



AGENDA

MILWAUKIE DESIGN AND LANDMARKS COMMITTEE Monday, December 4, 2017, 6:30 PM

CITY HALL CONFERENCE ROOM
10722 SE MAIN ST

- 1.0 **Call to Order—Procedural Matters**
- 2.0 **Meeting Notes**—Motion Needed
 - 2.1 November 13, 2017
- 3.0 **Information Items**
 - 3.1 Follow-up on Public Hearing training (Nov 14)
- 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
 - 5.1 Recommendation Hearing: Request to delete Milwaukie High School from the City's list of Historic Resources (land use file #HR-2017-002)
- 6.0 **Worksession Items**
 - 6.1 Summary: Follow-up on design standards for North Milwaukie Industrial Area (NMIA)
Facilitator: Vera Koliass, Associate Planner
 - 6.2 Summary: Downtown Design Guidelines Update, Session 22-a
Facilitator: Brett Kolver, Associate Planner
- 7.0 **Other Business/Updates**
- 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:**
 - Jan 8, 2018 Continue work on DDG update
 - Feb 5, 2018 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:

Lauren Loosveldt, Chair
Michael Corrente, Vice Chair
Cynthia Schuster
Mary Neustadter
Kyle Simukka

Planning Department Staff:

Denny Egner, Planning Director
David Levitan, Senior Planner
Brett Kelter, Associate Planner
Vera Kolas, 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
Monday, November 13, 2017
6:30 PM**

COMMITTEE MEMBERS PRESENT

Lauren Loosveldt, Chair
Michael Corrente, Vice Chair
Mary Neustadter
Kyle Simukka

STAFF PRESENT

Brett Kelper, Associate Planner (staff liaison)
Vera Kolias, Associate Planner

OTHERS PRESENT

None

MEMBERS ABSENT

Cynthia Schuster

1.0 Call to Order – Procedural Matters

Chair Lauren Loosveldt called the meeting to order at 6:36 p.m.

2.0 Design and Landmarks Committee Notes

2.1 October 17, 2017

Chair Loosveldt asked whether the members had any revisions to the notes from the October meeting—there were none. She called for a vote and the notes were approved unanimously.

3.0 Information Items

Associate Planner Brett Kelper reminded the group of the training on public hearings scheduled for the following night (November 14). The training is a joint session with the City Council and Planning Commission beginning at 6:15 p.m. in the Council chambers at City Hall, with a light dinner (pizza and salad) provided. **Chair Loosveldt** noted she had a scheduling conflict and would not be able to attend, but the other members present indicated that they were planning to be there.

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

6.1 Proposed design standards for North Milwaukie Industrial Area (NMIA)
Staff Person: Vera Kolias, Associate Planner

Associate Planner Vera Kolias introduced the current effort underway to update the City's Comprehensive Plan and zoning code to reflect the new plan being developed for the North Milwaukie Industrial Area (NMIA), which is the industrial area north of Downtown and between 17th Ave and the rail line along the western edge of the Ardenwald neighborhood. The current zoning for the area would be changed from Manufacturing (M) and Tacoma Station Area Manufacturing (M-TSA) to North Milwaukie Employment (NME) and Tacoma Station Area Mixed-Use (MUTSA). The amendments would incorporate the current Tacoma Station Area overlay into the MUTSA, which would continue to focus on mixed-use development (including

commercial and residential) near the Tacoma light rail station. The NME would continue to be a center for industrial activity and employment.

Ms. Koliás noted that the NMIA has been getting more attention since the opening of the light rail line, with over 1 million square feet of previously vacant leasable space now full. She explained that, given the fact that many of the existing buildings there are still too valuable to demolish and replace, the City expects to see a mix of redevelopment/retrofitting and new construction over the next several years. One of the issues the Planning staff is trying to sort out is whether and what kind of design standards should be applicable. The proposed code identifies several key streets within the NMIA that might be areas of focus for design, to establish an acceptable urban-industrial feel and make it more conducive to pedestrian and bicycle traffic through and within the area. The staff wanted to get feedback from the Committee as the City's de facto design experts.

Several members of the group agreed that the NMIA does not currently feel very safe or inviting for pedestrians or cyclists. **Chair Loosveldt** suggested looking at the Pedestrian Emphasis guidelines for Downtown, as each of them seems relevant to the goal of giving the NMIA a more pedestrian scale. **Vice Chair Michael Corrente** suggested using Clay St in southeast Portland as a model for urban-industrial development, though he acknowledged that the City's Public Works standards would likely be the more relevant set of requirements where the streetscape is concerned.

Chair Loosveldt asked whether there was a public open space requirement. **Ms. Koliás** confirmed the current proposal did not include a requirement for open space for individual properties, though McBrod Ave had been identified as a key street because of its proximity to Johnson Creek. **Mr. Kelver** explained the key question about minimum and maximum setbacks as relating to how much open space should be required between the street and new buildings, with an eye toward creating that urban-industrial feel that Ms. Koliás had described. **Chair Loosveldt** asked whether public art might be a way to create a more pedestrian friendly environment, as an alternative to glazing in some cases; **Vice Chair Corrente** added that greenscaping or living walls might be another option as well. **Chair Loosveldt** suggested that focusing the design requirements on building entrances or corners might be a way to emphasize the pedestrian element.

There was some discussion about off-street parking requirements, whether there were any incentives for reducing or sharing parking, with questions about improving bicycle connections, providing incentives for electric vehicles, and planning for autonomous vehicles in the near future. **Ms. Koliás** noted that the City's off-street parking requirements, which are in a separate section of the zoning code, already addressed the shared parking aspect and might be the most appropriate place to make other needed adjustments for the community as a whole.

Getting back to the key questions related to maximum setbacks, **Member Mary Neustadter** expressed a preference for requiring a maximum setback on the key streets. **Chair Loosveldt** thought there should be a maximum setback throughout the NMIA, perhaps a 25-ft max, with a 10-ft max along the key streets.

Chair Loosveldt observed that Frontage Rd was part of the gateway into Milwaukie from the north and suggested that the pedestrian focus should be shifted from McBrod Ave to Frontage Rd. **Mr. Kelver** noted that Johnson Creek ran between McBrod Ave and Frontage Rd and made it difficult or impossible for properties currently taking access off Frontage Rd to access their sites from McBrod Ave. **Member Kyle Simukka** echoed Chair Loosveldt's note that lighting along Frontage Rd was also a critical piece of the gateway aspect and needed special attention.

In general, **Chair Loosveldt** thought the focus of the proposed design standards should be the key streets, with different standards for different uses and allowing some creative options for breaking up long building facades, such as with glazing and public art. She thought it was important to make more bicycle and pedestrian connections through the NMIA, and the group agreed that Frontage Rd should be added to the map as a key street, where the design standards would be applicable.

Wrapping up the discussion for the night, the group expressed interest in revisiting the proposed standards at the December 4 meeting, before the amendments go to the Planning Commission on December 12. **Mr. Kelper** agreed to add the item to the December agenda and to provide the latest version of the proposed amendments in the meeting packet one week in advance. **Chair Loosveldt** asked whether it would be useful or important to have a representative from the Committee at the December 12 Commission meeting—**Mr. Kelper** and **Ms. Kolias** agreed to coordinate internally on an answer to the question, suspecting that it would likely be helpful to have a Committee representative on hand.

6.2 Downtown Design Guidelines Update, cont. (Session 22)
 Staff Person: Brett Kelper, Associate Planner

Given the hour, the group agreed to table the update work on the Downtown Design Guidelines (DDG) until the December meeting. **Mr. Kelper** handed out materials related to the proposed interim update to the DDG, including strikeout and clean versions of the revisions (to the Milwaukie Character element as well as to a couple pages from the Pedestrian Emphasis element), the process sheet for Downtown Design Review (including purpose statements for the 7 design standards), and a draft commentary on the proposed revisions. He asked the group to review the commentary draft and come to the December meeting with any feedback, explaining that the purpose of that document was to provide general explanations for the proposed changes. **Chair Loosveldt** suggested that Mr. Kelper also provide the Downtown Design Review flowchart he had created earlier, as it had been a helpful tool for her—**Mr. Kelper** agreed to have copies on hand at the public hearing training the following night.

7.0 Other Business/Updates – None

8.0 Design and Landmarks Committee Discussion Items – None

9.0 Forecast for Future Meetings:

Nov 14, 2017	Public Hearing training with City Council & Planning Commission
Dec 4, 2017	Continue DDG Update work
Jan 8, 2018	TBD

Chair Loosveldt adjourned the meeting at 8:09 p.m.

Respectfully submitted,
 Brett Kelper, Associate Planner

Lauren Loosveldt, Chair



MILWAUKIE

Dogwood City of the West

To: Design and Landmarks Committee

Through: Dennis Egner, Planning Director

From: Brett Kelper, Associate Planner

Date: November 27, 2017, for December 4, 2017, Public Meeting

Subject: Proposed Deletion of Milwaukie High School from Historic Properties List
(land use file #HR-2017-002)

ACTION REQUESTED

Recommend that the Planning Commission, and ultimately the City Council, approve the request by the North Clackamas School District to delete Milwaukie High School from the City's Historic Properties List (land use file #HR-2017-002).

BACKGROUND INFORMATION

The main classroom building of Milwaukie High School (11300 SE 23rd Ave) was constructed in 1925 and is listed as a "significant" historic resource on the City's Historic Properties List. "Significant" resources have the most protection under the Historic Preservation provisions of Milwaukie Municipal Code (MMC) Section 19.403. Requests for major alterations or demolition of "significant" resources require review and approval by the Planning Commission, and requests to add or remove properties from the list are decided by the City Council as amendments to the City's Zoning Map and Comprehensive Plan Map.

In 2016, voters passed a bond measure to provide funding to the North Clackamas School District (the District) to make capital improvements to several schools, including Milwaukie High School. After consideration of various options for modernizing the main classroom building, the District decided that the most practical and affordable alternative is to demolish the old classroom building and replace it with a new, seismically sound structure. The project also involves the replacement of the softball field and tennis courts on Willard St with off-street parking areas, but the historic resource designation applies only to the old classroom building.

A. Historic Properties List

Although the Historic Preservation Overlay portion of the zoning code establishes a process for demolition of historic structures (MMC Subsection 19.403.7), there is a separate process for adding or removing properties from the list (MMC Subsection 19.403.4). When an historic property is demolished, it is not automatically removed from

the list, as that requires a separate land use process to amend the zoning and Comprehensive Plan maps that show the historic designation.

The proposed renovation of the high school involves demolishing the main classroom building, so it stands to reason that the District would follow the demolition procedures outlined in MMC 19.403.7, which include listing the property for sale for at least 90 days, ostensibly to give someone the opportunity to purchase the building and relocate it to another site. And the District did begin the process of listing the building for sale. However, given the unlikelihood of the building being purchased and relocated and the near inevitability of the proposed demolition, City staff recommended that the District move directly to a request that the school be removed from the list, to avoid the extra process step after the building is demolished.

B. Deletion Process

There is no argument that the main classroom building has historical significance for Milwaukie. However, the District's decision to replace it with a building that is seismically safer and technologically improved mean that the historic building will be demolished and so should be removed from the Historic Properties list as well as the zoning and Comprehensive Plan maps.

The deletion or de-listing process is essentially a map amendment, which requires Type IV review. The Planning Commission will hold a public hearing and make a recommendation to the City Council, which will hold a second public hearing to make the decision. Although the Design and Landmarks Committee does not have a formal role in this process per the code, the Planning Director has determined that it is appropriate and important for the Committee to consider the requested deletion and make its own recommendation to the Commission and Council. See Attachment 1 for the applicant's submittal and narrative address of the relevant approval criteria.

In this case, the process is more of a formality than anything else, but staff believes it is fitting that the Committee have an opportunity to participate directly in these kinds of land use applications. The group may have questions or suggestions that can be passed along the decision-making chain for consideration.

ATTACHMENTS

Attachments are provided as indicated by the checked boxes. All material is available for viewing upon request.

	DLC Packet	Public Copies	E- Packet
1. Application Submittal	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Key:

DLC Packet = paper materials provided to the Design & Landmarks Committee 7 days prior to the meeting.

Public Copies = paper copies of the packet available for review at City facilities and at the Design & Landmarks Committee meeting.

E-Packet = packet materials available online at <https://www.milwaukieoregon.gov/planning/design-and-landmarks-committee-76>.



MILWAUKIE HIGH SCHOOL

11300 SE 23RD AVENUE, MILWAUKIE, OR 97222

APPLICANT:

NORTH CLACKAMAS SCHOOL DISTRICT
1245 SE FULLER ROAD
MILWAUKIE, OR 97222
CONTACT: DAVID HOBBS

PLANNING CONSULTANT

3J CONSULTING, INC.
5075 SW GRIFFITH DRIVE, SUITE 150
BEAVERTON, OR 97005
CONTACT: ANDREW TULL
PHONE: (503) 545-1907

APPLICATION TYPE

HISTORIC RESOURCE REVIEW

SUBMITTAL DATE

OCTOBER 2017

3J CONSULTING

5075 SW GRIFFITH DRIVE, SUITE 150
BEAVERTON, OREGON 97005
PH: (503) 946.9365
WWW.3J-CONSULTING.COM

October 4, 2017

Mr. Denny Egner
Planning Director
City of Milwaukie
6101 SE Johnson Creek Boulevard
Milwaukie, OR 97206

Milwaukie High School
Historic Resource Review Application

Dear Denny,

This office represents the North Clackamas School District. This letter has been prepared in order to request an amendment to the City's Comprehensive Plan to delete the Milwaukie High School from the City's Inventory of Historic Resources. In 2016, the District passed a Bond Measure to allow for the funding of new facilities and infrastructure throughout the District. The replacement and modernization of Milwaukie High School was included among the list of bond-funded projects and the removal of the existing main building on campus from the City's Historic Resource Inventory is the first step towards the construction of a new high school.

The Applicant has prepared the attached materials to formally request an Historic Resource Review to delete the property from the City's Inventory, and a Comprehensive Plan Map Amendment and Zoning Map Amendment. Within this document, the Applicant has identified and addressed the applicable approval criteria related to this request.

Please feel free to give me a call if you have any questions or need any additional clarification.

Sincerely,



Andrew Tull
Principal Planner
3J Consulting, Inc.



GENERAL INFORMATION

Applicant:	North Clackamas School District 12451 SE Fuller Road Milwaukie, OR 97222 Contact: David Hobbs Capital Projects Manager
Program Manager:	Heery International Two Centerpointe Drive, Suite 250 Lake Oswego, OR 97035 Contact: Steve Nicholas Phone: 503-431-6180 Email: snichola@heery.com
Architect:	Dull Olson Weekes-IBI Group Architects, Inc. 907 SW Stark Street Portland, OR 97205 Contact: Matt Jacoby Phone: 503-226-6950 Email: matt.jacoby@ibigroup.com
Planning Consultant:	3J Consulting, Inc. 5075 SW Griffith Drive, Suite 150 Beaverton, OR 97005 Contact: Andrew Tull Phone: 503-545-1907 Email: andrew.tull@3j-consulting.com

SITE INFORMATION

Parcel Number:	11E36BC 5600
Address:	11200 SE 23 rd Avenue
Size:	14.7 acres
Zoning Designation:	R-2 and R-1-B
Existing Use:	Milwaukie High School
Street Functional Classifications:	SE Washington Street is classified as a collector. SE 23 rd Avenue, SE Willard Street and SE 25 th Avenue are classified as local roads.
Surrounding Zoning:	The properties to the south and east are zoned R-2. The properties to the west are zoned R-1-B and DMU. The properties to the north are zoned R-1-B and R-2.



APPLICANT'S REQUEST

The North Clackamas School District is proposing to construct a new high school on the existing Milwaukie High School Campus and seeks approval of an application for an Historic Resource Review to allow for the deletion of Milwaukie High School from the City's Historic Resource Inventory. This narrative has been prepared to describe the proposed development and to document compliance with the relevant sections of Milwaukie's Development Code.

SITE DESCRIPTION/SURROUNDING LAND USE

Milwaukie High School is located at 11300 SE 23rd Avenue within the City of Milwaukie. The site consists of one tax lot, 1S1E36BC 5600, which is traversed by SE Willard Road. The site is approximately 14.7 acres and is primarily zoned R-2, with a small portion of the site west of 23rd Avenue zoned R-1-B. The existing school consists of a primary academic and administrative building, with several connecting additions made to the campus over the years.



CHAPTER 19.400 OVERLAY ZONES AND SPECIAL AREAS

19.403 HISTORIC PRESERVATION OVERLAY ZONE HP

19.403.1 Purpose

The intent and purpose of this section is to promote the general welfare by providing for the identification, protection, enhancement, perpetuation, and use of sites, structures, districts, objects, and buildings within the City that reflect the City's unique architectural, archaeological, and historical heritage, and to facilitate preservation of such properties in order to:

- A. Safeguard the City's heritage as embodied and reflected in such resources;
- B. Encourage public knowledge, understanding, and appreciation of the City's history and culture;
- C. Foster community and neighborhood pride and sense of identity based on recognition and use of cultural resources;
- D. Promote the enjoyment and use of cultural resources appropriate for the education and recreation of the people of the City;
- E. Preserve diverse and significant architectural styles reflecting phases of the City's history, and encourage complementary design and construction relative to cultural resources;
- F. Enhance property value and increase economic and financial benefits to the City and its residents;
- G. Identify and resolve conflicts between the preservation of cultural resources and alternative land uses;
- H. Integrate the management of cultural resources and relevant data into public and private land management and development processes; and
- I. Implement the goals and policies of the Comprehensive Plan.

19.403.2 Applicability

- A. Section 19.403 shall apply to all historic resources within the City as identified in the Historic Resources Element of the Comprehensive Plan.
- B. An historic resource may be designated HP on the Zoning Map and placed on the City historic and cultural resources inventory following the procedures of Subsection 19.403.4 of this section.

Applicant's Facts and Findings: The City's Historic Resource Overlay applies to this site as the City's Comprehensive Plan lists the Milwaukie High School as a Significant Resource within the City's Historic Inventory.

19.403.4 Process for Designation or Deletion of a Landmark

A. Application Request

The owner of record, contract purchaser, or an agent of any of the foregoing, of property within the City may make application for resource designation or deletion. The application shall be in such form and detail as the Planning Director prescribes and processed per Section 19.1007 Type IV Review. The application shall be submitted to the Planning Director. The Planning Commission or the City Council may also initiate such proceedings on their own motion.



B. Planning Commission

The Commission shall conduct a public hearing to evaluate the request. The Commission shall enter findings and make a written recommendation to the City Council.

C. City Council

The City Council shall conduct a public hearing to consider the recommendation of the Planning Commission on the request and shall either approve, approve with conditions, or deny the request.

Applicant’s Facts and Findings: The Applicant has proposed to amend the City’s Comprehensive Plan by removing the Milwaukie High School from the City’s Historical Resource Inventory. The process for review of this application will include a review by the Planning Commission, resulting in a recommendation to the City Council. The Council will render a final decision on the combined application.

There are no approval criteria associated with a request to delist a Resource from the City’s Inventory. The Applicant has addressed the City’s Comprehensive Plan and Map Amendment criteria as a concurrent Amendment to the Comprehensive Plan has been requested. In the absence of criteria for approval, the City can approve the Applicant’s request for delisting upon receipt of a formal request.

19.403.7 Demolition

A. Notification of Demolition Request

If an application is made for a building permit to demolish all or part of a designated cultural resource, to the extent that the historic designation is affected, the building official shall, within 7 days of the receipt of an application, transmit a copy of the application to the Commission. This review applies to all resources determined to be “significant” or “contributing” on the inventory. Resources determined to be “unrankable” shall first complete the process referred to in Subsection 19.403.4.

Applicant’s Facts and Findings: The Applicant has proposed to remove the Milwaukie High School from the City’s Historical Resource inventory and to delete the resource from the City’s Comprehensive Plan. No formal request for a demolition permit has been submitted at this time. As a demolition permit has not been requested, the provisions of this section do not apply to this application.

Despite the fact that an application for demolition has not been filed, the Applicant has followed many of the provisions listed within this section which would require an owner’s action in recognition of the fact that the Milwaukie High School is listed as an Historic Resource within the City. The following comments detail the steps which the District has undertaken to provide notice to the public of the planned demolition and replacement of the Milwaukie High School’s main building.

B. Property Owner Action

For a period of not less than 30 days prior to the public hearing the property owner shall do as follows:

- 1. List the property for sale with a real estate agent for a period not less than 90 days with the intent of selling or relocating the resource intact. Such real estate agent shall**



advertise the property in local and state newspapers of general circulation in the area. This listing requirement can be reduced if the Commission approves the demolition request;

Applicant's Facts and Findings: The Milwaukie High School Building was listed for sale. The advertisement was also listed on the State's Oregon Procurement Information Network – ORPIN, and in the Clackamas Review from July through August. No responses to the advertisement of the property's removal were received by the district.

- 2. Give public notice by posting a visible "For Sale" sign on the property which shall be in bold letters, no less than 6 in. in height, and shall read as a minimum: HISTORIC BUILDING FOR SALE—WILL BE DEMOLISHED UNLESS MOVED;**

Applicant's Facts and Findings: In July, the Applicant posted a For Sale sign on the property. The sign met all of the dimensional criteria listed within this section. No responses to the advertisement of the property's removal were received by the district.

- 3. Prepare and make available any information related to the history and sales of the property to all individuals, organizations, and agencies who inquire.**

Applicant's Facts and Findings: The Applicant received no inquiries about the property during the public advertisement period.

C. Public Hearing Review

The Commission shall hold a public hearing within 45 days of application. The procedures shall be the same as those in Section 19.1006 Type III Review.

Applicant's Facts and Findings: The Applicant has applied for a Type V Application which seeks to amend the City's Comprehensive plan by deleting an Historic Resource from the City's registry. As the Applicant has not yet applied to demolish the structure, the process for review of these applications will include a review by the Planning Commission which will result in a recommendation to the City Council. The Council will render a final decision on the Applications.

D. Review Criteria and Findings

In determining the appropriateness of the demolition, as proposed in an application for a building permit, the Commission shall consider the following:

- 1. All plans, drawings and photographs as may be submitted by the applicant;**
- 2. Information presented at a public hearing held concerning the proposed work;**
- 3. The City Comprehensive Plan, including the economic, social, environmental and energy consequences;**
- 4. The purpose as set forth in Subsection 19.403.1;**
- 5. The criteria used, and findings and decisions made, in the original designation of the landmark or historic district in which the property under consideration is located;**



- 6. The historical and architectural style, design, arrangement, materials, or its appurtenant fixtures; the relationship of such features to similar features of other buildings within the district; and the position of the building or structure in relation to public rights-of-way and to other buildings and structures in the area;**
- 7. The effects of the proposed work upon the protection, enhancement, perpetuation, and use of the district which cause it to possess a special character or special historic or aesthetic interest or value;**
- 8. Whether denial of the permit would involve substantial hardship to the applicant, and whether issuance of the permit would act to the substantial detriment of the public welfare and would be contrary to the intent and purposes of this title.**

Applicant's Facts and Findings: As described above, these criteria do not apply to this application because the Applicant has applied to delete a Historic Resource from the City's Inventory and not demolish a resource. Demolition of the structure will only occur after the request for delisting of the resource has been approved by the City.

Although these criteria do not apply, the Applicant has undertaken a long and thoughtful process to identify and evaluate options associated with the Milwaukie High School Building. The district has prepared several materials which demonstrate that the decision to request deletion of one of the Historic Resources from the Inventory and Comprehensive Plan has not been taken lightly. The following is a description of the District's process in arriving at the decision to demolish and replace the existing High School Building.

In November of 2016, the electorate passed a school bond to allow for district-wide construction, maintenance, and replacement of multiple facilities. The replacement or renovation of Milwaukie High School was listed as a high priority project. After passage of the bond, the District engaged DOWA-IBI Group to evaluate options associated with modernization of the existing building. The District also initiated a significant public outreach process which involved consultation and meetings with several recognized neighborhood associations, students, and the general public and discussed options for demolition, retention and replacement.

The District also engaged Peter Meier Architects (PMA), a professional architecture firm specializing in historic preservation and preservation planning to evaluate the potential for preservation of the existing building and to work with the State Historic Preservation Office (SHPO). PMA produced a SHPO Clearance Application which encapsulated the building's history and additions and which described the significant architectural features of the structure. The SHPO Clearance forms are located within Appendix D.

On June 27, the Applicant and the District met with members of the community at Milwaukie High School to discuss the plans for removal of the existing building and to illustrate the conceptual plans for the new facilities. More than 400 mailed invitations were sent to neighbors residing within 400 feet of the property.



Invitations were also mailed to members of the City's Planning Commission, Design and Landmarks Committee, and the City Council. At the June 27th meeting, the DOWA-IBI Group and the District presented the site's conceptual designs and discussed the project's timelines.

Although these criteria do not apply to this application, the Applicant has used these criteria as a guide in preparing to request the delisting of the resource from the City's inventory and the proposed Amendment to the Comprehensive Plan to remove the structure from the City's Historic Resource Inventory. The City can find that the Applicant has gone to great lengths to evaluate alternatives to delisting and to involve the public in the decision making process. Ultimately, the decision to demolish the existing Milwaukie High School building and to replace the structure with a new and modern high school will provide the best possible level of service to the District's students and the residents of Milwaukie.

The requirements of this section do not apply to this application; however, the District has followed these guidelines for demolition of an Historic Resource in recognition of building's status as a historic structure.

CHAPTER 19.900 LAND USE APPLICATIONS

19.902 AMENDMENTS TO MAPS AND ORDINANCES

19.902.1 Purpose

This section establishes the process for amending the City's Comprehensive Plan and land use regulations within the Milwaukie Municipal Code. The approval process related to Comprehensive Plan amendments is intended to ensure compliance with State laws and administrative rules, including the 19 Statewide Planning Goals and the Metro Urban Growth Management Functional Plan, Chapter 3.07, Title III of the Metro Code. The approval process related to land use amendments is intended to ensure compliance with the Comprehensive Plan.

The goals and policies of the Comprehensive Plan are implemented, in part, through the land use regulations of the Milwaukie Municipal Code. The sections of the Municipal Code that most directly relate to implementation of the Comprehensive Plan are Title 14 Signs, Title 17 Land Division, and Title 19 Zoning.

19.902.2 Applicability

The requirements of Section 19.902 apply to the amendments described below.

- A. Amendments to add, modify, or delete the text of the Milwaukie Comprehensive Plan or its ancillary documents.**
- B. Amendments to add, modify, or delete the text of Titles 14, 17, and 19 of the Milwaukie Municipal Code, or any other portion of the Milwaukie Municipal Code that constitutes a land use regulation per ORS 197.015.**
- C. Amendments to change the maps of the Milwaukie Comprehensive Plan, including maps within ancillary documents. Changes to these maps resulting from actions taken by Section 19.1104 Expedited Process are exempt from the requirements of Section 19.902.**



D. Amendments to change the “Zoning Map of Milwaukie, Oregon,” which is the map established by Subsection 19.107.2. Changes to this map resulting from actions taken by Section 19.1104 Expedited Process are exempt from the requirements of Section 19.902.

Applicant’s Facts and Findings: Milwaukie High School is listed as a significant property within the City’s Comprehensive Plan Appendix 1 - Historic Resources Property List. The Applicant has requested removal of the High School from the City’s Resource List. The provisions of this section apply to the project because the Applicant has proposed an amendment to one of the City’s Comprehensive Plan Appendices.

19.902.3 Comprehensive Plan Text Amendments

Changes to the text of the Milwaukie Comprehensive Plan shall be called Comprehensive Plan text amendments.

A. Review Process

Changes to the text of the Milwaukie Comprehensive Plan described by Subsection 19.902.2.A shall be evaluated through a Type V review per Section 19.1008.

Applicant’s Facts and Findings: The Applicant acknowledges the Type V process requirement.

B. Approval Criteria

Changes to the Milwaukie Comprehensive Plan may be approved if the following criteria are met:

- 1. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan, as proposed to be amended.**

Applicant’s Facts and Findings: The City’s Comprehensive Plan addresses schools in the City’s Recreation and Intergovernmental Cooperation Objectives. The Plan mentions the need to support work with other governmental agencies towards the provision of publicly useable open spaces. The document references the fact that Milwaukie’s schools play an important role in providing open space within the community. The proposed relocation of a main building for a new high school on the grounds of the old school are consistent with the City’s Comprehensive Plan.

- 2. The proposed amendment is in the public interest with regard to neighborhood or community conditions.**

Applicant’s Facts and Findings: North Clackamas School District is pleased to be able to provide education for Milwaukie’s high school students near the center of Milwaukie’s downtown. Having students embedded near the urban center helps to ensure that students, parents, and administrators are integrated within the community. The proposed amendment enables improvements to the existing High School’s campus which are certainly in the best interest of the public.

- 3. The public need is best satisfied by this particular proposed amendment.**



Applicant’s Facts and Findings: Prior to the replacement of an Historic Resource, an applicant must apply to delist the property from the City’s Inventory. As alteration of the resource is required in order to continue the provision of services within the community, the public need is satisfied by the proposed amendment.

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

Applicant’s Facts and Findings: Metro’s Urban Growth Management Functional Plan calls for institutional uses, including schools, to be located within Centers, Corridors, Station Communities and Main Streets (3.07.640.b.2). The proposed amendment allows for the redevelopment of a site located within the Town Center and adjacent to a MAX Light Rail Station. The proposed amendment is consistent with Metro’s Functional Plan.

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

Applicant’s Facts and Findings: The Oregon Statewide Planning Goals define schools as one of a series of Key Facilities which are primarily planned for by local governments. Key Facilities are described as being essential to the support of more intensive development. The Transportation Planning Rule (TPR) requires any property owner proposing a Comprehensive Plan Amendment or Zoning Map Amendment to assess whether the amendment will have a significant impact on the surrounding transportation network. As this Comprehensive Plan Amendment and Zoning Map Amendment application does not include a change of use, the reasonable worst case trip generation on the site has not changed and, therefore, the proposal is compliant with the TPR.

SUMMARY AND CONCLUSION

Based upon the materials submitted herein, the Applicant respectfully requests approval from the City Council of this Application for the deletion of Milwaukie High School from the City’s Comprehensive Plan Inventory of Historic Resources. We trust that the materials submitted herewith document that the applicant has satisfied the burden of proof in illustrating that the City’s standards and codes either have been met or can be met through conditions of approval.



APPENDIX A - APPLICATION FORMS



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 #: _____

Review type*: I II III IV V

CHOOSE APPLICATION TYPE(S):

Historic Resource: Status Deletion

...

...

...

...

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): North Clackamas School District

Mailing address: 12451 SE Fuller Road Milwaukie, OR Zip: 97222

Phone(s): 503-353-6000 E-mail: hobbsd@nclack.k12.or.us

APPLICANT'S REPRESENTATIVE (if different than above): Heery International, Steve Nicholas

Mailing address: 12400 SE Freeman Way Milwaukie, OR Zip: 97222

Phone(s): 503-431-6180 E-mail: snichola@heery.com

SITE INFORMATION:

Address: 11200 SE 23rd Avenue Map & Tax Lot(s): 11e36bc 5600 & 5800

Comprehensive Plan Designation: P Zoning: R-2 Size of property: 14.60 Acres

PROPOSAL (describe briefly):

Applicant proposes a major modification to the Milwaukie High School's Community Service Use Permit. .

SIGNATURE:

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

Submitted by: _____

Date: 10/6/2017

IMPORTANT INFORMATION ON REVERSE SIDE

RESET

*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)



OWNERSHIP INFORMATION

Owner: Clackamas Sd #12 North
Coowner:
Site: 11200 SE 23rd Ave Milwaukie 97222-7754
Mail: 12400 SE Freeman Way Milwaukie OR 97222

Parcel #: 00027544
Ref Parcel #: 11E36BC05600
TRS: T: 01S R: 01E S: 36 Q: NW
County: Clackamas

PROPERTY DESCRIPTION

Map Grid: 656-J3
Census Tract: 020800 Block: 3006
Neighborhood: HISTORIC MILWAUKIE
School Dist: 12 NORTH CLACKAMAS
Subdiv/Plat: Duersts Add
Land Use: AMSC AGRICULTURAL MISC
Zoning: Milwaukie-R-2 High Density Residential District
Watershed: Johnson Creek-Willamette River
Legal: 263 DUERSTS ADD LTS 3-6 PT LTS 1 & 2
BLK 1 LTS 1 2 9 & 10 BLK 2 & VAC ST 460
YOUNGS ADD LTS 1-18 BLK 4 LTS 1-8 BLK
5 BLKS 1 & 2 LT 2 & PT LT 1 BLK 6 VAC ST
& PT SEC 5 MILWAUKIE PT BLK 55 &
VAC|Y|179608

ASSESSMENT AND TAXATION

Market Land: \$1,600,524
Market Impr: \$46,511,350
Market Total: \$48,111,874
% Improved: 97
Assessed Total: \$27,303,677 (2016)
Levy Code: 012-002
Tax: \$0.00 (2016)
Millage Rate: 19.6884

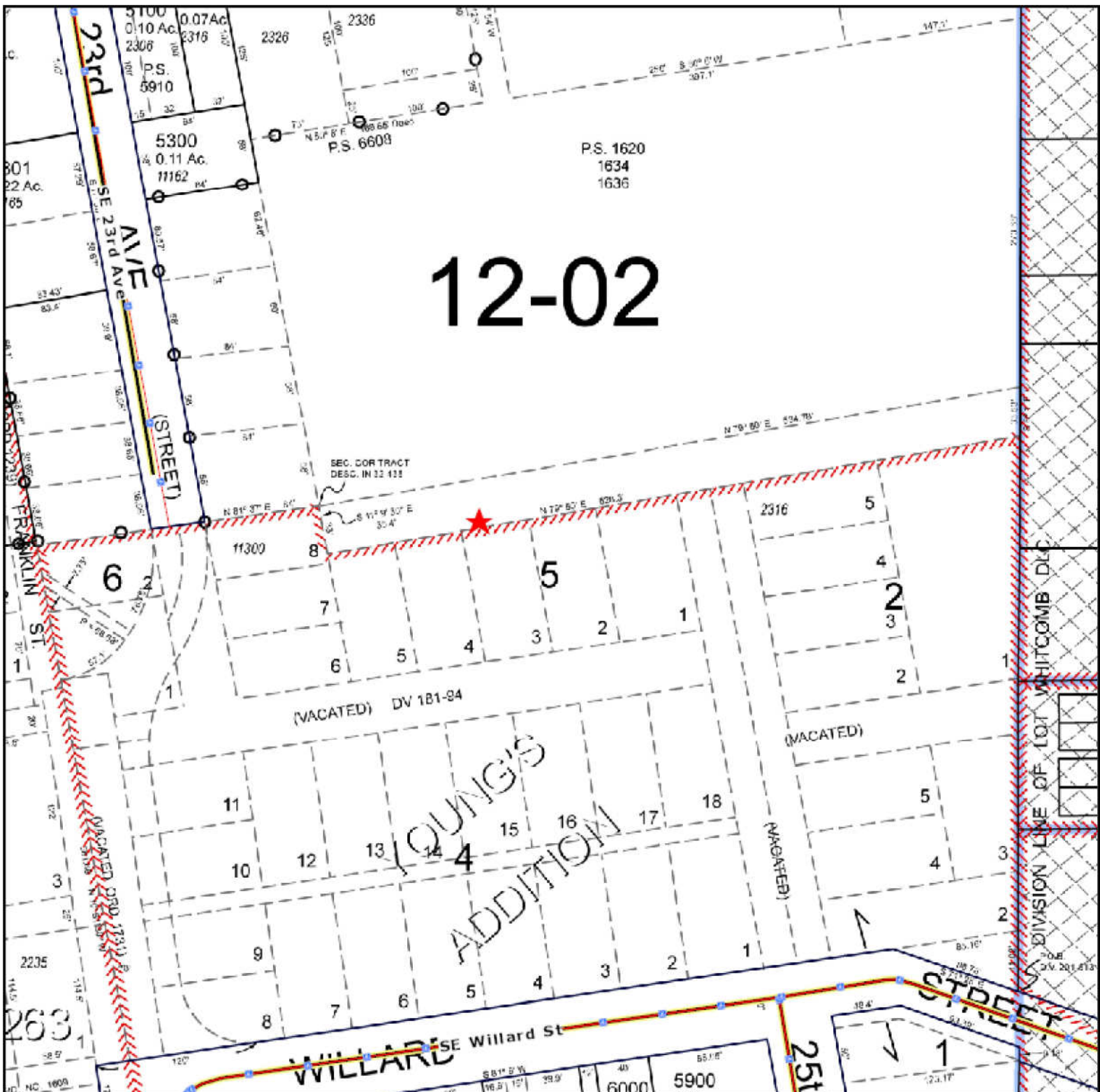
PROPERTY CHARACTERISTICS

Bedrooms:	Building Area:	Year Built:
Baths, Total: 0.00	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size: 14.77 Acres
Baths, Half:	Basement Fin:	Lot Size: 643,381 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories: 0.00	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling: No	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	
Ext Walls:	Garage:	
Building Style:		Const Type: 0.0

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
		550-287				

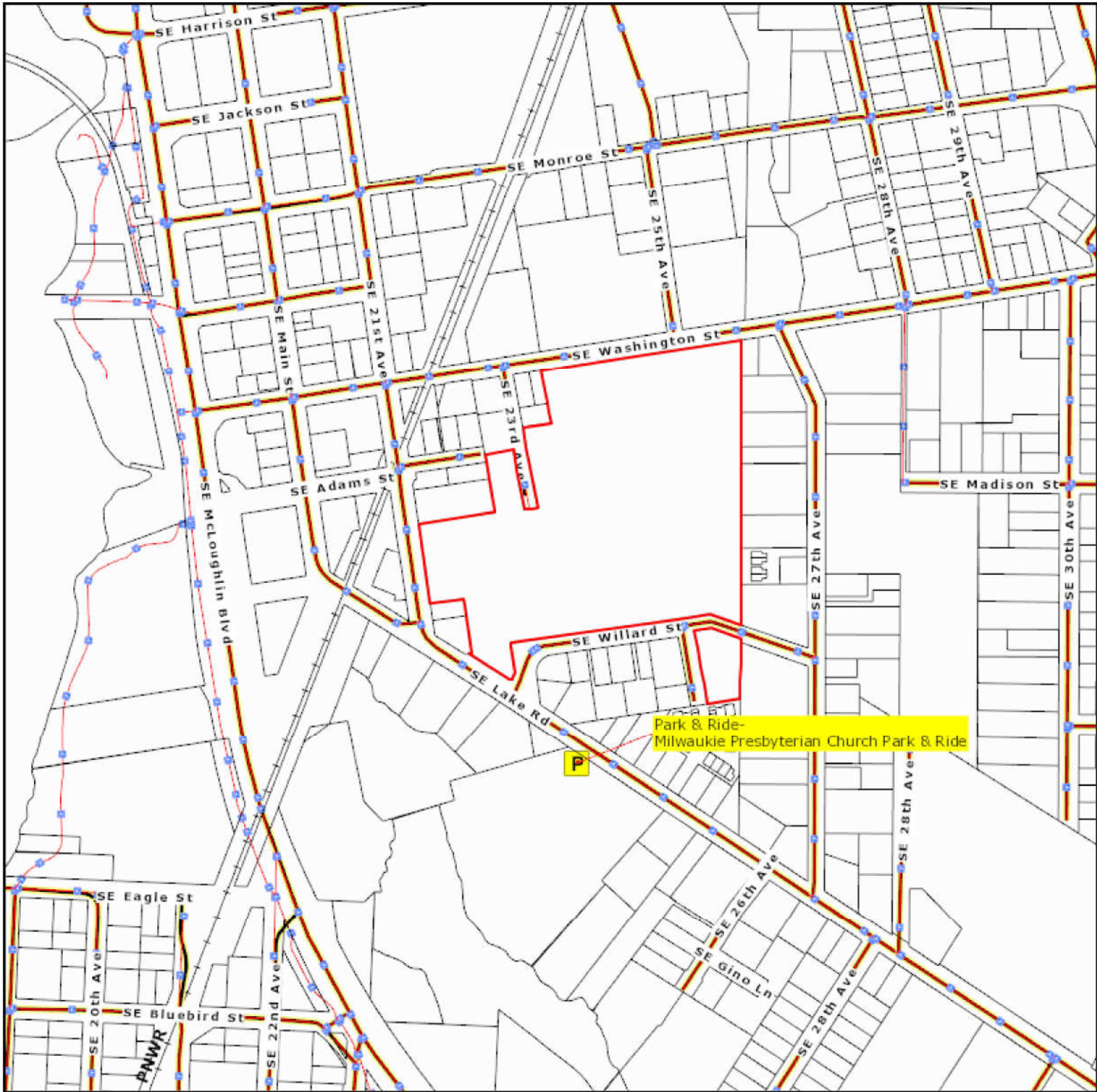
12-02



First American Title

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

geoAdvantage



Park & Ride -
Milwaukie Presbyterian Church Park & Ride

P



First American Title

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

geoAdvantage

10029
Chicago Titu c 212429

NR ~~10029~~

V.G. & BETTY JEAN VAN BERGEN
12366 SE Guilford Dr.
Milwaukie OR 97222
Grantor's Name and Address

NORTH CLACKAMAS SCHOOL DISTRICT #12
4444 SE Lake Road
Milwaukie OR 97222
Grantee's Name and Address

After recording, return to (Name, Address, Zip):
NORTH CLACKAMAS SCHOOL DISTRICT #12
4444 SE Lake Road
Milwaukie OR 97222

Unit requested otherwise, send all tax statements to (Name, Address, Zip):
NORTH CLACKAMAS SCHOOL DISTRICT #12
4444 SE Lake Road
Milwaukie OR 97222

Agenda # R99100-72

RECORDED IN CLACKAMAS COUNTY
JOHN KAUFFMAN, COUNTY CLERK

2000-013963

\$31.00

03/03/2000 01:34:57 PM

SPACE D D - 1 - 3 AMIZE
\$10.00 \$11.00 \$10.00

Witness my hand and seal of County attixed.

