

Cascadia Planning + Development Services

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Silverton, OR 97381
(503) 804-1089
steve@cascadiapd.com



MEMO

DATE: September 4, 2018

TO: Brett Kever, Associate Planner
City of Milwaukie

FROM: Steve Kay

RE: Supplemental Application Materials for
VR-2018-005, NR-2018-002, and DEV-2018-006

To address the Approvability Items identified in your letter dated August 24, 2018, we are providing supplementing information for the above-mentioned application. The applicant's response to each item is provided below:

Item 1a. There is a Discrepancy between the Water Quality Site Assessment and the Proposed Planting Information for VECO A1 on Sheet P-6.

Applicant's Response:

The proposed planting information provided on Sheet P-6 replaces what was previously presented in Table 2 of the Water Quality Site Assessment for VECO A1.

Item 1b. It is Unclear why Trees within the WQR that are not Directly within the Development Area are Proposed to be Removed.

Applicant's Response:

The critical tree root zone is typically 1.5-ft. radius around a tree for each 1" diameter measured at breast height (DBH). Sheet P-5 identifies existing trees which are 6" DBH or larger, therefore each of these trees has critical root zones that are 9-ft. or larger. The applicant's Preliminary Grading Plan illustrates where the proposed development

activities will occur. When those development activities are within 9-ft. of a tree, and at least 50% of the critical root zone area will be impacted, the damaged root zone will present a hazard if that tree is retained. As such, some trees which are located outside of the proposed development footprint, but have critical root systems which are impacted by the development, are proposed for removal.

Item 2a. *It is Unclear Whether Additional User Amenities are Proposed to be Provided within the Public Open Space Area.*

Applicant's Response:

All of the proposed user amenities are illustrated on the applicant's Preliminary Site Plan. The term "variety of user amenities" is referring to the proposed decomposed granite walking trail, benches, and the picnic table.

Item 2b. *An Additional Variance is Required if Permeable On-Site Walkways are Not Proposed with the Development.*

Applicant's Response:

To comply with MMC Subsection 19.504.9, the applicant has attached a revised Preliminary Site Plan that proposes the installation of permeable concrete on-site walkways throughout the development. As such, an additional variance request is not required for the application.

Item 2c. *Staff Asserts that Stone Veneer and Cedar-Shake Patterned Hardi Board do not Function to Create a Simple and Visually Interesting Building. It is Unclear How the Doors and Windows will be Inset to Provide Depth, Shadows, and Expression to the Building.*

Applicant's Response:

The attached Building Elevations have been revised to remove the stone veneer and cedar-shake patterned Hardi Board from the proposed multi-family structure. To provide depth, shadows, and expression to the building, the applicant is proposing to install 1 ½" thick trim around the proposed exterior doors and windows versus installing the industry standard 1" thick trim.

Item 2d. *More Detail is Required to Demonstrate that the Chain Link Fencing Meets the Building Materials Standards. Additional Detail is Requested for the Proposed Metal Fence and Gate along the Sidewalk. Staff Again Asserts that Stone Veneer and Cedar-Shake Patterned Hardi Board do not Function to Create a Simple and Visually Interesting Building.*

Applicant's Response:

The revised Preliminary Site Plan indicates that the applicant is no longer proposing chain link fencing. The applicant is now proposing to install 42" high black metal fencing on top of the proposed retaining wall. The same fencing is also proposed to be installed between the sidewalk along SE Harmony Road and the access drive for the apartment complex. Attached with this Memo is a picture of the proposed 42" fencing and a detail which illustrates the proposed gate for fire apparatus access. As explained above, the applicant has removed the stone veneer and cedar-shake patterned Hardi Board from the proposed apartment building.

Item 2e. It is Unclear What Percentage of Canopy-Coverage will be Provided for VECO A2.

Applicant's Response:

The applicant has revised Sheet P-6 to provide proposed plantings for VECO A2. The revised planting list will provide 37% canopy coverage within 5 years for this portion of the common open space area. The planting information provided on Sheet P-6 replaces what was previously presented in Table 3 of the Water Quality Site Assessment for VECO A2.

Item 2f. Staff Asserts that the Shared Waste Collection Area is not Conveniently Located for the Proposed Development. Additional Options Including Expansion of the Existing Collection Area Should be Explored.

Applicant's Response:

The applicant is proposing to provide a single shared waste and recycling storage area for the existing Harmony Park Townhomes at 5989 SE Harmony Road, and the proposed 15-unit apartment complex expansion at 6115 SE Harmony Road. The design guidelines listed under Table 19.505.3.D do not specify a maximum distance between the proposed dwelling units and the waste/recycling area. The Preliminary Site Plan demonstrates that the waste/recycling storage area is located where the collection service has convenient access and can safely turnaround so that exiting to SE Harmony Road can occur in a forward manner. The waste and recycling area is also located near a joint mailbox facility that will be shared for the entire apartment complex. The proposed waste/recycling area is located approximately 270-ft. from the primary entrance of the new apartment building, which is a comparable distance for residents in other large apartment complexes. Given the site development constraints at 6115 SE Harmony Road, and inability to develop a turnaround for waste collection vehicles on that property, the proposed shared storage facility at 5989 SE Harmony Road is the only feasible option.

Currently, residents at the Harmony Park Townhomes are provided once a week waste

and recycling service. When sharing the waste and recycling storage area at 5989 SE Harmony Road with the residents at 6115 SE Harmony Road, the applicant will be providing twice a week waste and recycling service for the entire apartment complex. As such, a larger storage area will not be required for the Harmony Park Townhomes PH II project.

