



**CITY OF MILWAUKIE**  
 6101 SE Johnson Creek Blvd  
 Milwaukie OR 97206  
 503.786.7600  
 planning@milwaukieoregon.gov  
 building@milwaukieoregon.gov  
 engineering@milwaukieoregon.gov

# Preapplication Conference Report

Project ID: 21-003PA

This report is provided as a follow-up to the meeting that was held on 4/15/2021 at 10:00 AM

The Milwaukie Municipal Code is available here: [www.qcode.us/codes/milwaukie/](http://www.qcode.us/codes/milwaukie/)

## APPLICANT AND PROJECT INFORMATION

<b>Applicant:</b>	Jennifer Dillan	<b>Applicant Role:</b> Representative
<b>Applicant Address:</b>	3402 SE Harney Ct, Milwaukie, OR, 97222	
<b>Company:</b>		
<b>Project Name:</b>	Dogwood Station	
<b>Project Address:</b>	2206 SE Washington St	<b>Zone:</b> Downtown Mixed Use (DMU)
<b>Project Description:</b>	Construct a new 5-story 56-unit apartment building. No on-site vehicular parking is proposed.	
<b>Current Use:</b>	Vacant	
<b>Applicants Present:</b>	Jessy Ledesma, HomeWork Development – Developer; Jennifer Dillan -- Co-owner and Co-developer; Joshua Shulman -- Co-owner; Stanely Shulman -- Co-owner; Carrie Strickland, W.PA -- Principle Architect; Adam Hostetler, W.PA – Architect; Holly Kang, W.PA -- Designer	
<b>Staff Present:</b>	Vera Kolas (Planning Dept), Laura Weigel (Planning Dept.); Alison Wicks, (Community Development Dept.); Steve Adams, Jennifer Backhaus (Engineering Dept.); Samantha Vandagriff (Building Dept.); Jere Sonne (Public Works); Alex McGladrey (Clackamas Fire District #1); Kate Hawkins (ODOT); Bob Stolle (ODOT)	

## PLANNING COMMENTS

### Zoning Compliance (MMC Title 19)

<input checked="" type="checkbox"/>	<b>Use Standards (e.g., residential, commercial, accessory)</b>	As per Milwaukie Municipal Code (MMC) Section 19.304. in the Downtown Mixed Use (DMU) zone, multifamily residential uses are allowed outright, subject to specific limitations.  Please confirm compliance with these standards in the land use application materials.
<input checked="" type="checkbox"/>	<b>Dimensional Standards</b>	MMC Table 19.304.4 establishes the various dimensional standards for the DMU zone. Key relevant standards include the following: <ul style="list-style-type: none"> <li>• Floor area ratio (FAR) = maximum is 4:1</li> <li>• Building height = maximum is 3 stories or 45 ft, with height bonuses available for up to 2 more stories (up to 69 ft total)</li> <li>• Setbacks/build-to lines = for block faces on Washington Street a minimum of 75% of the first floor must be built with a zero setback, with the remaining 25% set back no</li> </ul>

		<p>more than 20 ft from the property line; any setback area along these block faces must provide usable open space, such as a public plaza or pedestrian amenities</p> <ul style="list-style-type: none"> <li>• Frontage occupancy requirement = at least 75% of the Washington Street frontage must be occupied by a building(s)</li> </ul> <p>Please address each of the applicable standards – table format is acceptable. For building height bonuses, please be specific about the green building program proposed (see discussion below for MMC 19.510).</p>
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**Land Use Review Process**

<input checked="" type="checkbox"/>	<b>Applications Needed</b>	<p>Step 1: Downtown Design Review; Transportation Facilities Review (TFR), including Traffic Impact Study (TIS) process; Parking Quantity Modification</p> <p>Step 2: Development Review during permitting for the building</p>
<input checked="" type="checkbox"/>	<b>Fees</b>	<ul style="list-style-type: none"> <li>• Type III = \$2,000 per application</li> <li>• Type II = \$1,000</li> <li>• Type I = \$200</li> </ul> <p><u>Note:</u> For multiple applications, there is a 25% discount offered for each application fee beyond the most expensive one.</p> <p>For technical review of a TIS, a \$1,500 deposit is required to cover the cost of preparation of a scope of work, followed by a \$2,500 deposit for review of the TIS itself.</p> <p>The applicant is responsible for the final actual cost of the peer review, though the City will endeavor to have the consultant work within the initial deposit amount.</p>
<input checked="" type="checkbox"/>	<b>Review Type</b>	<ul style="list-style-type: none"> <li>• Building height variance in the DMU zone (Type III) – if requested.</li> <li>• Multifamily design review = Type II (\$1,000)</li> <li>• Parking Quantity Modification = Type II (\$750 w/ discount)</li> <li>• Transportation Facilities Review = Type II (\$750 w/ discount)</li> </ul> <p>Development Review = Type I (\$200)</p>