NAME TITLE

By _____, Deputy.

BARGAIN AND SALE DEED - STATUTORY FORM (INDIVIDUAL GRANTOR)

V.G. VAN BERGEN and BETTY JEAN VAN BERGEN, Grantor,
conveys to NORTH CLACKAMAS SCHOOL DISTRICT NO. 12, Grantee,
the following real property situated in Clackamas County, Oregon, to-wit:
SEE ATTACHED LEGAL DESCRIPTIONS: commonly known as 2326 and 2336 SE
Washington Street, Milwaukie, Oregon:

This sale is a real property transaction entered into by the parties in lieu of condemnation by the Buyer.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)
The true consideration for this conveyance is \$ 450,000.00 (Here, comply with the requirements of ORS 93.030.)

DATED February 29, 2000

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

V.G. VAN BERGEN
BETTY JEAN VAN BERGEN

STATE OF OREGON, County of Clackamas ss.
This instrument was acknowledged before me February 29, 2000
by V.G. VAN BERGEN and BETTY JEAN VAN BERGEN



Judy A. Carlson
Notary Public for Oregon
My commission expires _____

Order No: 212429

LEGAL DESCRIPTION

PARCEL I:

Part of the Lot Whitcomb and wife Donation Land Claim No. 38, in Section 36, Township 1 South, Range 1 East, in the City of Milwaukie, County of Clackamas and State of Oregon, described as follows:

Beginning at a point on the South side of Washington Street in the City of Milwaukie, which point is the Northwest corner of that tract of land conveyed to Sam G. Marinos, et ux, by Deed recorded March 18, 1919, in Book 152, Page 270, Deed Records; thence Southerly along the Westerly boundary line of said Marinos Tract 100 feet to the Northwest corner of that tract of land conveyed to Sam George Marinos, et ux, by Deed recorded November 6, 1946, in Book 379, Page 711, Clackamas County Deed Records; thence continuing Southerly along the Westerly boundary line of said second Marinos Tract 25 feet to the Southwest corner thereof; thence Westerly along the Northerly line of that parcel of land conveyed to Union High School District No. 5 of Clackamas County, by Deed recorded March 10, 1938, in Book 244, Page 256, Clackamas County Deed Records, 73 feet, more or less, to a point in the Easterly boundary line of that tract of land conveyed to George C. Hildenbrand, et ux, by Deed recorded March 4, 1925, in Book 180, Page 151, Clackamas County Deed Records; thence Northerly along the East boundary line of said Hildenbrand Tract, and along the East boundary line of that parcel of land conveyed to Milwaukie Veterans Building Commission, by Deed recorded January 15, 1949, in Book 415, Page 653, Clackamas County Deed Records, 125 feet, more or less, to the South line of said Washington Street; thence Easterly along the South line of said Washington Street 73 feet to the point of beginning.

PARCEL II:

A part of the Lot Whitcomb Donation Land Claim in Township 1 South, Range 1 East of the Willamette Meridian, in the City of Milwaukie, in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at an iron pipe on the South line of Washington Street in the Town of Milwaukie, Oregon, North 80° East 73 feet from the Northwest corner of a tract of land conveyed to A. J. Walker by deed recorded in Book 53 on Page 393, Record of Deed of Clackamas County, Oregon; thence running North 80° East 100 feet; thence at right angles South 10° East 100 feet; thence South 80° West 100 feet; thence North 10° West 100 feet to the place of beginning.

ALSO, beginning at a point which is the Northwest corner of a tract of land conveyed to Sam George Marinos and Martha Eleanor Marinos, husband and wife, by deed recorded in Book 152, Page 270, of the Deed Records of Clackamas County, Oregon; thence running Southerly along the Westerly line of said Marinos tract a distance of 100 feet to point of beginning of the tract herein described; thence running Easterly along the Southerly line of said Marinos tract, a distance of 100 feet to the Southeast corner of said Marinos tract; thence Southerly along a tract of land conveyed to Union High School District No. 5 of Clackamas County, Oregon by deed recorded in Book 244, Page 256 of the Deed Records of Clackamas county, Oregon, a distance of 25 feet to a point; thence running Westerly along the Northerly line of said High School tract a distance of 100 feet to a point; thence Northerly 25 feet to the point of beginning.

APPENDIX B - PRE APPLICATION NOTES



June 26, 2017

Andrew Tull
3J Consulting
5075 SW Griffith Dr, Ste 150
Beaverton OR 97007

Re: Preapplication Report

Dear Andrew:

Enclosed is the Preapplication Report Summary from your meeting with the City on June 12, 2017, concerning your proposal for action on property located at 11300 SE 23rd Ave, and Lake Rd and 28th Ave.

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

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

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

Sincerely,

Alicia Martin
Administrative Specialist II

Enclosure

cc: Garry Kryszak, North Clackamas School District
HHPR
3J Consulting
KPF
Heery International
Matt Jacoby, DOWA-IBI Group

PRE-APPLICATION CONFERENCE REPORT

This report is provided as a follow-up to a meeting that was held on 6/12/2017 at 10:00am

Applicant Name: Andrew Tull

Company: 3J Consulting, Inc.

Applicant 'Role': Other

Address Line 1: 5075 SW Griffith Drive, Ste 150

Address Line 2:

City, State Zip: Beaverton OR 97005

Project Name: Milwaukie High School and Lake Road Sports Fields

Description: Bond-related improvements to both sites. MHS-demolition of original school structures, new construction of school facilities, and remodeling of remaing Commons Building. Sports Fields-new baseball/softball fields and improved amenities including parking facilities.

ProjectAddress: 11300 SE 23rd Ave and Lake Rd/28th Ave

Zone: Residential R-2, R-1-B, and Downtown Mixed Use (DMU) on main campus

Occupancy Group:

ConstructionType:

Use: Primarily Public (P), with Mixed Use (C/HD), High Density (HD), and Transit Center (TC)

Occupant Load:

AppsPresent: Daniel Chin, Steve Nicholas, Garry Kryszak, Dan Houf, Jeffery Creel, Matt Jacoby, Andrew Tull, Ben Austin, Mercedes Smith, Mark Wharry, Eric Melle

Staff Attendance: Brett Kelper, Alex Roller, Samantha Vandagriff, Keith Liden

BUILDING ISSUES

ADA: The new building will need to be fully ADA compliant. 25% of the project costs for the other buildings will need to go toward the removal of architectural barriers (ADA compliance). An ADA improvement plan can be submitted incorporating the various projects and sites and utilized to show compliance with this requirement.

Structural: Separate permits for each building will be required at time of submittal.

Mechanical:

Plumbing:

Plumb Site Utilities:

Electrical:

Notes:

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

FIRE MARSHAL ISSUES

Fire Sprinklers: Fire sprinklers may be required based on the floor design.

Fire Alarms:

Fire Hydrants:

Turn Arounds:

Addressing:

Fire Protection:

Fire Access:

Hazardous Mat.:

Fire Marshal Notes: See attached.

PUBLIC WORKS ISSUES

Water: City of Milwaukie 6-inch and 10-inch water mains on SE Washington and an 8-inch lines in Willard provide service to the property currently. The water System Development Charge (SDC) is based on the size of water meter serving the property. The corresponding water SDC will be assessed with installation of a water meter. Water SDC credit will be provided based on the size of any existing water meter serving the property removed from service. The water SDC will be assessed and collected at the time the building permits are issued.

Applicant expressed interest in connecting the performing arts building to the main building with an enclosed structure. There is currently a City water main running between these building, preventing any building from being constructed here. Applicant expressed interest in abandoning this portion of the main. The connection locations to the main for domestic and fire are unclear at this point. Further discussions with City staff will be required to establish how the abandonment process may be completed.

Sewer: Two City of Milwaukie wastewater mains provide service to property. A clay 8-inch wastewater main on SE Willard and an HDPE 8" main on SE 23rd Avenue. The city would like to vacate the southern approximately 150-feet of SE 23rd Avenue. Currently the City wastewater main extends through this portion. High school property is the only property accessing these last 150-feet. With vacation of the end of 23rd Avenue, applicant would be responsible for constructing a new manhole at the end of the new right of way, and the existing manhole and main now on High School property will become private. With this 23rd Avenue vacation, the City would require the High School to dedicate a 25-foot

width to extend the Adams Street right-of-way. The wastewater System Development Charge (SDC) is comprised of two components. The first component is the City's SDC charge of \$1,075 and the second component is the County's SDC for treatment of \$6,130 that the City collects and forwards to the County. Both SDC charges are per connection unit. The wastewater SDC is assessed using a plumbing fixture count from Table 7-3 of the Uniform Plumbing Code. The wastewater SDC connection units are calculated by dividing the fixture count of new plumbing fixtures by sixteen. The wastewater SDC will be assessed and collected at the time the building permits are issued. Existing fixture count will need to be submitted to the City, which will provide credit. Applicant will only be charged for new fixtures.

Storm:

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

The storm SDC is based on the amount of new impervious surface constructed at the site. One storm SDC unit is the equivalent of 2,706 square feet of impervious surface. The storm SDC is currently \$845 per unit. The storm SDC will be assessed and collected at the time the building permits are issued.

Street:

The proposed development fronts the south side of SE Washington Street, a Collector street. The portion of SE Washington Street fronting the proposed development has a right-of-way width of 60 feet and a paved width of 36 feet with curb on both sides and sidewalk improvements on the south side.

The proposed development fronts the north side of SE Willard Street, a local road. The portion of SE Willard Street fronting the proposed development has a right-of-way width of 50 feet, a paved width of 36 feet, and has sidewalk on both sides of the road.

The proposed development fronts the east side of SE 23rd Avenue, a local road. The portion of SE 23rd Avenue fronting the proposed development has a right-of-way width of 40 feet, a paved width of 26 feet, and sidewalk on both sides of the road.

The proposed development fronts the east side of SE 21st Avenue, a local road. The portion of SE 23rd Avenue fronting the proposed development has a right-of-way width of 60 feet, a paved width of 34 feet, and sidewalk on both sides of the road.

Frontage:

Chapter 19.700 of the Milwaukie Municipal Code, hereafter referred to as "Code", applies to partitions, subdivisions, and new construction.

Transportation Facility Requirements, Code Section 19.708, states that all rights-of-way, streets, sidewalks, necessary public improvements, and other public transportation facilities located in the public right-of-way and abutting the development site shall be adequate at the time of development or shall be made adequate in a timely manner.

SE Willard Street
According to Code Table 19.708.2 and the Transportation Design Manual, the local street cross section

includes the following:

- 10-foot travel lanes
- 6-foot parking strips with curb
- 5-foot landscape strips
- 5-foot setback sidewalks

Applicant is proposing a different cross section with a pull-out area with setback curb for parent drop off. Final design will need approval by the engineering director. Applicant will construct these improvements.

SE Lake Road

The necessary improvements to Lake Road in front of Rowe Middle School were previously constructed with a Capital Improvement Project. The applicant is not responsible for any additional improvements. Property on Lake near 28th Avenue has already dedicated, and will not require any other improvements.

West of Willard/Lake Road intersection: The final cross section of Lake road includes a center turn lane.

Required improvements on Lake Road are as follows:

- 6-foot setback sidewalk
- 5-foot planter strip
- curb & gutter
- connect to existing asphalt

Improvements will be constructed to the west to meet with improvements previously constructed with the PMLR project.

Adams Street

Improvements required in the newly dedicated Adams Street right-of-way will be a pedestrian connection from 23rd to Adams Street.

25th Avenue

Parking will be restriped from head in to angled parking. Striping will face the cars northeast.

Right of Way:

Applicant will be responsible for 25-foot right-of-way dedication to extend Adam Street's right-of-way to connect to SE 23rd Avenue. Upon receipt of this dedication, the City will initiate full right-of-way vacation of approximately 150-feet of the south end of SE 23rd Avenue.

Applicant will be responsible for 9.18-foot right-of-way dedication of existing tennis court lot on Willard frontage.

The remaining existing right-of-way on SE Willard, SE Washington Street, and SE Lake Road fronting the proposed development properties (including Rowe, and 28th Ave facility) is of adequate width and no right-of-way dedication is required.

Driveways:

Code Section 12.16.040.A states that access to private property shall be permitted with the use of driveway curb cuts and driveways shall meet all applicable guidelines of the Americans with Disabilities Act (ADA). Driveway approaches shall be improved to meet the requirements of Milwaukee's Public Works Standards. Dual driveways with signage indicating ingress and egress are approvable without a variance to driveway spacing standards, as they will function as one driveway.

Erosion Control:

Per Code Section 16.28.020(C), an erosion control permit is required prior to placement of fill, site clearing, or land disturbances, including but not limited to grubbing, clearing or removal of ground

vegetation, grading, excavation, or other activities, any of which results in the disturbance or exposure of soils exceeding five hundred square feet.

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

Traffic Impact Study: Code Section 19.704.1(A) states that the City will determine whether a transportation impact study (TIS) is required. In the event the proposed development will significantly increase the intensity of use; a transportation impact study will be required. The Engineering director has determined that a TIS will not be required.

PW Notes:

TRANSPORTATION SDC

The Transportation SDC will be based on the increase in trips generated by the new use per the Trip Generation Handbook from the Institute of Transportation Engineers. The SDC for transportation is \$1,921 per trip generated. Credits will be given for any demolished structures, which shall be based upon the existing use of the structures.

PARKS & RECREATION SDC

The parks & recreation System Development Charge (SDC) is triggered when application for a building permit on a new dwelling is received. Currently, the parks and recreation SDC for each employee is \$60.00. Credit is applied to any demolished structures and is based upon the existing use of the structures. The parks and recreation SDC will be assessed and collected at the time the building permits are issued.

REQUIREMENTS AT FINAL PLAT

- Engineered plans for public improvements (street, sidewalk, and utility) are to be submitted and approved prior to start of construction. Full-engineered design is required along the frontages of the proposed development.

- The applicant shall pay an inspection fee of 5.5% of the cost of public improvements prior to start of construction.

- The applicant shall provide a payment and performance bond for 100% of the cost of the public improvements prior to the start of construction.

- The applicant shall provide a final approved set of Mylar "As Constructed" drawings to the City of Milwaukie prior to the final inspection.

- The applicant shall provide a 1 year maintenance bond for 100% of the cost of the public improvements prior to the final inspection.

PLANNING ISSUES

Setbacks:

Yard requirements for the Residential R-2 and R-1-B zones are established in Milwaukie Municipal Code (MMC) Subsection 19.302.4. Minimum front and rear yards are 15 ft, side yards (for other than rowhouses) must be at least 5 ft, and street-side yards (for corner lots) are 15 ft. There are additional yard setback requirements for Lake Road and Washington Street, but the proposed buildings and areas of work are not located near these frontages.

For side yards in the R-2 and R-1-B zones, there is a building height plane limit of 25 ft at the minimum setback, with a slope of 45 degrees. See the definition of "side yard height plane" in MMC Section 19.201 for an illustration of this principle. MMC Subsection 19.501.3.B establishes some allowable exceptions to the side yard height plane, including limited minor encroachments for roof overhangs or eaves, gable ends of roofs, and dormers.

Yard setbacks for accessory structures are established in MMC Subsection 19.502.2 and depend on the size and height of the proposed structure, varying from 3 to 5 ft to the same standards as the base R-2 and R-1-B zones. Accessory structures must be located beyond the front yard of the primary structure, unless they are at least 40 ft from the front lot line. Utility apparatus, such as air conditioners, must be at least 3 ft away from side and rear property lines and are not permitted in any required front yard setback or street-side yard setback.

The maximum building height in the R-2 and R-1-B zones is 3 stories or 45 ft, whichever is less.

Based upon the description of the proposed improvements, the setback and building height requirements in the DMU, R-7, and R-10 zones are not anticipated to be relevant.

Landscape:

In the R-2 and R-1-B zones, a minimum of 15% of the site must be landscaped. In addition, at least 40% of the front yard area must be vegetated (measured from the front property line to the front face of the house). Vegetated areas may be planted in trees, grass, shrubs, or bark dust for planting beds, with no more than 20% of the landscaped area finished in bark dust (as per MMC Subsection 19.504.7). A maximum of 30% of the site may be covered by structures, including decks or patios over 18 inches above grade. Note that artificial turf does not count toward the required landscape area.

Parking:

As per the off-street parking standards of MMC Chapter 19.600, a high school must provide at least 1 off-street parking space per 0.25 students plus 1 space per staff member. Sport field parking will require a formal determination of the minimum and maximum quantities, in accordance with MMC Subsection 19.605.2. Bicycle parking is required at a rate of 10% of the required number of vehicle parking spaces. The standards for parking areas are established in MMC Section 19.606 and include requirements for stall and drive aisle dimension, perimeter and interior landscaping, pedestrian walkways, and lighting. See the various figures provided throughout MMC 19.600 for more information regarding vehicular and bicycle parking standards.

Transportation Review:

The proposed subdivision triggers the requirements of MMC Chapter 19.700 Public Facility Improvements. The high school campus has frontage on Willard Street and Lake Road. Please see the Public Works notes or contact the City's Engineering Department for more information about the requirements of MMC 19.700.

Application Procedures:

An Historic Resource review is required to address the designation of the original high school building as a "significant" historic resource. MMC Subsection 19.403.7 establishes a procedure for demolition of historic resources, but demolition does not remove the property from the historic and cultural resources inventory or change its designation on the zoning map or in the Comprehensive Plan. The applicant must go through the process outlined in MMC Subsection 19.403.4 to delete the property from the inventory, which will eliminate the need for the demolition review outlined in MMC 19.403.7. The deletion application will be processed with Type IV review (in accordance with the procedures established in MMC Section 19.1007) and will include amendments to both the Comprehensive Plan and the zoning map. MMC 19.403 does not include criteria for approval of deletion requests; the application should address the approval criteria for Comprehensive Plan text and map amendments (provided in MMC Subsection 19.902.3.B) and those for zoning map amendments (provided in MMC Subsection 19.902.6.B).

Applications for major modification to existing Community Service Uses (CSUs) are subject to Type

III review as per MMC Subsection 19.904.3. The proposed development involves three distinct sites (high school campus, sports fields on Lake Road, and Rowe Middle School tennis courts), and three distinct applications for major modification to a CSU will be required: (1) high school replacement and remodel, (2) renovation of the Lake Road sports fields, and (3) placement of tennis courts at the Rowe site. The procedures for Type III review are established in MMC Section 19.1006.

MMC Table 19.605.1 does not provide quantity requirements for athletic fields, so a Type II application for parking quantity determination will be required for the Lake Road sport fields. Application requirements and approval criteria are established in MMC Subsection 19.605.2. If a Traffic Impact Study (TIS) is required for any component of the project, a Transportation Facilities Review (TFR) application will be required, as per MMC Subsection 19.703.2.B. Otherwise, compliance with the relevant standards of MMC Chapter 19.700 will be included with the review of any concurrent applications.

Variances to any relevant standards will be subject to the provisions of MMC Section 19.911 and processed with either Type II or Type III review accordingly.

Current application fees are \$1,000 for Type II review, \$2,000 for Type III review, and \$5,000 for Type IV review. Multiple applications for one project component (i.e., high school campus, Lake Road sports fields, or Rowe tennis courts) can be reviewed concurrently as per MMC Subsection 19.1001.6.B, with the highest numbered review type determining the process for all concurrent applications. For multiple applications processed concurrently, there is a 25% discount for all application fees after the most expensive one.

Note: There are pro's and con's for packaging the historic inventory deletion with the CSU application package for the high school campus, due to the different timelines for Type III and IV review. On one hand, it makes sense to submit the historic inventory deletion as part of the CSU package for the high school campus, so the deletion request can be considered in the context of the overall remodel. If submitted concurrently, the CSU decision would be made by the Planning Commission with approval contingent on the City Council's approval of the requested deletion from the historic inventory, which adds at least 20 days to the process. If the deletion request were to be denied, the applicant could then pursue the demolition process. Or for more certainty in the process timeline, the historic inventory deletion application could be submitted in advance of the high school campus CSU package. Regardless, no development permits will be issued until the end of the appeal period for the overall final decision.

For the City's initial review, the applicant should submit 5 complete copies of the application materials, including all required forms, checklists, narrative, and plans. (Note: Disregard the call for 12 copies noted in the code and on several checklists.) A determination of the application's completeness will be issued within 30 days. If deemed incomplete, additional information will be requested. If deemed complete, additional copies of the application may be required for referral to other departments, the Historic Milwaukie Neighborhood District Association (NDA), Lake Road NDA, and other relevant parties and agencies. City staff will inform the applicant of the total number of copies needed.

Prior to submitting the application, the applicant is encouraged to present the project at a regular meeting of the Historic Milwaukie and Lake Road NDAs. The Historic Milwaukie NDA meets at 6:30 p.m. on the second Monday of most months at Libbie's Restaurant (11056 SE Main St); the Lake Road NDA meets at 6:30 p.m. on the second Wednesday of most months at Rowe Middle School (3606 SE Lake Rd).

Once the application is deemed complete, a public hearing with the Planning Commission will be scheduled. Staff will determine the earliest available date that allows time for preparation of a staff

report (including a recommendation regarding approval) as well as provision of the required public notice to property owners and residents within 300 ft of the subject property, at least 20 days prior to the public hearing. A sign giving notice of the application must be posted on the subject property at least 14 days prior to the hearing.

Issuance of a decision starts a 15-day appeal period for the applicant and any party who establishes standing. The appeal period must have ended without event before permits for development on any of the new lots will be issued.

Natural Resource Review: The Milwaukie High School, the Lake Road sports fields, and Rowe Middle School tennis court sites do not include any designated natural resource areas.

Lot Geography: The three school properties in question are all largely rectilinear but irregular in shape. The Milwaukie High School main campus occupies much of the block bounded by Willard Street and Lake Road on the south, 21st Avenue on the west, Washington Street on the north, and residential properties along 27th Avenue on the east. An additional lot south of Willard Street and west of 25th Avenue is developed with tennis courts for the high school. The athletic fields complex has frontage on Lake Road at 28th Avenue and is surrounded by residential properties, with the Milwaukie Elementary School campus adjacent to the northwest. The Rowe Middle School tennis courts are at the northeast corner of the Rowe campus, at Lake Road and Shell Lane.

Planning Notes: For the overall project, staff recommends as much communication between the project management team and the NDAs and immediate neighbors as possible, so that people in the community understand the project, its timeline and phases, and the impacts it is likely to have on the neighborhood. It would be useful to have a follow-up meeting with the City to discuss project phasing, proposed location of modular classrooms, and similar details related to how the project will impact the neighborhood and larger community during construction.

For the high school replacement and remodel, the applicant is advised to consider the following:

- * Within the application narrative, provide information that describes the extent of the work, including phasing and overall timeline, use of modular classrooms (number, location, etc.), proposed landscaping and tree removal, access and circulation, and field lighting.
- * In particular, provide the rationale for removing the historic building and significant trees, including evaluation of any alternatives that were considered.
- * Even if a TIS is not required, there are several circulation issues that should be addressed regarding buses, cars, pedestrians, and cyclists. The aim is to keep the site simultaneously safe and accessible during and after construction. An analysis of parking should compare existing and proposed off-street parking for vehicles and bicycles, including access to all parking areas.
- * In addressing the CSU approval criteria (MMC Subsection 19.904.4), the narrative should clarify the hours and levels of operation of both the main campus in general and the football field in particular.
- * See the Public Works/Engineering notes for more information on the potential requirement for dedication to extend Adams Street as well as for a City-initiated vacation of a portion of 23rd Avenue.

For the Lake Road sports fields:

- * The proposed new field lighting and artificial turf will expand the intensity of use of the site throughout the day and year. The narrative should address this issue in the context of the evaluation of public benefits versus negative impacts on the neighborhood (MMC Subsection 19.904.4.D). Elaborate on how impacts will be mitigated.
- * In the past, the City has received complaints related to overflow parking along the narrow accessway leading from Lake Road up to the parking area. The parking quantity determination component of the application should include an analysis of historical parking demand at the site and should demonstrate that the existing parking area is adequate or will be made adequate to meet parking demand without compromising the accessway.

For the Rowe tennis courts:

* In the narrative, explain whether or how the intensity of use of the existing courts will change. For example: What will be the timing and nature of any high school matches or tournaments that will occur at Rowe? Will the courts be lighted, thus expanding the intensity of use?

The City strongly recommends a second formal preapplication conference for review and comment on plans as revised after this preapplication conference. A formal follow-up conference would provide a structured opportunity for various departments to evaluate and comment consistently on revisions, with written notes as documentation.

ADDITIONAL NOTES AND ISSUES

County Health Notes:

Other Notes:

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

Sincerely,

City of Milwaukie Development Review Team

BUILDING DEPARTMENT

Samantha Vandagriff - Building Official - 503-786-7611

Bonnie Lanz - Permit Specialist - 503-786-7613

ENGINEERING DEPARTMENT

Chuck Eaton - Engineering Director - 503-786-7605

Richard Nasiombe - Associate Engineer - 503-786-7694

Alex Roller - Engineering Tech II - 503-786-7695

COMMUNITY DEVELOPMENT DEPARTMENT

Alma Flores - Comm. Dev. Director - 503-786-7652

Alicia Martin - Admin Specialist - 503-786-7600

PLANNING DEPARTMENT

Dennis Egnor - Planning Director - 503-786-7654

David Levitan - Senior Planner - 503-786-7627

Brett Kolver - Associate Planner - 503-786-7657

Vera Kolas - Associate Planner - 503-786-7653

Mary Heberling - Assistant Planner - 503-786-7658

CLACKAMAS FIRE DISTRICT

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

Matt Amos - Fire Inspector - 503-742-2661

Clackamas County Fire District #1

Fire Prevention Office



E-mail Memorandum

To: City of Milwaukie Planning Department
From: Matt Amos, Fire Inspector, Clackamas Fire District #1
Date: 6/26/2017
Re: Milwaukie High School 11300 SE 23rd Ave 17-011PA

This review is based upon the current version of the Oregon Fire Code (OFC), as adopted by the Oregon State Fire Marshal's Office. The scope of review is typically limited to fire apparatus access and water supply, although the applicant must comply with all applicable OFC requirements. When buildings are completely protected with an approved automatic fire sprinkler system, the requirements for fire apparatus access and water supply may be modified as approved by the fire code official. The following items should be addressed by the applicant:

A Fire Access and Water Supply plan is required for subdivisions and commercial buildings over 1000 square feet in size or when required by Clackamas Fire District #1. The plan shall show fire apparatus access, fire lanes, fire hydrants, fire lines, available fire flow, FDC location (if applicable), building square footage, and type of construction. The applicant shall provide fire flow tests per NFPA 291, and shall be no older than 12 months. Work to be completed by experienced and responsible persons and coordinated with the local water authority.

Access:

- 1) No part of a building may be more than 150 feet from an approved fire department access road.
- 2) Buildings exceeding 30 feet in height shall require extra width and proximity provisions for aerial apparatus.

Water Supply:

- 1) Fire Hydrants, Commercial Buildings: Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided.

Note: This distance may be increased to 600 feet for buildings equipped throughout with an approved automatic sprinkler system.

- 2) The fire department connection (FDC) for any fire sprinkler system shall be placed as near as possible to the street, and within 100 feet of a fire hydrant.

Note:

Comments may not be all inclusive based on information provided.

May 15, 2017

Mr. Denny Egner
Planning Director
City of Milwaukie
6101 SE Johnson Creek Boulevard
Milwaukie, OR 97206

Milwaukie High School and Lake Road Sports Complex
Pre-Application Conference Request
Milwaukie, Oregon

Dear Denny,

This office represents the North Clackamas School District. This letter has been prepared in order to request a pre-application conference to discuss two projects within the City of Milwaukie related to the District's facilities at the Lake Road Sports Complex and at Milwaukie High School. The district is proposing to complete several bond related improvements to both sites and requests a meeting with the City's planning and engineering staff to discuss the submission requirements and approval process for both projects.

Provided below is a description of each project and a list of questions for staff's consideration prior to the pre-application conference meeting:

Milwaukie High School

Milwaukie High School is located at 11300 SE 23rd Avenue within the City of Milwaukie. The site in question consists of taxlot 1s1e36bc 05600. The site is approximately 14.7 acres and is primarily zoned R-2. A small portion of the site west of 23rd Avenue is zoned R1B.

The project at Milwaukie High School involves the demolition of the original school structures (from 1925 to 1949). A new school facility will be constructed in the similar location – which will contain the academic and administrative functions. The existing Commons Building (constructed in 1993) will remain and be extensively remodeled. The new school will be physically joined to the Commons – to provide a more cohesive and connected campus.

Also under consideration is the possible removal of one or more of the existing large, mature trees located on the west side of the original school building. This existing area will be redeveloped to include a new main entry plaza, improved pedestrian circulation, improved vehicular circulation and new landscaping.

The overall scope of work includes various building improvements (both interior and exterior) and site improvements. The list below describes the current anticipated on-site schedule of improvements:

- Replace Main Academic Building
- Remodel Existing Commons Building
- Food Service / Kitchen Remodel and Improvements



-
- Technology Improvements
 - Seismic Improvements
 - Accessibility (ADA) Improvements
 - Emergency Generator Replacement
 - Re-Roof Auditorium and Commons Building
 - Parking Lot Repairs and Improvements
 - Stadium Field Turf Replacement
 - Athletic Track Resurfacing
 - New Stadium Scoreboards
 - A New Electronic Reader Board Facing Willard Street
 - Exterior and Interior Painting
 - New Landscaping
 - New Parking Areas

The project scope involves work beyond the main campus. Athletic field improvements and replacements will occur at Lake Road Facility, Rowe Middle School and Milwaukie Elementary. The proposed improvements to the Lake Road Facility are anticipated to progress along a similar timeline therefore this request for a pre-application conference covers both properties and projects. The proposed improvements to the Lake Road Facilities are described below.

Lake Road Sports Facilities

The Lake Road Sports Complex is located along Lake Road at approximately 28th Avenue within the City of Milwaukie. The site in question consists of taxlot 1s1e36ca 01200. The site is approximately 9.6 acres and is primarily zoned R-7.

The project scope for the sports complex includes the construction of a new varsity baseball field and a new varsity softball field. Other improvements on the property will include the creation of improved parking facilities, new concessions, and new dugouts and backstops.

Questions for Staff

The following questions have been prepared in order for staff's consideration:

- Please provide us copies of the staff reports associated with the most recent Community Use Applications for either the Lake Road Facility or the High School.
- Please confirm the overall land use review process and anticipated timeline for review for the required applications.
- Please review and confirm whether the City is comfortable receiving concurrent applications for Historic Demolition Review, Amendment of the City's Comprehensive Plan Map to remove the Historic Overlay from the High School Site, and the proposed modification to the Community Service Use. We understand that the required Design Review Application for both sites is to be submitted following the approval of the Community Service Use Applications.
- Please review and comment on the Overall Site Constraints/Challenges – which include the following:
 - Site will be fully occupied during the construction phases
 - Campus will need to be accessed by busses, emergency vehicles and pedestrians



-
- Daily classes, special events and athletic events will be occurring
 - Modular classrooms will need to be used to accommodate students during construction
 - The CM/GC will have limited site area for construction related activities, storage, vehicles, etc.
 - In reference to Site Study 1: Please review the proposed new Bus Lane. Would this configuration be acceptable on SE Willard Street?
 - In reference to Site Study 2: Please review the configuration / layout of the proposed new Bus Lane on the east side of the school property. Would (2) new driveways/curb cuts be allowed on this section of SE Willard Street?
 - In reference to Site Study 2: Please review the proposed new Parent Drop-Off/Pick-Up Lane. Would this configuration be acceptable on SE Willard Street?
 - What is the City's permit process for Tree Removal?
 - What is the City's permit process for Modular Buildings? (non-permanent installation)
 - Due to the project phasing, separate permit packages will be submitted for the Lake Road Facility Field Improvements and for the High School. Please confirm whether the City supports separate submissions for these projects.
 - What is the City's permit process for adding exterior lighting to play fields and/or tennis courts?

We genuinely appreciate the City's assistance with these projects and we look forward to working with staff throughout this process. Please feel free to give me a call if you have any questions or need any additional clarification.

