



## AGENDA

### MILWAUKIE DESIGN AND LANDMARKS COMMITTEE Wednesday, October 23, 2013, 6:30 PM

CITY HALL CONFERENCE ROOM  
10722 SE MAIN ST

- 1.0 **Call to Order—Procedural Matters**
- 2.0 **Meeting Notes**—None
- 3.0 **Information Items**
- 4.0 **Audience Participation**—This is an opportunity for the public to comment on any item not on the agenda
- 5.0 **Public Meetings**—Public meetings will follow the procedure listed on reverse
  - 5.1 Summary: Design Review of Veterinary Clinic Expansion  
Applicant/Owner: Alyssa Leeviraphan, Mahlum Architects/Kim Freeman, 10400 SE Main LLC  
Address: 10400 SE Main St  
File: DR-13-05  
Staff: Li Alligood, Associate Planner
- 6.0 **Worksession Items**—None
- 7.0 **Other Business/Updates**—None
- 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:**
  - November 4, 2013 1.
  - December 2, 2013 1.

## 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@ci.milwaukie.or.us](mailto:planning@ci.milwaukie.or.us). Thank You.
2. **DESIGN AND LANDMARK COMMITTEE MEETING MINUTES.** Approved DLC Minutes can be found on the City website at [www.cityofmilwaukie.org](http://www.cityofmilwaukie.org)
3. **CITY COUNCIL MINUTES** City Council Minutes can be found on the City website at [www.cityofmilwaukie.org](http://www.cityofmilwaukie.org)
4. **FORECAST FOR FUTURE MEETING.** These items are tentatively scheduled, but may be rescheduled prior to the meeting date. Please contact staff with any questions you may have.

### **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 Landmark 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:**

Greg Hemer, Chair  
Sherry Grau, Vice Chair  
Val Ballestrem  
Chantelle Gamba  
Becky Ives

#### **Planning Department Staff:**

Steve Butler, Interim Planning Director  
Ryan Marquardt, Senior Planner  
Li Alligood, Associate Planner  
Brett Kelder, Associate Planner  
Marcia Hamley, Administrative Specialist II  
Alicia Martin, Administrative Specialist II

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**CITY OF MILWAUKIE  
PLANNING COMMISSION  
DESIGN & LANDMARKS COMMITTEE  
JOINT MEETING  
MINUTES  
Milwaukie City Hall  
10722 SE Main Street  
TUESDAY, May 28, 2013  
6:30 PM**

11 **COMMISSIONERS PRESENT**

12 Lisa Batey, Chair  
13 Scott Barbur  
14 Sine Bone  
15 Shaun Lowcock  
16 Wilda Parks  
17 Gabe Storm

**STAFF PRESENT**

Steve Butler, Planning Director  
Ryan Marquardt, Senior Planner  
Li Alligood, Associate Planner (DLC Liaison)  
Damien Hall, City Attorney

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19 **COMMISSIONERS ABSENT**

20 Clare Fuchs, Vice Chair

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22 **DLC MEMBERS PRESENT**

23 Greg Hemer, Chair  
24 Becky Ives  
25 Chantelle Gamba

26  
27 **DLC MEMBERS ABSENT**

28 None

29  
30 **1.0 Call to Order – Procedural Matters\***

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

33  
34 **DLC Chair Hemer** called the meeting of the Design and Landmarks Committee (DLC) to order.

35  
36 **Note:** *The information presented constitutes summarized minutes only. The meeting video is*  
37 *available by clicking the Video link at <http://www.ci.milwaukie.or.us/meetings>.*

38  
39 **2.0 2.0 Planning Commission and Design and Landmarks Committee Minutes**

40  
41 2.1 February 23, 2013 (PC)

42  
43 **Commissioner Parks** moved to approve the February 23, 2013, Planning Commission  
44 minutes as presented. **Commissioner Lowcock** seconded the motion, which passed

45 **unanimously.**

46

47 2.2 March 6, 2013 (PC)

48

49 **DLC Member Ives moved to approve the March 6, 2013, DLC minutes as presented. DLC**  
50 **Member Gamba seconded the motion, which passed unanimously.**

51

52 **3.0 Information Items**

53

54 **DLC Chair Hemer** noted that the DLC had two vacancies and encouraged community members  
55 to apply.

56

57 **Steve Butler, Planning Director,** noted upcoming public events:

58

- 59 • The Planning Department would be hosting an open house and workshop to discuss the  
60 updates to the Transportation System Plan (TSP) on Monday, June 3, and invited the  
61 Commission and Committee members to attend.
- 62 • An active transportation workshop had been scheduled for Monday, June 13, at TriMet.

63

64 **4.0 Audience Participation** –This is an opportunity for the public to comment on any item  
65 not on the agenda. There was none.

66

67 **5.0 Worksession Items**

68 5.1 Summary: Commercial Core Enhancement Program (CCEP) Update

69 Staff: Li Alligood

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71 **Li Alligood, Associate Planner,** provided a brief overview of the Commercial Core  
72 Enhancement Program (CCEP) and responded to questions related to Milwaukie's inactive  
73 Main Street program; the phasing of the CCEP projects; and the geography of central  
74 Milwaukie.

75

76 5.2 Summary: *Fresh Look Milwaukie: Downtown Road Map* Presentation

77 Staff: Li Alligood

78

79 **Ms. Alligood** introduced ALIGN planning. **Jeffrey Butts, ALIGN planning**, introduced the  
80 ALIGN planning team: **Ryan Lemay, Erica Smith, and Iren Taran**

81 **Mr. Butts** and **Mr. Lemay** provided a project overview via PowerPoint, and the team responded  
82 to questions regarding desirable uses in downtown Milwaukie, public outreach methods, how to  
83 address signage in downtown, how to engage high school students, and how to further engage  
84 community residents.

85 **Mr. Butler** and **Ms. Alligood** responded to questions about market information and the City's  
86 role in economic development.

87 **The Commission** and **Committee** commended and thanked the team for their work.

88 **Chair Hemer** adjourned the DLC meeting at 7:45pm. The DLC members left the meeting.

89

## 90 **6.0 Public Hearings**

91 6.1 Summary: Tacoma Station Area Plan (TSAP)

92 Applicant/Owner: City of Milwaukie

93 File: CPA-13-01, ZA-13-01

94 Staff: Ryan Marquardt

95 **Chair Batey** called the hearing to order and read the conduct of legislative hearing format into  
96 the record. The hearing was continued from May 14, 2013. The public testimony portion of the  
97 hearing had been closed, and the Commission had entered deliberation.

98

99 **Ryan Marquardt, Senior Planner**, introduced **Serah Breakstone, Angelo Planning Group**.

100

101 **Mr. Marquardt** provided a presentation via PowerPoint. He discussed points brought up during  
102 the May 14, 2013, public testimony; reviewed the six issues the Commission had identified for  
103 further deliberation, which were discussed in the staff report and epacket for the May 14 and  
104 May 28 hearings; and identified options for addressing each issue.

105

106 **The Commission** returned to deliberations, referring to the six issues listed in the May 14,  
107 2013, staff report, beginning on 6.1 page 2 of the packet, and directed staff to incorporate the

108 following items into the draft plan and code amendments:

109

- 110 1. Recreation/Entertainment Complex in Subarea 3: Proposed approval criteria for a  
111 recreation/entertainment complex as described in Attachment 1
- 112 2. Transportation Project 5c – Undercrossing through Springwater Trail Berm: Proposed  
113 revisions to the Springwater Corridor Trail undercrossing as described in Attachment
- 114 3. Transportation Project 11 – Pedestrian Bridge across Johnson Creek at SE 24th Ave:  
115 Proposed addition of a potential second pedestrian/bicycle connection across Johnson  
116 Creek as described in Attachment 3
- 117 4. M zone amendments: The proposed M zone amendments should apply to all M zone  
118 properties, both within the north industrial area and the Johnson Creek industrial area
- 119 5. Maximum retail size: Reduce the proposed retail maximums from 30,000 sq ft to 20,000  
120 sq ft in Subareas 2 and 3, and require conditional use approval per MMC 19.905  
121 Conditional Uses for retail development between 20,000 sq ft and 30,000 sq ft
- 122 6. Office size: Retain proposed maximums for office sizes in Subarea 4

123

124 **The Commission** agreed with the proposed approaches to the future street connections and  
125 parking standards.

126

127 **Mr. Hall** noted that the approval criteria E.1 for a recreation/entertainment complex outlined in  
128 red on 6.1 page 7 could be difficult to write findings for, and suggested it be revised to “the  
129 recreation/entertainment complex us is not inconsistent with the adopted vision for Subarea 3”  
130 or similar language. **The Commission** agreed with Mr. Hall’s proposal and directed staff to  
131 incorporate the revisions.

132

133 **Mr. Marquardt** reviewed the issues and amendments to be included in the motion.

134

135 **Commissioner Parks** moved to recommend City Council approval of applications CPA-  
136 13-01 and ZA-13-01 with the findings and Comprehensive Plan and zoning map  
137 amendments from the May 14 and May 28 meetings and as amended and presented in  
138 the attachments at the May 28 meeting and as amended at the May 28 meeting by the  
139 Planning Commission, specific amendments being for issue 1, amended conditional use  
140 approval criteria; for issue 5, for Subareas 2 and 3, a maximum permitted retail square

141 **footage of 20,000 square feet, with a conditional use permitted up to 30,000 square feet.**  
142 **Commissioner Bone seconded the motion, which passed unanimously.**

143  
144 **Mr. Marquardt** noted that City Council hearings were scheduled for June 4 and June 18, 2013.  
145 The Council packet would not include the amendments recommended by the Commission at the  
146 May 28 meeting.

147  
148 **7.0 Planning Department Other Business/Updates**

149  
150 **Mr. Butler** passed out updated zoning ordinance pages, and recommended cancellation of the  
151 June 11, 2013, public meeting.

152  
153 **Commissioner Lowcock moved to cancel the June 11 meeting. Commissioner Parks**  
154 **seconded the motion, which passed unanimously.**

155  
156 **8.0 Planning Commission Discussion Items**

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158 **9.0 Forecast for Future Meetings:**

159  
160 **Planning Commission**

- |               |  |
|---------------|--|
| June 11, 2013 | 1. Cancelled   |
| June 25, 2013 | 1. Public Hearing: CPA-13-02 Stormwater Master Plan                      |
|               | 2. Public Hearing: VR-12-05 9925 SE 37 <sup>th</sup> Ave Nordby Variance |

161  
162 **Design and Landmarks Committee**

- |              |              |
|--------------|--------------|
| June 3, 2013 | 1. Cancelled |
| July 1, 2013 | 1. Cancelled |

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168 Meeting adjourned at approximately 9:20 p.m.

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171 Respectfully submitted,  
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173 Li Alligood, Associate Planner

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Lisa Batey  
Planning Commission Chair

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Greg Hemer  
DLC Chair





# MILWAUKIE

*Dogwood City of the West*

**To:** Design and Landmarks Committee

**Through:** Steve Butler, Interim Planning Director

**From:** Li Alligood, Associate Planner

**Date:** October 16, 2013, for October 23, 2013, Public Hearing

**Subject:** **File:** DR-13-05 (expansion of veterinary clinic use)  
**Applicant:** Alyssa Leeviraphan, Mahlum Architects  
**Owner(s):** Kim Freeman, 10400 SE Main LLC  
**Address:** 10400 SE Main St  
**Legal Description (Map & Taxlot):** 11E25CC00403  
**NDA:** Historic Milwaukie

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## **ACTION REQUESTED**

Recommend that the Planning Commission approve application DR-13-05 and the recommended Findings and Conditions of Approval found in Attachments 1 and 2. This action would allow for the addition of a north entry, south hallway, and linear accelerator room, and the use of prohibited materials.

## **BACKGROUND INFORMATION**

The applicant received approval to locate a veterinary clinic in the existing building in February 2013 through land use file NCU-13-01. The applicant now proposes to expand the existing building, and the nonconforming use, through additions to the structure and limited site improvements.

### **A. Site and Vicinity**

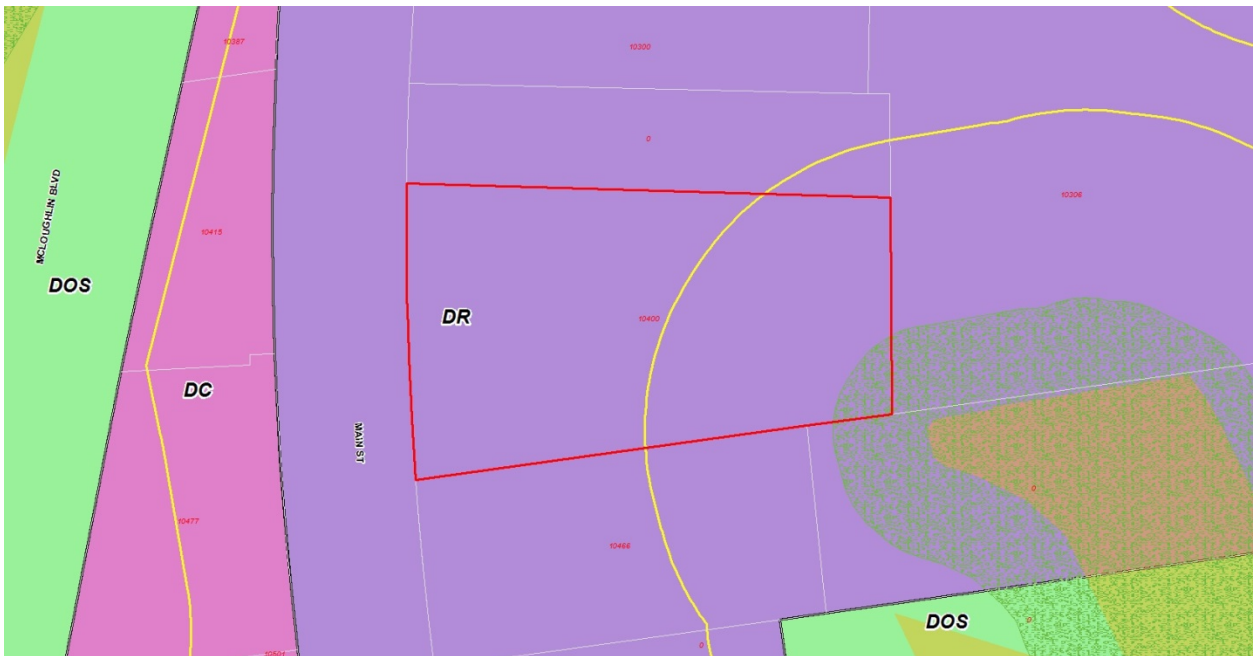
The site is located at 10400 SE Main St. The site contains a 7,000 square foot building with a drive through, 34 parking spaces, and various small landscaped areas throughout the parking lot. The building was constructed in 1983, and there have been only minor modifications to the building since that time (interior partition reconfiguration, replacement of HVAC, etc.).

