



September 25, 2018

Subject: Notice of a proposed development at 13333 Rusk Road

Dear Property Owner:

You are cordially invited to attend a neighborhood meeting on **Tuesday, October 9 at 6:00 PM.**

The purpose of this meeting is to discuss a proposed new development located at 13333 SE Rusk Road adjacent to the Turning Point Church. The subject tax lots are: 22E 06AD 600, 700, 900 and 901. The site is approximately 18 acres and is zoned R-3 and R-10 by the City of Milwaukie. A vicinity map showing the site location is attached to this letter.

The proposal is for a new senior housing development that will have approximately 165 units, including independent living, assisted living and memory care units. Interior amenities will include a large and gracious lobby and reception area, café bistro, formal living room/parlor, and a wide range of entertainment and activities for residents. Outside areas will include a combination of open and covered patios, planting areas and other exterior amenity areas. Associated parking, drive aisles and site landscaping will also be included.

The Turning Point Church will remain in place, and natural resources that exist on the site will be preserved.

A preliminary site plan is attached to this letter.

The purpose of this meeting is to provide an opportunity for the applicant and surrounding property owners to meet and discuss the proposal, including any potential concerns.

The meeting is scheduled for:

Tuesday, October 9, 2018
6:00 – 7:30 PM
Milwaukie Center, Trillium Room
5440 SE Kellogg Creek Drive
Milwaukie, OR 97222

Please note that this is an informational meeting on preliminary plans. These plans may change slightly before the application is submitted to the city. We look forward to discussing this proposal with you. Please feel free to contact me at 971.280.8661 or sbreakstone@dowl.com if you have questions.

