatibility standards (applied at building permit plan check)
 - Design district with discretionary review based on specific guidelines (may require a Type II staff review or a Type III Design Commission)

Land Use

Future land uses in Subarea 5 are identified in Table 19.

Table 19: Land Use Concept for Subarea 5

Land Use Type	Uses and Densities	Subareas With Land Use Type
Attached Infill Residential	Duplexes, triplexes, and row houses at 12 dwelling units per net acre	Subarea 5

Infill and Redevelopment Opportunities

Redevelopment sites in Subarea 5 are listed in Table 20.

Table 20: Redevelopment Potential for Subarea 5

Subarea and Redevelopment Site ID No.	Gross Acres	Net Acres	New Dwelling Units			Total New Dwelling Units		New Jobs			Total	
			High Density	Med. Density	Low Density	Dwelling Units	Existing Dwelling Units	High Density	Medium Density	Low Density	New Jobs	Existing Jobs
5-1	0.9	0.8			10	10	2					
5-2	0.5	0.4			5	5	1					
5-3	2.0	1.5			18	18	3					
5-4	3.4	2.6			31	31	9					
5-5	2.2	1.7			20	20	13					
Total	9	7	0	0	84	84	28	0	0	0	0	0

Note: Home occupations are not included in these calculations. Metro employment data show that 3 percent of employment in Milwaukie is home-based.

Transportation



- ✓ Construct bicycle lanes on Lake Road and make other changes as prescribed in the Lake Road Multi-modal Connections Plan.

NW Alternative 2013 Stats

2400 SE WILLARD ST

MP130303	MP130064	ASL	WSV	R1	2400 SE WISAT	2/16/2013	10:06:30
MP130308	MP130065	UNW	UNW	R2	2400 SE WISAT	2/16/2013	23:20:21
MP130816	MP130177	AWSV	WSV	R1	2400 SE WIWED	5/8/2013	7:12:26
MP1316157		SSC	SSC	W3	2400 SE WISAT	9/14/2013	12:30:30
MP131683	MP130382	AWSV	AWSV	Y1	2400 SE WITHU	9/26/2013	12:14:30
MP131791	MP130408	SS	RSV	R1	2400 SE WIWED	10/16/2013	2:23:01

2316 SE WILLARD ST

MP130562	MP130123	AWSV	AWSV	W1	2316 SE WISAT	3/30/2013	12:26:39
MP1304692		AWSV	AWSV	CAN	2316 SE WIFRI	3/15/2013	13:41:35
MP1305531		AWSV	AWSV	CAN	2316 SE WITHU	3/28/2013	15:57:31
MP130555	MP130121	AWSV	AWSV	CAN	2316 SE WIFRI	3/29/2013	10:47:05
MP130646	MP130142	AWSV	WSV	R1	2316 SE WIFRI	4/12/2013	21:07:50
MP1308116		AWSV	AWSV	W8	2316 SE WITUE	5/7/2013	12:39:05
MP131090	MP130242	AWSV	AWSV	S1	2316 SE WITUE	6/18/2013	16:02:25
MP131105	MP130245	AWSV	AWSV	Y1	2316 SE WITHU	6/20/2013	21:02:59
MP1315760		ASP	ASP	W2	2316 SE WIFRI	9/6/2013	14:43:42
MP1316291		THR	THR	W1	2316 SE WITUE	9/17/2013	11:20:43
MP131941	MP130444	ASP	WCK	R1	2316 SE WIMON	11/11/2013	14:16:18

2302 SE WILLARD ST

11466 SE 23RD AVE

2328 SE WILLARD ST

2342 SE WILLARD ST

MP1312025		BURJ	BURJ	W3	2342 SE WIFRI	7/5/2013	22:56:31
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2416 SE WILLARD ST

MP1321816		JUV	JUV	Y3	2416 SE WISAT	12/21/2013	11:31:30
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11481 SE 25TH AVE

MP1308780		WCK	WCK	W1	11481 SE 2 FRI	5/17/2013	21:22:44
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2404 SE WILLARD ST

MP131585	MP130354	WCK	WCK	R1	2403 SE M(SUN)	9/8/2013	13:58:14
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**CITY OF MILWAUKIE
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, March 11, 2014
6:30 PM**

COMMISSIONERS PRESENT

Lisa Batey, Chair
Scott Barbur
Sine Bone
Wilda Parks
Gabe Storm

STAFF PRESENT

Denny Egner, Planning Director
Li Alligood, Associate Planner
Peter Watts, City Attorney

COMMISSIONERS ABSENT

Shaun Lowcock

1.0 Call to Order – Procedural Matters*

Chair Batey called the meeting to order at 6:30 p.m. and read the conduct of meeting format into the record.

Note: The information presented constitutes summarized minutes only. The meeting video is available by clicking the Video link at <http://www.ci.milwaukie.or.us/meetings>.

2.0 Planning Commission Minutes – None

3.0 Information Items

Denny Egner, Planning Director, introduced the new Associate Planner, Vera Kalias, who began in January and noted she was also helping with economic development. He added that Senior Planner Ryan Marquardt gave his notice of resignation, effective March 14, 2014.

4.0 Audience Participation –This is an opportunity for the public to comment on any item not on the agenda. There was none.

5.0 Public Hearings

- 5.1 Summary: Mural Code Amendments
Applicant: City of Milwaukie
File: ZA-14-01
Staff: Ryan Marquardt (not present)

Chair Batey called the hearing to order and called for a motion to continue the hearing until April 8, 2014.

It was moved by Commissioner Parks and seconded by Commissioner Barbur to open and continue the public hearing for ZA-14-01, Murals Code Amendments, to a date certain of April 8, 2014. The motion passed unanimously.

- 5.2 Summary: NW Housing Alternatives Zone Change
Applicant/Owner: Angelo Planning Group/Northwest Housing Alternatives

Address: 2316 SE Willard St
File: ZA-13-02
Staff: Li Alligood

Chair Batey called the hearing to order and read the conduct of quasi-judicial hearing format into the record.

Commissioner Barbur declared a potential conflict of interest as he was the Vice Chair of the Historic Milwaukie Neighborhood District Association (NDA). He noted a discussion at a recent NDA meeting where the NDA voted to oppose the application but he did not participate in the discussion or vote and did not feel it biased his decision in any way.

Chair Batey declared an ex parte contact and noted she spoke with Val Hubbard at a community meeting where Ms. Hubbard had stated she opposed the application.

Mr. Egner asked the City Attorney to explain why this application was being reviewed as a Type III quasi-judicial rather than a Type V legislative review.

Peter Watts, City Attorney, noted both he and Damien Hall had reviewed the relevant code section and general guidelines. The main difference between the review types was regarding the public notice required; the larger the geographical area and the number of people impacted (i.e. property owners), the more notice was required. This application was below the threshold for minimum acreage and the number of property owners involved with the application.

Mr. Egner added that a legislative action generally applied more to sweeping changes of the code text or map that affected many properties; this application was for a particular project and set of changes.

Li Alligood, Associate Planner, presented the staff report via PowerPoint. She reviewed the zoning and Comprehensive Plan (Comp Plan) designation of the properties and described the property location, and identified the mixed zoning and development surrounding the properties. The request was for rezoning from R-2 to R-1-B. She reviewed the decision options, and noted that development and design review would occur at the time when the actual development permit occurs.

Key issues for the Commission to discuss were whether the R-1-B zoning designation was appropriate from a land use perspective and from a neighborhood perspective. When applied to the Comp Plan policies, was this application appropriate for the area and the development proposed? From a land use perspective, was it appropriate for this type of development and zone to be located in this area?

- From a land use perspective, the Comp Plan designation (land use) and zone did not match. The C/HD (Commercial/High Density) Comp Plan designation had been in place since the 1960s and other areas in the city that had that designation have been rezoned to R-1-B; the R-O-C zone also appeared to be appropriate. She added that much of the surrounding area was designated for high density residential although the current zone may not match either. It was clear the goal of the Comp Plan envisioned a much higher density of development than what was currently permitted by the zoning.

In response to concern by some community members, she clarified that there was a period of time from 2000-2014 where the zone south of Lake Rd was incorrectly mapped R-2 instead of the correct R-1-B. She added that a zone change like that would have been reviewed through a Type V process and adopted by ordinance of City Council. There was no evidence of this so it was determined to be a mapping error.

Ms. Alligood noted the current land uses surrounding the property, including community service and commercial uses. She reiterated that the development was appropriate from a land use perspective.

- From a neighborhood perspective, Ms. Alligood reiterated that it was an area with many different uses; the proposed zoning was appropriate and permissive. She reviewed what was currently allowed with regard to number of units, density, etc., although it was not being fully utilized, and what would be allowed under the proposed zone. The proposed density and lot coverage would be the minimum of the proposed zone and less than surrounding properties. She noted that from the street, the density of the current and proposed zones would not look much different; where the difference would come in was regarding the lot coverage by buildings, required off-street parking, office use included, etc.

Ms. Alligood reviewed the approval criteria the Commission should use to evaluate the proposal and the decision options. Staff recommendation was approval and that the proposal was appropriate.

Chair Batey called for the applicant's testimony.

Martha McLennan, Northwest Housing Alternatives (NHA) Executive Director, gave background information of NHA, noting the property and programs that have been in Milwaukie since the mid-80s. She explained how the properties under review were acquired over time, and how the programs and staffing have expanded and how the current housing and office space was no longer adequate. She explained the intent for the expanded private units and community space that would provide more adequate living space for those served. NHA was aware that the property was underutilized per its Comp Plan designation. She acknowledged the community frustration with the sequential process NHA was taking, and noted that NHA chose to apply for the zone change prior to developing a complete design concept plan as they wanted to be sure the higher density was approved prior to spending funds on design.

Ms. McLennan described a rough concept plan and reviewed the public outreach conducted to date. She commended staff's analysis of the history and application, and added that the R-1-B was more compatible than the R-O-C zone. Although there was concern from the community about what 'affordable housing' brought to mind, it was outside of the zoning ordinance scope to determine housing prices and income levels.

Jonathan Trutt, NHA Housing Coordinator, presented more information on what affordable housing was with regard to income restrictions and rent limits. He gave statistics of average rents in Milwaukie, what wages would be required to afford that rent, and the average wages in Clackamas County with examples of professions that were below the affordability threshold. Milwaukie had a low percentage of affordable housing and many households that were actually below the affordability threshold.

Commissioner Parks asked about involving Transportation-Oriented Development (TOD) with regard to light rail to reduce the amount of parking required.

Ms. McLennan answered that it was assumed that a good percentage of residents and staff would utilize the future light rail line.

Chair Batey called for public testimony.

In Support:

Stephanie Porter, former Milwaukie resident, noted that although her family had been stable, an event occurred that left her and her children in need of assistance. NHA's Home Base program provided them with stable housing services, and with their help she was able to get back on her feet and exceed her goals. She was a Section 8 recipient and did not consider herself low class or unmotivated. She would recommend NHA to anyone in need.

Lester Garrison, Milwaukie Presbyterian Church, 2416 SE Lake Rd, said the church saw the need for affordable housing in the community; some church attendees were homeless or at risk. The church participated in a program called Sheltering Our Neighbor (SON) with six other area churches, which rotated allowing families at risk of being homeless reside in the churches for two weeks until room was available at Annie Ross House. He would like to see NHA increase their capacity for assistance, and he had spoken with other area churches and the high school and none had opposition to this proposal.

Stacy Sage, 11481 SE 25th Ave. Prior to her need for NHA, she and her partner were able to provide for their family. With the death of her partner and a layoff, her and her sons became homeless. NHA provided them shelter and with the other resources available, she was able to get into a transitional home and had recently become employed. She noted the program rules and standards to follow to continue receiving assistance. The Annie Ross House was the only shelter in Clackamas County for families; this expansion would allow NHA to help many more families in need to get back on their feet.

In Opposition:

Michael Park, 2460 SE Willard St, was a long-term resident of Milwaukie. He noted that the neighborhood changed when NHA located to the neighborhood in 1985. He felt that the increased density would negatively impact his retirement and time in his home. He said according to a police report, there have been nearly 2 visits a month to the property from Milwaukie Police Department. He added that on-street parking had been an ongoing issue and the zone change and doubling in density would increase the negative impacts to the neighborhood.

Mary Lepisto, 2437 SE Lake Rd, lived in a single-story community of resident over age 55 residents, the Town Lake Estates, directly behind the NHA properties. She felt that multiple multistory buildings with many more low-income and homeless residents in the neighborhood would have a big impact; she had concerns about more traffic and interactions with the high school students. With the NHA duplex behind her home, she has experienced domestic disputes and undesirable behaviors from the duplex and other NHA residents.

Connie Kilby, 2451 SE Lake Rd, resident of Town Lake Estates. Ms. Kilby said that while she appreciated the services NHA provided, she was opposed to the zone change with regard to livability; various issues were common when multiple families were in close proximity to each other. Although the area was a mix of single- and multifamily residences, the proposal seemed very high and crammed in density. She did not feel that the applicant had satisfied the approval criteria and she declared her support for Ray Bryan's testimony, a member of the Historic Milwaukie NDA.

