



J Timothy Richard Architect

City of Milwaukie, Oregon Land Use Application

Project: **Spring Creek Center**
2992 SE Monroe Street
Milwaukie, Oregon 97222

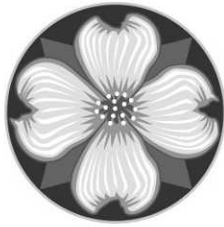
Date: 3 March 2025

Subject: **Type I Land Use Review – Minor Modification for
Community Service Use**

Type II Variance – Increase of Maximum Fence Height

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MILWAUKIE PLANNING
 10501 SE Main St.
 Milwaukie OR 97222
 503-786-7630
 planning@milwaukieoregon.gov

Application for Land Use Action

Primary File #: CSU-2025-001 (secondary VR-2025-005)

Review type*: I II III IV V

CHECK ALL APPLICATION TYPES THAT APPLY:

- | | | |
|---|---|--|
| <input type="checkbox"/> Amendment to Maps and/or | <input type="checkbox"/> Land Division: | <input type="checkbox"/> Planned Development |
| <input type="checkbox"/> Comprehensive Plan Map | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Residential Dwelling |
| <input type="checkbox"/> Amendment | <input type="checkbox"/> Lot Consolidation | <input type="checkbox"/> Manufactured Dwelling Park |
| <input type="checkbox"/> Zoning Text Amendment | <input type="checkbox"/> Partition | <input type="checkbox"/> Manufactured Dwelling |
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Property Line Adjustment | <input type="checkbox"/> Temporary Dwelling Unit |
| <input type="checkbox"/> Code Interpretation | <input type="checkbox"/> Replat | <input type="checkbox"/> Transportation Facilities Review** |
| <input checked="" type="checkbox"/> Community Service Use | <input type="checkbox"/> Subdivision | <input checked="" type="checkbox"/> Variance: |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Mixed Use Overlay Review | <input type="checkbox"/> Use Exception |
| <input type="checkbox"/> Development Review | <input checked="" type="checkbox"/> Modification to Existing Approval | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Director Determination | <input type="checkbox"/> Natural Resource Review** | <input type="checkbox"/> Willamette Greenway Review |
| <input type="checkbox"/> Downtown Design Review | <input type="checkbox"/> Nonconforming Use Alteration | <input checked="" type="checkbox"/> Other: <u>Fence Variance</u> |
| <input type="checkbox"/> Extension to Expiring Approval | <input type="checkbox"/> Parking: | Use separate application forms for: |
| <input type="checkbox"/> Historic Resource: | <input type="checkbox"/> Quantity Determination | Annexation and/or Boundary Change |
| <input type="checkbox"/> Alteration | <input type="checkbox"/> Quantity Modification | • Compensation for Reduction in Property |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Shared Parking | • Value (Measure 37) |
| <input type="checkbox"/> Status Designation | <input type="checkbox"/> Structured Parking | Daily Display Sign |
| <input type="checkbox"/> Status Deletion | | • Appeal |

RESPONSIBLE PARTIES:

APPLICANT (owner or other eligible applicant—see reverse): Clackamas County Children's Commission

Mailing address: 16518 SE River Road, Milwaukie State/Zip: Oregon 97267

Phone(s): Darcee Kilsdonk Email: darceek@clackcokids.org

Please note: The information submitted in this application may be subject to public records law.

APPLICANT'S REPRESENTATIVE (if different than above): J. Timothy Richard Architect

Mailing address: 4543 NE 23rd Avenue, Portland State/Zip: Oregon 97211

Phone(s): Tim Richard 503-449-7326 Email: tim@jtrastudio.com

SITE INFORMATION:

Address: 2992 SE Monroe Street Map & Tax Lot(s): 11E36BA08400

Comprehensive Plan Designation: Zoning: R-HD Size of property: 0.34 Acres

PROPOSAL (describe briefly):

- 1) Minor Modification to the existing Community Service Use
- 2) Variance of fence height: Requesting 8'-0" height at east and south property lines at child play area.

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

Submitted by: *J TIMOTHY RICHARD*

Date: March 3, 2025

IMPORTANT INFORMATION ON REVERSE SIDE

*For multiple applications, this is based on the highest required review type. See MMC Subsection 19.1001.6.B.1.

** Natural Resource and Transportation Review applications **may require a refundable deposit.**

WHO IS ELIGIBLE TO SUBMIT A LAND USE APPLICATION (excerpted from MMC Subsection 19.1001.6.A):

Type I, II, III, and IV applications may be initiated by the property owner or contract purchaser of the subject property, any person authorized in writing to represent the property owner or contract purchaser, and any agency that has statutory rights of eminent domain for projects they have the authority to construct.

Type V applications may be initiated by any individual.

PREAPPLICATION CONFERENCE:

A preapplication conference may be required or desirable prior to submitting this application. Please discuss with Planning staff. Preapplication Conference was held on October 17, 2024.

DEPOSITS:

Deposits require completion of a Deposit Authorization Form, found at www.milwaukieoregon.gov/building/deposit-authorization-form

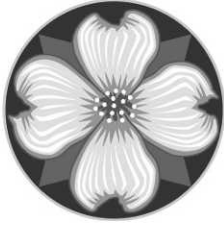
REVIEW TYPES:

This application will be processed per the assigned review type, as described in the following sections of the Milwaukie Municipal Code:

- Type I: Section 19.1004
- Type II: Section 19.1005
- Type III: Section 19.1006
- Type IV: Section 19.1007
- Type V: Section 19.1008

THIS SECTION FOR OFFICE USE ONLY:

FILE TYPE	FILE NUMBER	AMOUNT <small>(after discount, if any)</small>	PERCENT DISCOUNT	DISCOUNT TYPE	DATE STAMP
Primary file	CSU-2025-001	\$ 150.00	25%	Concurrent Application	Application materials received on 3/4/25. Payment received on 3/xx/25.
Concurrent application files	VR-2025-005	\$ 500.00			
		\$			
		\$			
Deposit (NR/TFR only)				<input type="checkbox"/> Deposit Authorization Form received	
TOTAL AMOUNT RECEIVED: \$			RECEIPT #:		RCD BY:
Associated application file #s (appeals, modifications, previous approvals, etc.): C-72-04; CSO-89-07; CSU-10-07					
Neighborhood District Association(s): Historic Milwaukie					
Notes: Application for a minor modification to an existing community service use (childcare facility) application and application to increase the maximum fence height in a residential zone (R-HD) from the maximum permitted 6 ft to 8 ft.					



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 Milwaukie OR 97222
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planning@milwaukieoregon.gov

Submittal Requirements

**For all Land Use Applications
 (except Annexations and Development Review)**

All land use applications must be accompanied by a signed copy of this form (see reverse for signature block) and the information listed below. The information submitted must be sufficiently detailed and specific to the proposal to allow for adequate review. Failure to submit this information may result in the application being deemed incomplete per the Milwaukie Municipal Code (MMC) and Oregon Revised Statutes.