Sincerely,

Serah Breakstone, AICP
DOWL Senior Planner

Attachment(s): Vicinity Map and Preliminary Site Plan

BONAVENTURE SENIOR HOUSING NEIGHBORHOOD MEETING -
 INVITE LIST
 PROPERTIES WITHIN 500 FEET

TAX LOT ID	OWNER	ADDRESS	CITY	STATE	ZIP
22E05B 01000	SECHAN NEIL TRUSTEE	101 SCENIC DR	ASHLAND	OR	97520
22E05B 01100	RANDALL INVESTMENT GROUP LLC	2 CENTERPOINTE DR STE 210	LAKE OSWEGO	OR	97035
22E05B 01200	RANDALL INVESTMENT GROUP LLC	2 CENTERPOINTE DR STE 210	LAKE OSWEGO	OR	97035
22E05B 01603	LAKE ROAD MEDICAL BUILDING LLC	6542 SE LAKE RD STE 104	MILWAUKIE	OR	97222
22E05B 02600	ROBERTSON RANDALL W	12972 SE RUSK RD	MILWAUKIE	OR	97222
22E05B 02602	KIRCHEM JONATHAN D	13012 SE RUSK RD	MILWAUKIE	OR	97222
22E05B 02603	HANCEY TREVOR	12992 SE RUSK RD	MILWAUKIE	OR	97222
22E05B 02700	NBL PROPERTIES LIMITED	PO BOX 1741	LAKE OSWEGO	OR	97035
22E05BC00100	HOVIS DAVID S	13440 SE RUSCLIFF RD	MILWAUKIE	OR	97222
22E05BC00101	COOK DAVID K & DAWN R	13398 SE RUSCLIFF RD	MILWAUKIE	OR	97222
22E05BC00102	CLIFFORD ROBERT C & MARTHA L	13436 SE RUSCLIFF RD	MILWAUKIE	OR	97222
22E05BC00103	HOWARD TIMOTHY C & HOLLY M	13444 SE RUSCLIFF RD	MILWAUKIE	OR	97222
22E05BC00104	GERTON JUDITH A & RONALD E	13446 SE RUSCLIFF RD	MILWAUKIE	OR	97222
22E05BC00200	JACKSON RICHARD L & SHERI R	13420 SE RUSCLIFF RD	MILWAUKIE	OR	97222
22E05BC00300	JOHNSON CAMERON & CHRISTA	13410 SE RUSCLIFF RD	MILWAUKIE	OR	97222
22E05BC00400	STATE OF OREGON	TRANSPORTATION BLDG	SALEM	OR	97310
22E05BC00500	RANDOLPH BENJAMIN & JENNIFER	13240 SE RUSK RD	MILWAUKIE	OR	97222
22E05BC00600	LUSTGRAAF JOY E & DARELL A	13312 SE RUSK RD	MILWAUKIE	OR	97222
22E05BC00700	PASTOR JOAQUIN P & GABRIELA N	13400 SE RUSCLIFF RD	MILWAUKIE	OR	97222
22E05BC00800	MARKWART KEITH A & A K	13430 SE RUSCLIFF RD	MILWAUKIE	OR	97222
22E05BC01000	MOODY DAVID ALLAN & NORMA JEAN	13387 SE RUSCLIFF RD	MILWAUKIE	OR	97222
22E05BC01100	JIMINEZ R M II & V	13389 SE RUSCLIFF RD	MILWAUKIE	OR	97222
22E05BC01200	VAN BOCKEL DOROTHEA A & JEBEDIAH	13391 SE RUSCLIFF RD	MILWAUKIE	OR	97222
22E05BC01300	BLACKBURN GLORIA R CO-TRUSTEE	13465 SE RUSCLIFF RD	MILWAUKIE	OR	97222
22E05BC01400	MILLWARD G RICHARD A	13485 SE RUSCLIFF RD	MILWAUKIE	OR	97222
22E05BC01500	GREEN-HITE JOHN & TERESA	13575 SE BRIARFIELD CT	MILWAUKIE	OR	97222
22E05BC01600	JOHNS LANA S TRUSTEE	7222 SE 29TH	PORTLAND	OR	97202
22E05BC01700	ANDRUS SONIA L & STEVEN R	16897 SE TONG RD	DAMASCUS	OR	97089
22E05BC01800	BRODERICK KIRBY	6109 SE ERIC ST	MILWAUKIE	OR	97222
22E05BC01900	PAYNE STEVEN REEVES RIGGINS	13555 SE BRIARFIELD CT	MILWAUKIE	OR	97222
22E05BC02100	BRODERICK KIRBY & BRONWEN	6109 SE ERIC ST	MILWAUKIE	OR	97222