Val Hubbard, 10669 SE 21st Ave, felt this proposal did not fit with the concept of downtown Milwaukie that the citizens were striving for. She questioned whether new developers would still be interested in coming into downtown Milwaukie if this type of development was granted.

Ray Bryan, Historic Milwaukie NDA 11416 SE 27th Ave, appreciated Ms. Alligood for her responsiveness and acknowledged NHA's work with those in need. He opposed the application and felt it did not meet the zoning code approval criteria and Type III review was not sufficient. Replacing single-family homes and duplexes with three-story buildings did not fit with the neighborhood. The proposed zone would double the density, parking, and increased office space, with no concept plan proposed and no assessment of the impacts in terms of safety, volume, traffic impacts, capability, etc. The opposition discussion was more about how much low-incoming housing should be located in one area or within one school boundary.

Mr. Bryan referred to the Comprehensive Plan, its policies and goals, and how they applied to the application, and stated that approving the application was in conflict with the Comp Plan because the concept plan for the (Regional) Town Center Master Plan included the NHA campus and proposed different housing densities for it.

Dion Shepard, 2136 SE Lake Rd, believed that NHA could satisfy their goal to provide more affordable housing under the current zone, and felt other areas in need of development in Milwaukie [as identified in the Moving Forward Milwaukie project] would be more appropriate for this proposal. She referred to the conflict between the (Regional) Town Center Master Plan and the Comp Plan. She was concerned about increased neighborhood parking impacts with regard to the high school, the future light rail, and this proposal.

Jean Baker, 2607 SE Monroe St, Historic Milwaukie NDA Chair, noted that the NDA took a vote the previous night to oppose the proposal. She questioned the consistency between the (Regional) Town Center Master Plan and the Comp Plan; did the Town Center Master Plan guide the Comp Plan or vice versa? The Town Center Master Plan directed that the development of the area in question was to remain lower density; three-story buildings next to single-family residences changed the livability and feel of the neighborhood. She noted the NDA was not in opposition to assisting low-income people, it was about ensuring the neighborhood would grow in the proper way.

Chair Batey called for questions from the Commission and staff's response to testimony.

Chair Batey acknowledged the lack of coordination between the Comp Plan and the zoning ordinance was not new and has come up in the past, noting the Comp Plan was decades old and out of date.

Ms. Alligood agreed with the public testimony that the Comp Plan was outdated. Reviewing applications against approval criteria in the Comp Plan could be difficult. Regarding the conflict

between the density ranges in the Comp Plan and the zoning ordinance, she noted that it was an issue that was identified in the Residential Development Standards project but had yet to be resolved.

She assured that when the actual development was proposed, it would go through the review process that would address parking, outdoor space, building size, traffic impact, etc. She reminded the Commission what could be built outright under the existing zone which could include multi-family units, off-street parking, etc. However, office space would be a conditional use.

She explained the Town Center Master Plan was prepared in 1997, and provided an overview of its background and intent. She said it was only partially incorporated into the Comp Plan and zoning ordinance through specific amendments to those documents; the recommendation for the subject site had not been implemented.

Commissioner Barbur noted the concern by the NDA about demolition of existing homes.

Ms. Alligood referred to the Neighborhood section of the Comp Plan that regarded the character and expectation of development in areas per density types, i.e. rehabilitating existing homes; however, for high density areas, the zoning ordinance did not require this except for historic properties.

Commissioner Storm asked about access to arterial roads.

Mr. Egner noted that although 23rd Ave and Willard St were not arterials, they provided direct access to Lake Rd; an arterial street.

Ms. Alligood explained how Chapter 19.700 Public Facilities Requirements was triggered.

Chair Batey called for the applicant's rebuttal.

Mr. Trutt responded to the testimony regarding Subarea 5 of the Town Center Master Plan, and noted the ambiguity about the map in question. The area was designated Commercial/High Density since 1979 in the Comp Plan. He felt that due to this, the R-2 zone did not seem in alignment with the intent of the City.

Mary Dorman, Angelo Planning Group, noted the Comp Plan was the controlling document. The applicant bought the property with the future in mind.

Mr. Trutt referred to the staff report that stated the predominant residential type within a quarter mile of the site was multi-family residential. What NHA was proposing was indeed within the context and character of the immediate neighborhood. He quoted Objective 2 of the Comp Plan and noted that it consistently envisioned having high density housing near downtown and near major transportation. He reminded that three-story buildings were allowed under the current zone. The number of residential units proposed was significantly less than what the maximum allowed was. He referred to the crime maps, noting that there was no clustering of crimes at the proposed site. The most recent data for free and reduced lunch schools indicated that the elementary school closest to the property had the lowest rate, not the 75% rate referred to in the public testimony.

Ms. McLennan thanked the Commission for hearing their proposal and testimony.

Chair Batey asked about staffing.

Ms. McLennan responded that there was currently 30 staff onsite; the goal with expanded office space was to grow some, with a maximum capacity of 45 employees.

Mr. Watts noted a police call log submitted by an audience member would be logged and routed to the Commissioners. He asked for some clarification by the police department of the specifics of the log.

Ms. McLennan responded that it should be clarified if that was a call response log rather than a crime log; on occasion, NHA had called the police department for support when they need to ask residents to leave the shelter and were not indicative a crime.

Mr. Egner felt that some time to analyze and answer some questions raised would be beneficial in terms of whether to close public testimony or not.

Chair Batey closed public testimony.

It was moved by Commissioner Storm and seconded by Commissioner Parks to continue the public hearing for ZA-13-02 for NW Housing Alternatives Zone Change at 2316 SE Willard St to a date certain of March 25, 2014. Written testimony would be accepted until March 18, 2014. The motion passed unanimously.

6.0 Worksession Items

7.0 Planning Department Other Business/Updates

Mr. Egner reminded the Commission about the joint session with City Council for the Commission's work program, scheduled for the following Tuesday, March 18, 2014.

8.0 Planning Commission Discussion Items

9.0 Forecast for Future Meetings:

- | | |
|----------------|--|
| March 25, 2014 | 1. Public Hearing: ZA-13-02 Northwest Housing Alternatives 2316 SE Willard St <i>continued tentative</i> |
| | 2. Public Hearing: CSU-13-15 Milwaukie High School Indoor Practice Facility |
| | 3. Worksession: Officer Elections |
| April 8, 2014 | 1. TBD |

Meeting adjourned at approximately 10:18 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II

Sine Bone, Chair

DRAFT



AGENDA

MILWAUKIE PLANNING COMMISSION Tuesday, March 25, 2014, 6:30 PM

MILWAUKIE CITY HALL
10722 SE MAIN STREET

- 1.0 Call to Order - Procedural Matters**
- 2.0 Planning Commission Minutes** – Motion Needed
 - 2.1 February 11, 2014 PC/DLC Joint Session
- 3.0 Information Items**
- 4.0 Audience Participation** – This is an opportunity for the public to comment on any item not on the agenda
- 5.0 Public Hearings** – Public hearings will follow the procedure listed on reverse
 - 5.1 Summary: NW Housing Alternatives Zone Change *continued from March 11, 2014*
Applicant/Owner: Angelo Planning Group/Northwest Housing Alternatives
Address: 2316 SE Willard St
File: ZA-13-02
Staff: Li Alligood
 - 5.2 Summary: Milwaukie High School Indoor Practice Facility
Applicant/Owner: HHPR / North Clackamas School District
Address: SE 28th Ave & SE Lake Rd
File: CSU-13-15, VR-14-01
Staff: Brett Kelper
- 6.0 Worksession Items**
 - 6.1 Summary: Officer Elections
Staff: Denny Egner
- 7.0 Planning Department Other Business/Updates**
- 8.0 Planning Commission Discussion Items** – This is an opportunity for comment or discussion for items not on the agenda.
- 9.0 Forecast for Future Meetings:**
 - April 8, 2014 1. Public Hearing: ZA-14-01 Mural Code Amendments *continued from 3/11/14*
 - April 22, 2014 1. TBD

Milwaukie Planning Commission Statement

The Planning Commission serves as an advisory body to, and a resource for, the City Council in land use matters. In this capacity, the mission of the Planning Commission is to articulate the Community's values and commitment to socially and environmentally responsible uses of its resources as reflected in the Comprehensive Plan

1. **PROCEDURAL MATTERS.** If you wish to speak at this meeting, please fill out a yellow card and give to planning staff. Please turn off all personal communication devices during meeting. For background information on agenda items, call the Planning Department at 503-786-7600 or email planning@ci.milwaukie.or.us. Thank You.
2. **PLANNING COMMISSION MINUTES.** Approved PC Minutes can be found on the City website at www.cityofmilwaukie.org
3. **CITY COUNCIL MINUTES** City Council Minutes can be found on the City website at www.cityofmilwaukie.org
4. **FORECAST FOR FUTURE MEETING.** These items are tentatively scheduled, but may be rescheduled prior to the meeting date. Please contact staff with any questions you may have.
5. **TIME LIMIT POLICY.** The Commission intends to end each meeting by 10:00pm. The Planning Commission will pause discussion of agenda items at 9:45pm to discuss whether to continue the agenda item to a future date or finish the agenda item.

Public Hearing Procedure

Those who wish to testify should come to the front podium, state his or her name and address for the record, and remain at the podium until the Chairperson has asked if there are any questions from the Commissioners.

1. **STAFF REPORT.** Each hearing starts with a brief review of the staff report by staff. The report lists the criteria for the land use action being considered, as well as a recommended decision with reasons for that recommendation.
2. **CORRESPONDENCE.** Staff will report any verbal or written correspondence that has been received since the Commission was presented with its meeting packet.
3. **APPLICANT'S PRESENTATION.**
4. **PUBLIC TESTIMONY IN SUPPORT.** Testimony from those in favor of the application.
5. **NEUTRAL PUBLIC TESTIMONY.** Comments or questions from interested persons who are neither in favor of nor opposed to the application.
6. **PUBLIC TESTIMONY IN OPPOSITION.** Testimony from those in opposition to the application.
7. **QUESTIONS FROM COMMISSIONERS.** The commission will have the opportunity to ask for clarification from staff, the applicant, or those who have already testified.
8. **REBUTTAL TESTIMONY FROM APPLICANT.** After all public testimony, the commission will take rebuttal testimony from the applicant.
9. **CLOSING OF PUBLIC HEARING.** The Chairperson will close the public portion of the hearing. The Commission will then enter into deliberation. From this point in the hearing the Commission will not receive any additional testimony from the audience, but may ask questions of anyone who has testified.
10. **COMMISSION DISCUSSION AND ACTION.** It is the Commission's intention to make a decision this evening on each issue on the agenda. Planning Commission decisions may be appealed to the City Council. If you wish to appeal a decision, please contact the Planning Department for information on the procedures and fees involved.
11. **MEETING CONTINUANCE.** Prior to the close of the first public hearing, *any person* may request an opportunity to present additional information at another time. If there is such a request, the Planning Commission will either continue the public hearing to a date certain, or leave the record open for at least seven days for additional written evidence, argument, or testimony. The Planning Commission may ask the applicant to consider granting an extension of the 120-day time period for making a decision if a delay in making a decision could impact the ability of the City to take final action on the application, including resolution of all local appeals.

The City of Milwaukie will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the meeting.

Milwaukie Planning Commission:

Lisa Batey, Chair
Scott Barbur
Sine Bone
Shaun Lowcock
Wilda Parks
Gabe Storm

Planning Department Staff:

Denny Egner, Planning Director
Li Alligood, Associate Planner
Brett Kelver, Associate Planner
Vera Kolias, Associate Planner
Alicia Martin, Administrative Specialist II



Memorandum

To: Milwaukie Planning Commission

From: Li Alligood, Associate Planner

Date: March 20, 2014 for March 25, 2014 Public Hearing

Re: Supplemental Materials for March 25, 2014, Planning Commission Hearing on file ZA-13-02 Northwest Housing Alternatives/McAlister

The supplemental meeting materials for the March 25, 2014, Planning Commission hearing on ZA-13-02 Northwest Housing Alternatives zoning map amendment are enclosed. These materials include:

- Additional applicant materials, dated March 18, 2014 (Attachment 1)
- Written comments dated March 18, 2014 (Attachment 2)
- Memo from DKS Associates clarifying the evaluation of the impact of the requested zone change on the transportation system, dated March 19, 2014 (Attachment 3)

Alligood, Li

From: Jonathan Trutt <Trutt@NWHousing.org>
Sent: Tuesday, March 18, 2014 4:57 PM
To: Alligood, Li
Cc: Martha McLennan
Subject: Additional materials for the record

Li,

While the record is still open, I'd like to make the following points regarding the different R-1-B densities in the Comprehensive Plan and Zoning Ordinance:

- The different minimum and maximum densities associated with the R-1-B zone in the Comprehensive Plan and the Zoning Ordinance do not necessarily indicate a conflict.

