



AGENDA

MILWAUKIE DESIGN AND LANDMARKS COMMITTEE Monday, January 9, 2017, 6:30 PM

POND HOUSE
2215 SE HARRISON ST

- 1.0 **Call to Order—Procedural Matters**
- 2.0 **Meeting Notes—Motion Needed**
 - 2.1 December 20, 2016
- 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 Meetings—**Public meetings will follow the procedure listed on reverse

- 6.0 **Worksession Items**
 - 6.1 Summary: Downtown Design Guidelines Update, Session 11
Presenter: Brett Kelter, Associate Planner
 - Identification of critical photos for discussion at January 23 meeting
 - Revisions to Pedestrian Emphasis element
- 7.0 **Other Business/Updates**
 - 7.1 Referral = Natural Resource review for Moda sewer line project (in DMU zone)
- 8.0 **Design and Landmark Committee Discussion Items—**This is an opportunity for comment or discussion for items not on the agenda.
- 9.0 **Forecast for Future Meetings:**
 - January 23, 2017 Focus on photo updates for Downtown Design Guidelines (DDG) and on Pedestrian Emphasis element
 - February 6, 2017 Continue work on revisions to DDG (focus TBD)

Milwaukie Design and Landmarks Committee Statement

The Design and Landmarks Committee is established to advise the Planning Commission on historic preservation activities, compliance with applicable design guidelines, and to review and recommend appropriate design guidelines and design review processes and procedures to the Planning Commission and City Council.

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@milwaukieoregon.gov. Thank You.
2. **DESIGN AND LANDMARKS COMMITTEE MEETING MINUTES.** Approved DLC Minutes can be found on the City website at www.milwaukieoregon.gov.
3. **CITY COUNCIL MINUTES** City Council Minutes can be found on the City website at www.milwaukieoregon.gov.
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.

Public Meeting 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 Committee members.

1. **STAFF REPORT.** Each design review meeting 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 recommendation with reasons for that recommendation.
2. **CORRESPONDENCE.** Staff will report any verbal or written correspondence that has been received since the Committee 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 COMMITTEE MEMBERS.** The committee members 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 Committee will take rebuttal testimony from the applicant.
9. **CLOSING OF PUBLIC MEETING.** The Chairperson will close the public portion of the meeting. The Committee will then enter into deliberation. From this point in the meeting the Committee will not receive any additional testimony from the audience, but may ask questions of anyone who has testified.
10. **COMMITTEE DISCUSSION AND ACTION.** It is the Committee's intention to make a recommendation this evening on each issue on the agenda. Design and Landmarks Committee recommendations are not appealable.
11. **MEETING CONTINUANCE.** Prior to the close of the first public meeting, *any person* may request an opportunity to present additional information at another time. If there is such a request, the Design and Landmarks Committee will either continue the public meeting to a date certain, or leave the record open for at least seven days for additional written evidence, argument, or testimony.

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 Design and Landmarks Committee:

Sherry Grau, Chair
(Vacant), Vice Chair
Scott Jones
Lauren Loosveldt
(Vacant Position)

Planning Department Staff:

Denny Egner, Planning Director
David Levitan, Senior Planner
Brett Kolver, Associate Planner
Vera Koliass, Associate Planner
Mary Heberling, Assistant Planner
Avery Pickard, Administrative Specialist II
Alicia Martin, Administrative Specialist II

**CITY OF MILWAUKIE
DESIGN AND LANDMARKS COMMITTEE
NOTES**

**Milwaukie City Hall
10722 SE Main St
Tuesday, December 20, 2016
6:30 PM**

COMMITTEE MEMBERS PRESENT

Sherry Grau, Chair
Lauren Loosveldt
Scott Jones

MEMBERS ABSENT

None

STAFF PRESENT

Brett Kelper, Associate Planner (staff liaison)

ALSO IN ATTENDANCE

Michael Corrente
Cynthia Schuster

1.0 Call to Order – Procedural Matters

Chair Sherry Grau called the meeting to order at 6:35 p.m.

2.0 Design and Landmarks Committee Notes

- 2.1 October 10, 2016
- 2.2 November 14, 2016

Chair Grau asked whether there were any corrections to discuss for either set of notes. Hearing none, she called for a motion to approve both—it passed unanimously.

3.0 Information Items

Associate Planner Brett Kelper distributed replacement pages for the members' reference notebooks, with changes stemming from recent updates to the zoning code related to short-term rentals and marijuana regulations.

4.0 Audience Participation – None**5.0 Public Meetings – None****6.0 Worksession Items**

- 6.1 Downtown Design Guidelines Update, cont. (Milwaukie Character)
Staff Person: Brett Kelper, Associate Planner

Mr. Kelper called for further revisions to the group's November edits of the Downtown Design Guidelines (DDG) combination of pages 16, 17, and 19 ("Consider Architectural Context and Contrast"). The members confirmed the revisions made in November and provided a few additional minor edits.

Noting that an architectural firm has been selected to begin work on the Ledding Library design, **Member Lauren Loosveldt** suggested that it would be prudent for City Council to adopt the changes the Committee has made so far to the DDG. She thought it was a critical time to provide the revised guidelines to the design team before the firm goes too far down any one particular road with an initial design. The group agreed.

Mr. Kelper was unsure of the specific process that would be required for adoption, and he expressed some concern that it might not be quick or simple. He suggested that the revisions to date did not necessarily change the sense or spirit of the current guidelines, but **Member Loosveldt** disagreed and argued that there were in fact several significant shifts or adjustments in perspective for some of the guidelines. All agreed that it would be frustrating to know that one of the next major Downtown redevelopment efforts might not benefit from the guidance and direction the Committee was trying to provide with its work on revising the DDG.

The group discussed the issue of updating some or all of the DDG photos and agreed that, if it appears that an interim update is feasible, the members could hold a second meeting in January 2017 to discuss critical photos as identified at the first regular meeting in January 2017. **Mr. Kelper** agreed to find out more about the process and likely timeline for adoption of interim updates, as well as to see about the possibility of sending a working draft of the proposed revisions to the library design team sooner rather than later.

The discussion turned to DDG page 18, “Preserve Historic Buildings,” and picked up where the November meeting left off. **Member Scott Jones**, who missed the November meeting, generally agreed with the direction of the earlier revisions. One point of discussion was on shifting the focus of this guideline to the term “landmarks” instead of “buildings,” to reflect a broader concern for preservation-worthy features. There was also an observation that the eclectic representation of architectural styles Downtown is in fact a unique characteristic of Milwaukie and one that merits consideration when questions of historic preservation arise. The group made additional revisions to the guideline until the members were satisfied with the improvements.

7.0 Other Business/Updates

There was no further discussion about the draft DLC 2016-17 Work Program, so **Chair Grau** called for a motion for adoption—it was approved unanimously.

8.0 Design and Landmarks Committee Discussion Items – None

9.0 Forecast for Future Meetings:

January 9, 2017	DDG revisions – Focus on Pedestrian Emphasis element
January 23, 2017	DDG revisions – Focus on photo updates
February 6, 2017	DDG revisions – TBD

Chair Grau adjourned the meeting at 8:27 p.m.

Respectfully submitted,

Brett Kelper, Associate Planner

Sherry Grau, Chair



MILWAUKIE

Dogwood City of the West

To: Design and Landmarks Committee

Through: Dennis Egner, Planning Director

From: Brett Kelper, Associate Planner

Date: December 30, 2016, for January 9, 2017, Worksession

Subject: Downtown Design Guidelines Update – Session 11

ACTION REQUESTED

None. This report is preparation for the Committee's ongoing efforts to update the Downtown Design Guidelines (DDG) document.

BACKGROUND INFORMATION

History of Prior Actions and Discussions

- **Winter - Fall 2016:** Ongoing discussion of Milwaukie Character element.
- **August 3, 2015:** The Committee discussed and finalized the proposed 2015-2016 DLC Work Program, including the item concerning a DDG update.

MILWAUKIE CHARACTER ELEMENT

At the December 20 meeting, the group finished working through its proposed revisions to the Milwaukie Character element, with additional edits to the "Consider Architectural Context and Contrast" guideline (the combination of DDG pages 16, 17, and 19) and page 18 (renamed as "Preserve Historic Landmarks"). Strikeout versions of those two pages are attached (see Attachment 1).

Staff has compiled clean versions of each of the Milwaukie Character guidelines as revised by the Committee in 2016 (see Attachment 2). Considering the group's interest in providing at least a working draft of the revised guidelines to the library design team, the members should review them as a whole to see if any additional adjustments are desired at this time.

At the January 9 meeting, the group should plan to spend some time identifying which photos from at least the Milwaukie Character element are the highest priority for deletion or replacement. At a special Committee meeting scheduled for January 23, the expectation is that members will come with replacement photos (whether as interim or permanent).

PEDESTRIAN EMPHASIS ELEMENT

As time allows, the group can begin the work of revising the guidelines of the Pedestrian Emphasis element. Copies of all seven pages of the Pedestrian Emphasis element are attached for mark-up use at the meeting (see Attachment 3).

ATTACHMENTS

1. Proposed revisions to guidelines (*from December 20 meeting*)—*strikeout versions*
 - Combo of pages 16/17/19 = Consider Architectural Context and Contrast
 - Page 18 = Preserve Historic Landmarks
2. Compilation of revisions to Milwaukie Character guidelines—*clean versions*
 - Page 10 = Intent of Milwaukie Character element
 - Page 11 = Reinforce Sense of Place
 - Page 12 = Integrate Environment
 - Page 13 = Promote Linkages to Horticultural Heritage
 - Page 14 = Establish or Strengthen Gateways (*to be deleted*)
 - Page 15 = Consider View Opportunities
 - Page 16/17/19 = Consider Architectural Context and Contrast
 - Page 18 = Preserve Historic Landmarks
 - Page 20 = Integrate Public Art
3. Mark-up copies of DDG pages from Pedestrian Emphasis element
 - Page 21 = Intent of Pedestrian Emphasis element
 - Page 22 = Reinforce and Enhance the Pedestrian System
 - Page 23 = Define the Pedestrian Environment
 - Page 24 = Protect the Pedestrian from the Elements
 - Page 25 = Provide Places for Stopping and Viewing
 - Page 26 = Create Successful Outdoor Spaces
 - Page 27 = Integrate Barrier-Free Design

Note: E-Packet materials will be available online at <http://www.milwaukieoregon.gov/planning/design-and-landmarks-committee-65>.

Milwaukie Character

Milwaukie Downtown Design Guidelines

Consider Architectural Context (p. 16) + Promote Architectural Compatibility (p. 17) + Use Architectural and Contrast Wisely (p. 19)**Guideline**

(Page 16) ~~Buildings should strengthen and enhance the characteristics of its their settings, or at least maintain key unifying patterns.~~

(Page 17) ~~Buildings should be “good neighbors.” They should be compatible with surrounding buildings by avoiding disruptive excesses. New buildings should not attempt to be the center of attention.~~

(Page 19) ~~Contrast is essential to creating an interesting urban environment. Used wisely, contrast can provide focus and drama interest, announce promote a socially significant use, and help define a public areas and clarify how the downtown is organized.~~

Description

(Page 16) A common ~~Downtown Milwaukie~~ architectural vocabulary can be established by addressing and responding to the ~~basic fundamental~~ features of existing or future ~~high quality well designed~~ buildings and outdoor spaces. Proportions of windows, placement of entries, ~~decorative elements, style, materials, and silhouette profile~~ are examples of features that may be used to establish a sense of unity in Downtown Milwaukie.

~~Design features such as wall texture, materials, color, medallions, columns, pilasters, window proportions and facade articulation may all still be used to acknowledge the characteristics of surrounding buildings—and ought to be considered.~~

(Page 17) ~~Compatibility~~ Responsive design can be viewed in terms of a ~~fit or misfit between the design “vocabulary” of the project and that of its~~ maintaining a compatible design vocabulary with surrounding valued architecture. A design that ~~“fits” i.e. is compatible~~ relates to the nearby buildings by using architectural elements such as ~~scale, color, rhythm, and proportion,~~ and balance in a similar way, similar to that of the earlier buildings—will while contributing to and enhancing the area’s character. A design that ignores its ~~neighbors context may damage negatively impact~~ the special qualities and identity of ~~Downtown~~.

(Page 19) ~~The use of contrast should not create a building which is at war with its surroundings. Instead it should be a comfortable part of its setting.~~

~~A downtown with buildings that contrast greatly can cause visual chaos if widespread. Contrast employed at large scale should be reserved exclusively for civic~~

~~buildings. However, a limited amount of contrast in small scale projects can create delight and interest in the overall building composition and be an integral part of a building’s design.~~

~~Buildings that contrast with their neighbors are most successful if they are offset themselves using green spaces, plazas or other elements that provide a visual separation.~~

~~A building should seek to fit within its surroundings while also developing upon the character and uniqueness of Downtown in a creative and visually pleasing way.~~

~~Thoughtful building contrast provides a unique interest to an area and builds upon the cultural fabric within Downtown. However, contrast should be thoughtfully applied to avoid visual chaos.~~

Recommended

- ~~Building elements similar that respond to adjacent historic or significant high quality existing or future well designed buildings.~~ (Page 16)
- ~~Buildings that repeat and strengthen established district colors, forms and massing and height rhythm, proportion, and balance.~~ (Page 17)
- ~~Building contrast created by a~~ Acknowledge unique site characteristics to create contrast. (Page 19)
- ~~Civic building contrast on a large scale.~~ (Page 19)
- ~~Selectively, highlighted elements that to create interest in the~~ Downtown. (Page 19)

Not Recommended

- ~~Building elements that do not respect the scale, materials, or proportions of adjacent historic or significant high quality buildings.~~ (Page 16)
- ~~Literal interpretations of existing buildings are discouraged. P~~ poorly executed recreations of historic architectural elements, typologies, and materials often result in a “stage-set” appearance, and as a result weaken the importance of original existing buildings. (Page 17)
- ~~Building projects that differ radically in material use, form, color, or massing than their neighbors do not thoughtfully consider the character and uniqueness of Downtown when applying contrast as a design concept.~~ (Page 19)

Milwaukie Character

Milwaukie Downtown Design Guidelines

Preserve Historic Buildings Landmarks

Guideline

Historic building renovations, restorations, or additions to historic landmarks, such as structures and site features, should respect the original structure character of the landmark and its contribution to the fabric of Downtown.