The surrounding area along Main Street includes a variety of commercial uses, including a bowling alley, pizza parlor, fitness center, financial institution, and restaurant/lounge, as well as surface parking to serve those uses. The image below shows an aerial view of the site.



## B. Zoning Designation

Downtown Residential DR. The eastern portion of the site is within 100 feet of the Spring Creek natural resource area, and the southeastern corner is within the Water Quality Resource (WQR) overlay. The image below shows the zoning and overlays on the site.



### **C. Comprehensive Plan Designation**

Town Center TC

### **D. Land Use History**

- **February 26, 2013:** NCU-13-01, approved with conditions, approved replacement of the existing legal nonconforming use (financial institution) with the proposed nonconforming use (veterinary clinic) at 10400 SE Main St.

### **E. Proposal**

The applicant is seeking land use approvals for the expansion of a nonconforming use through exterior additions to the existing building totaling 1,340 sq ft and is requesting a modification to the design standards for roofs. In addition, the applicant proposes the establishment of outdoor seating areas and a fenced exterior dog run. See Attachment 4 for details.

The proposal includes the following work in two phases (see Attachment 4.f for the proposed site plan).

1. Phase I:
  - A. 50 sq ft vestibule
  - B. 80 sq ft work area
  - C. Fenced outdoor dog area
  - D. Perimeter landscaping
2. Phase II:
  - A. 1,200 sq ft linear accelerator and moderator/control room, which requires a modification to the design standards for roofs (see Attachment 4.m for details)
  - B. Outdoor sitting area and meditation garden in the southeast corner of the site (see Attachment 4.f for details)

The project requires approval of the following applications by the Planning Commission:

1. Design Review (DR-13-05)
2. Nonconforming Use Review (NCU-13-02)

Only the building expansion is subject to Type III Downtown Design Review; the additional components have been addressed because they have been proposed by the applicant. The Design and Landmarks Committee will review and make a recommendation to the Planning Commission only on the Design Review portion of the application.

## **KEY ISSUES**

### **Summary**

Staff has identified the following key issues for the Design and Landmark Committee's deliberation. Aspects of the proposal not listed below are addressed in the Findings (see Attachment 1) and generally require less analysis and discretion by the Committee.

- A. Has the applicant sufficiently demonstrated compliance with the applicable design guidelines?
- B. Has the applicant sufficiently demonstrated compliance with the approval criteria for the modification of a design standard?

### **Analysis**

Overall, the building appears to meet the intent and spirit of the Milwaukie Downtown Design Guidelines; however, further discussion of the proposed design and materials is warranted.

#### **A. Has the applicant sufficiently demonstrated substantial conformance with the applicable design guidelines?**

The Downtown Zones and Downtown Design Guidelines encourage new development that is built to the sidewalk, provides an uninterrupted street wall and interesting pedestrian-level façade, and uses materials that indicate permanence, such as wood, stucco, or brick.

The existing building was constructed before the adoption of the Downtown Zones and the Downtown Design Guidelines, and has a different character than that envisioned for this area. The building is set back from the sidewalk, does not directly engage the street, has a flat roof, and is finished with vinyl siding. The architect has proposed additions that blend with the existing building, which is an appropriate response in this context. However, it is difficult to apply the design guidelines directly to this building.

Staff believes that the applicable design guidelines include those related to Milwaukie Character, Pedestrian Emphasis, and Architecture. Generally, the Milwaukie Character guidelines encourage new development to respect Milwaukie's unique character and the qualities that make it special; the Pedestrian Emphasis guidelines encourage new development that makes the pedestrian the priority; and the Architecture guidelines promote architectural elements that reinforce the City's northwestern heritage.

The applicant has proposed additions that bring the entrance closer to the street, enlarge the structure with compatible designs, and has proposed site improvements that will establish a sitting area between the building and the street, providing more opportunities for interaction between the site and the sidewalk.

Overall, staff believes that the applicant has demonstrated substantial conformance with the applicable design guidelines.

#### **B. Has the applicant sufficiently demonstrated compliance with the approval criteria for the modification of a design standard?**

The existing building is one- to two-stories, and has a flat, unarticulated roofline. Mechanical equipment is masked by a parapet. The applicant proposes an addition to the rear of the building, to be constructed of cast-in-place concrete and painted to match the existing building. The proposed design for this addition includes a flat roof. MMC 19.304.6.C.4.a requires flat roofs to include a cornice with no less than 6 in depth (relief) and a height of no less than 12 in. Therefore, the proposed design requires a modification to the design standards for roofs.

The existing building is a contemporary design with a flat roof. The requested modification would allow for the use of a flat roof on the proposed Phase II addition to the southeastern façade. This addition will be constructed of cast-in-place concrete walls in order to provide

the needed radiation shielding for the linear accelerator. This type of construction is not conducive to this type of detailing, nor would it integrate well with the overall design of the existing building, which does not include cornices.

A key approval criterion for a modification to a design standard is “The project is substantially consistent with the Downtown Design Guidelines applicable to the design standard.” The applicable Downtown Design Guideline is *Architecture Guidelines: Silhouette and Roofline*. This guideline encourages interest and detail in silhouette and roofline, specifically recommending dormer windows, towers, varied roofline heights, and well-detailed cornices (where used).

The intent of the design standard, in combination with the architectural design guideline regarding roofs, is to ensure that rooftop mounted mechanical equipment is screened from street-level view and that the building wall is finished with a visual “cap.” The proposed structure does not include any roof-mounted mechanical or other equipment, and it is not necessary to hide these components from view. Additionally, the addition sits approximately 185 ft from the Main St frontage, and only a small portion of the building will be visible from the public right-of-way. Finally, the existing building has multiple rooflines (see image below), which creates visual interest, and the proposed addition will be consistent with the existing roof design.



Although the proposal does not match the images provided in the guidelines, staff believes that the proposed addition meets the intent of the guideline.

## CONCLUSIONS

### A. Staff recommendation to the Design and Landmarks Committee is as follows:

1. Recommend approval of the design review application for major exterior alterations to the existing building and modification of design standards for roofs. This will result in additions to the north, south, and southeast facades of the building, and will permit a rear addition with a flat roof and without a cornice.
2. Recommend adoption of the attached Findings and Conditions of Approval.

## CODE AUTHORITY AND DECISION-MAKING PROCESS

The proposal is subject to the following provisions of the Milwaukie Municipal Code (MMC).

- 19.1000 Review Procedures (specifically Section 19.1001 General Provisions, Section 19.1006 Type III Review, and Section 19.1011 Design Review Meetings)
- Section 19.907 Downtown Design Review
- Subsection 19.04.4 Downtown Zones Development Standards
- Subsection 19.304.6 Downtown Zones Design Standards

The Committee has 2 decision-making options as follows:

- A. Recommend approval of the Design Review application subject to the recommended Findings and Conditions of Approval.
- B. Recommend approval of the Design Review application with modified Findings and Conditions of Approval. Any modifications must be read into the record.

In addition to design review, this application is subject to Type III review by the Planning Commission at a public hearing. In the Type III review, the Planning Commission considers the DLC recommendation, assesses the application against the applicable provisions of the Milwaukie Zoning Ordinance, and evaluates testimony and evidence received at the public hearing.

The final decision on the Downtown Design Review application, which includes any appeals to the City Council, must be made by January 25, 2014, in accordance with the Oregon Revised Statutes and the Milwaukie Zoning Ordinance. The applicant can waive the time period in which the application must be decided.

## COMMENTS

Notice of the proposed changes was given to the following agencies and persons: City of Milwaukie Community Development, Building and Engineering Departments and the Historic Milwaukie Neighborhood District Association (NDA). The following is a summary of the comments received by the City. See Attachment 5 for further details.

- **Tom Larsen, Building Official:** Remodeling of the existing structure will trigger ADA upgrades equaling up to 25% of the value of structural permits.
- **Historic Milwaukie NDA Land Use Committee:** Supports proposal.

## 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. Recommended Findings in Support of <b>Approval</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. Recommended Conditions of Approval	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. Downtown Design Review Checklist	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>



	DLC Packet	Public Copies	E-Packet
4. Applicant's Narrative and Supporting Documentation dated August 30, 2013.			
a. Narrative	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b. Site Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Aerial Perspective View	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Topographic Survey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Existing Site Plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
f. Proposed Site Plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
g. Demolition Floor Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. First Floor Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. NW/North/NE Exterior Elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. West/South/SE Exterior Elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. North Entry Façade: Image, Existing, Proposed	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
l. South Façade: Image, Existing, Proposed	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
m. Drive-Thru/Linear Accelerator Addition: Image, Existing, Proposed	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
n. Overall: Image, Existing, Proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Comments Received	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6. List of Record	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Key:

DLC Packet = paper materials provided to Design and Landmarks Committee 7 days prior to the hearing.

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

E-Packet = packet materials available online at <http://www.milwaukieoregon.gov/planning/design-and-landmarks-committee-30>.

# ATTACHMENT 1

## Recommended Findings in Support of Approval File #DR-13-05, 10400 SE Main LLC

*Staff has prepared the following Findings in Support of Approval for the Milwaukie Design and Landmarks Committee's review of application DR-13-05. Following the Design and Landmarks Committee (DLC) review of the proposal, the DLC's recommended findings will be incorporated into the staff report to the Milwaukie Planning Commission (PC) for the public hearing on this proposal. Findings for other aspects of the project (e.g., NCU review) are not included in this document.*

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

1. The applicant, Alyssa Leeviraphan, Mahlum Architects, on behalf of Kim Freeman, 10400 SE Main LLC, has applied for approval to expand a conforming use and construct major exterior alterations at 10400 SE Main St. This site is in the DR Zone and has the Comprehensive Plan designation of TC. The land use application file number is DR-13-05.
2. The applicant is seeking design review approval to construct three additions totaling approximately 1,340 square feet to the building in two phases:
  - a. Phase I includes expansion of the entrance; an addition to the eastern façade of the building; perimeter plantings; and the addition of a fenced outdoor dog area.
  - b. Phase II includes the construction of an addition to the southeast façade of the building, which requires a modification to the downtown design standards for roofs; installation of an outdoor seating area to the west of the building; and establishment of a meditation garden in the southeast corner of the site.
3. The proposal is subject to the Downtown Milwaukie Design Guidelines and the following provisions of the Milwaukie Municipal Code (MMC):
  - MMC Section 19.1000 Review Procedures
  - MMC Section 19.907 Downtown Design Review
  - MMC Subsection 19.304.4 Downtown Zones Development Standards
  - MMC Subsection 19.304.6 Downtown Zones Design Standards
4. The application has been processed and public notice provided in accordance with MMC Section 19.1006 Type III Review. A public design review meeting was held on October 23, 2013, and a public hearing was held on November 12, 2013, as required by law.
5. MMC Section 19.907 Downtown Design Review
  - a. MMC 19.907.7 establishes the approval criteria for design review applications and the process for modifications to the downtown design standards. The approval authority may approve, approve with conditions, or deny a design review application based on the following criteria:
    - (1) Compliance with Title 19 Zoning Ordinance.

The applicable design standards pertain to roof design.

      - (a) Subsection 19.304.6.4 contains design standards for roofs.



The proposed Phase II addition (the linear accelerator, control room, and modulator) has a flat roof. Per 19.304.6.4.a, flat roofs must include a cornice of 6 in deep and 12 in high. The proposed roof design does not include a cornice, and applicant has requested a modification to this standard.

See Finding 5.b below for a discussion of the requested modification to the downtown design standards.

The DLC recommends finding that this standard has been met and that the approval criterion has therefore been met.

(2) Substantial consistency with the Downtown Design Guidelines

Refer to Table 1 below for detailed findings.

The DLC recommends finding that, as conditioned, the proposal is substantially consistent with the Downtown Design Guidelines and this approval criterion has been met.

(3) Submittal of a complete application and applicable fee as adopted by the City Council.

The applicant submitted an application on August 30, 2013, and it was deemed complete on September 27, 2013. The applicable design review application fee was paid August 30, 2013.

The DLC recommends finding that, as conditioned, that these standards are met.

b. MMC 19.907.10 establishes the process and criteria for modifications to the downtown design standards. MMC 19.310.C.4.a requires that all buildings with flat roofs include a cornice of at least 6 in deep and 12 in high. The proposed roof of the Phase II addition (the linear accelerator, modulator, and control room) is flat, and it does not include a cornice. Therefore, a modification to the design standards for roofs is required.

(a) The approval authority may grant a modification to a design standard subject to the following criteria:

(i) The modification is integral to the overall design concept of the building.

The existing building is a contemporary design with a flat roof. The requested modification would allow for the use of a flat roof on the proposed Phase II addition to the southeastern façade. This addition will be constructed of cast-in-place concrete walls in order to provide the needed radiation shielding for the linear accelerator. This type of construction is not conducive to this type of detailing, nor would it integrate well with the overall design of the existing building, which does not include cornices.