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TAX LOT ID	OWNER	ADDRESS	CITY	STATE	ZIP
22E05CB00303	HENNEBECK CAITLIN	13450 SE RUSCLIFF RD	MILWAUKIE	OR	97222
22E06AA00300	MILLER SUSAN & PHIL	5800 SE WEIKO WAY	MILWAUKIE	OR	97222
22E06AA00400	HSBC BANK USA NA TRUSTEE	8950 CYPRESS WATERS BLVD	COPPELL	TX	75019
22E06AA00401	MILLER SUSAN & PHIL	5800 SE WEIKO WAY	MILWAUKIE	OR	97222
22E06AA00402	MILLER SUSAN & PHIL	5800 SE WEIKO WAY	MILWAUKIE	OR	97222
22E06AA00501	TIEN FRANK & KAREN	9249 SE HUNTERS BLUFF AVE	HAPPY VALLEY	OR	97086
22E06AA00502	SATIS PROPERTIES LLC	5939 SE IRIS CT	MILWAUKIE	OR	97267
22E06AA00504	TIEN FRANK & KAREN	9249 SE HUNTERS BLUFF AVE	HAPPY VALLEY	OR	97086
22E06AA00600	MASSEY TERRY	8625 SE JENNINGS AVE	MILWAUKIE	OR	97267
22E06AA00601	OFFICE OF OVERSEER & HIS	PO BOX 821166	VANCOUVER	WA	98682
22E06AA00700	KING TONY C	12951 SE RUSK RD	MILWAUKIE	OR	97222
22E06AA00800	CITY OF MILWAUKIE	6101 SE JOHNSON CREEK BLVD	PORTLAND	OR	97206
22E06AA00900	BRUNEAU CAROLINE J TRUSTEE	12942 SE RUSK RD	MILWAUKIE	OR	97222
22E06AB00610	OLEARY MICHAEL J & MARY JEAN	5440 SE CAMPANARIO RD	MILWAUKIE	OR	97222
22E06AB00616	SILVERLEAF HOMEOWNERS	5246 CAMPANARIO RD	MILWAUKIE	OR	97222
22E06AB00617	NORTH CLACKAMAS PARK & REC DIST	150 BEAVERCREEK RD	OREGON CITY	OR	97045
22E06AB00703	NOREN JOHN A & DONNA	12935 SE CARRIE LYN LN	MILWAUKIE	OR	97222
22E06AB00704	BRUNNING VINCENT C & GEORGIANNE	12963 SE CARRIE LYN LN	MILWAUKIE	OR	97222
22E06AB00705	MCKEE GEORGE A TRUSTEE	5535 SE CAMPANARIO RD	MILWAUKIE	OR	97222
22E06AB00706	PERRY MICHAEL A	5455 SE CAMPANARIO RD	MILWAUKIE	OR	97222
22E06AB00707	ROGERS SALLY M	5454 SE CAMPANARIO RD	MILWAUKIE	OR	97222
22E06AB00708	HEINICHEN RICHARD J & CINDY I	5502 SE CAMPANARIO RD	MILWAUKIE	OR	97222
22E06AB00709	SAENZ SAMUEL & ROSIE	5550 SE CAMPANARIO RD	MILWAUKIE	OR	97222
22E06AB00710	LEFRANC YVES & GINA MCMENAMIN	5606 SE CAMPANARIO RD	MILWAUKIE	OR	97222
22E06AB00711	JONES SCOTT & TIFFANY	5648 SE CAMPANARIO RD	MILWAUKIE	OR	97222
22E06AB00712	CHANEY DALE S & T	5649 SE CAMPANARIO RD	MILWAUKIE	OR	97222
22E06AB00713	SLOBODA VASILY & TAMARA	12988 SE CARRIE LYN LN	MILWAUKIE	OR	97222
22E06AB00714	BAILEY ARLENE F	12936 SE CARRIE LYN LN	MILWAUKIE	OR	97222
22E06AB00715	CHRISTIANSON JOHN W & LOU ANN	5586 SE LAKE RD	MILWAUKIE	OR	97222
22E06AB00716	NORTH CLACKAMAS PARKS & REC DIST	150 BEAVERCREEK RD	OREGON CITY	OR	97045
22E06AC00100	CITY OF MILWAUKIE	10722 SE MAIN ST	MILWAUKIE	OR	97222