Item 3a. The Interior Landscaping Standard does not Appear to be Met. It may be Necessary to Expand the Parking Lot Landscaping Variance to Include Interior Landscaping with an Exploration of Mitigation Measures.

Applicant's Response:

Based on Staff's feedback, the applicant has revised Sheet P-6 to exclude some of the area that was previously illustrated as interior landscaping. The plan now indicates that the interior landscaping area totals 324 sq. ft. when 575 sq. ft. is required to meet the standard. The applicant is therefore expanding the variance request from only parking lot perimeter landscaping to parking lot landscaping in general. The applicant's revised response to the parking lot landscaping variance under the Discretionary Relief Criteria of Section 19.911(4)(B) is provided below:

Subsection 1(a): The applicant is requesting approval of a Type III Variance for parking lot landscaping requirements associated with the proposed development. This variance includes a request reduce the parking lot perimeter landscaping requirement from 6-ft. to 3.54-ft. where a proposed retaining wall is adjacent to the west property line, reduce the perimeter landscaping requirement from 8-ft. to 1.50-ft. along the drive aisle extending from 5989 SE Harmony Road to the subject site, and to reduce the required interior landscaping requirement from 575 sq. ft. to 324 sq. ft. adjacent to the parking lot. The benefit to granting the proposed parking lot landscaping variance is that the required landscaping width can be reduced, and encroachment into the site's WQR area can be minimized. The parking lot landscaping variance also allows the installation of a retaining wall at the north end of the parking lot, thereby reducing the amount of the grading required in the WQR. Another benefit of the variance is the ability to use the existing access easement along the southern boundary of 5989 and 6115 SE Harmony Road, thereby providing shared access and not creating operational or safety issues for the adjacent arterial roadway. The impact of the proposed variance is that it reduces the width of the planting areas adjacent to the parking lot. However, if standard landscaping standards were applied to the development, the existing easement could not be used to access the site, site

grading would be more extensive, and a larger development footprint would create more impacts to the WQR area. Although landscaping on the site is constrained near the parking lot area, the Preliminary Site Plan demonstrates that this is mitigated by maintaining 72% (41,231 sq. ft.) of the site as vegetated area when only 15% (8,645 sq. ft.) is required. Therefore, when balancing relative impacts and benefits of the proposed variance versus applying typical parking lot landscaping standards, the proposal provides more benefits and fewer impacts as compared to the baseline code requirements.

Subsection 1(b)(1): The applicant's Preliminary Site Plan illustrates that the proposed parking lot landscape variance only affects properties within the Harmony Park Townhomes complex. Both 5989 and 6115 SE Harmony Road are under the same ownership and the location of the existing access easement requires a reduction in perimeter landscaping along the Harmony Road right-of-way. The plan also demonstrates that the existing sight-obscuring fence between 5989 and 6115 SE Harmony Road minimizes impacts from the proposed reduction in perimeter and interior landscaping around the parking lot.

Subsection 1(b)(2): As demonstrated by the Preliminary Grading and Erosion Control Plan, the proposed parking lot landscaping variance will reduce impacts to the WQR area on the south side of Minthorn Creek. The applicant's Water Quality Resource Site Assessment discusses ecological functions of the WQR, which as a natural resource, provides public benefits to the local watershed and larger regional environment. These functional values include protecting water features from development, providing shade and moderating microclimate, moderating streamflow and providing water storage, providing water filtration and infiltration, providing bank stabilization and sediment control, ensuring large wood recruitment, and nurturing organic material resources.

Subsection 1(b)(3): Due to site constraints which include access restrictions on SE Harmony Road, steep topography near the creek, and the desire to protect the WQR on the subject property, the parking lot must be located in the southwest corner of the site. The attached Preliminary Site Plan demonstrates that the location of existing development and access easement on the adjacent parcel creates the need to request a variance to the parking lot perimeter landscaping requirement between the parking area and front property line (see Exhibit 4). The attached Preliminary

Grading Plan illustrates that while the proposed retaining wall will limit grading impacts within the WQR, it creates the need to request a variance to interior and perimeter landscaping requirements along the north side of the parking lot. In addition, although the applicant is adding a 4th story to reduce the proposed building footprint, the narrow site does not provide adequate width to meet the parking lot perimeter and interior landscaping requirements. Instead by siting and designing the parking lot as proposed, the Arterial Street access spacing standard will be met and grading impacts within the WQR will be minimized. Therefore, the requested variance to parking lot landscaping standards responds to both the existing built and natural environment in a sensitive manner.

Subsection 1(b)(3): The Preliminary Site Plan indicates that the proposed variance to the parking lot landscaping standards will be mitigated several ways (see Exhibit 4). The plan shows that the drive aisle's encroachment into the 8-ft. landscaping area will be mitigated by separating the parking area from the public sidewalk with a 6-in. curb and a 42-in. high metal fence. In addition, the retaining wall encroachment into the 6-ft. landscaping area will be mitigated by an existing 6-ft. high chain link fence with sight-obscuring slats along the subject site's west property line. As stated above, the applicant will also be mitigating for the reduction in parking lot landscaping by maintaining 72% (41,231 sq. ft.) of the site as vegetated area when only 15% (8,645 sq. ft.) is required. With this combination of measures, impacts from the proposed parking lot landscaping variance are mitigated to the extent practicable.

Item 4a. It is Unclear Where the Structures are on the Adjacent Lot to the East. Potential Impacts to the Property Should be Discussed and Proposed Mitigation Measures Should be Identified.