**Overlay Zones (MMC 19.400)**

<input type="checkbox"/>	<b>Willamette Greenway</b>	
<input type="checkbox"/>	<b>Natural Resources</b>	
<input type="checkbox"/>	<b>Historic Preservation</b>	
<input type="checkbox"/>	<b>Flex Space Overlay</b>	

**Site Improvements/Site Context**

<input type="checkbox"/>	<b>Landscaping Requirements</b>	There are no specific landscaping requirements for the DMU zone.
<input checked="" type="checkbox"/>	<b>Onsite Pedestrian/Bike Improvements (MMC 19.504, 19.606, and 19.609)</b>	For multifamily dwellings, MMC 19.609 requires a minimum of 1 bike parking space per unit. When at least 10 bike spaces are required, or when 10% or more of vehicle parking is covered, then a minimum of 50% of the bike parking provided must also be covered or enclosed (in lockers or a secure room). Bicycle parking spaces must be at least 2 ft wide by 6 ft long, with a 5-ft-wide access aisle. For covered spaces, there must be at least 7 ft of overhead clearance. Bike racks must be securely anchored and designed to allow the frame and at least 1 wheel to be locked to the rack using a high-security, U-shaped shackle lock.
<input type="checkbox"/>	<b>Connectivity to surrounding properties</b>	

<input type="checkbox"/>	<b>Circulation</b>	
<input checked="" type="checkbox"/>	<b>Green Building Standards (MMC 19.510)</b>	This section details the approved programs and requirements when seeking a height bonus through green building design. In the application narrative, please be specific about the program proposed.
<input checked="" type="checkbox"/>	<b>Multifamily design standards (MMC 19.505)</b>	As new multifamily residential development downtown is subject to the design standards outlined in 19.505.3. The application materials must provide a response for each standard or guideline. If the proposal meets all development and design standards, then the project is subject to Type I Development Review; if the multi-family design guidelines will be used, then the project is subject to Type II Development Review.
<b>Parking Standards (MMC 19.600)</b>		
<input type="checkbox"/>	<b>Residential Off-Street Parking Requirements</b>	
<input checked="" type="checkbox"/>	<b>Multi-Family/Commercial Parking Requirements</b>	Off-street parking requirements apply to the multifamily units only (1 space/dwelling unit), not to the commercial uses. Application materials should clearly indicate the calculations for the number of proposed parking spaces and the use of any by-right reductions (up to 30% of the minimum required number) identified in MMC 19.605.3. Any proposed modifications to the required parking quantity would be addressed with a Type II parking modification per MMC 19.605.2. Please review the documentation requirements and approval criteria to ensure that the narrative includes all necessary information. See also additional notes below.
<b>Approval Criteria (MMC 19.900)</b>		
<input type="checkbox"/>	<b>Community Service Use (CSU) (MMC 19.904)</b>	
<input checked="" type="checkbox"/>	<b>Development Review (MMC 19.906)</b>	Development review (Type I) will be required in conjunction with the building permit process for the project, to confirm compliance with the code and the land use approval. Approval criteria for development review are provided in MMC 19.906.4.
<input type="checkbox"/>	<b>Downtown Design Review (MMC 19.907)</b>	
<input checked="" type="checkbox"/>	<b>Variance (MMC 19.911)</b>	A building height variance to allow a 6 story building would be required. Please review MMC 19.911.6 for detailed approval criteria.
<b>Land Division (MMC Title 17)</b>		
<input type="checkbox"/>	<b>Design Standards</b>	
<input type="checkbox"/>	<b>Preliminary Plat Requirements</b>	
<input type="checkbox"/>	<b>Final Plat Requirements (See Engineering Section of this Report)</b>	
<b>Sign Code Compliance (MMC Title 14)</b>		