The reason is that these documents serve different purposes. The zoning ordinance is designed to govern exactly what happens on specific parcels as they develop or are redeveloped. By contrast, the Comprehensive Plan is intended to provide an overall roadmap for future development. It is also, in large part, designed to ensure compliance with Oregon's Statewide Planning Goals and Guidelines #10 (Housing), which is designed to "encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location."

This need to plan for Milwaukie's future housing needs explains why the densities per acre named in its Chapter 4 of the Comprehensive Plan make across the board assumptions, based on parcel size, about how much right of way will need to be dedicated. The residential densities named in the Comprehensive Plan are intended to show that, based on the land use designations in the Comprehensive Plan, the entire City is in overall compliance with Statewide Planning Goal 10. They are not intended to specifically control exactly what happens on each parcel. (If they were, every parcel over an acre would have to dedicate 20% of its square footage to right of way dedication.)

- The Comprehensive Plan is a policy statement adopted and amended by ordinance, not an implementing regulation. It is Milwaukie's zoning regulations that implement the Comprehensive Plan's policy, and Section 19.106 of its zoning code states, "Where this title imposes greater restrictions than those imposed or required by other rules, regulations or ordinances, the provisions of this title shall control." This statement is in accordance with the general legal principle that, if a conflict exists between a more general and specific document, the terms of the more specific document prevail. See *Tri-River Investment Co. v. Clatsop County*, 37 Or LUBA 195, 206 (1999), *aff'd* 165 Or App 315, 995 P2d 598 (2000); see also ORS 174.020(2) ("when a general and particular provision are inconsistent, the latter is paramount to the former so that a particular intent controls a general intent that is inconsistent with the particular intent").
- The argument advanced by the Historic Milwaukie Neighborhood, i.e. that the Comprehensive Plan density / acre numbers should govern, would effectively treat different R-1-B parcels differently. For those parcels already zoned R-1-B, in which development can proceed without any look back to the Comprehensive Plan, a property owner can develop according to the density standards in the zoning

code. By contrast, in the case of a proposed rezoning, a property owner is subject to the different numbers in the Comprehensive Plan. Section 19.106 of the Milwaukie Municipal Code (MMC) was enacted precisely to avoid this sort of disparate treatment of similarly-zoned parcels. The Planning Commission should therefore consider MMC Section 19.106 when making its determination.

Jonathan Trutt
Housing Director
Northwest Housing Alternatives
503-654-1007 x 110

Alligood, Li

From: Connie <kilbys@eoni.com>
Sent: Tuesday, March 18, 2014 3:41 PM
To: Alligood, Li
Subject: TESTIMONY for NWA Zoning Change Proposal
Attachments: Townlake Estates 2014 025.jpg; Townlake Estates 2014 026.jpg; Townlake Estates 2014 023.jpg; Townlake Estates 2014 024.jpg

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Hi again Li,

Sorry, one last item to add... Promise I'll leave you alone now! ;-)

TO: MILWAUKIE PLANNING COMMISSION

FROM: CONNIE KILBY, RESIDENT
2451 SE Lake Road
Townlake Estates
Milwaukie, OR

RE: ADDITIONAL PHOTOS OF NEIGHBORING RESIDENCES AT TOWNLAKE ESTATES AND PARKING SITUATION

Thank you for taking time to view these photos and read the narrative. I appreciate your consideration. I overlooked one of our residents' home in my photo "gallery" showing the impact of a zone/density change on our adjoining properties. The first two pictures are of that condominium and show views of the property just behind us where NWHP is located. I include it to give another perspective of the current skyline of the neighborhood in addition to the previous pictures I sent. These views are looking over our fence line directly to the rear boundary of NWA's properties where they propose to build their new facilities. Our location is where the large 3-story apartment complex is slated to be built with only a 5 foot setback requirement.

The last 2 pictures are of some high school students who frequently use the Willard Road location of our parking area to hang out. They have been considerate most of the time and after many requests have stopped parking in our designated areas. There is an occasional "slip up" and they need reminding at times. Today these young women were taking their lunch break and smoking in our parking area. From the courtyard where I was standing, I was able to smell the cigarette smoke. This is not an unusual occurrence. The cigarette butts have been an ongoing issue as has been reported in other testimony.

Thank you again for your time and patience in this matter.

Sincerely,

Connie Kilby



March 18, 2014

RECEIVED
MAR 18 2014
CITY OF MILWAUKIE
PLANNING DEPARTMENT

TO: CITY OF MILWAUKIE PLANNING COMMISSION
FROM: RESIDENTS TOWLAKE ESTATES
Milwaukie, Oregon
RE: PETITION IN OPPOSITION TO PROPOSED ZONING CHANGE SUBMITTED
BY NW HOUSING AUTHORITY

We the undersigned residents of Townlake Estates located in the 2400 block of SE Lake Road in Milwaukie, Oregon would like to go on record in opposition to the proposed zoning change requested by NW Housing Authority.

We feel the petitioners have not met the required criteria for such a zoning change. Previous public testimony has discussed these issues in more detail and we defer to those arguments rather than repeat what is already on record:

- Criteria 1.a Site location and character of the area
- Criteria 1.b Predominant land use pattern and density of the area
- Criteria 5 Traffic capacity issues

Respectfully Submitted,

Bill Gentle 2431 SE Lake Rd. Bill Gentle

Bonnie Matteson 2453 SE Lake Rd Bonnie Matteson

Leona Myforkston 2455 SE Lake Rd. Leona Myforkston

IRENE KASLIN 2447 SE LAKE RD Irene Kaslin

ANN CALAME 2493 Lake Rd Ann Calam

Janice Hillier 2427 SE Lake Rd Janice Hillier

Philip G James 2433 SE Lake Rd Philip G James

Mary Lepisto 2437 SE LAKE RD. Mary Lepisto

SHARLEEN BLADOCK 2445 SE Lake Rd Sharley Bladock

Connie Kilby 2451 SE Lake Rd. Connie Kilby

Please note: There are 15 units at Townlake Estates (1 & 2 bedroom) each with private back patios. One unit is currently vacant. Four residents were at work or out of town at time of petition. Thank you.

Alligood, Li

From: Chris Maciejewski <csm@dksassociates.com>
Sent: Wednesday, March 19, 2014 1:54 PM
To: Alligood, Li
Cc: Egner, Dennis; Ray Delahanty (rjd@dksassociates.com)
Subject: Re: FW: Land use review for potential zone change application -- 2316 SE Willard Street

Li -

As we discussed this afternoon, here is some clarification on the review of the travel model data used for the TSP and how it relates to the proposed rezoning:

As described in the information we provided previously, the City's TSP that was in effect in December 2013 (the 2030 TSP adopted in 2007) accounted for significant growth in TAZ 6271, which is the area north of Lake Road, south of Washington Street, west of 28th Avenue, and east of the rail line. The growth forecast at that time accounted for an increase of 10 homes, 4 retail employees, and 205 non-retail employees. As this TAZ is largely covered by the high school, this growth increment represents significant growth for other properties. While the actual mix of land uses that could develop within the proposed R-1-B zoning varies (i.e., it could be a higher portion of residential use and less employment), what was estimated for the TSP does appear to account for increased motor vehicle activity due to higher land-use intensity in the area. As development occurs in the area and more is learned about what the market supports, future TSP update land use forecasts may vary the mix of uses projected in this area.

Please let us know if you have any additional questions.

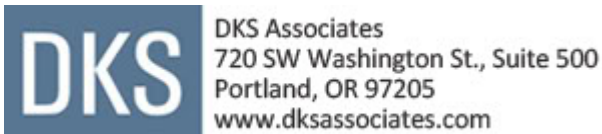
Thanks,

Chris

--

Chris Maciejewski, P.E., PTOE | Principal

Ph: [503.243.3500](tel:503.243.3500) | Direct: [503.972.1213](tel:503.972.1213) | Mobile: [503.916.9610](tel:503.916.9610) | Email: csm@dksassociates.com



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ZA-13-02

Zoning Map Amendment

Milwaukie Planning Commission

Li Alligood, Associate Planner

March 25, 2015

Background

- First hearing held on March 11, 2014
- Public testimony held open until 5:00pm on March 18, 2014
- 10 comments received between March 11 and 18
 - 3 from Jean Baker, Historic Milwaukie NDA
 - 7 from Historic Milwaukie NDA residents
 - Ray Bryan
 - Connie Kilby (x4)
 - Michael Park
 - Town Lake Estates residents
- Additional information from the applicant



Revisions since 3/11 Hearing

- Revisions to recommended Findings
 - MMC 19.700 Public Facility Improvements is not applicable
 - Revisions to description of relationship between density standards of the Comprehensive Plan and Zoning Ordinance



Community Concerns

- Role of the Comprehensive Plan and its ancillary documents, specifically the Town Center Master Plan
- Discord between residential density ranges in the Comprehensive Plan and Zoning Ordinance
- Comprehensive Plan Policies in High Density areas
- Area of analysis for “surrounding area”
- Permitted development and uses in the requested R-1-B zone
- Parking and traffic impacts of a zone change
- Crime rates
- Post-approval development requirements



Comp Plan & Ancillary Documents

- **Issue:** The proposed zoning map amendment complies with the Comprehensive Plan text and map, but not with the TCMP proposed land use designations for this section of Subarea 5
- **Question:** Should the policies of ancillary documents, such as the Town Center Master Plan, be considered when reviewing a zone change?



Comp Plan & Ancillary Documents

- Ancillary documents are implemented by the following process:
 - Step 1: Adoption as ancillary document to the Comprehensive Plan
 - Step 2: Amendments to Comprehensive Plan text and/or map(s)
 - Step 3: Amendments to the Zoning Ordinance
- Adoption does not, in itself, implement the ancillary document



Comp Plan & Ancillary Documents

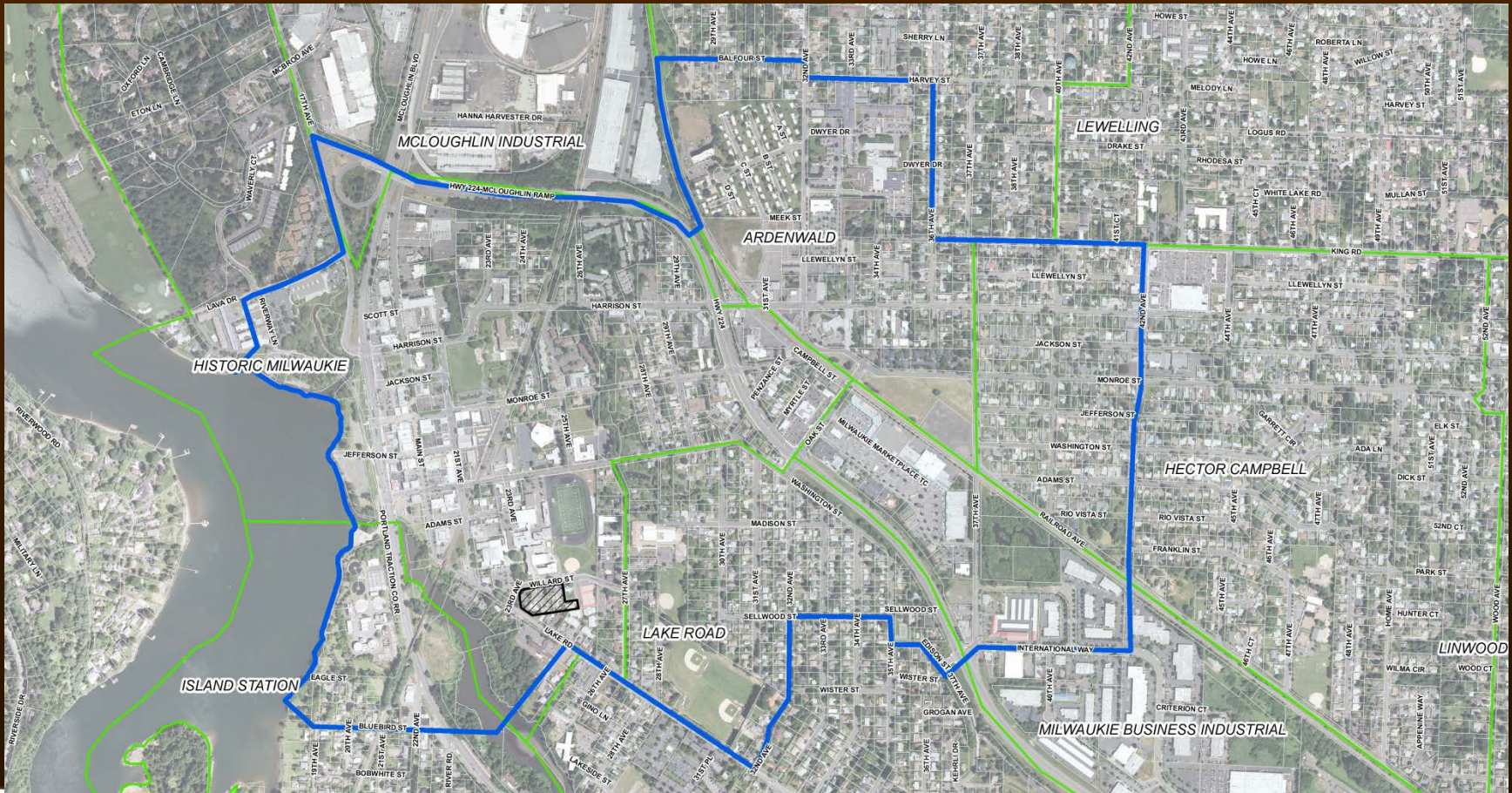
Town Center Master Plan

- Milwaukie designated Metro 2040 “Town Center” in 1994
- Town Center Master Plan adopted 1997
- Includes 6 Subareas
- The subject site is located in Subarea 5



Comp Plan & Ancillary Documents

Town Center Master Plan



Comp Plan & Ancillary Documents

Town Center Master Plan

- The Town Center Master Plan is a policy document
 - “The following policies are derived in part from policies recommended in the Town Center Master Plan and the Downtown and Riverfront Land Use Framework Plan.”