Applicant's Response:

The attached WQR & Side Yard Impacts/Tree Removal Plan provides a plan view of the apartment buildings proposed encroachment into the side yard height plane. This plan has been revised to illustrate that the proposed building is located approximately 20-ft. from the existing carport located at 6125 SE Harmony Road. In addition, the plan demonstrates that the dwelling on the adjacent property is located approximately 36-ft. from the proposed apartment building, and the adjacent dwelling is buffered from the apartment building by the carport. The City's side yard height plane standards provide maximum benefits when a single-family structure and a multi-family structure are each located 5-ft. from a common property line. However in this case, the proposed distance

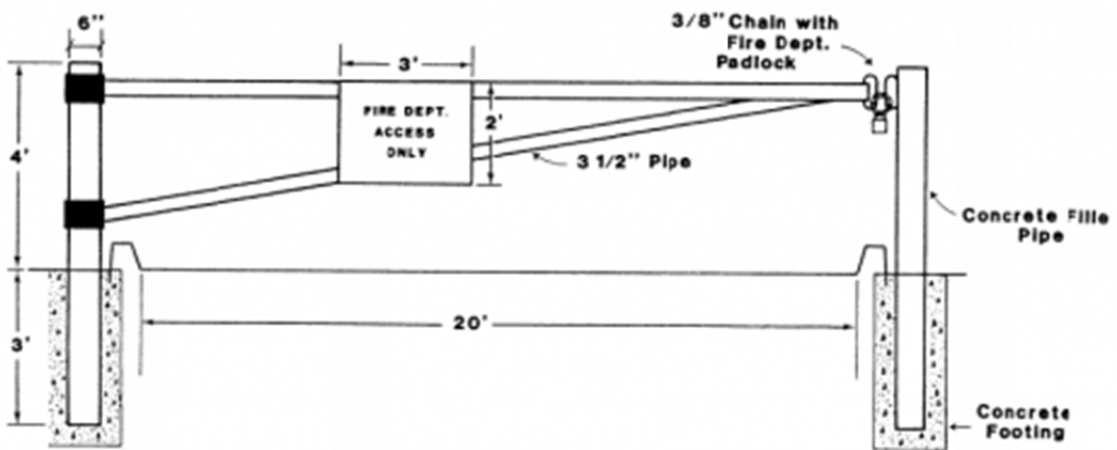
and buffering between the buildings help to mitigate impacts from the variance request. To further mitigate impacts created by the variance request, the WQR & Side Yard Impacts/Tree Removal Plan indicates that the applicant will retain an existing tree between the structures. In addition, the attached Parking/Side Yard/WQR Planting Areas Plan indicates that the applicant will be planting an evergreen hedge along a portion of the east property line.

The applicant is submitting 18 copies of this Memo, as well as 18 copies of the revised Preliminary Site Plan (Sheet P-4), WQR & Side Yard Impacts/Tree Removal Plan (Sheet P-5), Parking/Side Yard/WQR Planting Areas Plan (Sheet P-6), Preliminary Grading and Erosion Control Plan (C-3), and Building Elevations. Please feel free to contact me if you have any questions or concerns regarding these supplemental application materials.