Description

Not all historic landmarks are officially ranked or designated with a special status. Some are valued by the community for their aesthetics or for their contributions to Downtown's heritage. Such landmarks, whether or not officially designated as historic, should be preserved where possible.

Total preservation of existing buildings may not always be a financially viable option, especially where buildings are not "landmarks." Compromised rehabilitation solutions may be necessary to maintain the health and economic viability of Downtown Milwaukie. There may be specific building elements that are higher priorities for preservation.

Recommended

- Buildings Partial renovations or additions to existing landmarks should retain significant original characteristics of scale, massing, and building material along street facades.
- Additions to buildings should not deform or adversely affect the composition of the facade or be out of scale with the building.
- Distinctive stylistic features or examples of skilled craftsmanship should be treated with sensitivity. All buildings should be respected and recognized as products of their time. Buildings that represent significant themes of their time should be respected and preserved when possible

Not Recommended

- Incompatible additions or building alterations using contemporary materials, forms, or colors on building facades.
- Preservation of existing buildings that are not visually desirable

Note: In the case of buildings listed on the local historic inventory, before being renovated or demolished they must go through a separate review process with the Milwaukie Design and Landmarks Commission Committee.



Recommended: Contemporary additions on rooftops can be compatible with the historic building if the historic facades are left intact (NW 8th and Everett, Portland)



Recommended: Addition of second story building is set back from the historic facade (Boulder, CO)



Not Recommended: Addition does not relate well in form, massing or materials (SW 2nd and Ankeny, Portland)



Not Recommended: Facade of historic building is marred by addition of a brightly colored contemporary tile cladding (SW Salmon and 11th, Portland)

Milwaukie Character

Milwaukie Downtown Design Guidelines

Intent

These guidelines address Milwaukie's unique "sense of place" – that is, the qualities that make it special and give it personality. They consider what makes Milwaukie a unique collection of spaces and buildings, not simply a group of individual projects.

History

Milwaukie life has always been oriented toward the Willamette River. Originally, the Clackamas Indians lived in villages along the banks of the River. Milwaukie was officially founded in 1847 by Lot Whitcomb, and its downtown grew along the river in the mid-19th Century.

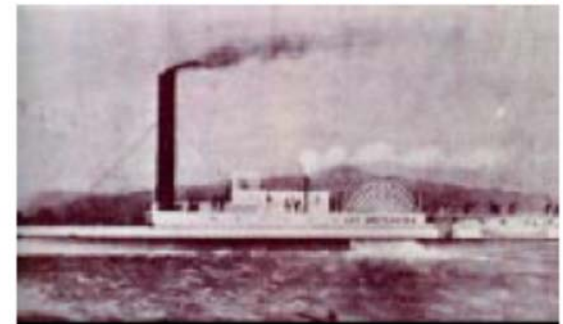
During that period, Milwaukians created its vibrant shipping, shipbuilding, timber, flour milling, and horticulture industries. Lot Whitcomb built one of the earliest steamer ships in Oregon, a sidewheel steamer which he named after himself. The ship began its Milwaukie to Astoria run along the Willamette and Columbia Rivers in 1850.

At the same time Milwaukie's rich heritage of horticulture was born. Settlers from the Midwest, including the Luelling family, moved out to Oregon with an ox-drawn "travelling nursery," carrying 700 fruit trees of all sorts and settling in Milwaukie. They and others continued to create new varieties of fruit, including the Bing cherry. The efforts of these early Milwaukie residents led to the great nursery and orchard business that still thrives in Oregon today.

From the beginning, Downtown has been the heart of Milwaukie, and the city's rich heritage should inspire the character of redevelopment in Downtown. Its historic Main Street and riverfront should be a place for celebrations and festivities, for the community to gather, and should continue to be an important destination for all who live in Milwaukie.



Milwaukie's waterfront in the 19th century.



Lot Whitcomb on the Willamette River in Milwaukie, 1850.



Milwaukie's waterfront in the 19th century



Main Street parade in the 1950s

Milwaukie Character

Milwaukie Downtown Design Guidelines

Reinforce Milwaukie's Sense of Place

Guideline

Strengthen the qualities and characteristics that make Milwaukie a unique place.

Description

Milwaukie is defined in part by its relationship to Portland. The city takes pride in being an entity that is distinct from its larger neighbor to the north—it is not just another Portland neighborhood. It has its own character, its own local government, and its own neighborhoods.

In particular, Downtown is a place where a variety of core community activities take place within a relatively compact footprint—commerce, education, recreation, worship, and transportation, to name a few key functions. Downtown reflects the nature of Milwaukie as a whole; it is a place that is friendly, safe, open, inviting, and genuine.

At the same time, Milwaukie's proximity to Portland, with the variety of transportation connections that have developed over time, is one of the features that make it a particularly attractive community for long-time residents and newcomers alike. Milwaukians can be close to the bigger city and take advantage of its amenities while enjoying the advantages of life in a smaller community.

These existing qualities are important ones that future development can build upon to maintain a unique sense of place.

Recommended

- Strengthen and build upon existing pedestrian connections
- Enhance or reference natural features
- Small-town urban character (e.g., walkability, pedestrian focus, architectural elements scaled to the individual, diversity of uses & amenities within a small footprint)

Not Recommended

- Downtown development that has a “themed historic” appearance
- Overscaled, monotonous, and non-descript development projects
- Security or privatization measures that physically segregate community members through high-security gates and fences or window bars

(Current images to be deleted and replaced with new.)

- Development that is universal or generic, which could apply anywhere, whether in downtown Milwaukie, an airport terminal, or a shopping mall

Milwaukie Character

Milwaukie Downtown Design Guidelines

Integrate the Environment

Guideline

Building design should build upon environmental assets.

Description

All new development should reflect its proximity to the Willamette River, Scott Lake, Kellogg and Spring Creeks, and other natural assets that make Downtown unique. Building designs should respect and acknowledge these environmental assets. Adjacent development should provide graceful transitions and use compatible materials, forms, and colors that are harmonious and complementary with these assets.

Recommended

- Active and passive gathering areas and walkways oriented toward natural assets
- Consider integration of semi-public access, such as greenways, courtyards, and seating areas
- Use natural and/or man-made elements to engage water edges
- Create places that allow people to directly see, touch, and hear the water
- Utilize the environment to improve transitions between commercial areas and natural areas
- Strengthen or emphasize environmental features and context
- Consider utilizing thoughtful and creative stormwater features
- Promote wildlife habitat; consider bird- and bee-friendly plantings

Not Recommended

- Elements that may adversely affect water quality, wildlife habitat, or visual quality of natural waterways or vegetation
- Parking, loading or service areas adjacent to water elements or open space
- Buildings and site elements that clash with the environment that surrounds them



Recommended: Public gathering areas engaging streams and ponds
(Denver, CO)



Recommended: Development facing waterways (Boulder, CO)



Recommended: Public access oriented to natural features
(Boulder, CO)

Milwaukie Character

Milwaukie Downtown Design Guidelines

Promote Linkages to Horticultural Heritage

Guideline

Celebrate Milwaukie's horticultural heritage through the inclusion of flowering, ornamental trees and native plantings, while preserving existing and promoting new public and semi-public landscaped areas.

Description

Milwaukie, the “Dogwood City of the West,” has a celebrated history of horticultural innovation and beauty. Development that includes courtyards, plazas, or other open spaces should include gardens, planting areas, and specimen plantings that promote the City's inspiring and varied horticultural heritage.

Recommended

- Use of dogwoods, cherry, and other flowering, ornamental trees
- Intentionally planted green spaces that promote the connection and extension of adjacent existing green spaces and pathways
- Integrate native and drought-tolerant plantings, with a variety of deciduous and evergreens

Not Recommended

- Large expanses of paved plazas, parking lots, or other paved areas
- Expansive monocultural plantings of turf, groundcover, bark dust, or other mulching material
- Plants or plantings that require intensive watering



Recommended: Ornamental flowering trees (McCall Waterfront Park, Portland)



Recommended: Manicured, landscaped gardens and courtyards (Washington Park, Portland)

Milwaukie Character

Milwaukie Downtown Design Guidelines

Recommendation: Delete this guideline. Gateways in general are not a common aspect or feature of downtown Milwaukie, and visibly marking transitions between public and private or semi-public areas is not a defining aspect of the city of Milwaukie. The point opposed to creating a gated compound appearance has been incorporated into the "Define the Pedestrian Element" or "Integrate Barrier-Free Design" Guideline.

Establish or Strengthen Gateways

Guideline

Projects should use arches, pylons, arbors or other transitions to mark special or primary entries and/or borders between public and private spaces.

Description

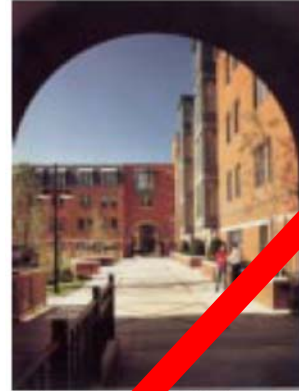
Gateways may be used to celebrate access points into private development parcels while clearly indicating the transition between the public and private realm. Gateways should be neither stress-like nor intimidating. They may occur at entries to courtyards, along walkways, stairs, or pedestrian pathways. Safety should also be a concern.

Recommended

- Gated internal courtyards on high-density residential projects.
- Gateways used to separate and indicate transitions from public to private spaces.
- Gateways used to indicate change or separation of transportation modes (i.e., auto areas from pedestrian areas).
- Gateways used to indicate change in land use (i.e., retail mixed use from residential area).
- Ornamental or decorative elements combined with lighting or signs.

Not Recommended

- Gated private residential development compounds (including buildings, open space and parking).
- Utilitarian gateway materials (i.e., chain link gate/fence combinations).



Recommended: Gateways into courtyards, squares or entries to pedestrian walkways (Boston, MA and Boulder, CO)



Recommended: Residential or open space gateways (Denver, CO and Dallas, TX)



Not Recommended: Private compounds (NW Westover, Portland)

Milwaukie Character

Milwaukie Downtown Design Guidelines

Consider View Opportunities

Guideline

Develop building design and siting to maximize the visual connections to surrounding natural features and public spaces at the pedestrian scale.

Description

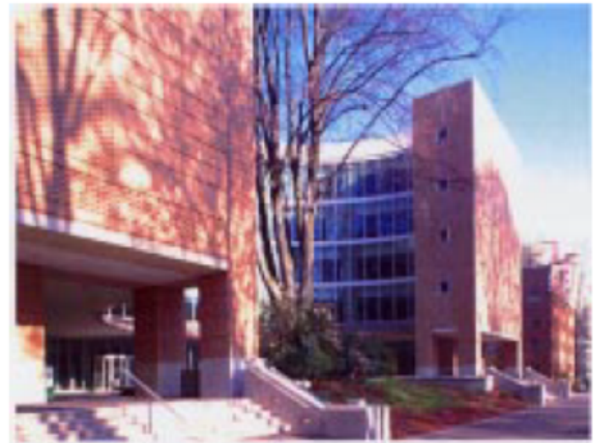
Create new and preserve existing view corridors with entrances and adjacent exterior spaces that relate to surrounding points of interest and activity. Buildings should be designed to consider views toward important and appealing natural features and public spaces, both nearby and at a distance. For example, views from buildings in Downtown might highlight the Main Street Plaza, Riverfront Park, Scott Park, and Spring Creek.

Recommended

- Views of streets and interior courtyards
- Views of parks
- Views of natural features such as streams, lakes, ponds, or specimen landscape plantings

Not Recommended

- Views of large expanses of parking
- Views of service bays, loading docks, storage areas, garbage/recycling areas, etc.
- Views of blank walls



Recommended: Building featuring a significant tree (Portland State University Campus)



Recommended: Views oriented toward natural features, parks and courtyards (Boston, MA, Whistler, Canada, and Orenco Station)



Not Recommended: Views featuring parking lots and loading or service areas (Beaverton Creek Station Area)

Milwaukie Character

Milwaukie Downtown Design Guidelines

Consider Architectural Context and Contrast

Guideline

Buildings should strengthen and enhance the characteristics of their settings. Contrast is essential to creating an interesting urban environment. Used wisely, contrast can provide focus and interest, promote a socially significant use, and help define public areas.

Description

A common Downtown architectural vocabulary can be established by addressing and responding to the fundamental features of existing or future well designed buildings and outdoor spaces. Proportions of windows, placement of entries, materials, and profile are examples of features that may be used to establish a sense of unity in Downtown.

Responsive design can be viewed in terms of maintaining a compatible design vocabulary with surrounding valued architecture. A design that is compatible relates to nearby buildings by using architectural elements such as rhythm, proportion, and balance in a similar way, while contributing to and enhancing the area's character. A design that ignores its context may negatively impact the special qualities and identity of Downtown.

A building should seek to fit within its surroundings while also developing upon the character and uniqueness of Downtown in a creative and visually pleasing way.

Thoughtful building contrast provides a unique interest to an area and builds upon the cultural fabric within Downtown. However, contrast should be thoughtfully applied to avoid visual chaos.