<input type="checkbox"/>	<b>Sign Requirements</b>	MMC 14.16.060 establishes standards for the types of signs that are allowed in downtown zones including the DMU. Please keep these standards in mind when finalizing the building design, to facilitate the obtaining of sign permits as needed.
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**Noise (MMC Title 16)**

<input type="checkbox"/>	<b>Noise Mitigation (MMC 16.24)</b>	
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**Neighborhood District Associations**

<input checked="" type="checkbox"/>	<b>Historic Milwaukie</b>	Any City-recognized neighborhood district association whose boundaries include the subject property or are within 300 ft of the subject property will receive a referral and the opportunity to provide comment on the application.
	Choose an item.	Applicants are encouraged to meet with the NDA prior to application submittal: <a href="https://www.milwaukieoregon.gov/citymanager/historic-milwaukie-nda">https://www.milwaukieoregon.gov/citymanager/historic-milwaukie-nda</a> .

**Other Permits/Registration**

<input type="checkbox"/>	<b>Business Registration</b>	
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<input type="checkbox"/>	<b>Home Occupation Compliance (MMC 19.507)</b>	
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**Additional Planning Notes**

The applicant asked for clarification on building height – could a 6-story building be permitted in the 69-ft building height maximum? No – the height bonus section is clear that up to 2 stories or 24 ft, whichever is less, is permitted. A building height variance would be required to allow 6 stories.

Regarding the parking modification to allow no off-street parking on the site, staff is concerned about the approvability of such a modification without some accommodations:

- Recommend that a TDM program is provided for the site. Milwaukie does not currently have urban services close enough to the site to be walkable, nor does it have frequent transit service to get to a grocery store in the City. Additionally, bicycle infrastructure is planned, but not yet built, and it could be challenging for non-experienced riders to meet their daily needs year-round on bicycle. A TDM program will need to be developed to ensure people have mobility choices, including driving a car.
- Applicant must attempt to find offsite parking (whether leased or shared or shared/leased) for the 39 vehicles required to meet the code. Please ensure that tenants in the building are aware that street parking is generally not available and if there is parking available (off-site) it should be made clear than there are 39 spaces available for 56 units. Assuming residents will have to pay for those spaces, this must be made clear to residents leasing in the building and possibly captured in writing. Experience with other residential buildings in the downtown has shown that the lack of available on-street parking in the downtown is an issue, as most residents do have cars.
- For those residents who have chosen not to have a car, please consider providing Tri-Met passes.

**ENGINEERING & PUBLIC WORKS COMMENTS**

**Public Facility Improvements (MMC 19.700)**

<input checked="" type="checkbox"/>	<b>Applicability (MMC 19.702)</b>	MMC 19.702 establishes the applicability of MMC 19.700, including to new construction and modification and/or expansion of an existing structure or a change or intensification in use that results in a new dwelling unit, any new increase in gross floor area, and/or in any projected increase in vehicle trips.  The proposed development would result in new construction that would increase vehicle trips and does therefore trigger the applicability of MMC 19.700.
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<input type="checkbox"/>	<b>Transportation Facilities Review (MMC 19.703)</b>	
<input checked="" type="checkbox"/>	<b>Transportation Impact Study (MMC 19.704)</b>	A full Traffic Impact Study is not required for this development. A memo outlining how the increased vehicle trips will be mitigated and outlining optional off-site parking and/or loading zones will be required.
<input checked="" type="checkbox"/>	<b>Agency Notification (MMC 19.707)</b>	As per the stipulations of MMC 19.707.1, the following agencies will receive notification of the proposed development: ODOT Rail Division, Metro, Clackamas County, and TriMet.
<input checked="" type="checkbox"/>	<b>Transportation Requirements (MMC 19.708)</b>	See MMC 12.16 for Access Management.
<input checked="" type="checkbox"/>	<b>Utility Requirements (MMC 19.709)</b>	Sewer and water utilities will need to be upsized for this development. This work must be done under a right-of-way permit.  Connection to water mains for service lines 2" and less shall be made by City crews. Excavation and paving shall be the responsibility of the applicant. A utility billing form must be submitted, and fees paid prior to connection. A 10" HDPE Water main is adjacent to the development.