Sincerely,



Andrew Tull
Principal Planner
3J Consulting, Inc.

copy: Mr. Garry Kryszak, North Clackamas School District
Mr. Steven Nicholas – Heery International
Mr. Matt Jacoby, DOWA Architects - IBI Group
Mr. Dan Hess, DOWA Architects, IBI Group

File 17398



CITY OF MILWAUKIE PREAPPLICATION APPOINTMENT WORKSHEET

6101 SE Johnson Creek Blvd. - Milwaukie, OR 97206 Tel.: (503) 786-7600

A preapplication appointment is strongly recommended, and in some cases is required, for development proposals that require land use approvals and for major commercial building improvements. The purpose of the appointment is to help the applicant through the land use and permit process.

Preapplication Meeting – First meeting free, second meeting \$50.00, third and subsequent meetings \$100.00/mtg.

- Optional meeting with 2 City staff. No meeting notes are provided by staff.
- Appointments should be made at least one week in advance of the desired meeting date. Check with staff for available meeting times.
- Requires 3 copies of the Submittal Information listed on the back of this page.

Preapplication Conference – \$200.00

- Optional or required meeting with 3 or more staff. Meeting notes are provided within 2 weeks.
- The City is represented by staff from the following departments: Planning, Building, and Engineering. Other public agencies (such as the Fire District) may attend as necessary.
- Appointment times are Thursdays from 10:00 a.m.–11:00 a.m.
- Appointments must be made no less than two weeks in advance of the desired meeting date.
- Requires 8 copies of the Submittal Information listed on the back of this page.

Traffic Impact Study Review – \$100.00

- Mandatory second meeting if the project requires a Traffic Impact Study.
- To be scheduled after completion of a Traffic Impact Study by the applicant.

To be completed by the Applicant

Today's Date: May 5, 2017 Time: _____

Project Address: 11300 SE 23rd Ave and Lake Road at 28th Ave.

Name: Andrew Tull

Company: 3J Consulting for North Clackamas School District

Applicant role: Owner Legal Representative
 Architect Contractor Other: Land Use Planner

Address: 5075 SW Griffith Drive, Suite 150

City, State, Zip code: Beaverton, Oregon 97007

Phone: 503-545-1907 Mobile: 503-545-1907

Fax: _____ E-mail: andrew.tull@3j-consulting.com

Number of Persons Expected to Attend: 6-8

Office staff:

Receipt Number: _____

Received by: _____

Appointment Date: _____

Appointment Time: _____

cc: Building

cc: Engineering

cc: Fire

cc: Planning

cc: Public Works

cc: File

Brief Proposal Description: This Pre-App request has been submitted for two of the district's properties within the City of Milwaukie, the Milwaukie High School and the Lake Road Sports Fields. Please see the attached preliminary development plans and the attached letter for more information.

PREAPPLICATION APPOINTMENT REQUIREMENTS:

(All appointments are scheduled on a first-come/first-served basis)

Preapplication Meeting

The following materials must be submitted when an appointment is scheduled:

- **A complete application form and accompanying fee**
- **3 sets of the following:**
 - Preliminary site plan and building plans, showing existing and proposed features. (Plans do not need to be professionally prepared, just accurate and reliable.)
 - A detailed narrative description of the proposal that clearly identifies the location, existing and proposed uses, and any proposed construction.
 - A list of all questions or issues the applicant would like the City to address.

Preapplication Conference

The following materials must be submitted when an appointment is scheduled and no later than 4:00 p.m. every Thursday:

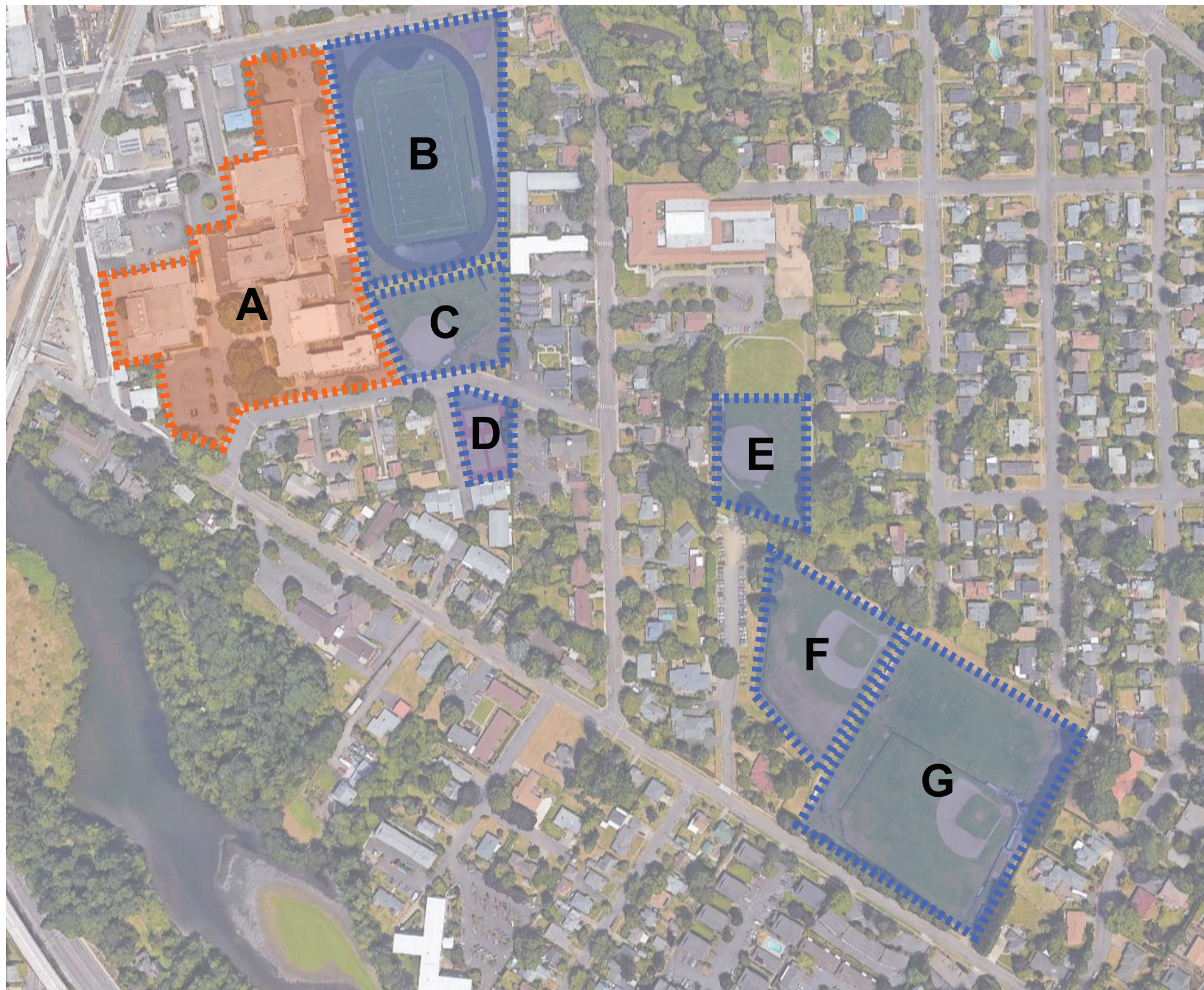
- **A complete application form and accompanying fee**
- **8 sets of the following:**
 - Preliminary site plan and building plans drawn to scale, showing existing and proposed features. (Plans do not need to be professionally prepared, just accurate and reliable.)
 - A detailed narrative description of the proposal that clearly identifies the location, existing and proposed uses, and any proposed construction.
 - A detailed list of all questions or issues the applicant would like the City to address.

Traffic Impact Study Review

The following materials must be submitted when an appointment is scheduled and no later than 4:00 p.m. every Thursday:

- **A complete application form and accompanying fee**
- **2 sets of the following:**
 - Completed Traffic Impact Study.

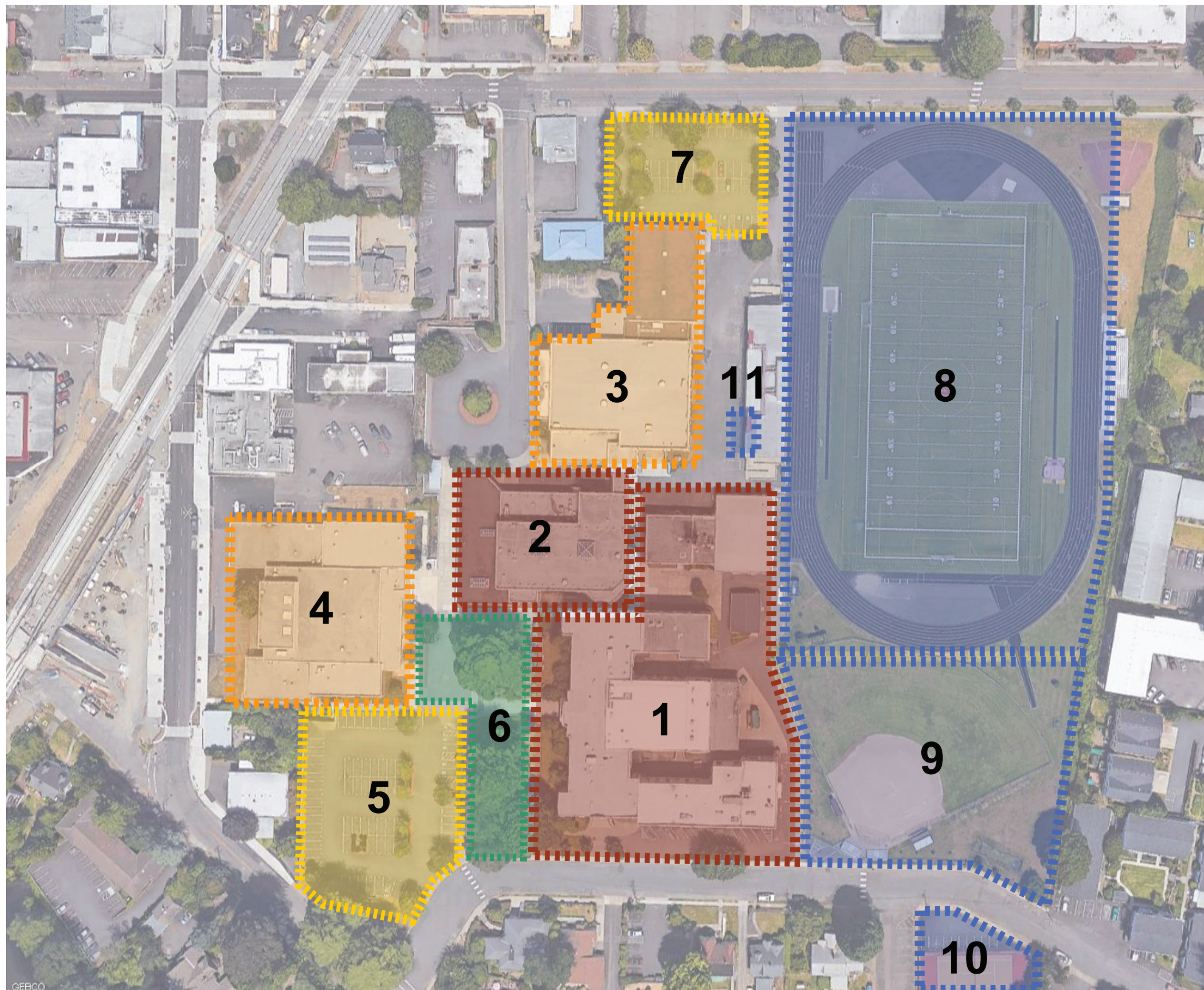
Persons attending preapplication meetings are requested to refrain from wearing fragrances.



PRELIMINARY PROJECT SCOPE

- A** Campus Improvements
Main Building Replacement
(See Enlarged Diagram)
- B** Running Track Resurfacing
Running Track Striping
Field Turf Replacement
New Stadium Scoreboards
- C** Relocate Varsity Softball Field to
Lake Road Facility
- D** Remove Existing Tennis Courts
New Parking Lot
- E** Improvements to JV Softball Field
at Milwaukie ES
- F** New Varsity Softball Field
- G** New Varsity Baseball Field
(Relocate Field Adjacent to Soft
ball Field)

SCOPE DIAGRAM

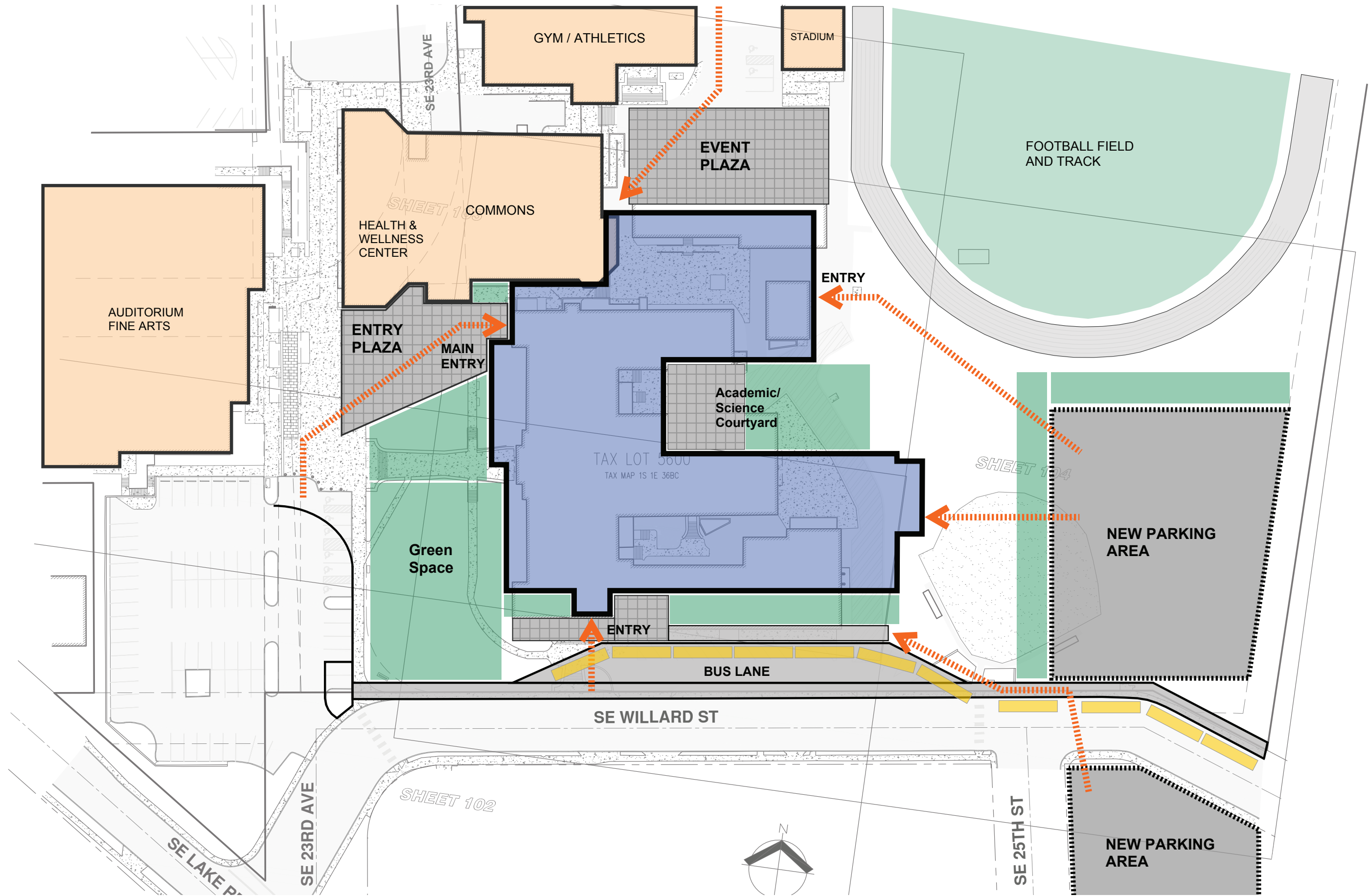


PRELIMINARY PROJECT SCOPE

- 1** Main Building Replacement
Remove Boiler Building and Health & Wellness Center
- 2** Commons Improvements
Kitchen Remodel
Remodel Office Area
Re-Roof Commons Building
- 3** Gym Interior Improvements
Painting, Scoreboards
Refinish Gym Flooring
New Athletic Lockers
- 4** Re-Roof Auditorium
- 5** Main Parking Lot Improvements
- 6** Main Entry Plaza Improvements
- 7** North Parking Lot Improvements
- 8** Running Track Resurfacing
Running Track Striping
Field Turf Replacement
New Stadium Scoreboards
- 9** Remove Varsity Softball Field
Replace with New Parking Lot
- 10** Remove Existing Tennis Courts
Replace with New Parking Lot
- 11** ADA Improvements to Stadium
New Elevator to Press Box

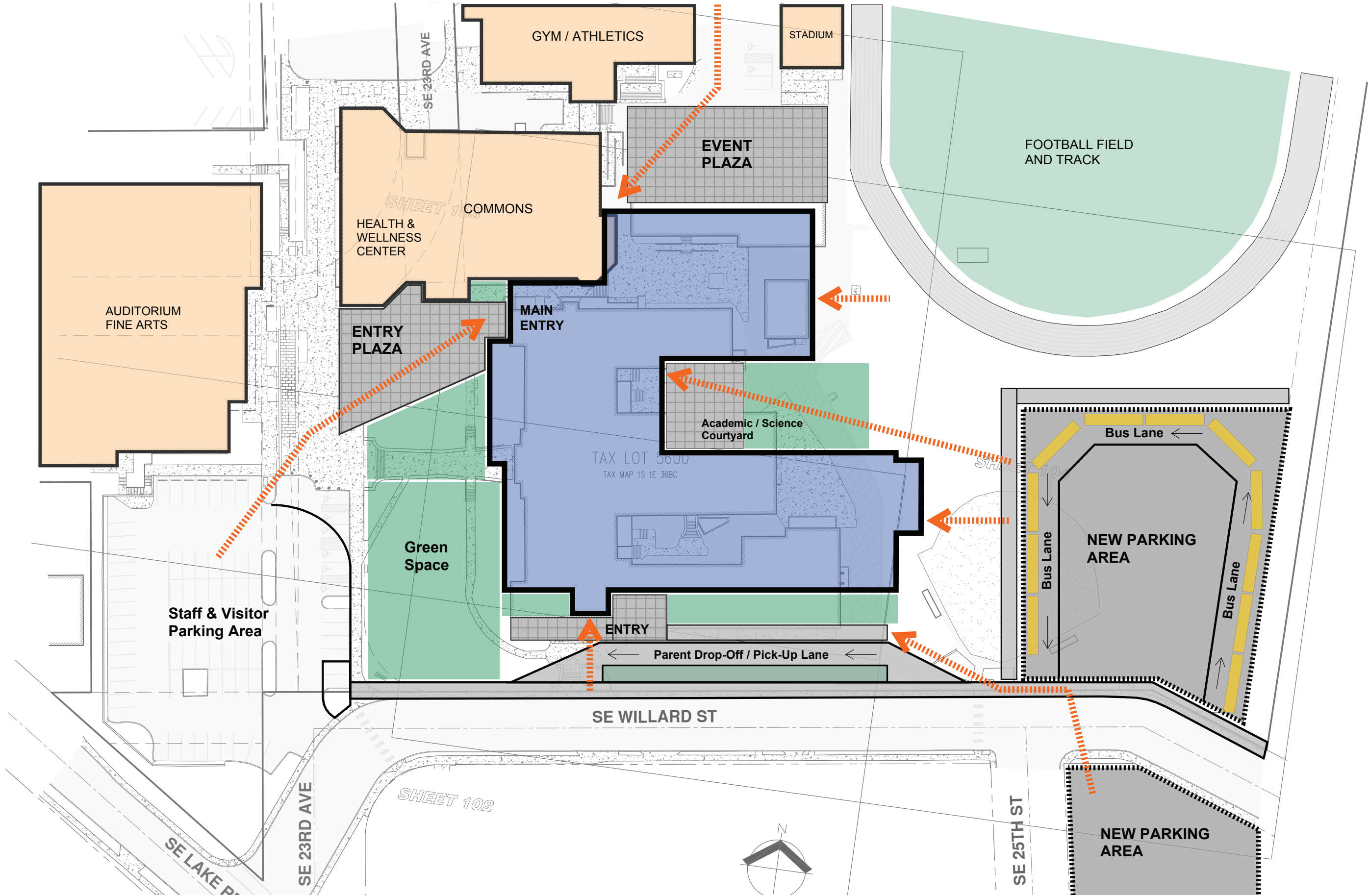
CONCEPT DIAGRAMS

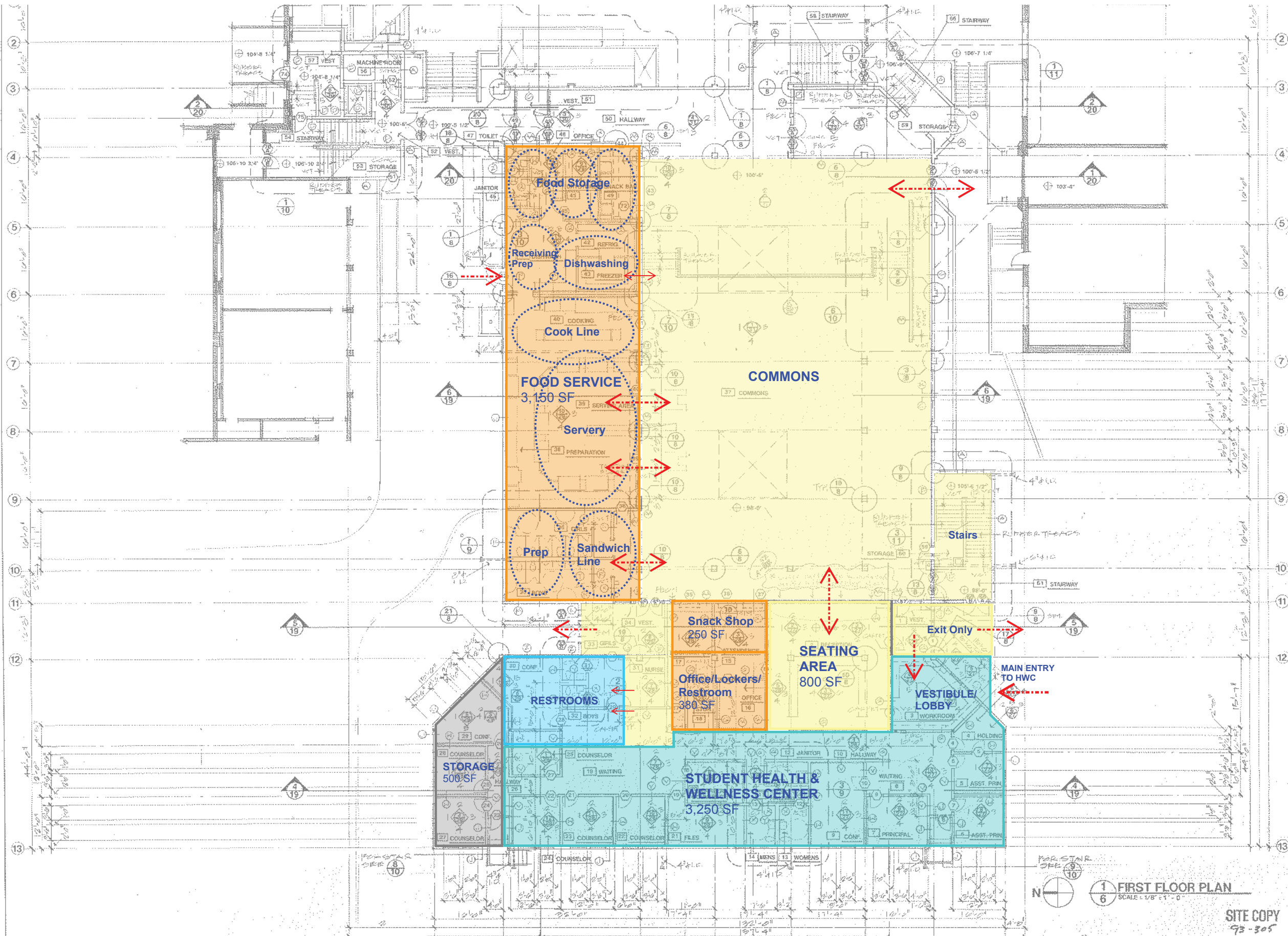
Dull Olson Weekes - IBI Group Architects, Inc.



CONCEPT DIAGRAMS

Dull Olson Weekes - IBI Group Architects, Inc.





JOHN L. HENSLEE
 Architect & Planner
 10101 SW Barbur Blvd, Suite 208
 Portland, OR 97219 245-4210

AN ADDITION TO MILWAUKIE HIGH SCHOOL

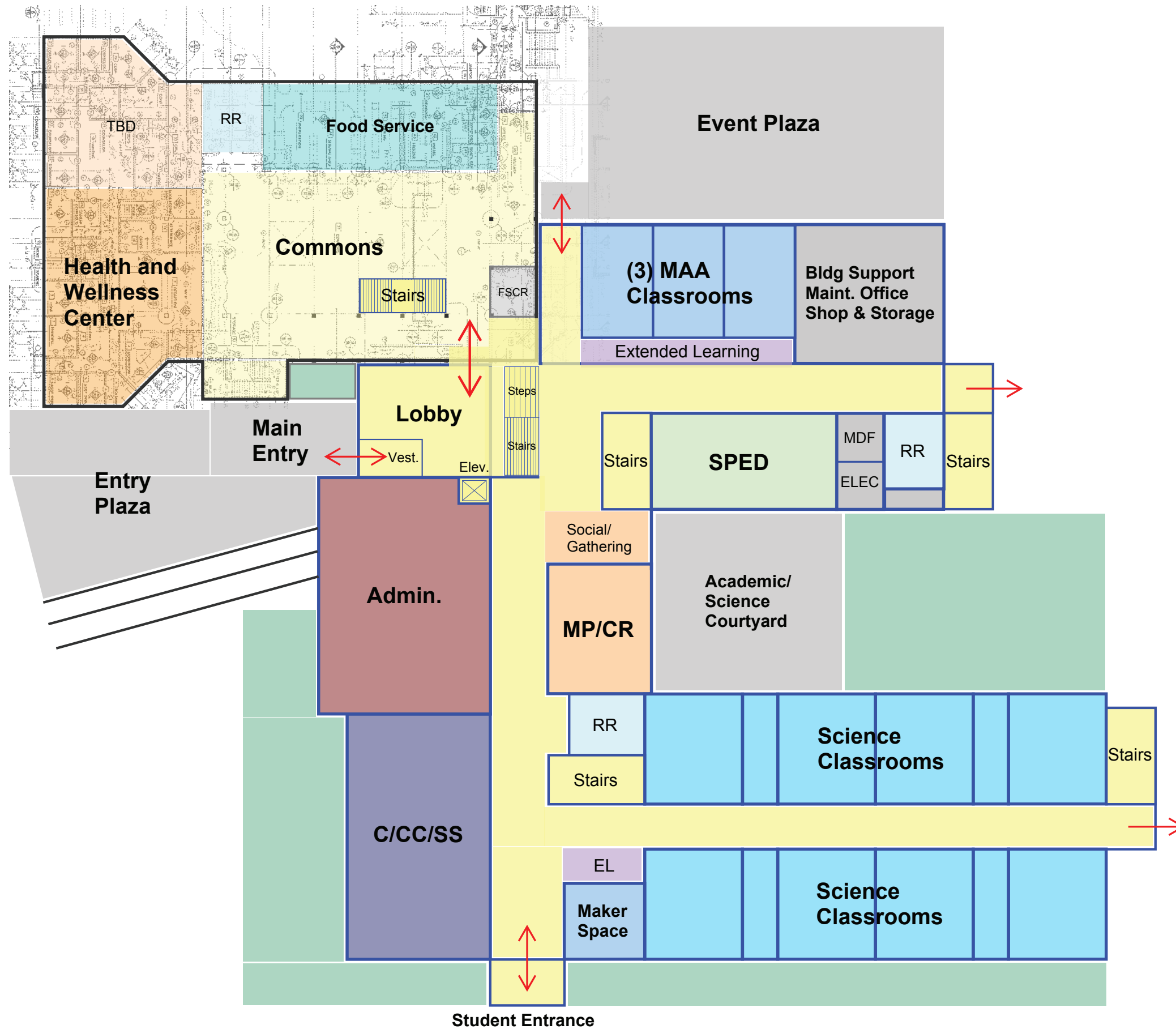
NORTH CLACKAMAS SCHOOL DISTRICT NO. 12

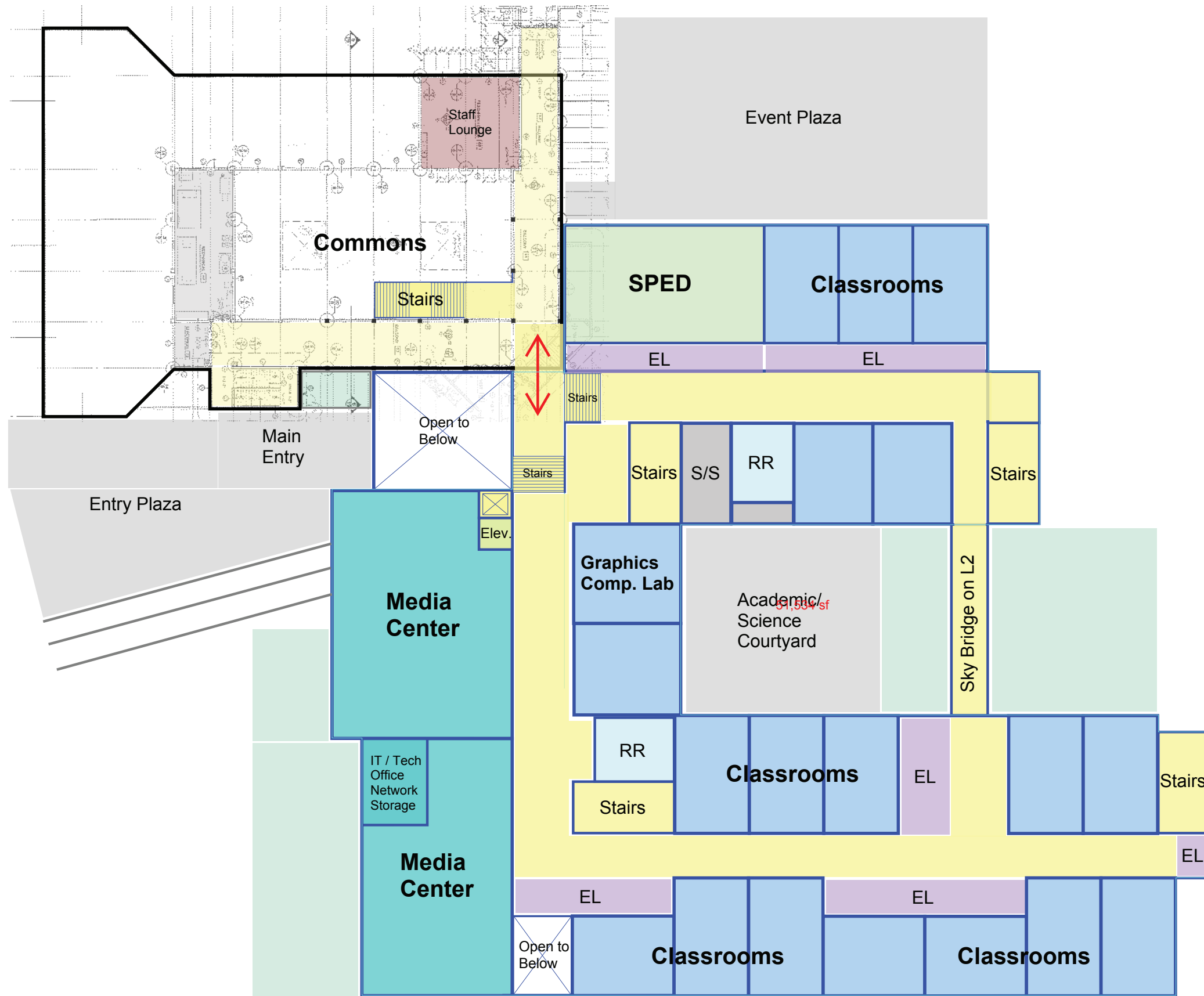
FLOOR PLAN FIRST FLOOR

6

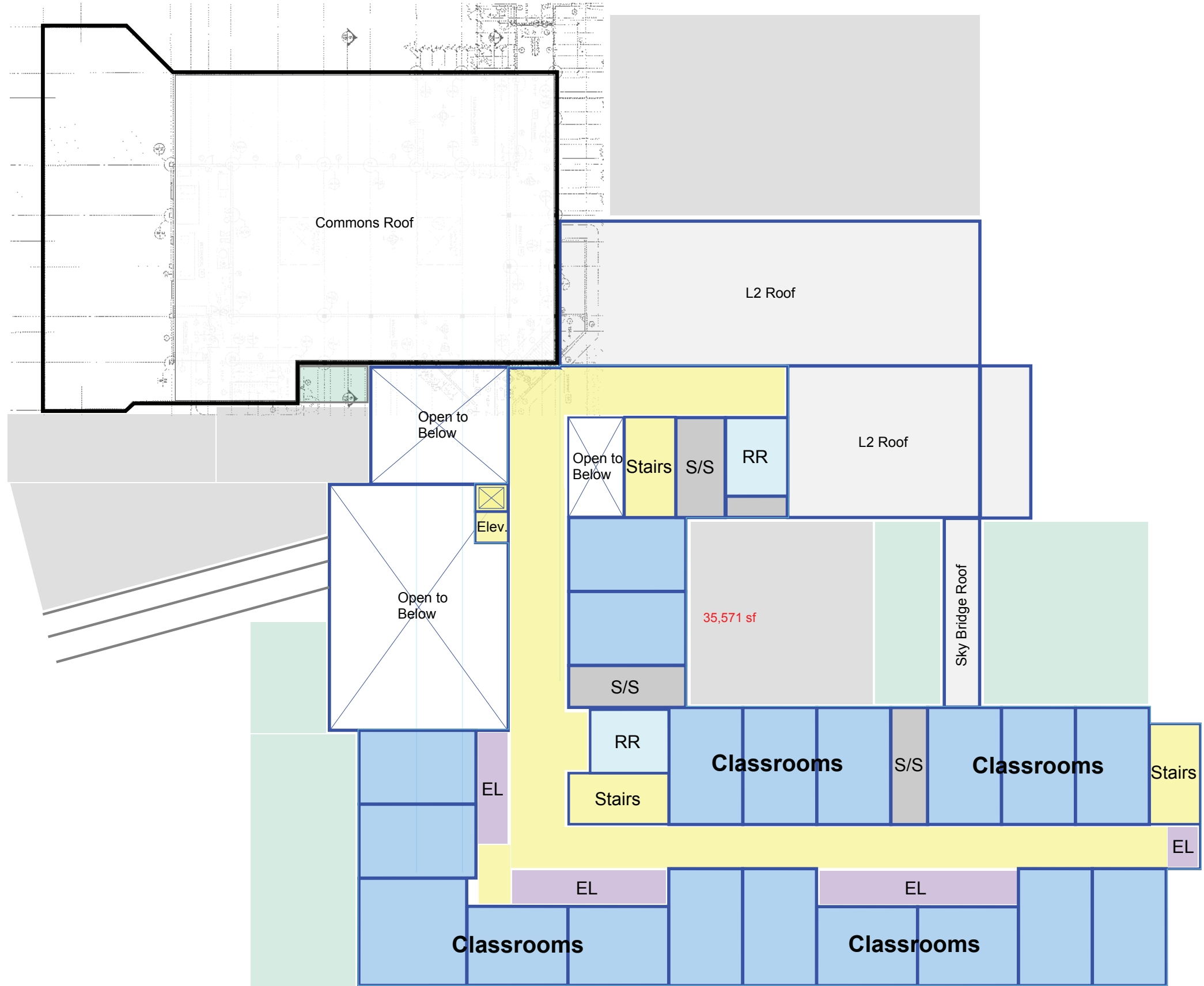
1 FIRST FLOOR PLAN
 SCALE - 1/8" = 1'-0"

SITE COPY
 93-305





CONCEPT DIAGRAMS



APPENDIX C - NEIGHBORHOOD MEETING



Milwaukie High School Community Meeting



North Clackamas School District
Dull Olson Weekes - IBI Group Architects
May 24, 2017

Agenda

- **Project Timeline**
- **Overall Bond Scope of Work**
- **Current Design Concepts**
- **Area Program / Educational Specs**
- **Questions & Answers**