Contact Milwaukie Planning staff at 503-786-7630 or planning@milwaukieoregon.gov for assistance with Milwaukie's land use application requirements.

1. **All required land use application forms and fees**, including any deposits.

Applications without the required application forms and fees will not be accepted.

2. **Proof of ownership or eligibility to initiate application** per MMC Subsection 19.1001.6.A.

Where written authorization is required, applications without written authorization will not be accepted.

3. **Detailed and comprehensive description** of all existing and proposed uses and structures, including a summary of all information contained in any site plans.

Depending upon the development being proposed, the description may need to include both a written and graphic component such as elevation drawings, 3-D models, photo simulations, etc. Where subjective aspects of the height and mass of the proposed development will be evaluated at a public hearing, temporary onsite "story pole" installations, and photographic representations thereof, may be required at the time of application submittal or prior to the public hearing.

4. **Detailed statement** that demonstrates how the proposal meets the following:

A. All applicable development standards (listed below):

1. **Base zone standards** in Chapter 19.300.
2. **Overlay zone standards** in Chapter 19.400.
3. **Supplementary development regulations** in Chapter 19.500.
4. **Off-street parking and loading standards and requirements** in Chapter 19.600.
5. **Public facility standards and requirements**, including any required street improvements, in Chapter 19.700.

B. All applicable application-specific approval criteria (check with staff).

C. Compliance with the Tree Code (MMC 16.32): www.milwaukieoregon.gov/trees

These standards can be found in the MMC, here: www.qcode.us/codes/milwaukie/

5. **Site plan(s), preliminary plat, or final plat** as appropriate.

See Site Plan, Preliminary Plat, and Final Plat Requirements for guidance.

6. **Copy of valid preapplication conference report**, when a conference was required.

G:\Planning\Internal\Administrative - General Info\Applications & Handouts\Submittal Rqmts_Form_revised.docx—Rev.

APPLICATION PREPARATION REQUIREMENTS:

- Electronic copies of all application materials are required at the time of submittal.

ADDITIONAL INFORMATION:

- Neighborhood District Associations (NDAs) and their associated Land Use Committees (LUCs) are important parts of Milwaukie's land use process. The City will provide a review copy of your application to the LUC for the subject property. They may contact you or you may wish to contact them. Applicants are strongly encouraged to present their proposal to all applicable NDAs prior to the submittal of a land use application and, where presented, to submit minutes from all such meetings. NDA information: www.milwaukieoregon.gov/citymanager/what-neighborhood-district-association. **CCCC plans to attend the next Historic Milwaukie NDA meeting on April 14th, 2025**
- By submitting the application, the applicant agrees that City of Milwaukie employees, and appointed or elected City Officials, have authority to enter the project site for the purpose of inspecting project site conditions and gathering information related specifically to the project site.

As the authorized applicant I, (print name) J Timothy Richard, attest that all required application materials have been submitted in accordance with City of Milwaukie requirements. I understand that any omission of required items or lack of sufficient detail may constitute grounds for a determination that the application is incomplete per MMC Subsection 19.1003.3 and Oregon Revised Statutes 227.178. I understand that review of the application may be delayed if it is deemed incomplete.

Furthermore, I understand that, if the application triggers the City's sign-posting requirements, I will be required to post signs on the site for a specified period of time. I also understand that I will be required to provide the City with an affidavit of posting prior to issuance of any decision on this application.

Applicant Signature: J TIMOTHY RICHARD

Date: March 3, 2025

Official Use Only

Date Received (date stamp below):

Received by: _____



J Timothy Richard Architect

APPENDIX C

Project: **Spring Creek Center**
Date: 3 March 2025
Subject: **Type I Land Use Review – Minor Modification for Community Service Use**
Type II Variance – Increase of Maximum Fence Height

Project Information

Address: 2992 SE Monroe Street, Milwaukie, Oregon 97222
Map Number: 11E36BA **Tax Lot:** 11E36BA08400
Parcel Number: 00026643 **Zoning:** R-HD **Acres:** 0.34
Building SF: 7,014 **Occupancy:** E **Construction Type:** VB-NS

Introduction:

Clackamas County Children’s Commission has purchased the existing Day Care Center located at 2992 SE Monroe Street in Milwaukie Oregon. They propose to renovate and modernize the facility providing day care and family services to the local community.

Land Use Submittal Requirements:

1. Required Land Use Application Forms and Fees:

Application Form: The completed form has been submitted with this Land Use Application.

Submittal Requirements Form: The form has been signed and has been submitted with this Land Use Application.

Deposit Authorization Form: The completed form has been submitted with this Land Use Application.

2. Proof of Ownership or Eligibility to initiate Application per MMC Subsection 19.1001.6.A.

The Land Use Application is being Initiated by the Land Owner, Clackamas County Children’s Commission, with the assistance of their Architect J Timothy Richard.

3. Detailed and Comprehensive Description:

A. **Project Documentation:** Project Site Plans and Building Elevations have been submitted with this Land Use Application.

B. **Site Improvements:** Site improvements include new child play areas, reconfigured site circulation, resurfacing and expansion of parking, new landscape planting, and stormwater facilities.

C. **Exterior Building Improvements:** Exterior Building and Envelop Improvements include renovation of existing entry and covered play areas, new covered walkways, new exterior doors and windows, repair and painting of façade and fascia, new roof insulation, and membrane roofing.

D. **Interior Building Improvements:** Interior Improvements include new insulated walls at perimeter, new finishes throughout, new lighting, new HVAC systems, new plumbing fixtures, new doors and hardware, new casework, kitchen renovation, and minor reconfiguration of interior layout. No additional conditioned space will be added to the facility.

E. Proposed Building Occupancy:

The number of students in each classroom is limited by Federal Head Start Requirements, as follows:

(2) Head Start Classrooms – 20 Students maximum each = 40

(3) Early Learning Classrooms – 8 Children maximum each = 24

Teachers and Staff = 20

Visitors = 17

Total Number of Occupants = 101

Oregon Structural Specialty Code – Total Number of Occupants = 130

4. Detailed Statement:

A. Applicable Responses to Development Standards

1. **Zoning:** Base Zone is R-HD – High Density Residential Zone, Chapter 19.300
Day Care Centers are defined as Community Service Use per Table 19.302.2 and are allowed per 19.904.2 – A.1.

The following information is in reference to July 9, 2010 letter from Katie Mangle, City of Milwaukie Planning Director to Jennie Sowder, Executive Director of Child Care, YMCA of the Columbia-Willamette, approving the Minor Modification Request (File #CSU-10-07).

