



MILWAUKIE PLANNING
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206
 503.786.7600
 planning@milwaukieoregon.gov

Preapplication Request Form

File #: 20-010PA

Meeting Date: 12 / 03 / 20 Time: 10:00 am Location: 6101 SE Johnson Creek Blvd Today's Date: 11 / 12 / 20

Applicants and representatives are expected to present a detailed explanation of their proposal at the conference.

The purpose of the preapplication conference is to acquaint the applicant or applicant's representative with the requirements of the municipal code in preparation for submission of a land use application, including relevant approval criteria, development standards, and procedures. The preapplication conference is not an exhaustive review of all potential issues or requirements. Furthermore, the information provided by the City is not binding, and it does not preclude the City from raising new issues or identifying additional requirements during the land use review process. *(MMC 19.1002 Preapplication Conference)*

Although the primary purpose is as stated above, preapplication conferences may also be used as part of a due diligence process to obtain a higher degree of certainty about a property development. An applicant is not required to be the property owner to request a preapplication conference.

SITE INFORMATION:

Site Address: 9850 SE Main Street Map & Tax Lot(s): 1 1E 25CB 1100 Zone: NME

PROPOSAL (brief description):

Construction of 150'x270' pre-fab metal building with shop floor, small office space, and bathroom.

Building is anticipated to include 6 garage doors for shipping and receiving of materials/products.

APPLICANT:

Project Contact Name: Todd Firestenberg Company: Harder Mechanical

Mailing Address: 2148 NE MLK JR BLVD, Portland, OR Zip: 97212

Phone(s): 503-382-4453 Email: tfirestenberg@harder.com

of Expected Attendees: 5

<input checked="" type="checkbox"/> Owner	<input checked="" type="checkbox"/> Architect	<input type="checkbox"/> Contractor
<input type="checkbox"/> Representative	<input checked="" type="checkbox"/> Engineer	<input checked="" type="checkbox"/> Other: <small>total: 2-owner 3-eng/arch</small>

REQUESTED MEETING TYPE:

- Preapplication Meeting—1st meeting free; 2nd meeting \$50; Subsequent meetings \$100/mtg.**
 - Optional meeting with 2 City staff. No meeting notes are provided by staff.
 - Staff will coordinate meeting date and time once Submittal Information (listed on reverse) is received.
- Preapplication Conference—\$200**
 - Optional or required meeting with 3 or more staff. Meeting notes are provided by staff 2 weeks after the conference.
 - City staff from the Planning, Building, Engineering, and Public Works departments usually attend. Other public agencies (such as the Fire District) may attend as necessary.
 - Appointment times are Thursdays from 10:00 a.m.–11:00 a.m.
 - Appointments are scheduled on a first-come, first-served basis. Preapplication Requests must be submitted during counter hours, and by 12:30 p.m. every Thursday for the first appointment available.
 - Appointments must be made no less than **three weeks** before the desired meeting date for **Major projects** (e.g. commercial, industrial, multi-family, subdivisions) and no less than **two weeks** in advance of the desired meeting date for **Minor projects*** (e.g. single family, ADUs, partitions).
- Transportation Impact Study Review—\$100**
 - Mandatory second meeting if the project requires a Transportation Impact Study (TIS).
 - To be scheduled after completion of a TIS by the applicant's engineer.

IMPORTANT INFORMATION ON REVERSE SIDE

PREAPPLICATION REQUEST CHECKLIST:

Once submitted, application materials and applicant information become public record as well as constitute permission for staff to access the site in preparation for the meeting/conference.

Preapplication Meeting: Please submit 3 hard copies of the required information.

Minimum Requirements:

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

Preapplication Conference: Please submit 8 hard copies and 1 electronic copy of the required information. Please refer to the [Development Project Checklist](#) for a list of items that may be applicable to your project.

Minimum Requirements

- Completed Request Form and accompanying fee.
- Narrative: A detailed description of your proposal and any specific questions you have. Include a brief description of the physical context of the site, including a map showing the site and surrounding properties.
- A list of all questions or issues the applicant would like the City to address.
- Proposed elevations
- Site/Plot Plan (8½ x 11 or 11 x 17) that includes (if applicable)
 - Parcel and building setback dimensions
 - Existing and proposed structures
 - Location and dimension of existing and proposed easements, access, and driveways
 - Location of existing and proposed utilities: storm, sanitary sewers, and water (including size of service and street location)
 - Width of adjacent right-of-way
 - Existing streets abutting the property
 - Vehicle and bicycle parking layout (including calculation of required number of spaces, based on use and square footage of building)
 - Slope map (if slope is 25% or more)
 - Significant tree locations (all trees with a caliper over 6 inches)
 - Proposed stormwater detention system with topographic contours
 - Location of onsite and adjacent natural resources
 - Circulation system for vehicles, pedestrians, and bicycles

For Office Use Only:

***Project Type:** Minor Developments (e.g. single family, ADUs, partitions): 2 weeks required for review
 Major Developments (e.g. commercial, industrial, multi-family, subdivisions): 3 weeks required for review

Routing: <input type="checkbox"/> File	<input type="checkbox"/> Planning (2)	<input type="checkbox"/> Engineering (2)	<input type="checkbox"/> Building
<input type="checkbox"/> Development Manager	<input type="checkbox"/> Public Works	<input type="checkbox"/> Fire	<input type="checkbox"/> CD Director (development)



Date: 11/12/2020

City of Milwaukie Planning Department
6101 SE Johnson Creek Blvd
Milwaukie, OR 97206

Re: Pre-Application Narrative

Dear Milwaukie Planning Department,

This Narrative is being provided to support the Pre-Application Conference Request for the Harder Mechanical Contractors new shop building at their 9850 SE Main Street location in Milwaukie, Oregon. The narrative is broken down into the following subsection:

1. Introduction
2. Background
3. Proposed Development
4. Questions

Introduction

Harder Mechanical Contractors, Inc. provides mechanical needs for several different industries including data centers, food and beverage, health services, aerospace and automotive, manufacturing, mining, power, among others. Their shop at 9850 SE Main in Milwaukie currently functions as office space, clean pipe fabrication for high tech projects, and warehouse/tool storage. The clean pipe fab shop includes welding and spooling of stainless steel, carbon steel, and copper, piping modules. The warehouse and tool storage handles receiving and management of tools to support Harder projects in the northwest.

Existing building on the west portion of the property:

Processes: welding
Office space: ~10%
Fabrication: ~14%
Warehouse: ~76%

Jackola Engineering & Architecture, PC

702 Jefferson Street, Vancouver WA 98660

360.852.8746 Office 360.852.8514 Fax

www.jackola.com

Locations in Montana and Washington (Rev. 07-19)

Background

The current site is located at 9850 SE Main Street in Milwaukie. The lot is Tax Lot 1100, Map 1 1E 25CB located in Base Zone - North Milwaukie Employment (NME) of the City of Milwaukie zoning map. The Tax Lot ID is 11E25CB01100. NME zone is "intended to support the goals and policies of the NMIA [North Milwaukie Innovation Area] Plan and retain area as a viable industrial and employment zone". The primary uses are for high-intensity employment and includes production, manufacturing, processing, and transportation of goods. The lot is located in the Industrial Comprehensive Plan.