Dull Olson Weekes – IBI Group Architects
North Clackamas School District



Milwaukie High School – Community Meeting
May 24, 2017

Project Timeline



Project Timeline

Design Phase: April 2017 to June 2018

Permitting: Spring / Summer 2018

Final Costing: Spring 2018

Abatement / Demolition: Summer 2018

Start of Construction Phase: Summer 2018

Construction Complete: Late 2020 / Early 2021



Dull Olson Weekes – IBI Group Architects
North Clackamas School District



Milwaukie High School – Community Meeting
May 24, 2017

Overall Bond Scope of Work



Scope Diagram



PRELIMINARY PROJECT SCOPE

- A** Campus Improvements
Main Building Replacement
(See Enlarged Diagram)
- B** Running Track Resurfacing
Running Track Striping
Field Turf Replacement
New Stadium Scoreboards
- C** Relocate Varsity Softball Field to
Lake Road Facility
- D** Remove Existing Tennis Courts
New Parking Lot
- E** Improvements to JV Softball Field
at Milwaukie ES
- F** New Varsity Softball Field
- G** New Varsity Baseball Field
(Relocate Field Adjacent to Soft
ball Field)

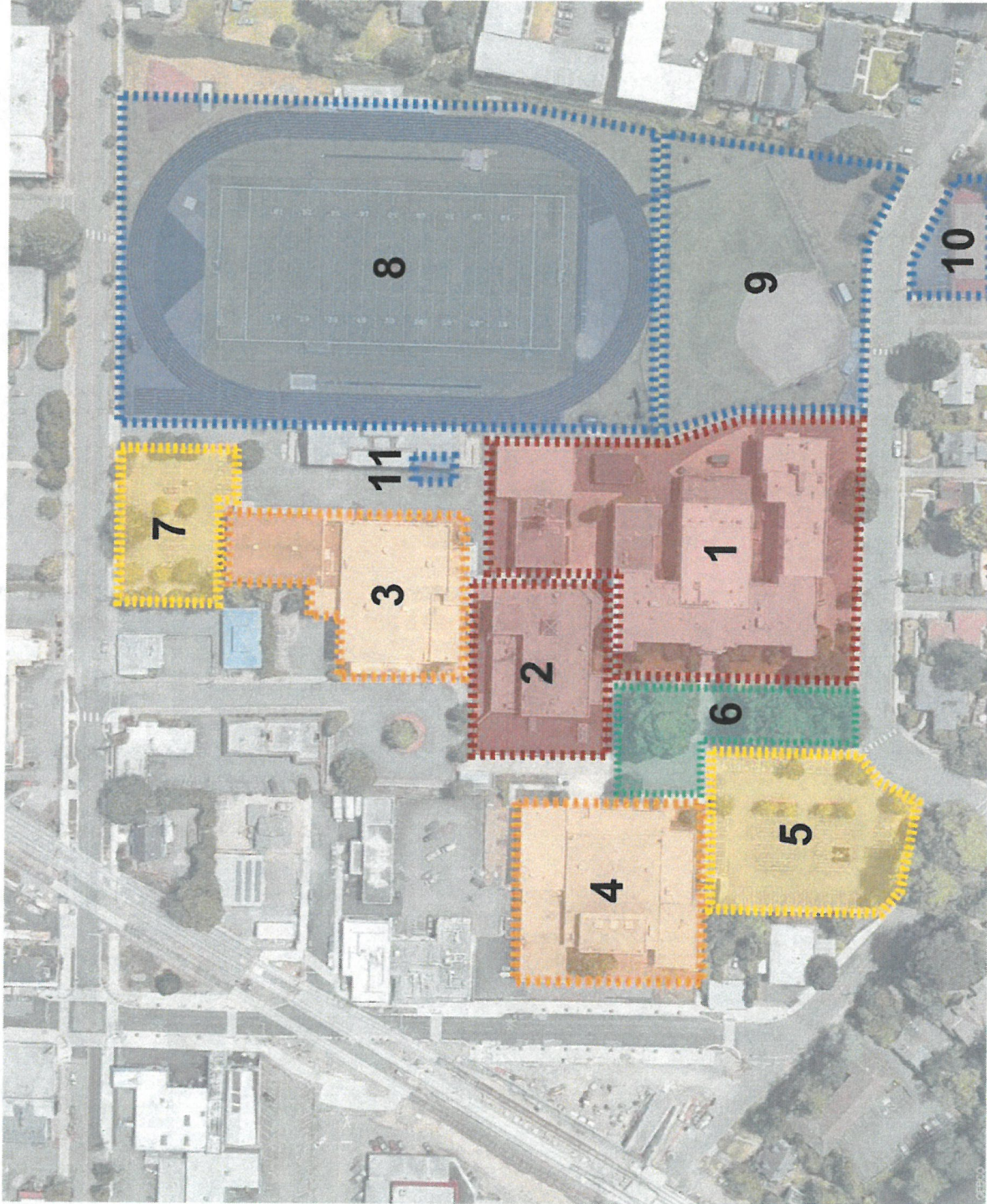


Dull Olson Weekes – IBI Group Architects
North Clackamas School District



Milwaukie High School – Community Meeting
May 24, 2017

Scope Diagram



PRELIMINARY PROJECT SCOPE

- 1 Main Building Replacement
Remove Boiler Building and Health & Wellness Center
- 2 Commons Improvements
Kitchen Remodel
Remodel Office Area
Re-Roof Commons Building
- 3 Gym Interior Improvements
Painting, Scoreboards
Refinish Gym Flooring
New Athletic Lockers
- 4 Re-Roof Auditorium
- 5 Main Parking Lot Improvements
- 6 Main Entry Plaza Improvements
- 7 North Parking Lot Improvements
- 8 Running Track Resurfacing
Running Track Striping
Field Turf Replacement
New Stadium Scoreboards
- 9 Remove Varsity Softball Field
Replace with New Parking Lot
- 10 Remove Existing Tennis Courts
Replace with New Parking Lot
- 11 ADA Improvements to Stadium
New Elevator to Press Box



Dull Olson Weekes – IBI Group Architects
North Clackamas School District

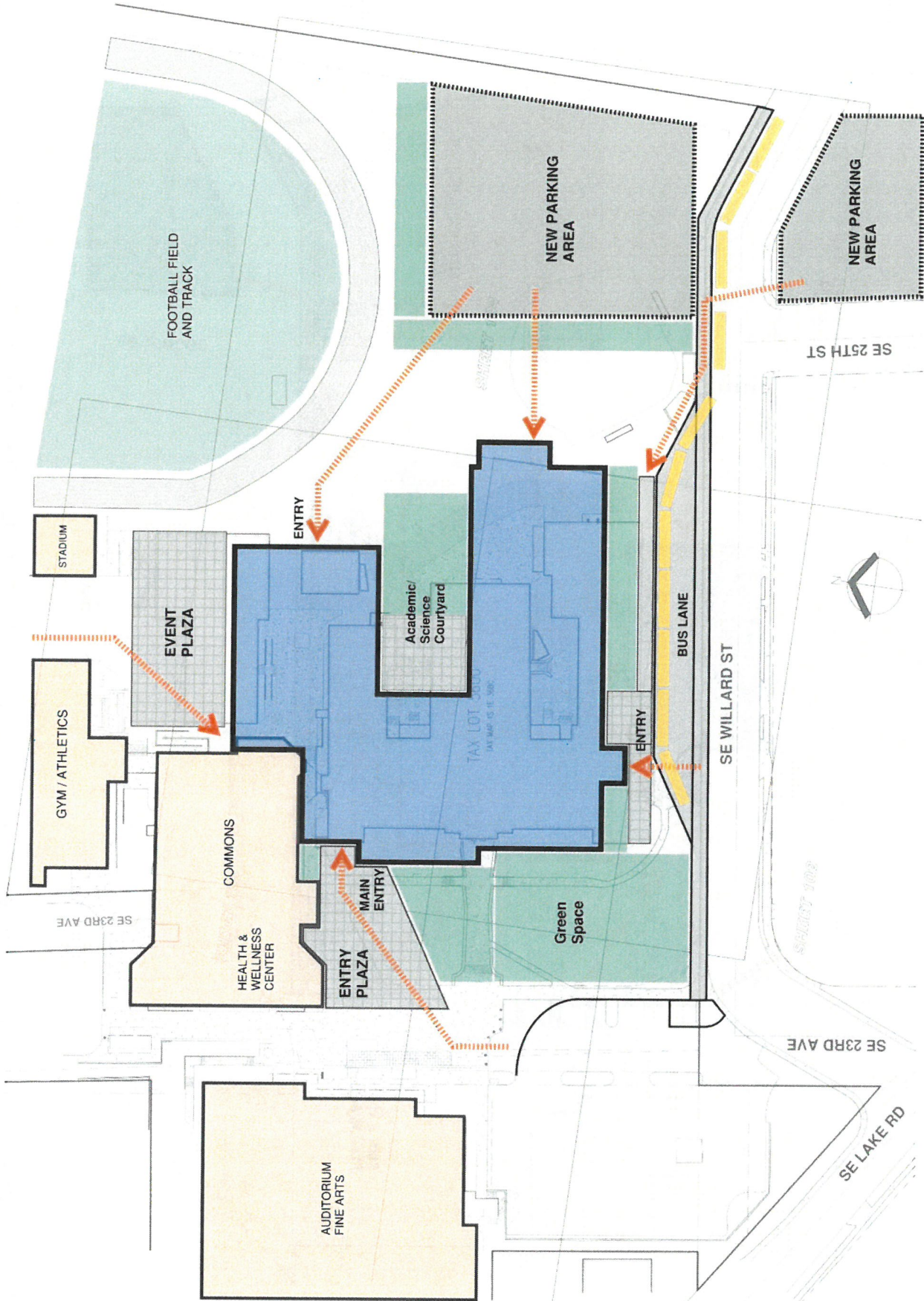


Milwaukie High School – Community Meeting
May 24, 2017

Current Design Concepts



Site Plan Study 1

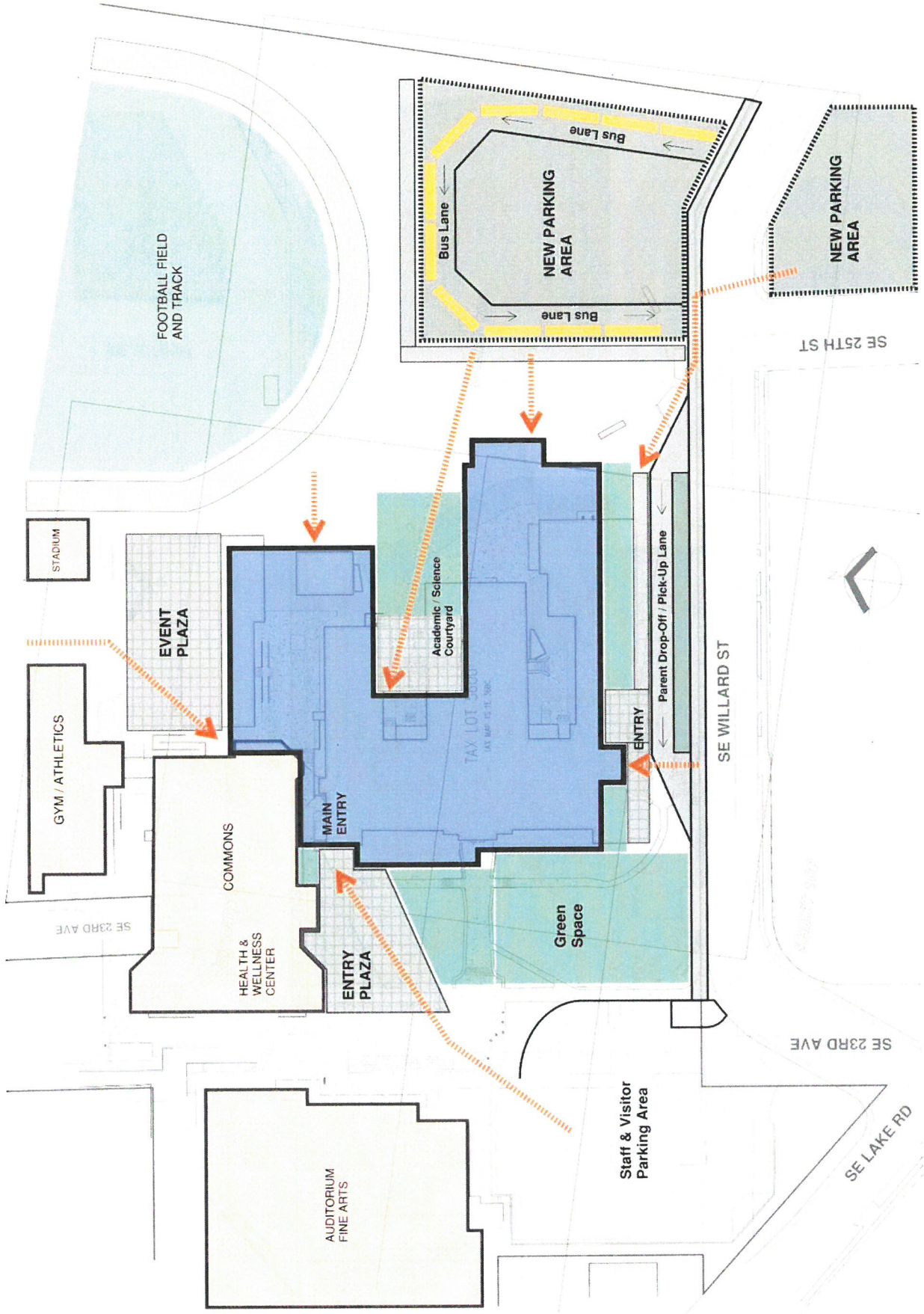


Dull Olson Weekes – IBI Group Architects
North Clackamas School District



Milwaukie High School – Community Meeting
May 24, 2017

Site Plan Study 2

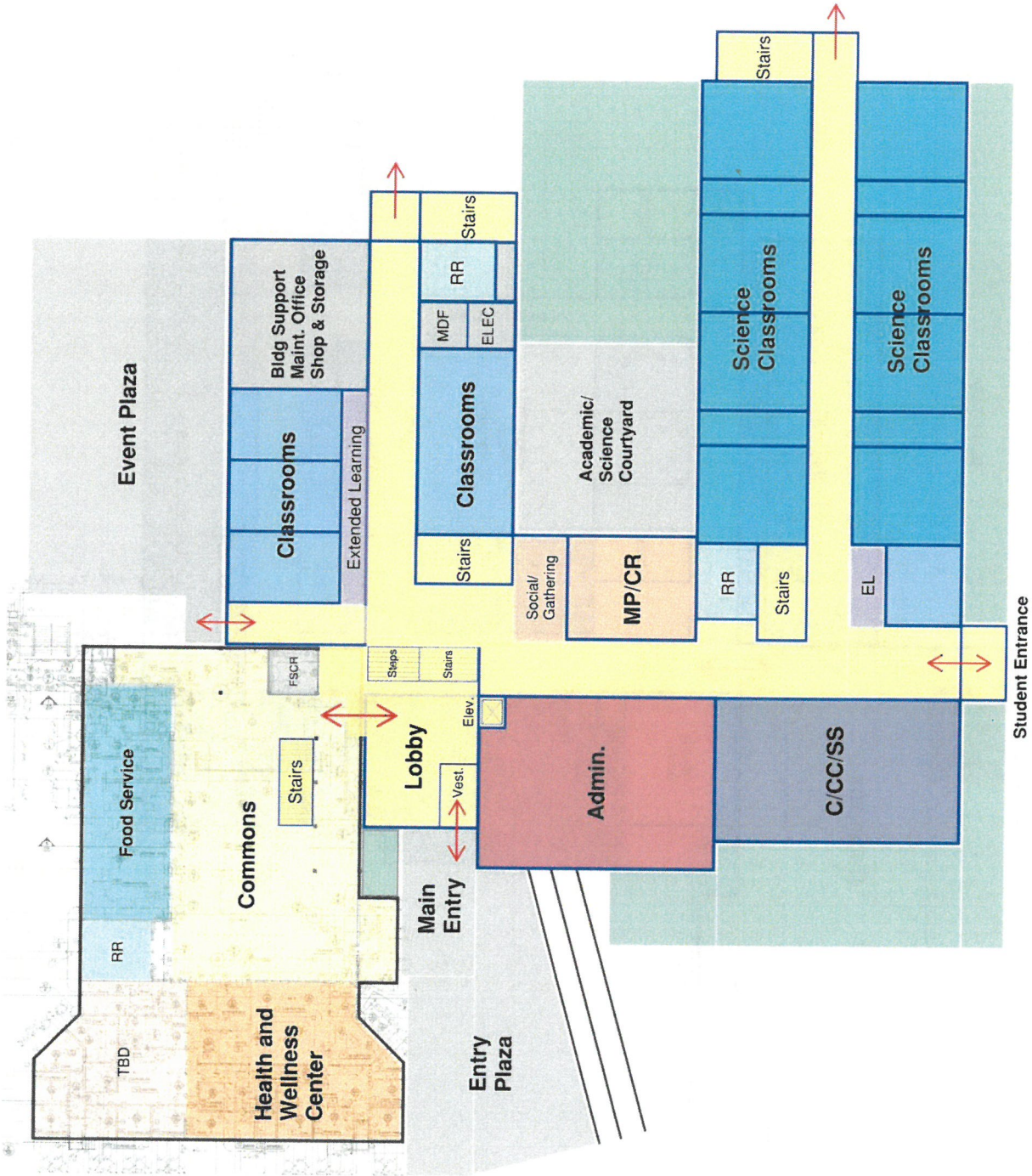


Dull Olson Weekes – IBI Group Architects
North Clackamas School District



Milwaukie High School – Community Meeting
May 24, 2017

Level 1 Diagram



Dull Olson Weekes – IBI Group Architects
North Clackamas School District



Milwaukie High School – Community Meeting
May 24, 2017

Level 2 Diagram

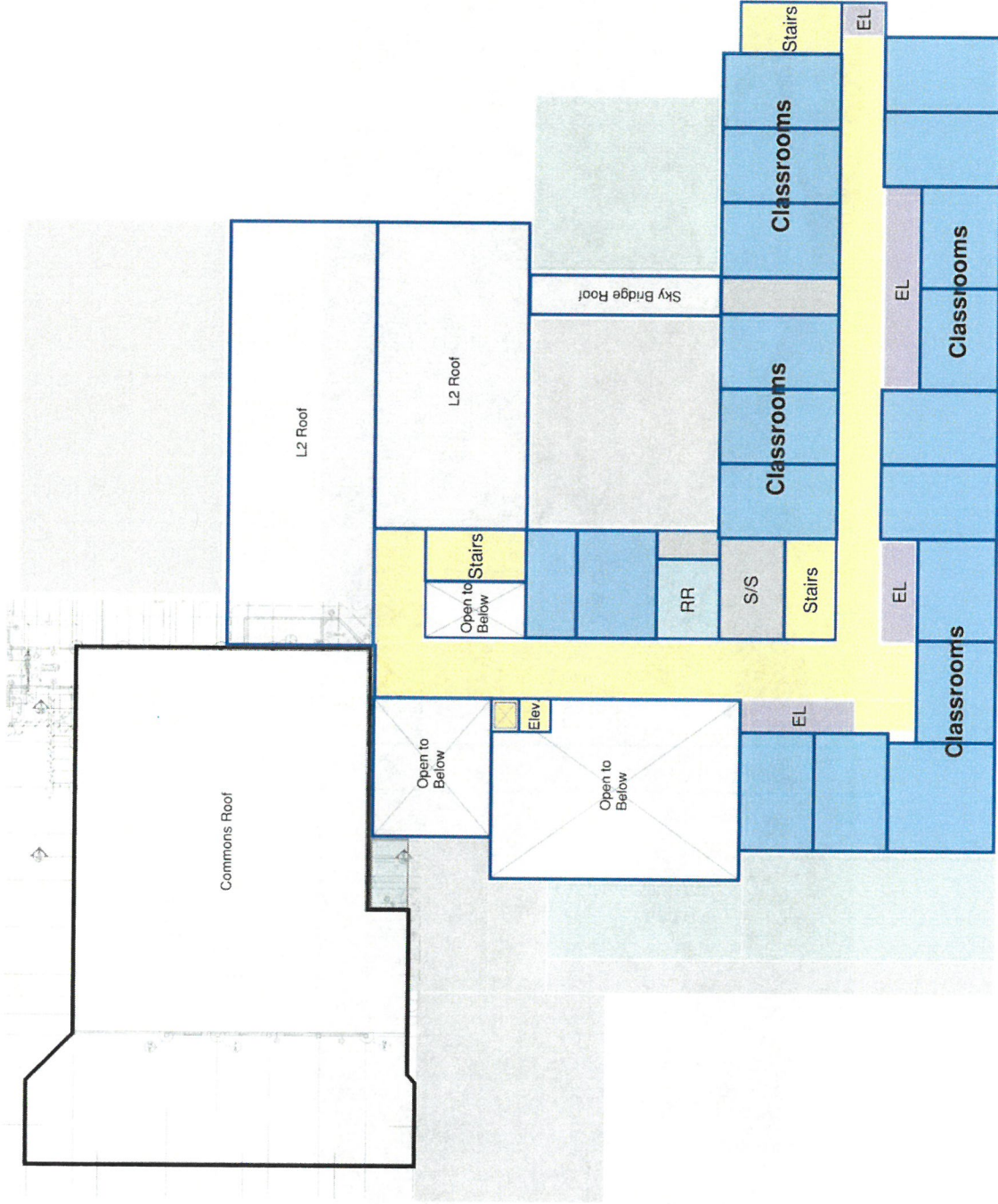


Dull Olson Weekes – IBI Group Architects
North Clackamas School District



Milwaukie High School – Community Meeting
May 24, 2017

Level 3 Diagram

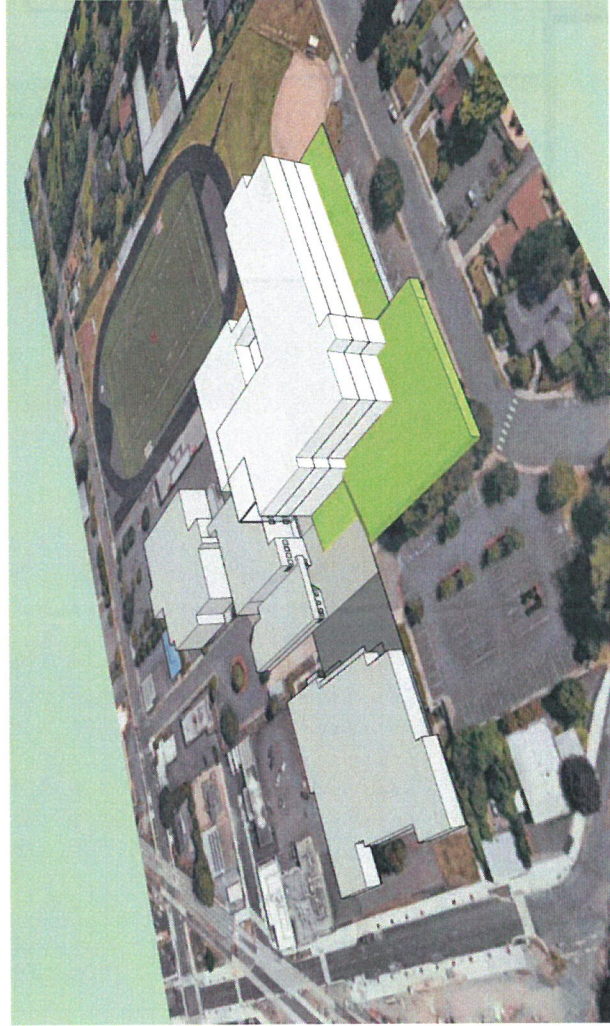


Dull Olson Weekes – IBI Group Architects
North Clackamas School District



Milwaukie High School – Community Meeting
May 24, 2017

Concept Design Study

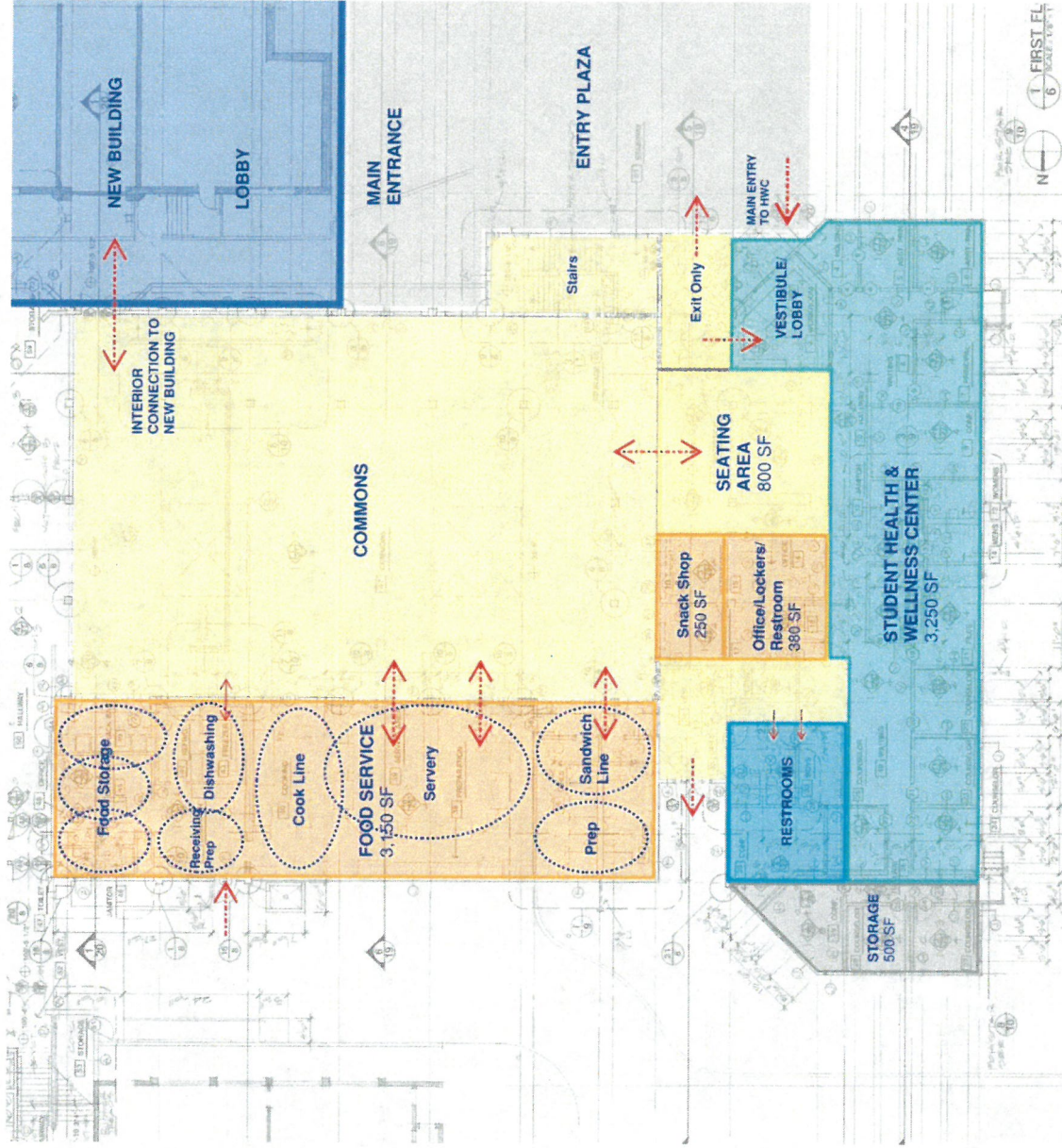


Dull Olson Weekes – IBI Group Architects
North Clackamas School District



Milwaukie High School – Community Meeting
May 24, 2017

Commons Remodel - Overall Floor Plan



Dull Olson Weekes – IBI Group Architects
 North Clackamas School District



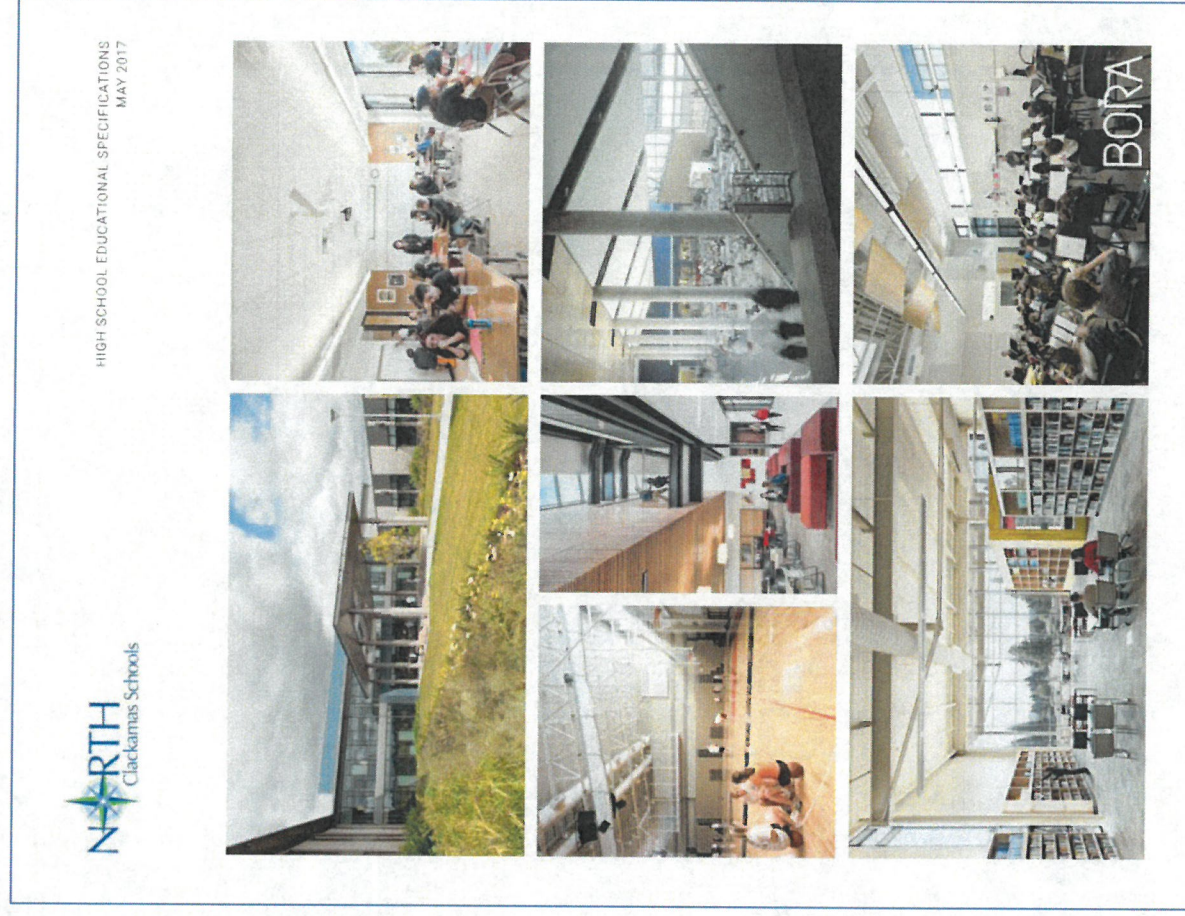
Milwaukie High School – Community Meeting
 May 24, 2017

Area Program / Educational Specs



Area Program / Educational Specs

- North Clackamas School District's High School Educational Specifications are complete.
- The MHS area program for the new building mirrors Ed Specs, with some customization based on school needs.
 - Classroom organization and use of extended learning areas
 - Teacher planning rooms
 - Minor Adjustments to Admin, SPED and Library areas.
- Limited ability to align commons building with Ed Specs due to size of existing building.



Dull Olson Weekes – IBI Group Architects
North Clackamas School District



Milwaukie High School – Community Meeting
May 24, 2017

Q & A





Milwaukie High School Community Meeting



North Clackamas School District
Dull Olson Weekes - IBI Group Architects
May 24, 2017

Bond Information

2016 CAPITAL CONSTRUCTION BOND

The Milwaukie High School and Lake Road Sports facilities are both enabled by the passage of the 2016 capital construction bond measure. With a passage rate of 62%, this measure will positively impact 17,324 students and our community through major facilities renovations, safety upgrades, and new construction.

PROJECT LIST:

Alder Creek Middle School
Athletic Fields / Clackamas High West and Rex Putnam
Ardenwald Elementary School
Bilquist Elementary School
Campbell Elementary School
Clackamas High School East / Phase One
Clackamas High School East / Phase Two
Clackamas High School West
Clackamas High School West Student Health Center
Facilities Operations
Happy Valley Elementary School
Happy Valley Middle School Classroom Addition
Happy Valley MS Covered Play and Interior
Lake Road Sports Facilities
Land Lab
Lewelling Elementary School
Linwood / Sojourner Elementary School
Milwaukie / El Puente Elementary School
Milwaukie High School
Mount Scott Elementary School Classroom and Cafeteria

Mount Scott Elementary School Improvements
New Elementary School
New High School in Rock Creek Area
New Urban High School
Oak Grove Elementary School
Oregon Trail Elementary School
Rex Putnam High School
Rex Putnam High School Health Center
Riverside Elementary School
Rowe Middle School
Sabin Professional Technical Center
Schellenberg Professional Technical Center
Scouters Mountain Elementary School
Spring Mountain Elementary School
Sunnyside Elementary School
Verne Duncan Elementary School
View Acres Elementary School
Whitcomb Elementary School
Wichita Family Support Center



Historical Context

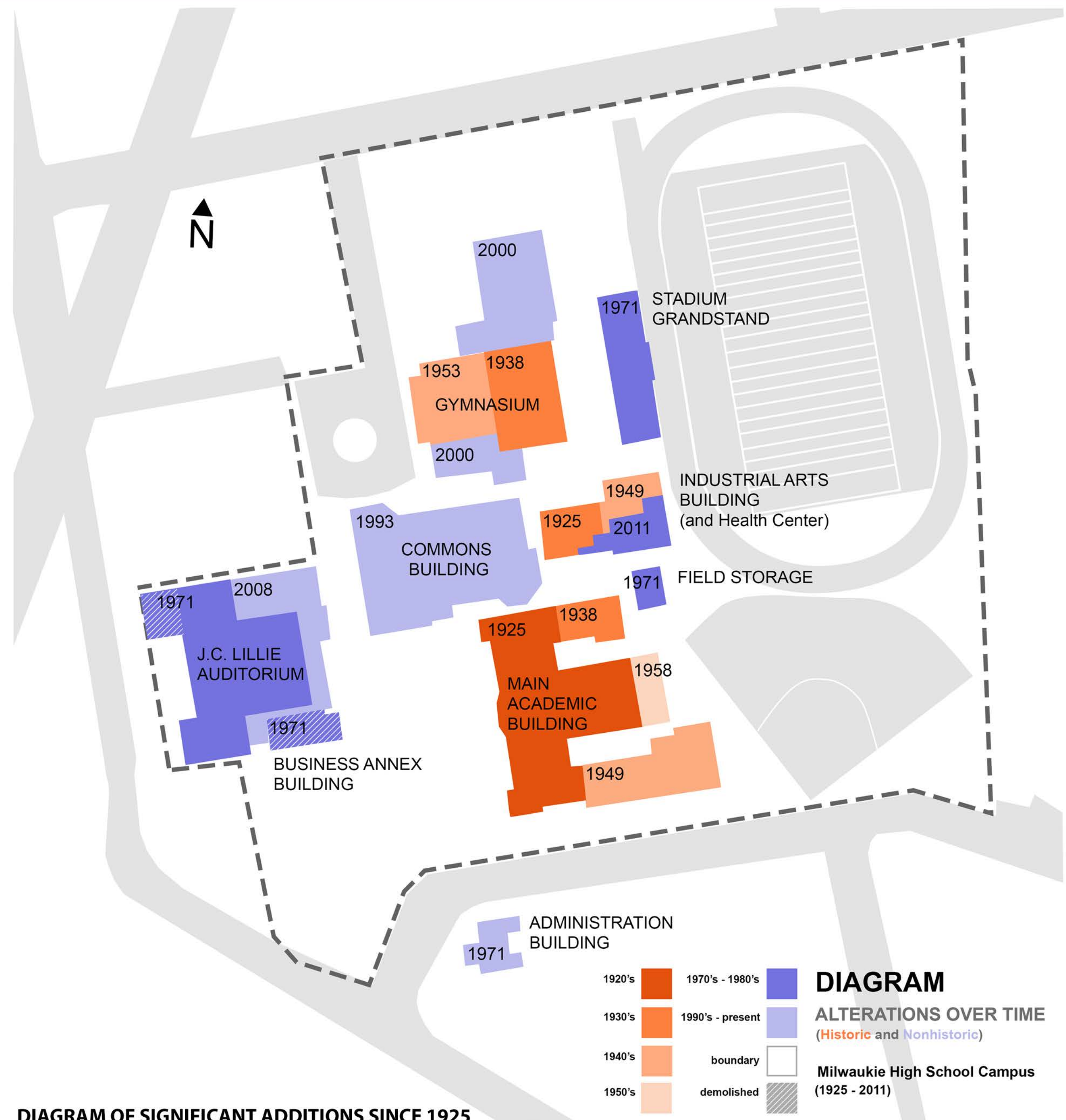


DIAGRAM OF SIGNIFICANT ADDITIONS SINCE 1925

RENOVATION TIMELINE

- 1925 STOKES & ZELLER CO.**
Main academic building and manual training & boiler building
- 1938 STOKES & ZELLER CO.**
Gymnasium and north wing
- 1941 WALTER E. KELLY**
Vocational agricultural building
- 1949 STOKES & ALLYN**
Addition of south wing to main building, addition to schools boiler room, track & field and tennis court addition.
- 1953 RICHARD WILHELM SUNDELEAF**
Addition and remodel to the gymnasium and remodel to boiler building to create shop.
- 1958 FREEMAN, HAYSLIP, TUFT & HEWLETT**
Major renovation of the main academic building, renovation to the boiler building to create an arts & crafts use, addition of the vocal room to the main building, conversion of the vocational agricultural building into a band building.
- 1971**
Business Education Building, conversion of vocal room into library administrative offices and the auditorium into a library resource center and reading room, replacement of the band building, original construction of the auditorium.
- 1993**
The Commons Building and relocation of the school administration into the commons building.
- 2000**
Second addition to the gym on the north side of the building, minor alterations to the main building, reconstruction of the main entry facade and installation of new windows
- 2008**
Conversion of the auditorium into the J.C. Lillie Performing Arts Building with an addition of a new art department and dance studio, renovations to the band room and drama room, addition of a black box theater, new lobby, demolition of the Business Education Building, remodel of locker room and team rooms.
- 2011**
Demolition of the southeastern corner of the Arts & Crafts/boiler building and replaced with the Health and Wellness Center



1956 photograph of Milwaukie Union High School
Oregon Historical Society archives



A photograph looking east at the current Milwaukie High School's main facade.