A day care operation at the site was originally approved as an Conditional Use in 1972 (Land Use File C-72-04), prior to the Community Service Use section of the City's zoning ordinance in 1984. A significant addition to the existing building was approved as a Major Modification to a Community Service Use in 1989-90 (Land Use File CSO-89-07).

In both the 1972 and 1989 approvals, the facility was acknowledged as being adequately sized to handle between 100 and 113 children. The proposed Head Start Center will serve 64 children. Proposed total number of occupants = 101.

2. **Overlay Zone:** There are no Overlay Zone Standards applied to the project site per Chapter 19.400.
3. **Supplementary Development Regulations – Chapter 19.500**
Proposed development meets applicable Supplementary Development Regulations.

Existing Conditions: Existing building location and setbacks were established during prior development review and approval relating to requirements of 19.501.1-4.

Accessory Building: A new 100 square-foot accessory building is proposed to house play area equipment. It is located 3-feet from the east property line and less than 10-feet in height, conforming to requirements of Table 19.502.2.A.1.a, Type 'A'.

4. **Off-street Parking:** Off-street Parking and Loading Standards and Requirements
The parking lot is being partially regraded and reconfigured to provide sixteen off-street parking spaces, a drop-off zone, and a loading zone. 1 ADA parking stall is provided adjacent to the building drop-off entrance.

Parking Stall Requirements: All parking spaces meet stall size requirements per 19.606.1 and 19.606.3.

EV Charging Stations: A dual EV charging station is planned and will be located adjacent to the ADA parking space. Conduit and electrical service capacity will be provided per 19.605.4.

Parking area Landscaping: Parking area and landscaping meets requirements of 19.606. All spaces and drive isles meet stall size requirements per 19.606.1 and 19.606.3. All landscape planting meets requirements of 19.606.2.

Parking Lot Improvements: Parking lot improvements meet requirements of 19.606.3. A new pedestrian access sidewalk meets requirements of 19.606.3.D. Parking area lighting meets requirements of 19.606.3.F.

Loading Zone: A loading zone is provided for food and material deliveries and complies with 19.608. The loading zone is separated from parking access. Signage identifying loading zone will be provided.

Bicycle Parking: Long-term and short-term bike parking is provided at the main building entry per 19.609. Two 2-bike 'U' racks with a capacity of (4) bikes will be provided. The bike parking area will be monitored by a security camera 24/7.

5. Public Facility Standards:

Proposed project maintains past existing use and will not increase use of public facilities and services. Existing curbs, public sidewalks, and driveways will not be impacted by new development.

B. All Applicable application-specific approval criteria

1. No specific approval criteria have been identified.

C. Compliance with Tree Code

1. Property owner has engaged a qualified arborist to assess the existing trees. A tree inventory has been developed. Three significant trees were identified and will be protected and maintained. Additional trees are included in the proposed landscape planting plans.

5. Site Plan

- A. A site survey and detailed site plans have been developed and are included in this application.

6. Preapplication Conference Report

- A. A Preapplication Conference was held on October 17th, 2024. The preapplication conference was requested by the property owner. A formal Preapplication Conference Report was not provided.

Section 19.904.5.C

Type I Minor Modification of existing Community Service Use

The Planning Director may approve minor modifications to an approved community service per Section 19.1004 Type I Review. The proposed project:

1. Does not increase the intensity of use
2. Meets all requirements of the underlying zone relating to building size, location, off-street parking, and the standards of Title 19.
3. Does not result in the deterioration or loss of any protected natural feature or open space, and does not negatively affect nearby properties.
4. Does not alter or contravene any conditions specifically placed on the development by the Planning Commission or City Council.
5. Does not cause any public Facility, including transportation, water, sewer and storm drainage, to fail or meet any applicable standards relating to adequacy of public facilities.



J Timothy Richard Architect

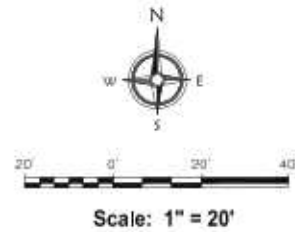
APPENDIX C

Section 19.911.4

Type II Variance for 8-foot-high wooden fence adjacent to Child Play Areas

The Proposed Project meets the following criteria:

1. Will not be detrimental to surrounding properties, natural resource areas, or public health, safety, or welfare.
2. Will not interfere with planned future improvements to any public transportation facility or utility identified in an officially adopted plan such as the Transportation System Plan or Water Master Plan.
3. Will sustain the integrity of, or enhance, an existing building or site design.
4. Impacts from the proposed variance will be mitigated to the extent practicable.
5. Priority trees have been identified and will be preserved. New trees will be planted to meet the requirements of the development code.