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TAX LOT ID	OWNER	ADDRESS	CITY	STATE	ZIP
22E06AD00100	HACMAC PROPERTIES LLC	6026 SE EASTBROOK DR	MILWAUKIE	OR	97222
22E06AD00200	THORPE JAMES STEVEN	13020 SE RUSK RD	MILWAUKIE	OR	97222
22E06AD00300	GOFF DONALD EUGENE CO-TRUSTEE	14980 SE RIVER FOREST DR	MILWAUKIE	OR	97267
22E06AD00301	STATE OF OREGON	TRANSPORTATION BLDG	SALEM	OR	97310
22E06AD00600	TURNING POINT CHURCH	13333 SE RUSK RD	MILWAUKIE	OR	97222
22E06AD00700	TURNING POINT CHURCH	13333 SE RUSK RD	MILWAUKIE	OR	97222
22E06AD00801	PROUD GROUND	5288 N INTERSTATE	PORTLAND	OR	97217
22E06AD00802	PROUD GROUND	5288 N INTERSTATE	PORTLAND	OR	97217
22E06AD00803	GESIK CHARLIE	5650 SE KAYLA CT	MILWAUKIE	OR	97222
22E06AD00804	PROUD GROUND	5288 N INTERSTATE	PORTLAND	OR	97217
22E06AD00805	PROUD GROUND	5288 N INTERSTATE	PORTLAND	OR	97217
22E06AD00806	HANSEN LAURA R A	12978 SE MADEIRA DR	MILWAUKIE	OR	97222
22E06AD00807	PROUD GROUND	5288 N INTERSTATE	PORTLAND	OR	97217
22E06AD00900	TURNING POINT CHURCH	13333 SE RUSK RD	MILWAUKIE	OR	97222
22E06AD00901	TURNING POINT CHURCH	13333 SE RUSK RD	MILWAUKIE	OR	97222
22E06AD01000	CITY OF MILWAUKIE	10722 SE MAIN ST	MILWAUKIE	OR	97222
22E06AD01100	KRE TIGER DEERFIELD LLC	19119 NORTH CREEK PKWY	BOTHELL	WA	98011
22E06AD01101	BROWN WALLACE D & SARAH M RONALD	5824 SE KELLOGG CREEK DR	MILWAUKIE	OR	97222
22E06AD01102	SHERLEY JUDY E	5804 SE KELLOGG CREEK DR	MILWAUKIE	OR	97222
22E06AD01103	ROHAN ROXANA S TRUSTEE	5800 SE KELLOGG CREEK DR	MILWAUKIE	OR	97222
22E06AD01200	KRE TIGER DEERFIELD LLC	19119 NORTH CREEK PKWY	BOTHELL	WA	98011
22E06AD01400	JOHNSON GARY C & SHERRIE L	13477 SE RUSK RD	MILWAUKIE	OR	97222
22E06AD01500	BERESFORD TERRY	13502 SE RUSK RD	MILWAUKIE	OR	97222
22E06AD01600	RIVELLI JOSEPH P & SUSAN M	6008 SE PARKVIEW TER	MILWAUKIE	OR	97222
22E06AD01601	KEAGBINE ANTHONY TRUSTEE	6012 SE PARKVIEW TER	MILWAUKIE	OR	97222
22E06AD01700	PIPER RONALD D & LINDA L	13468 SE RUSK RD	MILWAUKIE	OR	97222
22E06AD01800	URSU IOAN	13460 SE RUSK RD	MILWAUKIE	OR	97222
22E06AD01900	NEALEIGH DOUGLAS E	13360 SE RUSK RD	MILWAUKIE	OR	97222
22E06AD02000	ALDRIDGE FAMILY TRUST	13340 SE RUSK RD	MILWAUKIE	OR	97222
22E06AD02100	TANDY STEPHEN DOUGLAS & KAREN	13330 SE RUSK RD	MILWAUKIE	OR	97222
22E06AD02200	TANDY STEPHEN DOUGLAS & KAREN	13330 SE RUSK RD	MILWAUKIE	OR	97222

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TAX LOT ID	OWNER	ADDRESS	CITY	STATE	ZIP
22E06AD02300	BRINKMAN GARRY D	6041 SE PARKVIEW TER	MILWAUKIE	OR	97222
22E06AD02400	KEAGBINE ANTHONY TRUSTEE	6012 SE PARKVIEW TER	MILWAUKIE	OR	97222
22E06AD02401	CLACKAMAS COUNTY	902 ABERNETHY RD	OREGON CITY	OR	97045
22E06DA00100	BRODERICK KIRBY & BRONWEN	6109 SE ERIC ST	MILWAUKIE	OR	97222
22E06DA00200	ELLS RICHARD H	6037 SE ERIC ST	MILWAUKIE	OR	97222
22E06DA00300	WINTER JILL J TRUSTEE	6025 SE ERIC ST	MILWAUKIE	OR	97222
22E06DA00400	SANDERS KELLI	6011 SE ERIC ST	MILWAUKIE	OR	97222
22E06DA00500	BARNES SUSAN P & ABEDNEGO	5959 SE ERIC ST	MILWAUKIE	OR	97222
22E06DA00600	PEREIRA MICHELLE M & JARROD A	5915 SE ERIC ST	MILWAUKIE	OR	97222
22E06DA03601	PROVOST ERIC J & HOLLY M	6135 SE ERIC ST	MILWAUKIE	OR	97222
22E06DB00400	EASTERN ORTHDX CH ANNUNCTN	PO BOX 22048	MILWAUKIE	OR	97269