**Flood Hazard Area (MMC 18)**

<input type="checkbox"/>	<b>Development Permit (MMC 18.04.100)</b>	
<input type="checkbox"/>	<b>General Standards (MMC 18.04.150)</b>	
<input type="checkbox"/>	<b>Specific Standards (MMC 18.04.160)</b>	
<input type="checkbox"/>	<b>Floodways (MMC 18.04.170)</b>	

**Environmental Protection (MMC 16)**

<input type="checkbox"/>	<b>Weak Foundation Soils (MMC 16.16)</b>	
<input type="checkbox"/>	<b>Erosion Control (MMC 16.28)</b>	
<input type="checkbox"/>	<b>Tree Cutting (MMC 16.32)</b>	

**Public Services (MMC 13)**

<input checked="" type="checkbox"/>	<b>Water System (MMC 13.04)</b>	Per MMC 13.04, for upgrading the meter size detailed drawings must be provided to the Engineering Department. These drawings must indicate the size and location of the existing City water main, the existing and proposed City service, meter location, and size, and the private service and size. This can be provided on the building permit site plan and/or with the Right of Way Permit.  Additional fees and SDCs are required based on upgraded meter size. The provided SDC estimate is based on an upgrade to a 2" water service and meter. Higher sizes will incur higher fees/SDCs.  Meters for sizes above 2" shall be provided by the applicant.
<input checked="" type="checkbox"/>	<b>Sewer System (MMC 13.12)</b>	Per MMC 13.12, connection to the public sewer system for new buildings or structures is required prior to the issuance of a certificate of occupancy.

		A right-of-way permit is required to install, upsize, or repair the sewer lateral in the public right-of-way.
<input checked="" type="checkbox"/>	<b>Stormwater Management (MMC 13.14)</b>	Treatment facilities are to be designed to meet the 2016 City of Portland Stormwater Management Manual.
<input checked="" type="checkbox"/>	<b>System Development Charge (MMC 13.28.040)</b>	Development is subject to system development charges (SDCs). SDCs for sewer, county sewer, transportation, water, and county parks must be paid prior to permit issuance.  The provided SDC Estimate assumes a 2" water service, 44,000 sq-ft of impervious surface area, and the following fixture units: 1 dishwasher, 1 toilet, 1 shower, and 2 sinks. Actual SDC numbers will change based on information provided during the permitting process.
<input type="checkbox"/>	<b>Fee in Lieu of Construction (MMC 13.32)</b>	

### Public Places (MMC 12)

<input checked="" type="checkbox"/>	<b>Right of Way Permit (MMC 12.08.020)</b>	A Right-of-Way Permit will be required to complete driveway improvements and upgrades to utilities.
<input checked="" type="checkbox"/>	<b>Access Requirements (MMC 12.16.040)</b>	A right-of-way permit is required to remove the existing driveway.
<input type="checkbox"/>	<b>Clear Vision (MMC 12.24)</b>	

### Additional Engineering & Public Works Notes

The provided SDC estimate is subject to change based on actual building application submittals. Fees may be higher or lower depending on plans.

A traffic impacts memo is required in lieu of a full Traffic Impacts Study. The memo should outline how the increased vehicle trips will be mitigated, what options for off-street parking will be made available, how loading zones will be implemented.

## BUILDING COMMENTS

All drawings must be submitted electronically through [www.buildingpermits.oregon.gov](http://www.buildingpermits.oregon.gov)

New buildings or remodels shall meet all the provisions of the current applicable Oregon Building Codes. All State adopted building codes can be found online at: <https://www.oregon.gov/bcd/codes-stand/Pages/adopted-codes.aspx>.

All building permit applications are electronic and can be applied for online with a valid CCB license number or engineer/architect license at [www.buildingpermits.oregon.gov](http://www.buildingpermits.oregon.gov). Each permit type and sub-permit type are separate permits and will need to be applied for individually. Plans need to be uploaded to their specific permits in PDF format as a total plan set (not individual pages) if size allows. Plans should be submitted as a set and not individual pages. If full plan sets become too large, please break them up by civil, architectural, structural.

The grading plan submitted to the Engineering Department does not cover the inground plumbing or the fire line review.

If you have any building related questions, please email us at [building@milwaukieoregon.gov](mailto:building@milwaukieoregon.gov).

### Additional Building Notes

This building will be required to have sprinklers throughout and alarms as per chapter 9 of the Oregon Structural Specialty Code (OSSC).

Plan review is running at 6 to 8 weeks for first review for the building division. Revision submittals are taken in order as they are received. All reviews, including deferred submittals, are subject to this review timeline.