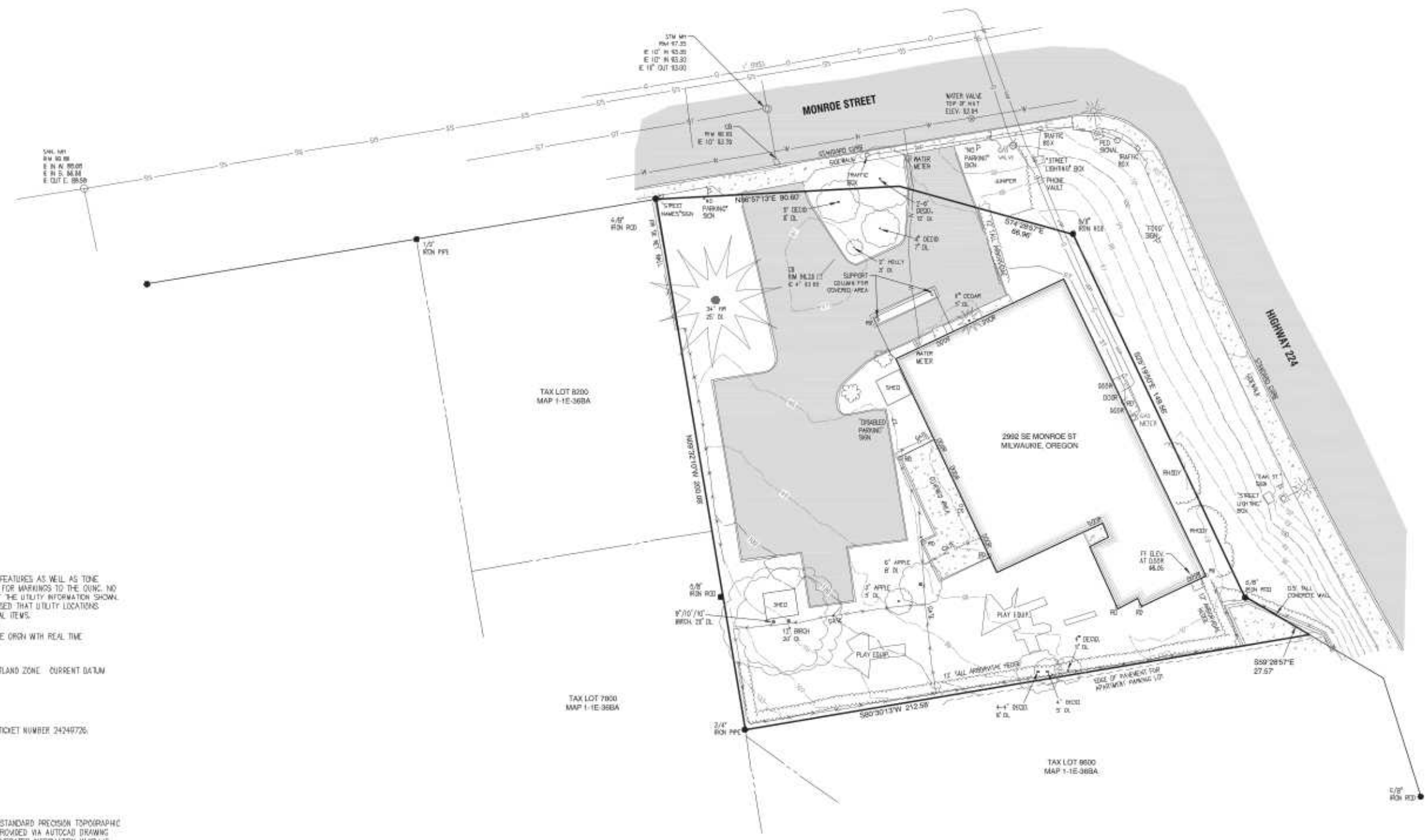


LEGEND

- OWNER LINE FENCE
- ENLARGED CURB UNLESS NOTED
- GAS
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND POWER
- WATER
- ASPHALT
- CONCRETE

NOTES

1. UTILITY INFORMATION SHOWN ON THIS MAP IS BASED UPON OBSERVED FEATURES AS WELL AS TONE MARKS PROVIDED BY UTILITY LOCATORS AS A RESULT OF OUR REQUESTS FOR MARKINGS TO THE OWNER. NO WARRANTIES ARE MADE REGARDING THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ADDITIONAL UTILITIES MAY EXIST. INTERESTED PARTIES ARE HEREBY ADVISED THAT UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION OF ANY CRITICAL ITEMS.
 2. VERTICAL DATUM: NAVD 88 UTILIZING GPS POSITIONING TIED TO THE ORGN WITH REAL TIME CORRECTORS REFERENCED TO DATUM NAD '83 (2011) EPOCH 2010.00
 3. HORIZONTAL DATUM: OREGON COORDINATE REFERENCE SYSTEM, PORTLAND ZONE. CURRENT DATUM REALIZATION IS NAD '83 (2011) EPOCH 2010.00.
 4. CONTOUR INTERVAL IS ONE FOOT.
 5. PUBLIC UTILITIES NOTIFIED BY OREGON UTILITY NOTIFICATION CENTER TICKET NUMBER 24249726.
- CITY OF MILWAUKIE: 503-786-7600
 COMCAST: 800-778-0140
 NW NATURAL: 503-220-2415
 OREGON DOT ELECTRICAL: 971-283-0909
 PORTLAND GENERAL ELECTRIC: 503-200-4634
6. TOPOGRAPHIC FEATURES SHOWN ON THIS MAP WERE LOCATED USING STANDARD PRECISION TOPOGRAPHIC MAPPING PROCEDURES. THIRD PARTY USERS OF DATA FROM THIS MAP PROVIDED VIA AUTOCAD DRAWING FILES OR DATA EXCHANGE FILES SHOULD NOT RELY ON ANY AUTOCAD GENERATED INFORMATION WHICH IS BEYOND THE LIMITS OF PRECISION OF THIS MAP. THIRD PARTIES USING DATA FROM THIS MAP IN AN AUTOCAD FORMAT SHOULD VERIFY ANY ELEMENTS REQUIRING PRECISE LOCATIONS PRIOR TO COMMENCEMENT OF ANY CRITICAL DESIGN OR CONSTRUCTION. CONTACT COMPASS LAND SURVEYORS FOR FURTHER INFORMATION. FURTHERMORE, COMPASS LAND SURVEYORS WILL NOT BE RESPONSIBLE, NOR HELD LIABLE FOR ANY DESIGN OR CONSTRUCTION RELATED PROBLEMS THAT ARISE OUT OF THIRD PARTY USAGE OF THIS MAP (IN AUTOCAD OR OTHER FORMAT) FOR ANY PURPOSE OTHER THAN SPECIFICALLY STATED HEREIN. THIS STATEMENT IS AN OFFICIAL PART OF THIS MAP.



APPENDIX D

TOPOGRAPHIC SITE MAP

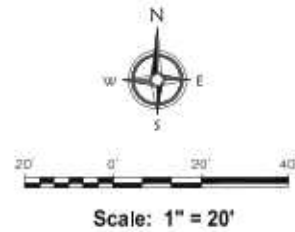
DRAWN	MAMA	CHECK	JCM
SCALE	1" = 20'	DATE	09/2024
BASE	NO.	REVISION	PLAN 8818 Topo.dwg



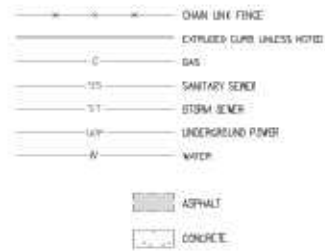
COMPASS Land Surveyors
 4101 SE International Way, Suite 406
 Milwaukie, Oregon 97222 503-653-9093

GREENWORKS
 110 SE 3RD AVENUE, SUITE 100
 PORTLAND, OREGON 97214

TAX LOTS 8300 AND 8400, MAP 1-1E-368A, CLACKAMAS COUNTY
 2992 SE MONROE STREET
 MILWAUKIE, OREGON



LEGEND



NOTES

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APPENDIX E

TOPOGRAPHIC SITE MAP

DATE	NO.	REVISION	DRAWN	MADE	CHECK	JCM

SCALE	1" = 20'	DATE	09/20/24
PLAN	8819 Topo.dwg		



COMPASS Land Surveyors
 4101 SE International Way, Suite 406
 Milwaukie, Oregon 97222 503-653-9093