1956 photographs of Milwaukie Union High School
Oregon Historical Society archives



1926 photographs of Milwaukie Union High School
The Milwaukie Review, 1926



3J CONSULTING

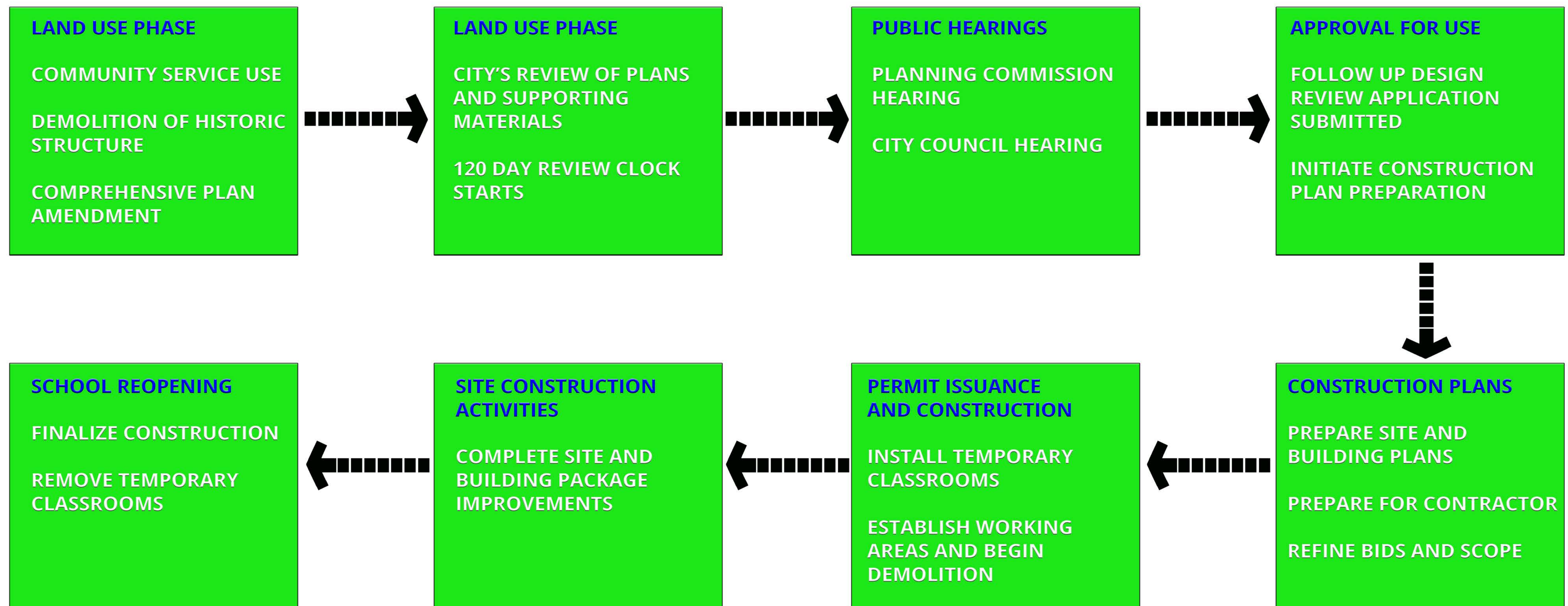
Dull Olson Weekes – IBI Group Architects
North Clackamas School District



Milwaukie High School – Community Meeting

Process and Timeline

Process and Timeline



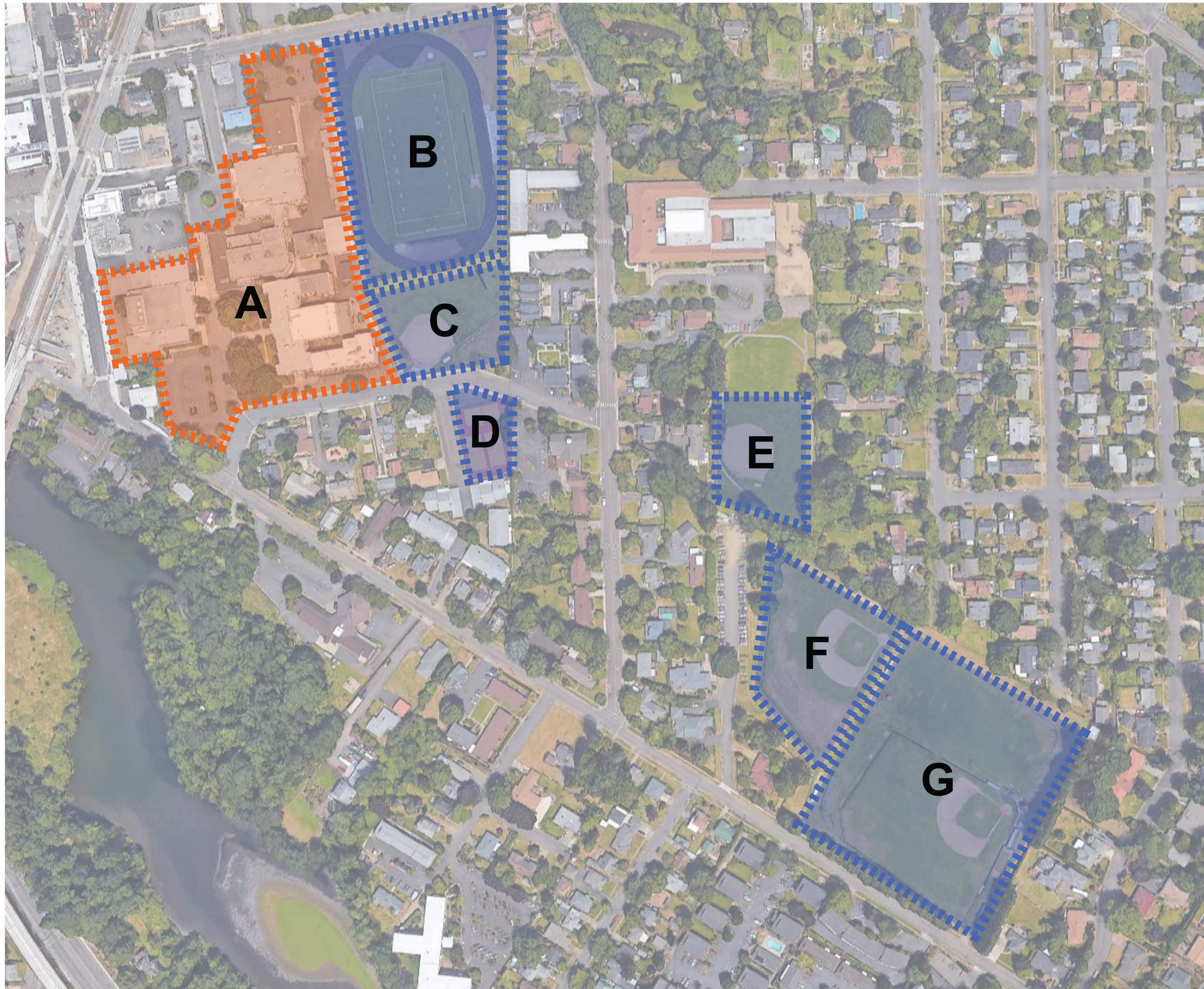
3J CONSULTING, INC.

Dull Olson Weekes – IBI Group Architects
North Clackamas School District



Milwaukie High School – Community Meeting

Scope Diagram

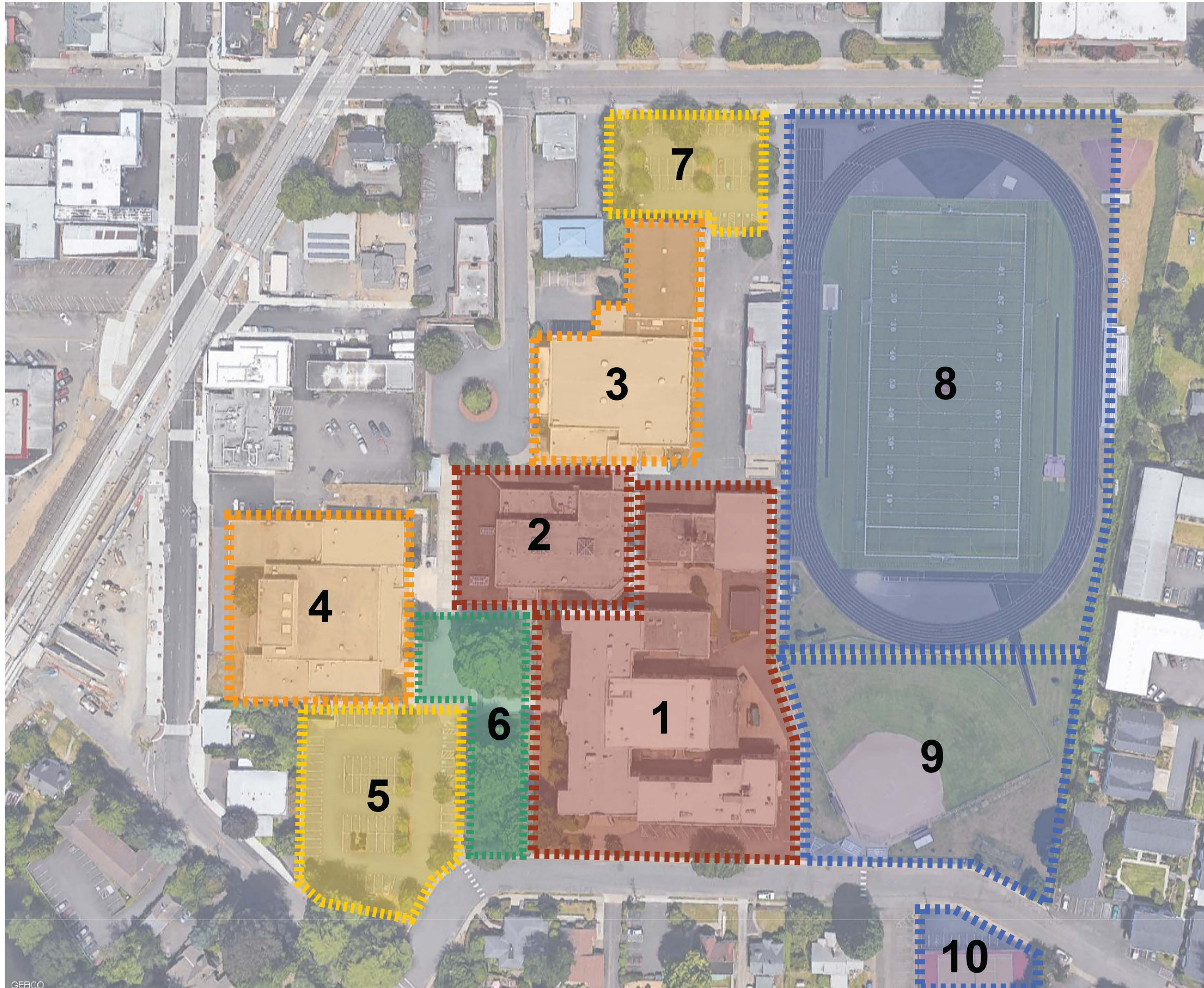


PRELIMINARY PROJECT SCOPE

- A** Campus Improvements
Main Building Replacement
(See Enlarged Diagram)
- B** Running Track Striping
Field Turf Replacement
New Stadium Scoreboards
- C** Relocate Varsity Softball Field to
Lake Road Facility
Add (4) New Tennis Courts
- D** Remove Existing Tennis Courts
New Parking Lot
- E** New JV Softball Field at
Milwaukie ES
- F** New Varsity Softball Field
- G** New Varsity Baseball Field
(Relocate Field Adjacent to Soft
ball Field)




Scope Diagram | Main Campus



PRELIMINARY PROJECT SCOPE

- 1** Main Building Replacement
Remove Boiler Building and Health & Wellness Center
- 2** Commons Improvements
Kitchen Remodel
Remodel Office Area
Re-Roof Commons Building
- 3** Gym Interior Improvements
Painting, Scoreboards
Refinish Gym Flooring
New Athletic Lockers
- 4** Re-Roof Auditorium
- 5** Main Parking Lot Improvements
- 6** Main Entry Plaza Improvements
- 7** North Parking Lot Improvements
- 8** Running Track Striping
Field Turf Replacement
New Stadium Scoreboards
- 9** Remove Varsity Softball Field
(4) New Tennis Courts
- 10** Remove Existing Tennis Courts
New Parking Lot





**MILWAUKIE
HIGH SCHOOL**

**LAKE ROAD
SPORTS COMPLEX**



MILWAUKIE HIGH SCHOOL LAKE ROAD SPORTS COMPLEX

The North Clackamas School District cordially invites you to attend an Open House to discuss proposals for the new Milwaukie High School and improvements to the Lake Road Sports Complex.

The meeting will be held at the Milwaukie High School Library on Tuesday, June 27th from 6:00pm to 8:00pm.

No RSVP is required.