The existing and proposed use of manufacturing and production are permitted uses in the NME zone. NME Zoning includes the following lot and development standards:

Lot Size:

Min: None
Max: None

Floor Area Ratio

Min: 0.5:1
Max: 3:1

Building Height:

Min: 25
Max: 45-90

Setbacks:

Front:
Min: None
Max: 10
Side/Rear:
Min/Max: None

Lot Coverage:

Max: 85%

Landscaping:

Min: 15%

Parking:

Min: 1 space/ 1,000 sft
Max: 2 space/ 1,000 sft

Per the Milwaukie ArcGIS online mapping website, the property does not have any significant historic resources, wetlands, vegetated corridors, or habitat conservation areas. It is also not show to be located within any floodplains or the Willamette Greenway.

Proposed Development

The proposed development includes the construction of a 150' x 270' pre-fabricated metal shop building with small office space and a bathroom. The new ~40,000 sq. ft. building will house Harder Mechanical's sheet metal fabrication shop. The shop will receive sheet metal, primarily galvanized steel and stainless steel, in rolls and flat sheets. The coil steel will be placed on un-coilers to be cut and formed into HVAC ductwork and fittings. The flat sheet stock will also be cut and formed into ductwork and fittings. Various machines, including press brakes, shears, rolling machines, edge formers, and spot welders will be employed to complete the fabrication of the required parts. A small welding area will be utilized for fabrication of continuously welded duct and specialties. After fabrication, completed parts will be staged for shipment with some pieces being spooled or manifolded into larger finished assemblies prior to shipment.

The new building will be oriented with the long dimension extending east/west near the southern property line and centered on the lot (see proposed site plan). The shop will include new water, sewer, power, and gas utilities to support the shop processes and offices. There will be 6 loading docks on the south side of the building for shipping/receiving. The two westernmost doors will be at grade level for shipping assembled manifolds. Three loading docks towards the middle of the building will be for shipping/receiving. One door at the far east end of the building will be for coil delivery.

New building:

Processes: welding, spot welding, plasma cutting

Office: ~10%

Fabrication: ~55%

Storage/Warehouse: ~35%

Questions for the City:

Are there available as-built utility and street maps available for the Site? Available capacity?

Are frontage improvements required and where?

Can off-street parking calculations be prepared as ratios of manufacturing vs. warehouse/storage square footage?

Other submittals requirements per the City/State?

Sincerely,



11/12/2020

Samuel L. Duguay
Jackola Engineering & Architecture, PC
360-852-8746



HARDER MECHANICAL SHOP

MILWAUKIE, OREGON



PARCEL ID: 11E25CB01100
ZONE: NME
ADDRESS: 9850 SE MAIN STREET

LOT SUMMARY:

SETBACKS:
FRONT - 10 FT (30 TO MAIN ST)
SIDE - NONE
REAR - NONE

BUILDING HEIGHT - MIN 25/MAX 90 FT

MAX LOT COVERAGE - 85%
MIN LANDSCAPING - 15%

PARKING SUMMARY:

PARKING REQUIRED:
MANUFACTURING
MIN 1 SPACE / 1,000 SF
= 1 X (40,500 SF / 1,000 SF) = 40 STALLS
MAX 2 SPACE / 1,000 SF
= 2 x (40,500 SF / 1,000 SF) = 81 STALLS

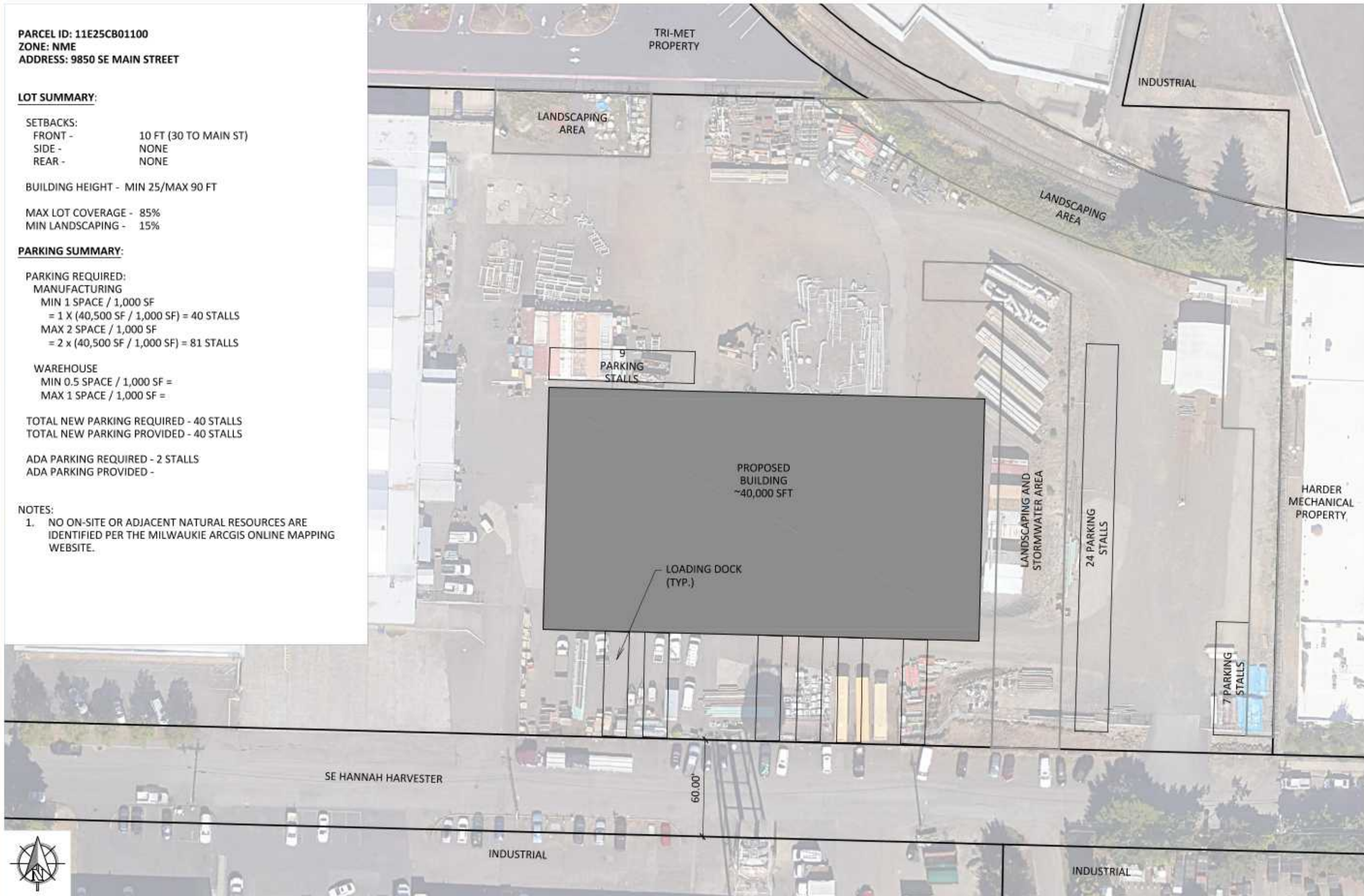
WAREHOUSE
MIN 0.5 SPACE / 1,000 SF =
MAX 1 SPACE / 1,000 SF =