(ii) The modification substantially meets the intent of the design standard either individually or in combination with other design elements of the project.

The intent of the design standard, in combination with the architectural design guideline regarding roofs, is to ensure that rooftop mounted mechanical equipment is screened from street-level view and that the building wall is finished with a visual “cap.” The proposed structure does

not include any roof-mounted mechanical or other equipment, and it is not necessary to hide these components from view. Additionally, the addition sits approximately 185 ft from the Main St frontage, and only a small portion of the building will be visible from the public right-of-way. Finally, the existing building has multiple rooflines, which creates visual interest, and the proposed addition will be consistent with the existing roof design.

- (iii) The project is substantially consistent with the relevant Downtown Design Guidelines.

The applicable Downtown Design Guideline is Architecture: Silhouette and Roofline. The addition design is substantially consistent with the applicable Downtown Design Guidelines as outlined in Table 1.

The DLC recommends finding that that these standards are met.

**Table 1. Design Review Compliance**

<b>MILWAUKIE CHARACTER GUIDELINES</b>	
<b>Applicant Information</b>	<b>Recommended Findings</b>
<b><i>a. Reinforce Milwaukie’s Sense of Place = Strengthen the qualities and characteristics that make Milwaukie a unique place.</i></b>	
Not addressed.	This proposal does not include new buildings. <i>This guideline is not applicable.</i>
<b><i>b. Integrate the Environment = Building design should build upon environmental assets.</i></b>	
Site improvements for Phase II include potential improvements to transform the SE corner of the site adjacent to the pond into a more natural garden setting.	As proposed, the design of the building and site respect the character of nearby Spring Park natural area by including a passive gathering area near the natural feature and utilizing a subdued palette of colors.  <i>The proposal meets this guideline.</i>
<b><i>c. Promote Linkages to Horticultural Heritage = Celebrate Milwaukie’s heritage of beautiful green spaces.</i></b>	
Minor landscape upgrades in Phase I are proposed. Tree species that promote linkages to Milwaukie’s horticultural heritage will be considered first.  Site improvements for Phase II include the addition of an outdoor area near the front of the building for patients, clients, and staff to enjoy, as well as a small garden in the SE corner of the site. This garden and other planting areas will be developed to promote the City’s architectural heritage.	As proposed, the design of the site respects Milwaukie’s heritage of green spaces through the addition of trees to the site, and the potential conversion of the paved southeast corner of the site to a green space/meditation garden.  <i>The proposal meets this guideline.</i>
<b><i>d. Establish or Strengthen Gateways = Projects should use arches, pylons, arbors, or other transitions to mark special or primary entries and/or borders between public and private spaces.</i></b>	
Not addressed.	As proposed, a fence will be installed to create a fenced dog run area to the rear of the property. The

	<p>applicant has not provided specifications for the fence. A condition has been established to ensure that specifications for the fencing, including height, materials, and finish, are submitted prior to installation.</p> <p><i>As conditioned, the proposal meets this guideline.</i></p>
<p><b><i>e. Consider View Opportunities = Building designs should maximize views of natural features or public spaces.</i></b></p>	
Not addressed.	<p>This proposal does not include new buildings.</p> <p><i>This guideline is not applicable.</i></p>
<p><b><i>f. Consider Context = A building should strengthen and enhance the characteristics of its setting, or at least maintain key unifying patterns.</i></b></p>	
Not addressed.	<p>This proposal does not include new buildings.</p> <p><i>This guideline is not applicable.</i></p>
<p><b><i>g. Promote Architectural Compatibility = Buildings should be “good neighbors.” They should be compatible with surrounding buildings by avoiding disruptive excesses. New buildings should not attempt to be the center of attention.</i></b></p>	
Not addressed.	<p>This proposal does not include new buildings.</p> <p><i>This guideline is not applicable.</i></p>
<p><b><i>h. Preserve Historic Buildings = Historic building renovation, restoration, or additions should respect the original structure.</i></b></p>	
No response.	<p>No historic buildings are proposed to be renovated, restored, or expanded as part of this application.</p> <p><i>This guideline is not applicable.</i></p>
<p><b><i>i. Use Architectural Contrast Wisely = Contrast is essential to creating an interesting urban environment. Used wisely, contrast can provide focus and drama, announce a socially significant use, help define an area, and clarify how the downtown is organized.</i></b></p>	
No response.	<p>The proposal does not include new buildings.</p> <p><i>This guideline is not applicable.</i></p>
<p><b><i>j. Integrate Art = Public art should be used sparingly. It should not overwhelm outdoor spaces or render buildings mere backdrops. When used, public art should be integrated into the design of the building or public open space.</i></b></p>	
No response.	<p>The proposal does not include public art.</p> <p><i>This guideline is not applicable.</i></p>

<b>PEDESTRIAN EMPHASIS GUIDELINES</b>	
<b>Applicant Information</b>	<b>Recommended Findings</b>
<b>a. Reinforce and Enhance the Pedestrian System = Barriers to pedestrian movement and visual and other nuisances should be avoided or eliminated, so that the pedestrian is the priority in all development projects.</b>	
No response.	This proposal does not include pedestrian walkways or potential nuisances to pedestrians.  <i>This guideline is not applicable.</i>
<b>b. Define the Pedestrian Environment = Provide human scale to the pedestrian environment, with variety and visual richness that enhance the public realm.</b>	
No response.	The existing vestibule doors and windows are tinted, reflective glass. A condition has been established to ensure that the vestibule addition will replace the existing tinted doors and windows with transparent doors and windows. The vestibule addition will bring the entrance closer to the street.  <i>As conditioned, the proposal meets this guideline.</i>
<b>c. Protect the Pedestrian from the Elements = Protect pedestrians from wind, sun, and rain.</b>	
No response.	The proposal does not include new buildings.  <i>This guideline is not applicable.</i>
<b>d. Provide Places for Stopping and Viewing = Provide safe, comfortable places where people can stop to sit and rest, meet and visit with each other, and otherwise enjoy the downtown surroundings.</b>	
Site improvements for Phase II include the addition of an outdoor area near the front of the building for patients, clients, and staff to enjoy; as well as potential improvements to transform the southeast corner of the site adjacent to the pond into a more natural garden setting.	As proposed, Phase II of the project includes an outdoor sitting area in front of the building. Although this area will not be open to the public, it will enliven the Main St frontage and bring the activity on site closer to the street.  <i>The proposal meets this guideline.</i>
<b>e. Create Successful Outdoor Spaces = Spaces should be designed for a variety of activities during all hours and seasons.</b>	
No response.	The proposal does not include public outdoor spaces.  <i>This guideline is not applicable.</i>
<b>f. Integrate Barrier-Free Design = Accommodate handicap access in a manner that is integral to the building and public right-of-way.</b>	
No response.	The proposal does not include ramps, lifts, or elevators.  <i>This guideline is not applicable.</i>

<b>ARCHITECTURE GUIDELINES</b>	
<b>Applicant Information</b>	<b>Recommended Findings</b>
<b>a. Corner Doors = Locate entry doors on corners of commercial and retail buildings wherever possible.</b>	
No response.	The proposal does not include a new entrance. <i>This guideline is not applicable.</i>
<b>b. Retail and Commercial Doors = Doors should create an open and inviting atmosphere.</b>	
The proposed entry doors will be double doors comprised of more than 50% window area, and the proposed vestibule addition will make the front entry vestibule more prominent and visible from the street.	As proposed, the commercial doors will be transparent and will increase the visibility of the building entrance from Main St. A condition has been established to ensure that the replacement windows and doors meet the downtown design standards and substantially conform with this guideline.  <i>As conditioned, the proposal meets this guideline.</i>
<b>c. Residential Doors = Residential front doors should define a friendly transition between the public and the private realm.</b>	
No response.	This building is not residential. <i>This guideline is not applicable.</i>
<b>d. Wall Materials = Use materials that create a sense of permanence.</b>	
The proposed southeast addition will be constructed of cast-in-place concrete, painted to match the existing siding.	As proposed, the Phase II addition of the linear accelerator is made of concrete and painted to match the existing siding. Concrete is a long-lasting material and provides a sense of permanence.  <i>The proposal meets this guideline.</i>
<b>e. Wall Structure = Use scale defining devices to break up the longitudinal dimensions of buildings, creating a comfortable sense of enclosure by establishing an uninterrupted street edge.</b>	
No response.	As proposed, with the exception with the vestibule expansion, the additions to the building are small-scale and not visible from the street.  <i>This guideline is not applicable.</i>
<b>f. Retail Windows = Use windows that create an open and inviting atmosphere.</b>	
No response.	No retail windows are proposed as part of this application.  <i>This guideline is not applicable.</i>

<b>g. Residential Bay Windows = Provide bays to add variety and visual interest to façade and interesting views and outdoor spaces from the interiors.</b>	
No response.	No residential bay windows are proposed as part of this application.  <i>This guideline is not applicable.</i>
<b>h. Silhouette and Roofline = Create interest and detail in silhouette and roofline.</b>	
Thick cast-in place concrete wall construction is not conducive to the type of detailing required by the design standards, nor would it integrate well with the overall design of the building. A cornice on the addition would be foreign to the existing building's architecture.	As proposed, the additions to the west and east will continue the existing roofline. The existing building has varied rooflines, and the addition to the southeast will reflect the flat roofline of the existing building, as well as add another roofline level at the rear of the building.  <i>As proposed, this guideline is met.</i>
<b>i. Rooftops = Integrate rooftop elements into building design.</b>	
No response.	The proposal does not include rooftop elements.  <i>This guideline is not applicable.</i>
<b>j. Green Architecture = New construction or building renovation should include sustainable materials and design.</b>	
No response.	The largest addition will be constructed of concrete, which is a durable, recyclable material.  <i>As proposed, this guideline is met.</i>
<b>k. Building Security = Buildings and site planning should consider and employ techniques that create a safe environment.</b>	
No response.	As existing and proposed, the plant materials and landscaping design ensure that the site is easily observable.  <i>As proposed, this guideline is met.</i>
<b>l. Parking Structures = Parking structures should be designed so that they appear like most other buildings in the downtown.</b>	
No Response.	No parking structures are proposed as part of this application.  <i>This guideline is not applicable.</i>

<b>LIGHTING GUIDELINES</b>	
<b>Applicant Information</b>	<b>Recommended Findings</b>
<b>a. Exterior Building Lighting = Architectural lighting should be an integral component of the façade composition.</b>	
No response.	No exterior building lighting is proposed as part of this application.  <i>This guideline is not applicable.</i>
<b>b. Parking Lot Lighting = Ornamental street lights should be used to be compatible with downtown streetlight standards identified in the Public Area Requirements.</b>	
No response.	No additional parking lot lighting is proposed as part of this application.  <i>This guideline is not applicable.</i>
<b>c. Landscape Lighting = Lighting should be used to highlight sidewalks, street trees, and other landscape features. Landscape lighting is especially appropriate as a way to provide pedestrian safety during holiday periods.</b>	
No response.	No landscape lighting is proposed as part of this application.  <i>This guideline is not applicable.</i>
<b>d. Sign Lighting = Sign lighting should be designed as an integral component of the building and sign composition.</b>	
No response.	No sign lighting is proposed as part of this application.  <i>This guideline is not applicable.</i>

<b>SIGN GUIDELINES</b>	
<b>Applicant Information</b>	<b>Recommended Findings</b>
<b>a. Wall Signs</b>	
No response.	No wall signs are proposed as part of this application.  <i>This guideline is not applicable.</i>
<b>b. Hanging or Projecting Signs</b>	
No response.	No hanging or projecting signs are proposed as part of this application.  <i>This guideline is not applicable.</i>

<b>c. Window Signs</b>	
No Response.	No window signs are proposed as part of this application. <i>This guideline is not applicable.</i>
<b>d. Awning Signs</b>	
No response.	No awning signs are proposed as part of this application. <i>This guideline is not applicable.</i>
<b>e. Information and Guide Signs</b>	
No response.	No information or guide signs are proposed as part of this application. <i>This guideline is not applicable.</i>
<b>f. Kiosks and Monument Signs</b>	
No response.	No kiosk or monument signs are proposed as part of this application. <i>This guideline is not applicable.</i>
<b>g. Temporary Signs</b>	
No response.	No temporary signs are proposed as part of this application. <i>This guideline is not applicable.</i>



## ATTACHMENT 2

### Recommended Conditions of Approval File #DR-13-05, 10400 SE Main LLC

*Staff has prepared the following Conditions of Approval for the Milwaukie Design and Landmarks Committee's review of application DR-13-05. Following the Design and Landmarks Committee (DLC) review of the proposal, the DLC's recommended conditions of approval will be incorporated into the staff report to the Planning Commission for the public hearing on this proposal. Conditions of approval for other aspects of the project (e.g., NCU review) are not relevant to the DLC's review of the proposal and therefore are not included in this document.*

1. The applicant shall submit a Type I Development Review application with final construction plans for additions to the building. These plans shall be in substantial conformance with the plans reviewed by the Design and Landmarks Committee (DLC) and Planning Commission (PC) and date stamped by the City on August 30, 2013. The plans shall be modified only as described in these conditions of approval or through a subsequent design review or formal modification process.
  - a. The development permit submission for the building shall include a detailed description of any proposed plan changes that are not part of these conditions of approval, or that the final decision-making authority did not specify in its decision; such plan change shall be subject to the City's review and approval.
  - b. The development permit submission for the building shall include the following item to demonstrate conformance with the Milwaukie Downtown Design Guidelines, specifically those that address the pedestrian environment.
    - (1) The existing entrance doors and windows are tinted and do not meet the development standards for windows. Replacement doors and windows must meet the standards of MMC Subsection 19.304.6.C.3.
2. The applicant shall submit a Type I Design Review application for the proposed on-site fencing.
  - a. The design review permit submission shall include a detailed description of the proposed fencing materials, including height and materials.
3. Pursuant to Subsection 19.1001.7.E.2, the time period within which the applicant must obtain development permits for additions to the building is 2 years, and the time period within which the applicant must pass all final inspections is 4 years, from the date of the land use decision on this application.