(Chapter 4, Economic Base and Industrial/Commercial Land Use Element, Objective #12 –Town Center)



Comp Plan & Ancillary Documents

Town Center Master Plan

- Specific policies of the Town Center Master Plan are incorporated by reference:
 - “The Town Center Master Plan and the Downtown and Riverfront Land Use Framework Plan provide the most current Council direction for the future of downtown Milwaukie [the downtown zones] and the Milwaukie riverfront.”



Comp Plan & Ancillary Documents

Town Center Master Plan

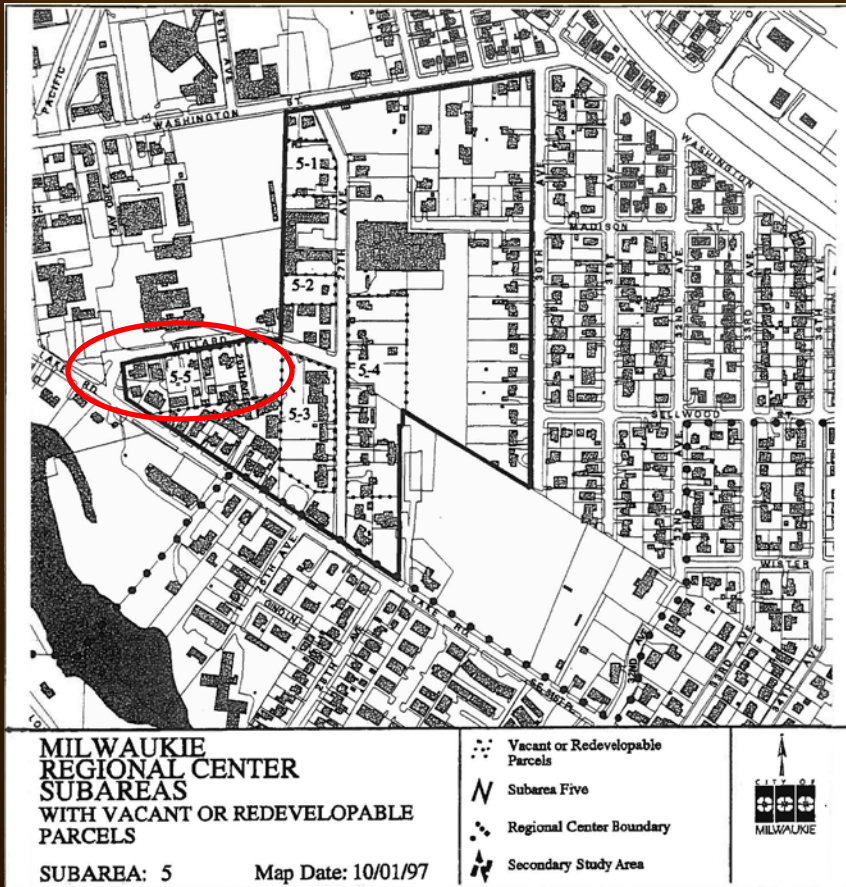


Figure 35: Subarea 5 Redevelopment Sites

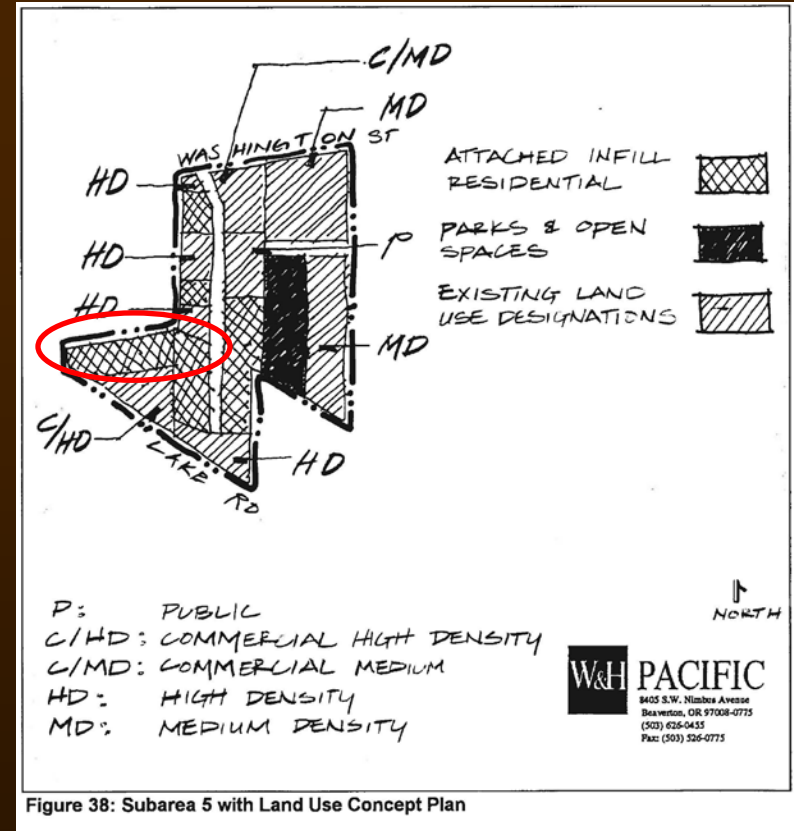


Figure 38: Subarea 5 with Land Use Concept Plan

Table 19: Land Use Concept for Subarea 5

Land Use Type	Uses and Densities	Subareas With Land Use Type
Attached Infill Residential	Duplexes, triplexes, and row houses at 12 dwelling units per net acre	Subarea 5



Comp Plan & Ancillary Documents

Town Center Master Plan

- Comprehensive Plan text and map were amended to implement some recommendations:
 - Town Center TC land use designation
 - Associated density ranges
 - References to the Town Center
- Recommended Land Use Designation for Subarea 5 (and many other recommendations) not adopted



Comp Plan & Ancillary Documents

Town Center Master Plan

- **Conclusion:** Town Center Master Plan policies for Subarea 5 were not adopted and are not applicable



Residential Density Ranges

- **Issue:** The density ranges of the Comprehensive Plan and Zoning Ordinance for the R-1 and R-1-B zones appear to conflict.
- **Question:** Is this an actual conflict?



Residential Density Ranges

- Comp Plan and Zoning Ordinance density ranges adopted at the same Council hearing as part of the same amendment package
- Intended to implement the same policies



Residential Density Ranges

- Comprehensive Plan: Net density range
 - Demonstrates ability to provide dwelling units required by Goal 10
 - Reduces gross area by 15-25% based on lot size
- Zoning Ordinance: Gross density range
 - The number of dwelling units allowed based only on minimum lot size
 - Does not include dedications for public ROW or other area reductions



Residential Density Ranges

Comp Plan Designation	Comp Plan Density Range	Implementing Zone(s)	Zoning Density Range
Low Density	Up to 6.2 du/ac	R-10	3.5 – 4.4 du/ac
		R-7	5.0 – 6.2 du/ac
Moderate Density	6.3 to 8.7 du/ac	R-5	7.0-8.7 du/ac
Medium Density	8.8 to 21.1 du/ac	R-3	11.6 to 14.5 du/ac
		R-2.5	11.6 to 17.5 du
		R-2	11.6 to 17.4 du/ac
High Density and Mixed Use	21.2 to 24.0 du/ac	R-1	25 to 32 du/ac
		R-1-B	25 to 32 du/ac
Regional/Town Center	25 to 50 du/ac	R-O-C	25 to 32 du/ac

Zone	Min. Att. Lot Size (sf)	Gross Density Range (du/ac)	Zoning Ord. Density (du/ac)	15% Reduction (du/ac)	25% Reduction (du/ac)	Comp Plan Density (du/ac)
R-1	1,400	27.5 – 31.1	25 – 32	24	20.1	21.2 - 24.0
R-1-B						

Zone	Min. Att. Lot Size (sf)	Zoning Ord. Density (du/ac)	15% Reduction (du/ac)	25% Reduction (du/ac)	Comp Plan Net Density Range (du/ac)
R-1	1,400	25 – 32	24	21.25	21.2 - 24.0
R-1-B					



Residential Density Ranges

Comp Plan Designation	Comp Plan Density Range	Implementing Zone(s)	Zoning Density Range
Low Density	Up to 6.2 du/ac	R-10	3.5 – 4.4 du/ac
		R-7	5.0 – 6.2 du/ac
Moderate Density	6.3 to 8.7 du/ac	R-5	7.0-8.7 du/ac
Medium Density	8.8 to 21.1 du/ac	R-3	11.6 to 14.5 du/ac
		R-2.5	11.6 to 17.5 du
		R-2	11.6 to 17.4 du/ac
High Density and Mixed Use	21.2 to 24.0 du/ac	R-1	25 to 32 du/ac
		R-1-B	25 to 32 du/ac
Regional/Town Center	25 to 50 du/ac	R-O-C	25 to 32 du/ac

Zone	Min. Att. Lot Size (sf)	Gross Density Range (du/ac)	Zoning Ord. Density (du/ac)	15% Reduction (du/ac)	25% Reduction (du/ac)	Comp Plan Density (du/ac)
R-1	1,400	27.5 – 31.1	25 – 32	24	20.1	21.2 - 24.0
R-1-B						

Zone	Min. Att. Lot Size (sf)	Zoning Ord. Density (du/ac)	15% Reduction (du/ac)	25% Reduction (du/ac)	Comp Plan Net Density Range (du/ac)
R-1	1,400	25 – 32	24	21.25	21.2 - 24.0
R-1-B					



Residential Density Ranges

- **Conclusion:** There is not an actual conflict between the Comprehensive Plan and Zoning Ordinance density ranges



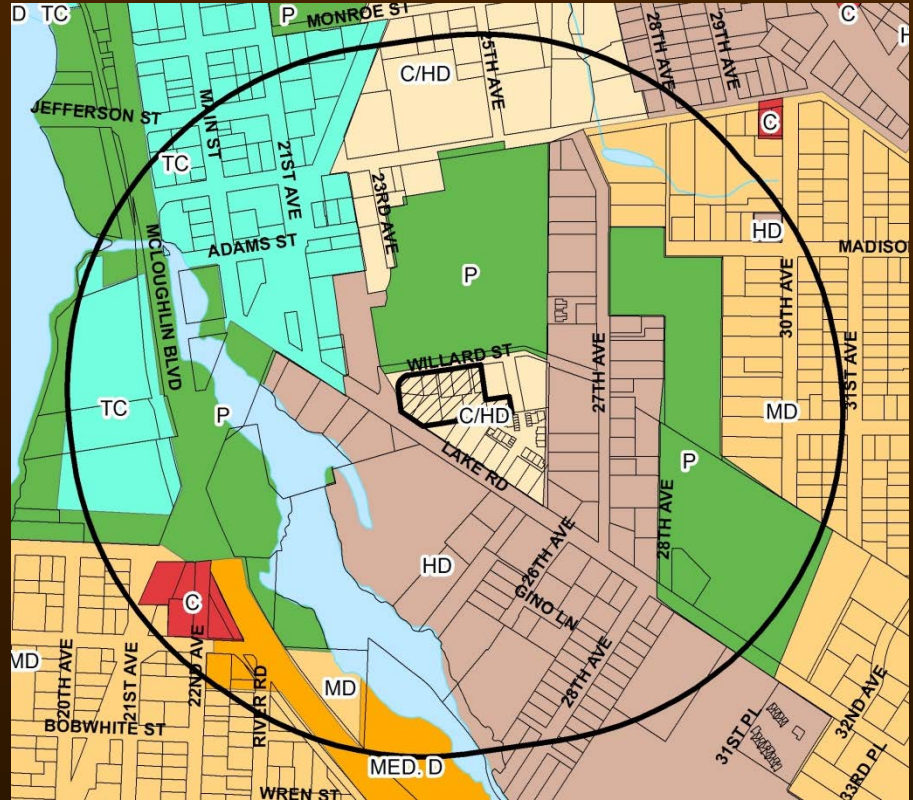
Policies in High Density areas

- **Issue:** High Density and Mixed-Use land use designations assume redevelopment of existing sites.
- **Question:** What does this mean for the Town Center area?