Reviews for electrical and plumbing are done by Clackamas County for us (all submittals and paperwork as submitted in the same manner as the building permit). Review timelines for these are based on their workload and can vary from the 6-8 weeks of the building and mechanical review time frames.

### OTHER FEES

<input type="checkbox"/>	<b>Affordable Housing Construction Excise Tax</b>  Affordable Housing CET – Applies to any project with a construction value of over 100,000.	<b>Calculation:</b> Valuation *1% (.01)
<input type="checkbox"/>	<b>Metro Excise Tax</b>  Metro – Applies to any project with a construction value of over \$100,000.	<b>Calculation:</b> Valuation *.12% (.0012)
<input type="checkbox"/>	<b>School Excise Tax</b>  School CET – Applies to any new square footage.	<b>Calculation:</b> Commercial = \$0.67 a square foot, Residential = \$1.35 a square foot (not including garages)

### FIRE DISTRICT COMMENTS

Please see the attached memorandum for fire district comments.

### COORDINATION WITH OTHER AGENCIES

**Applicant must communicate directly with outside agencies. These may include the following:**

- Metro
- Trimet
- North Clackamas School District
- North Clackamas Parks and Recreation District (NCPRD)
- Oregon Parks and Recreation
- ODOT/ODOT Rail – see attached memorandum for ODOT comments
- Department of State Lands
- Oregon Marine Board
- Oregon Department of Fish and Wildlife (ODOT)
- State Historic Preservation Office
- Clackamas County Transportation and Development

### MISCELLANEOUS

#### State or County Approvals Needed

<input type="checkbox"/>	<b>Boiler Approval (State)</b>	
<input type="checkbox"/>	<b>Elevator Approval (State)</b>	
<input type="checkbox"/>	<b>Health Department Approval (County)</b>	

#### Arts Tax

<input type="checkbox"/>	<b>Neighborhood Office Permit</b>	
<b>Other Right-of-Way Permits</b>		
<input type="checkbox"/>	<b>Major:</b>	
<input type="checkbox"/>	<b>Minor:</b>	
<input type="checkbox"/>	<b>Painted Intersection Program Permits:</b>	
<input type="checkbox"/>	<b>artMOB Application</b>	
<input type="checkbox"/>	<b>Traffic Control Plan (Engineering)</b>	
<input type="checkbox"/>	<b>Parklet:</b>	
<input type="checkbox"/>	<b>Parklet Application/ Planning Approval</b>	
<input type="checkbox"/>	<b>Engineering Approval</b>	
<input type="checkbox"/>	<b>Building Approval</b>	
<input type="checkbox"/>	<b>Sidewalk Café:</b>	
<input type="checkbox"/>	<b>Tree Removal Permit:</b>	
<b>Infrastructure/Utilities</b>		
<b>Applicant must communicate directly with utility providers. These may include the following:</b>		
<ul style="list-style-type: none"> <li>• PGE</li> <li>• NW Natural</li> <li>• Clackamas River Water (CRW)</li> <li>• Telecomm (Comcast, Century Link)</li> <li>• Water Environmental Services (WES)</li> <li>• Garbage Collection (Waste Management, Hoodview Disposal and Recycling)</li> </ul>		
<b>Economic Development/Incentives</b>		
<input type="checkbox"/>	<b>Enterprise Zone:</b>	Project is located in the North Urban Clackamas County Enterprise Zone. Enterprise Zone incentives are available to businesses that locating or expanding. Proposed project does not qualify for Enterprise Zone incentives.
<input type="checkbox"/>	<b>Vertical Housing Development Zone:</b>	Project is located in the Milwaukie Vertical Housing Development Zone. VHDZ incentives are available to projects with ground floor commercial uses. Proposed project does not qualify for VHDZ incentives.
<input type="checkbox"/>	<b>New Market Tax Credits:</b>	Project is located in a census tract that is not eligible for NMTC.
<input type="checkbox"/>	<b>Housing Resources:</b>	Contact Christina Fadenrecht, Housing and Economic Development Assistant for more information about CET grant program. FadenrechtC@milwaukieoregon.gov



**PLEASE SEE NOTE AND CONTACT INFORMATION ON THE FOLLOWING PAGE**

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

Sincerely,

City of Milwaukie Development Review Team

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#### **BUILDING DEPARTMENT**