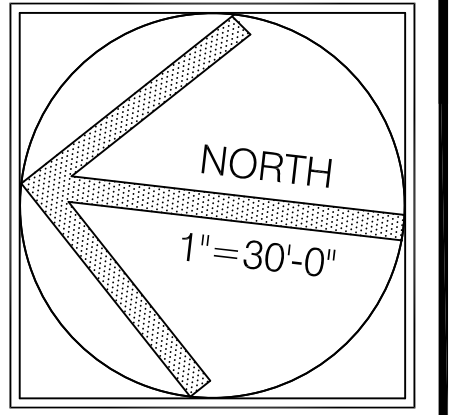
HARMONY PARK TOWNHOMES PH II



Proposed 42" High Black Metal Fence



Proposed Fire Access Gate

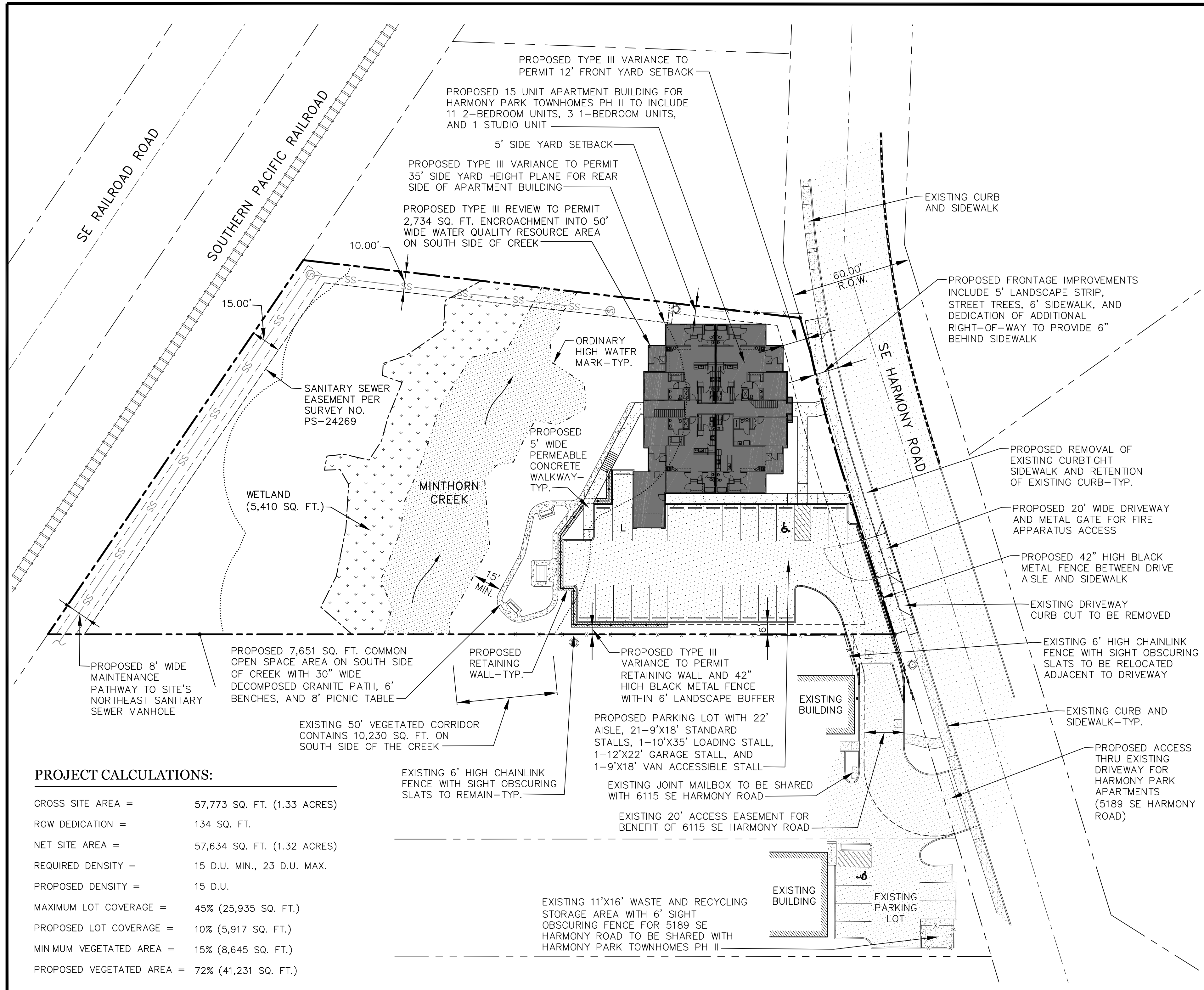


CITY OF MILWAUKIE LAND USE APPLICATION:
HARMONY PARK TOWNHOMES PH II
 T.L. 2200 / T.M. 1S2E31D
 CLACKAMAS COUNTY, OREGON
 6115 SE HARMONY ROAD
 MILWAUKIE, OR 97222

PRELIMINARY SITE PLAN
 SEPTEMBER 4, 2018

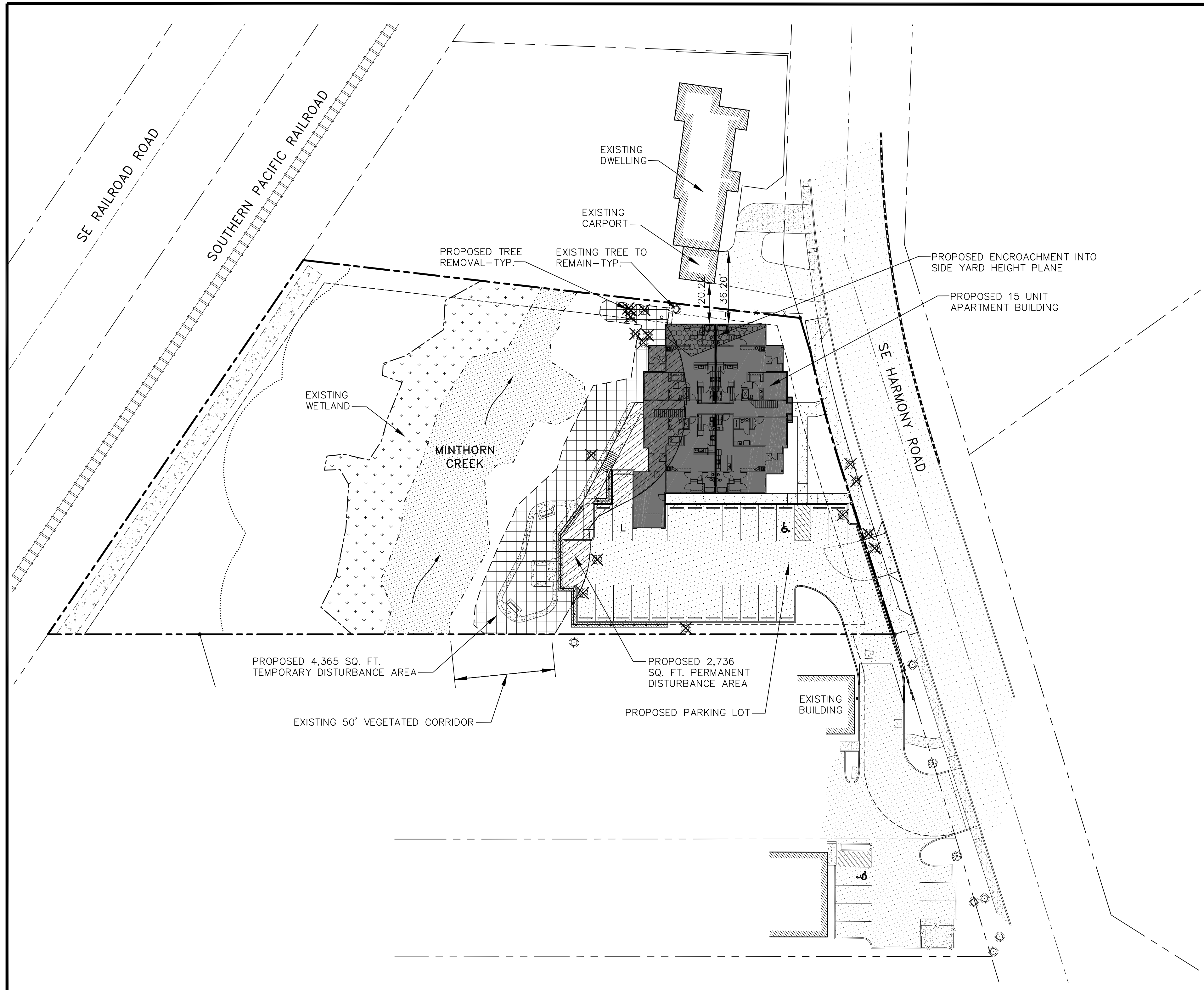
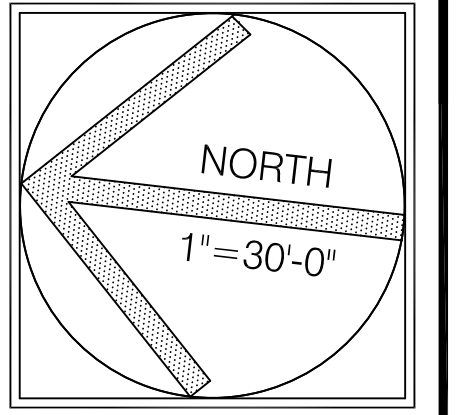
REVISIONS
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P-4
 SHEET 4 OF 11