# ATTACHMENT 3 DOWNTOWN DESIGN REVIEW CHECKLIST

**Project/Applicant Name:** Veterinary Clinic Expansion / Alyssa Leeviraphan, Mahlum Architects

**Project Address:** 10400 SE Main St

**Application Submission Date:** August 30, 2013

**Zoning:** DR

**Building Use:** Veterinary Clinic

**Other:**

**Completed By:** Li Alligood, Associate Planner **on:** October 16, 2013

## STANDARDS AND GUIDELINES

		Complies		
		Yes	No	NA
<b>A. Development and Design Standards</b>				
<b>1. Development Standards</b>				
a.	Permitted Use <sup>1</sup> .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	Minimum Lot Size .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Floor Area Ratio <sup>2</sup> .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Building Height.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e.	Residential Density .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Street Setbacks .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g.	Side and Rear Setbacks.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h.	Ground-floor Retail .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i.	Ground-floor Windows/Doors .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j.	Drive-through Facilities .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k.	Off-street Parking Requirements .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l.	Landscaping .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2. Design Standards</b>				
a.	Residential Entries and Porches .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Garages and Parking Areas .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Courtyards .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Balconies .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Walls .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f.	Windows .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g.	Roofs <sup>3</sup> .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>B. Design Guidelines</b>				
<b>1. Milwaukie Character</b>				
a.	Reinforce Milwaukie's Sense of Place .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Integrate the Environment .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c.	Promote Linkages to Horticultural Heritage.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d.	Establish or Strengthen Gateways <sup>4</sup> .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e.	Consider View Opportunities .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Consider Context.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g.	Promote Architectural Compatibility .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h.	Preserve Historic Buildings.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i.	Use Architectural Contrast Wisely.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j.	Integrate Art.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

# DOWNTOWN DESIGN REVIEW CHECKLIST

		<b>Complies</b>		
		<b>Yes</b>	<b>No</b>	<b>NA</b>
<b>2. Pedestrian Emphasis</b>				
a.	Reinforce and Enhance the Pedestrian System.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Define the Pedestrian Environment <sup>5</sup> .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c.	Protect the Pedestrian from the Elements.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Provide Places for Stopping and Viewing .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e.	Create Successful Outdoor Spaces .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Integrate Barrier-Free Design.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>3. Architecture</b>				
a.	Corner Doors .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Retail and Commercial Doors <sup>6</sup> .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c.	Residential Doors .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Wall Materials .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e.	Wall Structure .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Retail Windows .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g.	Residential Bay Windows .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h.	Silhouette and Roofline .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i.	Rooftops .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j.	Green Architecture.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k.	Building Security.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l.	Parking Structures .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>4. Lighting</b>				
a.	Exterior Building Lighting.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Parking Lot Lighting .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Landscape Lighting .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Sign Lighting .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>5. Signs</b>				
a.	Wall Signs.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Hanging or Projecting Signs .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Window Signs .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Awning Signs .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Information and Guide Signs .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Kiosks and Monument Signs .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g.	Temporary Signs .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Notes:**

- 
- <sup>1</sup> Veterinary use approved by land use file NCU-13-01.
  - <sup>2</sup> Non-residential use approved by land use file NCU-13-01.
  - <sup>3</sup> If the requested modification to the design guidelines for roofs is approved.
  - <sup>4</sup> As conditioned.
  - <sup>5</sup> As conditioned.
  - <sup>6</sup> As conditioned.

# ATTACHMENT 4.a



TYPE III LAND USE REVIEW – NONCONFORMING USE ALTERATION  
& DOWNTOWN DESIGN REVIEW  
VETERINARY CANCER AND SURGERY SPECIALISTS  
10400 SE Main Street | Milwaukie, OR 97222

30 August 2013

### **Required land use application forms and fees**

*Application for Land Use Action* signed by applicant

*Submittal Requirements* signed by applicant

Land Use Type III Application fee of \$3500

### **Proof of ownership or eligibility to initiate application**

See attached *Line of Credit Deed of Trust* from property owner.

See attached *Written Authorization for Applicant* letter.

### **Pre-application conference report**

A copy of the valid *Pre-Application Conference Report* (ID# 12-018PA) is attached.

### **MMC 19.304.3 Downtown Zones - Uses**

The base zone of the site is Downtown Residential (DR). For the use to be conforming in this zone, the development would need to include a minimum of 24 units of housing. The existing building is a 7,000 square foot building and was designed and constructed as a commercial office building. The building's lot placement, design, and infrastructure are such that the current building is not adequate for conversion to residential units. Approval of the land use application NCU-13-01 allows the veterinary clinic to operate as a legal nonconforming use, and therefore be exempt from the residential density requirements until such time as the land use approval expires or the site is redeveloped.

### **MMC 19.304.4 Downtown Zones – Development Standards**

All applicable development standards for the Downtown Residential Zone are met. The minimum lot coverage is 5,000 square feet. Our lot size is 34,800 square feet. The minimum street frontage is 30'. Our property street frontage is approximately 158'. There is no minimum or maximum Floor-Area ratio for this zone. There is no minimum building height and the maximum building height is 45'-65'. The existing building height is 24', and our proposed additions do not increase that height. Minimum street setbacks are 0', and there are no maximum street setbacks. The applicable standards for landscaping and off-street parking were met for land use application NCU-13-01, and have not changed. Minimum landscaping of 15% is required in the DR zone. 8,150 square feet, or 23%, of the site is currently landscaped.

### **MMC 19.304.5 Public Area Requirements**

See page 3 of this narrative, section MMC 19.700, for related information.

### **MMC 19.304.6 Downtown Zones – Design Standards**

The design standards are applicable to all new construction and to major exterior alterations in the downtown zone.

Design Standards for Walls. The following standards are applicable to the exterior walls of buildings facing streets, courtyards, and/or public squares in all of the downtown zones. Exterior wall-mounted mechanical equipment is prohibited. The following wall materials are prohibited at the street level of the building: EIFS or other synthetic stucco panels, and splitface or other masonry block. The following materials are prohibited at all levels of the building in all downtown zones: plywood paneling, brick with dimensions larger than 4 by 8 by 2 inches, spandrel glazing/curtain wall, vinyl or metal cladding, composite wood fiberboard or composite cement-based siding, metal panels, except at penthouse level.

There is no wall mounted equipment in the proposed development, nor are there prohibited wall materials proposed that face streets, courtyards, and/or public squares.

Design Standards for Windows. The following standards are applicable to building windows facing streets, courtyards, and/or public squares in all of the downtown zones. Windows shall be "punched" openings recessed a minimum of 2 inches from the wall surface. Window heights shall be equal to or greater than window widths. The following windows are prohibited: reflective, tinted, or opaque glazing, simulated divisions (internal or applied synthetic materials), and exposed, unpainted metal frame windows.

Design standards for windows will be met.

Design Standards for Roofs. The following standards are applicable to building roofs in all of the downtown zones. Flat roofs shall include a cornice with no less than 6 inch depth (relief) and a height of no less than 12 inches. Mansard or decorative roofs on buildings less than 3 stories are prohibited in all downtown zones. Metal roofs are prohibited only in the Downtown Residential Zone.

See page 3 of this narrative, Section 19.907 Downtown Design Review, for adherence to standards and related information.

#### **MMC 19.400 Overlay Zones and Special Areas**

Overlay zone standards: Natural Resources Overlay. There is a small portion of the site (SE corner) which contains a Water Quality Resource area (WQR). No development is planned for this area at this time. If future development occurs within the WQR, it will most likely be to enhance the natural setting and bring it closer to its intended state. The veterinary clinic envisions a meditation garden which could integrate well with this natural setting. If development occurs, all changes will adhere to City requirements. At that time, a construction management plan will be submitted as required.

#### **MMC 19.500 Supplementary Development Regulations**

Supplementary development regulations: There are no supplementary development regulations applicable to this project.

#### **MMC 19.600 Off-Street Parking and Loading**

With the addition of 140 square feet to the existing 7,000 square foot building for the Phase I additions, the adjusted minimum parking requirements on site for a veterinary clinic is 28 spaces, and the maximum parking permitted on site is 35 spaces. There are currently 34 existing off-street parking spaces on the site which falls within the allowable parking count. We do not propose making any parking revisions at this time.

The Phase II addition would add approximately 615 net square feet to the building. This addition would increase the minimum parking requirement to 31 and the maximum parking requirements to 38. Phase II proposes to add an outdoor area near the front of the building to the west that would reduce the parking count by three, leaving 31 parking spaces available which falls within the allowable parking count.

The veterinary clinic also hopes to develop the southeast corner into a more natural setting with a potential meditation garden. Any new landscape development proposed for this area would only reduce the number of

parking spaces by an amount allowable to still meet the minimum parking requirements. Parking reductions per MMC 19.605.3 would be reviewed at that time to determine minimum parking quantity requirements.

Bicycle parking required per MMC 19.609.2 shall be 10% of required vehicle parking therefore, 3 spaces are required. There are currently 5 bicycle parking spaces. We do not propose making any bicycle parking revisions at this time.

Trees will be added as needed to meet the perimeter landscaping planting requirements of 1 tree planted per 40 lineal feet of landscaped buffer area as required by MMC 19.606.2.C.

#### **MMC 19.700 Public Facility Improvements**

The purpose of Chapter 19.700 is to ensure that development, including redevelopment, provides public facilities that are safe, convenient, and adequate in rough proportion to their public facility impacts.

MMC 19.702.3 Downtown Zones, states that the purpose of the specific exemptions for some types of development in downtown Milwaukie is to encourage new uses in, and revitalization of, existing structures in downtown and to recognize that the transportation infrastructure in downtown is more complete than in other areas of the city. Section 19.702.3.B states that for expansions or conversions that increase the combined gross floor area of all structures by 1,500 square feet or less, frontage improvements are exempt, as described in the approval criterion of Subsection 19.703.3.B. The total combined gross square footage for both Phase I and Phase II veterinary clinic additions is approximately 1,340 gross square feet which meets the requirements of this exemption.

Development in downtown zones that is exempt per section 19.702.3.B shall only be required to provide transportation improvements that are identified by a Transportation Impact Study as necessary to mitigate the development's transportation impacts. Such development is not required to provide on-site frontage improvements.

#### **MMC 19.804 Alterations of Nonconforming Uses and Developments**

As approved through NCU-13-01, the veterinary clinic is a nonconforming use. Expansion of the building is subject to MMC 19.911 Variances.

#### **MMC 19.907 Downtown Design Review**

Design review is intended to preserve and enhance the character of downtown Milwaukie; ensure a degree of order, harmony, and quality in the downtown zones, provide buildings and projects that are attractive individually yet contribute to a downtown that is unified and distinctive as a whole; and to ensure that new development and alterations or enlargement of existing development are consistent with the Downtown Design Guidelines and Downtown and Riverfront Land Use Framework Plan.

The veterinary clinic development has considered the Downtown Design Guidelines as applicable to the proposed Phase I and Phase II project additions and as described herein. A Design Review Checklist is attached.

The veterinary clinic proposes to incorporate two additions to the existing building in Phase I; including an expansion of the front entry vestibule to the north as well as an addition to the south. Finances permitting, they also plan a Phase II expansion to the east end of the existing building that will include the addition of a linear accelerator vault for radiation treatment of their patients. The intent is for the Phase II work to occur within the next couple of years, if not sooner.

The Phase I north addition expands the front entry vestibule by approximately 50 square feet. Incorporating a more spacious vestibule will enhance the entry sequence by allowing for better patient and client flow into the building. This addition faces northwest and therefore will be visible from Main Street. We propose to reuse the existing storefront entry doors if possible, which meet the architectural guidelines of the Milwaukie Downtown

Design Guidelines. The double entry doors are comprised of over 50% window area, with a transom and side lite, and will be set back a minimum of 2 inches from the wall surface. The proposed material for infill between solid panels of vinyl siding is also a storefront glazing system to match the existing bronze colored storefront entry system. The expansion of the front entry vestibule will not only make it more spacious, comfortable, and inviting; but will also make the building entry more prominent and visible from the street. This addition is visible from Main Street and meets all applicable design guidelines.

The Phase I south addition will expand an area adjacent to the property line, and near the existing bank vault which will be refurbished into an X-ray room. This expansion of approximately 90 square feet will accommodate the needed space for access into the new X-ray room, and will additionally provide an area for staff work stations. We propose to either reuse the existing windows from the exterior wall that will be demolished, or replace the windows to match the existing bronze colored storefront window system. The proposed materials surrounding the windows is vinyl siding to match the existing vinyl siding. We do not feel that introducing a different material to such a small area (42 square feet of surface area) would enhance the architecture of the existing building. We believe that using the same material will seamlessly blend the addition into the existing building rather than call attention to this back of house area. This addition faces a blank wall on the adjacent southern property and does not face streets, courtyards, and/or public squares; therefore we believe that using vinyl siding at this location is allowed per the design standards, and will create a quiet and cohesive addition that will feel as if it were part of the original building.

Site improvements for Phase I include minor site work associated with the new building additions and tenant improvement upgrades; as well as adding a fenced outdoor dog area. Minor landscape upgrades such as adding trees to meet perimeter landscaping requirements are also proposed. Tree species that promote linkages to Milwaukee's horticulture heritage will be considered first.

The Phase II linear accelerator vault addition will be located in the general area of the existing bank drive through, at the east end, or back of the building. The expansion with its associated modulator and control room will be used to treat clients for radiation therapy. Due to the nature of the space and the need for radiation shielding, it will be constructed of thick cast-in-place concrete walls that will be painted to match the existing building. Because of the strict radiation shielding requirements, windows are not permitted in this type of facility. The net square footage of this addition is approximately 615 square feet, with a gross area of approximately 1,200 square feet due to the thickness of the concrete structure. No prohibited materials are proposed for this addition.