<b>Samantha Vandagriff</b>	<b>Building Official</b>	<b>503-786-7611</b>
<b>Harmony Drake</b>	<b>Permit Technician</b>	<b>503-786-7623</b>
<b>Stephanie Marcinkiewicz</b>	<b>Inspector/Plans Examiner</b>	<b>503-786-7636</b>

#### **ENGINEERING DEPARTMENT**

<b>Steve Adams</b>	<b>City Engineer</b>	<b>503-786-7605</b>
<b>Jennifer Backhaus</b>	<b>Engineering Technician III</b>	<b>503-786-7617</b>

#### **PLANNING DEPARTMENT**

<b>Laura Weigel</b>	<b>Planning Manager</b>	<b>503-786-7654</b>
<b>Vera Kalias</b>	<b>Senior Planner</b>	<b>503-786-7653</b>
<b>Brett Kolver</b>	<b>Associate Planner</b>	<b>503-786-7657</b>
<b>Mary Heberling</b>	<b>Assistant Planner</b>	<b>503-786-7658</b>
<b>Janine Gates</b>	<b>Assistant Planner</b>	

#### **COMMUNITY DEVELOPMENT DEPARTMENT**

<b>Leila Aman</b>	<b>Community Development Director</b>	<b>503-786-7616</b>
<b>Alison Wicks</b>	<b>Development Project Manager</b>	<b>503-786-7661</b>
<b>Christina Fadenrecht</b>	<b>Housing and Economic Development Assistant</b>	<b>503-786-7600</b>
<b>Tempest Blanchard</b>	<b>Administrative Specialist II</b>	<b>503-786-7600</b>
<b>Emilie Bushlen</b>	<b>Administrative Specialist II</b>	<b>503-786-7600</b>

#### **CLACKAMAS FIRE DISTRICT**

<b>Mike Boumann</b>	<b>Lieutenant Deputy Fire Marshal</b>	<b>503-742-2673</b>
<b>Alex McGladrey</b>	<b>Fire Inspector</b>	<b>503-742-2660</b>

## **Pre-Application Comments:**

**To:** Vera Kalias, City of Milwaukie

**From:** Alex McGladrey, Deputy Fire Marshal, Clackamas Fire District #1

**Date:** 13/04/2021

**Re:** 21-003PA, 56 Unit Apartment Complex at 2206 SE Washington St

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

- 1) A Fire Access and Water Supply plan for subdivisions and commercial buildings over 1000 square feet in size or when required by Clackamas Fire District #1. The plan shall show fire apparatus access, fire lanes, fire hydrants, fire lines, available fire flow, FDC location (if applicable), building square footage, and type of construction. The applicant shall provide fire flow tests per NFPA 291 or hydraulic model when applicable and shall be no older than 12 months. Work to be completed by experienced and responsible persons and coordinated with the local water authority. In addition, a pdf version shall be sent directly to alex.mcgladrey@clackamasfire.com.
- 2) CFD#1 Fire Flow/Hydrant worksheet shall be completed and submitted with the Fire Access & Water Supply Plan. This can be found on our website at: <https://clackamasfire.com/fire-prevention/new-construction-resources/>
- 3) Provide address numbering that is clearly visible from the street.
- 4) No part of a building may be more than 150 feet from an approved fire department access road.
- 5) The inside turning radius and outside turning radius for a 20' wide road shall not be less than 28 feet and 48 feet respectively, measured from the same center point.
- 6) Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (26 feet adjacent to fire hydrants) and an unobstructed vertical clearance of not less than 13 feet 6 inches.
- 7) Buildings exceeding 30 feet in height shall require extra width and proximity provisions for aerial apparatus.
- 8) Access streets between 26 feet and less than 32 feet in width must have parking restricted to one side of the street. Access streets less than 26 feet in width must have parking restricted on both sides of the street. No parking restrictions for access roads 32 feet wide or more.
- 9) Fire Hydrants, Commercial Buildings: Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided.