PROJECT CALCULATIONS:

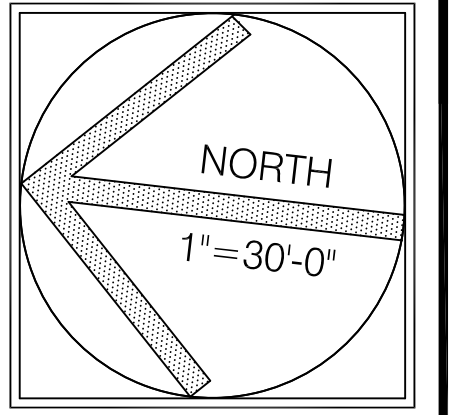
GROSS SITE AREA =	57,773 SQ. FT. (1.33 ACRES)
ROW DEDICATION =	134 SQ. FT.
NET SITE AREA =	57,634 SQ. FT. (1.32 ACRES)
REQUIRED DENSITY =	15 D.U. MIN., 23 D.U. MAX.
PROPOSED DENSITY =	15 D.U.
MAXIMUM LOT COVERAGE =	45% (25,935 SQ. FT.)
PROPOSED LOT COVERAGE =	10% (5,917 SQ. FT.)
MINIMUM VEGETATED AREA =	15% (8,645 SQ. FT.)
PROPOSED VEGETATED AREA =	72% (41,231 SQ. FT.)



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 T.L. 2200 / T.M. 1S2E31D
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 6115 SE HARMONY ROAD
 MILWAUKIE, OR 97222

WQR & SIDE YARD
 IMPACTS / TREE
 REMOVAL PLAN
 SEPTEMBER 4, 2018

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CITY OF MILWAUKIE LAND USE APPLICATION:
HARMONY PARK TOWNHOMES PH II
 T.L. 2200 / T.M. 1S2E31D
 CLACKAMAS COUNTY, OREGON
 6115 SE HARMONY ROAD
 MILWAUKIE, OR 97222

PARKING/SIDE YARD
 /WQR PLANTING
 AREAS PLAN
 SEPTEMBER 4, 2018

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VECO A2 (1,500 SQ. FT.) – TO PROVIDE A MINIMUM OF 495 SQ. FT./33% CANOPY COVERAGE WITHIN THE REQUIRED 5,793 SQ. FT. COMMON OPEN SPACE AREA, VECO A2 TO BE PLANTED WITH:

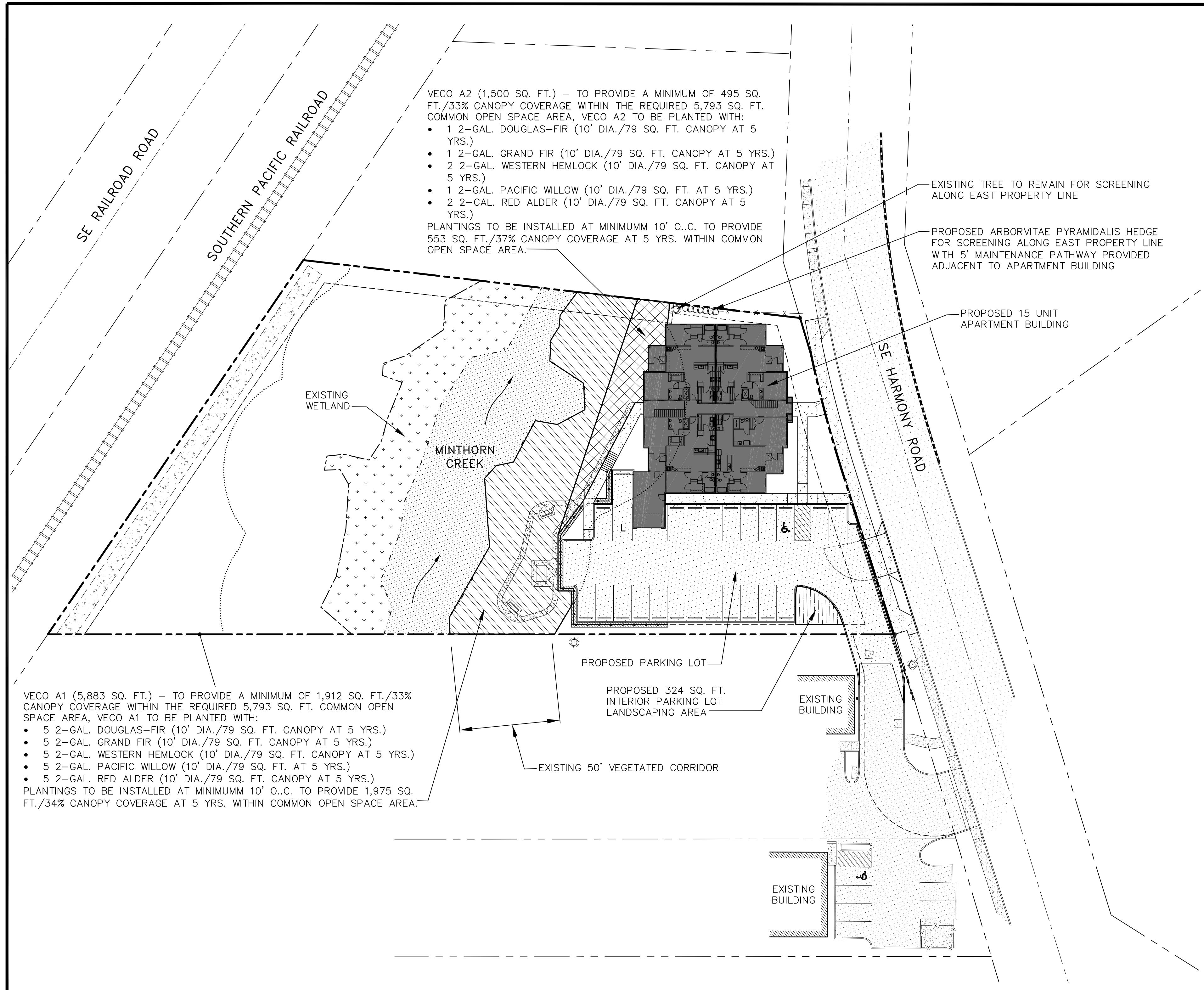
- 1 2-GAL. DOUGLAS-FIR (10' DIA./79 SQ. FT. CANOPY AT 5 YRS.)
- 1 2-GAL. GRAND FIR (10' DIA./79 SQ. FT. CANOPY AT 5 YRS.)
- 2 2-GAL. WESTERN HEMLOCK (10' DIA./79 SQ. FT. CANOPY AT 5 YRS.)
- 1 2-GAL. PACIFIC WILLOW (10' DIA./79 SQ. FT. AT 5 YRS.)
- 2 2-GAL. RED ALDER (10' DIA./79 SQ. FT. CANOPY AT 5 YRS.)

PLANTINGS TO BE INSTALLED AT MINIMUM 10' O.C. TO PROVIDE 553 SQ. FT./37% CANOPY COVERAGE AT 5 YRS. WITHIN COMMON OPEN SPACE AREA.

VECO A1 (5,883 SQ. FT.) – TO PROVIDE A MINIMUM OF 1,912 SQ. FT./33% CANOPY COVERAGE WITHIN THE REQUIRED 5,793 SQ. FT. COMMON OPEN SPACE AREA, VECO A1 TO BE PLANTED WITH:

- 5 2-GAL. DOUGLAS-FIR (10' DIA./79 SQ. FT. CANOPY AT 5 YRS.)
- 5 2-GAL. GRAND FIR (10' DIA./79 SQ. FT. CANOPY AT 5 YRS.)
- 5 2-GAL. WESTERN HEMLOCK (10' DIA./79 SQ. FT. CANOPY AT 5 YRS.)
- 5 2-GAL. PACIFIC WILLOW (10' DIA./79 SQ. FT. AT 5 YRS.)
- 5 2-GAL. RED ALDER (10' DIA./79 SQ. FT. CANOPY AT 5 YRS.)

PLANTINGS TO BE INSTALLED AT MINIMUM 10' O.C. TO PROVIDE 1,975 SQ. FT./34% CANOPY COVERAGE AT 5 YRS. WITHIN COMMON OPEN SPACE AREA.



EXISTING TREE TO REMAIN FOR SCREENING ALONG EAST PROPERTY LINE

PROPOSED ARBORVITAE PYRAMIDALIS HEDGE FOR SCREENING ALONG EAST PROPERTY LINE WITH 5' MAINTENANCE PATHWAY PROVIDED ADJACENT TO APARTMENT BUILDING