GREENWORKS
 110 SE 3RD AVENUE, SUITE 100
 PORTLAND, OREGON 97214

TAX LOTS 8300 AND 8400, MAP 1-1E-36BA, CLACKAMAS COUNTY
 2992 SE MONROE STREET
 MILWAUKIE, OREGON

Attachment 1 - Tree Inventory

10610 SE Home Ave
Spring Creek Head Start
9/23/2024

Tree No.	Common Name	Scientific Name	DBH ¹ (in)	Single DBH ² (in)	C-Rad ³ (ft)	Crown Area ⁴ (ft ²)	Condition ⁵	Structure ⁵	Rare or Threatened ⁶	Noxious or Invasive ⁷	Location ⁸	Comments	Treatment (remove or retain)
1	ginkgo	<i>Ginkgo biloba</i>	5	5	7	154	good	good	no	no	onsite	tree regulations do not apply, (less than 6-inch DBH)	TBD
2	ginkgo	<i>Ginkgo biloba</i>	5	5	7	154	good	fair	no	no	ROW	crowded scaffold branches, tree regulations do not apply, (less than 6-inch DBH)	TBD
3	dogwood	<i>Cornus kousa</i>	3	3	4	50	fair	fair	no	no	onsite	diameter measured at 3 feet, thin, lean, tree regulations do not apply, (less than 6-inch DBH)	TBD
4	deodar cedar	<i>Cedrus deodara</i>	33	33	25	1963	good	good	no	no	onsite		TBD
5	European white birch	<i>Betula pendula</i>	14	14	9	254	poor	poor	no	no	onsite	thin, dying from top down	TBD
6	European white birch	<i>Betula pendula</i>	13,11,10	20	12	452	poor	fair	no	no	onsite	one leader dead, sapsucker damage, thin, self-corrected phototropic lean	TBD
7	apple	<i>Malus domestica</i>	3,3,3	5	8	201	good	fair	no	no	onsite	cluster of 3-inch stems, tree regulations do not apply, (less than 6-inch DBH)	TBD
8	English holly	<i>Ilex aquifolium</i>	12	12	12	n/a	poor	poor	no	no	unknown	DBH approximated, inaccessible	TBD
9	giant Sequoia	<i>Sequoiadendron giganteum</i>	35	35	20	n/a	good	good	no	no	offsite	DBH approximated, inaccessible	protect
10	giant Sequoia	<i>Sequoiadendron giganteum</i>	35	35	20	n/a	good	good	no	no	offsite	DBH approximated, inaccessible	protect
11	spruce	<i>Picea abies</i>	35	35	22	n/a	good	good	no	no	offsite	DBH approximated, inaccessible	protect

¹DBH is the trunk diameter in inches measured at 4.5 feet above ground level per International Society of Arboriculture (ISA) standards.

²Single DBH is the trunk diameter of a multi-stem tree converted to a single number according to the following formula: square root of the sum of the squared diameter of each trunk at 4½ feet above mean ground level.

³C-Rad is the approximate crown radius in feet.

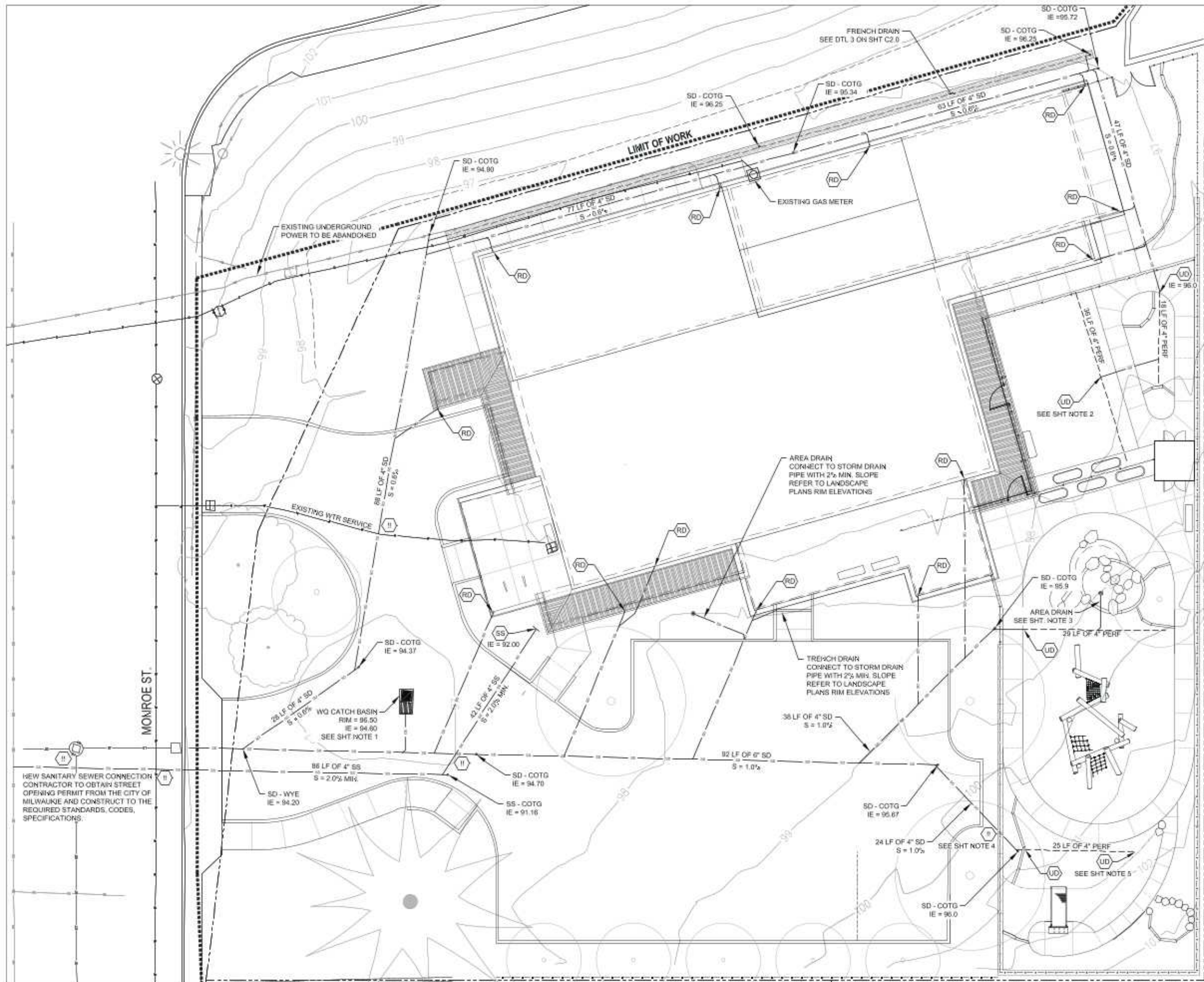
⁴Crown area is calculated in feet using the formula (crown radius)² x π.

⁵Condition and Structure ratings range from dead, very poor, poor, fair, to good.

⁶Rare, threatened or notable are trees on the City of Milwaukie Rare or Threatened Tree List.

⁷Noxious or Invasive are trees on the Oregon Noxious Weed List or Milwaukie Invasive Tree List. These trees are not included in total canopy coverage calculations. Species include: English hawthorn (*Crataegus monogyna*) and Tree-of-heaven (*Ailanthus altissima*).