Per MMC section 19.907.10, we ask for consideration of authorization from the Planning Commission for modification of design standards for roofs, which states that flat roofs shall include a cornice with no less than 6 inch depth (relief) and a height of no less than 12 inches. Thick cast-in-place concrete wall construction is not conducive to this type detailing, nor would it integrate well with the overall design of the existing building. A cornice on the addition would be foreign to the existing building's architecture. Also, the addition sits approximately 185' back from the Main Street frontage, with only a small portion of the building visible down the alleyway of the southern property line.

Site improvements for Phase II include the addition of an outdoor area near the front of the building for patients, clients, and staff to enjoy; as well as potential improvements to transform the SE corner of the site adjacent to the pond into a more natural garden setting. This garden and other planting areas will be developed to promote the City's horticultural heritage.

As the veterinary clinic practice flourishes and funds become available, the Owner's look forward to incorporating additional opportunities such as defining pedestrian environments and creating successful outdoor spaces through the integration of landscaping, building materials and art.

### **MMC 19.911 Variances**

Per MMC 19.804.2, alterations or expansions that increase or extend the nonconformity are not allowed unless a variance is approved pursuant to MMC 19.911, which states that the variance shall be approved when all of the following criteria are met for Discretionary Relief Criteria.

- (a) The applicant's alternatives analysis provides, at a minimum, an analysis of the impacts and benefits of the variance proposal as compared to the baseline code requirements.
- (b) The proposed variance shall meet one or more of the following criteria: (1) The proposed variance avoids or minimized impacts to surrounding properties. (2) The proposed variance has desirable public benefits. (3) The proposed variance responds to the existing built or natural environment in a creative and sensitive manner.
- (c) Impacts from the proposed variance will be mitigated to the extent practicable.

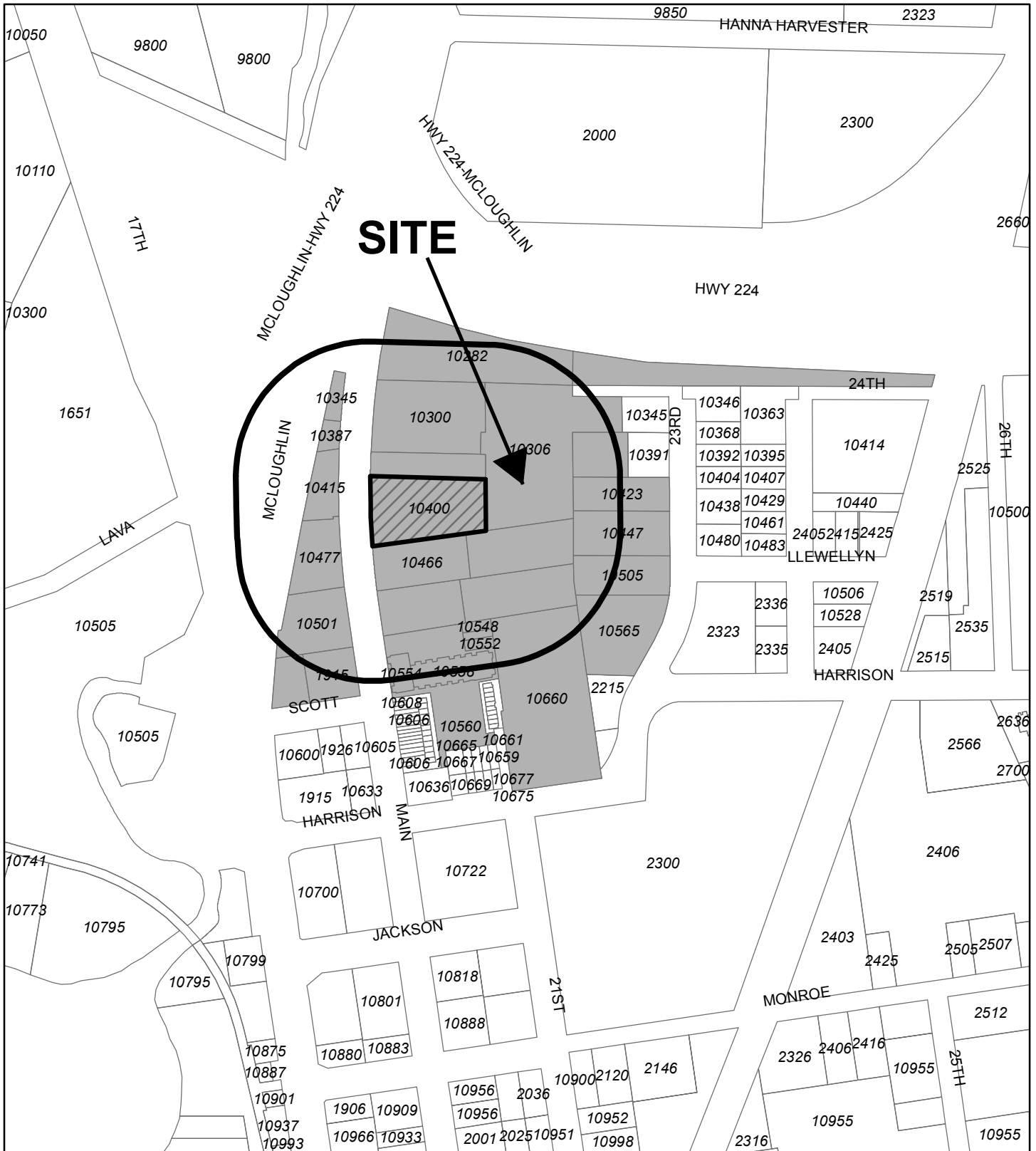
In this instance, the baseline code requirement is no alteration or expansion. The impacts and benefits of the proposed alterations and expansions as compared to no alteration or expansion are plentiful. The Phase I north and south additions have been incorporated to allow for better flow and movement of patients, clients, and staff to enrich the overall experience, with the northern expansion providing a more prominent and visible entry. The Phase II addition will offer state of the art specialized care for animals. The proposed additions will have no detrimental impacts on the community. They will in fact improve the user experience of visiting the property and offer services currently not available in the area. As determined by the City's Engineering Department, the proposed use would also generate substantially fewer vehicle trips per day than the previous financial institution.

Veterinary Cancer and Surgery Specialists is excited to become a part of the Milwaukie community and will integrate well with the downtown environment. The Milwaukie site is especially desirable to this veterinary clinic which specializes in the treatment of pets with cancer and other conditions requiring complex or specialized surgeries. With its wide draw of clientele, ease of highway access to this property makes it an ideal location. The existing shops and restaurants in the neighborhood will also provide desirable services to the clinic's staff and clientele, including opportunities for convenience shopping and dining. In addition, specialty veterinary practices provide family wage salaries to members of the community.

Veterinary Cancer and Surgery Specialists will be a comprehensive veterinary oncology center to provide medical, surgical, and radiation oncology consultations and services to the regional pet owning population. Their clients (pet owners) and patients (dogs and cats) come from all over the Pacific Northwest for specialized care. Their goal is to provide state of the art compassionate care to patients and their owners. This boutique oncology and surgery practice will surpass the care provided by any competing specialty clinic and hopes to draw clients to the Milwaukie area from near and far.








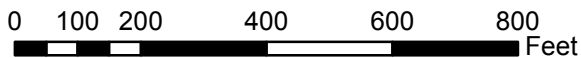
# ATTACHMENT 4.b



**Site Map**  
**10400 SE Main St**  
**(Tax Lot ID 11E25CC 00403)**  
**File# NCU-13-01**

## Legend

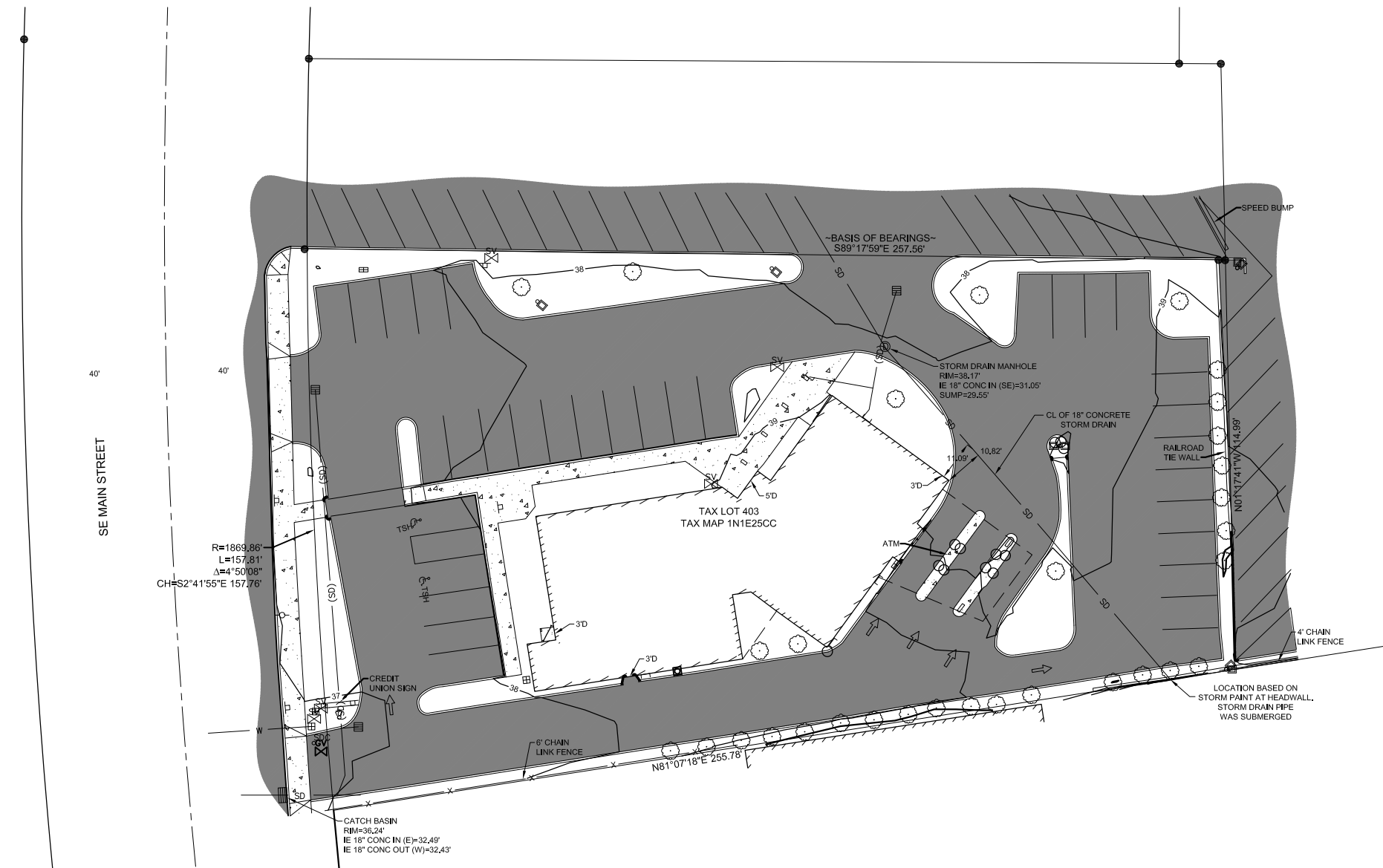
-  300 Ft Buffer
-  NCU-13-01 Site
-  Notice Properties
-  City Limit
-  Tax lots





TOPOGRAPHIC SURVEY  
 LOCATED IN THE SE 1/4 OF SECTION 26, TOWNSHIP 1 SOUTH,  
 RANGE 1 EAST, WILLAMETTE MERIDIAN,  
 CITY OF MILWAUKIE, CLACKAMAS COUNTY, OREGON

DATE OF FIELD WORK: JUNE 7, 2013



LEGEND:

- EXISTING BOUNDARY LINE
- EXISTING CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- BUILDING OVERHANG LINE
- FENCE LINE, TYPE AS NOTED
- UNDERGROUND WATER LINE
- STORM DRAINAGE LINE
- BUILDING FACE
- INDICATES DATA FROM AS BUILT INFORMATION
- EXISTING ASPHALT SURFACE
- EXISTING CONCRETE SURFACE
- FOUND MONUMENT. HELD UNLESS OTHERWISE NOTED
- GAS VALVE
- GAS METER
- SEE STORM DRAINAGE TABLE
- CATCH BASIN
- CATCH BASIN - TRAPPED TYPE
- STORM DRAIN MANHOLE
- ROOF DRAIN
- STORM DRAIN CLEANOUT
- WATER METER BOX
- SPRINKLER VALVE
- GROUND LIGHT
- SHOEBOX LIGHT (SINGLE)
- ELECTRIC JUNCTION BOX
- HANDICAPPED PARKING SPACE
- DECIDUOUS TREE
- UTILITY POLE
- UNKNOWN RISER
- BOLLARD
- SIGN
- DOUBLE POST SIGN
- DOORWAY AND SIZE

DATUM:

ELEVATION DATUM: NAVD 88  
 BENCH-MARK: (A 723), A BRASS DISK SET IN THE ABUTMENT OR PIER OF A LARGE BRIDGE  
 LOCATION: A THE INTERSECTION OF STATE HIGHWAYS 98E AND 224, SET VERTICALLY IN THE  
 EAST FACE OF THE MOST NORTHERLY ONE OF TWO COLUMNS OF THE FIRST PIER WEST OF THE  
 SOUTHEAST ABUTMENT OF THE STATE HIGHWAY 224 BRIDGE SPANNING STATE HIGHWAY 98E  
 ELEVATION: 43.49 FEET

BASIS OF BEARINGS:

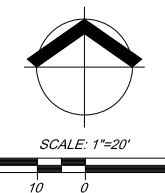
THE BASIS OF BEARINGS OF SOUTH 89°17'59" EAST WAS DERIVED FROM FOUND AND HELD  
 MONUMENTS PER LOT LINE ADJUSTMENT RECORD OF SURVEY PS-23674, CLACKAMAS COUNTY  
 SURVEY RECORDS, AS SHOWN HEREON.