Policies in High Density areas

- Site is designated Commercial/High Density (C/HD) Mixed Use
- Surrounding areas designated High Density HD and Town Center TC



Policies in High Density areas

- Comp Plan policies in place since 1979 assume redevelopment of High Density and Mixed Use areas
- Policies for sites designated Mixed Use:
 - Range of residential, commercial, and office uses
 - Clearance and new construction; primarily multifamily residential development



Policies in High Density areas

- Evaluation of these policies should be part of a community-wide conversation during Comprehensive Plan update
- For the time being, these are the adopted policies for the area



Policies in High Density areas

- **Conclusion:** The proposal complies with the policies of the Comprehensive Plan for development in HD and C/HD areas



Area of Analysis

- **Issue:** Approval criterion #1 references the “surrounding area,” but does not provide guidance about what the “surrounding area” is.
- **Question:** What is the area of analysis when considering compatibility?

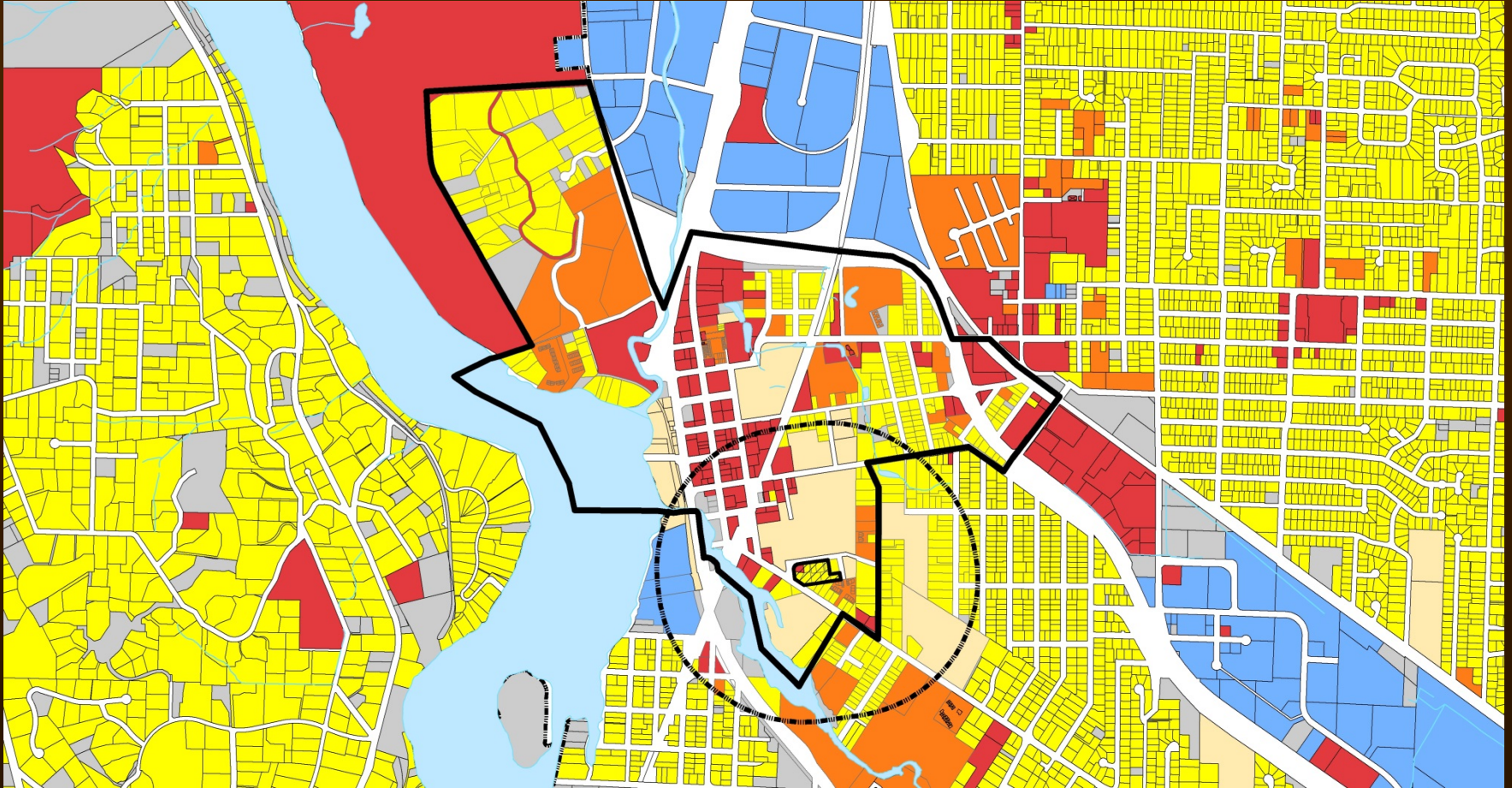


Area of Analysis

- Area of analysis could be:
 - The lots immediately surrounding the site
 - The area within a certain distance
 - The entire neighborhood



Area of Analysis



Area of Analysis

- **Conclusion:** The outcome doesn't change much depending on area of analysis.



Permitted Development and Uses

- **Issue:**

- R-1-B Zone permits office uses outright; R-2 Zone permits them as conditional uses.
- Both zones permit 3 story buildings.

- **Question:**

- What are the key differences between uses and development permitted in the R-2 and R-1-B zones?



Permitted Development and Uses

Standard	R-2 (Existing)	R-1-B (Requested)
Permitted Uses	Multifamily residential	Multifamily residential, Office
Conditional Uses	Office	
Community Service Uses	Temporary Shelter	Temporary Shelter
Min. Lot Size	5,000 / 2,500	5,000 / 1,400
Min. Lot Dimensions	50 x 80 / 25 x 80	50 x 80 / 20 x 70
Min. Setbacks	15 ft front/rear, 5 ft side	15 ft front/rear, 5 ft side
Max. Height	3 stories/45 ft	3 stories/45 ft
Max. Lot Coverage	45%	50%
Min. Density	11.6	25
Max. Density	17.4	32
Max. Dwelling Units	30 / 29	55 / 51



Permitted Development and Uses

- “Professional and administrative office” means professional, executive, management, or administrative offices of firms or organizations. Typical uses include offices for professionals such as physicians, dentists, lawyers, architects, engineers, artists, musicians, designers, teachers, accountants, or others who through training are qualified to perform services of a professional nature, and where no storage or sale of merchandise exists.
- “Personal/business services” means the provision of services to individuals or businesses. Typical uses include laundromats/dry cleaners, tanning salons, barbers, beauty salons, shoe repair, copy centers, secretarial services, and blueprint services.
- Personal/business services are not allowed in either zone as a conditional or outright permitted use



Permitted Development and Uses

- In either zone:
 - Buildings up to 3 stories/45 ft
 - Front/rear yard setbacks of 15 ft
 - Side yard setbacks of 5 ft
- Zone change does not affect the allowed height or location of new buildings
- Key differences are in office uses and residential density



Parking & Traffic Impacts

- **Issue:** Community concerns about increased traffic as a result of a zone change.
- **Question:** How will increased traffic be mitigated?



Parking & Traffic Impacts

- State Transportation Planning Rule (TPR):
 - TIS not required if zone change complies with Comprehensive Plan and the City's adopted TSP
 - R-1-B Zone implements Comp Plan land use designation of C/HD
 - TSP accounts for significant increases in trips from this transportation analysis zone (TAZ)
- No TIS required



Parking & Traffic Impacts

- At the time of zone change:
 - No traffic generation triggered by the zone change itself
- At the time of development or redevelopment:
 - TIS required
 - Mitigation of any traffic impacts
 - Parking to be provided on site



Crime Rates

- **Issue:** Crime statistics for the site as related to surrounding areas were provided as evidence.
- **Question:** Can crime statistics be considered?



Crime Rates

- Does not appear to apply to any criteria for the zone change
- Possible exception: compatibility
- Subject site has similar/lower rates than the surrounding areas
- Does not appear that a finding of denial could be made on this point



Development Standards

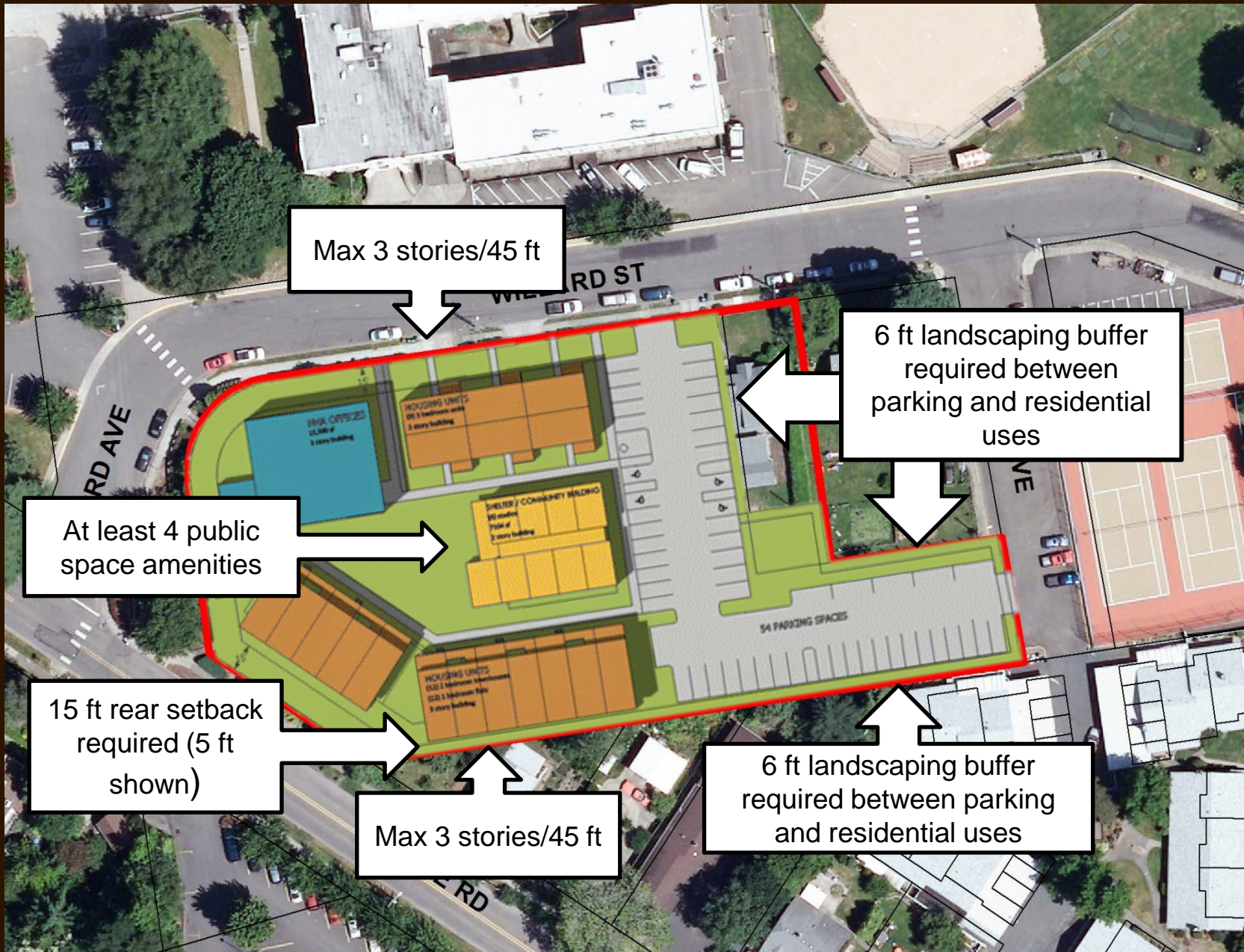
- **Issue:** Concerns about what new development would look like and how it would function if zone change is approved.
- **Question:** What site development and design standards apply to new multifamily and office development?



Development Standards

- Multifamily residential development and design standards were adopted by City Council in 2013
- These standards are intended to achieve the principles of:
 - Livability
 - Compatibility
 - Safety and Functionality
 - Sustainability
- Reviewed at the time of building permit submittal





Max 3 stories/45 ft

6 ft landscaping buffer required between parking and residential uses

At least 4 public space amenities

15 ft rear setback required (5 ft shown)

Max 3 stories/45 ft

6 ft landscaping buffer required between parking and residential uses

Analysis

- City policies were adopted by City Council with recommendations for the Planning Commission and significant public input
- The current Planning Commission and neighbors may not agree with the policies, but this not the forum to change them.
- Based on the analysis, the application meets the approval criteria of MMC 19.902.6



Summary & Recommendation

- **Conclusion:** The R-1-B Zone is most appropriate for this location
- Future development of the site will require additional review and analysis
- Staff recommends approval of the zoning map amendment and Findings of Approval.