Recommended

- Building elements that respond to adjacent existing or future well designed buildings
- Buildings that repeat and strengthen established rhythm, proportion, and balance
- Acknowledge unique site characteristics to create contrast
- Selectively highlight elements to create interest in Downtown

Not Recommended

- Literal interpretations of existing buildings—poorly executed recreations of architectural elements, typologies, and materials often result in a stage-set appearance, and as a result weaken the importance of existing buildings

- Building projects that do not thoughtfully consider the character and uniqueness of Downtown when applying contrast as a design concept

(Current images on pages 16, 17, and 19 to be combined and deleted and/or replaced with new.)

Milwaukie Character

Milwaukie Downtown Design Guidelines

Preserve Historic Landmarks

Guideline

Renovations, restorations, or additions to historic landmarks, such as structures and site features, should respect the original character of the landmark and its contribution to the fabric of Downtown.

Description

Not all historic landmarks are officially ranked or designated with a special status. Some are valued by the community for their aesthetics or for their contributions to Downtown's heritage. Such landmarks, whether or not officially designated as historic, should be preserved where possible.

Total preservation of existing buildings may not always be a financially viable option. There may be specific building elements that are higher priorities for preservation.

Recommended

- Partial renovations or additions to existing landmarks should retain significant original characteristics of scale, massing, and building material.
- Additions to buildings should not deform or adversely affect the composition of the facade or be out of scale with the building.
- Distinctive stylistic features or examples of skilled craftsmanship should be treated with sensitivity. Buildings that represent significant themes of their time should be respected and preserved when possible.

Not Recommended

- Incompatible additions or building alterations using contemporary materials, forms, or colors on building facades.
- Preservation of existing buildings that are not visually desirable.

Note: In the case of buildings listed on the local historic inventory, before being renovated or demolished they must go through a separate review process with the Milwaukie Design and Landmarks Committee.



Recommended: Contemporary additions on rooftops can be compatible with the historic building if the historic facades are left intact (NW 8th and Everett, Portland)



Recommended: Addition of second story building is set back from the historic facade (Boulder, CO)



Not Recommended: Addition does not relate well in form, massing or materials (SW 2nd and Ankeny, Portland)



Not Recommended: Facade of historic building is marred by addition of a brightly colored contemporary tile cladding (SW Salmon and 11th, Portland)

Milwaukie Character

Milwaukie Downtown Design Guidelines

Integrate Art

Guideline

The City of Milwaukie encourages public art. Public art should be used sparingly. It should not overwhelm outdoor spaces or render buildings mere backdrops. When used, public art should be integrated into the design of the building or public open space.

Description

Public art pieces can both be large scale and bring focus to an outdoor space or can be of a small scale and bring detail and delight to the ground floor of a building or low wall. Three dimensional sculpture, murals, or other art forms are appropriate only when well-designed.

Surface art work painted or attached to a wall, if executed well, can add interest, whimsy and spice to large blank walls. Sometimes murals created as community art projects to promote a special use or activity can be executed poorly, are not durable, and can compete with buildings and the streetscape. Art work, to be deemed appropriate, should be permanent and designed to age well.

Recommended

- Artwork designed specifically for and integrated into the building or site
- Designed by a qualified artist
- Durable, safe, low maintenance materials that are vandal-resistant

Not Recommended

- Artwork used as brand advertising
- Subjects and themes that may offend, incite, or embarrass the community or individuals of Milwaukie



Recommended: Public art that adds interest to otherwise blank walls at pedestrian level (SW Yamhill and 5th, Portland)



Recommended: Murals that enhance blank walls (SW Alder and 10th, Portland)



Recommended: Environmental art (Ann Arbor, MI)

Pedestrian Emphasis

Milwaukie Downtown Design Guidelines

Intent

The intent of the pedestrian emphasis guidelines is to provide an environment where the pedestrian is the priority. Simply stated, dDowntown must maintain a clear and comfortable separation between pedestrian and vehicle areas.

Where unavoidable intersections occur, pedestrian comfort, safety, and interest must not be compromised. The pedestrian should be safe and comfortable in all seasons and hours of the day, in all parts of dDowntown.



Pedestrian Emphasis

Milwaukie Downtown Design Guidelines

Reinforce and Enhance the Pedestrian System

Guideline

Barriers to pedestrian movement and visual and other nuisances should be avoided or eliminated, so that the pedestrian is the priority in all development projects.

Description

Develop pedestrian routes that are attractive and convenient. Sidewalks should be continuous. Interruptions such as vehicle curb cuts or change of grade are strongly discouraged. Walkways should be direct and free of barriers such as utility poles or other obstructions.

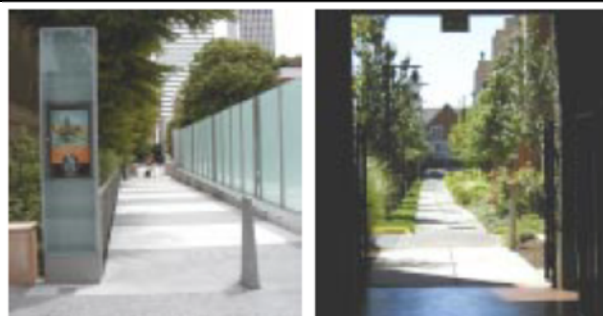
Separating and protecting pedestrians from other nuisances such as noise and odors is also important. Mitigation of these nuisances by screening or enclosing loading docks, mechanical equipment, garbage dumpsters, and other unsightly items is encouraged. These components should be located away from where pedestrians may congregate and instead kept to service areas or alleys whenever possible.

Recommended

- Mid-block landscaped pedestrian walkways-
- Parking lot walkways-
- Trash dumpster enclosures-
- Utility/substation enclosures-

Not Recommended

- Indirect or circuitous pedestrian routes-
- Permanent pedestrian route obstructions-



Recommended: Direct pedestrian routes free of obstructions



Not Recommended: Indirect pedestrian routes with obstructions



Recommended: Pedestrian routes screened from nuisances



Not Recommended: Visible trash storage areas

Pedestrian Emphasis

Milwaukie Downtown Design Guidelines

Define the Pedestrian Environment

Guideline

Provide human scale to the pedestrian environment, with variety and visual richness that enhance the public realm.

Description

The most important part of a building is its lowest 15'-ft, where the pedestrian experiences the building the most. Within this zone, building facades should contribute positively to the street environment by creating an enclosed and comfortable street edge. Along public areas, building transparency should foster interaction between the public and private realm.

Recommended

- Windows—transparent or displays at street level-
- Walls that create visual interest by providing a variety of forms, colors, and compatible cladding materials-
- Walls that have a comfortable rhythm of bays, columns, pilasters, or other articulation-

Not Recommended

- Nondescript, flat, blank walls at street level-

Code Requirement:

This guideline supplements the ~~Downtown~~ Zoning Ordinance's ~~Downtown~~ and ~~Development and Design Standards~~ which address ground floor windows and openings.

- ~~See Figures 19.312-5 and 19.313-2~~
- ~~Ground floor Retail/Restaurants Section 19.312.4(B)(7)~~
- ~~Ground floor Windows/Doors Section 19.312.4(B)(8)~~
- ~~Design Standards for Walls Section 19.312.6(C)(2)~~
- ~~Design Standards for Windows Section 19.312.6(C)(3)~~
- *Flexible Ground-Floor Space (Subsection 19.304.5.C)*
- *Street Setbacks/Build-To Lines (Subsection 19.304.5.D)*
- *Frontage Occupancy (Subsection 19.304.5.E)*
- *Primary Entrances (Subsection 19.304.5.F)*
- *Open Space (Subsection 19.304.5.H)*
- *Weather Protection (Subsection 19.508.4.C)*
- *Windows and Doors (Subsection 19.508.4.E)*
- *Open Space/Plazas (Subsection 19.508.4.G)*



Recommended: Transparency of facade fosters interaction between the public and private realm (NE Broadway and 15th, Portland)



Recommended: Comfortable street edge is created by providing interesting elements along the base of the building (Santa Cruz, CA)



Not Recommended: "Dead edge" created by providing no window openings or building articulation along the lower 15' of the building (N Denver and Schofield, Portland)

Pedestrian Emphasis

Milwaukie Downtown Design Guidelines

Protect the Pedestrian from the Elements

Guideline

Protect pedestrians from wind, sun and rain.

Description

Awnings and canopies are encouraged along the ground floor of buildings to protect pedestrians from rain during inclement weather and provide shade in the summer. Overhead protection encourages window shopping and lingering.

Awnings and canopies can provide interest and detail to a facade. They also create outdoor sidewalk seating areas for restaurants and cafes. The design of awnings and canopies should be an integral component of the building facade. Awnings should be well proportioned with the building and sidewalks. Awnings should not be so large as to impact street trees, light fixtures, or other street furniture.

Recommended

- Canvas fixed or retractable awnings-
- Horizontal metal canopies, especially if transom or clerestory windows are above storefront glazing-

Not Recommended

- Vinyl or other synthetic fabrics-
- Backlit awnings-
- Oversized advertising or tenant signs on awnings-
- Oddly-shaped forms-



Recommended: Retractable fabric awnings create a shady outdoor seating area (NW 21st and Gisan, Portland)



Recommended: Glass and metal canopies integrated into building facade (NE Broadway and 15th, Portland)



Not Recommended: Vinyl awnings (SW 6th and Alder, Portland)

Pedestrian Emphasis

Milwaukie Downtown Design Guidelines

Provide Places for Stopping and Viewing

Guideline

Provide safe, comfortable places where people can stop to sit and rest, meet and visit with each other, and otherwise enjoy the downtown surroundings.

Description

Seating can bring humanity to the urban environment only if pedestrians can pause or stop in a safe and comfortable environment. People like to sit and watch other people and most prefer to sit where others are sitting, rather than in a secluded spot.

People-watching, socializing, and eating are restful and pleasurable activities for the pedestrian. Stopping places increase both a sense of security as well as actual security. Seating tends to be used more frequently at major destination points where people can rest before going on to their next destination. Seating is also desirable outside food and drink establishments and near food vendors. While benches provide the simplest way to provide seating, wide steps, the edges of landscaped planters, low walls, and widened window sills can also be appropriate.

Recommended

- Formal or informal seating areas near active retail establishments-
- Places for stopping and viewing adjacent to parks and plazas-

Not Recommended

- Seating areas more than ~~three feet~~ 3 ft above or below street grade-
- Seating areas adjacent to loading, service bays, or storage areas-
- Seating areas that are hidden, secluded, dark, or unsecured spaces behind or to the side of buildings-



Recommended: Provide opportunities for stopping, resting and watching.



Not Recommended: Seating areas that are depressed or raised from street grade (SW 6th and Main, Portland)

Pedestrian Emphasis

Milwaukie Downtown Design Guidelines

Create Successful Outdoor Spaces

Guideline

Spaces should be designed for a variety of activities during all hours and seasons.

Description

Outdoor spaces should be inviting and maximize opportunities for use. These spaces should be well defined, friendly, accommodating and secure. All areas should work well for pedestrians and be able in some cases to accommodate special events.

- Areas intended for public gathering should avoid separation from the street by visual barriers or change of grade.
- Outdoor spaces should be human-scaled, easy to maintain, and “alive”—whether they are intimate and quiet spaces or more active and boisterous.
- Trees, shrubs, and plants should help define walkways, create appropriate transitions from the park to the street, and provide visual interest.
- Structures, pavilions, and sitting areas should be easily accessible. They should also be secure and feel safe during both day and evening hours.
- Buildings surrounding green spaces should provide visual definition to the space and should surround it with active ground-floor uses.
- Rooftops should be considered for garden terraces.

Recommended

- Courtyards, squares, forecourts, and plazas with active adjacent ground-floor uses-
- Greenways or pedestrian walkways in residential area. If used, front doors should engage these spaces-

Not Recommended

- Pocket parks without active enclosing uses-
- Forecourt plazas without active ground-floor uses-

Code Requirement:

This guideline supplements the ~~Downtown~~ Zoning Ordinance's ~~Downtown~~ and Development and Design Standards for required ground floor use areas.

- See Figures 19.312-5 and 19.313-2
- Ground floor Retail/Restaurants Section 19.312.4(B)(7)
- Ground floor Windows/Doors Section 19.312.4(B)(8)
- Design Standards for Residential Courtyards Section 19.312.6(C)(1c)
- Flexible Ground-Floor Space (Subsection 19.304.5.C)

- Street Setbacks/Build-To Lines (Subsection 19.304.5.D)
- Frontage Occupancy (Subsection 19.304.5.E)
- Primary Entrances (Subsection 19.304.5.F)
- Off-Street Parking (Subsection 19.304.5.G)
- Open Space (Subsection 19.304.5.H)
- Weather Protection (Subsection 19.508.4.C)
- Windows and Doors (Subsection 19.508.4.E)
- Roofs and Rooftop Equipment (Subsection 19.508.4.F)
- Open Space/Plazas (Subsection 19.508.4.G)



Recommended: Provide comfortable and attractive outdoor spaces that are enclosed, are surrounded by active ground-floor uses and are easily accessible (Portland Art Museum, SW 5th and Main, and NW Irving Pedestrian Mall, Portland)



Not Recommended: Parks and plaza that are neither enclosed nor active (MLK and NE Alberta, SW 3rd and Jefferson, Portland, and Orenco Station)

Pedestrian Emphasis

Milwaukie Downtown Design Guidelines

Integrate Barrier-free Design

Guideline

Accommodate handicap access in a manner that is integral to the building and public right-of-way and not designed merely to meet minimum building code standards.

Description

Ramps, lifts, and elevators should be integrated gracefully into the design of projects, rather than just meeting the requirements in an awkward and/or minimal manner.