Brent Emberlin
15300 SE McLoughlin Blvd
Milwaukie, OR 97267

Terry Gibson
5884 SE Jennings Ave.
Jennings Lodge, OR 97267

Jennifer Harding
828 SE River Forest Court
Portland, OR 97267

Barbara Kemper
17673 SE 130th Ave.
Clackamas, OR 97015

Cyndi Lewis-Wolfram
6686 SE Montego Bay St.
Milwaukie, OR 97267

Sandra McLeod
10600 SE McLoughlin Blvd
Milwaukie, OR 97267

Pete Magnuson
17878 S. Dick Dr.
Oregon City, OR 97045

Linda Neumann
17405 SE River Rd
Milwaukie, OR 97267

Brad Olson
14115 SE McLoughlin Blvd.
Milwaukie, OR 97267

Pat Russell
15969 SE Bilquist Circle
Milwaukie, OR 97267

Fred Sawyer
14725 SE Linden Ln
Milwaukie, OR 97267

Greg Hemer
10711 SE Main Street
Miwaukie, OR 97222

Adam Argo
10712 SE Main Street
Miwaukie, OR 97222

Shannah Anderson
10713 SE Main Street
Miwaukie, OR 97222

Scott Jones
10714 SE Main Street
Miwaukie, OR 97222

Sherry Grau
10715 SE Main Street
Miwaukie, OR 97222

John Burns
10716 SE Main Street
Miwaukie, OR 97222

Kim Travis
10717 SE Main Street
Miwaukie, OR 97222

Angel Falconer
10718 SE Main Street
Miwaukie, OR 97222

Lisa Batey
10719 SE Main Street
Miwaukie, OR 97222

Wilda Parks
10720 SE Main Street
Miwaukie, OR 97222

Shane Abma
10721 SE Main Street
Miwaukie, OR 97222

Mayor Mark Gamba
10722 SE Main Street
Miwaukie, OR 97222

Lauren Loosveldt
10723 SE Main Street
Miwaukie, OR 97222

Michael Corrente
10724 SE Main Street
Miwaukie, OR 97222

Cynthia Schuster
10725 SE Main Street
Miwaukie, OR 97222

BARTHELEMY GILBERT L &
TERESA
12306 SE GUILFORD DR
MILWAUKIE, OR 97222

BECK CHEYENNE S
12366 SE GUILFORD DR
MILWAUKIE, OR 97222

BEIDECK GERALD L & VIOLETA
3740 SE LICYNTRA LN
MILWAUKIE, OR 97222

BISIO MARIO
1770 NORTH SHORE RD
LAKE OSWEGO, OR 97034

BISIO MARIO K PERS REP
3695 SE LAKE RD
MILWAUKIE, OR 97222

BITZ CAROL ANN CO-TRUSTEE
12586 SE GUILFORD DR
MILWAUKIE, OR 97222

BLAIN BILLIE MAE
12088 SE 35TH AVE
MILWAUKIE, OR 97222

BLOSSER HEATHER L
3808 SE ANGELA WAY
MILWAUKIE, OR 97267

BONDO STEPHEN R & JENAFER K
12246 SE 37TH AVE
MILWAUKIE, OR 97222

BOOTH GARY A & CAROLYN D
3321 SE ALDERCREST RD
MILWAUKIE, OR 97222

BORTOLIN STEVEN & LINDA
3705 SE LICYNTRA LN
MILWAUKIE, OR 97222

BROSSART ALEX R
3585 SE NASE CT
MILWAUKIE, OR 97222

BROWN EDWIN S & LYNNE D
3600 SE LICYNTRA LN
MILWAUKIE, OR 97222

BUDNICK MARY ELIZABETH
12543 SE BOSS LN
MILWAUKIE, OR 97222

BURRELL ALLEN DOUGLAS
TRUSTEE
12178 SE 37TH AVE
MILWAUKIE, OR 97222

CASANOVA RON DAVID &
PATRICIA E
3788 SE LAKE RD
MILWAUKIE, OR 97222

CHOW DAVID S & BARBARA P
12106 SE 35TH AVE
MILWAUKIE, OR 97222

CHURCH NICHOLAS J
3565 SE NASE CT
MILWAUKIE, OR 97222

CIFERRI SETH & LAURA
3800 SE LICYNTRA LN
MILWAUKIE, OR 97222

CITY OF MILWAUKIE
10722 SE MAIN ST
MILWAUKIE, OR 97222

CORESON SCOTT L & KAREN L
PO BOX 22423
MILWAUKIE, OR 97269

CRISAN AUGUSTIN & MARIA
12207 SE GUILFORD DR
MILWAUKIE, OR 97222

CUMMINGS NANCY B
12256 SE 37TH AVE
MILWAUKIE, OR 97222

DAVIS JON B & DARLENE D
12541 SE GUILFORD DR
MILWAUKIE, OR 97222

DEINES BRIAN M
12455 SE BOSS LN
MILWAUKIE, OR 97222

DE WITT CHARLES K & GLORIA D
PO BOX 220362
MILWAUKIE, OR 97269

DUDAS PHILLIP A
12188 SE 36TH AVE
MILWAUKIE, OR 97222

EIVERS MARCUS J & DIANA C
1881 SE EXETER DR
PORTLAND, OR 97202

ERNST CRAIG F
3808 SE LICYNTRA CT
MILWAUKIE, OR 97222

FAIRBAIRN ROBERT & JOAN D
3515 SE LAKE RD
MILWAUKIE, OR 97222

FECHTER JILL & GORDON
3210 SE ALDERCREST RD
MILWAUKIE, OR 97222

FREY GILBERT N TRUSTEE
12476 SE GUILFORD DR
MILWAUKIE, OR 97222

FRIESEN AMY D
3300 SE ALDERCREST RD
MILWAUKIE, OR 97222

GALLAGHER JEFFREY J
3211 SE ALDERCREST RD
MILWAUKIE, OR 97222

GALLAMORE LOLITA M
12689 SE BOSS LN
MILWAUKIE, OR 97222

GARVEY ALBERT E & SHANA G
3837 SE LAKE RD
MILWAUKIE, OR 97222

GARVEY RYAN L & JULI A
3805 SE LAKE RD
MILWAUKIE, OR 97222

GARVIN JAMES C & TRISHA L
12402 SE GUILFORD DR
MILWAUKIE, OR 97222

GATELY PHILLIP C & STEPHANIE
L
10333 SE 37TH AVE
MILWAUKIE, OR 97222

GIFFORD RONALD D & BEVERLY J
SWANSON
3586 SE NASE CT
MILWAUKIE, OR 97222

GRAHAM JOHN JR & JOLYAN M
PRATT-GRAHAM
3717 SE LICYNTRA LN
MILWAUKIE, OR 97222

HALL DENNIS D
12216 SE 38TH AVE
MILWAUKIE, OR 97222

HEIMS KIRK R
12251 SE 38TH AVE
MILWAUKIE, OR 97222

HENKES LAURA M TRUSTEE
12717 SE BOSS LN
MILWAUKIE, OR 97222

HOLCOMB DAVID GERALD &
SARAH RENEE
12232 SE 36TH AVE
MILWAUKIE, OR 97222

HOUSER CAROL J
12404 SE SHELL LN
MILWAUKIE, OR 97222

HUGHSON HELEN E TRUSTEE
12511 SE GUILFORD DR
MILWAUKIE, OR 97222

IGNATOWSKI JOSEPH LEONARD
CO-TRUSTEE
2408 OAK VALE CT NW
VIENNA, VA 22181

JACOBS BERNARD J & JOAN
12346 SE 38TH AVE
MILWAUKIE, OR 97222

JAKOBSON ROSANNA M
12545 SE GUILFORD DR
MILWAUKIE, OR 97222

JI TONGYOU & SHUHUA ZHAO
12751 SE BOSS LN
MILWAUKIE, OR 97222

JONES THERESA M & SAMUEL
MARK
12236 SE 37TH AVE
MILWAUKIE, OR 97222

JOSLIN PAMELA A
12179 SE 37TH AVE
MILWAUKIE, OR 97222

KARAMBELAS RANDY
CONSTANTINE TRUSTEE
12760 SE BOSS LN
MILWAUKIE, OR 97222

KAUFMAN DEREK & KARA
3555 SE LAKE RD
MILWAUKIE, OR 97222

KAYSER WILLIAM H & CRISTA D
3417 SE ALDERCREST RD
MILWAUKIE, OR 97222

KENNY JOHN F & MAY A
3575 SE NASE CT
MILWAUKIE, OR 97222

KING ISABEL BARBARA
TRUSTEE
12446 SE GUILFORD DR
MILWAUKIE, OR 97222

KNAPP MELVIN D & PEGGY L
12462 SE GUILFORD DR
MILWAUKIE, OR 97222

KOSMAS THOMAS J & KAREN S
3576 SE NASE CT
MILWAUKIE, OR 97222

KOZAR PENNY
12226 SE GUILFORD DR
MILWAUKIE, OR 97222

KYLES MOLLY FROLICH &
CHRISTOPHER
12236 SE 35TH CT
MILWAUKIE, OR 97222

LACINE JEFFREY J & CHELSI L
12315 SE 38TH AVE
MILWAUKIE, OR 97222

LANDIS MELVIN G & SANDRA M
PO BOX 22649
MILWAUKIE, OR 97269

MALVICK STEVEN W & ELLEN E
12526 SE GUILFORD DR
MILWAUKIE, OR 97222

MANN LAWRENCE C & CAROL L
3360 SE ALDERCREST RD
MILWAUKIE, OR 97222

MARTIN EDWARD J TRUSTEE
12764 SE NIXON AVE
MILWAUKIE, OR 97222

MARTIN KAREN M
884 SE 25TH AVE
GRESHAM, OR 97080

MASCOTT WILLIAM J & BONNIE J
3455 SE ALDERCREST RD
MILWAUKIE, OR 97222

MCCLURE KEVIN L
2814 SW BRIXTON AVE
GRESHAM, OR 97080

MCKEE DENNIS L & BETTY L
3634 SE LICYNTRA LN
MILWAUKIE, OR 97222

MCKINNON ELIZABETH G
12210 SE 36TH AVE
MILWAUKIE, OR 97222

MEAGHER MEGAN & MICHAEL
12571 SE GUILFORD DR
MILWAUKIE, OR 97222

MILLS LEONARD L & LISA K
3435 SE ALDERCREST RD
MILWAUKIE, OR 97222

MILWAUKIE LUTHERAN CHURCH
3810 SE LAKE RD
MILWAUKIE, OR 97222

MINER CAROL
12336 SE GUILFORD DR
MILWAUKIE, OR 97222

MITCHELL WILLIAM DEAN
12255 SE 36TH AVE
MILWAUKIE, OR 97222

MOCK LOIS ANN TRUSTEE
12554 SE SHELL LN
MILWAUKIE, OR 97222

MORRISON MIRIAM R
12626 SE BOSS LN
MILWAUKIE, OR 97222

MUELLER DAVID L & GAIL M
3409 SE ALDERCREST RD
MILWAUKIE, OR 97222

MURRAY MIRANDA M
12406 SE GUILFORD DR
MILWAUKIE, OR 97222

NORTH CLACKAMAS SD #12
4444 SE LAKE RD
MILWAUKIE, OR 97222

NORTH CLACKAMAS SD #12
12400 SE FREEMAN WAY
MILWAUKIE, OR 97222

ODELL JENELLE
3566 SE NASE CT
MILWAUKIE, OR 97222

OLSON DONNA LYNNE
12382 SE SHELL LN
MILWAUKIE, OR 97222

OWEN MICHAEL W & DAWN L
12455 SE GUILFORD DR
MILWAUKIE, OR 97222

PERSAD AMY L
12235 SE GUILFORD DR
MILWAUKIE, OR 97222

PETERSON EDDY A & PATRICIA
J
3809 SE ANGELA WAY
MILWAUKIE, OR 97222

POP ARTUR L
12565 SE BOSS LN
MILWAUKIE, OR 97222

PYRYT JOHN F
12486 SE SHELL LN
MILWAUKIE, OR 97222

QUINTANA RICHARD D &
TERESA LYNN
12209 SE 38TH AVE
MILWAUKIE, OR 97222

RAHIMI ALIREZA
3822 SE LICYNTRA LN
MILWAUKIE, OR 97222

RICE JASON C & MARIA A
12405 SE GUILFORD DR
MILWAUKIE, OR 97222

RICE RANDY J
3421 SE GUILFORD CT
MILWAUKIE, OR 97222

RICHARDS ESTHER M TRUSTEE
12166 SE 36TH AVE
MILWAUKIE, OR 97222

ROBERTSON JASON
12204 SE 35TH CT
MILWAUKIE, OR 97222

SABIN DAVID J & MARIA C
12202 SE GUILFORD DR
MILWAUKIE, OR 97222

SANMAN RODGER G & DARLENE
R
3410 SE ALDERCREST RD
MILWAUKIE, OR 97222

SANTILLI STEVEN M & CATHY J
12530 SE OATFIELD RD
MILWAUKIE, OR 97222

SCHMIDT MARION
12304 SE 38TH AVE
MILWAUKIE, OR 97222

SEAMAN CHARLES P & PEGGY E
8407 SW 58TH AVE
PORTLAND, OR 97219

SEAMAN MARK H & FRIEDA T
11839 SW 26TH PL
PORTLAND, OR 97219

SEAMAN MARK H JR
8407 SW 58TH AVE
PORTLAND, OR 97219

SHUELL JODY R
12380 SE SHELL LN
MILWAUKIE, OR 97222

SILVA ROBERTO P & SARAH S
12123 SE 36TH AVE
MILWAUKIE, OR 97222

SIMMONS EDWARD KEITH &
LAURIE ELLEN
3500 SE GUILFORD CT
MILWAUKIE, OR 97222

SMITH BARBARA C & HOWARD
LANOFF
12577 SE BOSS LN
MILWAUKIE, OR 97222

SMITH MARLENE M TRUSTEE
12215 SE 38TH AVE
MILWAUKIE, OR 97222

STORES REX A
3535 SE GUILFORD CT
MILWAUKIE, OR 97222

STOUTENBURG SHELLY
6314 NE MALLORY AVE
PORTLAND, OR 97211

TAYLOR HAROLD A &
CONCEPCION
12224 SE 38TH AVE
MILWAUKIE, OR 97222

THOMASON MONA J & BRIAN R
SHENK
3666 SE LICYNTRA LN
MILWAUKIE, OR 97222

TONDREAU FLORIENE M CO-
TRUSTEE
12432 SE GUILFORD DR
MILWAUKIE, OR 97222

TOREN HARM & SUSAN J
12623 SE BOSS LN
MILWAUKIE, OR 97222

WALL MITCHELL C & MARILYN M
PO BOX 68373
PORTLAND, OR 97268

WEINTRAUB FRANKLIN R
TRUSTEE
12216 SE GUILFORD DR
MILWAUKIE, OR 97222

WELLS STEPHANIE C BASTIN &
LANCE J
12215 SE GUILFORD DR
MILWAUKIE, OR 97222

WIENS HENRY & AUDREY DENT
12208 SE 38TH AVE
MILWAUKIE, OR 97222

WILE MARA
1347 DALTON DR
EUGENE, OR 97404

WORTHINGTON CLARENCE T &
JANE E
12124 SE 36TH AVE
MILWAUKIE, OR 97222

WRIGHT MARK O
4907 SE 51ST AVE
PORTLAND, OR 97206

WROBLEWSKI VERONICA E
8414 FORREST DR
CANTON, MI 48187

YOSHITOMI ANNE H TRUSTEE
3764 SE LICYNTRA CT
MILWAUKIE, OR 97222

ZUERN GREG D & TIFFANY A
3758 SE LICYNTRA LN
MILWAUKIE, OR 97222

ADLER DONALD H TRUSTEE
PO BOX 12507
PORTLAND, OR 97212

ADLER RESIDENTIAL
PROPERTIES LLC
PO BOX 12507
PORTLAND, OR 97212

ALLEN KAREN L
11987 SE 28TH AVE
MILWAUKIE, OR 97222

ALVARADO VICTOR E
11763 SE 33RD AVE
MILWAUKIE, OR 97222

ANDERSON JERRY A & ARIJA
11611 SE 33RD AVE
MILWAUKIE, OR 97222

ANDREW WILLIAM N
11827 SE 28TH AVE
MILWAUKIE, OR 97222

ANGELL DALE & CONNIE
11951 SE 33RD AVE
MILWAUKIE, OR 97222

ATHERTON RICHARD & ALICE
11464 SE 27TH AVE
MILWAUKIE, OR 97222

AUSTEN JONATHAN THOR &
RACHEL
11448 SE 27TH AVE
MILWAUKIE, OR 97222

BABBITT DONALD D &
CONSTANCE A
11661 SE 32ND AVE
MILWAUKIE, OR 97222

BARGENDER STEPHEN J &
JUDITH A
3105 SE LAKE RD
MILWAUKIE, OR 97222

BARRIENTOS SERGIO &
JENNIFER L
11573 SE 31ST AVE
MILWAUKIE, OR 97222

BARTON BRAD & CASSANDRA
14845 SW 100TH AVE
TIGARD, OR 97224

BERTRAND MELISSA D
3172 SE LAKE RD #27
MILWAUKIE, OR 97222

BIGGS JENNIFER KAY & LLOYD S
WOLFE III
3115 SE LAKE RD
MILWAUKIE, OR 97222

BLUESTONE & HOCKLEY RE
SERVICES
9320 SW BARBUR BLVD STE 300
PORTLAND, OR 97219

BOLEY RONALD J & VICTORIA D
11563 SE 30TH AVE
MILWAUKIE, OR 97222

BRODY BENJAMIN L
2725 SE LAKE RD
MILWAUKIE, OR 97222

BRYAN RAYMOND D
11416 SE 27TH AVE
MILWAUKIE, OR 97222

BUCKLEY KATHLEEN
11421 SE 30TH AVE
MILWAUKIE, OR 97222

BULLARD MATTHEW A
11633 SE 33RD AVE
MILWAUKIE, OR 97222

BURT BARBARA A TRUSTEE
11814 SE 28TH AVE
MILWAUKIE, OR 97222

BURT WARREN R
11667 SE 31ST AVE
MILWAUKIE, OR 97222

CAMPBELL SALLY
3128 SE LAKE RD
MILWAUKIE, OR 97222

CANNONBALL RUN LLC
2906 SE MADISON ST
MILWAUKIE, OR 97222

CARLETON MARY PATRICIA
11512 SE 27TH AVE
MILWAUKIE, OR 97222

CARTASEGNA CAROL JEAN
11973 SE 33RD AVE
MILWAUKIE, OR 97222

CHALE LUANNE KENNA
11531 SE 30TH AVE
MILWAUKIE, OR 97222

CLARK MARY S
11742 SE 32ND AVE
MILWAUKIE, OR 97222

CLAYTON ADAM E
3126 SE LAKE RD
MILWAUKIE, OR 97222

COLPO DAVID A & LYNNE M
11625 SE 27TH AVE
MILWAUKIE, OR 97222

COXEN PETER E
82-5824 NAPOOPOO RD
CAPTAIN COOK, HI 96704

CRABB LARRY BRIAN
11423 SE 30TH AVE
MILWAUKIE, OR 97222

CRONK ROBERT K
3570 SW RIVER PKWY #1711
PORTLAND, OR 97239

DAMIAN ANTHONY TRUSTEE
11846 SE 32ND AVE
MILWAUKIE, OR 97222

DAMON EMILY COLLEEN
3016 SE SELLWOOD ST
MILWAUKIE, OR 97222

DANIELSEN ANNE-LISE
11598 SE 27TH AVE
MILWAUKIE, OR 97222

DEARDORFF MARIA G
11690 SE 32ND AVE
MILWAUKIE, OR 97222

DONNERBERG GEORGE W &
LINDA A
17809 NE MARINE DR SLIP A13
PORTLAND, OR 97230

DOWELL WILLIAM L & HEATHER
D
3182 SE LAKE RD
MILWAUKIE, OR 97222

DOWNS DAVID J & KRISTA J
13114 SE KUEHN RD
MILWAUKIE, OR 97222

DURRE DAWN M
11635 SE 31ST AVE
MILWAUKIE, OR 97222

EDDY JANET C & RODGER
2582 NW LOVEJOY ST
PORTLAND, OR 97210

ESTABROOK TODD A
11659 SE 32ND AVE
MILWAUKIE, OR 97222

FAST CHRISTOPHER
3144 SE LAKE RD
MILWAUKIE, OR 97222

FAUST LAND TRUST
11571 SE 32ND AVE
MILWAUKIE, OR 97222

FIELDS JACK E & LINDA L
11593 SE 27TH AVE
MILWAUKIE, OR 97222

FISHER DEBBIE C
PO BOX 220395
MILWAUKIE, OR 97269

FLYNN CASEY R
11394 SE 27TH AVE
MILWAUKIE, OR 97222

FOSTERLING CHARLES D
TRUSTEE
11901 SE 32ND AVE
MILWAUKIE, OR 97222

FOWLER DENNIS Z
3164 SE LAKE RD
MILWAUKIE, OR 97222

FOZ ALEXANDER A & JOHANNA
K TWIGG
2636 SE GINO LN
MILWAUKIE, OR 97222

FULWIDER MICHAEL H & KATHIE
S NYE
16525 SE WARNOCK LN
MILWAUKIE, OR 97267

GAGE LYNND A
11665 SE 33RD AVE
MILWAUKIE, OR 97222

GIBSON KENDALL J & TERRI B
3015 SE SELLWOOD ST
MILWAUKIE, OR 97222

GOOD ALLISON M
11519 SE 30TH AVE
MILWAUKIE, OR 97222

GREEN DAVID
5040 SE TOLMAN ST
PORTLAND, OR 97206

GRIFFITH RANDALL SCOTT
11630 SE 27TH AVE
MILWAUKIE, OR 97222

GROSKLOS BRIAN M
11603 SE 32ND AVE
MILWAUKIE, OR 97222

GUNDERSON TIMOTHY V & TINA
M
11415 SE 30TH AVE
MILWAUKIE, OR 97222

HAMBLEY KIRK & KAYLA
3216 SE WISTER ST
MILWAUKIE, OR 97222

HASSEN HECTOR & HALA H
12798 SE NORMANDY DR
CLACKAMAS, OR 97015

HAYES LILLICE K
11637 SE 32ND AVE
MILWAUKIE, OR 97222

HEALD JANICE L TRUSTEE
1632 VILLAGE PARK PL
WEST LINN, OR 97068

HEALY RYAN & HILARY
11552 SE 32ND AVE
MILWAUKIE, OR 97222

HESPEN BRETT D & MARGARET
C
11584 SE 32ND AVE
MILWAUKIE, OR 97222

HICKMAN DARLENE ROBERTA
11580 SE 31ST AVE
MILWAUKIE, OR 97222

HUGHES RACHEL
11366 SE 27TH AVE
MILWAUKIE, OR 97222

INGELS FRANK B III
11526 SE 30TH AVE
MILWAUKIE, OR 97222

JAGER ALTON L
12106 SE 31ST PL #45
MILWAUKIE, OR 97222

JAYNES BRUCE D & SUZANNE K
12082 SE NIKLAS LN
HAPPY VALLEY, OR 97086

JOHNSON BENJAMIN A & KELLY
L SULLIVAN
11470 SE 30TH AVE
MILWAUKIE, OR 97222

JUNG DANIEL N
11676 SE 31ST AVE
MILWAUKIE, OR 97222

KAUSCH-DALE MAREN TRUSTEE
11607 SE 33RD AVE
MILWAUKIE, OR 97222

KELLEY BRIAN TY
3152 SE LAKE RD
MILWAUKIE, OR 97222

KELLY MAURA F
11636 SE 32ND AVE
MILWAUKIE, OR 97222

KLINKER JOHN W JR TRUSTEE
8700 SW 54TH AVE
PORTLAND, OR 97219

KNIGHT JAMES
10987 SE 28TH AVE
MILWAUKIE, OR 97222

KORINEK EVA M
9700 SW EAGLE CT
BEAVERTON, OR 97008

LAKE ROAD PROPERTIES LLC
2647 SE LAKE RD
MILWAUKIE, OR 97222

LAMASCUS JAMES PRESTON
11870 SE 28TH AVE
MILWAUKIE, OR 97222

LANDIS CAROL S
11363 SE 30TH AVE
MILWAUKIE, OR 97222

LANGE ANDREW E & PATRICIA R
PO BOX 22497
MILWAUKIE, OR 97269

LARKINS PAITHEN & KATHRYN
PO BOX 68076
OAK GROVE, OR 97268

LAUZON GALE S
3180 SE LAKE RD
MILWAUKIE, OR 97222

LEAMY NANCY JOAN
1235 13TH ST
PORT TOWNSEND, WA 98368

LEFORS LAURIE J
11480 SE 27TH AVE
MILWAUKIE, OR 97222

LINENKO LARRY & ANN
2705 SE LAKE RD
MILWAUKIE, OR 97222

LOKAN DENNIS G & SHEILA M
3036 SE SELLWOOD ST
MILWAUKIE, OR 97222

LOOS ROBERT K
11585 SE 32ND AVE
MILWAUKIE, OR 97222

LUFKIN JACK E
11858 SE 28TH AVE
MILWAUKIE, OR 97222

LUFT CONNIE M
10167 SE 45TH AVE
MILWAUKIE, OR 97222

MAXWELL RICHARD A
2502 LINCOLN AVE
VANCOUVER, WA 98660

MCCAUSLAND GREGORY S
2706 SE LAKE RD
MILWAUKIE, OR 97222

MCENANY SAMUEL ALBERT
771 NW ANGEL HEIGHTS RD
STEVENSON, WA 98648

MCKENNA AMBER
3120 SE LAKE RD
MILWAUKIE, OR 97222

MCKEON JOHN J
5416 SE KNIGHT ST
PORTLAND, OR 97206

MCNAUGHTON ASHLEY E
11622 SE 31ST AVE
MILWAUKIE, OR 97222

MENELY SARAH K & MATTHEW A
2816 SE LAKE RD
MILWAUKIE, OR 97222

METRO 11525 SE 32ND AVE LLC
3914 SW MARTINS LN
PORTLAND, OR 97239

MOHR RACHEL M
3168 SE LAKE RD
MILWAUKIE, OR 97222

MONTGOMERY ANN MARIE
12101 SE 33RD PL
MILWAUKIE, OR 97222

MORAN JOHN H & JENNIFER L
11693 SE 32ND AVE
MILWAUKIE, OR 97222

MORRIS TIMOTHY R & NANCY E
11548 SE 31ST AVE
MILWAUKIE, OR 97222

MULKEY WILLIAM
11654 SE 31ST AVE
MILWAUKIE, OR 97222

NELSON JANIS E
3174 SE LAKE RD
MILWAUKIE, OR 97222

NIELSEN BENJAMIN
3148 SE LAKE RD
MILWAUKIE, OR 97222

OFSTEAD HEATH T & JULIE M
11698 SE 31ST AVE
MILWAUKIE, OR 97222

OLSEN CHARLES WESLEY JR
TRUSTEE
PO BOX 4803
PARKER, CO 80134

ONCEA CHARLES W IV
11658 SE 32ND AVE
MILWAUKIE, OR 97222

PERRY ROBERT
601 SW ASHDOWN CIR
WEST LINN, OR 97068

PHILLIPS RICK DEAN
3236 SE WISTER ST
MILWAUKIE, OR 97222

RAGLAND ANDREW J &
KATHLEEN M INNES
12331 SE 25TH AVE
MILWAUKIE, OR 97222

RICHARDS CHRISTINE JOANNE
PO BOX 22856
MILWAUKIE, OR 97269

RICHARDS ELIZABETH
3202 SE LAKE RD
MILWAUKIE, OR 97222

ROUSSEAU BENJAMIN T &
LORENA A
3264 SE LAKE RD
MILWAUKIE, OR 97222

RUPP DAVID & MARYLOU
3154 SE LAKE RD UNIT 18
MILWAUKIE, OR 97222

SCHABER JOANNE M
17702 SE HOWARD ST
MILWAUKIE, OR 97222

SCOTT WILLIAM C JR &
DEBORAH L
11554 SE 27TH AVE
MILWAUKIE, OR 97222

SENGER GAYLEN J & SANDRA M
11649 SE 31ST AVE
MILWAUKIE, OR 97222

SHEARER CASSANDRA D
2716 SE LAKE RD
MILWAUKIE, OR 97222

SHEARER SHERYL J
3124 SE LAKE RD
MILWAUKIE, OR 97222

SHELBY WILLIAM C & ELVA M
11805 SE 28TH AVE
MILWAUKIE, OR 97222

SHIELDS BONNIE S
3156 SE LAKE RD
MILWAUKIE, OR 97222

SIMUKKA KYLE
2806 SE LAKE RD
MILWAUKIE, OR 97222

STAI DUWAYNE L
11917 SE 33RD AVE
MILWAUKIE, OR 97222

STANIELS EMMA
11558 SE 30TH AVE
MILWAUKIE, OR 97222

ST STEPHEN SERBIAN ORTH CH
11447 SE 27TH AVE
MILWAUKIE, OR 97222

SUMMERS STEPHEN P
3140 SE LAKE RD UNIT 11
MILWAUKIE, OR 97222

SUN I PARK
4401 FREEMONT ST NE
LACEY, WA 98516

SUTHERLAND ANDREA & JAY
3255 SE LAKE RD
MILWAUKIE, OR 97222

TESCH DOUGLAS A
319 PALOS VERDES BLVD APT
201
REDONDO BEACH, CA 90277

TESCH DOUGLAS A
3178 SE LAKE RD
MILWAUKIE, OR 97222

TOBLER RANDY E JR TRUSTEE
678 NORTH FORK RD
CHEHALIS, WA 98532

VANBERGEN GLENN ALAN
11610 SE 30TH AVE
MILWAUKIE, OR 97222

VANBERGEN KATHLEEN
11576 SE 30TH AVE
MILWAUKIE, OR 97222

VAUGHAN JANICE E CO-
TRUSTEE
PO BOX 25
COUPEVILLE, WA 98239

WACEK HAROLD J LIVING TRUST
PO BOX 171
CLACKAMAS, OR 97015

WATERMAN RONALD L &
CATHERINE L
11774 SE 32ND AVE
MILWAUKIE, OR 97222

WATSON DOROTHY
11662 SE 27TH AVE
MILWAUKIE, OR 97222

WESTERGREN CRAIG B
TRUSTEE
2711 SE LAKE RD
MILWAUKIE, OR 97222

WHEELER BARBARA E
3146 SE LAKE RD
MILWAUKIE, OR 97222

WIEGE RENE E
11855 SE 32ND AVE
MILWAUKIE, OR 97222

WILLIS BRENT T & LINDA
3277 SE LAKE RD
MILWAUKIE, OR 97222

WILSON HEIDI LAND
PO BOX 181500
CORONADO, CA 92178

YARNO SANDRA L
11448 SE 30TH AVE
MILWAUKIE, OR 97222

ZANNI LAURIE MAY
PO BOX 220044
MILWAUKIE, OR 97269

ADLER DONALD H
PO BOX 12507
PORTLAND, OR 97212

AMATO/CRAIG PROPERTIES INC
412 NE ROYAL CT
PORTLAND, OR 97232

ATHERTON RICHARD & ALICE
11464 SE 27TH AVE
MILWAUKIE, OR 97222

AUSTEN JONATHAN THOR &
RACHEL
11448 SE 27TH AVE
MILWAUKIE, OR 97222

B37 MILWAUKIE OWNER LLC
760 SW 9TH AVE STE 2200
PORTLAND, OR 97205

BACHHUBER THOMAS E JR
2236 SE WASHINGTON ST
MILWAUKIE, OR 97222

BERGERON JOYCE C
PO BOX 1338
GRESHAM, OR 97030

BERNARD SIRI
2437 SE LAKE RD
MILWAUKIE, OR 97222

BJORNSON BRIAN
621 SW MORRISON ST STE 800
PORTLAND, OR 97205

BLALOCK SHIRLEY A
2445 SE LAKE RD
MILWAUKIE, OR 97222

BLUESTONE & HOCKLEY RE
SERVICES
9320 SW BARBUR BLVD STE 300
PORTLAND, OR 97219

BLUESTONE HOMES INC
704 MAIN ST STE 301
OREGON CITY, OR 97045

BRINK JAMES E & VIVIAN J
11188 SE 27TH AVE
MILWAUKIE, OR 97222

BRYAN RAYMOND D
11416 SE 27TH AVE
MILWAUKIE, OR 97222

BUCHWALTER MARIANNE
TRUSTEE
135 SE HAWTHORNE BLVD
PORTLAND, OR 97214

CARLETON MARY PATRICIA
11512 SE 27TH AVE
MILWAUKIE, OR 97222

CHURCHILL SCOTT PERRY & N C
MONAGHAN
2708 SE MONROE ST
MILWAUKIE, OR 97222

CHURCHILL SCOTT PERRY &
NINA C M
2708 SE MONROE ST
MILWAUKIE, OR 97222

CITY OF MILWAUKIE
10722 SE MAIN ST
MILWAUKIE, OR 97222

COGGIN DANIELLE
2505 SE LAKE RD
MILWAUKIE, OR 97222

COLLINS JOHN C
11329 SE 27TH AVE
MILWAUKIE, OR 97222

COLPO DAVID A & LYNNE M
11625 SE 27TH AVE
MILWAUKIE, OR 97222

COLUMBIA PACIFIC INVSTMNT
PROP LLC
11165 SE 23RD AVE
MILWAUKIE, OR 97222

COSSETTE DANIEL L & DONNA L
2502 SE LAKE RD
MILWAUKIE, OR 97222

DANGELO VINCENT ALI
2455 SE LAKE RD
MILWAUKIE, OR 97222

DANIEL-HOFFMAN DILLON D &
KAIIA
2425 SE LAKE RD
MILWAUKIE, OR 97222

DANIELSEN ANNE-LISE
11598 SE 27TH AVE
MILWAUKIE, OR 97222

DANTAS BETO
1811 NW ROSEFINCH LN
PORTLAND, OR 97229

DECRISTOFORO MERENO
11358 SE 21ST AVE
MILWAUKIE, OR 97222

DEVILLIERS SYLVIA TRUSTEE
11177 SE 27TH AVE
MILWAUKIE, OR 97222

DUPASQUIER KATHLEEN ANN
11155 SE 27TH AVE
MILWAUKIE, OR 97222

EISWERTH BRENDAN E & TRACY
MANDEL
11009 SE 28TH AVE
MILWAUKIE, OR 97222

FIELDS JACK E & LINDA L
11593 SE 27TH AVE
MILWAUKIE, OR 97222

FISHER DEBBIE C
PO BOX 220395
MILWAUKIE, OR 97269

FLYNN CASEY R
11394 SE 27TH AVE
MILWAUKIE, OR 97222

FRANZ MARTHA S
2429 SE LAKE RD
MILWAUKIE, OR 97222

GAFFNEY JOHN W
1155 CLAYTON WAY
GLADSTONE, OR 97027

GODZYK ANDREW & BARBARA
11162 SE 23RD AVE
MILWAUKIE, OR 97222

GODZYK ANDREW & BARBARA
679 S STONEHENGE TER
WEST LINN, OR 97068

GRIFFITH RANDALL SCOTT
11630 SE 27TH AVE
MILWAUKIE, OR 97222

HARLAN DALE M
1952 NE SPINDRIFT CT
LINCOLN CITY, OR 97367

HASSEN HECTOR & HALA H
12798 SE NORMANDY DR
CLACKAMAS, OR 97015

HILLYER JANICE B LESSOR
TRUSTEE
2427 SE LAKE RD
MILWAUKIE, OR 97222

HORTON FAMILY LTD PRTRNSHP
PO BOX 145
CANBY, OR 97013

HORTON JEFFREY M
4188 SE PINEHURST AVE
MILWAUKIE, OR 97267

HUGHES RACHEL
11366 SE 27TH AVE
MILWAUKIE, OR 97222

ISOM RUSSELL DUANE
11201 SE 27TH AVE
MILWAUKIE, OR 97222

JAMES PHILIP G
2433 SE LAKE RD
MILWAUKIE, OR 97222

JENKINS SUSAN
2431 SE LAKE RD
MILWAUKIE, OR 97222

JOYCE EDWARD D
13500 SW 72ND AVE STE 210
TIGARD, OR 97223

KAFKA COLIN J & SANDRA M
2626 SE WASHINGTON ST
MILWAUKIE, OR 97222

KANA LLC
155 B AVE STE 100
LAKE OSWEGO, OR 97034

KILBY CONSTANCE L
2451 SE LAKE RD
MILWAUKIE, OR 97222

KING SANDRA J
2439 SE LAKE RD
MILWAUKIE, OR 97222

LAKE ROAD PROPERTIES LLC
2647 SE LAKE RD
MILWAUKIE, OR 97222

LEE LOUANN
2449 SE LAKE RD
MILWAUKIE, OR 97222

LEFORS LAURIE J
11480 SE 27TH AVE
MILWAUKIE, OR 97222

LIEBERT DANIEL B & KAREN K
PO BOX 2633
CLACKAMAS, OR 97015

LUPER JOSHUA K
11325 SE 27TH AVE
MILWAUKIE, OR 97222

MACLEOD CONOR M
5409 SE 37TH AVE
PORTLAND, OR 97202

MACLEOD FAMILY LLC
5409 SE 37TH AVE
PORTLAND, OR 97202

MAJORS JAMES A JR TRUSTEE
102 NE 62ND AVE
PORTLAND, OR 97213

MARSDEN CYRIL B TRUSTEE
2335 SE LAKE RD
MILWAUKIE, OR 97222

MARSH JUDITH M
2447 SE LAKE RD
MILWAUKIE, OR 97222

MATTESON BONNIE L
2453 SE LAKE RD
MILWAUKIE, OR 97222

MCKEON JOHN J
5416 SE KNIGHT ST
PORTLAND, OR 97206

MEADS DANIEL W
2046 SE LAKE RD
MILWAUKIE, OR 97222

MILWAUKIE LUMBER
INVESTMENTS LLC
13113 NE FOURTH PLAIN
VANCOUVER, WA 98682

MORSE STEVEN K
13113 NE FOURTH PLAIN BLVD
VANCOUVER, WA 98682

NAVARRO ELENA
2405 SE LAKE RD
MILWAUKIE, OR 97222

NEWBERG BRANDON C & ANNE
C
6403 SE 21ST
PORTLAND, OR 97202

NW HOUSING ALTERNATIVES INC
2316 SE WILLARD ST
MILWAUKIE, OR 97222

ODONNELL HOLDINGS LLC
PO BOX 22311
MILWAUKIE, OR 97269

OTSYULA JOHN G TRUSTEE
2514 SE LAKE RD
MILWAUKIE, OR 97222

PARK MICHAEL LEE & SHIRLEY A
2460 SE WILLARD ST
MILWAUKIE, OR 97222

RANDALL ELIZABETH & JASON
2636 SE WASHINGTON ST
MILWAUKIE, OR 97222

RIPLEY-WOOD JENNIFER C &
JEREMY E WOOD
2136 SE LAKE RD
MILWAUKIE, OR 97222

SCHABER JOANNE M
17702 SE HOWARD ST
MILWAUKIE, OR 97222

SCOTT WILLIAM C JR &
DEBORAH L
11554 SE 27TH AVE
MILWAUKIE, OR 97222

SEABORG LEONA MAY TRUSTEE
2443 SE LAKE RD UNIT 1
MILWAUKIE, OR 97222

SKIPWITH DONALD L
2435 SE LAKE RD
MILWAUKIE, OR 97222

ST JOHN THE BAPTIST
CATHOLIC CHURCH
10955 SE 25TH AVE
MILWAUKIE, OR 97222

STONE MAUREEN L
PO BOX 82545
PORTLAND, OR 97282

ST STEPHEN SERBIAN ORTH CH
11447 SE 27TH AVE
MILWAUKIE, OR 97222

THE PRESBYTERY OF
PORTLAND
2416 SE LAKE RD
MILWAUKIE, OR 97222

TRI-COUNTY METRO TRANS
DISTRICT OF OR
710 NE HOLLADAY ST
PORTLAND, OR 97232

TRI-COUNTY METRO TRANS
DISTRICT OF OR
1800 SW 1ST AVE STE 300
PORTLAND, OR 97201

WALCKER WANDA J
2441 SE LAKE RD
MILWAUKIE, OR 97222

WALKER JAY WALLACE
1213 9TH ST
WEST LINN, OR 97068

WEBER DANIEL D & KELLIE J
7115 SE FURNBERG ST
PORTLAND, OR 97222

WELCH RANDALL
2244 SE LAKE RD
MILWAUKIE, OR 97222

WHEELER RICHARD K
11380 SE 21ST AVE
MILWAUKIE, OR 97222

ADLER DONALD H
PO BOX 12507
PORTLAND , OR 97212

BLUESTONE & HOCKLEY RE SERVICES
9320 SW BARBUR BLVD STE 300
PORTLAND , OR 97219

COLLINS JOHN C
11329 SE 27TH AVE
MILWAUKIE , OR 97222

AMATO/CRAIG PROPERTIES INC
412 NE ROYAL CT
PORTLAND , OR 97232

BLUESTONE HOMES INC
704 MAIN ST STE 301
OREGON CITY , OR 97045

COLPO DAVID A & LYNNE M
11625 SE 27TH AVE
MILWAUKIE , OR 97222

ATHERTON RICHARD & ALICE
11464 SE 27TH AVE
MILWAUKIE , OR 97222

BRINK JAMES E & VIVIAN J
11188 SE 27TH AVE
MILWAUKIE , OR 97222

COLUMBIA PACIFIC INVSTMNT PROP
LLC
11165 SE 23RD AVE
MILWAUKIE , OR 97222

AUSTEN JONATHAN THOR & RACHEL
11448 SE 27TH AVE
MILWAUKIE , OR 97222

BRYAN RAYMOND D
11416 SE 27TH AVE
MILWAUKIE , OR 97222

COSSETTE DANIEL L & DONNA L
2502 SE LAKE RD
MILWAUKIE , OR 97222

B37 MILWAUKIE OWNER LLC
760 SW 9TH AVE STE 2200
PORTLAND , OR 97205

BUCHWALTER MARIANNE TRUSTEE
135 SE HAWTHORNE BLVD
PORTLAND , OR 97214

DANGELO VINCENT ALI
2455 SE LAKE RD
MILWAUKIE , OR 97222

BACHHUBER THOMAS E JR
2236 SE WASHINGTON ST
MILWAUKIE , OR 97222

CARLETON MARY PATRICIA
11512 SE 27TH AVE
MILWAUKIE , OR 97222

DANIEL-HOFFMAN DILLON D & KAIJA
2425 SE LAKE RD
MILWAUKIE , OR 97222

BERGERON JOYCE C
PO BOX 1338
GRESHAM , OR 97030

CHURCHILL SCOTT PERRY & N C
MONAGHAN
2708 SE MONROE ST
MILWAUKIE , OR 97222

DANIELSEN ANNE-LISE
11598 SE 27TH AVE
MILWAUKIE , OR 97222

BERNARD SIRI
2437 SE LAKE RD
MILWAUKIE , OR 97222

CHURCHILL SCOTT PERRY & NINA C M
2708 SE MONROE ST
MILWAUKIE , OR 97222

DANTAS BETO
1811 NW ROSEFINCH LN
PORTLAND , OR 97229

BJORNSON BRIAN
621 SW MORRISON ST STE 800
PORTLAND , OR 97205

CITY OF MILWAUKIE
10722 SE MAIN ST
MILWAUKIE , OR 97222

DECRISTOFORO MERENO
11358 SE 21ST AVE
MILWAUKIE , OR 97222

BLALOCK SHIRLEY A
2445 SE LAKE RD
MILWAUKIE , OR 97222

COGGIN DANIELLE
2505 SE LAKE RD
MILWAUKIE , OR 97222

DEVILLIERS SYLVIA TRUSTEE
11177 SE 27TH AVE
MILWAUKIE , OR 97222

DUPASQUIER KATHLEEN ANN
11155 SE 27TH AVE
MILWAUKIE , OR 97222

HARLAN DALE M
1952 NE SPINDRIFT CT
LINCOLN CITY , OR 97367

JOYCE EDWARD D
13500 SW 72ND AVE STE 210
TIGARD , OR 97223

EISWERTH BRENDAN E & TRACY
MANDEL
11009 SE 28TH AVE
MILWAUKIE , OR 97222

HASSEN HECTOR
12798 SE NORMANDY DR
CLACKAMAS , OR 97015

KAFKA COLIN J & SANDRA M
2626 SE WASHINGTON ST
MILWAUKIE , OR 97222

FIELDS JACK E & LINDA L
11593 SE 27TH AVE
MILWAUKIE , OR 97222

HASSEN HECTOR & HALA H
12798 SE NORMANDY DR
CLACKAMAS , OR 97015

KANA LLC
155 B AVE STE 100
LAKE OSWEGO , OR 97034

FISHER DEBBIE C
PO BOX 220395
MILWAUKIE , OR 97269

HILLYER JANICE B LESSOR TRUSTEE
2427 SE LAKE RD
MILWAUKIE , OR 97222

KILBY CONSTANCE L
2451 SE LAKE RD
MILWAUKIE , OR 97222

FLYNN CASEY R
11394 SE 27TH AVE
MILWAUKIE , OR 97222

HORTON FAMILY LTD PRTNRSHP
PO BOX 145
CANBY , OR 97013

KING SANDRA J
2439 SE LAKE RD
MILWAUKIE , OR 97222

FRANZ MARTHA S
2429 SE LAKE RD
MILWAUKIE , OR 97222

HORTON JEFFREY M
4188 SE PINEHURST AVE
MILWAUKIE , OR 97267

LAKE ROAD PROPERTIES LLC
2647 SE LAKE RD
MILWAUKIE , OR 97222

GAFFNEY JOHN W
1155 CLAYTON WAY
GLADSTONE , OR 97027

HUGHES RACHEL
11366 SE 27TH AVE
MILWAUKIE , OR 97222

LEE LOUANN
2449 SE LAKE RD
MILWAUKIE , OR 97222

GODZYK ANDREW & BARBARA
11162 SE 23RD AVE
MILWAUKIE , OR 97222

ISOM RUSSELL DUANE
11201 SE 27TH AVE
MILWAUKIE , OR 97222

LEFORS LAURIE J
11480 SE 27TH AVE
MILWAUKIE , OR 97222

GODZYK ANDREW & BARBARA
679 S STONEHENGE TER
WEST LINN , OR 97068

JAMES PHILIP G
2433 SE LAKE RD
MILWAUKIE , OR 97222

LIEBERT DANIEL B & KAREN K
PO BOX 2633
CLACKAMAS , OR 97015

GRIFFITH RANDALL SCOTT
11630 SE 27TH AVE
MILWAUKIE , OR 97222

JENKINS SUSAN
2431 SE LAKE RD
MILWAUKIE , OR 97222

LUPER JOSHUA K
11325 SE 27TH AVE
MILWAUKIE , OR 97222

MACLEOD CONOR M
5409 SE 37TH AVE
PORTLAND , OR 97202

NAVARRO ELENA
2405 SE LAKE RD
MILWAUKIE , OR 97222

RANDALL ELIZABETH & JASON
2636 SE WASHINGTON ST
MILWAUKIE , OR 97222

MACLEOD FAMILY LLC
5409 SE 37TH AVE
PORTLAND , OR 97202

NEWBERG BRANDON C & ANNE C
6403 SE 21ST
PORTLAND , OR 97202

RIPLEY-WOOD JENNIFER C & JEREMY
E WOOD
2136 SE LAKE RD
MILWAUKIE , OR 97222

MAJORS JAMES A JR TRUSTEE
102 NE 62ND AVE
PORTLAND , OR 97213

NORTH CLACKAMAS SD #12
12400 SE FREEMAN WAY
MILWAUKIE , OR 97222

SCHABER JOANNE M
17702 SE HOWARD ST
MILWAUKIE , OR 97222

MARSDEN CYRIL B TRUSTEE
2335 SE LAKE RD
MILWAUKIE , OR 97222

NORTHWEST HOUSING
ALTERNATIVES INC
2316 SE WILLARD ST
MILWAUKIE , OR 97222

SCOTT WILLIAM C JR & DEBORAH L
11554 SE 27TH AVE
MILWAUKIE , OR 97222

MARSH JUDITH M
2447 SE LAKE RD
MILWAUKIE , OR 97222

NW HOUSING ALTERNATIVE INC
2316 SE WILLARD
MILWAUKIE , OR 97222

SEABORG LEONA MAY TRUSTEE
2443 SE LAKE RD UNIT 1
MILWAUKIE , OR 97222

MATTESON BONNIE L
2453 SE LAKE RD
MILWAUKIE , OR 97222

NW HOUSING ALTERNATIVES INC
2316 SE WILLARD ST
MILWAUKIE , OR 97222

SKIPWITH DONALD L
2435 SE LAKE RD
MILWAUKIE , OR 97222

MCKEON JOHN J
5416 SE KNIGHT ST
PORTLAND , OR 97206

NW HOUSING ALTERNATIVES INC
2316 SE WILLARD
MILWAUKIE , OR 97222

ST JOHN THE BAPTIST CATHOLIC
CHURCH
10955 SE 25TH AVE
MILWAUKIE , OR 97222

MEADS DANIEL W
2046 SE LAKE RD
MILWAUKIE , OR 97222

ODONNELL HOLDINGS LLC
PO BOX 22311
MILWAUKIE , OR 97269

STONE MAUREEN L
PO BOX 82545
PORTLAND , OR 97282

MILWAUKIE LUMBER INVESTMENTS
LLC
13113 NE FOURTH PLAIN
VANCOUVER , WA 98682

OTSYULA JOHN G TRUSTEE
2514 SE LAKE RD
MILWAUKIE , OR 97222

ST STEPHEN SERBIAN ORTH CH
11447 SE 27TH AVE
MILWAUKIE , OR 97222

MORSE STEVEN K
13113 NE FOURTH PLAIN BLVD
VANCOUVER , WA 98682

PARK MICHAEL LEE & SHIRLEY A
2460 SE WILLARD ST
MILWAUKIE , OR 97222

THE PRESBYTERY OF PORTLAND
2416 SE LAKE RD
MILWAUKIE , OR 97222

WOOD RICHARD J & MARSHA M
2206 SE WASHINGTON ST
MILWAUKIE , OR 97222

TRI-COUNTY METRO TRANS DISTRICT
OF OR
710 NE HOLLADAY ST
PORTLAND , OR 97232

TRI-COUNTY METRO TRANS DISTRICT
OF OR
1800 SW 1ST AVE STE 300
PORTLAND , OR 97201

TRI-COUNTY MET TRANS DIST OF ORE
1800 SW 1ST AVE STE 300
PORTLAND , OR 97201

TRI-COUNTY MET TRANS DIST OF ORE
710 NE HOLLADAY ST
PORTLAND , OR 97232

WALCKER WANDA J
2441 SE LAKE RD
MILWAUKIE , OR 97222

WALKER JAY WALLACE
1213 9TH ST
WEST LINN , OR 97068

WEBER DANIEL D & KELLIE J
7115 SE FURNBERG ST
PORTLAND , OR 97222

WELCH RANDALL
2244 SE LAKE RD
MILWAUKIE , OR 97222

WHEELER RICHARD K
11380 SE 21ST AVE
MILWAUKIE , OR 97222

3J CONSULTING

5075 SW GRIFFITH DRIVE, SUITE 150
BEAVERTON, OREGON 97005
PH: (503) 946.9365
WWW.3J-CONSULTING.COM

MILWAUKIE HIGH SCHOOL
SIGN-IN SHEET
JUNE 27, 2017

NAME	ADDRESS	EMAIL & PHONE
Bob and DOLORES MAYNARD	22920 S. KAMRATH RD OREGON CITY OR 97204	maynardng@gmail.com 503-701-4540
WAYNE OSTERMAN	2005 MAVERICK DR PLUMAS LAKE CA	916-204-4315 95691
MIKE PARK	2460 SE WILLARD MILWAUKIE OR 97222	MLPARK2001@gmail.com



3J CONSULTING

5075 SW GRIFFITH DRIVE, SUITE 150
 BEAVERTON, OREGON 97005
 PH: (503) 946.9365
 WWW.3J-CONSULTING.COM

MILWAUKIE HIGH SCHOOL
 SIGN-IN SHEET
 JUNE 27, 2017

NAME	ADDRESS	EMAIL & PHONE
Ray Bryan	11416 SE 27th Ave	503-794-9357 raylbryan2@gmail.com
Donal & Skipwith	2435 SE Lake	503-303-5438 nmskip@gmail.com
Lisa Batey	11912 SE 19th Ave	lisabatey@msn.com
chelsea botteron		chelseabotteron@gmail.com
Kim Kerr	22821 SE Tillstrom Damascus OR	kim@acmeadapters.com
Rene-Wiege MARTIN CASILLAS	11855 SE 32nd Ave	renew25@gmail.com
JIM OSTERMAN	28150 N ALMA SCHOOL PARKWAY SCOTTSDALE AZ	JSOVENTURES@GMAIL.COM



3J CONSULTING

5075 SW GRIFFITH DRIVE, SUITE 150
 BEAVERTON, OREGON 97005
 PH: (503) 946.9365
 WWW.3J-CONSULTING.COM

MILWAUKIE HIGH SCHOOL SIGN-IN SHEET JUNE 27, 2017

NAME	ADDRESS	EMAIL & PHONE
Ceci Denovo		cecidenovo@gmail.com
Siri Bernaet	By the Tennis Courts	sribernaet@comcast.net
Yvonne McVay		yvonne.mcvay@clacohcot.com
Bill Corti	3963 SE Lake Rd Milwaukie	WillCorti@AOL.com
HAZ WACEK	P.O. BOX 171 CLACKAMAS, OR 97015	(N/A)
Stephen McMurtry	Northwest Housing Alternatives	503-654-1007 x122 mcmurtry@nwhousing.org
Freya Soper		freya411@yahoo.com



APPENDIX D – SUPPORTING REPORTS



MEMO

TO: City of Milwaukie Land Use Staff **DATE:** November 3, 2017

PROJECT NAME: Milwaukie High School Modernization

SUBJECT: Progress on the SHPO ORS 358.653 Consultation Process

Requirement

The purpose of this memo is to explain the process required by the State of Oregon for a historic building in public ownership that is proposed to be altered or demolished. Oregon Revised Statute 358.653 obligates any state agency including counties, school districts, or other political entities to consult with the State Historic Preservation Office (SHPO) in order to avoid inadvertent impacts to historic properties they steward.

Milwaukie HS is listed in the City of Milwaukie's Historic Resource Inventory as a significant property. The campus has multiple buildings and some of these are over 50 years old, triggering the State consultation process with SHPO. The process involves first determining whether the buildings to be impacted by a project are, in fact, "historic", and therefore eligible to be listed in the National Register of Historic Places. If any buildings are determined to be historic, then the agency must describe how the proposed project will impact the historic property. If the SHPO agrees that the property is either not historic, or if it is historic but will not be negatively impacted by the proposal, the consultation process is complete. However, if a proposed project will have negative impacts on a historic property, then the agency enters an agreement process with the SHPO to "mitigate" the negative impacts. Mitigation agreements are typically spelled out in a Memorandum of Agreement (MOA) and can involve other parties such as a Native American tribe, a local Landmarks Commission, or other "stakeholders." Examples of mitigation include physical historic preservation or restoration work, public education in the form of historic research and documentation, or protective covenants.

Milwaukie High School Process

Community workshops and feeder forums began as early as September 23, 2015 in the process to determine the scope of work that could be addressed in a potential replacement or renovation of Milwaukie High School/Milwaukie Academy of the Arts (MHS/MAA) if the November capital construction bond measure passed. Many other efforts to gather input from the community about the project have been carried out since then, including several forums beginning December 12, 2016 in which the opportunities and impacts of the decided replacement of the building were discussed. DOWA/IBI Architects, MHS faculty and staff, and North Clackamas School District (NCSd) have been very involved in guiding the community through the project process, and providing opportunity for public commentary and discussion.

Because Milwaukie High School was listed on the City Inventory in 1983, and because the primary high school building and other related buildings are over 50 years old, any construction proposal involving the resource triggered a State-level consultation under ORS 358.653. NCSd hired Peter Meijer Architect, PC (PMA) in March 2017 to lead the project team through this process. PMA first met with the City of Milwaukie Planning Division, DOWA/IBI Architects, and Heery Construction on April 6, 2017 to discuss the measures that should be taken throughout the project schedule in consideration of the building's historic significance. DOWA/IBI had presented its findings from an analysis of concept master plans of both a rehabilitation and a replacement of the school building to the MHS/MAA and NCSd communities at a bond forum on November 22, 2016. By the time of the first meeting with PMA, DOWA/IBI and the school district had already performed a number of outreach surveys about the project, and was beginning to understand that a replacement, rather than a renovation, of the main building at MHS would be in the community's best interest.

PMA developed a Determination of Eligibility (DOE), the first step of the consultation process, through April and May of this year. This process involved a great deal of research on the history of campus and any significant alterations that had been made to the main building since its original construction in 1925. PMA performed a campus-wide assessment of historic integrity, verifying that MHS was eligible for National Register listing due to the level of remaining integrity in the main building (despite numerous changes to it over time) as well as the nearby auxiliary boiler building, as it was also originally constructed in 1925. The DOE was completed and sent for evaluation to the Oregon State Historic Preservation Office (SHPO). PMA led a walkthrough of the building with SHPO historian Jessica Gabriel, DOWA/IBI, Heery, and MHS principal

Mark Pinder on May 12, 2017. The SHPO representative assessed the integrity of the campus, and concurred with the findings of the DOE.

In November 2017, PMA performed the second step in the consultation process, writing a Finding of Effect (FOE) outlining the impact of the proposal on the historic buildings on campus. Project drawings from DOWA/IBI were included in the documentation. PMA found the construction proposal to have an *adverse effect* because it would result in the demolition of the academic building. SHPO reviewed the FOE and concurred.

As of October 2017, PMA has been in the process of advising the project team in a Memorandum of Agreement (MOA), the third step of the consultation process, in which NCS D will negotiate an agreement with the SHPO describing the mitigation procedures that will be undertaken, and when these measures will be completed. PMA met with the project team on October 19, 2017 to discuss possible ideas for mitigation. Mitigation will likely include some version of stipulations in the following categories:

- A. State-level documentation including exterior and interior digital photography prior to demolition;
- B. Physical history and interpretation including interpretive displays and information to be located on campus;
- C. Digital research and interpretation including historic background and research materials available online; and
- D. Artifacts which will be salvaged and re-purposed from the old academic building.

The agreement is expected to be signed within the next two to three months.

by: Kristen Minor and Marion Rosas

cc: NCS D
IBI/DOWA
HEERY
File

OREGON SHPO CLEARANCE FORM

Findings of Effect

Do not use this form for ODOT or Federal Highway projects or to record archaeological sites

This form is for: **federal** cultural resource reviews (Section 106); **state** cultural resource reviews (ORS 358.653)

SECTION 1: PROPERTY INFORMATION

SHPO Case Number:

Property Name: Milwaukie High School

Street Address: 11300 SE 23rd Avenue

City: Milwaukie

County: Clackamas County

Agency Project #

Project Name: Milwaukie High School Modernization

If there is not a street address, include the Township, Range, and Section, cross streets, or other address description

Owner: Private Local Gov State Gov Federal Gov Other: School District

Are there one or more buildings or structures? YES NO – If no, skip to Section 2 and append photo(s)

Is the property listed in the National Register of Historic Places? YES – Individually YES – In a district NO

Original Construction date: 1925 Check box if date is estimated

Siding Type(s) and Material(s): painted concrete stucco Window Type(s) and Material(s): aluminum double-hung & fixed

Has the property been physically altered? No Alterations Few Alterations Major / Many Alterations

SECTION 2: APPLICANT DETERMINATION OF ELIGIBILITY - Check the appropriate box

The purpose of this review is to avoid impacts to properties that are "eligible" (historic) or already listed in the National Register of Historic Places. Fully establishing historic significance can be very costly and time consuming. Therefore initial evaluations are based on age (50 years or greater) and integrity (historic appearance), which are the minimum qualifications for listing in the National Register. Additional documentation may be needed further in the process, but typically initial evaluations allow the review process to proceed expeditiously.