Decision Options

1. Approve the application.
2. Approve the application with modified Findings of Approval. Modified Findings must be read into the record.
3. Deny the application and draft Findings of Denial. Modified Findings must be read into the record.
4. Continue the hearing. This would require the applicant to waive the 120-day decision period.



MMC 19.902.6 Zoning Map Amendments

B. Approval Criteria

1. The proposed amendment is compatible with the surrounding area based on the following factors:
 - a. Site location and character of the area.
 - b. Predominant land use pattern and density of the area.
 - c. Expected changes in the development pattern for the area.
2. The need is demonstrated for uses allowed by the proposed amendment.
3. The availability is shown of suitable alternative areas with the same or similar zoning designation.
4. *The subject property and adjacent properties presently have adequate public transportation facilities, public utilities, and services to support the use(s) allowed by the proposed amendment, or such facilities, utilities, and services are proposed or required as a condition of approval for the proposed amendment. (Reviewed by the Engineering Director)*
5. *The proposed amendment is consistent with the functional classification, capacity, and level of service of the transportation system. A transportation impact study may be required subject to the provisions of Chapter 19.700. (Reviewed by City's traffic engineer)*
6. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan, including the Land Use Map.
7. *The proposed amendment is consistent with the Metro Urban Growth Management Functional Plan and relevant regional policies. (Reviewed by Metro staff for consistency)*
8. *The proposed amendment is consistent with relevant State statutes and administrative rules, including the Statewide Planning Goals and Transportation Planning Rule. (Reviewed by DLCD staff for consistency)*

**CITY OF MILWAUKIE
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, March 25, 2014
6:30 PM**

COMMISSIONERS PRESENT

Lisa Batey, Chair
Scott Barbur
Sine Bone
Shaun Lowcock
Wilda Parks
Gabe Storm

STAFF PRESENT

Denny Egner, Planning Director
Li Alligood, Associate Planner
Brett Kelper, Associate Planner
Peter Watts, City Attorney

1.0 Call to Order – Procedural Matters*

Chair Batey called the meeting to order at 6:30 p.m. and read the conduct of meeting format into the record.

Note: The information presented constitutes summarized minutes only. The meeting video is available by clicking the Video link at <http://www.ci.milwaukie.or.us/meetings>.

2.0 Planning Commission Minutes

2.1 February 11, 2014

It was moved by Commissioner Parks and seconded by Commissioner Strom to approve the February 11, 2014, Planning Commission minutes. The motion passed unanimously.

3.0 Information Items

There were no information items.

4.0 Audience Participation –This is an opportunity for the public to comment on any item not on the agenda. There was none.

5.0 Public Hearings

5.1 Summary: Northwest Housing Alternatives Zone Change *continued from 3/11/14*
Applicant/Owner: Angelo Planning Group/Northwest Housing Alternatives
Address: 2316 SE Willard St
File: ZA-13-02
Staff: Li Alligood

Chair Batey called the hearing to order and read the conduct of continued quasi-judicial hearing format into the record. She noted the record was left open to accept additional written testimony and materials prior to 5 p.m. on March 18, 2014.

Li Alligood, Associate Planner, presented the staff report via PowerPoint. She noted the background of the application and the additional comments and information from the applicant received. She reviewed the revisions to the recommended Findings.

She gave an overview of the responses to community concerns raised at the March 11, 2014, public hearing:

- The relationship between the Comprehensive Plan and ancillary documents, specifically the Town Center Master Plan.
 - She described the implementation process for ancillary documents, noting that adoption of the ancillary document did not, in itself, implement the ancillary document: there needed to be additional steps, including amendments to the Comprehensive Plan and Zoning Ordinance, for the document to implement policy and regulation.
 - Regarding the Town Center Master Plan, she explained the background and the subareas; the subject area was in Subarea 5. It was a policy document and some policies were incorporated by reference and some by amendments; however, the specific policy and recommendation for Subarea 5 were not adopted and were not applicable to this application.
- The apparent conflict of density ranges between the Comprehensive Plan and the Zoning Ordinance for R-1 and R-1-B zones.
 - The density ranges for both documents were adopted within the same amendment package and were intended to implement the same policies.
 - She clarified the difference was based on the Comprehensive Plan's "net" density range versus the Zoning Ordinance's "gross" density range, and explained those implications. She noted this was detailed in Attachment 3 of the staff report, and in conclusion, there was no actual conflict found between the density ranges.
- The land use designations assumed redevelopment of existing sites:
 - She reviewed the policies in place for High Density and Mixed Use areas, and acknowledged the concern regarding the policy of clearance of existing sites. However, the only prevention of that in place was for registered historic properties.
 - Evaluation of these policies should be a part of a bigger Comprehensive Plan update; for now, these were the policies in place.
- Compatibility with the surrounding area as a criteria, but what constituted 'surrounding area' was unclear;
 - She gave the examples of possible areas of analysis, but noted that in this case the different options of areas did not change the outcome; all 'areas' were a mix of density and uses.
- The permitted development and uses under the current zone versus the proposed zone:
 - The key difference between the R-2 and the R-1-B zones was office use, which was a conditional use under R-2 and allowed outright under R-1-B. Though density was higher in the R-1-B zone, allowance of three-story buildings and setbacks were the same.
 - Although there was concern about the types of office uses that would be allowed, she clarified that the code distinguished between office uses, assumed to draw little traffic, and personal/business services which were not allowed under the current or proposed zones.
- Increased traffic as a result of increased density.
 - She explained that a traffic impact study (TIS) would not be required as the proposed zone complied with the Comprehensive Plan and Transportation System Plan (TSP). She referred to the clarification memo included as Attachment 3 to the March 20, 2014, supplemental packet.

- The zone change itself did not increase traffic; however, a TIS would be triggered at the time of proposed development.
- Response to crime rates of the surrounding area provided as evidence with a question of if crime statistics could be used as an approval criterion.
 - Information provided by the Milwaukie Police Chief and the applicant that was included as Attachment 4 to the staff report clarified that not all police activity on or around the site was a result of criminal activity.
 - To make a finding of denial including crime as a criterion would require proof that the subject area was had a different crime rate than the surrounding areas, which would be difficult.
- What controls and regulations were in place to ensure appropriate oversight of the future development?
 - She noted the multifamily residential development and design standards in place that would consider livability, compatibility, safety, functionality, and sustainability. These standards were reviewed at the time of development.
 - She gave examples of some standards that could apply to the applicant's rough site plan with regard to open space, landscaping, parking, setbacks, etc. There were dozens of requirements for multifamily residential development.

Ms. Alligood summarized the analysis of the concerns raised that City policies were adopted through a process. Although there may be disagreement about the policies, staff believed the application met the approval criteria. Staff recommended approval of the zoning map amendment and Findings of Approval, and she reviewed the decision options.

Commissioner Barbur asked about the adoption process of policies and ancillary documents referred to in the presentation.

Ms. Alligood responded that although there was not a formalized process, there was an historic practice, and she described different possible scenarios for ancillary documents, Comprehensive Plan and zoning amendments, etc. The adoption of the ancillary documents in itself did not implement the policies in the document. The Town Center Master Plan was only recommendations.

Dennis Egner, Planning Director, clarified that the Town Center Master Plan was more advisory with recommendations ("should") rather than the Comprehensive Plan that was more guiding ("shall").

Peter Watts, City Attorney, explained that there were certain documents that were required to be part of a Comprehensive Plan (i.e. TSP), and then there were other documents such as the TCMP where only certain portions were officially adopted into the Comprehensive Plan. If the TCMP was adopted wholesale, it would have even greater density implications. Those portions that were adopted by City Council were adopted specifically.

Ms. Alligood referenced the specific zoning amendment approval criteria that the Commission should be considering.

Chair Batey called for the applicant's final argument.

Jonathan Trutt, Northwest Housing Alternatives (NHA), thanked the Commission and Ms. Allgood. He stated that NHA agreed with staff's analysis and felt that their application met all of the approval criteria.

Martha McLennan, NHA Executive Director, referred to NHA's history in Milwaukie, the work they do, and that NHA wanted to continue to be a part of the Milwaukie community. She has learned through this process how passionate NHA's neighbors were about the community as well, and was humbled to learn about their frustrations with the programs and operations. She recognized the need to reopen lines of communication with the surrounding community. She thanked the Commission.

Chair Batey closed the record.

The Commission deliberated.

Chair Batey responded to a comment received and assured that the Commission did not "rubber stamp" applications and felt no pressure to do so.

Chair Batey felt that the application met the criteria. Not only did the applicant demonstrate their organization's need but also the community's need for affordable housing and the programs provided by NHA. Compatibility was the most contentious but was within a mixed use area. However, she was concerned that the development could be all office space and that the traffic study would be down the road.

Commissioner Lowcock was concerned about precedent for density. However, the application satisfied the approval criteria.

Commissioner Storm noted that if in the future the property became only office space, it would change the character of that area. Also, the increased traffic onto SE Willard St was a concern.

Commissioner Bone referred to the Moving Forward Milwaukie project's finding that office space was the lowest in viability in Milwaukie, and so she felt that from a market perspective it was unlikely that the property would be built-out into office use only. This development seemed ideal for that location, and the application met the approval criteria.

Commissioner Barbur was still uneasy about the relationship between the Comprehensive Plan and the TCMP.

Commissioner Parks read a paragraph from the "Local Planning Context" section on Page ES-2 of the TCMP that clarified that implementing regulations of the TCMP would be subject to further review and adoption process. She noted that made the function of the TCMP clear to her with regard to the Comprehensive Plan.

Chair Batey reiterated that the danger of treating the TCMP as law, not just as recommendations or guidelines, would be the ripple effects that were unknown. If there was a reason to deny the application, it would be more appropriate to apply the compatibility criteria.

Commissioner Lowcock, in response to Commissioner Storm's concern about future office space use, reminded that the Commission's role was not to speculate about the future, it was to compare the application to the approval criteria.

Commissioner Bone added that the applicant had been at the location for 30 years and that they had a long-term plan and were a member of the community.

It was moved by Commissioner Parks and seconded by Commissioner Bone to approve the zone change application ZA-13-02 for Northwest Housing Alternatives at 2316 SE Willard St with the recommended findings and conditions of approval as presented. The motion passed with 4-2, with Commissioners Barbur and Storm opposing.

Chair Batey read the process of appeal into the record.

- 5.2 Summary: Milwaukie High School Indoor Practice Facility
Applicant/Owner: HHPR / North Clackamas School District
Address: SE 28th Ave and SE Lake Rd
File: CSU-13-15, VR-14-01
Staff: Brett Kelter

Chair Batey called the hearing to order and read the conduct of quasi-judicial hearing format into the record. 1:30ish

Brett Kelter, Associate Planner, presented the staff report via PowerPoint.

It moved by Commissioner Lowcock and seconded by Commissioner Barbur to approve applications CSU-13-15, VR-14-01, for the Milwaukie High School indoor practice facility with the findings and conditions as presented. The motion passed unanimously.

6.0 Worksession Items

- 6.1 Summary: Officer Elections
Staff: Denny Egner

Denny Egner, Planning Director, reminded that due to Chair Batey's term limit and with the resignation of Vice Chair Fuchs, the Commission needed to elect both a new chair and vice chair.

It was moved by Commissioner Storm and seconded by Commissioner Parks to elect Commissioner Bone as the new Planning Commission Chair. The motion passed unanimously.

It was moved by Commissioner Storm and seconded by Commissioner Lowcock to elect Commissioner Parks as the new Planning Commissioner Vice Chair. The motion passed unanimously.

7.0 Planning Department Other Business/Updates

8.0 Planning Commission Discussion Items

Chair Batey referred to an application that was before the Commission years ago for a dock to be installed on the river on a private property. It was pretty involved, but when the dock was actually constructed, it was not consistent with what was approved. She had brought it to staff's attention, so asked the Commission to keep an eye on that.

She also noted that she had enjoyed her time on the Commission.

9.0 Forecast for Future Meetings:

- | | |
|----------------|---|
| April 8, 2014 | 1. Public Hearing: ZA-14-01 Mural Code Amendments <i>continued from 3/11/14</i> |
| April 22, 2014 | 1. TBD |

Meeting adjourned at approximately 10:16 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II

Lisa Batey, Chair



March 26, 2014

Land Use File(s): ZA-13-02

NOTICE OF DECISION

This is official notice of action taken by the Milwaukie Planning Commission on March 25, 2014.