Recommended

- Ramps that provide direct access but are screened and/or integrated into the stairway design-
- Ramps constructed of similar or compatible materials as the building, stairs and walkways-

Not Recommended

- Ramps that obstruct or limit pedestrian access from stairs or walkways-
- Ramps that do not provide safe and convenient access to building entries-



Recommended: Ramp design integrated into the design of the entrance and the character of the building (SW 10th and Taylor, Portland)



Recommended: Ramp design providing easy access to building entrance without negatively impacting the character of the building (Portland Art Museum)



MILWAUKIE

Dogwood City of the West

To: Design and Landmarks Committee

Through: Dennis Egner, Planning Director

From: Brett Kelter, Associate Planner

Date: December 30, 2016, for January 9, 2017, Worksession

Subject: Land Use Application Referral (File #NR-2016-006)

ACTION REQUESTED

Review and discuss the attached materials for Land Use Application File #NR-2016-006, to determine whether the Committee has any comments to provide for the record.

BACKGROUND INFORMATION

One of the occasional roles of the Design and Landmarks Committee is to review and comment on land use applications for properties with a Downtown zoning designation. The City has received a Natural Resource review application for the property located at 10505 SE 17th Avenue (offices for Moda Health), which is zoned Downtown Mixed Use (DMU).

The proposed development is replacement of an existing sewer line that currently runs beneath the primary building on the site. The project involves some minor disturbance to the designated Water Quality Resource (WQR) and Habitat Conservation Area (HCA) on the site, with native plantings proposed in proportion as mitigation. There are no elements of the proposed development that relate directly to design or to a landmark, and the Committee has no formal role as a decision maker. This referral is driven by the technical requirement of the zoning code. The Committee can discuss the project and decide whether to submit a formal comment to staff.

ATTACHMENTS

1. Referral Sheet with application materials for NR-2016-006 (*relevant sections*)
 - Land Use Application form
 - Narrative
 - Plan Sheets
 - Slope Evaluation Memo

Note: E-Packet materials will be available online at <http://www.milwaukieoregon.gov/planning/design-and-landmarks-committee-65>.



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: December 30, 2016	ADMINISTRATIVE DECISION
COMMENTS DUE: January 13, 2017	TENTATIVE DATE: January 17, 2017
Site location: 10505 SE 17 th Ave	Review type: Type II
Applicant: Bobby Barnett, Moda Plaza, LLC	File #: NR-2016-006
Applicant phone: (503) 228-7187	Application type: Natural Resources review

TO:

- CD Director (cover sheet only)
- Engineering Dept.
Alex Roller, Engineering Technician II
- Building Official Police Chief
- Planning Director City Attorney
- City Manager PW Operations
- CFD#1: Mike Boumann and Matt Amos
- NDA Chair & LUC: Historic Milwaukie
- NDA program manager (cover sheet only)
Jason Wachs
- Clackamas County: Kenneth Kent
- Metro: Paulette Copperstone
- ODOT: Marah Danielson
- TriMet: Grant O'Connell
- Other: Design and Landmarks Committee

FROM:

Brett Kelter, Associate Planner, 503-786-7657
kelverb@milwaukieoregon.gov

Planning Department
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206
 PHONE: (503) 786-7630
 FAX: (503) 774-8236

PROPOSAL:

ZONE: DMU

Relocation of existing sewer line from beneath existing building to an area southeast of the building, requiring limited disturbance to the Water Quality Resource (WQR) and Habitat Conservation Area (HCA) on the site.

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

- Milwaukie Municipal Code (MMC) Section 19.1005 Type II Review
- MMC Section 19.402 Natural Resources NR
- MMC Chapter 19.700 Public Facility Improvements
- MMC Section 19.304 Downtown Zones (including DMU)



PLANNING DEPARTMENT
6101 SE Johnson Creek Blvd
Milwaukie OR 97206

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

Application for Land Use Action

Master File #: NR-2016-006

Review type*: I II III IV V

CHOOSE APPLICATION TYPE(S):

Natural Resource Review

.....

.....

.....

.....

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

RESPONSIBLE PARTIES:

APPLICANT (owner or other eligible applicant—see reverse): Bobby Barnett, Moda Plaza, LLC

Mailing address: 2250 NW Flanders St., Suite G-02, Portland, OR Zip: 97210

Phone(s): (503)228-7187 E-mail: bbarnett@redhillsholdings.com

APPLICANT'S REPRESENTATIVE (if different than above): Li Alligood, Otak, Inc.

Mailing address: 808 SW 3rd Ave, Ste 300, Portland, OR Zip: 97204

Phone(s): 503.415.2384 E-mail: li.alligood@otak.com

SITE INFORMATION:

Address: 10505 SE 17th Ave Map & Tax Lot(s): 11E35AA03500

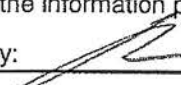
Comprehensive Plan Designation: TC Zoning: DMU Size of property: 6.63 Acres

PROPOSAL (describe briefly):

Relocation of existing sewer line from beneath the building to an area to the southeast of the existing building. The relocation of the sewer line will require limited disturbance within the HCA on 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:  Robert Barnett, Vice President of Manager Red Hills Holdings, Manager of Moda Plaza, LLC Date: 6/23/16

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

*After discount (if any)

Moda Health Sewer Relocation
City of Milwaukie, Oregon

Request for
Natural Resources Review

Prepared for
Moda Plaza, LLC

Prepared by
Otak, Inc.



HanmiGlobal Partner

July 1, 2016
Resubmitted December 22, 2016
Otak Project No. 18043



DEC 22 2016

CITY OF MILWAUKIE
PLANNING DEPARTMENT

REQUESTS

Type II Natural Resources Review approval is requested for the Moda Health site at 10505 SE 17th Ave. The applicant seeks to relocate an existing sewer pipe from its current location beneath the building to a location parallel to the southern building wall. This proposed relocation area is located within the mapped Habitat Conservation Area and the Water Quality Resource area vegetated buffer, and Type II Natural Resources Review and approval is required.

SITE INFORMATION

SUBJECT 10505 SE 17th Ave (TLID 1S1E35AA 03500)

PROPERTY:

**COMPREHENSIVE
PLAN DESIGNATION:** Town Center TC

**ZONING
DESIGNATION:** Downtown Mixed Use DMU
Willamette Greenway Overlay WG (partial)
Natural Resources Special Areas (partial)

APPLICANT/PROPERTY OWNER

**APPLICANT(S)
And OWNER(S):** Moda Plaza LLC
601 SW 2nd Ave
Portland, OR 97204-3156

Contact: David Shaffer
(503) 948-5564
david.shaffer@Modahealth.com

PROJECT DEVELOPMENT TEAM

**APPLICANT'S
REPRESENTATIVE:** Otak, Inc.
808 SW Third Avenue, Suite 300
Portland, OR 970204

Contact: Li Alligood, AICP
503.415.2384
li.alligood@otak.com

**CIVIL ENGINEER and
LANDSCAPE
ARCHITECT:** Otak, Inc.
808 SW Third Ave., Ste. 300
Portland, OR 970204

Contact: Mike Peebles, PE
503.415.2354
mike.peebles@otak.com

Otak, Inc.
700 Washington St., Ste. 401
Vancouver, WA 98660

David Haynes, PLA
360.906.6782
david.haynes@otak.com

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V. Appendices	
A. Waiver of pre-application conference requirement from Dennis Egner, dated June 6, 2016	
B. Geotechnical Report, by Century West Engineering Corporation, dated February 23, 2000	
C. Memo “Slope Evaluation for Sewer Line,” by GeoDesign, Inc., dated December 20, 2016	
VI. List of Exhibits	
Sheet C0.0 Cover Sheet	
Sheet C2.0 Site & Composite Utility Plan	
Sheet C2.1 “SSWR1” Plan and Profile	
Sheet C2.2 Sanitary Sewer Details	
Sheet EC3.0 Construction Management and Erosion Control Plan	
Sheet EC3.1 Erosion and Sediment Control Plans Details	
Sheet L1.0 Mitigation Plan	
Sheet L1.1 Planting Notes and Details	

Note: All plan sheets are also separately bound in a larger format within the development application submittal.

I. REQUESTS

The applicant requests **Type II Natural Resources Review** approval to relocate an existing sewer pipe from its current location beneath the building to a location generally parallel to the southern wall of the existing building. The site is located adjacent to Johnson Creek; the entire project area is located within the mapped Habitat Conservation Area (HCA), and a small portion of the project area is located within the Water Quality Resource (WQR) area vegetated buffer. Type II Natural Resources Review and approval is required.

II. PROJECT DESCRIPTION

The 8.23-acre site is bounded by SE 17th Avenue on the east, SE Lava Drive on the north, and SE Riverway Lane, a private street, on the west. Johnson Creek is located to the south. The site is developed with the two-story, 58,529 square foot Moda Health building, two associated parking lots, and substantial site landscaping. A concrete plaza is located to the south of the existing building.

The proposed project will replace an existing sanitary sewer pipe that runs beneath the building, and relocate the pipe to an area roughly parallel to the southern wall of the building. The contractor will install approximately 210 ft. of sewer pipe by jack and bore to an existing manhole located at the west end of the project. The connection to the existing manhole will be done from inside the existing manhole and will not result in any surface disturbances. The jack and bore construction will require the excavation of a 20 ft. by 30 ft. bore pit at the east end of the project. This excavation will also require the removal of a 12-in. pine tree. The bore pit will be temporary and will be backfilled to original grade once construction is complete. A 30 ft. portion of sewer pipe, running in the north south direction, will be installed via open trench. This section of sewer will connect to an existing 24 in. sewer main via a new sewer manhole.

The sewer main and manholes will be installed at depths exceeding 20 ft., resulting in wide utility trenches. Where feasible, the Contractor will use shoring to minimize trench widths and disturbances to the Johnson Creek HCA and WQR areas. The open trench will be temporary and will be backfilled to match back to existing grade upon completion of construction. Staging, equipment area storage, and stockpile areas will be located within the northwest surface parking lot adjacent to the proposed bore pit location.

The applicant anticipates construction of the project in September 2016, and completion of the project and required mitigation in October 2016, to allow for completion during the dry season.

III. COMPLIANCE WITH TITLE 19 – MILWAUKIE ZONING ORDINANCE

Chapter 19.304 Downtown Zones

Response: The site is located in the Downtown Mixed Use Zone DMU, and is subject to the use and development standards of this chapter. The current use is production-related office and is a legal nonconforming use due to its size, which exceeds the outright permitted use allowance of 20,000 square feet on the ground floor in the DMU Zone. No changes to the existing use or building are proposed.

Chapter 19.402 Natural Resources

Section 19.402.3 Applicability

- A. *The regulations in Section 19.402 apply to all properties that contain, or are within 100 ft of a WQR and/or HCA (including any locally significant Goal 5 wetlands or habitat areas identified by the City of Milwaukee) as shown on the Milwaukee Natural Resource Administrative Map (hereafter "NR Administrative Map").*

Response: The site is adjacent to Johnson Creek, which is a protected water feature. As per MMC Table 19.402.15, primary protected water features, along with their associated vegetated corridors, constitute a WQR on the site. The City's NR Administrative Map also shows the HCA designation over a large portion of the site between the existing building and the creek below. The proposed activity will disturb approximately 1,610 sq. ft. of HCA and 52 sq. ft. of WQR, a total of 1,662 sq. ft., and is not exempt per MMC 19.402.4. These regulations are applicable.

Section 19.402.7 Activities Requiring Type II Review

Within either WQRs or HCAs, the following activities and items are subject to Type II review and approval by the Planning Director per Section 19.1005, unless they are otherwise exempt or permitted as a Type I activity.

A. Special Uses

If not listed as exempt in Subsection 19.402.4, and not able to meet the nondiscretionary standards for HCAs as established in Subsection 19.402.11.D, any special use activity listed below shall be subject to Type II review if the proposal complies with the applicable standards provided in Subsection 19.402.11.E:

1. *Improvement or construction of public or private utility facilities.*
2. *New stormwater facilities.*
3. *Walkways and bike paths.*
4. *Stormwater management plans.*

Response: The applicant proposes to construct a new public sewer facility, which is categorized as a special use per MMC 19.402.7.A.1. Per MMC 19.402.7, if the proposed special use activity is in compliance with the applicable standards in Subsection 19.402.11.E, it shall be subject to Type II review and approval by the Planning Director. See the responses to Subsection 19.402.11.E below.

Section 19.402.11 Development Standards

A. Protection of Natural Resources During Site Development

During development of any site containing a designated natural resource, the following standards shall apply:

1. *Work areas shall be marked to reduce potential damage to the WQR and/or HCA.*
2. *Trees in WQRs or HCAs shall not be used as anchors for stabilizing construction equipment.*
3. *Native soils disturbed during development shall be conserved on the property.*
4. *An erosion and sediment control plan is required and shall be prepared in compliance with requirements set forth in the City's Public Works Standards.*
5. *Site preparation and construction practices shall be followed that prevent drainage of hazardous materials or erosion, pollution, or sedimentation to any WQR adjacent to the project area.*
6. *Stormwater flows that result from proposed development within and to natural drainage courses shall not exceed predevelopment flows.*
7. *Prior to construction, the WQR and/or HCA that is to remain undeveloped shall be flagged, fenced, or otherwise marked and shall remain undisturbed. Such markings shall be maintained until construction is complete.*
8. *The construction phase of the development shall be done in such a manner as to safeguard the resource portions of the site that have not been approved for development.*
9. *Where practicable, lights shall be placed so that they do not shine directly into any WQR and/or HCA location. The type, size, and intensity of lighting shall be selected so that impacts to habitat functions are*

minimized.