PROPOSED 15 UNIT APARTMENT BUILDING

SE HARMONY ROAD

EXISTING WETLAND

MINTHORN CREEK

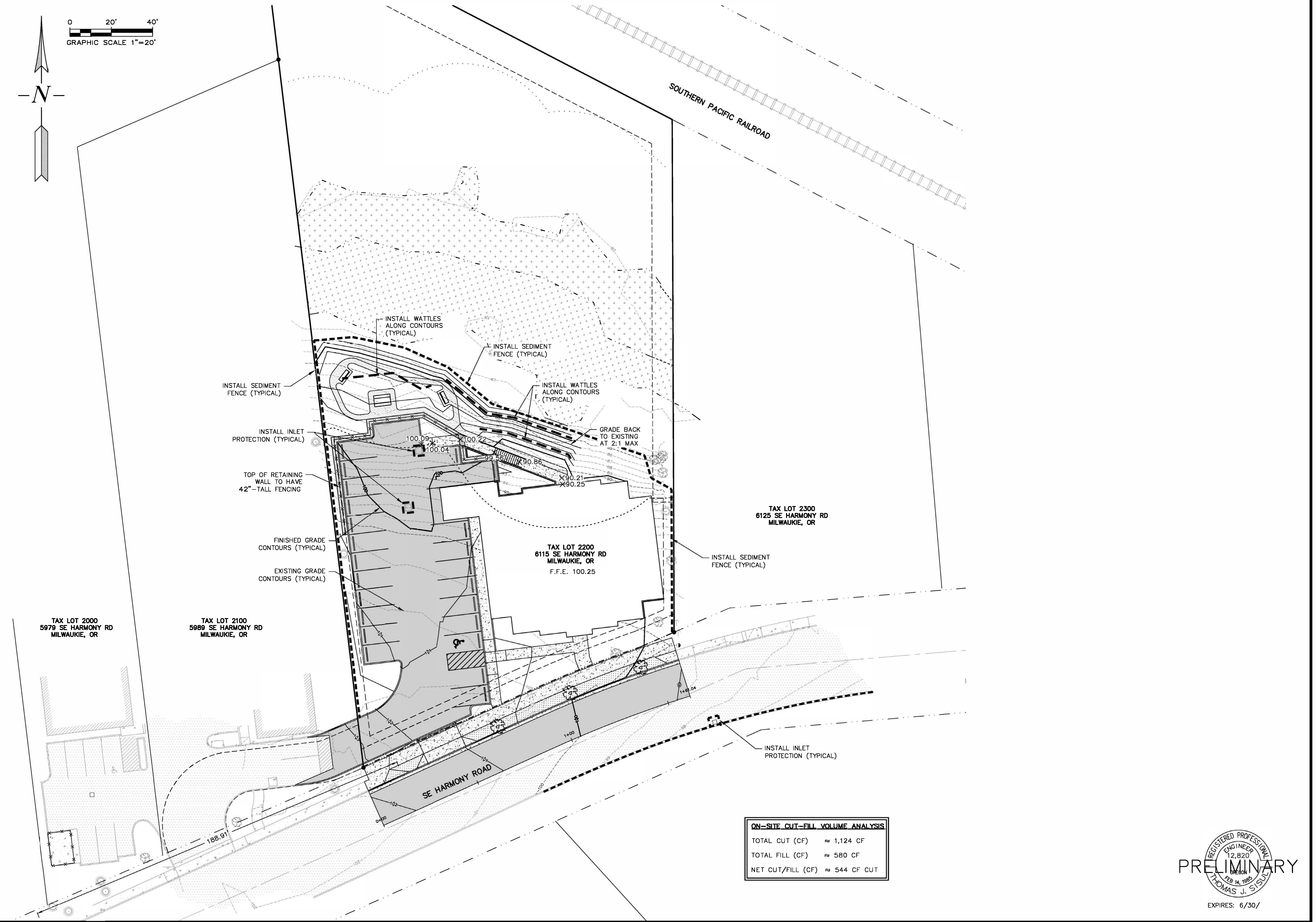
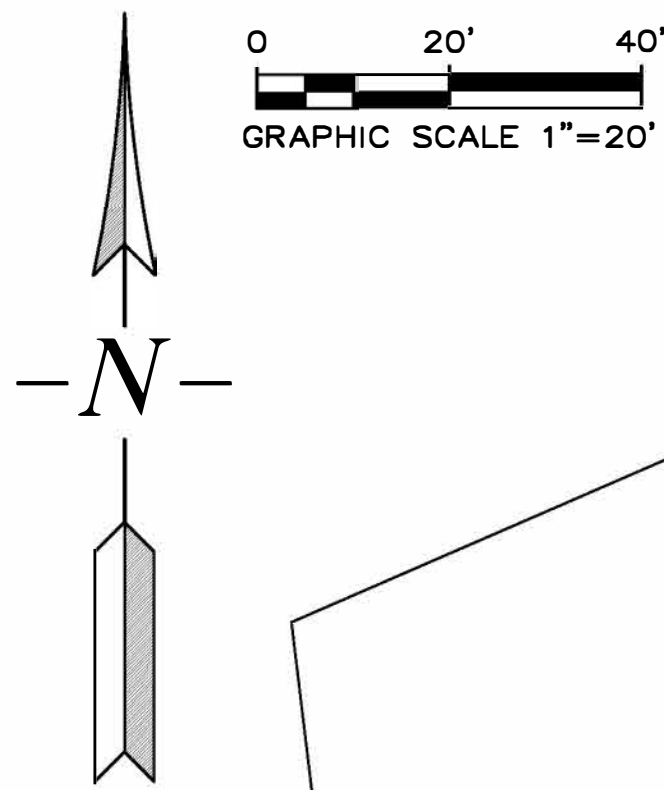
PROPOSED PARKING LOT

PROPOSED 324 SQ. FT. INTERIOR PARKING LOT LANDSCAPING AREA

EXISTING BUILDING

EXISTING 50' VEGETATED CORRIDOR

EXISTING BUILDING



INSTALL WATTLES ALONG CONTOURS (TYPICAL)

INSTALL SEDIMENT FENCE (TYPICAL)

INSTALL WATTLES ALONG CONTOURS (TYPICAL)

INSTALL SEDIMENT FENCE (TYPICAL)

INSTALL INLET PROTECTION (TYPICAL)

GRADE BACK TO EXISTING AT 2:1 MAX

TOP OF RETAINING WALL TO HAVE 42" - TALL FENCING

FINISHED GRADE CONTOURS (TYPICAL)

EXISTING GRADE CONTOURS (TYPICAL)