TOTAL NEW PARKING REQUIRED - 40 STALLS
TOTAL NEW PARKING PROVIDED - 40 STALLS

ADA PARKING REQUIRED - 2 STALLS
ADA PARKING PROVIDED -

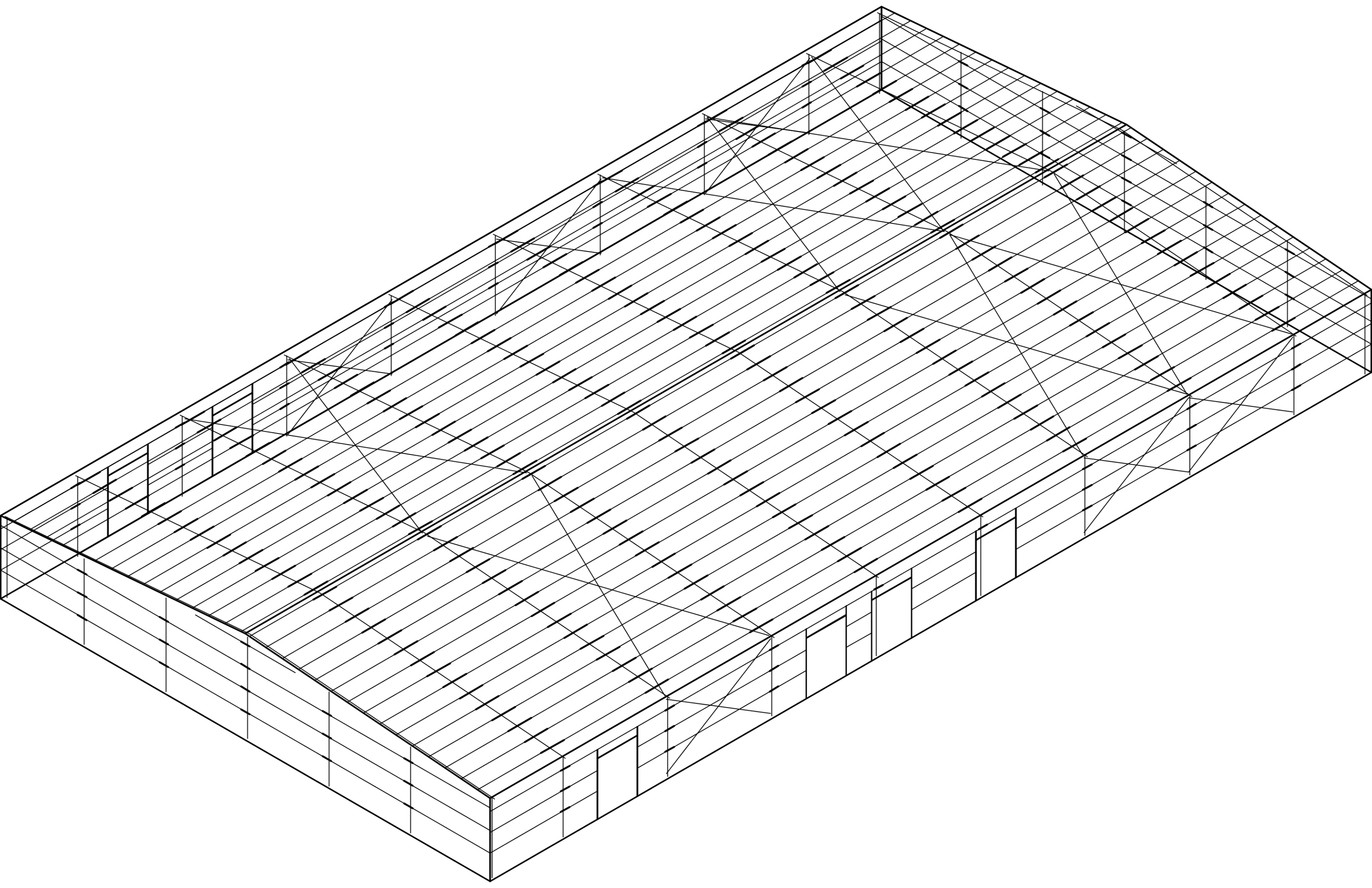
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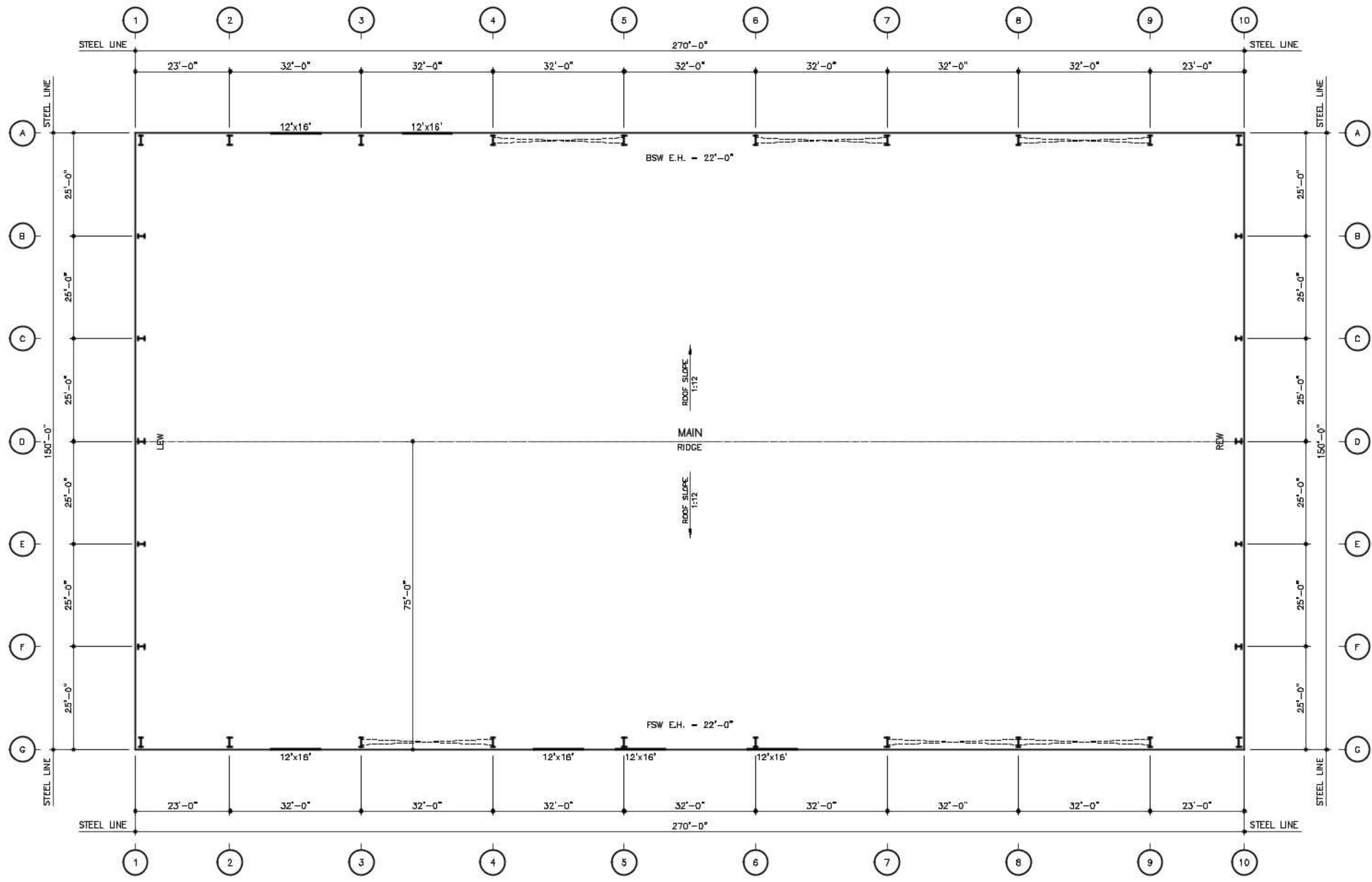
- 1. NO ON-SITE OR ADJACENT NATURAL RESOURCES ARE IDENTIFIED PER THE MILWAUKIE ARCGIS ONLINE MAPPING WEBSITE.