10. *All work on the property shall conform to a construction management plan prepared according to Subsection 19.402.9.*

Response: The contractor and others involved in site work will follow the above standards prior to and during construction. Work on the property will conform with the construction management plan approved as part of this application.

B. General Standards for Required Mitigation

Where mitigation is required by Section 19.402 for disturbance to WQRs and/or HCAs, the following general standards shall apply:

1. *Disturbance*

- a. *Designated natural resources that are affected by temporary disturbances shall be restored, and those affected by permanent disturbances shall be mitigated, in accordance with the standards provided in Subsection 19.402.11.C for WQRs and Subsection 19.402.11.D.2 for HCAs, as applicable.*
- b. *Landscape plantings are not considered to be disturbances, except for those plantings that are part of a non-exempt stormwater facility; e.g., raingarden or bioswale.*

Response: Due to the fact that the new sewer line will be underground, project-related disturbances will be temporary with the exception of 10.5 sq. ft. of permanent disturbance for the new manholes. See the response to 19.402.11.C and D.2 below for a detailed description of the proposed mitigation for disturbances.

2. *Required Plants*

Unless specified elsewhere in Section 19.402, all trees, shrubs, and ground cover planted as mitigation shall be native plants, as identified on the Milwaukie Native Plant List. Applicants are encouraged to choose particular native species that are appropriately suited for the specific conditions of the planting site; e.g., shade, soil type, moisture, topography, etc.

Response: All proposed mitigation plantings are native plants, as identified on the Milwaukie Native Plant List. The specific proposed species have been selected due to their suitability for the conditions of the mitigation area because they were observed at the site. David Viburnum is not native but is proposed for outside the HCA and because it already exists on the site. The purpose is to create a seamless transition between the existing landscaping and the proposed mitigation planting.

3. *Plant Size*

Replacement trees shall average at least a 1/2-in caliper—measured at 6 in above the ground level for field-grown trees or above the soil line for container-grown trees—unless they are oak or madrone, which may be 1-gallon size. Shrubs shall be at least 1-gallon size and 12 in high.

Response: Replacement trees are indicated on Mitigation Plan sheet L1.0. All trees are specified at 1/2-in caliper size, including the Garry Oak (also known as Oregon White Oak). This is because they are proposed near the existing sidewalk, where the design, although composed of native plants, is ornamental in nature. The larger size at installation will support this design. Shrubs are all specified at 1-gallon size.

4. *Plant Spacing*

Trees shall be planted between 8 and 12 ft on center. Shrubs shall be planted between 4 and 5 ft on center or clustered in single-species groups of no more than 4 plants, with each cluster planted between 8 and 10 ft on center. When planting near existing trees, the dripline of the existing tree shall be the starting point for plant spacing measurements.

Response: Plant spacing is indicated on Mitigation Plan sheets L1.0 and L1.1. Trees are specified to be between 8 and 12 feet on center. Shrubs are planted according to the standards to the extent possible. Shrub spacing is shown on a detail on Sheet L1.1. At the areas bordering the sidewalk a closer spacing (2 feet on center.) is shown for *Berberis nervosa*. This is to enhance the ornamental nature of the area bordering the sidewalk. The proposed 2 foot on center spacing is based on Oregon State University's description of *Berberis nervosa* at <http://oregonstate.edu/dept/ldplants/mane.htm>). New plantings set near existing trees will not encroach into tree canopy dripline.

5. *Plant Diversity*

Shrubs shall consist of at least 2 different species. If 10 trees or more are planted, then no more than 50% of the trees shall be of the same genus.

Response: 4 species of trees, 5 species of shrubs and 1 species of groundcover are proposed. More than 10 trees will be planted, with no more than 41% (7 out of 17) of any one species (Red Alder).

6. *Location of Mitigation Area*

a. *On-Site Mitigation*

All mitigation vegetation shall be planted on the applicant's site within the designated natural resource that is disturbed, or in an area contiguous to the resource area; however, if the vegetation is planted outside of the resource area, the applicant shall preserve the contiguous planting area by executing a deed restriction such as a restrictive covenant.

Response: Mitigation plantings are shown on the project site, both within and outside of the resource area, and are indicated on Mitigation Plan sheet L1.0. All mitigation is on site. There is a small area outside of the HCA that is also proposed for additional planting. This is to create a smooth transition from the mitigation area and the current landscape planting. The transition includes the removal of some existing lawn area and its replacement with native plants. This is intended to extend and enhance the ecological value of the mitigation area, create a pleasing and pedestrian friendly sidewalk, and a smooth transition between the mitigation area and existing landscape. The result is a larger mitigation area and more than the minimum required number of plants.

b. *Off-Site Mitigation*

- (1) *For disturbances allowed within WQRs, off-site mitigation shall not be used to meet the mitigation requirements of Section 19.402.*
- (2) *For disturbances allowed within HCAs, off-site mitigation vegetation may be planted within an area contiguous to the subject-property HCA, provided there is documentation that the applicant possesses legal authority to conduct and maintain the mitigation, such as having a sufficient ownership interest in the mitigation site. If the off-site mitigation is not within an HCA, the applicant shall document that the mitigation site will be protected after the monitoring period expires, such as through the use of a restrictive covenant.*

Response: No off-site mitigation is proposed. These standards are not applicable.

7. *Invasive Vegetation*

Invasive nonnative or noxious vegetation shall be removed within the mitigation area prior to planting, including, but not limited to, species identified as nuisance plants on the Milwaukie Native Plant List.

Response: Construction documents will include provisions stipulating the removal of nonnative and noxious vegetation prior to planting. Plantings identified for removal will

include, at a minimum, any plant listed as nuisance plants in the Milwaukee Native Plant List.

8. *Ground Cover*

Bare or open soil areas remaining after the required tree and shrub plantings shall be planted or seeded to 100% surface coverage with grasses or other ground cover species identified as native on the Milwaukee Native Plant List. Revegetation shall occur during the next planting season following the site disturbance.

Response: Open soil areas within proposed planting beds will be planted with native groundcover species as indicated on Mitigation Plan sheet L1.0. Groundcover (*Kinnikinnick*, *Arctostaphylos uva-ursi*) is specified for these areas.

9. *Tree and Shrub Survival*

A minimum of 80% of the trees and shrubs planted shall remain alive on the second anniversary of the date that the mitigation planting is completed.

a. *Required Practices*

To enhance survival of the mitigation plantings, the following practices are required:

- (1) *Mulch new plantings to a minimum of 3-in depth and 18-in diameter to retain moisture and discourage weed growth.*
- (2) *Remove or control nonnative or noxious vegetation throughout the maintenance period.*

Response: Bark mulch is specified in the construction notes on Plan sheet L1.1 to be placed to a depth of 3 inches over the mitigation and restoration planting beds.

b. *Recommended Practices*

To enhance survival of tree replacement and vegetation plantings, the following practices are recommended:

- (1) *Plant bare root trees between December 1 and April 15; plant potted plants between October 15 and April 30.*
- (2) *Use plant sleeves or fencing to protect trees and shrubs against wildlife browsing and the resulting damage to plants.*
- (3) *Water new plantings at a rate of 1 in per week between June 15 and October 15 for the first 2 years following planting.*

Response: Construction notes on Plan sheet L1.1 provide direction on recommended practices including planting timeframe, installation of browse guards, and irrigation requirements.

c. *Monitoring and Reporting*

Monitoring of the mitigation site is the ongoing responsibility of the property owner. Plants that die shall be replaced in kind as needed to ensure the minimum 80% survival rate. The Planning Director may require a maintenance bond to cover the continued health and survival of all plantings. A maintenance bond shall not be required for land use applications related to owner-occupied single-family residential projects. An annual report on the survival rate of all plantings shall be submitted for 2 years.

Response: The property owner will monitor the mitigation site and replace plants that die in order to maintain an 80% survival rate. The owner will submit an annual report on the survival rate for all plantings for 2 years after approval.

10. *Light Impacts*

Where practicable, lights shall be placed so that they do not shine directly into any WQR and/or HCA

location. The type, size, and intensity of lighting shall be selected so that impacts to habitat functions are minimized.

Response: No lights are proposed as part of this project. This standard is not applicable.

C. Mitigation Requirements for Disturbance within WQRs

1. *The requirements for mitigation vary depending on the existing condition of the WQR on the project site at the time of application. The existing condition of the WQR shall be assessed in accordance with the categories established in Table 19.402.11.C.*

Response: The existing condition of the WQR was assessed in accordance with the categories established in Table 19.402.11.C, and have been determined to fall under the Class A (“Good”) category.

2. *When disturbance within a WQR is approved according to the standards of Section 19.402, the disturbance shall be mitigated according to the requirements outlined in Table 19.402.11.C and the standards established in Subsection 19.402.11.B.*

Response: See the response to Subsection 19.402.11.B above. Per Table 19.402.11.C, the mitigation requirements for the 52 sq. ft. of disturbance to the WQR within the project area are:

“Submit a plan for mitigating water quality impacts related to the development, including: sediments, temperature, nutrients, or any other condition that may have caused the protected water feature to be listed on DEQ’s 303(d) list. Inventory and remove debris and noxious materials.”

The Construction Management Plan is intended to prevent impacts to Johnson Creek and the area downslope of the project area. The submitted mitigation plan includes a planting plan, plant materials list, construction details, and construction notes describing requirements for resource area impact mitigation as well as the inventory and removal of debris and noxious materials.

D. Nondiscretionary Standards for HCAs

1. *The following nondiscretionary standards may be applied to proposals that are subject to Type I review and located within HCAs only. These standards do not apply to activities proposed within WQRs.*

Response: The proposal is subject to Type II review and these standards are not applicable.

2. **Mitigation Requirements for Disturbance in HCAs**

To achieve the goal of reestablishing forested canopy that meets the ecological values and functions described in Subsection 19.402.1, when development intrudes into an HCA, tree replacement and vegetation planting are required according to the following standards, unless the planting is also subject to wetlands mitigation requirements imposed by state and federal law.

These mitigation options apply to tree removal and/or site disturbance in conjunction with development activities that are otherwise permitted by Section 19.402. They do not apply to situations in which tree removal is exempt per Subsection 19.402.4 or approvable through Type I review.

An applicant shall meet the requirement of Mitigation Option 1 or 2, whichever results in more tree plantings; except that where the disturbance area is 1 acre or more, the applicant shall comply with Mitigation Option 2.

a. Mitigation Option 1

This mitigation requirement is calculated based on the number and size of trees that are removed

from the site. Trees that are removed from the site shall be replaced as shown in Table 19.402.11.D.2.a. Conifers shall be replaced with conifers. Bare ground shall be planted or seeded with native grasses or herbs. Nonnative sterile wheat grass may also be planted or seeded, in equal or lesser proportion to the native grasses or herbs.

b. *Mitigation Option 2*

This mitigation requirement is calculated based on the size of the disturbance area within an HCA. Native trees and shrubs are required to be planted at a rate of 5 trees and 25 shrubs per 500 sq ft of disturbance area. This is calculated by dividing the number of square feet of disturbance area by 500, multiplying that result times 5 trees and 25 shrubs, and rounding all fractions to the nearest whole number of trees and shrubs. For example, if there will be 330 sq ft of disturbance area, then 330 divided by 500 equals 0.66, and 0.66 times 5 equals 3.3, so 3 trees must be planted, and 0.66 times 25 equals 16.5, so 17 shrubs must be planted. Bare ground shall be planted or seeded with native grasses or herbs. Nonnative sterile wheat grass may also be planted or seeded, in equal or lesser proportion to the native grasses or herbs.

Response: The requirements of Mitigation Option 2 have been applied to the HCA disturbance area. The total disturbed area within the HCA is 1,425 square feet. 1,425 divided by 500 equals 2.85, and 2.85 times 5 equals 14.25, so a minimum of 14 trees will be planted. 2.85 times 25 equals 71.25 so a minimum of 71 shrubs will be planted. Additional tree and shrub plantings are proposed in transition planting areas. See Sheet L1.0.

c. *Adjustments to HCA Mitigation Requirements*

Proposals to vary the number or size of trees and shrubs required as mitigation in Subsection 19.402.11.D.2 shall be subject to the Type II review process and the requirements of Subsection 19.402.12.C.2.

Response: No adjustments to the HCA mitigation requirements are proposed.

E. *Standards for Special Uses*

Unless they are exempt per Subsection 19.402.4, or do not meet the nondiscretionary standards for HCAs provided in 19.402.11.D, the special uses listed in Subsection 19.402.7.A are subject to Type II review if they comply with the applicable standards in Subsection 19.402.11.E. Otherwise, the special uses listed in Subsection 19.402.7.A are subject to Type III review and the general discretionary review criteria provided in Subsection 19.402.12.

1. *General Standards for Special Uses*

Except for stormwater management plans, all nonexempt special uses listed in Subsections 19.402.11.E.2 through 5 that do not meet the nondiscretionary standards for HCAs provided in Subsection 19.402.11.D shall comply with the specific applicable standards in Subsection 19.402.11.E, as well as with the following general standards:

- a. In addition to a construction management plan prepared according to the standards of Subsection 19.402.9; a mitigation plan shall be submitted per Subsection 19.402.11.D.2 or 19.402.12.C.2 for HCAs, as applicable, or per Subsection 19.402.11.C for WQRs. WQRs and HCAs shall be restored and maintained in accordance with the approved mitigation plan.

Response: Public and private utility facilities are listed as special uses in Subsection 19.402.7.A and must comply with Subsection 19.402.11.E in order to be approved through Type II review. A Construction Management Plan is included as Sheet EC3.0; a mitigation plan is included as Sheet L1.0.

- b. Existing vegetation outside of approved work areas shall be protected and left in place. Work areas shall be carefully located and marked to reduce potential damage to WQRs and HCAs. Trees in

WQRs or HCAs shall not be used as anchors for stabilizing construction equipment.