NOTES:

1. HORIZONTAL DATUM IS LOCAL AND ASSUMED.
2. MANHOLES SHOWN HEREON ARE TO CENTER OF MANHOLE LID, NOT CENTER OF STRUCTURE.

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR  
 MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR  
 ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION  
 INDICATED. ALTHOUGH (S)HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, DUE TO  
 THE HAZARDOUS NATURE AND APPLICABLE OSHA REQUIREMENTS REGARDING CONFINED SPACES, IT IS CARDNO WRG POLICY TO NOT SEND FIELD  
 STAFF INTO UTILITY MANHOLES TO RETRIEVE DEPTH AND SIZE INFORMATION. INFORMATION SHOWN HEREON IS SUBJECT TO AN UNCERTAINTY IN  
 ACCURACY DEPENDING ON DEPTH, SIZE, FLOW, AND CONSTRUCTION OF MANHOLES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE  
 UNDERGROUND UTILITY LINES.



TOPOGRAPHIC SURVEY  
**MILWAUKIE VET CLINIC**  
 MAHLUM  
 CITY OF MILWAUKIE, CLACKAMAS COUNTY, OREGON

#	DATE	DESCRIPTION

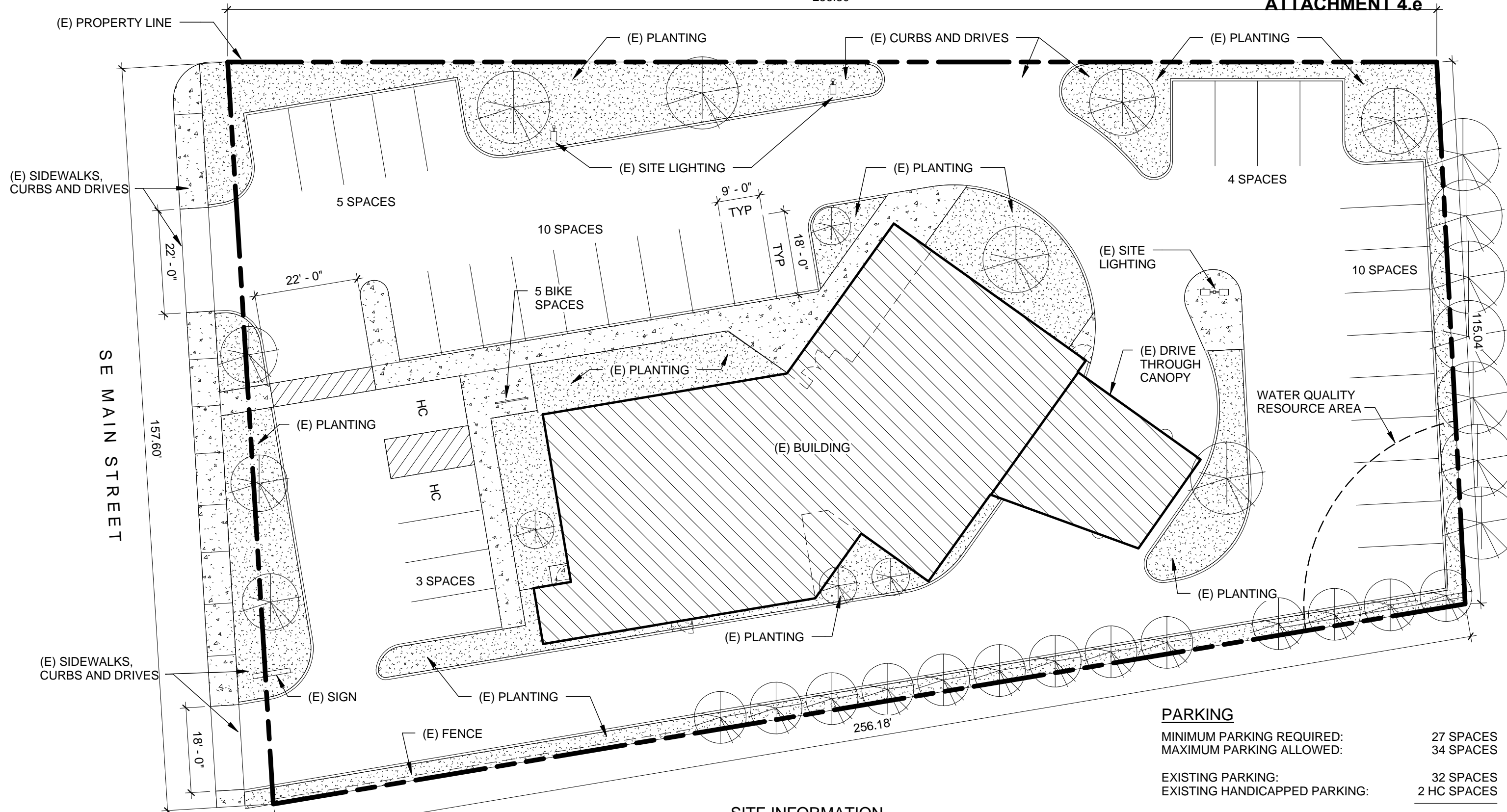
FOR  
 INFORMATION  
 ONLY

DATE | 6/10/2013  
 DRAWN | TLB/MAB  
 SURVEYOR | SRB  
 CHECKED | SRB  
 PROJECT # | 21303770

SHEET TITLE  
**TOPO**  
 SHEET NUMBER

**1 OF 1**





**PARKING**

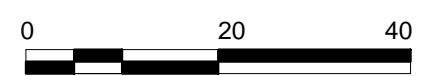
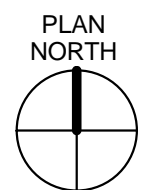
MINIMUM PARKING REQUIRED:	27 SPACES
MAXIMUM PARKING ALLOWED:	34 SPACES
EXISTING PARKING:	32 SPACES
EXISTING HANDICAPPED PARKING:	2 HC SPACES
<b>TOTAL EXISTING PARKING:</b>	<b>34 SPACES</b>

**LANDSCAPING FOR PARKING AREAS**

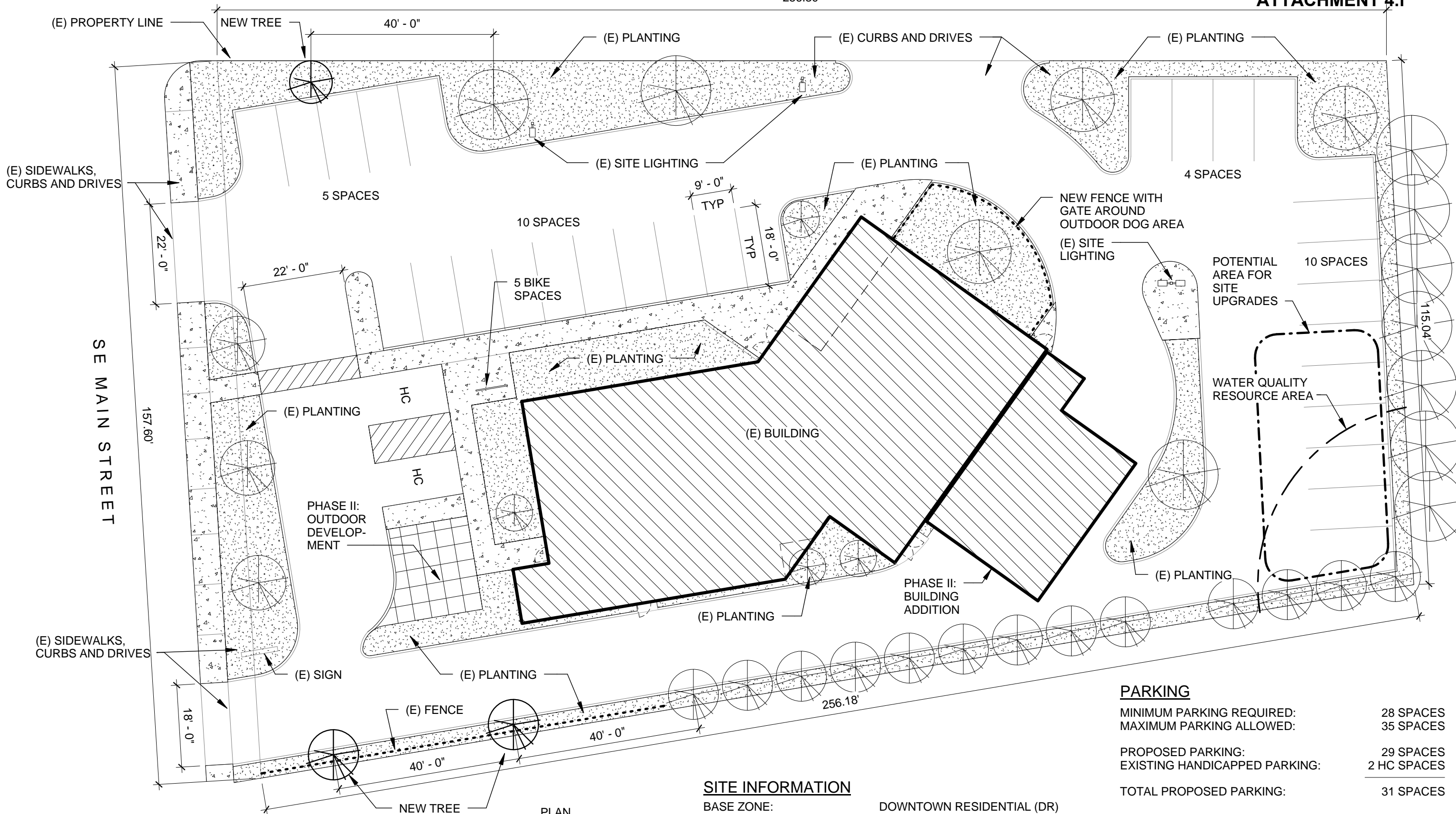
INTERIOR PARKING LANDSCAPE REQUIRED:	25 SF/ PARKING SPACE X 34 SPACES
	850 SF REQUIRED
INTERIOR PARKING LANDSCAPE PROVIDED:	2,400 SF PROVIDED

**SITE INFORMATION**

BASE ZONE:	DOWNTOWN RESIDENTIAL (DR)
SETBACKS:	NONE REQUIRED
EXISTING SITE AREA:	34,800 SF
PERCENT LANDSCAPE REQUIRED:	15%
LANDSCAPED AREA:	8,150 SF
PERCENT LANDSCAPE PROVIDED:	23%
EXISTING BUILDING AREA:	7,000 SF
BUILDING HEIGHT MIN:	0'
BUILDING HEIGHT MAX:	45' - 65'
EXISTING BUILDING HEIGHT:	24'



EXISTING SITE PLAN  
 VETERINARY CANCER & SURGERY SPECIALISTS  
 10400 SE MAIN STREET  
 LAND USE | 30 AUG 2013



**SITE INFORMATION**

BASE ZONE:	DOWNTOWN RESIDENTIAL (DR)
SETBACKS:	NONE REQUIRED
EXISTING SITE AREA:	34,800 SF
PERCENT LANDSCAPE REQUIRED:	15%
LANDSCAPED AREA:	8,150 SF
PERCENT LANDSCAPE PROVIDED:	23%
EXISTING BUILDING AREA:	7,000 SF
BUILDING HEIGHT MIN:	0'
BUILDING HEIGHT MAX:	45' - 65'
EXISTING BUILDING HEIGHT:	24'

**PARKING**

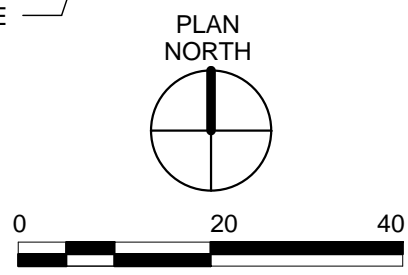
MINIMUM PARKING REQUIRED:	28 SPACES
MAXIMUM PARKING ALLOWED:	35 SPACES
PROPOSED PARKING:	29 SPACES
EXISTING HANDICAPPED PARKING:	2 HC SPACES
<b>TOTAL PROPOSED PARKING:</b>	<b>31 SPACES</b>

**LANDSCAPING FOR PARKING AREAS**

INTERIOR PARKING LANDSCAPE REQUIRED:	25 SF/ PARKING SPACE X 34 SPACES
	850 SF REQUIRED
INTERIOR PARKING LANDSCAPE PROVIDED:	2,400 SF PROVIDED