**Kellogg Creek Senior Housing Project
Neighborhood Meeting – October 9, 2018**

AGENDA

6:00 – 7:30 PM

- 1. INTRODUCTIONS**
- 2. PROJECT SITE OVERVIEW**
- 3. LAND USE APPLICATIONS**
- 4. PROJECT DESCRIPTION - SITE DETAILS**
- 5. PROJECT DESCRIPTION – BUILDING DETAILS**
- 6. LAND USE PROCESS**
- 7. QUESTIONS?**

Kellogg Creek Senior Housing Project – Information Sheet

Site Address	13333 Rusk Road, Milwaukie
Site Zoning	R-3 and R-10 split zoning, residential Natural Resource overlay on part of the site
Project Proposal	A new senior living facility with 76 independent living suites, 57 assisted living suites, and 32 memory care units.
Developer/Applicant	Bonaventure Daniel Dobson, Director of Business Development
Land Use/Civil	DOWL Serah Breakstone, Senior Planner 971.280.8661 sbreakstone@dowl.com
Land Use Applications	Type III Conditional Use (independent and assisted living units) Type III Community Service Use (memory care units) Type III Variance (for building height) Type II Transportation Facility Review (to review traffic impacts) Type II Natural Resource Review (to adjust the HCA boundary) Type I Property Line Adjustment/Lot Consolidation
Land Use Timeline	Submit applications mid-November 30 days for completeness review About 4-5 months for review process Public hearing (Planning Commission) – early 2019
Public Input Opportunities	Neighborhood meeting (today) Public comment period (20 days prior to hearing), City will send notice to property owners within 300 feet. Public hearing before the Planning Commission