⁸Location is either onsite, right-of-way, or offsite. Offsite trees have root systems that extend onto the property.



ABBREVIATIONS

AD	AREA DRAIN
COTG	CLEANOUT TO GRADE
DTL	DETAIL
IE	INVERT ELEVATION
LF	LINEAR FEET
MIN	MINIMUM
S	SLOPE
SD	STORM DRAIN
SS	SANITARY SEWER
SHT	SHEET
TYP	TYPICAL
WTR	WATER

SHEET KEY NOTES:

- ROOF DRAIN DOWNSPOUT CONNECTION
CONNECT TO PROPOSED STORM DRAIN PIPE WITH 4-INCH PIPE WITH A MINIMUM OF 2% SLOPE, AS SHOWN. CONTRACTOR MAY CONNECT DOWNSPOUTS TO EXISTING STORM DRAIN PIPE, IF FEASIBLE AND WITH APPROVAL OF THE OWNER'S REPRESENTATIVE.
- SANITARY SEWER CONNECTION
VERIFY PIPE SIZE AND INVERT ELEVATION WITH PLUMBING PLANS.
- PERFORATED UNDERDRAIN CONNECTION
USE FLEXIBLE PIPE COUPLER TO CONNECT TO 4-INCH STORM DRAIN PIPE. VERIFY INVERT ELEVATION WITH LANDSCAPE ARCHITECTURE PLANS AND DETAILS.
- UTILITY CROSSING
CONTRACTOR TO VERIFY CROSSING ELEVATIONS PRIOR TO INSTALLATION OF NEW PIPES. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY ANTICIPATED CONFLICTS.

SHEET NOTES

1. NEW WATER QUALITY CATCH BASIN - OLDCASTLE INFRASTRUCTURE 12-INCH CARTRIDGE PERKFILTER CONCRETE CATCH BASIN. REFER TO DTL 1 ON SHT C2.0. CONNECT TO STORM DRAIN MAIN WITH 8 LF OF 6" SD WITH A 2.0 PERCENT MINIMUM SLOPE.
2. CONNECT PLAYGROUND UNDERDRAIN PIPES TOGETHER WITH 12 LF OF 4" STORM DRAIN PIPE.
3. RAIN GARDEN AREA DRAIN
REFER TO LANDSCAPE ARCHITECTURE PLANS FOR AREA DRAIN RIM ELEVATION AND DETAILS.
4. STORM DRAIN / RETAINING WALL FOOTING CROSSING
STORM DRAIN PIPE SHOULD RUN UNDERNEATH FOOTING BASE ROCK.
5. CONNECT SYNTHETIC GRASS ENBANKMENT FOOTING DRAIN TO UNDERDRAIN PIPE.

GENERAL SHEET NOTES

1. OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 503-246-6699.
2. EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND SHOULD BE VERIFIED. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
3. CONTRACTOR IS RESPONSIBLE FOR ALL CODE REQUIRED WORK NOT SHOWN ON THIS DRAWING.
4. REFER TO SHEET C2.0 FOR CLEANOUT AND PIPE TRENCH/BACKFILL DETAILS.

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ZUCKER
engineering & design

4014 SE Ashby Street • Portland, Oregon 97214
ph: 503-456-3473 • email: zuckerengineering@gmail.com

REGISTERED PROFESSIONAL ENGINEER
No. 14,226
PE
JAMES S. ZUCKER
RENEWED 8/30/26

Clackamas County
Children's Commission
HEAD START

10518 SE RIVER ROAD
MILWAUKIE - OREGON - 97267

SPRING CREEK HEAD START RENOVATION
2992 SE MONROE STREET
MILWAUKIE - OREGON

UTILITY PLAN

DATE:
7 JANUARY 2025
90% CD

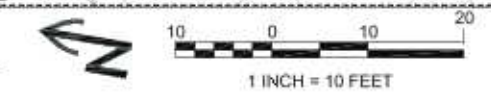
DRAWN BY:
ASZ

CHECKED BY:
ASZ

REVISIONS

NO.	DESCRIPTION

UTILITY PLAN
SCALE: 1" = 10'



APPENDIX F1

C1.0

SPRING CREEK HEAD START

MILWAUKIE, OREGON

SUBMITTAL

100% CONTRACT DOCUMENTS
ISSUE DATE: FEBRUARY 4, 2025

PROJECT DESCRIPTION

THE SPRING CREEK HEAD START PROJECT IS LOCATED ON THE PREVIOUS YMCA AT THE INTERSECTION OF SE MONROE ST AND HWY 224 IN MILWAUKIE, OREGON. THE PROJECT WORK INVOLVES, BUT IS NOT LIMITED TO: DEMOLITION OF EXISTING PAVING AND STRUCTURES; CONCRETE PATHS AND RETAINING WALLS ;PLAY EQUIPMENT INSTALLATION; AND PLANTING AND IRRIGATION.

VICINITY MAP



LANDSCAPE SHEET INDEX

SHEET #	SHEET TITLE	SHEET COUNT	SHEET #	SHEET TITLE	SHEET COUNT
GENERAL			IRRIGATION		
L0.0	LANDSCAPE COVER SHEET	1	L6.0	IRRIGATION NOTES AND LEGEND	12
L0.1	GENERAL LEGEND AND NOTES	2	L6.1	IRRIGATION PLAN	13
TREE PROTECTION			PLANTING		
L0.3	TREE REMOVAL & PROTECTION NOTES	3	L7.0	PLANTING NOTES AND LEGEND	14
L0.4	TREE REMOVAL & PROTECTION PLAN	4	L7.1	PLANTING PLAN	15
EXISTING CONDITIONS			DETAILS		
L1.1	EXISTING CONDITIONS PLAN	5	L9.0	SITE DETAILS	16
DEMOLITION			L9.1	SITE DETAILS	17
L2.1	DEMOLITION PLAN	6	L9.2	SITE DETAILS	18
MATERIALS			L9.3	SITE DETAILS	19
L3.0	MATERIALS SCHEDULE & NOTES	7	L9.4	IRRIGATION DETAILS	20
L3.1	MATERIALS PLAN	8	L9.5	IRRIGATION DETAILS	21
LAYOUT			L9.6	SITE DETAILS	22
L4.1	LAYOUT PLAN	9	L9.7	SITE DETAILS	23
L4.2	LAYOUT PLAN ENLARGMENT	10	L9.8	SITE DETAILS	24
GRADING			L9.9	SITE DETAILS	25
L5.1	GRADING PLAN	11	L9.10	SITE DETAILS	26
			L9.11	SITE DETAILS	27
			L9.12	SITE DETAILS	28
			L9.13	PLANTING DETAILS	29