The property is considered **Eligible** at this time because it is already listed in the National Register **or**

- is at least 50 years old **and** retains its historic integrity (minimal alterations to key features)
- has potential significance (architectural or historical)

The property is considered **Not Eligible** at this time because it:

- is less than 50 years old **or** is 50 years or older but there have been major alterations to key features
- is known to have no significance, based on National Register-level documentation and evaluation

SECTION 3: APPLICANT DETERMINATION OF EFFECT - Check the appropriate box

The project has **NO EFFECT** on historic properties, either because there is no eligible property involved or because the property will not be impacted physically or visually.

The project will have a minor impact on a property that is eligible or already listed in the National Register, and therefore there is **NO ADVERSE EFFECT**. Minor impacts include replacement of some, but not all, siding, doors, or windows, etc.

The project will have a major impact on a property that is eligible or already listed in the National Register, therefore there is an **ADVERSE EFFECT**. Major impacts include full or partial demolition, complete residing, full window replacement, etc.

STATE HISTORIC PRESERVATION OFFICE COMMENTS – Official use only

Eligibility: Concur with the eligibility determination above.
 Do not concur with the eligibility determination above.

Effect: Signed: _____ Date: _____

RLS

ILS

CONTACT INFORMATION STAMP

Comments:

OREGON SHPO CLEARANCE FORM

Findings of Effect

Do not use this form for ODOT or Federal Highway projects or to record archaeological sites

SECTION 4: PREVIOUS ALTERATIONS TO THE BUILDING OR STRUCTURE

Only complete this section for buildings that are 50 years old or older. Describe any alterations that have already occurred to the building, such as material replacement, including siding, windows, and doors; any additions, including garages; and any removal or addition of architectural details, such as brackets, columns, and trim. Provide estimated dates for the work. Attach additional pages as necessary.

Please see Determination of Eligibility documentation

SECTION 5: PROJECT DESCRIPTION

Describe what work is proposed, including what materials will be used and how they will be installed. Specifically identify what historic materials will be retained, restored, replaced, or covered. Include drawings, photos, cut sheets (product descriptions), additional sheets, and other materials as necessary. For vacant lots, please describe the intended use.

The North Clackamas School District proposal for Milwaukie High School is to replace the primary academic building with a new classroom building, retaining on campus the existing Performing Arts building, Commons building, and Gymnasium complex. The Commons and Gym will be renovated, and the Performing Arts Auditorium will be re-roofed. Parking areas are to be added or reconfigured along the south side of the site, and the existing open entry plaza and landscaping area south of the Commons building is to be reconfigured. See Continuation sheets for more specific information.

SECTION 6: FUNDING SOURCE

ARRA FCC FERC HUD ODOE USDARD USFS
 Other: _____

SECTION 7: AGENCY CONTACT INFORMATION

Name of Organization Submitting the Project: North Clackamas School District

Project Contact Name and Title: Matthew Utterback, Superintendent

Street Address, City, Zip: 12400 SE Freeman Way, Milwaukie, OR 97222

Phone:

Email:

Date of Submission:

SECTION 8: ATTACHMENTS

REQUIRED

3 – 4, color, 4 x 5 photographs of the subject property, digital or print.
One photo is sufficient for vacant property

AS NEEDED

Contact SHPO staff with questions

Project area map, for projects including more than one tax lot

Additional drawings, reports, or other relevant materials

Continuation sheet for sections 4 or 5, or additional context to determine National Register Eligibility.

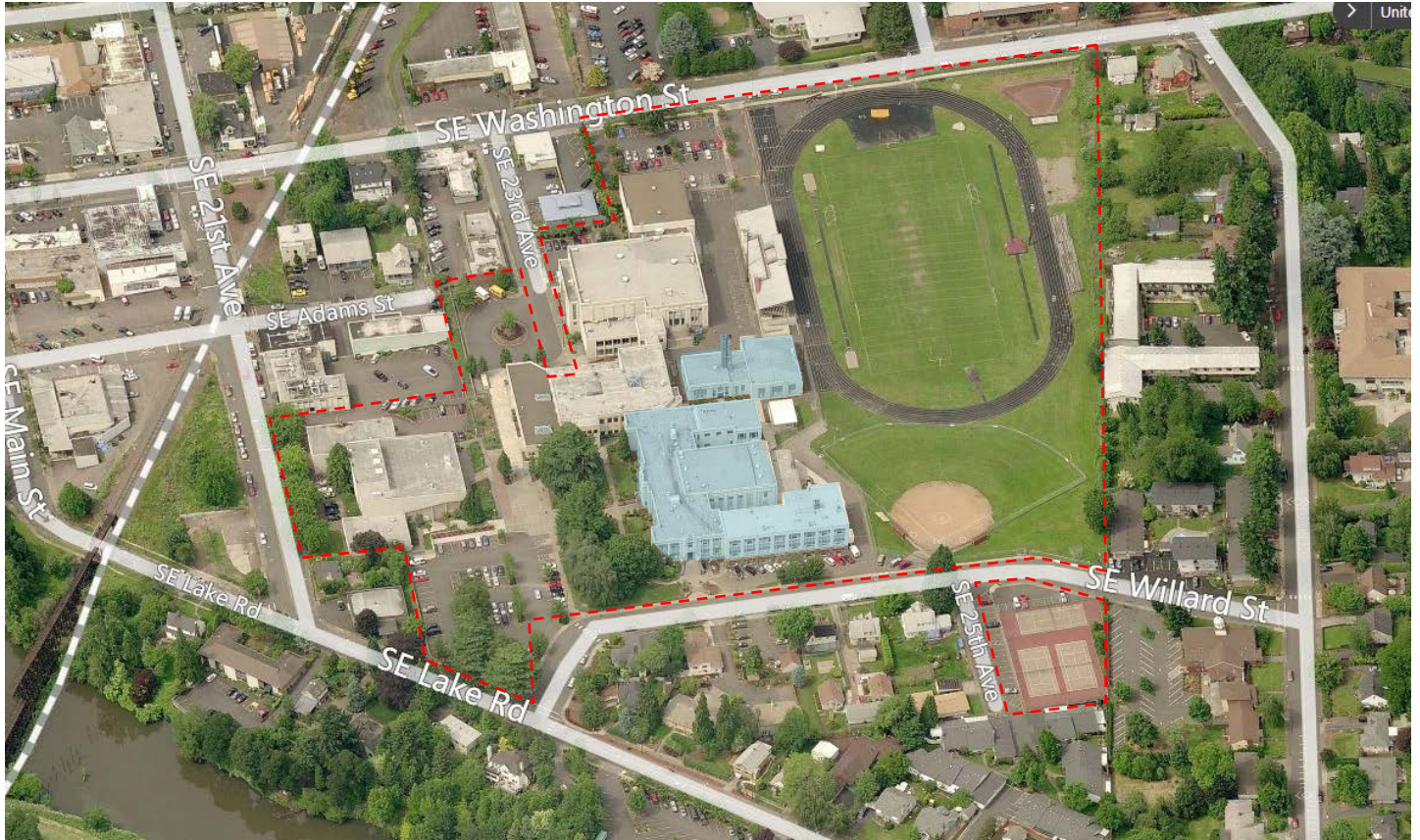
SHPO Mailing Address: Review and Compliance, Oregon SHPO, 725 Summer St. NE, Suite C, Salem, OR 97301
Documents meeting all aspects of the digital submission policy may be submitted by email to
ORSHPO.Clearance@oregon.gov

OREGON SHPO CLEARANCE FORM CONTINUATION SHEET

Do not use this form for ODOT, Federal Highway projects or to record archaeological sites

CONTINUATION SHEET

- Include additional documentation for Section 4 or 5 as necessary. Attach maps, drawings, and reports as needed to illustrate current conditions and the planned project. If submitting this form by email, photos and maps may be inserted into continuation sheets.
- If completing a complete Determination of Eligibility (DOE) or Finding of Effect (FOE), use continuation sheets as necessary or include appendixes.



View 1: "Bird's-eye" view of the Milwaukie High School campus taken from Bing Maps (2017). The school's property line is dashed in red. The primary academic building and boiler building are highlighted with blue.

Introduction:

This Level of Effect finding discusses the effect of the proposed project on Milwaukie High School, in Clackamas County, Oregon. The property was found eligible for listing on the National Register in 1983, and an updated Determination of Eligibility (2017) still finds the property eligible. The property is locally listed in the City of Milwaukie's Historic Resource Inventory as a "significant property." Reasons for significance are not specifically stated in the 1983 cultural resource survey form, but the current DoE finds the primary building and its associated boiler room building potentially eligible for the National Register under criterion C, for their architectural merit.

Project Description: summary

The project is to replace the primary academic high school building with a new academic building in approximately the same location. The industrial arts/ boiler building will be removed, and both the commons building and the performing arts auditorium will be re-roofed. Interior work is proposed for the gymnasium building and the commons. Site work includes track and field upgrades, new parking lots and upgrades to existing lots, and a new entry plaza.

OREGON SHPO CLEARANCE FORM CONTINUATION SHEET

Do not use this form for ODOT, Federal Highway projects or to record archaeological sites

Identification and Description of the Historic Resource:

The first building on the current Milwaukie High School campus, a three-story Art Deco style academic classroom building facing east, was completed in 1925. At the same time, the original boiler room building was constructed just north of the school building. The school was at that time called Milwaukie Union High School. The gymnasium building, north of the original boiler building, was constructed in 1938 in a complementary design.

Milwaukie High School's primary and original building, along with the much smaller boiler building, was designed by Francis Marion Stokes, a highly regarded Portland architect specializing in schools. F. M. Stokes was also responsible for the design of the 1938 gymnasium as well as some of the later additions to the primary building and the boiler building. All of these structures have been significantly altered.

Previous Alterations:

[Section 4: PREVIOUS ALTERATIONS TO THE BUILDING OR STRUCTURE]- See Determination of Eligibility.

Full Project Description:

[Section 5: PROJECT DESCRIPTION]

The most substantial work proposed at the high school campus is the removal of the primary academic building to make way for a new, modern high school building. The existing Health & Wellness Center/ Boiler Building and the track storage outbuilding will be demolished to make way for a new event plaza north of the new building. In scale and orientation the new building will be similar to the old, with its primary western volume occupying a similar position as the existing high school and secondary wings extending back towards the east. Although the new academic building recalls some historic features from the original building—such as two-story vertical window openings—the overall character of the new building exhibits a more modern appearance. Its exterior facades will be finished with brick veneer, concrete masonry, prefinished metal paneling, and prefinished metal siding. A prefinished sheet metal fascia runs along the perimeter of the roof on all elevations.

The first floor is differentiated from the upper two levels on most of the facades of the building by the use of charcoal-colored CMU. The south façade of the new building, fronting SE Willard Street, is the most regularized, with a pattern of grouped two-story window openings and a consistent use of materials (brick). Other facades are more playful with various placements of metal siding, metal panel, and brick. On the western (main) façade, a metal canopy extends over the main entrance doors—part of an aluminum curtain wall window system—toward the northern end of this elevation. The central portion of the façade, marking the location of the Media Center Reading Area, protrudes out from the western façade and is accented by the darker color of its metal siding. The central and southern sections of the upper two levels display a double-height aluminum storefront window system with vertical sunshades and metal spandrels. Where windows occur in the brick surfaces, the header condition includes a soldier course and the sill is precast concrete.

The northwestern corner of the new academic building connects directly to the existing Commons Building. The northern wing of the new building is two stories in height and will face a three-sided courtyard space on the south. With the removal of the boiler building/ Health center, the north side of the building will also face a new event plaza space formed by the gym and grandstand at the north, the running track and field at the east, and the Commons building at the west.

A limited number of changes are to be made to the exterior facades of the other campus buildings in this project. One notable alteration to the Commons building is the possible replacement of the exterior stucco finish in some areas with metal wall panel. If the budget prevents replacement of any stucco areas with metal panel, the existing stucco finishes will be repaired and painted. A new storefront entry system is to be inserted

OREGON SHPO CLEARANCE FORM CONTINUATION SHEET

Do not use this form for ODOT, Federal Highway projects or to record archaeological sites

in the south façade of the building for the relocated student health center, and the existing concrete ramps on the western side of the Commons Building will be demolished. The existing stairwell and skybridge on the southeast corner of the Commons Building will also be removed to make way for a connection to the new building.

The number of parking spaces is to be increased on the western main lot, and two new lots will be constructed directly north and south of SE Willard Street east of the new building. The western lot was also expanded to accommodate a location for parents to drop off and pick up their students. The new design will create a safer and more efficient bus drop-off and pick-up zone along SE Willard Street south of the new building.

Finally, the track will be resurfaced and striped, a new stadium scoreboard will be installed towards the north end of the track, and the field within the track will receive new turf. The primary entry plaza for the campus, just west of the new building, will be designed with seating, hardscape, and landscaping.

Public Involvement/ Coordination:

A Milwaukie High School staff meeting was held on September 23, 2015 to discuss the potential for new construction to the main academic building at Milwaukie High School/ Milwaukie Academy of the Arts if a capital construction bond measure were to be passed. The bond measure would allocate money to the North Clackamas School District to fund necessary construction projects to schools, including the high school.

A series of community workshops were subsequently held from late 2015 into late 2016, in order to gauge community support for the District's bond campaign and to determine whether the existing buildings should be renovated or replaced. These included a forum held at Clackamas High School on October 6, 2015 in which more than a dozen attendees voted unanimously for demolishing the MHS academic building to make way for a modern replacement. They were told that replacing MHS would allow for the opportunity to create a new school building that would last for 90 years, could be designed to the community's standards, and would still honor the history of the existing 1925 building. Another forum for the feeder community was held on October 12, 2016. At this meeting, community members were able to provide their input on various bond proposals, ranging between \$300 million and \$486 million. Approximately twenty other additional community forums were held at a number of feeder schools in the District.

Ballot measure 3-487 was passed in the November 8, 2016 election, implementing the capital construction bond that would give \$433 million to the North Clackamas School District with a zero-tax rate increase to the public. In response to this, Milwaukie High School and the NCSD held a bond forum on November 22, 2016 to collect input on whether finances should be spent on a renovation to the existing building or on a complete replacement of it. The architects of the firm that were hired for the project—DOWA/ IBI Group Architects—presented findings from their analysis of concept master plans of both scenarios. The firm advised the School District to demolish the classroom building because a replacement of it would be more economical, would promote a more suitable learning environment, and could avoid construction limitations while still integrating its historical context. After the presentation, the community was asked to answer the question, "Should we replace or renovate Milwaukie High School and why?", and responses to this question were recorded.

A total of 337 people from the School District as a whole participated in this bond forum survey, of which 302 were web respondents and 35 were paper respondents. These respondents were asked to vote for either a replacement or renovation of the MHS classroom building and to provide an explanation for their decision. Specifically, participants were asked, "Why did you select either to replace or remodel MHS? If you don't know, what more would you like to know?" Thirty-one participants (8.3%) voted 'I don't know', 69 participants (18.5%) voted for the remodel, and 273 participants (73.2%) voted for a replacement of the school building. The NCSD superintendent Matthew Utterback also conducted a paper survey with the MHS staff regarding the same question. One person voted for either option, 7 for the remodel, and 46 voted for the replacement of the building.

OREGON SHPO CLEARANCE FORM CONTINUATION SHEET

Do not use this form for ODOT, Federal Highway projects or to record archaeological sites

There had been a majority consensus that the main building should be replaced over the course of these meetings. After reading community comments and hearing the architects' recommendations, the MHS/MAA Design Team and the Bond Steering Community voted unanimously to replace the classroom structure at a meeting on November 29, 2016.

Subsequently, a bond feeder community forum was held on December 12, 2016 from 6:30 to 8 pm in the MHS library. This MHS/MAA community meeting resulted in an 84% vote to replace the main classroom building. It began with an introductory overview of the purpose, process, scope of the work, and project timeline. DOWA presented their findings from the November 22 forum survey in 2015. A request for community input was handed out at this meeting in the form of feedback cards, providing the opportunity for the MHS/MAA community members to provide input on the design of the new or renovated building. There was an opportunity toward the end of the meeting for the community to ask questions about construction logistics, timing, and safety. In the course of the next month the NCSO Community Oversight Committee would meet, a website holding information about the bond measure and construction efforts would be set up, and the Committee would also meet with the Design team to start planning the project. The main building at Milwaukie High School would undergo hazardous material abatement, demolition and new construction beginning in summer/ fall of 2018.

The design phase began April 2017. Since then, a Milwaukie High School Bond Community Meeting was held on May 24, 2017 and another on June 27, 2017 at the MHS Library to show the community some initial sketches and designs of the new building layout, present timelines for the project, and allow the community a chance to ask questions. More meetings with the community are scheduled for various phases of the project to work out a mitigation process as a response to the building replacement decision.

Evaluation of Effects: Archaeological

No archaeological survey has been carried out on the site relative to this project. The contractor will be trained in protocol for inadvertent discoveries at the site prior to any site work.

Evaluation of Effects: Architectural

The project removes the two oldest buildings on the site, the primary building and the auxiliary boiler room building, both built in 1925. The proposal overall does retain an original part of the 1938 gymnasium, enabling its south entry façade and steps to be better seen and experienced as one wall of a new larger event plaza. Though the gym itself cannot be considered a fully contributing resource to the original Milwaukie High School due to its loss of integrity, the steps and exterior wall of the oldest part of the gymnasium do convey the style and character of the older 1924 buildings, and were also designed by F.M. Stokes.

It is the determination of the North Clackamas School District in consultation with Peter Meijer Architect, PC, that the proposed project will adversely affect the building through demolition, including the loss of remaining character-defining features of the primary building and of the associated boiler room building, that make the building eligible for listing on the National Register of Historic Places as an individually-listed resource.

Conclusion:

It is the determination of the North Clackamas School District that the proposed project, the removal of the original boiler room building and the replacement of the primary academic building with a new academic high school building, would result in an adverse effect to the National Register-eligible Milwaukie High School. We request your concurrence on a Finding of Adverse Effect for impacts to the resource.

OREGON SHPO CLEARANCE FORM

Determination of Eligibility

Do not use this form for ODOT or Federal Highway projects or to record archaeological sites

This form is for: federal cultural resource reviews (Section 106); state cultural resource reviews (ORS 358.653)					
SECTION 1: PROPERTY INFORMATION				SHPO Case Number:	
Property Name: Milwaukie High School					
Street Address: 11300 SE 23 rd Avenue					
City: Milwaukie			County: Clackamas County		
Agency Project #			Project Name: Milwaukie High School Modernization		
<i>If there is not a street address, include the Township, Range, and Section, cross streets, or other address description</i>					
Owner:	<input type="checkbox"/> Private	<input type="checkbox"/> Local Gov	<input type="checkbox"/> State Gov	<input type="checkbox"/> Federal Gov	<input checked="" type="checkbox"/> Other: School District
Are there one or more buildings or structures?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO – If no, skip to Section 2 and append photo(s)			
Is the property listed in the National Register of Historic Places?		<input type="checkbox"/> YES – Individually <input type="checkbox"/> YES – In a district <input checked="" type="checkbox"/> NO			
Original Construction date: 1925 <input type="checkbox"/> Check box if date is estimated					
Siding Type(s) and Material(s): painted concrete stucco			Window Type(s) and Material(s): aluminum double-hung & fixed		
Has the property been physically altered?		<input type="checkbox"/> No Alterations <input type="checkbox"/> Few Alterations <input checked="" type="checkbox"/> Major / Many Alterations			
SECTION 2: APPLICANT DETERMINATION OF ELIGIBILITY - Check the appropriate box					
<i>The purpose of this review is to avoid impacts to properties that are "eligible" (historic) or already listed in the National Register of Historic Places. Fully establishing historic significance can be very costly and time consuming. Therefore initial evaluations are based on age (50 years or greater) and integrity (historic appearance), which are the minimum qualifications for listing in the National Register. Additional documentation may be needed further in the process, but typically initial evaluations allow the review process to proceed expeditiously.</i>					
<input checked="" type="checkbox"/> The property is considered Eligible at this time because it is already listed in the National Register or					
<ul style="list-style-type: none"> • is at least 50 years old and retains its historic integrity (minimal alterations to key features) • has potential significance (architectural or historical) 					
<input type="checkbox"/> The property is considered Not Eligible at this time because it:					
<ul style="list-style-type: none"> • is less than 50 years old or is 50 years or older but there have been major alterations to key features • is known to have no significance, based on National Register-level documentation and evaluation 					
SECTION 3: APPLICANT DETERMINATION OF EFFECT - Check the appropriate box					
<input type="checkbox"/> The project has NO EFFECT on historic properties, either because there is no eligible property involved or because the property will not be impacted physically or visually.					
<input type="checkbox"/> The project will have a minor impact on a property that is eligible or already listed in the National Register, and therefore there is NO ADVERSE EFFECT . Minor impacts include replacement of some, but not all, siding, doors, or windows, etc.					
<input type="checkbox"/> The project will have a major impact on a property that is eligible or already listed in the National Register, therefore there is an ADVERSE EFFECT . Major impacts include full or partial demolition, complete residing, full window replacement, etc.					
STATE HISTORIC PRESERVATION OFFICE COMMENTS – Official use only					
Eligibility: <input type="checkbox"/> Concur with the eligibility determination above. <input type="checkbox"/> Do not concur with the eligibility determination above.					
Effect: Signed: _____ Date: _____					
				RLS	
				ILS	
CONTACT INFORMATION STAMP					
Comments:					

OREGON SHPO CLEARANCE FORM

Determination of Eligibility

Do not use this form for ODOT or Federal Highway projects or to record archaeological sites

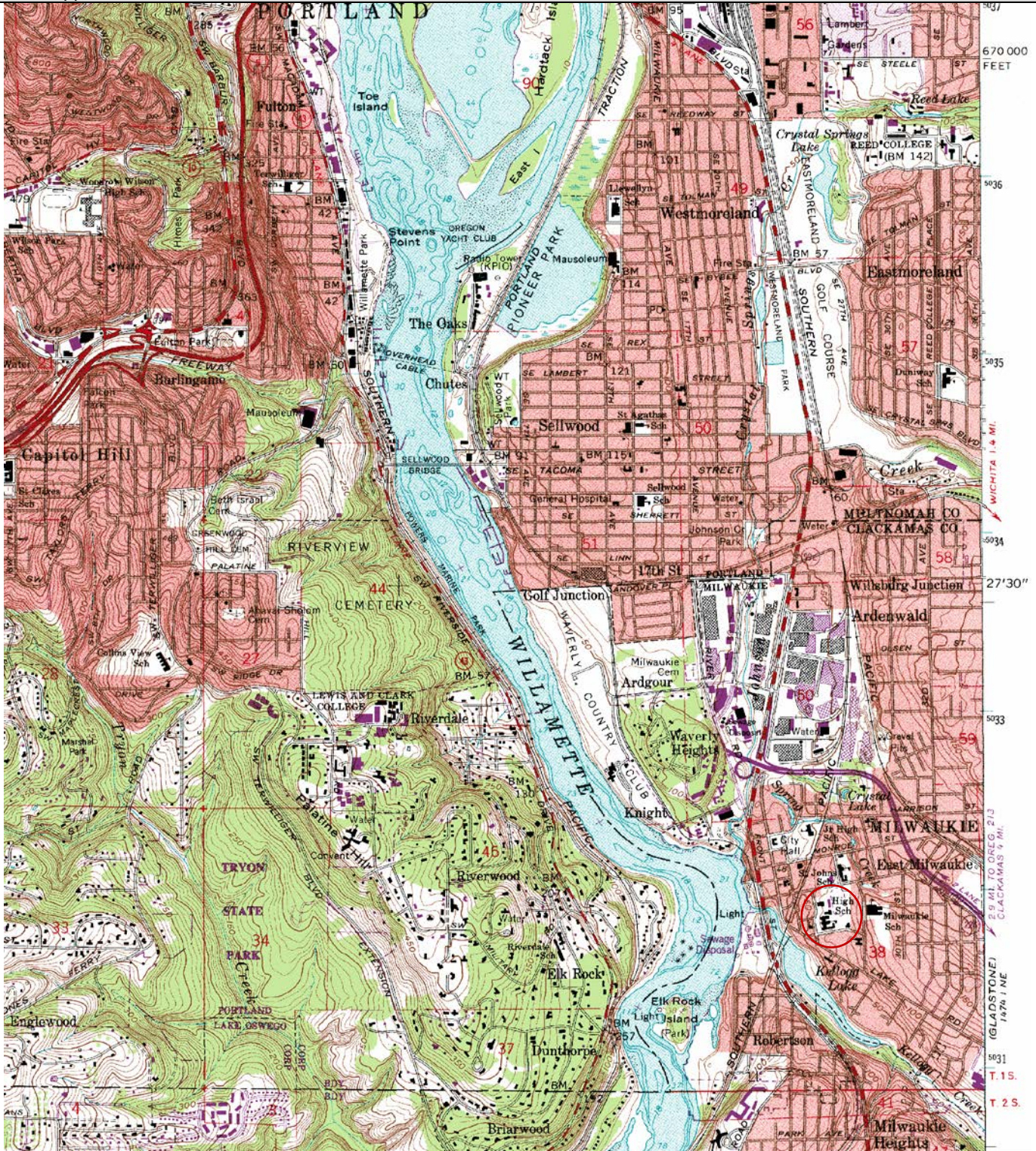
SECTION 4: PREVIOUS ALTERATIONS TO THE BUILDING OR STRUCTURE	
<i>Only complete this section for buildings that are 50 years old or older. Describe any alterations that have already occurred to the building, such as material replacement, including siding, windows, and doors; any additions, including garages; and any removal or addition of architectural details, such as brackets, columns, and trim. Provide estimated dates for the work. Attach additional pages as necessary.</i>	
<p>Please see continuation sheets for Section 4 (page 10).</p>	
SECTION 5: PROJECT DESCRIPTION	
<i>Describe what work is proposed, including what materials will be used and how they will be installed. Specifically identify what historic materials will be retained, restored, replaced, or covered. Include drawings, photos, cut sheets (product descriptions), additional sheets, and other materials as necessary. For vacant lots, please describe the intended use.</i>	
<p>Section 5 to be added in Findings of Effect phase.</p>	
SECTION 6: FUNDING SOURCE	
<input type="checkbox"/> ARRA <input type="checkbox"/> FCC <input type="checkbox"/> FERC <input type="checkbox"/> HUD <input type="checkbox"/> ODOE <input type="checkbox"/> USDARD <input type="checkbox"/> USFS <input type="checkbox"/> Other: _____	
SECTION 7: AGENCY CONTACT INFORMATION	
Name of Organization Submitting the Project: North Clackamas School District	
Project Contact Name and Title: Matthew Utterback, Superintendent	
Street Address, City, Zip: 12400 SE Freeman Way, Milwaukie, OR 97222	
Phone: _____	Email: _____
Date of Submission: _____	
SECTION 8: ATTACHMENTS	
REQUIRED	<input type="checkbox"/> 3 – 4, color, 4 x 5 photographs of the subject property, digital or print. One photo is sufficient for vacant property
AS NEEDED <i>Contact SHPO staff with questions</i>	<input type="checkbox"/> Project area map, for projects including more than one tax lot
	<input type="checkbox"/> Additional drawings, reports, or other relevant materials
	<input type="checkbox"/> Continuation sheet for sections 4 or 5, or additional context to determine National Register Eligibility.
SHPO Mailing Address: Review and Compliance, Oregon SHPO, 725 Summer St. NE, Suite C, Salem, OR 97301 Documents meeting all aspects of the digital submission policy may be submitted by email to ORSHPO.Clearance@oregon.gov	

OREGON SHPO CLEARANCE FORM CONTINUATION SHEET

Do not use this form for ODOT, Federal Highway projects or to record archaeological sites

CONTINUATION SHEET

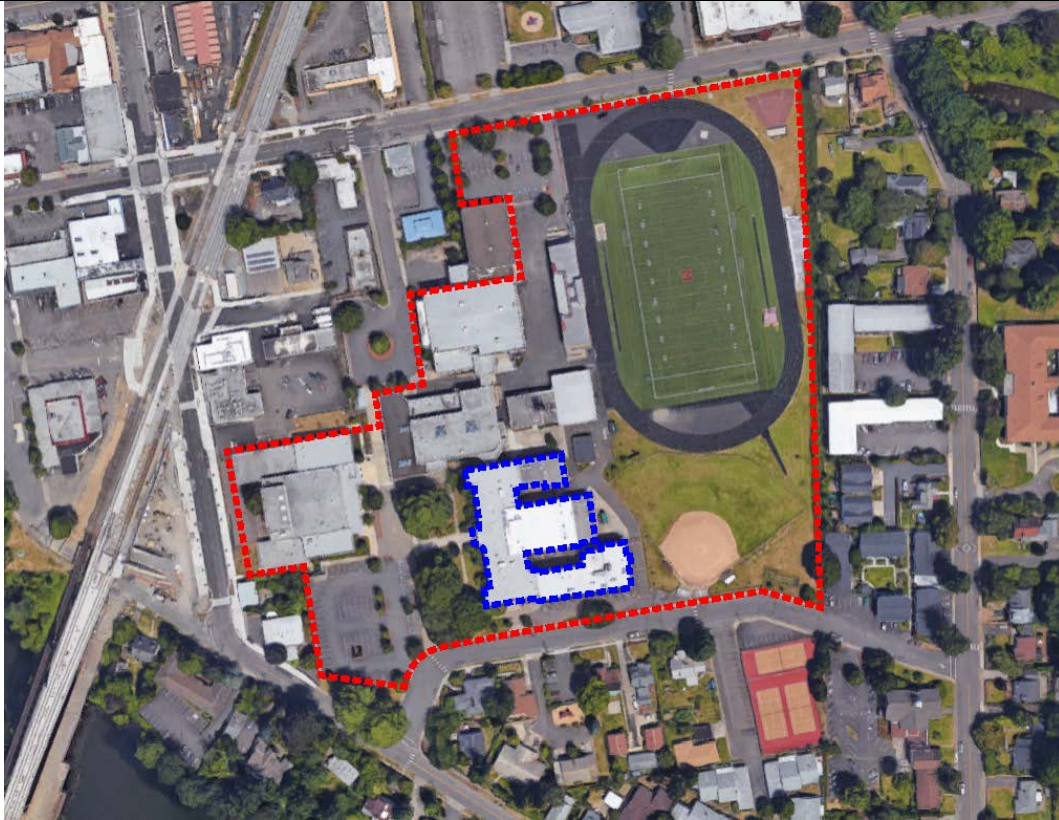
- Include additional documentation for Section 4 or 5 as necessary. Attach maps, drawings, and reports as needed to illustrate current conditions and the planned project. If submitting this form by email, photos and maps may be inserted into continuation sheets.
- If completing a complete Determination of Eligibility (DOE) or Finding of Effect (FOE), use continuation sheets as necessary or include appendixes.



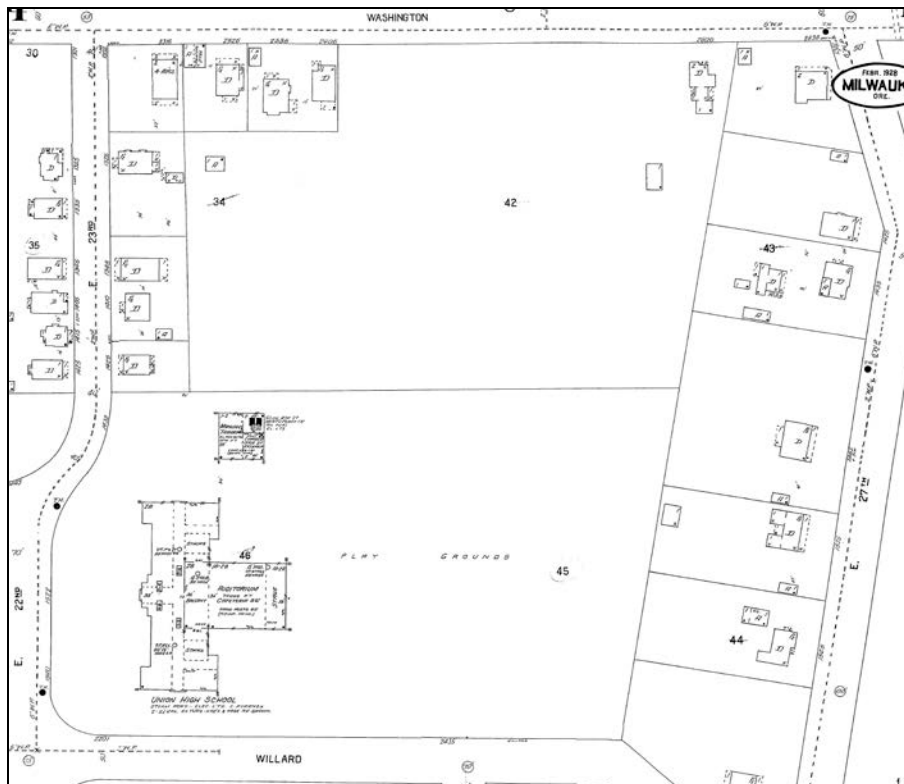
View 1: USGS Map; "Lake Oswego" quadrangle. Site is circled in red.

OREGON SHPO CLEARANCE FORM CONTINUATION SHEET

Do not use this form for ODOT, Federal Highway projects or to record archaeological sites



View 2: Site map diagram of Milwaukie High School taken from *Google Maps*. The school's approximate property line is in red. The main academic building is outlined in blue.



View 3: Sanborn Map of Milwaukie Union High School, 1928

OREGON SHPO CLEARANCE FORM CONTINUATION SHEET

Do not use this form for ODOT, Federal Highway projects or to record archaeological sites



View 4: 1926 photo of Milwaukie Union High School, taken from the front page of *The Milwaukie Review*.



View 5: Front entry of Milwaukie Union High School (left: c1940, North Clackamas School District; right: 1956, *Oregon Historical Society* archives)

OREGON SHPO CLEARANCE FORM CONTINUATION SHEET

Do not use this form for ODOT, Federal Highway projects or to record archaeological sites



View 6: 1965 view of Milwaukie Union High School, Oregon Historical Society archives



View 7: A photograph looking east at the current Milwaukie High School's main façade

OREGON SHPO CLEARANCE FORM CONTINUATION SHEET

Do not use this form for ODOT, Federal Highway projects or to record archaeological sites



View 8: The southern façade of the Commons Building that includes Administration offices and guidance services.



View 9: A portion of the southern façade of the gymnasium, the oldest section of this building.

OREGON SHPO CLEARANCE FORM CONTINUATION SHEET

Do not use this form for ODOT, Federal Highway projects or to record archaeological sites



View 10: At left: looking up at the south side of the paired chimneys at the Arts & Crafts/ boiler building. At right: The eastern façade of the J.C. Lillie Auditorium.

IDENTIFICATION AND DESCRIPTION OF THE HISTORIC RESOURCE:

Description:

The existing campus is 14.65 acres and is located in Young's Addition in SE Milwaukie, Oregon. Originally, 6 ½ acres were purchased on Young's Addition, Milwaukie. The high school takes up about 3 to 4 traditional city-blocks east to west and approximately 3 blocks north to south, although the campus itself has never had a traditional city grid. There is an area of residential houses on the eastern side of campus that fills the rest of the block and fronts SE 27th Avenue.

The campus lies at a close proximity to the northern end of Kellogg Creek where the creek flows into the Willamette River. The Milwaukie/Main St. MAX Station for the Orange Line is located directly west of campus on the other side of SE 21st Avenue, and the line runs northbound along the west side of campus. SE Washington Street and SE Willard Street serve as the campus' northern and southern boundaries as they run parallel to each other, and SE 21st Avenue marks the campus' western boundary. SE 23rd Avenue—a street that was vacated in 1985 through the approval of a conditional-use permit by the City—runs south to north along the west edge of the Commons building. It ends abruptly at the northern face of the Commons building and then begins again on the southern side of campus.

As it currently stands, the main academic building of the high school is three stories in height and faces west toward the J.C. Lillie Auditorium and Performing Arts Building. It is located on the southern side of campus with the auditorium to its northwest corner, the Commons and Arts & Crafts buildings to its north, and the athletic fields to its east. The gymnasium sits on the northern side of the Commons and Arts & Crafts/ boiler building. The band building was replaced

OREGON SHPO CLEARANCE FORM CONTINUATION SHEET

Do not use this form for ODOT, Federal Highway projects or to record archaeological sites

by a concrete block storage shed, and the Student Health and Wellness Center is at the southeastern corner of the Arts & Crafts/ boiler building. Please refer to *Views 7-10*.