PROPOSED SITE PLAN  
 VETERINARY CANCER & SURGERY SPECIALISTS  
 10400 SE MAIN STREET  
 LAND USE | 30 AUG 2013



LAND USE

VETERINARY CANCER &  
SURGERY SPECIALISTS  
10400 SE MAIN STREET

MARK DATE DESCRIPTION

ISSUE DATE: 30 AUG 2013  
ISSUE: LAND USE APPLICATION

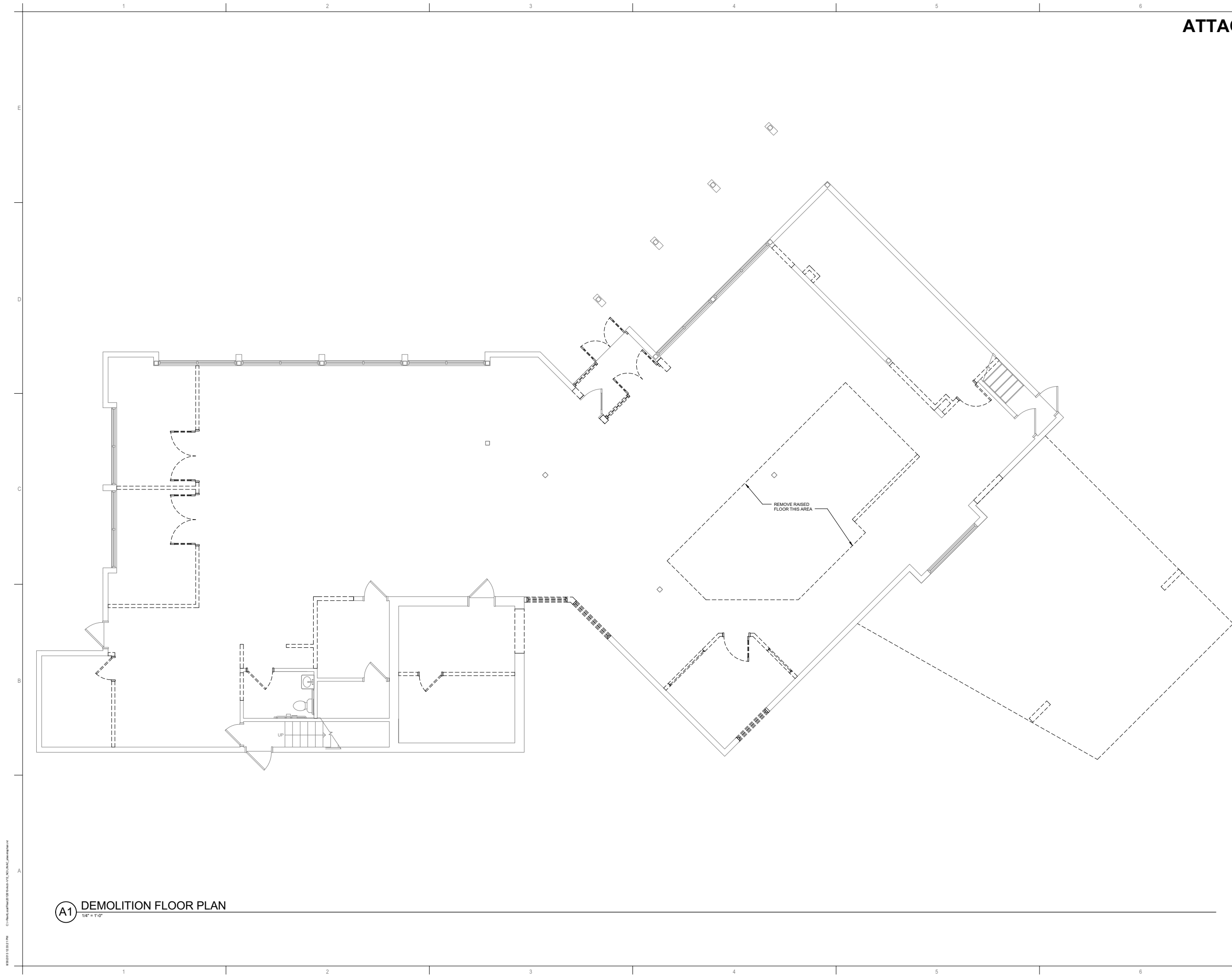
PROJECT NO: 2012810.00

DRAWN BY: ARL

CHECKED BY: EG

DATE: 08/28/13

DEMOLITION FLOOR PLAN



A1 DEMOLITION FLOOR PLAN  
1/4" = 1'-0"

C:\Users\mahlum\Documents\Projects\10400 SE Main Street\10400 SE Main Street.dwg

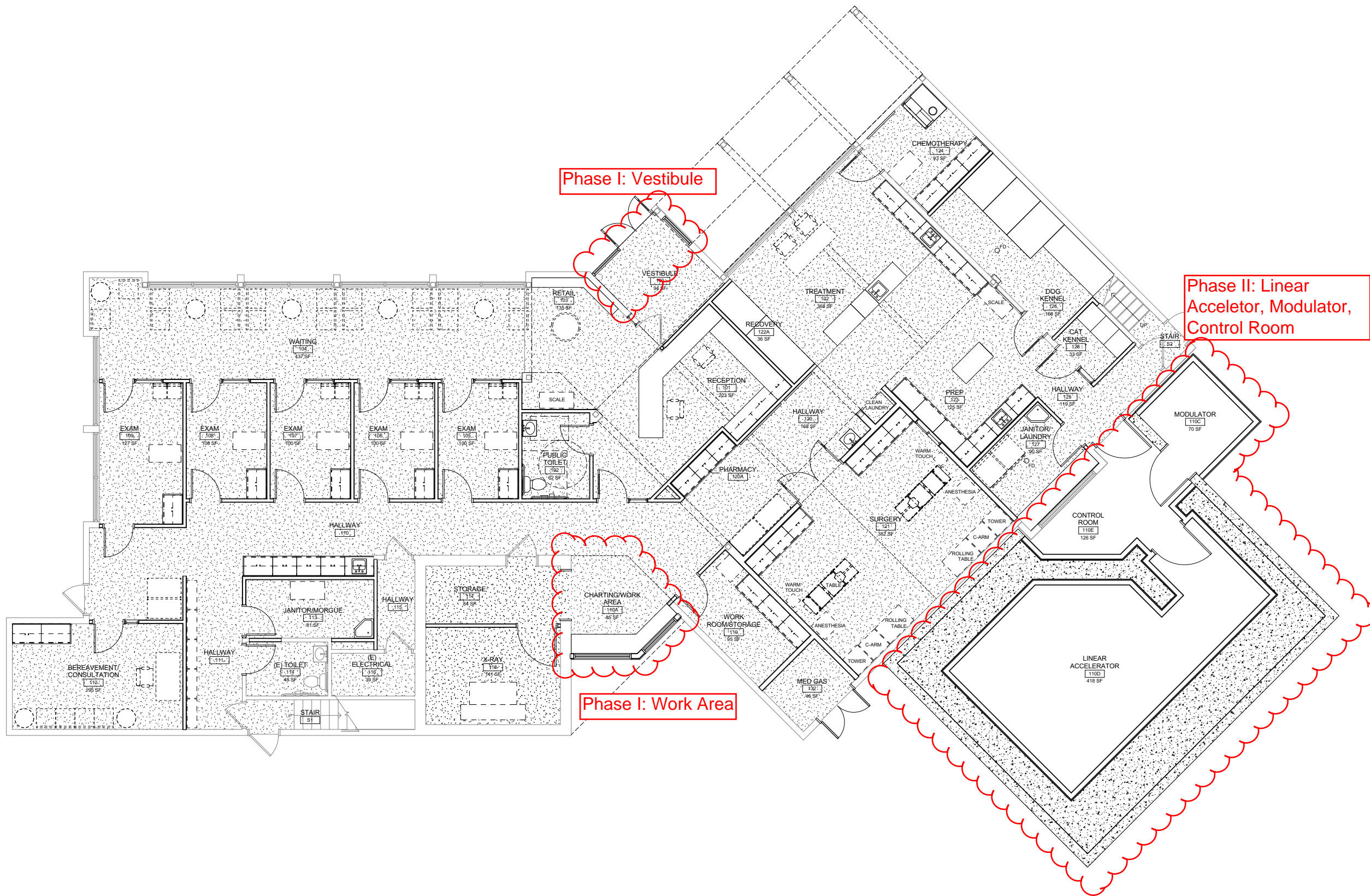


LAND USE

VETERINARY CANCER & SURGERY SPECIALISTS

10400 SE MAIN STREET

MARK	DATE	DESCRIPTION
ISSUE DATE:	30 AUG 2013	
ISSUE:	LAND USE APPLICATION	
PROJECT NO.:	2012810.00	
DRAWN BY:	ARL	
CHECKED BY:	EG	
FIRST FLOOR PLAN - PROPOSED		

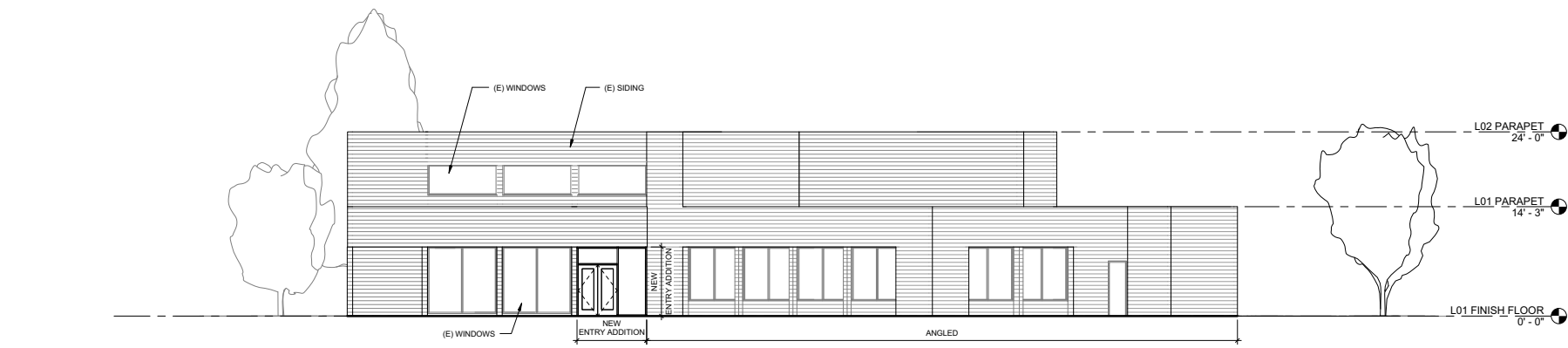


A1 FIRST FLOOR PLAN  
1/4" = 1'-0"

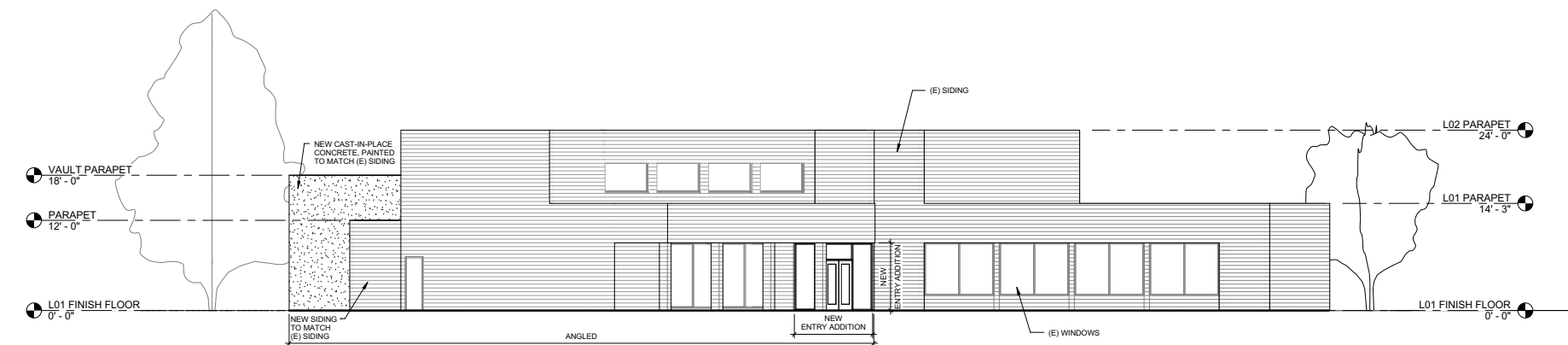
LAND USE

VETERINARY CANCER &  
 SURGERY SPECIALISTS

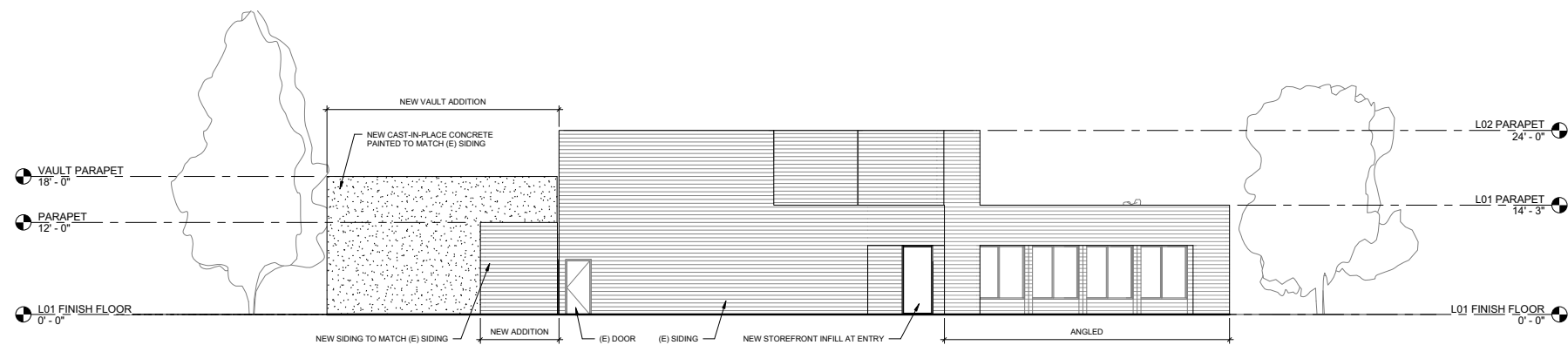
10400 SE MAIN STREET



3A NORTHWEST EXTERIOR ELEVATION  
 1/8" = 1'-0"



2A NORTH EXTERIOR ELEVATION  
 1/8" = 1'-0"



1A NORTHEAST EXTERIOR ELEVATION  
 1/8" = 1'-0"