HARDER MECHANICAL SHOP

MILWAUKIE, OREGON





PROJECT NAME:
SHEET METAL SHOP IV
 MILWAUKIE, OR

CUSTOMER NAME:
HARDER MECHANICAL
 MILWAUKIE, OR

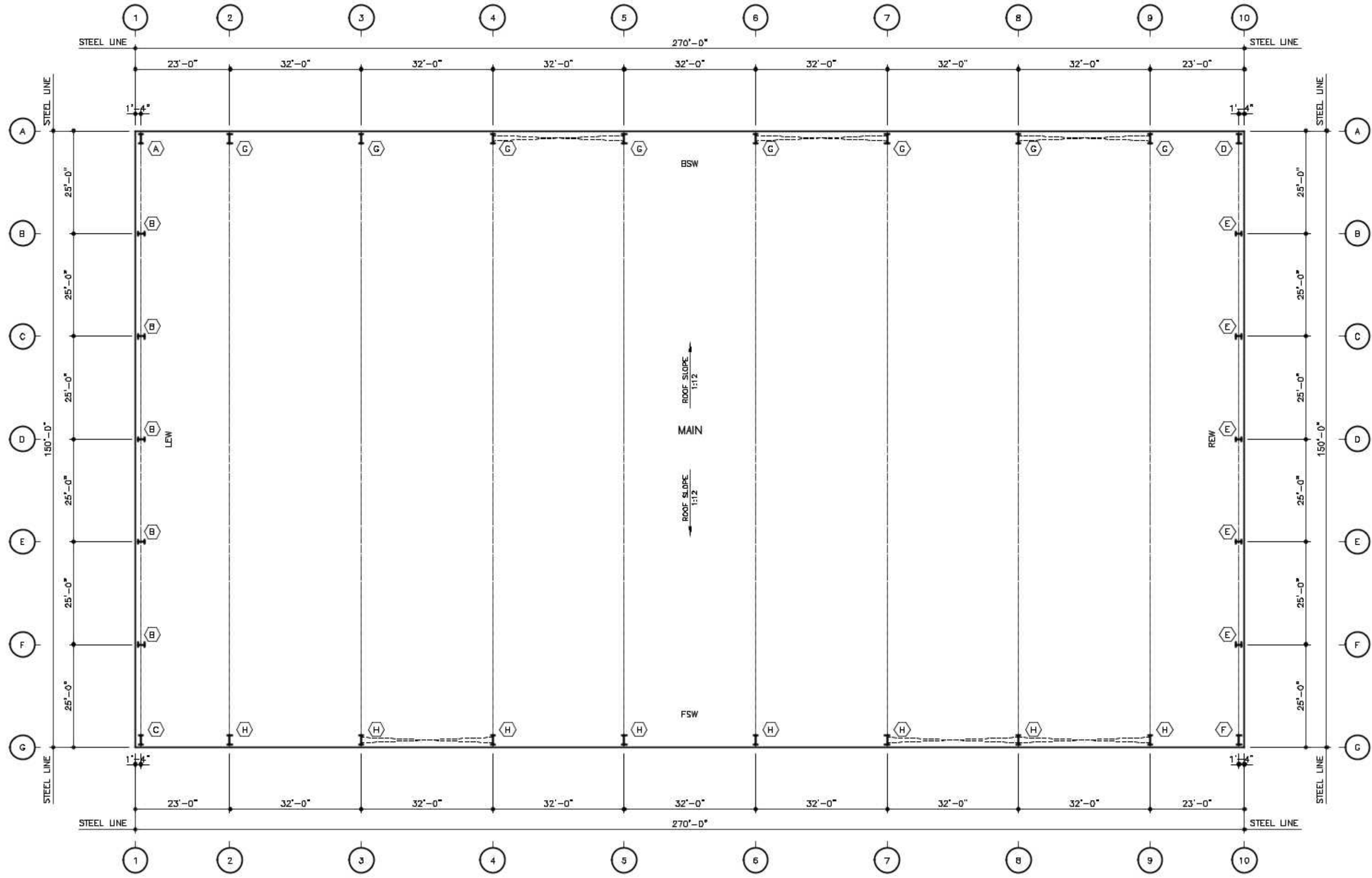
DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE:
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SHEET NUMBER:
FP1