Behind the front façade of the main building, there are three wings that extend laterally to the east. The front section of the building contains labs, classrooms, teacher resource rooms, the main entry and lobby space, and a production room on the first floor. Its second level contains more classrooms and offices, and another computer lab. The third level contains more classrooms and teacher resource rooms. The North Wing of the main building contains a game room and student resource center on the first floor, computer labs on the second floor, and a combined total of four classrooms split between the second and third floors. The central wing of the main building contains classrooms, an auxiliary space, and custodial rooms on the first floor. The second floor contains the library's media center and small classrooms, and is double-height as the central wing does not contain a third level. The south wing contains classrooms on the first and second floors, and specialized science classrooms on the third floor.

Significance:

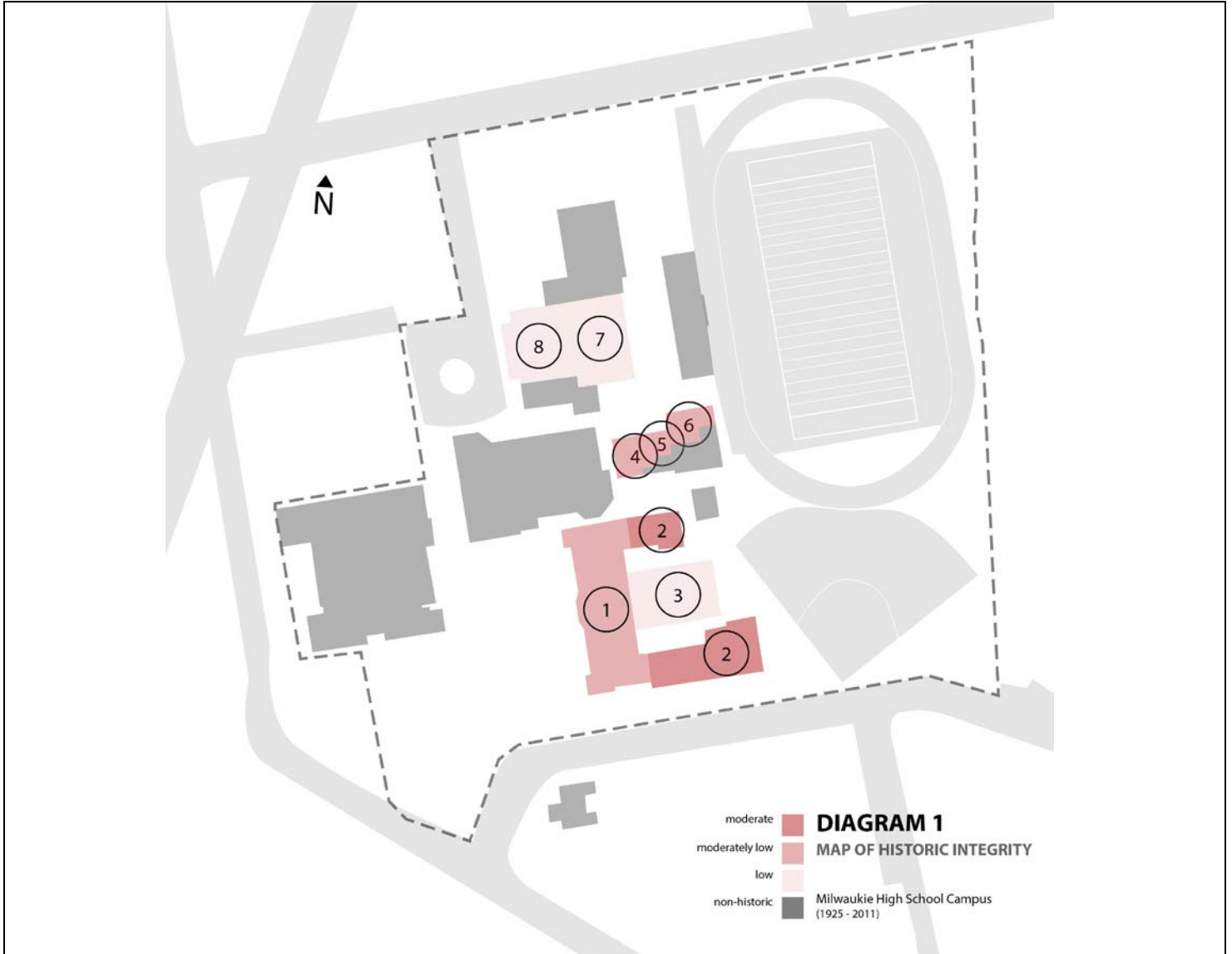
Milwaukie High School is listed in the city of Milwaukie's Historic Resource Inventory as a "significant property." The school was inventoried in 1983, but has undergone additional changes since that time. The primary building and the original boiler room building still retain sufficient integrity to be potentially eligible for the National Register under criterion C, for their architectural merit. The gymnasium building, though originally constructed in 1938, has been so enlarged, encased, and altered as to be ineligible for historic listing. Other buildings on the campus were constructed less than 50 years ago and are therefore not considered historic (as of 2017). One of these newer structures does affect the setting and integrity of the primary building; the 1993 commons addition. This large new building volume was added at the northwest corner of the primary building, cutting off SE 23rd Avenue and creating a confusing campus layout which hides the original high school building from the major streets on the north.

The 1925 primary building's west-facing volume with central main entry retains much of its original exterior features and materials. The front entry bay was remodeled several times; most significantly in 1958 and in 2000. See *Views 5 and 7*. Despite these changes, this front "bar" volume has its original pattern of openings and decorative features in the Art Deco style. The interior retains its general central corridor layout with classrooms and primary stairs. In 2000, windows were all replaced from the original steel multi-pane windows of varying operation (fixed, hopper, casement) to aluminum windows with insulating glass and applied multi-pane divisions. Some windows may have been replaced prior to that date as well. In most cases, the drawings show a new aluminum frame encasing the original steel frame. The original auditorium volume in the center was radically altered in 1971 to become a media center. None of the interior is identifiable as the original stage & proscenium, raked seating and balcony, or other features. The 1938 north wing retains its original interior layout for the most part. The 1949 south wing also retains its original corridor layout, though the classrooms have been enlarged into what was initially corridor (2000).

The Arts & Crafts/ boiler building has been enlarged and altered significantly, but still retains original features such as the decorative chimney. The earliest, 1925 portion of the building is the square volume furthest to the west, which originally had only one chimney (see *View 2, Sanborn map*). The 1949 addition was larger than the original volume, and T-shaped in footprint. It added a second chimney attached to the first, which matches the first but lacks some of the finest-scale decorative embellishment. The Arts & Crafts/ boiler building has only fair integrity overall, but could be considered a contributing outbuilding to the primary school building.

OREGON SHPO CLEARANCE FORM CONTINUATION SHEET

Do not use this form for ODOT, Federal Highway projects or to record archaeological sites



View: Diagram of Historical Integrity illustrating major reconstructions (vs minor renovations)

Diagram notes: 1: Exterior façades maintain good to fair integrity. Interior has good integrity. 2: Wings have good exterior and interior integrity. 3: Central volume has fair integrity at exterior; poor integrity at interior. 4/5/6: Exteriors of Arts & Crafts/ boiler building have good to fair integrity, depending on the location and level of change. Interiors have fair integrity. The Health and Wellness Center area is contemporary. 7/8: Despite two facades of the gym having good integrity and the interior of this original volume (7) having fair integrity, it has been overwhelmed by the large additions surrounding it.

History and Context:

Milwaukie High School is one of only two schools listed on the city’s Historic Resource Inventory, and it is more than a decade older than the other, the 1937 Milwaukie Junior High Waldorf School. However, secondary education was in existence in Milwaukie long before the 1925 construction of the Milwaukie Union High School building. In 1907, classes were offered for the first time in a building located where the present Milwaukie City Hall stands. When the population of students had increased to 40 a few years later, the high school was accredited and students no longer had to travel to Oregon City or to Lincoln High School in Portland to earn a high school diploma. The first graduating class of the Milwaukie school held commencement on May 22, 1914.

OREGON SHPO CLEARANCE FORM CONTINUATION SHEET

Do not use this form for ODOT, Federal Highway projects or to record archaeological sites

By 1924, 976 students were split between the two school districts, Ardenwald and Milwaukie in school district no. 1, and there was a growing demand to build a fireproof, modern high school building in Milwaukie. The district spent \$12,000 on 6 ½ acres in Young's Addition in Milwaukie to build the new Union High School building in 1925.

Francis Marion Stokes, a prominent architect who designed many school buildings around the state, designed the new school. Stokes had attended the Oregon Agricultural College in Corvallis, Oregon, after which he took over his father's company Stokes & Zeller Co. in 1915. Although Richard Zeller appears to have left the firm in 1922, Stokes continued to practice under the same business title until 1937 when he began to practice under his own name. It was in this period of solo practice that Stokes designed the original Milwaukie Union High School along with the school's first renovation in 1927 and the addition of the original gymnasium in 1938. After the end of World War II in 1945, F.M. Stokes partnered with Frederick Stanley Allyn to create the firm Stokes & Allyn, which continued until Allyn's retirement in 1958. Together, Stokes & Allyn designed many school buildings, including the addition of the South Wing to the main building at Milwaukie Union High School and the large addition to the school's boiler room building in 1949.

Many other architects have contributed designs to the development of Milwaukie High School since its original construction. In 1941, the architect Walter E. Kelly designed the Vocational Agricultural Building that was located northeast of the main academic building. In 1953, Richard Wilhelm Sundeleaf designed the first addition to the existing gymnasium as well as the remodels to the older portion of the gymnasium and a remodel of the boiler building to create a shop space. Five years later, the firm Freeman, Hayslip, Tuft, & Hewlett continued the expansion of Milwaukie High School by designing a major renovation of the main academic building and renovating the boiler building again to create the Arts & Crafts use within the boiler building. This firm also designed the addition of the vocal room to the main building and converted the Vocational Agricultural Building into a band building in this expansion project. Many of these architects had been known for their specialization in school design throughout the state of Oregon.

SECTION 4

Exterior Alterations:

The Milwaukie Union High School primary building was constructed in 1925 in an Art Deco design by the architect Francis Marion Stokes. Since 1925, the main building has undergone many additions and alterations, and the campus has expanded to include four more major buildings. These four buildings are the J.C. Lillie Auditorium, the gymnasium, the Commons building, and the Arts & Crafts/ boiler building that includes the Student Health and Wellness Center.

The original campus footprint consisted of the main building, a manual training room and boiler building, and an "athletic field" with minimal landscaping. In 1927, F.M. Stokes completed a preliminary design for a future gymnasium on the eastern side of the main building, but the first portion of the gymnasium was ultimately built in 1938 north of the boiler room in a style similar to that of the main building. That same year, the North Wing was added to the main building. In 1941, the Vocational Agricultural Building was built northeast of the main building. For the next eight years, the site plan remained static with minor alterations, potentially due to the lack of student population growth in the years leading up to World War II. In 1949, a South Wing was added to the main building to accommodate an influx of students. In 1953, a western addition to the gymnasium was constructed that doubled the existing building in size; it included new classrooms, relocated locker rooms and dry areas, and a wrestling room. The older half of the gym underwent a major renovation that included the addition of a tumbling room and the implementation of a new riser seat system. Furthermore, the old boiler room was converted into a shop building with boilers. In 1958, the main building underwent a second major renovation, comprising of the addition of a choir or "vocal" room to the eastern side of the building's central wing. Additionally, the Arts & Crafts/ boiler building continued its transformation with the addition of an arts and crafts classroom, and the Vocational Agricultural Building was converted into a band building.

In 1971, a new auditorium was built in a more modern architectural style with a smaller freestanding Business Education building adjacent to its southeastern corner. The main building underwent many minor interior alterations, the vocal room

OREGON SHPO CLEARANCE FORM CONTINUATION SHEET

Do not use this form for ODOT, Federal Highway projects or to record archaeological sites

was converted into the library administration offices, the old auditorium became a library resource center and reading room, and a smaller administration building came into use southwest of the main building on the other side of Willard Street. A softball field was developed where the original tennis court used to be, and a new grandstand structure was built immediately west of the football field. In 1981, a new electrical lighting system was installed in the football field. The main building underwent reroofing in 1985. In 1993, a new Commons building was built west of the Arts and Crafts/boiler building. In 2000, the second addition to the gymnasium was built on the north side of the existing building. The gymnasium was now three times larger than it had been when it was originally built. In 2008, the original auditorium was expanded to become the J.C. Lillie Auditorium and Performing Arts Building. Both the band room and drama room were remodeled and additions included a new black box theater, a lobby on the eastern entrance, a new art department, and a dance studio. Sometime after this point, it is assumed that the band building was replaced by an equipment storage shed for the football field. In 2011, the Arts & Crafts/boiler building was renovated to include the Student Health and Wellness Center in the southeastern portion of the building, completing the site plan of the current campus footprint.

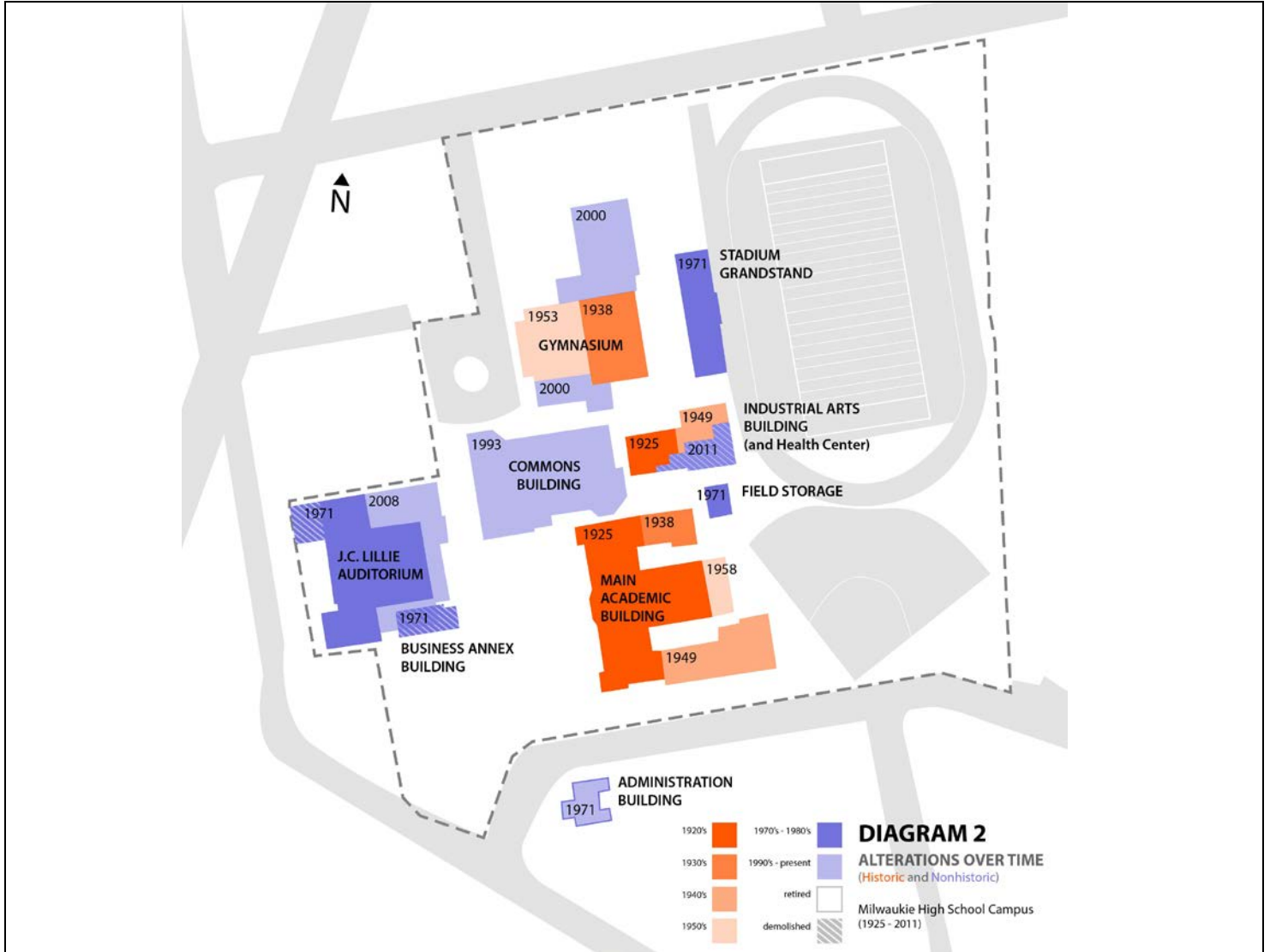
In general, the main academic building maintains the aesthetics of the 1920's Art Deco style, but certain portions have drastically changed since its primary construction. The most drastic changes are associated with the main entrance, which first had a projecting wood bay removed at the second level sometime prior to 1955. The entry was lowered during the 1958 renovation when the basement level became the main point of entry to increase the number of classrooms on the first floor. The main entryway that had exhibited a recessed metal-frame double door was replaced with a metal-cladded bay window with a decorative framework. This bay window was replaced sometime before 1965 with a large gridded, tripartite single-hung window that mimicked the one located above it. The building's foundation is no longer a heavy-weighted concrete mass, but now contains a corridor that runs alongside the building that was carved out around the same time that the main entrance was renovated. A gridded double door now serves as the current entrance at the lowered level and is recessed under the corridor's protruding overhang. The original wide cement steps that led up to the original entrance and were contained by flaring white stucco walls were flattened out when the ground level was brought down to the basement.

Alterations to the upper portion of the main façade have preserved the building's original appearance and continue to emphasize the verticality of the Art Deco style. A pair of enlarged trapezoidal pilasters frame the two central windows above the main entrance, the original parapet wall extends upward from behind the central frieze, a series of staggered cornices border the entire expanse of the building, and an array of evenly-spaced full-height pilasters with decorative plaster capitals step along the main elevation. The original cream-colored, steel multi-pane windows that ran along the entire façade between these pilasters in a 1956 photograph have been replaced with gridded aluminum-sash, single-hung windows with operable side hoppers. These windows are lined at their bases with a continuous brick sill that appears to be the same one present in 1925. The original lettering on the frieze that once read "Union High School District 5" was replaced sometime after 1974 but before 1983 with lettering in a similar font style that reads "Milwaukie High School". The school's name also read less visibly directly above the current entrance doors, but has been taken down within the past decade.

The buildings north of the main academic building that were built before 1958, including the gymnasium and the portion of the Arts & Crafts/boiler building, are similar in style to the architectural style of the main building. Modifications include the replacement single-hung and slider windows. The Commons Building, built in 1993, exhibits the same stucco exterior as the main building, and is featureless but for its rows of slider windows. The J.C. Lillie Auditorium also reflects the more contemporary architectural style of its time period.

OREGON SHPO CLEARANCE FORM CONTINUATION SHEET

Do not use this form for ODOT, Federal Highway projects or to record archaeological sites



View: Diagram of Significant Additions Since 1925

A more detailed list of alterations made to each building since 1925 includes:

Main Building (1925), North Wing (1938), South Wing (1949)

1925—original construction of the main building contained a basement level, a ground level, and an upper floor. The basement level consisted of a boys’ locker room on the northern end, a girls’ locker room on the southern end, an unexcavated area on the eastern portion of the building underneath the main entrance, and a large cafeteria in the central portion of the building. The ground level consisted of the main entrance and lobby space on the east side of the building, a clinic directly north of the lobby, eight classrooms along the eastern side and northern and south ends, and a large centralized auditorium above the cafeteria. The second level contained a library above the main lobby, six major classrooms within the northern and southern ends, and a large open space above the auditorium below.

1938—The North Wing was added to the main building, complete with three classrooms on the first level and two new classrooms and a band room on the second level. The basement level contained a “play room”, which may have been accessible through an exterior side entrance to the auditorium and utilized for theatrical purposes. The connecting portion of the former basement layout on the north end was renovated with a new locker room to accompany this play room.

1949—The South Wing was added to the southeastern corner of the main building. It included three new classrooms, a home-making room, and a dining room on the ground floor level and a combined total of ten new classrooms on the first

OREGON SHPO CLEARANCE FORM CONTINUATION SHEET

Do not use this form for ODOT, Federal Highway projects or to record archaeological sites

and second levels.

1958—The main building underwent a major reconfiguration of its electrical, gas, ventilation, and structural systems throughout the entire building and a riser system was implemented in a new vocal room, added at the east end of the central auditorium volume. The basement level became the ground level to make way for more classrooms on the first floor, and the main entrance was lowered on the exterior façade to accommodate this alteration.

1971—Many minor alterations to floor and wall heights, the relocation of doors to change circulatory patterns, the installation of furring on existing walls, and the implementation of new lighting and fire sprinkler systems occurred on all levels of the original portion of the main building and its central wing. The vocal room was converted into the library administration offices, and the auditorium into a library resource center and reading room.

1985, 1987—Re-roofing took place on the main building, which included the renovation of parapet walls, existing skylights, flashing, gutters, fascia, downspouts, and other exterior roof components.

2000—Several minor alterations were completed in the main building, the most significant being the reconstruction of the main entry façade and the installation of new windows.

Athletics

1925—Basic landscaping of an “athletic field” east of the main building was included in the original construction.

1949—The track and football field was constructed northwest of the main building extending north to Washington Street, and a tennis court was created directly east of the new South Wing.

1962—The Columbus Day storm leveled the old covered bleachers at the football field. A new steel covered grandstand was constructed in 1964.

1971—A softball field was constructed east to the main building where the tennis court used to be, and a grandstand was constructed between the gym and football field.

1981—An electrical system in the football field was remodeled to add new pole lights around its perimeter.

Gymnasium (1938)

1938—The original gymnasium was constructed to the north of the main building and boiler room, with 23rd Avenue on its west side and its entrance located on its southern side facing the original buildings. The gymnasium contained girls’ and boys’ locker rooms, dry rooms, a balcony space, an apparatus room, and a small corrective exercise room.

1953—The new western addition to the old gymnasium contained new classrooms, relocated locker rooms and dry areas, and a wrestling room, practically doubling the building in size. Both portions of the gymnasium were remodeled to include a single wrap-around interior balcony with access to a new tumbling room over the original southern entrance.

1963-64—A fire in July 1963 caused major damage to the gym, “gutting” it and destroying the roof and interiors. An article in the Oregonian (September 20, 1964) notes that a “new gymnasium- which replaces one destroyed in a fire two years ago- is about ready for occupancy.” Drawings or information on what was lost or rebuilt are not available.

2000—A second addition to the gym was constructed on the north side of the existing building. After this addition, the gymnasium was a little more than three times the size of when it was first built.

2008—The locker room and team rooms were remodeled and new restrooms were added to the gymnasium.

Evolution of the Arts & Crafts/ Boiler Building

1925—A *Manual Training and Boiler Room* was constructed northeast of the main building in the current location of the Milwaukie High School’s Health and Wellness Center.

1949—A large addition with T-shaped floor plan was attached to the east side of the boiler building to create a “Boiler House and Shop” building.

1953—The boiler/ shop building was renovated to better define spaces for a classroom, paint room, and woodshop.

1958—The building was renovated again to create the Arts & Crafts/ boiler building. It contained a larger art area, an office, a ceramics room, an intricate riser system, and girls’ and boys’ toilets on the first level. A mezzanine was also added which included a work shop, dark room, and photography room.

2011—The southeastern corner of the Arts & Crafts/ boiler building that had included a classroom, kiln, storage space, and an office was demolished for the addition of a single-level *Health and Wellness Center* in its place. The new health center included a large classroom, the existing boiler room, office spaces, an infirmary, exam rooms, and a conference room.

OREGON SHPO CLEARANCE FORM CONTINUATION SHEET

Do not use this form for ODOT, Federal Highway projects or to record archaeological sites

Vocational Agricultural Building (1941)

1941—Architect Walter E. Kelly’s design created the Vocational Agricultural Building northeast of the main academic building. This one-story, hipped-roof building contained a large classroom with maple floors, metal and wood working shops, and a small laboratory space. The entry was located on the western façade that faced the north wing of the main building.

1958—The Vocational Agricultural Building was converted into a “band building” at the same time that the vocal room was added to the main building at a close proximity to it.

1971—It is assumed that the band building was replaced sometime after this date by a concrete masonry unit structure.

New Auditorium (1971)

1971—The original construction of the auditorium was northwest of the main building on the other side of the vacated SE 23rd Street.

2008—The auditorium was converted into the *J.C. Lillie Performing Arts Building* with the addition of a new art department and dance studio section on the northeastern corner of the building, a renovation of the band room on the northwestern corner, drama room remodel on the building’s southern side, the addition of a black box theater on the southeastern corner, and a new lobby addition on eastern face of the auditorium. The Business Education Building that was located immediately southeast of the auditorium was demolished to make way for these additions.

Business Education Building (1971)

1971—The Business Education Building was constructed directly southeast of the new auditorium with the vacated 23rd Street on its east side.

Commons (1993)

1993—The Commons building was constructed as an addition to the north side of the main building. It had a “bridge” connection to the main building at the second floor level, and also a connection directly to the Gym. The Commons included a kitchen with cooking, preparation, serving, and dishwashing area, as well as the commons space and administration offices. The second floor was developed with a teachers’ lounge, a balcony, and open sky-lit space.

Administration (1993)

1971—An “administration building” that was acknowledged on the 1971 plot plans was located southwest of the main building on the other side of Willard Street at the intersection of 23rd Avenue and Willard Street. It is assumed that this building served as the administration office before administration offices were constructed as part of the Commons addition.

1993—The school administration moved into newly constructed offices in the new Commons building.

OREGON SHPO CLEARANCE FORM CONTINUATION SHEET

Do not use this form for ODOT, Federal Highway projects or to record archaeological sites

Sources:

Bayer, Patricia. *Art Deco Architecture: Design, Decoration and Detail from the Twenties and Thirties*. London: Thames & Hudson Ltd., 1992.

Clackamas County; Department of Assessment and Taxation. *Clackamas Maps* [map]. Map Number 11E36BC. Accessed online at [http://cmap.clackamas.us/maps/cmap?address=11200 SE 23rd Ave, Milwaukie, 97222](http://cmap.clackamas.us/maps/cmap?address=11200%20SE%2023rd%20Ave,%20Milwaukie,%2097222).

Clackamas County; Department of Planning and Zoning. "A Guide to Historic Building Types and Architectural Styles in Clackamas County" accessed through <http://www.clackamas.us/planning/historicclackamas.html>.

Committee on Agricultural Education in Secondary Schools, Board on Agriculture, and National Research Council. *Understanding Agriculture: New Directions for Education*. United States of America: National Academy of Sciences, 1988.

Maroon (school yearbook), dates 1974, 1975.

Milwaukie, City of; Department of Planning. "Historic Resources & Preservation." Various links including the City's Zoning Map, 1988 Historic Inventory, and a presentation of the Milwaukie Design and Landmarks Committee's Significant Historic Resources.

Milwaukie Municipal Code, Comprehensive Plan, Appendix 1, Historic Resources Property List. Accessed online at http://www.qcode.us/codes/milwaukie/view.php?topic=comprehensive_plan-introduction&frames=off.

"Milwaukie, OR." Map. *Google Maps*. Google, April 2017. Web. April 2017.

"Milwaukie, OR." Interactive Map. *Google Earth*. Google, April 2017. Web. April 2017.

Milwaukie Review, 2 September 1926. Historic image of the Milwaukie Union High School.

Oregon Historical Society; Archives (Davies Family Research Library). Various archived photographs of the historic Milwaukie Union High School.

Oregonian, various dates 1915-1985.

Oregon State Historic Preservation Office; Oregon Parks & Recreation Department. Historic Site Record and 1983 Cultural Resource Inventory Form of Milwaukie High School accessed online through the Oregon Historic Sites Database at <http://heritagedata.prd.state.or.us/historic/>.

Ritz, Richard Ellison. *Architects of Oregon, A Biographical Dictionary of Architects Deceased- 19th and 20th Centuries*. Portland, OR: Lair Hill Publishing, 2002.

Various archived Milwaukie High School architectural drawing sets accessed via North Clackamas School District archives.



To: Design and Landmarks Committee
Through: Dennis Egner, Planning Director
From: Vera Koliass, Associate Planner
Date: November 27, for December 4, 2017 Meeting
Subject: NMIA Code Amendments – Design Standards #2

ACTION REQUESTED

No action. Review the proposed North Milwaukie Industrial Area (NMIA) design and development standards code amendments, presented as case studies, and provide recommendations and suggestions about the changes under consideration. The first Planning Commission public hearing on the amendments is scheduled for November 28th.

BACKGROUND INFORMATION

Planning staff met with the DLC on November 13th to discuss general aspects of the NMIA and key questions regarding the proposed code amendments.

The MUTSA and NME zones are intended to function differently, given the proximity of the MUTSA to the Tacoma light rail station and because the NME already contains a significant amount of existing industrial manufacturing development. The MUTSA zone allows some commercial and residential uses as well as intensive employment uses. The NME zone permits existing industry, but also increases the type and extent of employment uses

The MUTSA zone is intended to take advantage of its unique location near the Tacoma light rail station and provide opportunities for a wide range of uses. The primary uses in this zone include housing, limited commercial and service-related office use, high intensity office employment, and industrial uses including uses involved in production, manufacturing and processing of goods.

The NME zone is intended to support the goals and policies of the NMIA Plan and retain the area as a viable industrial and employment zone. The primary uses in the zone are intended to be uses involved in production, manufacturing, processing, and transportation of goods, as well as uses providing opportunities for higher intensity employment such as production-related

office, laboratories, and research and development uses. Service-related office and commercial uses are intended to be incidental uses that are minor in relation to the industrial uses on a site and should be subordinate and accessory to the industrial uses in the zone.

DESIGN AND DEVELOPMENT STANDARDS

The MUTSA and NME are both part of the same overall mixed industrial-commercial area, but development in these zones could be quite different, particularly in scale. Staff is trying to come up with a reasonable way to regulate design to ensure that new development and major renovations meet minimum design standards, but that minor modifications and improvements to existing buildings doesn't place an undue burden on business operations and expansions. The NMIA is not really like the Business Industrial zone (International Way area) which is a more suburban office park development type, but it is also not like Portland's Central Eastside, which is a much more urban industrial format that includes situations like trucks loading and unloading in the street.

The proposed design and development standards can drive the new building form in the NMIA and set up the future of the area. One option is to tie the standards to the hierarchy of streets in the NMIA that require different degrees of these standards. Staff proposes that the following standards apply to development and applicable redevelopment on only the key streets (street-facing facades); for the following (please refer to Figure 1):

- Setbacks
- Landscaping
- Parking – shall not be located in the front yard setback
- Design standards

Key Questions

1. Are the proposed design standards reasonable for the NMIA?
 - a. Ground-floor street-facing windows/glazing
 - i. Windows = objective standard (30%)
 - ii. Alternative (living wall; art mural) = Type II review
 - b. Building orientation
 - c. Weather protection
 - d. Wall materials

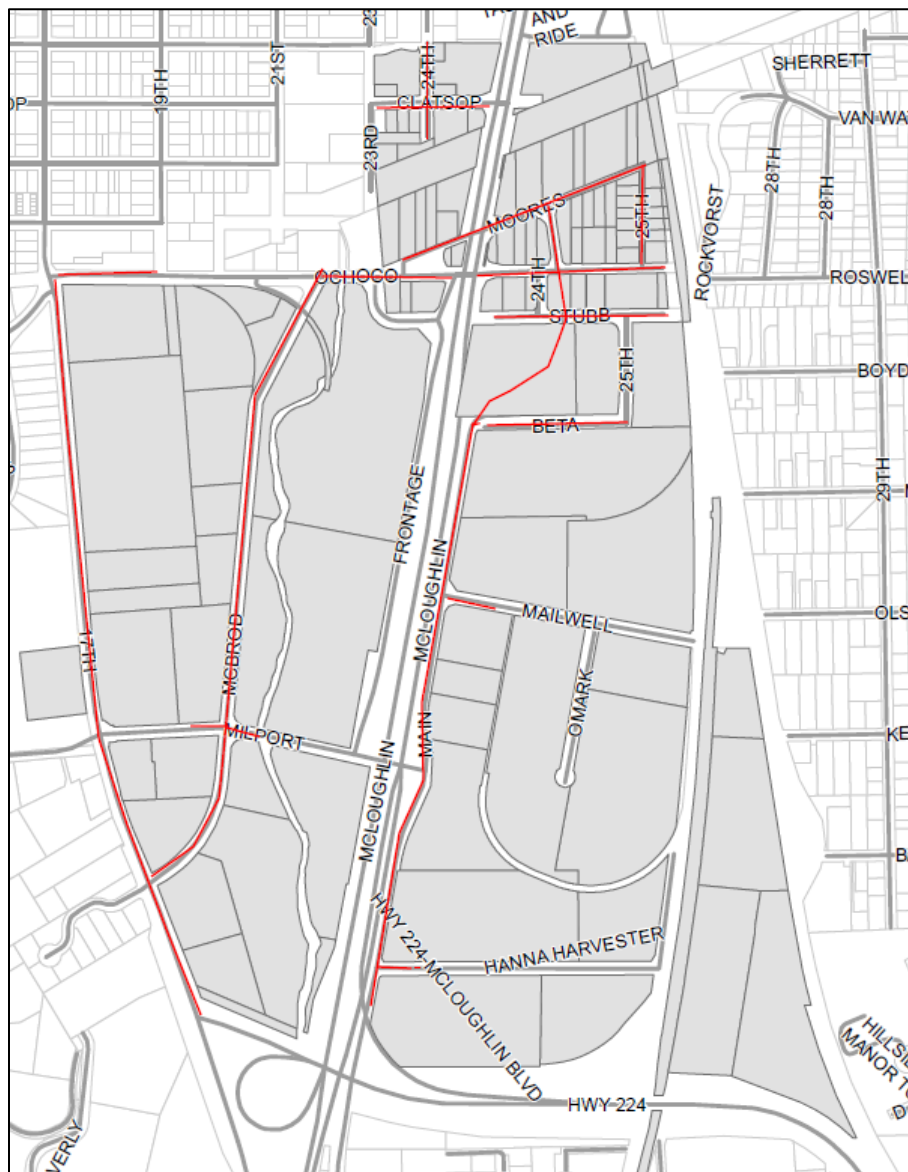


Figure 1. Proposed key streets

Because the MUTSA zone is intended to be mixed-use that includes both commercial-industrial and residential uses, the pedestrian experience is critical and design standards will support that. However, the NME zone does, and likely will, function differently as a predominantly industrial area. Pedestrian safety along public streets is necessary, but to what extent should design standards be imposed for buildings, for example, requiring truck traffic and loading docks? Staff is proposing to create a hierarchy of streets, and applicable design standards, to provide opportunities for truck-dependent and/or warehouse uses, for example, that are not subject to specific design standards.

Please refer to the packet for the November 13, 2017 worksession for the proposed design and development standards code language: <https://www.milwaukieoregon.gov/planning/design-and-landmarks-committee-75>.



MILWAUKIE

Dogwood City of the West

To: Design and Landmarks Committee

Through: Dennis Egner, Planning Director

From: Brett Kolver, Associate Planner

Date: November 27, 2017, for December 4, 2017, Worksession

Subject: Downtown Design Guidelines Update – Session 22-a

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 2016 - Present:** The group has been drafting revisions to the DDG, focusing on the Milwaukie Character and Pedestrian Emphasis elements.

EVALUATION MATRIX

Following up on the evaluation work conducted at the October meeting, and since time did not allow at the November meeting, the group will continue using the matrix to go through the other design guidelines, beginning with "Pedestrian Emphasis." As before, the following color key will be used to document the evaluation results:¹

- Green = Guideline is applicable to standard
- Yellow = Unclear if guideline is consistently applicable to standard; one or both may need adjustment
- Red = Guideline is not applicable to standard; standard may need adjustment (or code may need a new standard)

A simple graphic summary of the evaluation results of "Milwaukie Character" guidelines is attached for reference (see Attachment 1).

ATTACHMENTS

1. Evaluation Summary: Milwaukie Character guidelines versus Downtown design standards

Note: E-Packet materials will be available online at <http://www.milwaukieoregon.gov/planning/design-and-landmarks-committee-76>.

¹ Staff's characterization of the color key may need some adjustment and should be confirmed or discussed at the outset.

Evaluation of "Milwaukie Character" guidelines versus Downtown development standards

	Reinforce Sense of Place	Integrate the Environment	Horticultural Heritage	Gateways (deleted)	Consider View Opportunities	Arch. Context & Contrast	Preserve Historic Landmarks	Integrate Art
Building Façade	Green	Red	Red	Grey	Green	Green	Green	Green
Corners	Green	Red	Red	Grey	Green	Green	Green	Green
Weather Protection	Yellow	Yellow	Red	Grey	Red	Green	Green	Green
Exterior Materials	Green	Green	Red	Grey	Red	Green	Green	Green
Windows & Doors	Green	Green	Red	Grey	Green	Green	Green	Green
Roofs/Rooftop Equip.	Yellow	Green	Green	Grey	Green	Green	Green	Green
Open Space/Plazas	Yellow	Green	Green	Grey	Green	Green	Yellow	Green

Key

- Green = Guideline is applicable to standard
- Yellow = Unclear if guideline is consistently applicable to standard; one or both may need adjustment
- Red = Guideline is not applicable to standard; standard may need adjustment (or code may need a new standard)