Applicant(s):	Jonathan Trutt, Northwest Housing Alternatives Jerald & Patricia McAlister
Appellant (if applicable)	N/A
Location(s):	Multiple properties at the NW corner of 23rd Ave and Lake Rd
Tax Lot(s):	TLID 11E36BC0 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, & 6900
Application Type(s):	Zoning Map Amendment
Decision:	Approved rezoning of the property from Residential Zone R-2 to Residential-Business Office Zone R-1-B
Review Criteria:	<u>Milwaukie Zoning Ordinance:</u> <ul style="list-style-type: none">• MMC Subsection 19.1006 Type III Review• MMC Section 19.902 Amendments to Maps and Ordinances
Neighborhood(s):	Historic Milwaukie

Appeal period closes: 5:00 p.m., April 10, 2014

This notice is issued in accordance with Milwaukie Municipal Code (MMC) Section 19.1006 Type III Review. The complete case file for this application is available for review between 8:00 a.m. and 5:00 p.m. on regular business days at the Planning Department, Johnson Creek Facility, 6101 SE Johnson Creek Blvd. Please contact Li Alligood, Associate Planner, at 503-786-7627 or alligoodl@milwaukieoregon.gov, if you wish to view this case file.

This decision may be appealed by 5:00 p.m. on April 10, 2014, which is 15 days from the date of this notice. Only persons who submitted comments or made an appearance of record at the public hearing have standing to appeal the decision by filing a written appeal. An appeal of this decision would be heard by the Milwaukie City Council following the procedures of MMC Section 19.1010 Appeals. This decision will become final on the date above if no appeal is filed during the appeal period. Milwaukie Planning staff can provide information regarding forms, fees, and the appeal process at 503-786-7630 or planning@milwaukieoregon.gov.

COMMUNITY DEVELOPMENT
BUILDING • ECONOMIC DEVELOPMENT • ENGINEERING • PLANNING
6101 SE Johnson Creek Blvd., Milwaukie, Oregon 97206
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www.milwaukieoregon.gov

Findings in Support of Approval

Sections of the Milwaukie Municipal Code not addressed in these findings are found to be inapplicable to the decision on this application.

1. The applicant, Mary Dorman, Angelo Planning Group, for Northwest Housing Alternatives (NHA) and Jerald and Patricia McAlister, has applied for approval to amend the Zoning Map for 10 properties from Residential Zone R-2 to Residential-Business Office Zone R-1-B. Nine of the properties are owned by NHA and located at 2302 SE Willard St, 2316 SE Willard St, 2328 SE Willard St, 2342 SE Willard St, 2400 SE Willard St, 2416 SE Willard St, 11465 SE 23rd Ave, 11481 SE 25th Ave, and an unaddressed lot (Tax Lot ID 11E36BC06200); one property is owned by the McAlisters and located at 2404 SE Willard St (TLIDs 11E36BC0 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, and 6900). The land use application file number is ZA-13-02.
2. The applicant is seeking land use approvals for amendment of the zoning on the site from Residential Zone R-2 to Residential-Business Office Zone R-1-B in order to redevelop the NHA campus with multifamily, office, and temporary shelter uses. The zone change would permit the redevelopment of the existing NHA campus with multifamily residential and office uses.
3. The proposal is subject to the following provisions of the Milwaukie Municipal Code (MMC):
 - MMC Subsection 19.1006 Type III Review
 - MMC Section 19.902 Amendments to Maps and Ordinances
4. The future development of the proposed office use on the site will be subject to the following provisions of the MMC (these are not applicable to this land use decision):
 - MMC Section 19.1004 Type I Review
 - MMC Section 19.906 Development Review
 - MMC Chapter 19.700 Public Facility Improvements
 - MMC Chapter 19.600 Off-Street Parking and Loading
 - MMC Subsection 19.504 Site Design Standards
5. The future development of the proposed multifamily residential use on the site will be subject to the following provisions of the MMC (these are not applicable to this land use decision):
 - MMC Section 19.1004 Type I Review or MMC 19.1005 Type II Review
 - MMC Section 19.906 Development Review
 - MMC Chapter 19.700 Public Facility Improvements
 - MMC Chapter 19.600 Off-Street Parking and Loading
 - MMC Subsection 19.505.3 Design Standards for Multifamily Housing
6. The future development of the proposed temporary shelter use will further be subject to the following provisions of the MMC (these are not applicable to this land use decision):
 - MMC Section 19.1006 Type III Review
 - MMC Section 19.904 Community Service Uses
 - MMC Chapter 19.700 Public Facility Improvements
 - MMC Chapter 19.600 Off-Street Parking and Loading

- MMC Subsection 19.505.3 Design Standards for Multifamily Housing
7. The application has been processed and public notice provided in accordance with MMC Section 19.1006 Type III Review. Public hearings were held on March 11, and March 25, 2014, as required by law.
 8. MMC Section 19.902 Amendments to Maps and Ordinances
 - a. MMC 19.902.6.A establishes the review process for changes to the Zoning Map.

The subject site consists of 10 properties totaling 1.83 acres. The properties are owned by two parties who jointly submitted an application for the zoning map amendment. The City Attorney has determined that the application is quasi-judicial in nature and subject to Type III review per MMC 19.1006.
 - b. MMC 19.902.6.B establishes criteria for approval of changes to the Zoning Map.

The applicant has requested an amendment to the Zoning Map. The request does not include amendments to the text of Titles 14, 17, or 19, or other land use regulations within the Milwaukie Municipal Code. The application is subject to the approval criteria of this section.

 - (1) The proposed amendment is compatible with the surrounding area based on the following factors:
 - (a) Site location and character of the area.

The site is located in the southeast corner of the Historic Milwaukie neighborhood, adjacent to Lake Rd and within 300 ft of the Lake Road neighborhood. The site is less than 1/2 mile from the center of downtown Milwaukie, across the street from Milwaukie High School, and 1/4 mile from Milwaukie Elementary School. The children living on-site will have convenient access to the local schools. The site has excellent access to existing bus service on Lake Rd and downtown, and is less than 1/4 mile from the future Milwaukie light rail station on Main St and 21st Ave.

The character of the area is transitioning from a largely single-family to a mixed use area. Downtown Milwaukie is located to the west of the site and is developed with mixed-use commercial uses; properties to the southwest of the site are developed with a combination of office, single-family residential, and institutional uses; properties to the southeast of the site are developed with single-family, multifamily, office, and institutional uses; and properties to the east are developed with multifamily, institutional, and single-family uses.

The proposed amendment would permit the development of the site with multifamily residential and office uses similar to those found in the vicinity.
 - (b) Predominant land use pattern and density of the area.

The Historic Milwaukie neighborhood consists of a range of land use patterns, from small-lot multifamily to large residential estates and institutional uses. The predominant use in the Historic Milwaukie neighborhood by area is commercial (49 percent), followed by single-family residential (24 percent), multifamily residential (13 percent), institutional (8 percent), and vacant properties (6 percent).

Within the immediate area (1/4 mile of the site), the predominate land use by area is single-family residential (32 percent), followed closely by institutional (30 percent), vacant properties (12 percent), commercial properties (11 percent), and multifamily residential and industrial uses (7 percent each). The predominate residential type in the area is multifamily; there are approximately 407 dwelling units in the immediate area; 238 of the dwelling units in the area are multifamily units and 167 are single-family or duplex dwellings.

The actual residential density of the immediate area ranges from 0.75 to 43.6 dwelling units per acre; the average density multifamily residential density within 1/4 mile of the site is 24.5 dwelling units per acre. The proposed amendment permits densities of 25 to 32 dwelling units per gross acre.

- (c) Expected changes in the development pattern for the area.

The Comprehensive Plan Land Use Map designates this area for high density residential and mixed-use development, and the area is largely zoned for multifamily development. Though this zoning has existed since 1968, many of the properties in the area have not been developed to the densities permitted by the zoning. The location of the site adjacent to downtown and the arrival of the Milwaukie light rail station less than 1/4 mile from the site will likely encourage development and redevelopment of the surrounding area to the higher densities set forth by the Comprehensive Plan and permitted by the zoning ordinance.

- (2) The need is demonstrated for uses allowed by the proposed amendment.

NHA is requesting the zone change in order to redevelop its site in order to better serve its employees and clients. In the past 10 years, the number of employees at NHA has doubled due to an expanding affordable housing portfolio and an increase in the number of clients being served through their homelessness and resident services programs.

The Annie Ross House shelter is located in a building that has been converted from a single-family dwelling to five separate suites with shared bathroom and kitchen facilities. NHA plans to build a larger shelter with independent living units as part of the campus redevelopment and expansion that would be allowed by the proposed amendment.

NHA owns and manages 510 rental apartment units in Clackamas County and they are in very high demand, as evidenced by the 2 percent annual vacancy rate. NHA plans to maximize the development potential of the site in order to provide additional office space for employees, an expanded temporary shelter, and an increased number of on-site dwelling units.

- (3) The availability is shown of suitable alternative areas with the same or similar zoning designation.

There are few other areas of the city with the R-1-B zone. The largest area is east of downtown Milwaukie and it is developed with a mix of institutional, office, and residential uses. The second area is south of Lake Rd, adjacent to the subject site. These properties are developed with a mix of office and single-

family residential uses. There are no undeveloped sites of a size similar to the subject site in these areas.

- (4) The subject property and adjacent properties presently have adequate public transportation facilities, public utilities, and services to support the use(s) allowed by the proposed amendment, or such facilities, utilities, and services are proposed or required as a condition of approval for the proposed amendment.

The subject property and adjacent properties are currently developed. The Engineering Department has not identified any public facility or utility deficiencies, and the site is well-served by existing transportation facilities. No additional facilities, utilities, or services are required.

- (5) The proposed amendment is consistent with the functional classification, capacity, and level of service of the transportation system. A transportation impact study may be required subject to the provisions of Chapter 19.700.

The site is located at the intersection of Lake Rd, an arterial, and 23rd Ave/Willard St, local streets. Arterial streets are designed to accommodate high volumes at moderate speeds. The City's Transportation System Plan (TSP) evaluated the transportation system through the year 2030. This evaluation assumes increased traffic volumes based on the Comprehensive Plan designation and development capacity of the city.

Under the Transportation Planning Rule's chapter on plan amendments (OAR 660-012-0060), Section 9 states that a proposed rezoning that is consistent with the existing Comprehensive Plan map and consistent with the adopted Transportation System Plan (TSP) can be approved without considering the effect on the transportation system.

The City of Milwaukie's Comprehensive Plan map shows that the subject property is within an area designated as (Commercial/High Density) Mixed Use C/HD. This designation allows and encourages a range of different uses including residential, commercial and office. The proposed amendment will bring the zoning of the site into alignment with its Comprehensive Plan designation. As such, the Engineering Director has determined that a transportation impact study (TIS) is not required. Future development or redevelopment of the site may require a TIS subject to the provisions of Chapter 19.700.

- (6) The proposed amendment is consistent with the goals and policies of the Comprehensive Plan, including the Land Use Map.

The Planning Commission finds that the relevant Comprehensive Plan policies are those of Chapter 4 – Land Use, Residential Land Use and Housing Element.

- (i) Objective #2 – Residential Land Use: Density and Location

1. Policy 1

Residential densities will be based on the following net¹ density ranges:

¹ "In calculating buildable lands, density standards will be applied to net parcel areas to determine the maximum number of dwelling units allowed. Gross site area will be reduced to net site area according to the following schedule:

- Areas one acre or larger will be reduced by twenty percent (20%) for the purposes of right-of-way dedication."

- *Medium Density (Zones R-3, R-2.5, R-2) - 8.8 to 21.1 units per net acre*
- *High Density (Zones R-1, R-1-B) - 21.2 to 24.0 units per net acre*
- *Town Center: Outside of Downtown (Zone R-O-C) - 25 to 50 units per net acre*

The current R-2 Zone designation is described as a medium density zone and the proposed R-1-B Zone is described as a high density or mixed use zone. The Mixed Use C/HD designation of the Comprehensive Plan Land Use Map is a high density mixed use designation. Both the R-1 and R-1-B zones would implement this designation.

The Comprehensive Plan net density range of 21.2 to 24.0 dwelling units per net acre and the Zoning Ordinance gross density range of 25 to 32 dwelling units per acre appear to conflict. However, when the methodology outlined in Table 2 of the Comprehensive Plan is followed, the gross densities of the Zoning Ordinance and the net densities of the Comprehensive Plan are in general agreement.

Because the Comprehensive Plan is a policy, rather than regulatory document, the zoning density is guided by the Comprehensive Plan and implemented by the Zoning Ordinance. The Comprehensive Plan designation of the R-1-B Zone as a high density or mixed use zone, and the Land Use Map designation of the site as Mixed Use, which includes High Density uses, supports the appropriateness of the R-1-B Zone at this location.