DATE:
11/4/2020 12:19 PM

QUOTE NUMBER:
10.26.20



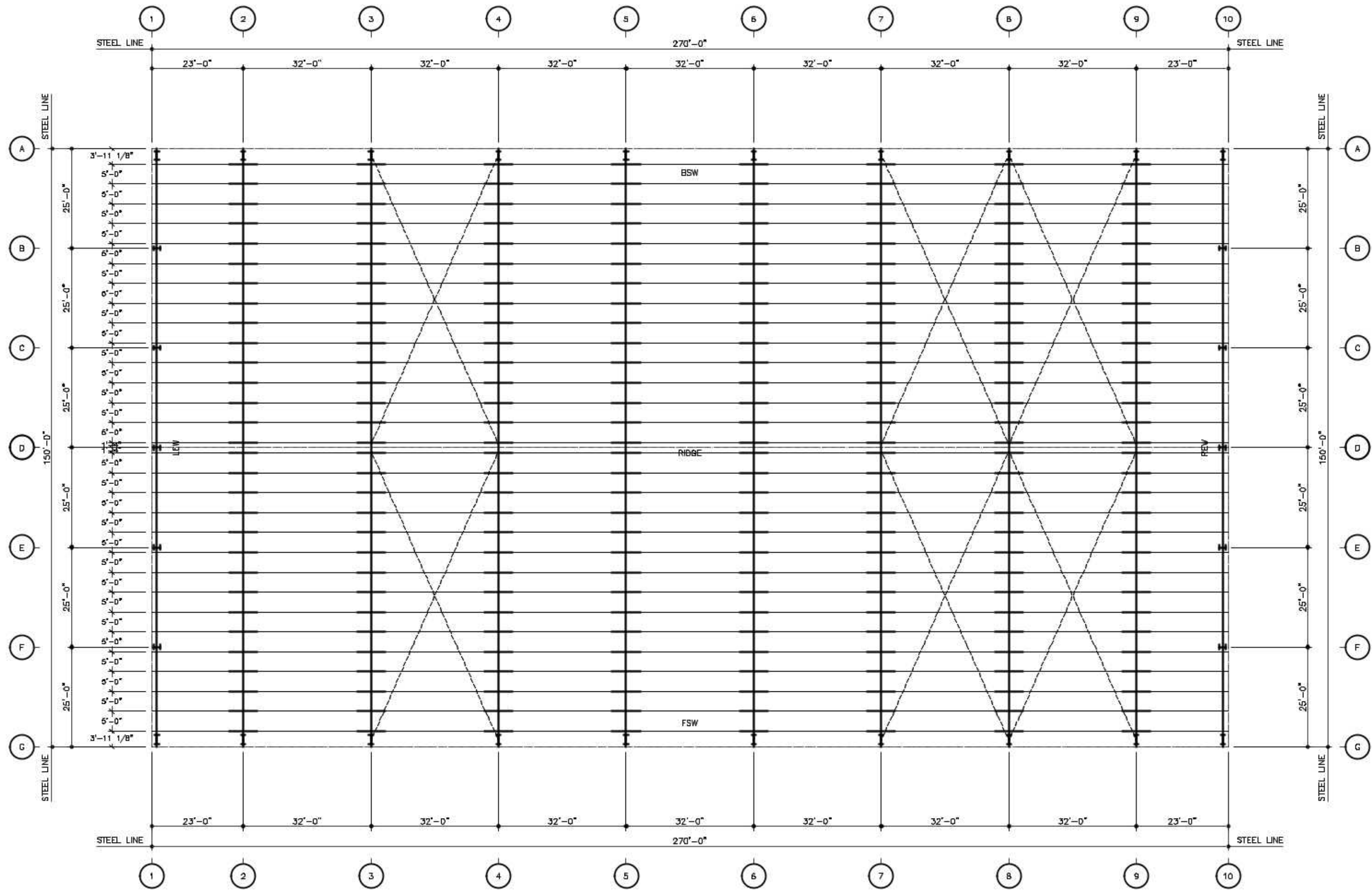
Finish floor elevation assumed to be 100'-0" unless noted otherwise.



PROJECT NAME:
SHEET METAL SHOP IV
MILWAUKIE, OR
CUSTOMER NAME:
HARDER MECHANICAL
MILWAUKIE, OR

DO NOT USE FOR FINAL CONSTRUCTION
SHEET TITLE:
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SHEET NUMBER:
AB1
QUOTE NUMBER:
10.26.20

11/4/2020 12:19 PM



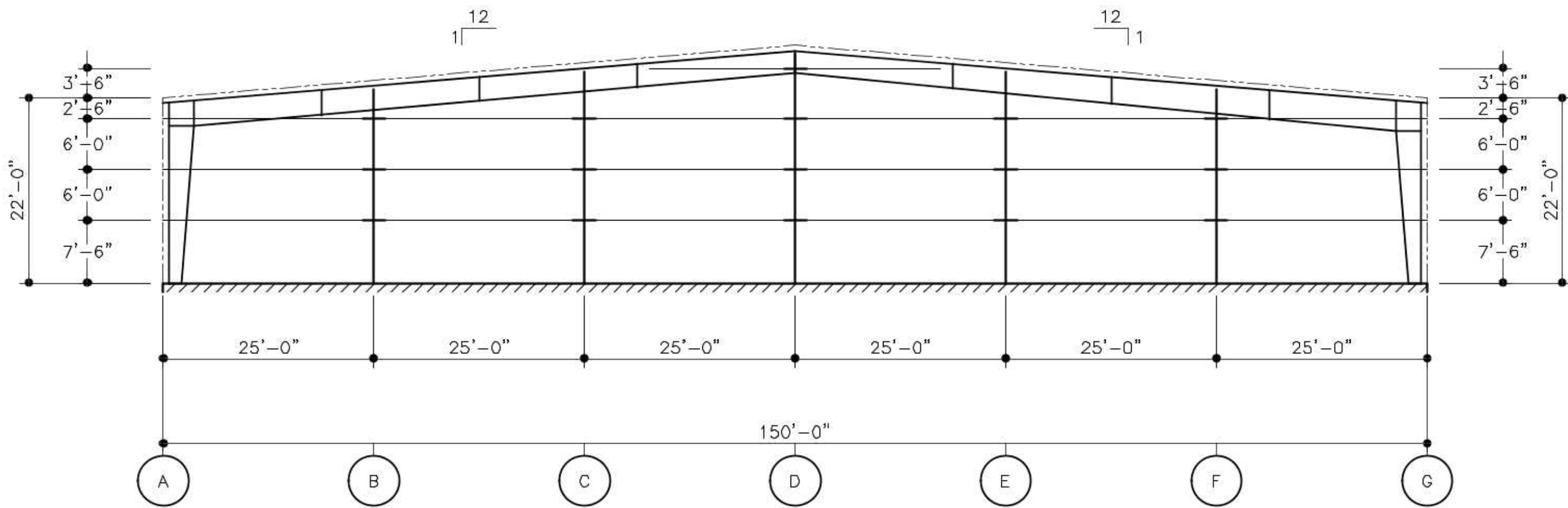
MAIN ROOF FRAMING PLAN



PROJECT NAME:
SHEET METAL SHOP IV
MILWAUKIE, OR
CUSTOMER NAME:
HARDER MECHANICAL
MILWAUKIE, OR

DO NOT USE FOR FINAL CONSTRUCTION
SHEET TITLE:
PRELIMINARY ROOF FRAMING PLAN
SHEET NUMBER:
RF1
QUOTE NUMBER:
10.26.20

11/4/2020 12:19 PM



ELEVATION AT LINE 1

PROJECT NAME:

SHEET METAL SHOP IV

MILWAUKIE, OR

CUSTOMER NAME:

HARDER MECHANICAL

MILWAUKIE, OR

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 11/4/2020 12:19 PM

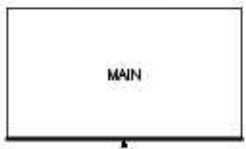
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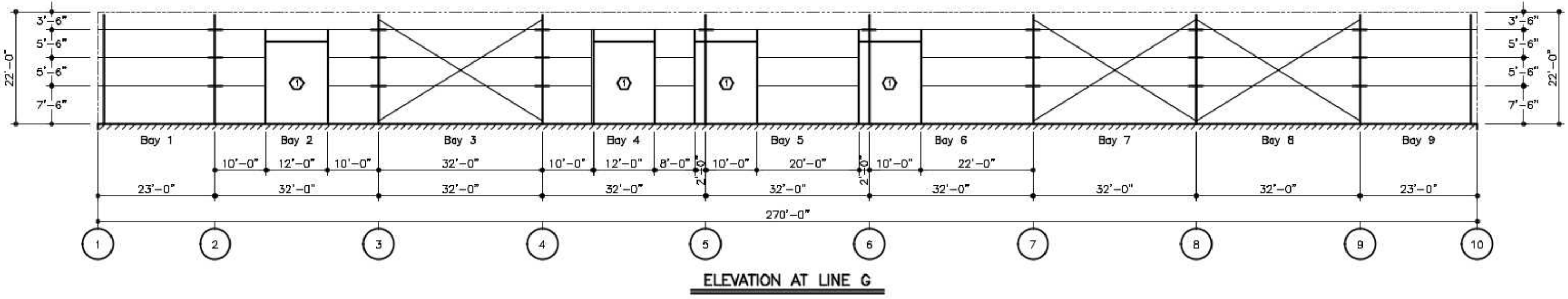
ST5

10.26.20



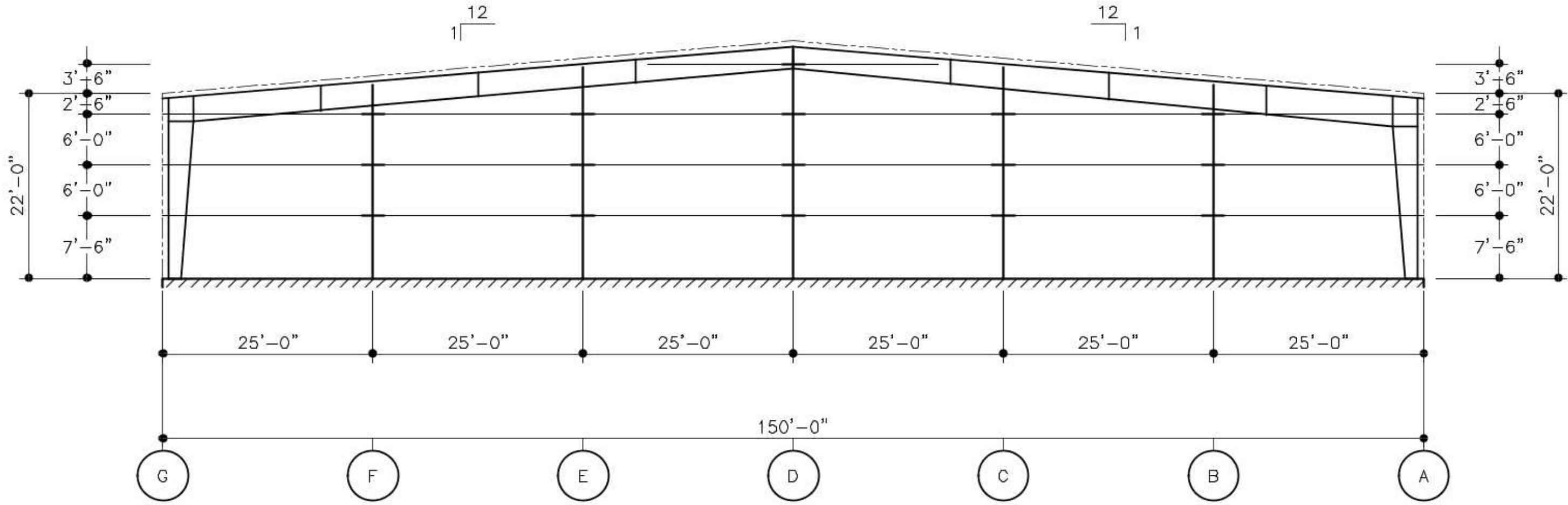


FRAMED OPENING SCHEDULE					
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PROJECT NAME:
SHEET METAL SHOP IV
 MILWAUKIE, OR
 CUSTOMER NAME:
HARDER MECHANICAL
 MILWAUKIE, OR

DO NOT USE FOR FINAL CONSTRUCTION
 SHEET TITLE:
PRELIMINARY STRUCTURAL ELEVATIONS
 SHEET NUMBER:
ST6
 QUOTE NUMBER:
10.26.20
 DATE:
 11/4/2020 12:19 PM



ELEVATION AT LINE 10



PROJECT NAME:
SHEET METAL SHOP IV

MILWAUKIE, OR

CUSTOMER NAME:

HARDER MECHANICAL

MILWAUKIE, OR

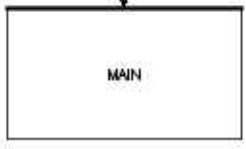
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SHEET TITLE: 11/4/2020 12:19 PM

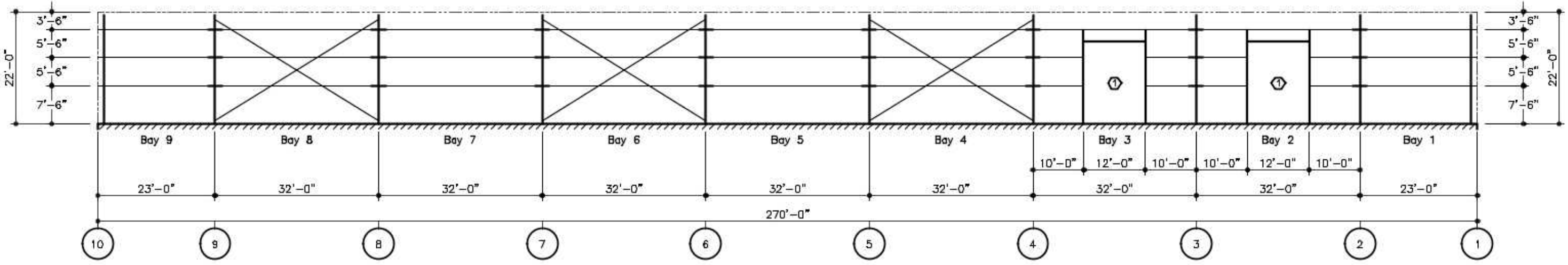
PRELIMINARY STRUCTURAL ELEVATIONS

SHEET NUMBER: QUOTE NUMBER:

ST7 10.26.20



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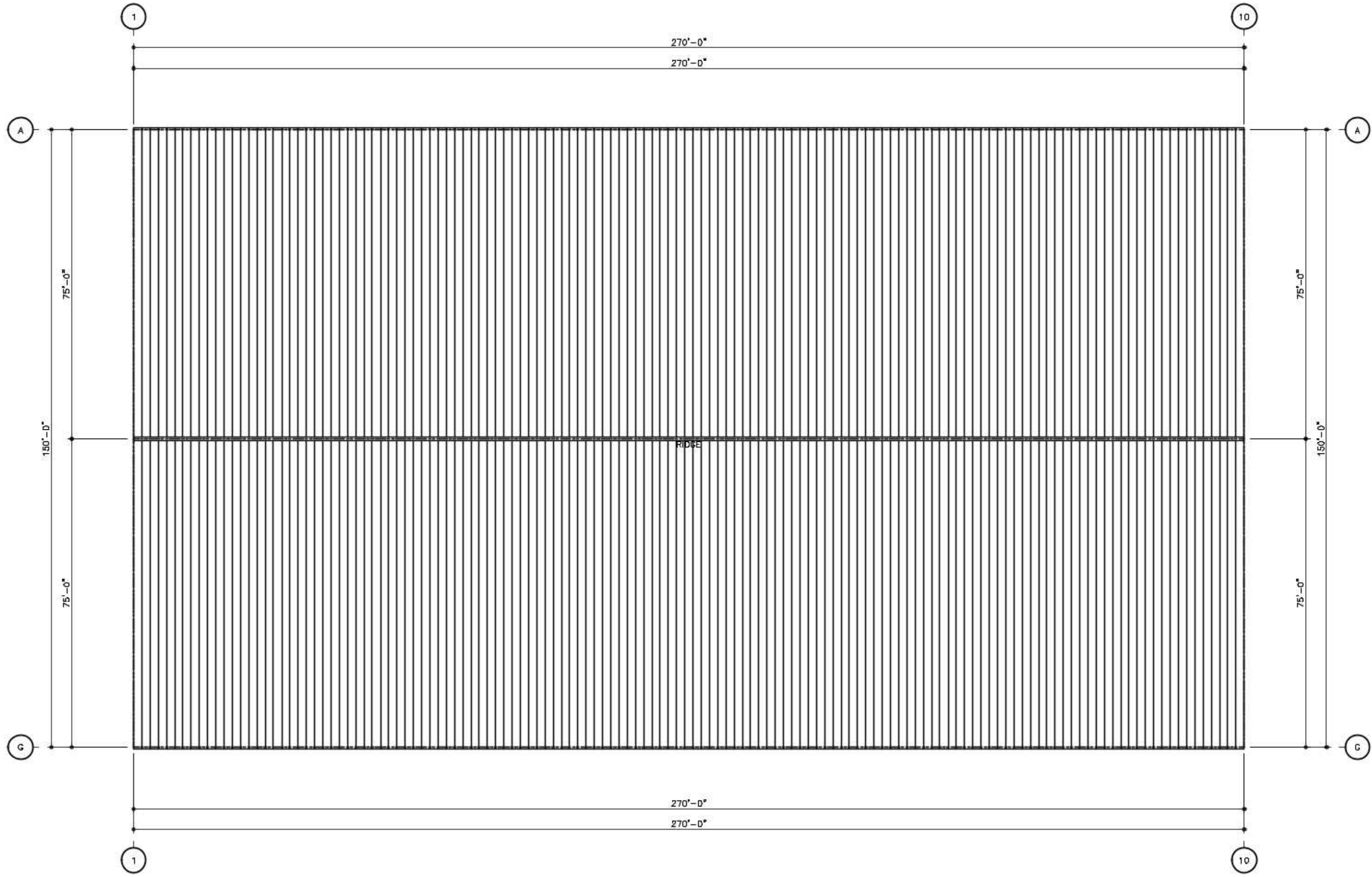


ELEVATION AT LINE A

PROJECT NAME:
SHEET METAL SHOP IV
 MILWAUKIE, OR
 CUSTOMER NAME:
HARDER MECHANICAL
 MILWAUKIE, OR

DO NOT USE FOR FINAL CONSTRUCTION
 SHEET TITLE:
PRELIMINARY STRUCTURAL ELEVATIONS
 SHEET NUMBER:
ST8
 QUOTE NUMBER:
10.26.20

11/4/2020 12:19 PM



ROOF SHEETING PLAN
 MAIN — PANELS: 24 GA. CFR — POLAR WHITE (SP)

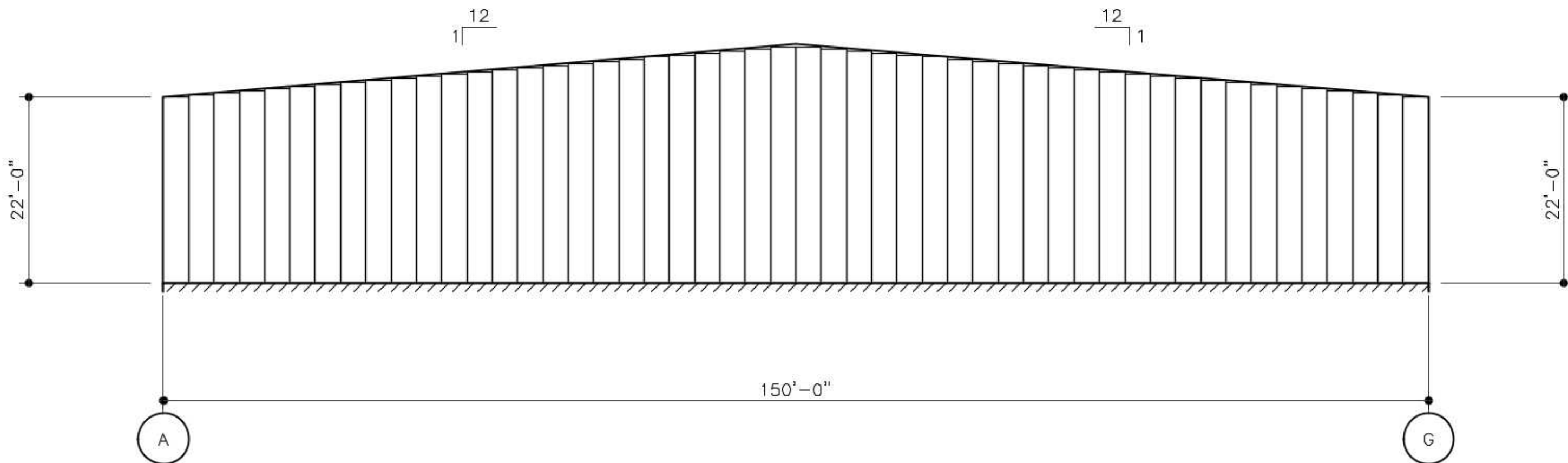
DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 11/4/2020 12:19 PM
 PRELIMINARY ROOF SHEETING PLAN

SHEET NUMBER: RS1
 QUOTE NUMBER: 10.26.20

PROJECT NAME:
 SHEET METAL SHOP IV
 MILWAUKIE, OR
 CUSTOMER NAME:
 HARDER MECHANICAL
 MILWAUKIE, OR





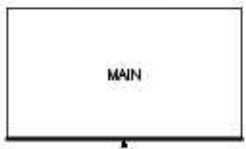
WALL SHEETING ELEVATION AT LINE 1

PANELS: 26 GA. CLASSIC WALL - TO BE SELECTED (SP)