Neighborhood Meeting Sign-in Sheet

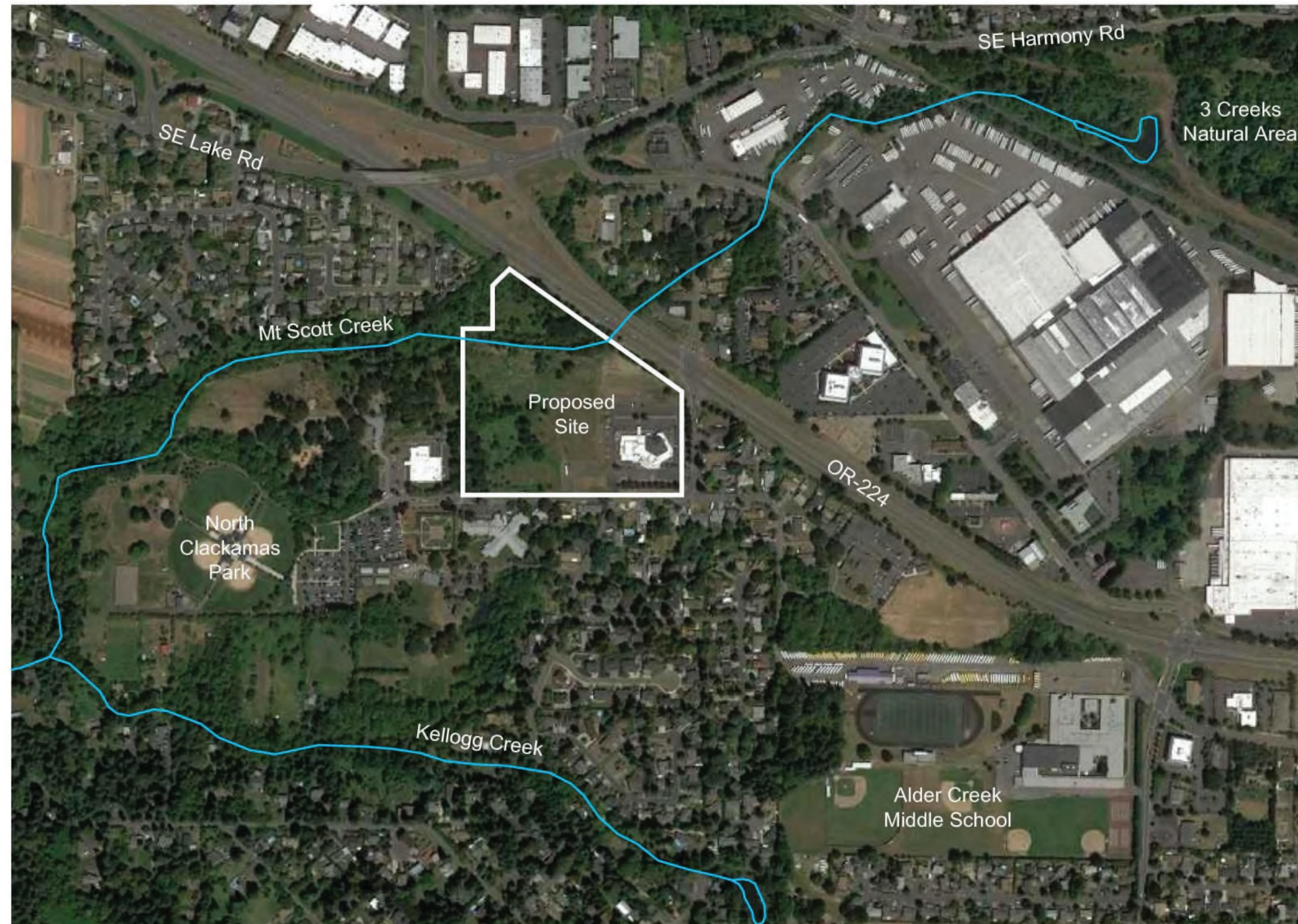
Project: BONAVENTURE SENIOR HOUSING Date: OCT 9, 2018