Response: Per the Construction Management Plan, existing vegetation on the site will be protected and left in place. Work areas will be carefully located and marked to ensure that contractors are aware of their location, do not unintentionally damage the HCA and WQR, and do not use trees within these areas to stabilize construction equipment.

- c. Where existing vegetation has been removed, or the original land contours disturbed, the site shall be revegetated and the vegetation shall be established as soon as practicable. Interim erosion control measures, such as mulching, shall be used to avoid erosion on bare areas.*

Response: The applicant intends to complete the site restoration immediately following the completion of the project; per the current schedule, site restoration would occur in late October and early November. The site has in-ground sprinkler systems which will aid with the establishment of the new vegetation.

2. Public or Private Utility Facilities

In addition to the requirements of Subsection 19.402.11.E.1, the following disturbance area limitations apply to all new public and private utility facilities, as well as to facility upgrades that are not exempted by Subsection 19.402.4 or that do not meet the nondiscretionary standards for HCAs provided in Subsection 19.402.11.D.

- b. The disturbance area for new underground utility facilities shall be no greater than 25 ft wide and disturb no more than 200 linear feet of WQR within any 1,000-linear-foot stretch of WQR. Such a disturbance area shall be restored with the exception of necessary access points to the utility facility.*
- c. Disturbance areas shall be revegetated.*
- d. No fill or excavation is allowed within the ordinary high water mark of a stream, unless a permit is obtained from the Corps through the Standard Local Operating Procedures for Endangered Species (SLOPES) process.*

Response: The proposed project would install a new underground sewer pipe, and is subject to the standards of 19.402.11.E.2.b above. The proposed temporary disturbance area spans both the HCA and the WQR; the disturbance area within the WQR is 2.3 ft. wide and 30 linear feet, or 52 sq. ft. in area. This area is beneath the threshold identified in 19.402.11.E.2.b above. The disturbance areas will be revegetated, and no fill or excavation is proposed within the ordinary high water mark of Johnson Creek.

Section 19.402.15 Boundary Verification and Map Administration

The NR Administrative Map shows the locations of WQRs and HCAs. For WQRs, the NR Administrative Map is a general indicator of protected water features and their associated vegetated corridors; the location of actual WQRs is determined according to the parameters established in Table 19.402.15. With respect to HCA locations, the NR Administrative Map is assumed to be correct unless demonstrated otherwise.

Response: The location of the WQR on site was determined per the parameters of Table 19.402.15, as shown in Table 1 below and on Sheet C2.0. Johnson Creek is a primary protected water feature, and the slope adjacent to Johnson Creek is 1.5:1 (or 66%) for less than 150 ft. (between approximately 50 ft. and 75 ft.). The starting point for measurement from Johnson Creek is the 2-year flood elevation. Per Table 19.402.15, the width of the vegetated corridor is the distance from the 2-year flood elevation to top of ravine plus 50 ft.

Per Footnote 5, “a maximum reduction of 25 ft. may be permitted in the width of the vegetated corridor beyond the slope break if a geotechnical report demonstrates that the slope is stable. To establish the width of the vegetated corridor, slope should be measured in 25-ft increments away

from the water feature until the slope is less than 25% (top of ravine).” A December 20, 2016, updated geotechnical memo is included as Appendix C and concurs with the findings of the 2000 geotechnical report.

Given this information, the width of the vegetated corridor has been reduced to from 50 ft. from the top of the ravine to 25 ft. from the top of the ravine.

Table 1. Determination of WQR Location

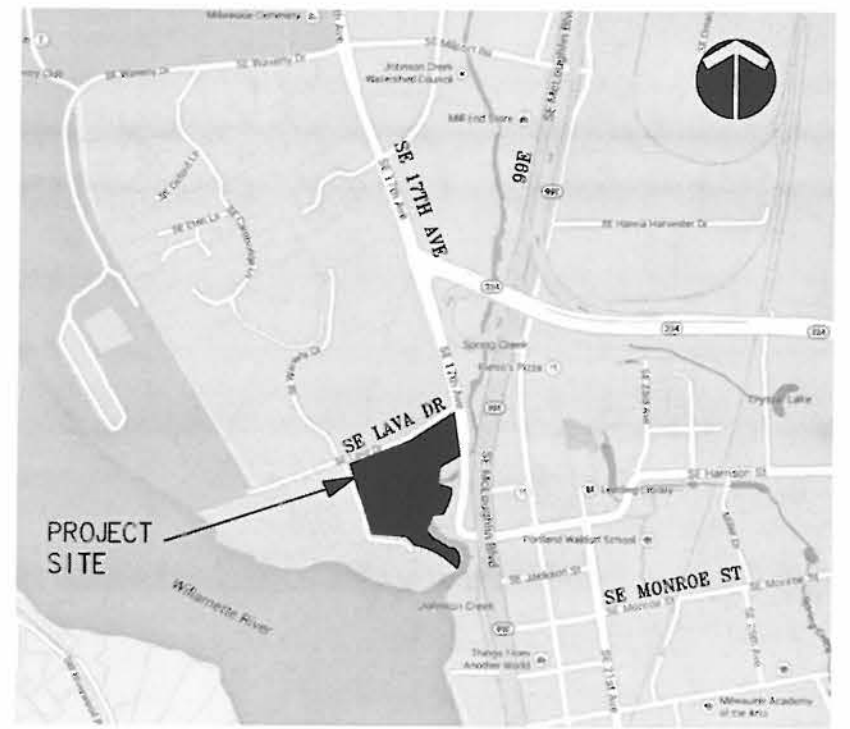
Protected Water Feature Type	Slope Adjacent to Protected Water Feature	Starting Point for Measurement	Width of Vegetated Corridor
Johnson Creek – Primary	1.5:1 (66%)	2-year flood elevation	25 ft. from the top of the ravine, per Table 19.402.15 Footnote 5.

IV. CONCLUSION

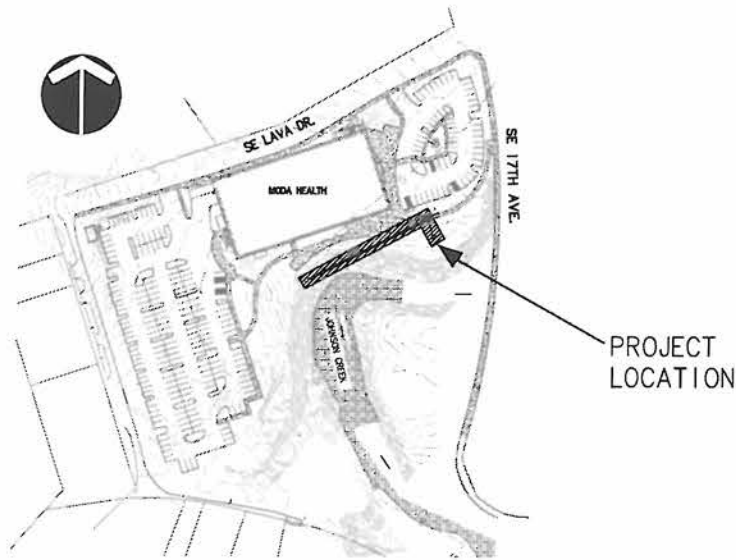
The request for Natural Resources Review has been shown to be consistent with the applicable standards of the City of Milwaukee. Moda Health respectfully requests approval of the application.

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 Resolved
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 A246s102_5550
 D246r230
 A246X385
 D246X190
 A246XBDR
 R01STAMP
 P17134X001
 --Images--
 ge n
 VICINITY MAP

MODA HEALTH PLAZA PUBLIC SEWER REALIGNMENT CLACKAMAS COUNTY, OREGON



VICINITY MAP
 N.T.S.



PROJECT MAP
 N.T.S.

OWNER/APPLICANT

NAME: MODA HEALTH
 CONTACT: DAVID SHAFFER
 ADDRESS: 601 SW 2ND AVE
 PORTLAND, OR 97204-3156
 PHONE: (503) 948-5564
 EMAIL: david.shaffer@modahealth.com

CIVIL ENGINEER/SURVEYOR/PLANNER/ARCHITECT

NAME: OTAK INCORPORATED
 PLANNER: LI ALLGOOD
 ENGINEER: KYLE CHILDERS, P.E.

ADDRESS: 808 SW THIRD AVENUE, SUITE 300
 PORTLAND, OR 97204
 PHONE: (503) 287-6825
 FAX: (503) 415-2304

SHEET INDEX

- C0.0 COVER SHEET
- C2.0 SITE AND COMPOSITE UTILITY PLAN
- C2.1 "SSW1" LINE PLAN AND PROFILE
- C2.2 SANITARY SEWER DETAILS
- EC3.0 CONSTRUCTION MANAGEMENT AND EROSION CONTROL PLAN
- EC3.1 EROSION CONTROL DETAILS
- L1.0 LANDSCAPE MITIGATION PLAN
- L1.1 PLANTING NOTES AND DETAILS

SITE INFORMATION

CLACKAMAS COUNTY, OREGON
 15 1E 35A4: TAX LOT 3510
 314,128 SF / 7.21 ACRES

RECEIVED
 DEC 22 2016
 CITY OF MILWAUKIE
 PLANNING DEPARTMENT

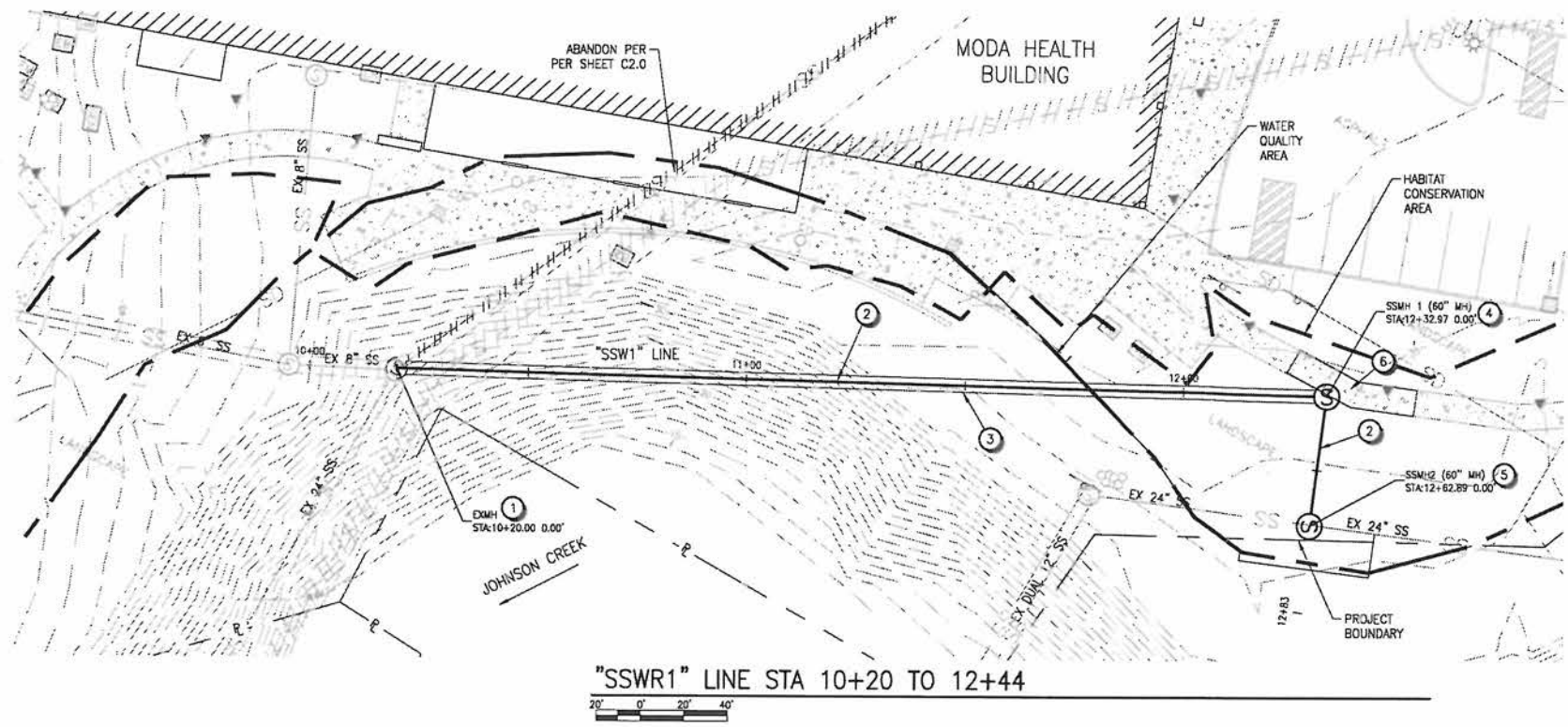
LAND USE SUBMITTAL - July 1, 2016
 MODA HEALTH SEWER REALIGNMENT
 CITY OF MILWAUKIE, OREGON
 COVER SHEET



HammiGlobal Partner
 808 SW 3rd Ave, Ste. 300
 Portland, OR 97204
 Phone: (503) 287-6825
 Fax: (503) 415-2304
 www.otak.com

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 Project No. Drawing No.
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 Sheet No.