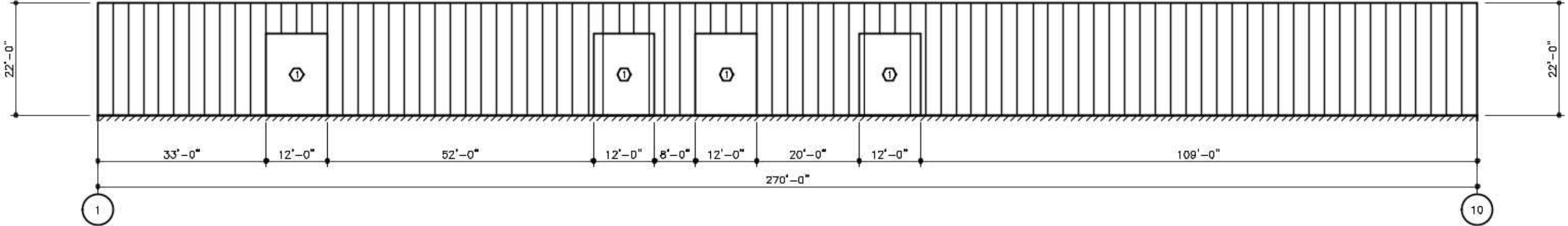


PROJECT NAME:
 SHEET METAL SHOP IV
 MILWAUKIE, OR
 CUSTOMER NAME:
 HARDER MECHANICAL
 MILWAUKIE, OR

DO NOT USE FOR FINAL CONSTRUCTION
 SHEET TITLE: 11/4/2020 12:19 PM
 PRELIMINARY SHEETING ELEVATIONS
 SHEET NUMBER: WS5 QUOTE NUMBER: 10.26.20



FRAMED OPENING SCHEDULE					
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WALL SHEETING ELEVATION AT LINE G

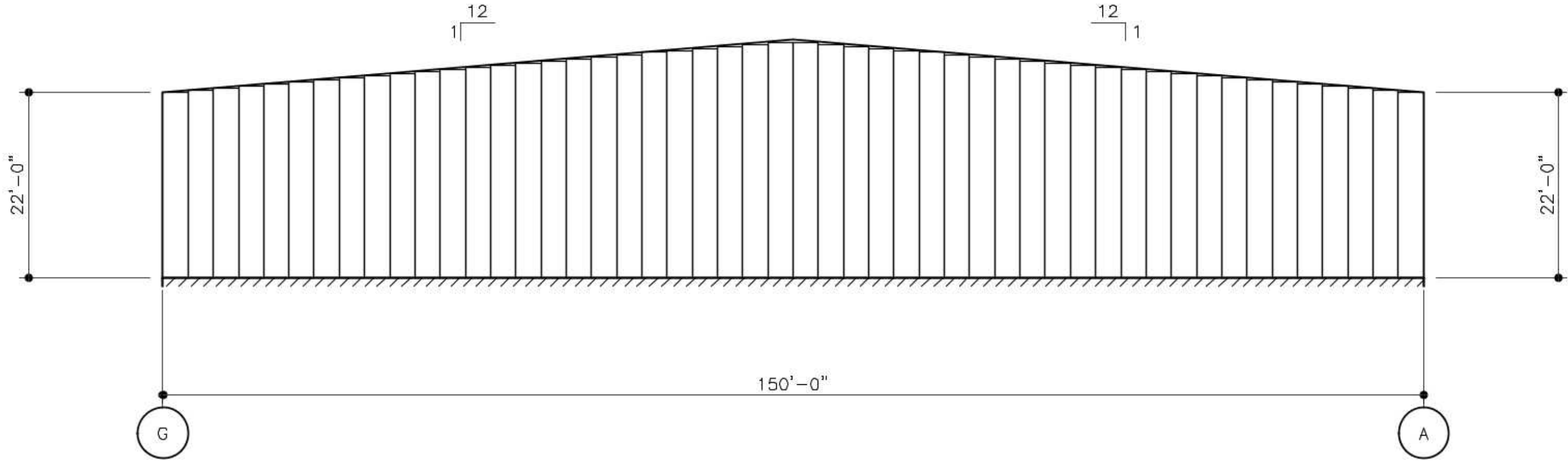
PANELS: 26 GA. CLASSIC WALL - TO BE SELECTED (SP)



PROJECT NAME:
SHEET METAL SHOP IV
 MILWAUKIE, OR
 CUSTOMER NAME:
HARDER MECHANICAL
 MILWAUKIE, OR

DO NOT USE FOR FINAL CONSTRUCTION
 SHEET TITLE:
PRELIMINARY SHEETING ELEVATIONS
 SHEET NUMBER:
WS6
 QUOTE NUMBER:
10.26.20

11/4/2020 12:19 PM



WALL SHEETING ELEVATION AT LINE 10

PANELS: 26 GA. CLASSIC WALL - TO BE SELECTED (SP)



PROJECT NAME:
SHEET METAL SHOP IV
MILWAUKIE, OR

CUSTOMER NAME:
HARDER MECHANICAL
MILWAUKIE, OR

DO NOT USE FOR FINAL CONSTRUCTION

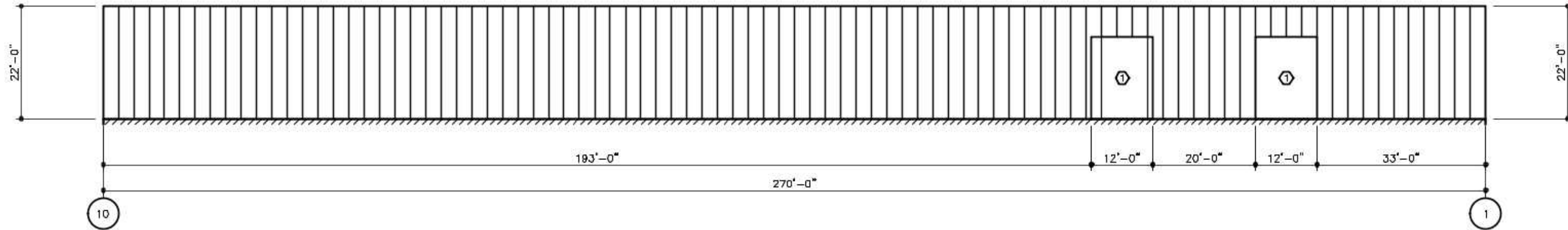
SHEET TITLE:
PRELIMINARY SHEETING ELEVATIONS

SHEET NUMBER:
WS7

QUOTE NUMBER:
10.26.20

11/4/2020 12:19 PM

FRAMED OPENING SCHEDULE					
ID	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
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WALL SHEETING ELEVATION AT LINE A

PANELS: 26 GA. CLASSIC WALL - TO BE SELECTED (SP)



PROJECT NAME:
SHEET METAL SHOP IV
 MILWAUKIE, OR

CUSTOMER NAME:
HARDER MECHANICAL
 MILWAUKIE, OR

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE:
 11/4/2020 12:19 PM
PRELIMINARY SHEETING ELEVATIONS

SHEET NUMBER:
WS8

QUOTE NUMBER:
10.26.20