PROJECT SITE DIRECTORY

OWNER/CONTACT

CLACKAMAS COUNTY CHILDREN'S COMMISSION
16518 SE RIVER RD, MILWAUKIE, OR 97267
PHONE: 541-314-3624
PROJECT CONTACT: DARCEE KILSDONK
EMAIL: darceek@clackco.kids.org

ARCHITECT/ PRIME CONSULTANT

JTR ARCHITECT
4543 NE 23RD, PORTLAND, OR 97211
PHONE: 503-449-7326
PROJECT CONTACT: TIM RICHARD
EMAIL: tim@jtrstudio.com

LANDSCAPE ARCHITECT

GREENWORKS, P.C.
110 SE MAIN ST, SUITE 100
PORTLAND, OR 97214
www.greenworkspc.com
PROJECT CONTACT: Marianne
Paradis-Lemay
PHONE: 503-222-5612
EMAIL: manannepl@greenworkspc.com

ARBORIST

TODD PRAGER & ASSOCIATES LLC
601 ATWATER RD, LAKE OSWEGO, OR 97034
PHONE: 971-295-4835
PROJECT CONTACT: TODD PRAGER
EMAIL: todd@toddprager.com

CIVIL/STRUCTURAL

ZUCKER ENGINEERING, LLC
PORTLAND, OREGON
PHONE: 503.956.3473
PROJECT CONTACT: ADAM ZUCKER
EMAIL: adam@zuckerengineering.com

SURVEY

COMPASS LAND SURVEYORS
4101 SE INTERNATIONAL WAY, SUITE 406
MILWAUKIE, OREGON 97222
PHONE: 503-653-9093
PROJECT CONTACT: Joseph Mcallister
EMAIL: joem@compass-landsurveyors.com



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LANDSCAPE ARCHITECTURE
ENVIRONMENTAL DESIGN
111 SE Main St., Suite 100
Portland, OR 97214
Ph: 503.222.5612
Fax: 503.222.2281
Email: info@greenworkspc.com



Clackamas County
Children's Commission

HEAD START

16518 SE RIVER ROAD
MILWAUKIE - OREGON - 97267

SPRING CREEK
HEAD START
RENOVATION
2992 SE MONROE STREET
MILWAUKIE - OREGON

LANDSCAPE COVER SHEET

DATE:
4 FEBRUARY 2025

DRAWN BY:
MPL

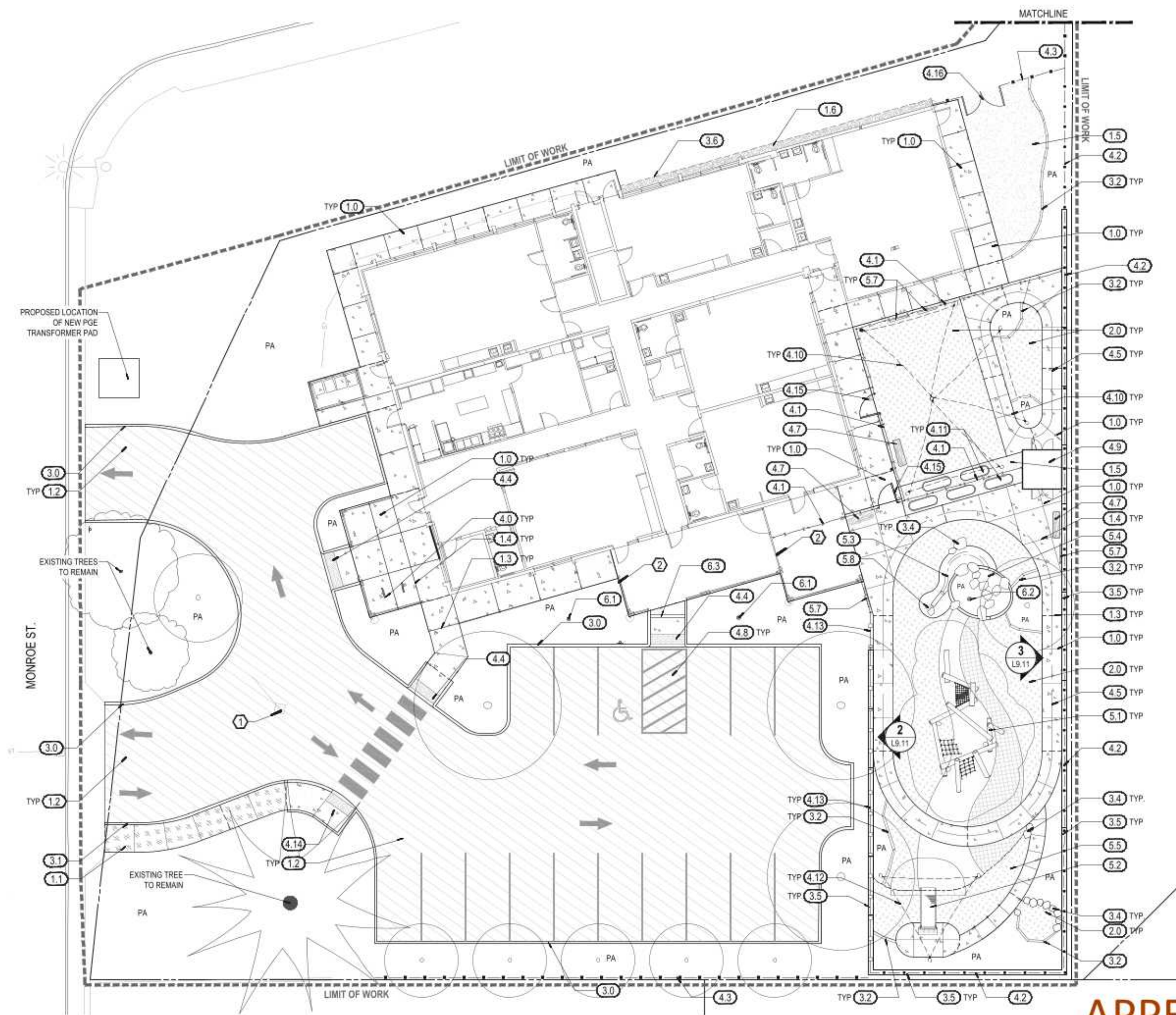
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REVISIONS

NO.	DESCRIPTION

L0.0

APPENDIX F2

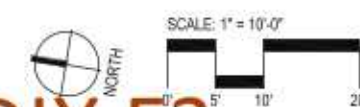
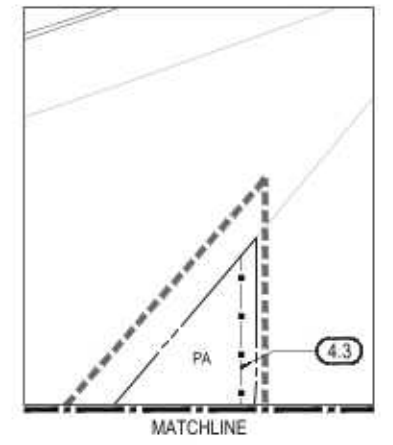


LEGEND

SYMBOL	ITEM
---●---	DOWELED EXPANSION JOINT
---	ISOLATION JOINT
---	CONTRACTION JOINT
[Pattern]	CONCRETE PAVING
[Pattern]	ASPHALT PAVING
[Pattern]	SYNTHETIC TURF SAFETY-SURFACING-GREEN
[Pattern]	SYNTHETIC TURF SAFETY-SURFACING-BLUE
[Pattern]	SYNTHETIC TURF SAFETY-SURFACING-LAGOON BLUE
[Pattern]	DETECTABLE WARNING TILES
[Pattern]	PERMEABLE CONCRETE PAVING
[Pattern]	GRAVEL

SHEET NOTES

- SEE SHEET L3.0 FOR MATERIALS SCHEDULE AND NOTES.