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GENERAL NOTES

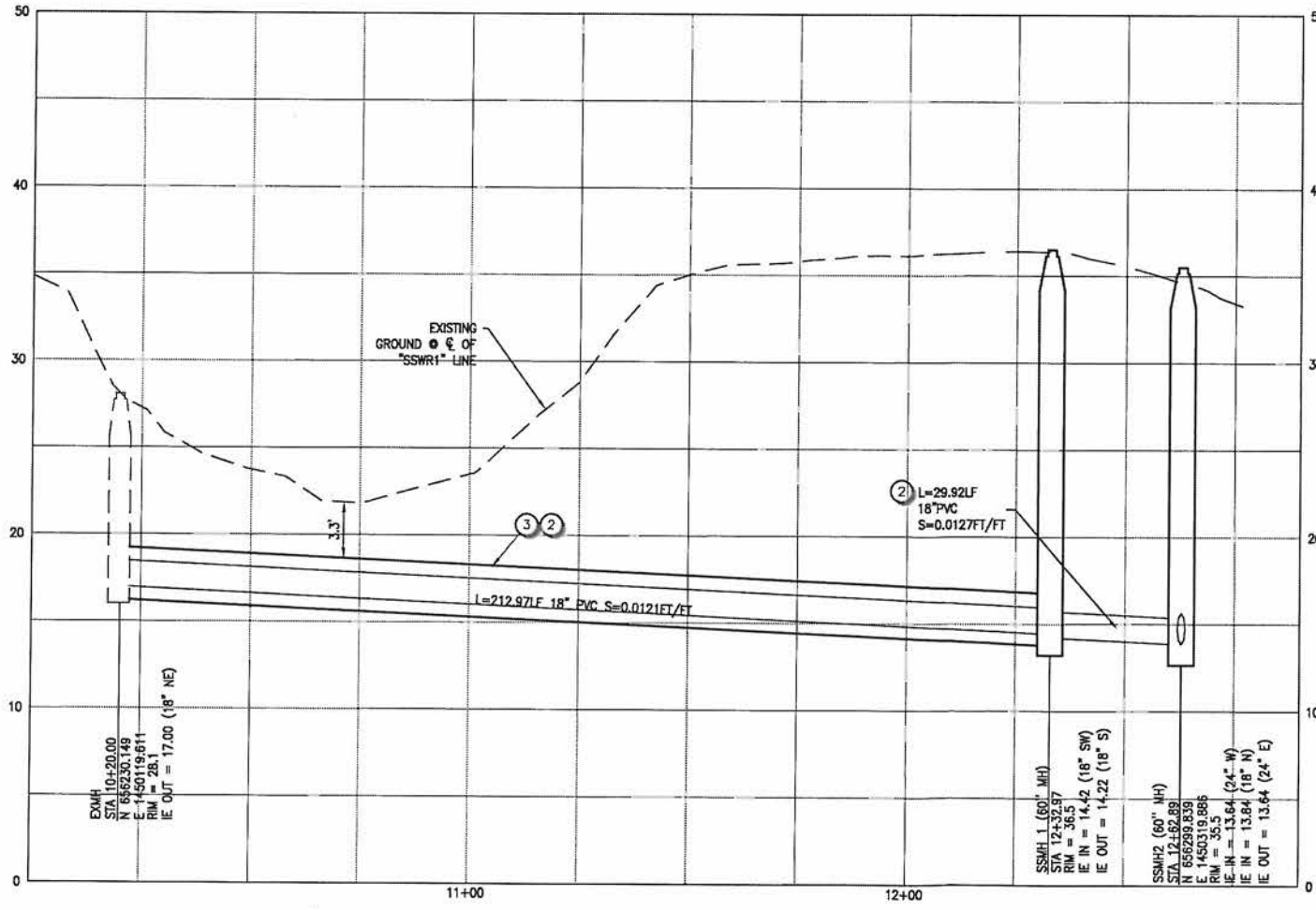
1. CONTRACTOR TO PROTECT EXISTING UTILITIES IN PLACE UNLESS OTHERWISE NOTED
2. CONTRACTOR TO MAINTAIN ACCESS TO THE MODA HEALTH BUILDING AT ALL TIMES.

KEY NOTES

- ① CONNECT SEWER MAIN TO EXISTING SANITARY SEWER MANHOLE. CONTRACTOR TO VERIFY LOCATION AND INVERT ELEVATIONS PRIOR TO CONSTRUCTION.
- ② CONSTRUCT 18" SDR-35 PVC SEWER PIPE
- ③ CONSTRUCT 36" STEEL ENCASUREMENT PER DETAIL 6 ON SHEET C2.2. INSTALL PER JACK AND BORE PER CITY OF MILWAUKIE STANDARDS SECTION 208.
- ④ CONSTRUCT 60" SSMH PER CITY OF MILWAUKIE STD. DRAWING NO. 300 ON SHEET C2.2
- ⑤ CONSTRUCT SSMH PER CITY OF MILWAUKIE STD. DRAWING 300 ON SHEET C2.2 AND CONNECT TO EXISTING SEWER MAIN. CONTRACTOR TO VERIFY LOCATION PRIOR TO CONSTRUCTION
- ⑥ REPLACE CONCRETE SIDEWALK PER CITY OF MILWAUKIE STD. DRAWING NO. 504

LEGEND

- | EXISTING | | PROPOSED | |
|----------|--------------------------------|----------|----------------------------------|
| ● | FOUND IRON ROD (I.R.) | ○ | ROOF DRAIN |
| ⊠ | ELECTRIC BOX | ⊠ | FIRE HYDRANT |
| ⊞ | ELECTRIC METER | ⊞ | WATER VALVE |
| ⊞ | ELECTRIC VAULT | ⊞ | WATER MANHOLE |
| ⊞ | ELECTRIC MANHOLE | ⊞ | WATER METER |
| ⊞ | LIGHT POLE | ⊞ | BOLLARD |
| ⊞ | GAS VALVE | ⊞ | SIGN |
| ⊞ | GAS METER | ⊞ | CLEANOUT |
| ⊞ | GAS MARKER | ⊞ | SANITARY SEWER MANHOLE |
| ⊞ | GUY ANCHOR | ⊞ | ROUND CATCH BASIN |
| ⊞ | UTILITY POLE | ⊞ | CATCH BASIN |
| — | EXISTING WATER LINE | ⊞ | STORM DRAIN MANHOLE |
| — | EXISTING GAS LINE | — | PROPOSED SANITARY SEWER |
| — | EXISTING ELECTRICAL LINE | ⊞ | SANITARY SEWER MANHOLE |
| — | EXISTING SANITARY SEWER | --- | PIPE TO BE ABANDONED |
| — | EXISTING STORM DRAIN | --- | HABITAT CONSERVATION AREA |
| — | EXISTING OVERHEAD SERVICE LINE | --- | WATER CONSERVATION RESOURCE AREA |
| — | EXISTING FENCE | | |
| — | EXISTING CURBLINE | | |
| --- | EX ABANDONED PIPE | | |



CAUTION!
LOCATION OF EXISTING UTILITIES ON THESE PLANS ARE APPROXIMATE AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION

"SSWR1" LINE STA 10+20 TO 12+44
VERT. SCALE = 5'

LAND USE SUBMITTAL - July 1, 2016

MODA HEALTH SEWER REALIGNMENT
CITY OF MILWAUKIE, OREGON



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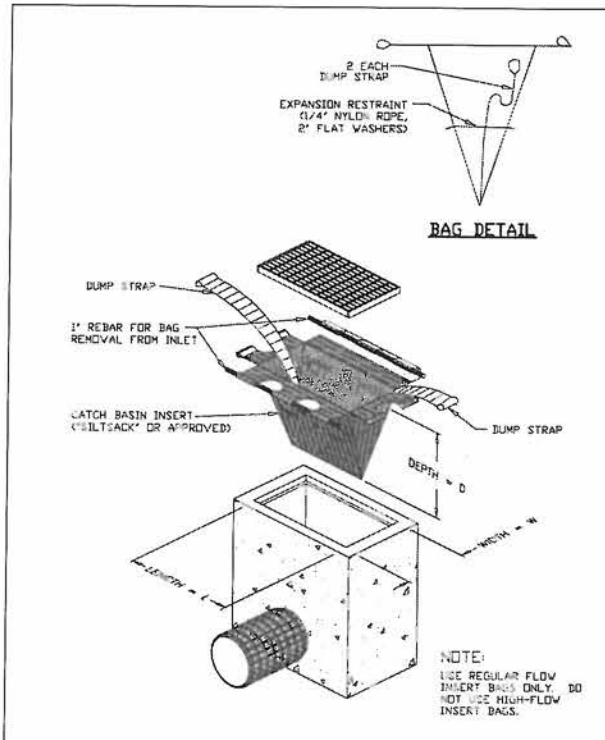
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Drawing No. C2.1

Sheet No. © Otak, Inc. 2014

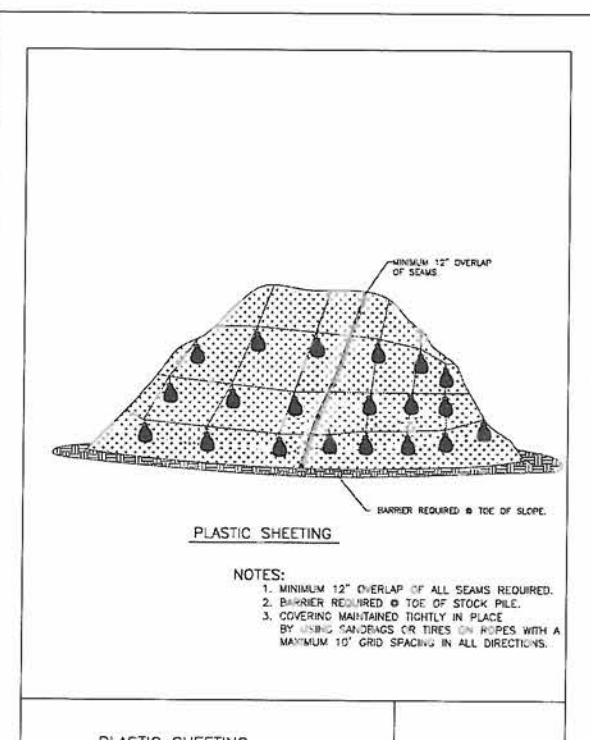
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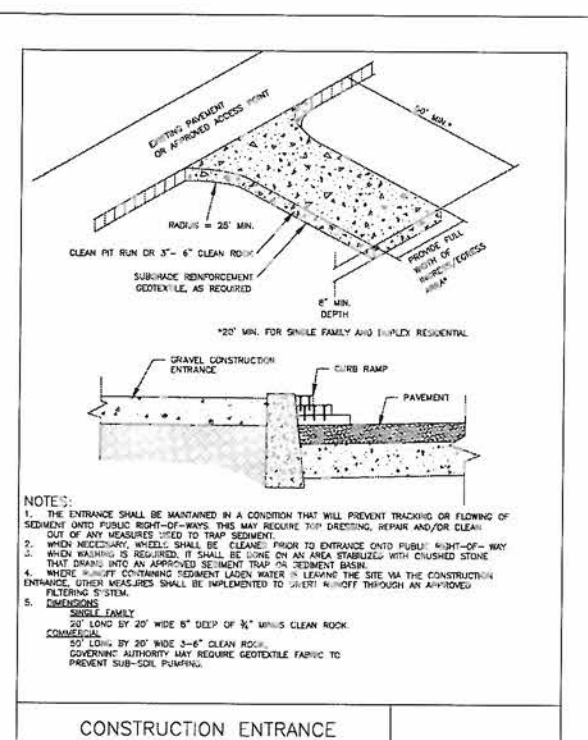
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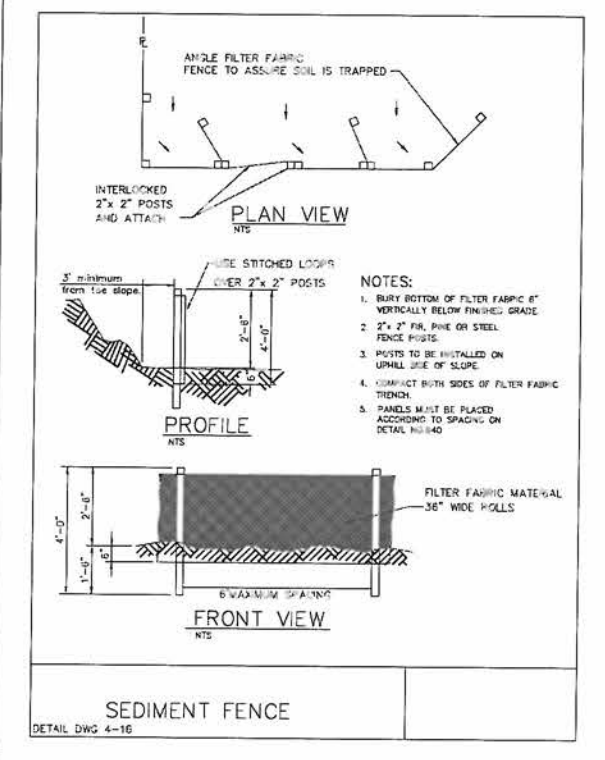
DETAIL 1 CATCH BASIN AND AREA DRAIN INLET PROTECTION



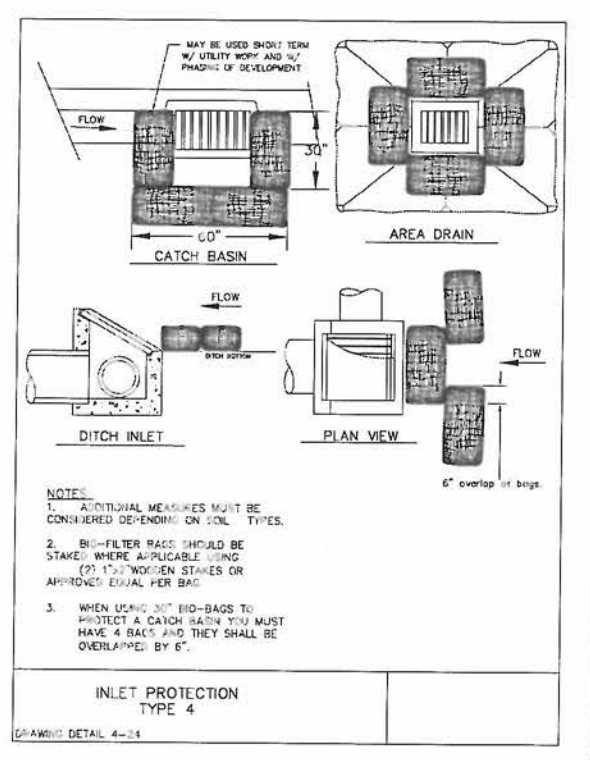
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 DETAIL DRAWING 4-4
 REVISED 12-06