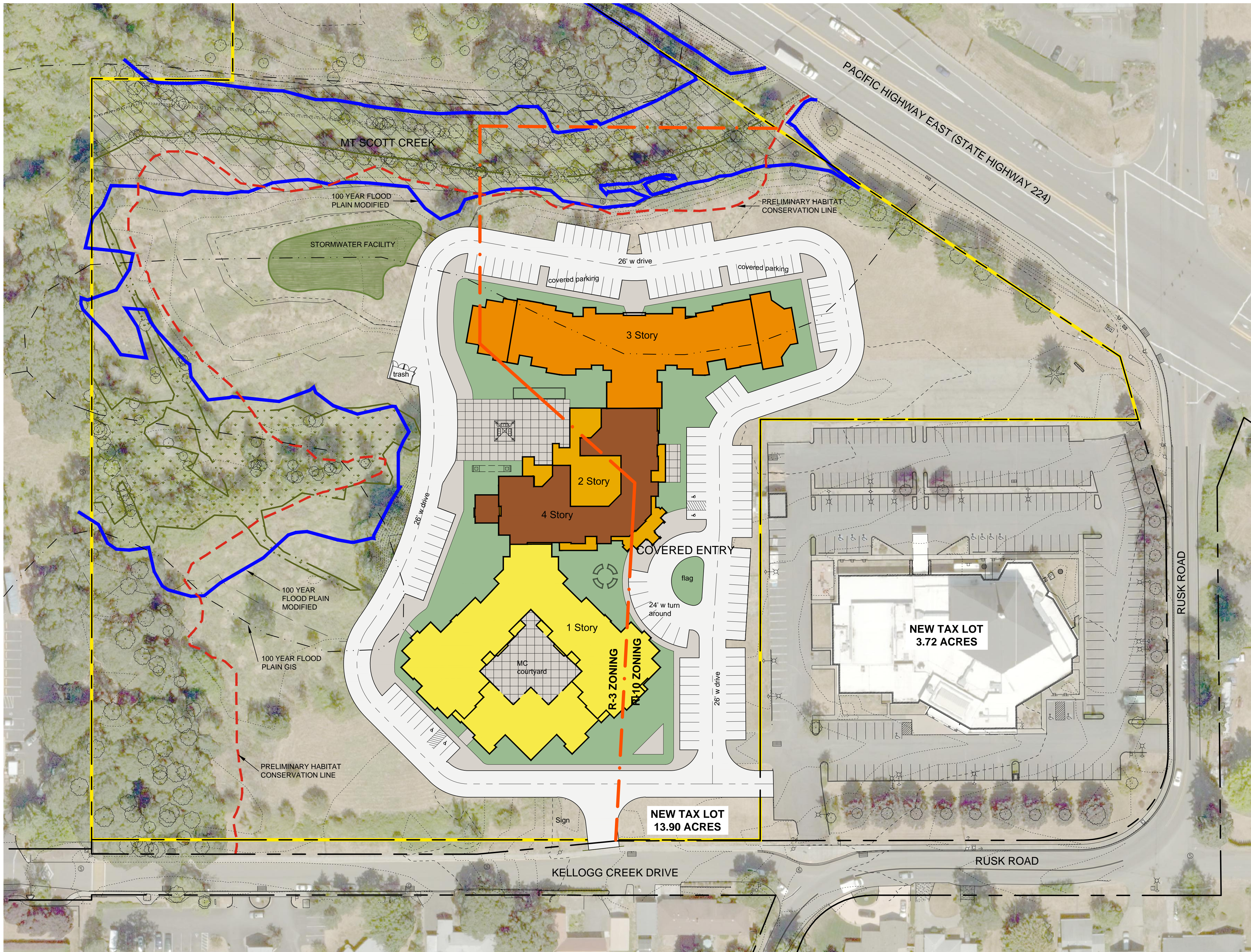
Location: MILWAUKEE CENTER

Name	Mailing Address
Darell & Joy Lustgraaf	13312 SE Rusk Rd Milwaukie, Or 97222
Debra Ann Atlock	
Dony Van Bockel	13391 SE Rusdiffe 97222
Wallace Brown	Milwaukie OR 5824 SE Kellogg Creek Rd. 97222
Neil Schulman nerl@ascure.org	2416 SE Lake Rd, Milwaukie OR 97222
DONALD GOLF	13521 SE Rusk Rd 97222
DYE HANES	11215 SE 60th 97222
KAREN + STEVE TANDY	13330 SE Rusk Rd 97222
Sally and Dick Shuck	4815 SE Base del Rey Ml 97222
BOB DOXANON	13732 SE LAURIE MILW 97222
Chris Runyard	2325 NE 32nd Ct Portland 97212

→ dick.sally.shuck@juno.com

PROJECT SITE





Development Information

Total Net Area	
Gross Area	= 14.05 ac
ROW Dedication	= - 0.15 ac
New Tax Lot	= 13.90 ac

Development Standards: City of Milwaukie
Zoning Base: Residential (R3) & (R10)

Proposed Development:

Independent Living	= 76 units
Assisted Living	= 57 units
Memory Care	= 32 units
Total Units	= 165 units

Parking Provided = 135 spaces (incl 6 ADA) (0.81)

Legend

- Project Boundary
- Existing Property Lines
- Existing Contours - 1' Interval
- Existing Wetland
- 100 yr FEMA Floodplain - Modified
- 100 yr Floodplain - GIS
- Preliminary Habitat Conservation Area
- Residential Zoning Boundary R3 / R10



10/9/2018



720 SW Washington Street, #750
 Portland, Oregon 97205
 971-280-8641
 Project No. 2322.14497.01
 Contact: Scott Emmens, PE

Kellogg Creek Senior Living



3425 Boone Rd SE
 Salem, Oregon 97317
 Phone: (503) 361-7153
 FAX: (503) 588-3531