ON-SITE CUT-FILL VOLUME ANALYSIS	
TOTAL CUT (CF)	≈ 1,124 CF
TOTAL FILL (CF)	≈ 580 CF
NET CUT/FILL (CF)	≈ 544 CF CUT



REVISIONS	BY
REVISED PER CITY OF MILWAUKIE COMMENTS (2-19-18)	JDM

**HARMONY PARK
TOWNHOMES PH II
HARMONY PARK APARTMENTS**

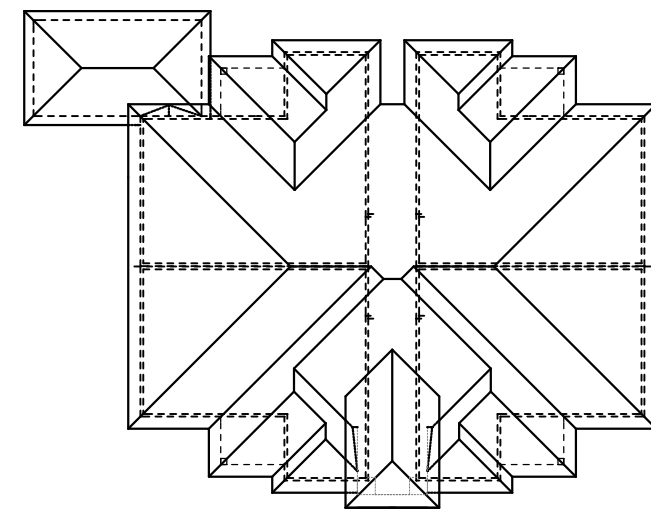
Preliminary Grading and ESC Plan

SISUL ENGINEERING
376 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 667-0188
DRAWING: 217-072_BASL.dwg

DATE MARCH 2018
SCALE AS SHOWN
DRAWN JDM
JOB SGL17-072
SHEET **3**
OF 3 SHEETS

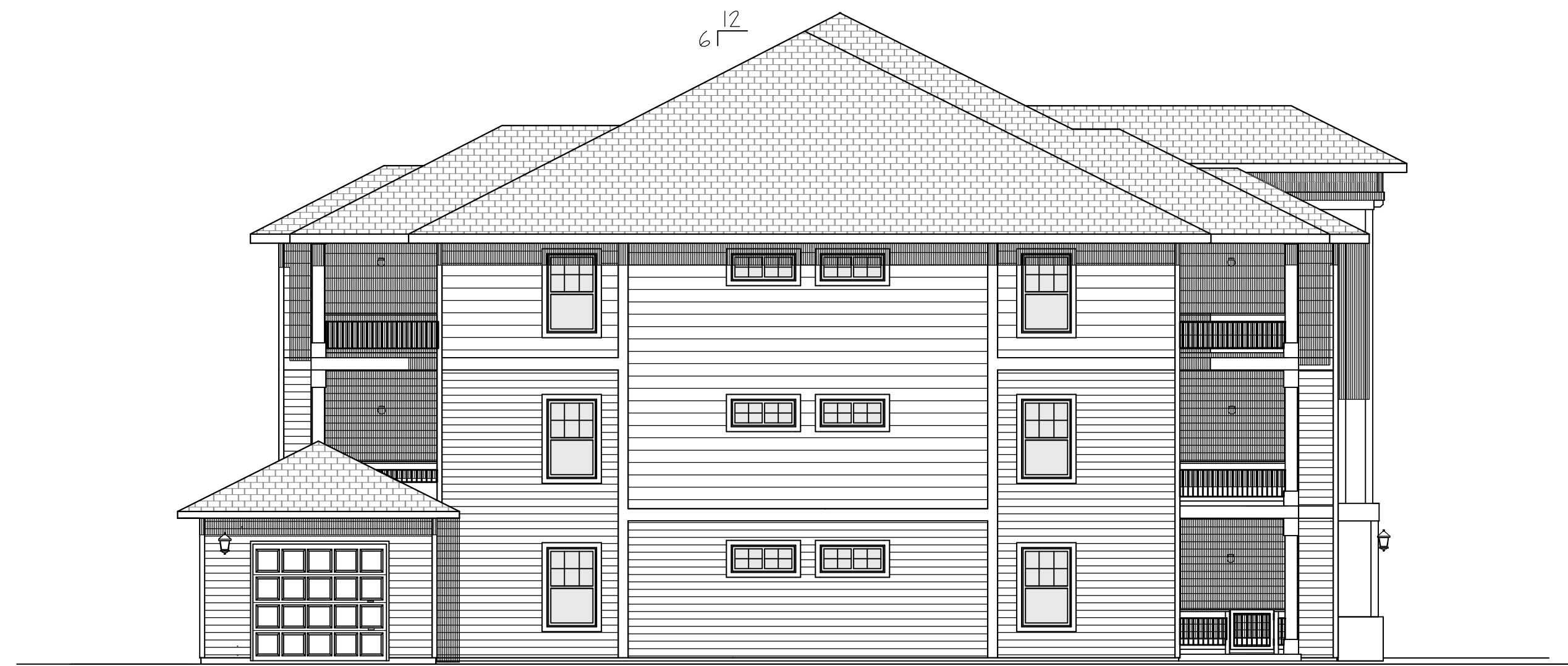
EXPIRES: 6/30/

REVISIONS	DATE
HEIGHT LIMIT ENCROACHMENT	6-5-18



FRONT ELEVATION

SCALE 1/8" = 1'-0"



LEFT ELEVATION

SCALE 1/8" = 1'-0"



RIGHT ELEVATION

SCALE 1/8" = 1'-0"



BACK ELEVATION

SCALE 1/8" = 1'-0"

Creations Northwest, LLC
 cc0488888
 2500 Wilamette Falls Drive Office 503-908-0563
 West Linn, Oregon

Harmony Park Townhomes Phase II
 615 SE Harmony Road
 Milwaukie, OR 97222

APARTMENT BUILDING
ELEVATIONS

CADD NAME:
 HA A-1r
 DATE: 10-4-17
 SCALE: AS SHOWN
 DRAWN BY: R L H
 PROJECT #:

SHEET No.
A-1r
 of