CONSTRUCTION ENTRANCE
 Detail Drawing 4-5



SEDIMENT FENCE
 DETAIL DWG 4-16



INLET PROTECTION TYPE 4
 DRAWING DETAIL 4-24

- CITY OF MILWAUKIE
 EROSION PREVENTION AND SEDIMENT CONTROL (ECS) NOTES:**
- ALL EROSION PREVENTION MEASURES SHALL BE IN PLACE, FUNCTIONAL AND APPROVED PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL MAINTAIN ALL SOIL EROSION AND SITE DRAINAGE FACILITIES THROUGHOUT CONSTRUCTION.
 - AFTER SITE RESTORATION IS COMPLETE AND WHEN APPROVED BY THE ENGINEER, ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED.
 - DUMPING OR THE DISPOSAL OF SPOIL MATERIALS INTO ANY STREAM, CORRIDORS, WETLANDS, SURFACE WATERS OR ANY PUBLIC OR PRIVATE PROPERTY NOT SPECIFIED FOR SAID PURPOSE IS PROHIBITED.
 - PUMPING OF SEDIMENT-LADEN WATER FROM TRENCHES OR OTHER EXCAVATIONS INTO ANY SURFACE WATER, PIPED SYSTEM OR ON ANY PUBLIC OR PRIVATE PROPERTY NOT SPECIFIED FOR SAID PURPOSE IS PROHIBITED.
 - SEDIMENT PREVENTION MUST BE INSTALLED AND MAINTAINED ON ALL DOWN GRADIENT SIDES OF THE CONSTRUCTION SITE AT ALL TIMES DURING CONSTRUCTION.
 - ALL ACTIVE CATCH BASINS MUST HAVE SEDIMENT PREVENTION INSTALLED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
 - ALL SAW CUTTING SLURRY/DEBRIS MUST BE VACUUMED/REMOVED FROM ALL IMPERVIOUS SURFACES.
 - WATER TIGHT TRUCKS MUST BE USED TO TRANSPORT SATURATED SOILS FROM THE CONSTRUCTION SITE. AN APPROVED EQUIVALENT IS TO DRAIN THE SOIL ON-SITE AT A DESIGNATED LOCATION USING APPROPRIATE BMP'S; SOIL MUST BE DRAINED SUFFICIENTLY FOR MINIMAL SPILLAGE.
 - TEMPORARY STABILIZATION OR COVERING OF SOIL STOCKPILES MUST OCCUR AT THE END OF EACH WORK DAY OR OTHER APPROVED BMP'S MUST BE IMPLEMENTED TO PREVENT TURBID DISCHARGES TO SURFACE WATERS.
 - DEVELOP AND MAINTAIN ONSITE A WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURE.
 - ANY USE OF TOXIC OR OTHER HAZARDOUS MATERIALS MUST INCLUDE PROPER STORAGE, APPLICATION AND DISPOSAL.
 - SEDIMENT MUST NOT BE WASHED INTO STORM SEWERS, DRAINAGE WAYS OR WATER BODIES. DRY SWEEPING MUST BE USED TO CLEAN UP RELEASED SEDIMENTS.
 - AN AREA MUST BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM SYSTEM.
 - SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
 - AVOID PAVING IN WET WEATHER WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM SYSTEM.
 - COVER CATCH BASINS, MANHOLES AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT ECT. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM SYSTEM.
 - TRACKING OF DIRT AND DEBRIS ONTO STREETS IS NOT ALLOWED. ALL TRACKING AND DEBRIS ON STREETS SURFACE MUST BE REMOVED AT THE END OF EACH DAY OR SOONER IF IT CAN BE SPREAD BY TRAFFIC OR REACH THE PUBLIC STORM SYSTEM.
 - GRAVEL OR DIRT CURB JUMPS ARE NOT ALLOWED (USE WOODEN STEP STYLE)
 - GRAVEL CONSTRUCTION ENTRANCES MUST BE INSTALLED AT THE START OF THE PROJECT TO PREVENT TRACKING AND FOR INITIAL INSPECTION APPROVAL.

NO.	DATE	BY	REVISION COMMENTS

Design	Drawn	Checked	Date	Initial Issue	Delta

LAND USE SUBMITTAL - July 1, 2016

MODA HEALTH SEWER REALIGNMENT
 CITY OF MILWAUKIE, OREGON

EROSION AND SEDIMENT CONTROL PLANS
 DETAILS

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 Project No. 18043 Drawing No. EC3.1
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Memorandum

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To:	David Shaffer	From:	John Hook, G.I.T and Shawn M. Dimke, P.E., G.E.
Company:	Moda Health	Date:	December 21, 2016
Address:	601 SW 2 nd Avenue Portland, OR 97204-3156		
cc:	Kyle Childers, OTAK (via email only)		
GDI Project:	ApexREP-15-02		
RE:	Slope Evaluation for Sewer Line Moda Plaza 10505 SE 17 th Avenue Milwaukie, Oregon		

INTRODUCTION

GeoDesign, Inc. is pleased to submit this slope evaluation for the planned sewer realignment located at 10505 SE 17th Avenue in Milwaukie, Oregon. Preliminary plans prepared by OTAK call for a 213-foot section of cased sewer line running ENE to WSW southwest of the Moda Health Building at the center of the parcel¹. We understand a 36-inch-diameter, 5/8-inch-thick, steel pipe casing will be installed between the Moda Health Building and the bank of Johnson Creek via boring and an 18-inch-diameter PVC sewer pipe will be installed through the casing.

Site information is based on a site reconnaissance conducted December 14, 2016 and a review of a February 23, 2000 geotechnical report conducted by Century West Engineering² for the addition to the south side of the building at the site. We conducted the geologic field reconnaissance to evaluate existing site and slope conditions adjacent to the proposed public sewer realignment.

SITE CONDITIONS

GEOLOGIC SETTING

The site is located on the north bank of Johnson Creek, immediately east of the Willamette River, at the southernmost extent of the Waverly Heights area. Native gravel underlying the site consists of channel facies sediments deposited by flood events of the ancestral Willamette River in the late Pleistocene (approximately 40,000 to 100,000 years before present)³.

The Waverly Heights Basalt unconformably underlies the channel facies gravel and consists of moderately jointed subaerial basalt flows with some associated sedimentary packages and

¹ Otak Incorporated. *Moda Health Sewer Realignment; Clackamas County Oregon*, dated July 1, 2016. Otak Project No. 18043

² Century West Engineering Corp. *Geotechnical Investigation, Pendleton Woolen Mills Site*, dated February 23, 2000. Century West Project No. 40753.003.01

³ Beeson, M.H. and others, 1989. *Geologic Map of the Lake Oswego Quadrangle, Clackamas, Multnomah and Washington Counties*, Oregon Department Of Geology and Mineral Industries, General Map Series – GM 59.

morphology typical of subaerial volcanics. The Waverly Heights Basalt is one of the older units in the Willamette Valley, dating from the Eocene (approximately 40 million years ago) and was deposited as part of an island arc before its accretion to the North American continent³. The Waverly Heights Basalt is considered the basement geologic unit for the purposes of this memorandum.

LANDSLIDE HAZARD

A review of the Statewide Landslide Information Database for Oregon (SLIDO-3) indicates that the site is not underlain by any mapped landslides. The nearest documented landslide is 1,000 feet west of the site⁴ along the bank of the Willamette River. Several small slumps and scarps as well as evidence of prior slide events were observed in the area during our field reconnaissance and are discussed in the next section.

SURFACE CONDITIONS

A site reconnaissance was conducted by a staff geologist on December 14, 2016, to observe existing site conditions. Due to the location of the planned sewer realignment, our reconnaissance focused on the slope immediately south of the existing Moda Building and its surroundings.

The site consists of a single office building along with associated parking areas and landscaping. A bank on the southern edge of the property terminates at Johnson Creek and is covered in a smattering of immature deciduous and evergreen vegetation. It should be noted that beavers appear to be active in the area and several trees show recent tooth marks. Cages and screens had been installed on several of the larger trees on the east end of the bank.

According to recent surveys¹, slopes at the bend near the planned sewer realignment range from approximately 2H:1V (horizontal:vertical) at the apex of the bend in Johnson Creek to approximately 2.3H:1V at the sides of the bend. Further to the southwest (downstream of the sewer realignment) the bank steepens up to approximately 1.5H:1V. Minor surface creep was evidenced in the majority of the vegetation observed on the bank area with young and relatively mature vegetation showing a characteristic "goose neck" shape at their base or growing at odd angles relative to the slope. Several small and relatively recent surficial surface slumps and scarps were observed in the bank area (see attached photographs in Attachment A and Figure 1 in Attachment B). Also, two moderately sized areas of past shallow failures were observable in the field and on the survey (see Figure 1) along the bank area.

The concrete patio, walkways and ornamental wall adjoining the Moda Health Building at the top of the bank show little to no signs of movement or settlement. Seepage was not observed within the slope area. A small amount of concrete and basalt riprap was observed at the toe of the slope on its west side, likely placed to counteract the erosive forces of Johnson Creek along the toe of the slope in this location and to protect the slope from erosion due to a nearby small drainage.

⁴ Burns, William J., Watzig, Rudy J., 2014, Statewide Landslide Information Database for Oregon, Release 3.2, Oregon Department of Geology and Mineral Industries, SLIDO-3.2, via the internet: <http://www.oregongeology.org/sub/slido/data.htm>



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SUBSURFACE CONDITIONS

Our description of subsurface conditions is based on a series of three borings conducted by Century West Engineering Corp in February 2000, our own observations of outcrop on site (where exposed) and geologic mapping provided by Oregon Department of Geology and Mineral Industries⁴.

CLAY FILL

The site consists of a relatively level area created by the placement of fill material in conjunction with the construction of the Pendleton Woolen Mill building, which originally occupied the site². Previous explorations conducted above the slope at an approximate elevation of 35 feet note highly variable thicknesses (31.5 to 19 feet in elevation) of brown, low-plasticity clay fill along the site at the top of the bank.

CHANNEL FACIES GRAVELS

Underlying the clay fill, channel facies gravel of the ancestral Willamette River form a lithologically consistent section of varying thickness consisting of gravel with cobbles and lenses of clay, with the top of formation ranging from 31.5 to 16 feet in elevation. Cobbles and gravels of this formation were visible in the slope bank where the subgrade was exposed.

WAVERLY HEIGHTS BASALT

The top of the Waverly Heights Basalt was observed in previous explorations at elevations ranging from approximately 12 to 18 feet. Boulders of significant size were observed in the lower portion of the slope at these approximate elevations, and rock outcrop was visible within the streambed of Johnson Creek. Boulders observed within the slope area likely represent the weathered top of the basalt in this area.

CONCLUSIONS AND RECOMMENDATIONS

The presence of basalt at the toe of the slope and along the east bank of Johnson Creek limits the possibility of large, deeper landslide events. The combination of fill overlying poorly consolidated gravel and the slope's location on the outside edge of a significant bend in Johnson Creek have resulted in continued shallow instability and creep at the slope surface to be traversed by the planned sewer realignment. Johnson Creek is subject to regular flooding, and flood events and soil saturation were the likely cause of the previous slumps and slides observed during our field visit and on the survey¹.

The proposed sewer line will be installed into or close to the contact with the basalt underlying the site. The planned steel liner will have a minimum of 3.3 feet of cover at the shallowest portion of the alignment, and the invert of the liner will be 6.3 feet deep at this location. Only 50 feet of the proposed alignment will have less than 5 feet of cover over the steel liner. Based on our observations, review of the site information, and review of the sewer plans, the Johnson Creek slope appears generally stable relative to significant failures extending above the crest of the slope. This is consistent with the February 23, 2000 geotechnical report prepared by Century West Engineering indicating the slope is generally stable. Accordingly, there is a low risk of a slope failure damaging



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the planned sewer realignment. However, given the observed past shallow slope movement and potential stream erosion at the bend in Johnson Creek, there is a moderate risk the planned sewer liner could be exposed in the future, at the shallowest section of the alignment, possibly during or following a flood event. If the sewer is exposed in the future it should be covered and protected from further erosion or slope movement. Alternately, riprap could be placed as a preventative measure at the toe of the bank below where the sewer will be the shallowest to protect from shallow slope movement and erosion exposing the sewer liner.

JCH:SMD:rc

Attachments

One copy submitted (via email only)

Document ID: ApexREP-15-02-122116-slope-geom-rev.docx

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EXPIRES: 12/31/17

ATTACHMENT A



Photograph 1 – Looking northwest from base of slope looking west. Note the slumping area in foreground and potential outcrop of the Waverly Heights Basalt on the left side of the photograph.



Photograph 2 – Looking southwest from the top of the slope looking west. Note the characteristic “goose neck” on the trees in the center of the photograph.



Photograph 3 - Looking southwest on slope. Note the scarp and slumping area in the location of the signpost.



Photograph 4 - From center of bank looking east . The break in slope at the slope toe and concave area above are indicators of a previous landslide.

ATTACHMENT B