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

- 10) All new buildings shall have a firefighting water supply that meets the fire flow requirements of the Fire Code. Maximum spacing between hydrants on street frontage shall not exceed 500 feet. Fire sprinklers may reduce the water supply requirements.
- 11) The fire department connection (FDC) for any fire sprinkler system shall be placed as near as possible to the street, and within 100 feet of a fire hydrant.
- 12) The applicant must obtain a stamp of approval from Clackamas Fire District #1 that demonstrates fire apparatus access and water supply requirements will be satisfied.
- 13) Please see our design guide at:  
<https://clackamasfire.com/fire-prevention/new-construction-resources/>
- 14) If you have questions please contact Alex McGladrey with Clackamas Fire District 503-742-2662 or alex.mcgladrey@clackamasfire.com



# Oregon

Kate Brown, Governor

## Department of Transportation

Region 1 Headquarters  
123 NW Flanders Street  
Portland, Oregon 97209  
(503) 731.8200  
FAX (503) 731.8259

April 20, 2021

ODOT #12074

## ODOT Response

<b>Project Name:</b> Dogwood Station	<b>Applicant:</b> Jennifer Dillan
<b>Jurisdiction:</b> City of Milwaukie	<b>Jurisdiction Case #:</b> 21-003PA
<b>Site Address:</b> 2206 SE Washington St, Milwaukie, OR	<b>Legal Description:</b> 01S 01E 36BC <b>Tax Lot(s):</b> 01700
<b>State Highway:</b> OR 99E	<b>Mileposts:</b> 5.94

The site of this proposed land use action is in the vicinity of OR 99E and is adjacent to TriMet's MAX Orange Line and the Southern Pacific Railroad tracks. ODOT has permitting authority for these facilities and an interest in ensuring that the proposed land use is compatible with their safe and efficient operation.

### COMMENTS/FINDINGS

ODOT has reviewed the submitted application materials for a 56-unit apartment building in the Downtown Mixed Use (DMU) zone. As proposed, the application does not include on-site parking or vehicular access.

ODOT's Rail and Public Transit Division (RPTD) also reviewed the project for impacts to the adjacent MAX and Southern Pacific rail lines. ODOT RPTD does not anticipate the need for a Rail Crossing Order, as the development does not propose any changes to on-street parking and will not reduce sight distance for vehicles or pedestrians. ODOT recommends the applicant communicate with TriMet as appropriate when demolition and construction activities take place near the rail tracks. Please contact Sean Batty, TriMet Director of Engineering and Construction Delivery, at [BattyS@trimet.org](mailto:BattyS@trimet.org) for coordination purposes.

### ODOT RECOMMENDED LOCAL CONDITIONS OF APPROVAL

#### Traffic Impacts

- If a traffic impact analysis is required by the City of Milwaukie, ODOT recommends the applicant assess the impacts of the proposed use on the State highway system. The analysis must be conducted by a Professional Engineer registered in Oregon. **Please contact the ODOT Traffic representative identified below and the local jurisdiction to scope the study.**

### ADVISORY INFORMATION

#### Noise

- The applicant is advised that a residential development on the proposed site may be exposed to noise from heavy rail freight trains, passenger trains, or transit vehicles. It is generally not the State's responsibility to provide mitigation for receptors that are built

after the noise source is in place. Builders should take appropriate measures to mitigate the noise impacts.

**Please send a copy of the Land Use Notice to:**

ODOT Region 1 Planning  
Development Review  
123 NW Flanders St  
Portland, OR 97209

[ODOT\\_R1\\_DevRev@odot.state.or.us](mailto:ODOT_R1_DevRev@odot.state.or.us)

Development Review Planner: Kate Hawkins	503.731.3049, kate.w.hawkins@odot.state.or.us
Traffic Contact: Avi Tayar, P.E.	503.731.8221 abraham.tayar@odot.state.or.us



Permit Record: 21-003PA

SDCs

Street Address: 2206 SE Washington St

Prepared By: JMB

Date: 4/29/2021

SDC	Reimbursement	Improvement	Administration	Total
Parks	\$ 198,063.00	\$ -	\$ -	\$ 198,063.00
Transportation	\$ 2,305.80	\$ 45,874.44	\$ -	\$ 48,180.24
Storm Drainage	\$ -	\$ 14,726.06	\$ -	\$ 14,726.06
Water	\$ 3,798.00	\$ 3,157.00	\$ 533.00	\$ 7,488.00
Sewer	\$ 13,877.50	\$ 23,729.00	\$ -	\$ 37,606.50
Water Meter Set Fee	\$ 740.00	\$ -	\$ -	\$ 740.00
Review Fee	\$ -	\$ -	\$ 150.00	\$ 150.00
Wastewater Treatment	\$ 350,619.00	\$ -	\$ -	\$ 350,619.00
			Total	\$ 657,572.80

Fees subject to change until final plans and permit issuance