MARK	DATE	DESCRIPTION
------	------	-------------

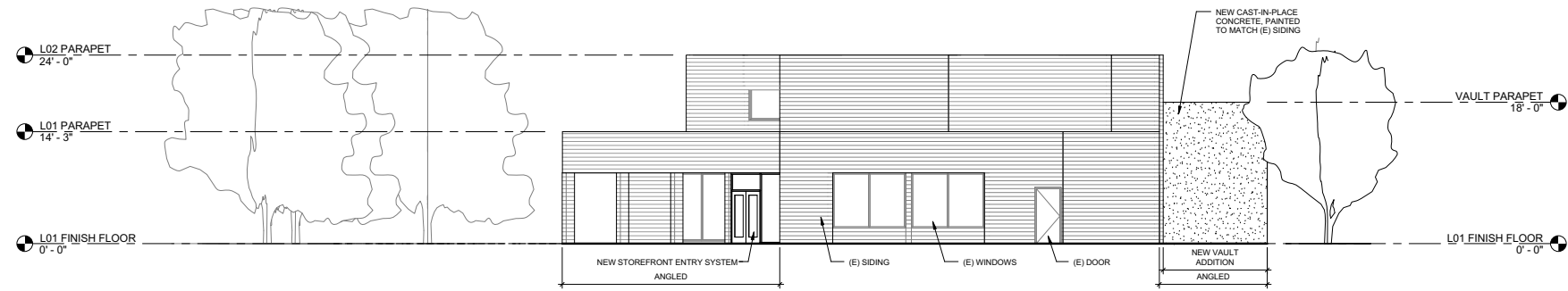
ISSUE DATE: 30 AUG 2013  
 ISSUE: LAND USE APPLICATION

PROJECT NO: 2012810.00  
 DRAWN BY: ARL  
 CHECKED BY: EG

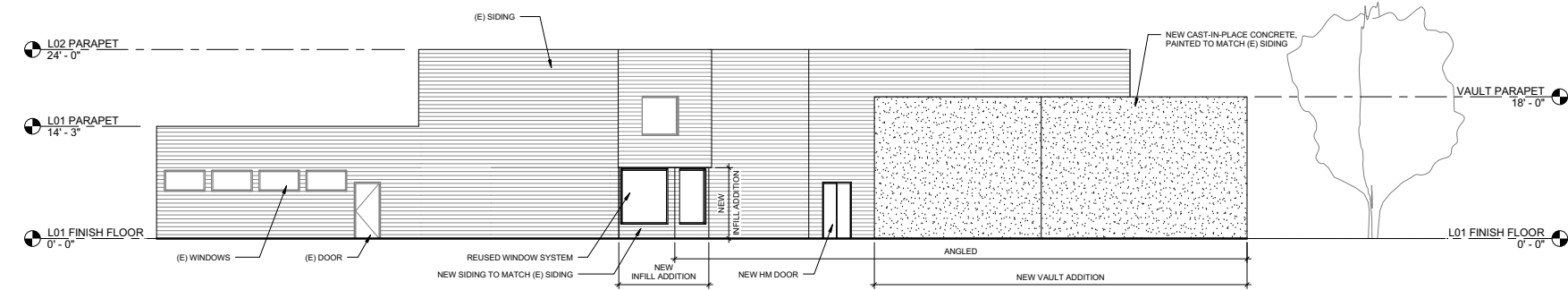
MAHLUM ARCHITECTS, INC. 2013 080300 0407 102 20x0

EXTERIOR ELEVATIONS

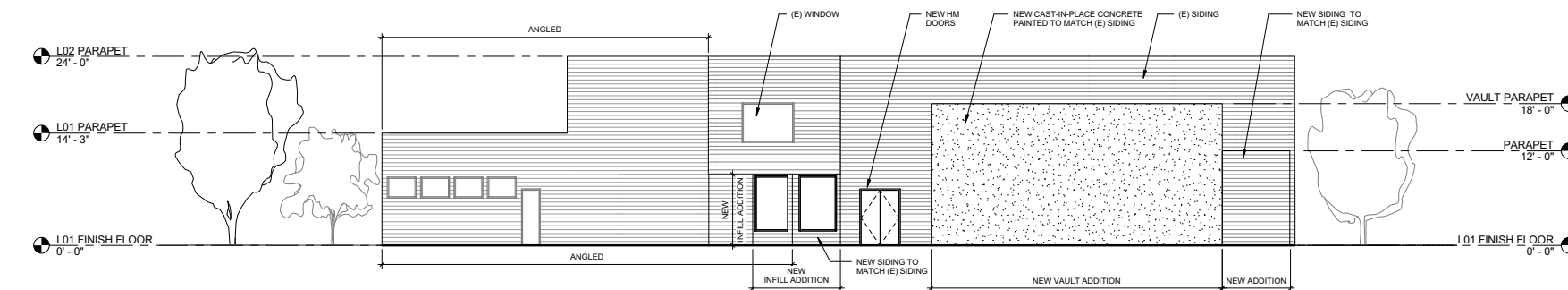




3A WEST EXTERIOR ELEVATION  
 1/8" = 1'-0"



2A SOUTH EXTERIOR ELEVATION  
 1/8" = 1'-0"



1A SOUTHEAST EXTERIOR ELEVATION  
 1/8" = 1'-0"

LAND USE

VETERINARY CANCER & SURGERY SPECIALISTS

10400 SE MAIN STREET

MARK	DATE	DESCRIPTION
------	------	-------------

ISSUE DATE: 30 AUG 2013  
 ISSUE: LAND USE APPLICATION

PROJECT NO: 2012810.00

DRAWN BY: ARL

CHECKED BY: ERL

DATE: 08/20/13

EXTERIOR ELEVATIONS

ATTACHMENT 4.k



mahlum

NORTH ENTRY FACADE - IMAGE  
VETERINARY CANCER & SURGERY SPECIALISTS  
10400 SE MAIN STREET  
LAND USE | 30 AUG 2013



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NORTH ENTRY FACADE - EXISTING  
VETERINARY CANCER & SURGERY SPECIALISTS  
10400 SE MAIN STREET  
LAND USE | 30 AUG 2013



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NORTH ENTRY FACADE - PROPOSED  
VETERINARY CANCER & SURGERY SPECIALISTS  
10400 SE MAIN STREET  
LAND USE | 30 AUG 2013



## ATTACHMENT 4.I



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SOUTH FACADE - IMAGE  
VETERINARY CANCER & SURGERY SPECIALISTS  
10400 SE MAIN STREET  
LAND USE | 30 AUG 2013



mahlum

SOUTH FACADE - EXISTING  
VETERINARY CANCER & SURGERY SPECIALISTS  
10400 SE MAIN STREET  
LAND USE | 30 AUG 2013





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SOUTH FACADE - PROPOSED  
VETERINARY CANCER & SURGERY SPECIALISTS  
10400 SE MAIN STREET  
LAND USE | 30 AUG 2013

# ATTACHMENT 4.m



mahlum

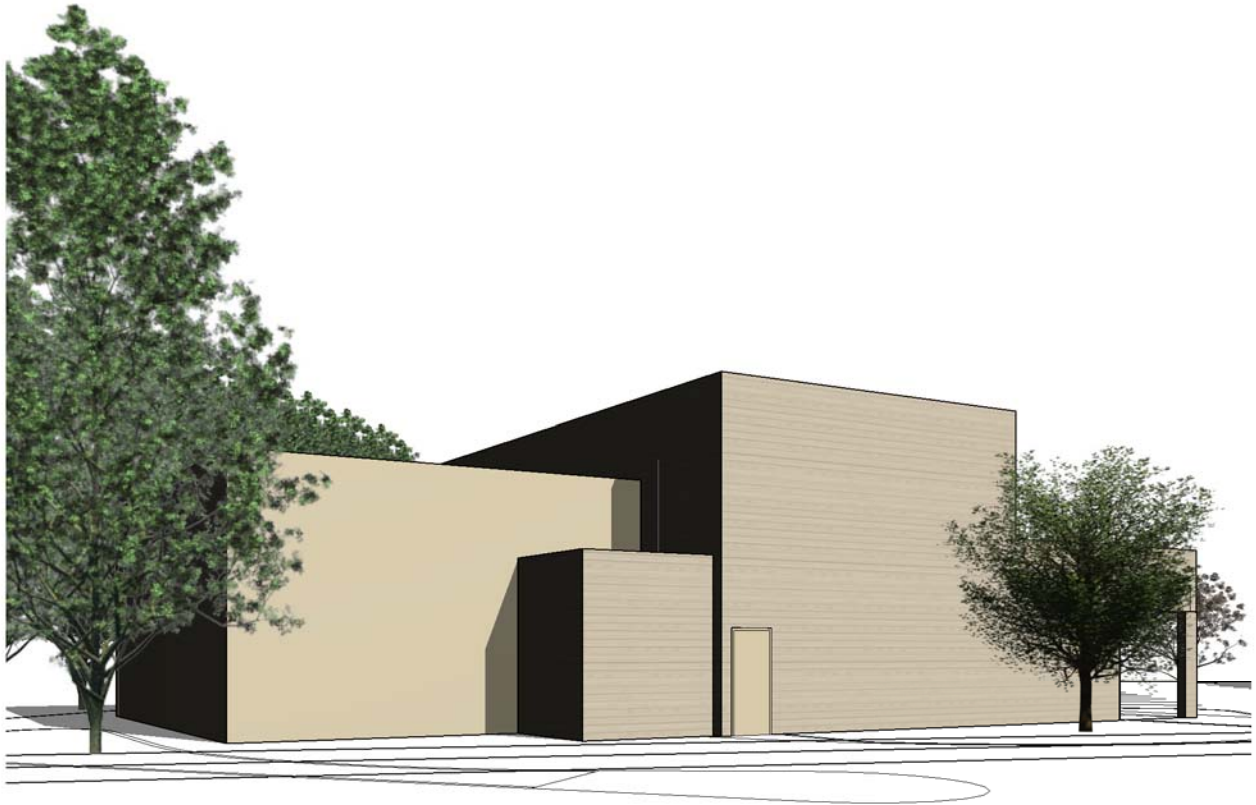
DRIVE THRU - IMAGE  
VETERINARY CANCER & SURGERY SPECIALISTS  
10400 SE MAIN STREET  
LAND USE | 30 AUG 2013





mahlum

DRIVE THRU - EXISTING  
VETERINARY CANCER & SURGERY SPECIALISTS  
10400 SE MAIN STREET  
LAND USE | 30 AUG 2013



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PHASE II LINEAR ACCELERATOR ADDITION - PROPOSED  
VETERINARY CANCER & SURGERY SPECIALISTS  
10400 SE MAIN STREET  
LAND USE | 30 AUG 2013









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OVERALL - EXISTING  
VETERINARY CANCER & SURGERY SPECIALISTS  
10400 SE MAIN STREET  
LAND USE | 30 AUG 2013



mahlum

OVERALL - PROPOSED  
VETERINARY CANCER & SURGERY SPECIALISTS  
10400 SE MAIN STREET  
LAND USE | 30 AUG 2013

## ATTACHMENT 5

**From:** [jean baker](#)  
**To:** [Alligood, Li](#)  
**Subject:** File # DR 13 - 05, NC - 13-02  
**Date:** Tuesday, October 08, 2013 5:24:03 PM

---

Hi Li... The Historic Milwaukie Land Use Committee met last night and asked me to forward their vote. We unanimously approved the applications by Alyssa Leeviraphan for the Veterinary Cancer & Surgery Center.

I personally wonder what the owner/operator of the facility would be required to do to make the property usable by an subsequent tenant. I am speaking of the linear accelerator that requires special shielding. Will the city put conditions on the owner to return the building or land to it's pre-installation condition or has the city investigated the need to do so?

Jean Baker,  
Chair Historic Milwaukie Land Use Committee



# Memo

**To:** Li Alligood, Associate Planner  
**From:** Tom Larsen, Building Official *TL*  
**Date:** October 2, 2013  
**Re:** DR-13-05, NC-13-02; 10400 SE Main St

I have reviewed the above submittal and noted the following:

Remodeling of the existing structure will trigger ADA upgrades; up to 25% of the budget (ORS 447.241). The addition will need to be fully accessible.

A full review of the project will be required at the time of building permit submittal.

# ATTACHMENT 6

## List of Record File #DR-13-05, Leeviraphan

The following documents are part of the official record for this application as of October 16, 2013.

1. Application
  - a. Preapplication conference report for meeting on December 20, 2012 (sent January 3, 2013)
  - b. Submittal forms: land use application form(s), proof of ownership, property owner authorization, Submittal Requirements form, design review checklist, fee receipt (received August 30, 2013)
  - c. Narrative addressing code standards and criteria (received August 30, 2013)
  - d. Plans and drawings
    - (1) Site plan (received August 30, 2013)
    - (2) Existing site conditions (received August 30, 2013)
    - (3) Proposed site conditions (received August 30, 2013)
    - (4) Elevation drawings (received August 30, 2013)
    - (5) Topographic survey (received August 30, 2013)
    - (6) Preliminary landscape plan (received August 30, 2013)
    - (7) Illustrative drawings (received August 30, 2013)
2. Notification information
  - a. Application referral and mailing list. Sent to: Community Development, Engineering, Building, Planning, and Chair and Land Use Committee for Historic Milwaukie Neighborhood District Association(s). (Sent October 2, 2013.)
  - b. Sign notice for Design and Landmarks Committee public meeting on October 23, 2013 (posted at the site on October 18, 2013)
  - c. Sign posting affidavit (dated )
  - d. Mailed notice for Design and Landmarks Committee public meeting on October 23, 2013 (sent to properties within 300' radius of site on October 11, 2013)
  - e. Certification of legal notice mailing, with attached mailing list (dated October 11, 2013)
  - f. Notice map
  - g. Returned notice envelopes
3. Materials from City Planning staff
  - a. Letter deeming application complete (sent September 27, 2013)
4. Agency and staff responses



- a. Tom Larsen, Building Official. Remodeling of the existing structure will trigger ADA upgrades equaling up to 25% of the value of structural permits. (Received October 8, 2013.)
5. Public comments received
  - a. Jean Baker, Historic Milwaukie NDA Land Use Committee. Supportive of proposal. (Received October 8, 2013.)
6. Staff Report(s)
  - a. Report for Design and Landmarks Committee public meeting on October 23, 2013 (dated October 16, 2013)
    - (1) Recommended Findings in Support of Approval
    - (2) Recommended Conditions of Approval
    - (3) Application items #1.c-d.
    - (4) Agency and staff response items #4.a
    - (5) Public comment items #5.a