2. Policy 6

High Density in Mixed Use Areas will be based on the following policies:

- Within the Mixed Use Area designated on Map 7 [the Land Use Map], a range of different uses including residential, commercial and office are allowed and encouraged. It is expected that redevelopment will be required to implement these policies, and that single structures containing different uses will be the predominant building type.*
- Commercial uses will be allowed at the ground floor level, and will be located relative to the downtown area so that pedestrian access between areas is convenient and continuous.*
- Office uses will be allowed at the ground and first floor levels.*
- High Density residential uses will be allowed on all levels. At least fifty (50) percent of the floor area within a project must be used for residential purposes.*

As described in Finding 8.b(6)(i).2, the High Density HD land use designation is implemented by the R-1 and R-1-B zones. The Comprehensive Plan does not identify the appropriate zones to implement the Mixed Use C/HD designation but provides the

above description of the types of high density uses to be permitted in the Mixed Use Area.

The described uses most closely reflect those permitted by the Residential-Office-Commercial Zone R-O-C, which allows a wide range of residential, office, and commercial uses. However, the R-O-C Zone has only been applied to three sites designated Town Center TC (specifically, the Murphy and McFarland sites and a portion the Providence Hospital campus). Comprehensive Plan policies support the commercial development of areas with the Commercial C or Town Center TC designation, including downtown Milwaukie, and do not support the establishment of new commercial areas outside of those designations. The R-O-C Zone permits commercial development and is a commercial zone; the Planning Commission finds that the R-O-C Zone is not the appropriate zone for this site.

The closest comparable zone is the R-1-B Zone. There is substantial precedent for applying the R-1-B Zone to areas with the C/HD designation. The R-1-B Zone and R-O-C Zones share the same development standards and minimum and maximum residential density requirements, but the R-1-B Zone allows a much narrower range of non-residential uses and does not permit commercial uses.

The Planning Commission finds that the R-1-B Zone is more in keeping with the surrounding area and is more appropriate for this location than the R-O-C Zone.

(ii) Objective #4 – Neighborhood Conservation

1. Policy 1

Within High Density areas, clearance and new construction will be allowed, as will construction on currently vacant lands. Identified historic resources will be protected as outlined in the Historic Resources Chapter. The predominant housing type will be multifamily.

Both the existing zone and the requested R-1-B zone would permit the clearance of the existing property and new construction of multifamily housing.

(iii) Objective #5 – Housing Choice

1. Policy 5

Although not all higher density and Town Center lands will immediately be zoned for maximum permissible densities, the rezoning of these lands will be approved when it can be demonstrated that adequate public facilities exist or can be provided in accordance with City plans and standards to support increased development.

As detailed in Finding 8.b.4, adequate public facilities exist to support increased development on the site.

(iv) Objective #6 Housing Assistance

To assist low and moderate income households in obtaining adequate housing which is consistent with other housing objectives and policies.

The proposed amendment would permit the expansion of housing opportunities for low and moderate income households in Milwaukie.

- (7) The proposed amendment is consistent with the Metro Urban Growth Management Functional Plan and relevant regional policies.

The proposed amendments were sent to Metro for comment. Metro did not identify any areas where the proposed amendments were inconsistent with the Metro Urban Growth Management Functional Plan and relevant regional policies.

- (8) The proposed amendment is consistent with relevant State statutes and administrative rules, including the Statewide Planning Goals and Transportation Planning Rule.

The proposed amendments were sent to the Department of Land Conservation and Development (DLCD) for comment. DLCD did not identify any areas where the proposed amendments were inconsistent with State statutes and administrative rules

The Planning Commission finds that the criteria of MMC 19.902 are met.

Conditions of Approval

None



Dennis Egner, AICP
Planning Director

cc: Jonathan Trutt, Northwest Housing Alternatives (2316 SE Willard St, Milwaukie, OR 97222)
Jerald & Patricia McAlister (2404 SE Willard St, Milwaukie, OR 97222)
Mary Dorman, Angelo Planning Group, 921 SW Washington St, Portland, OR 97205
Planning Commission (*via e-mail*)
Steve Butler, Community Development Director (*via e-mail*)
Jason Rice, Engineering Director (*via e-mail*)
Philip Kolb, Engineering Technician II (*via e-mail*)
John Stelzenmueller, Building Official (*via e-mail*)
Bonnie Lanz, Permit Specialist (*via e-mail*)
Mike Boumann and Shawn Olson, CCFD#1
NDA(s): Historic Milwaukie, Lake Road (*via e-mail*)
Interested Persons
Land Use File(s): ZA-13-02

LIST OF RECORD
File #ZA-13-02, Northwest Housing Alternatives/McAlister

The following documents are part of the official record for this application as of March 26, 2014.

1. Application
 - a. Preapplication conference report for meeting on July 25, 2013 (sent August 8, 2013)
 - b. Submittal forms: land use application form(s), proof of ownership, fee receipt (received December 23, 2013)
 - c. Submittal forms: property owner authorization, Submittal Requirements form (received January 22, 2014)
 - d. Narrative addressing code standards and criteria (received December 23, 2013)
 - e. Plans and drawings
 - (1) Conceptual Site plan (received December 23, 2013)
 - f. Technical reports (received December 23, 2013) (Trip Generation Memo prepared by Kittelson & Associates, Inc.)
2. Notification information
 - a. Notice to Metro for public hearing on March 11, 2014 (sent January 27, 2014; revised notice sent January 28, 2014.)
 - b. Notice to the Department of Land Conservation and Development for public hearing on March 11, 2014 (sent January 29, 2014.)
 - c. Application referral and mailing list. Sent to: Community Development, Engineering, Building, Planning, City Attorney, City Manager, Clackamas County Fire District #1, and Chair and Land Use Committee for Historic Milwaukie and Lake Road Neighborhood District Association(s). (Sent January 29, 2014.)
 - d. Sign notice for Planning Commission public hearing on March 11, 2014 (posted at the site on January 21, 2014)
 - e. Sign posting affidavit (dated January 21, 2014)
 - f. Mailed notice for Planning Commission public hearing on March 11, 2014 (sent to properties within 400' radius of site on February 19, 2014)
 - g. Certification of legal notice mailing, with attached mailing list (dated February 19, 2014)
 - h. Notice map
 - i. Measure 56 notice (sent to applicants on February 19, 2014)
 - j. Certification of Measure 56 notice mailing, with attached mailing list (dated February 19, 2014)
 - k. Notice of decision for Planning Commission public hearing on March 25, 2014 (mailed to interested persons list on March 26, 2014)
 - l. Interested persons list for ZA-13-02 notice of decision

3. Materials from City Planning staff
 - a. Letter deeming application complete (sent January 22, 2014)
4. Agency and staff responses
 - a. Brad Albert, Civil Engineer. Per the City's traffic engineer, DKS Associates, a Traffic Impact Study is not required. The future application for the redevelopment of the site will need a traffic impact study. (Received February 6, 2014.)
 - b. Miranda Bateschell, Metro. No comment. (Received February 12, 2014.)
 - c. Jennifer Donnelly, DLCD. No comment. (Received February 12, 2014, via voicemail.)
5. Public comments received
 - a. Paul Hawkins, Chair, Lake Road NDA. Lake Road NDA supports the application. (Received February 6, 2014.)
 - b. Jean Baker, Chair, Historic Milwaukie NDA. Historic Milwaukie NDA and Land Use Committee oppose the application. (Received February 11, 2014.)
 - c. Ray Bryan, 11416 SE 27th Ave, Milwaukie. Questions and concerns about the application. (Received February 12, 2014.)
 - d. Debby Patten, 11880 SE 34th Ave, Milwaukie. Supports Historic Milwaukie NDA's opinion on the application. (Received February 14, 2014.)
 - e. Connie Kilby, 2451 SE Lake Rd, Milwaukie. Opposes the application. (Received March 9, 2014)
 - f. 13 members of The Session of the Milwaukie Presbytery Church, 2416 SE Lake Rd, Milwaukie. Supports the application. (Received March 10, 2014).
 - g. Lou Ann Lee (Brionna McMahan, 2449 SE Lake Rd, Milwaukie. Supports the application. (Received March 10, 2014).
 - h. David L. Robinson, Robinson Law Firm LLC, 10600 SE McLoughlin Blvd, Ste 205, Milwaukie. Supports the application. (Received March 11, 2014).
 - i. Bethany Robinson, MSW, 3236 SE Harvey St, #14, Milwaukie. Supports the application. (Received March 11, 2014).
 - j. Jean Baker, Chair, Historic Milwaukie NDA. Additional comments opposing the application. (Received March 11, 2014).
 - k. Leona M. Yorkston, 2455 SE Lake Rd, Milwaukie. Opposes the application. (Received March 11, 2014).
 - l. Jean Baker, Chair, Historic Milwaukie NDA. Additional comments opposing the application. (Received March 14, 2014).
 - m. Connie Kilby, 2451 SE Lake Rd, Milwaukie. Additional comments opposing the application. (Received March 15, 2014).
 - n. Jean Baker, Chair, Historic Milwaukie NDA. Additional comments challenging the City Attorney's determination of review type. (Received March 17, 2014).
 - o. Jean Baker, Chair, Historic Milwaukie NDA. Additional comments opposing the application. (Received March 17, 2014).

- p. Connie Kilby, 2451 SE Lake Rd, Milwaukie. Additional comments and photos opposing the application. (Received March 17, 2014).
 - q. Mike Park, 2460 SE Willard St, Milwaukie. Opposes the application. (Received March 18, 2014).
 - r. Ray Bryan, 11416 SE 27th Ave, Milwaukie. Additional comments opposing the application. (Received March 18, 2014).
 - s. Connie Kilby, 2415 SE Lake Rd, Milwaukie. Additional comments and photos opposing the application. (Received March 18, 2014).
 - t. Residents of Town Lake Estates, 2400 Block of Lake Rd (Bill Gentle, Bonnie Matteson, Leona M. Yorkston, Irene Kaslin, Ann Calame, Janice Hillyer, Philip G. James, Mary Lepisto, Shirley Blaclock, Connie Kilby). Oppose the application. (Received March 18, 2014).
6. Staff Report(s)
- a. Report for Planning Commission public hearing on March 11, 2014 (dated March 4, 2014)
 - (1) Recommended Findings in Support of Approval
 - (2) Application items #1.a-f
 - (3) Agency and staff response items #4.a
 - (4) Public comment items #5.a-d
 - (5) City Attorney determination of appropriate review type (e-mail dated February 18, 2014)
 - a. Report for Planning Commission public hearing on March 25, 2014 (dated March 18, 2014)
 - (1) Recommended Findings in Support of Approval
 - (2) Additional information submitted by the applicant
 - (a) Memo dated March 14, 2014, regarding the appropriate zoning designation for the site
 - (b) Memo dated March 17, 2014, regarding crime statistics submitted by the Historic Milwaukie NDA at the March 11, 2014, public hearing
 - (3) Memo from staff dated March 17, 2014, addressing residential densities
 - (4) Additional materials
 - (a) Memo from Captain David Rash to Chief Steve Bartol regarding police activities at the NHA site, dated March 13, 2014
 - (b) E-mail from Chief Bartol to Planning Director Dennis Egner, dated March 13, 2014
 - (c) CrimeMapper Crime Report for 2416 SE Willard, updated February 24, 2014
 - (5) Public comment items #5.e-r
 - b. Supplementary Report for Planning Commission public hearing on March 25, 2014 (dated March 20, 2014)

- (1) Additional information submitted by the applicant
 - (a) E-mail dated March 18, 2014
 - (2) Additional materials
 - (a) Memo from DKS Associates clarifying the evaluation of the impact of the requested zone change on the transportation system dated March 19, 2014
 - (3) Public comment items #5.s-t
7. Materials Received at Hearing
- a. Planning Commission public hearing on March 11, 2014
 - (1) PowerPoint presentation (staff)
 - (2) PowerPoint presentation (applicant)
 - (3) Sign-in sheet and yellow speaker cards (Garrison, Trimble, Park, Kilby, Lepisto, Weber, Baker, Denoro, Porter, Sage, Hubbard, Zumwalt, Bryan, Shepard)
 - (4) Public comment item #5.e-k
 - (5) Exhibits
 - (a) Ex 1 Excerpts from the Town Center Master Plan, Subarea 5 (submitted by applicant, dated December 2, 1997)
 - (b) Ex. 2 Chartwells - North Clackamas School District 12 Student Eligibility Report (eligibility for free or reduced lunch), showing that the neighborhood schools had a lower eligibility for free or reduced lunch than other Milwaukie schools (submitted by applicant, dated March 3, 2014)
 - (c) Ex. 3 CrimeMapper crime statistics for 2316 SE Willard St (submitted by applicant, dated January 31, 2014)
 - (d) Ex. 4 "NW Alternative 2013 Stats", an overview of police calls to the property (prepared by the Milwaukie Police Department and submitted by the Historic Milwaukie NDA)
 - b. Planning Commission public hearing on March 25, 2014
 - (1) PowerPoint presentation (staff)
 - (2) Sign-in sheet (no public testimony, no yellow speaker cards) (Baker, Anderson, Park, Kilby)
8. Minutes
- a. Draft Meeting Minutes from Planning Commission public hearing on March 11, 2014
 - b. Draft Meeting Minutes from Planning Commission public hearing on March 25, 2014