APPENDIX F3



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Clackamas County
 Children's Commission

HEAD START

16518 SE RIVER ROAD
 MILWAUKIE - OREGON - 97267

SPRING CREEK HEAD START RENOVATION
 2992 SE MONROE STREET
 MILWAUKIE - OREGON

MATERIALS PLAN

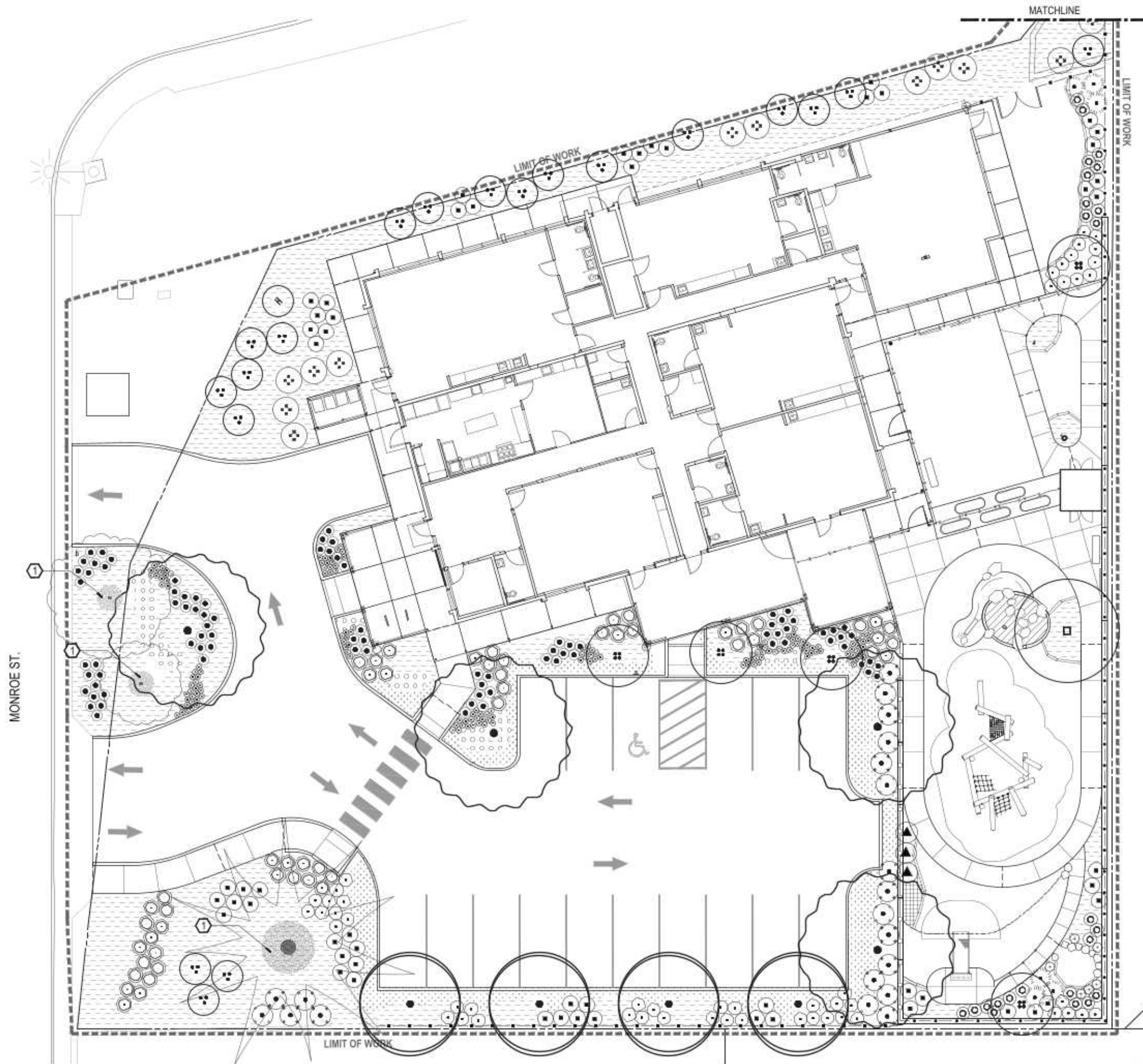
DATE:
4 FEBRUARY 2025

DRAWN BY:
MPL

CHECKED BY:
BJ

NO.	DESCRIPTION

L3.1

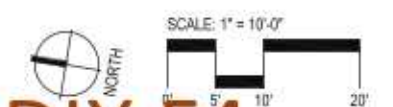
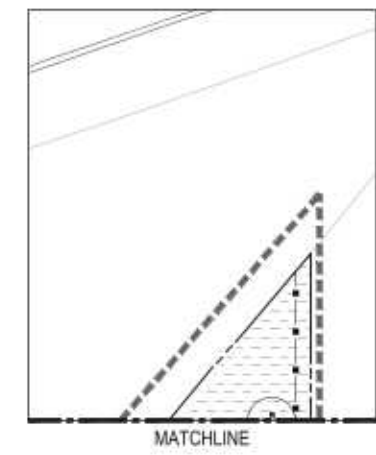


LEGEND

SYMBOL	ITEM
	EXISTING TREES
	CONIFER
	DECIDUOUS

- SHEET NOTES**
- SEE SHEET L7.0 FOR PLANTING SCHEDULE AND NOTES.
 - SEE SHEET L9.13 FOR PLANTING DETAILS.

- REFERENCE KEYNOTES**
- PROPOSED MULCH RING FOR EXISTING TREES.



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Children's Commission
HEAD START
16518 SE RIVER ROAD
MILWAUKIE - OREGON - 97267

SPRING CREEK HEAD START RENOVATION
2992 SE MONROE STREET
MILWAUKIE - OREGON

PLANTING PLAN

DATE:
4 FEBRUARY 2025

DRAWN BY:
MPL

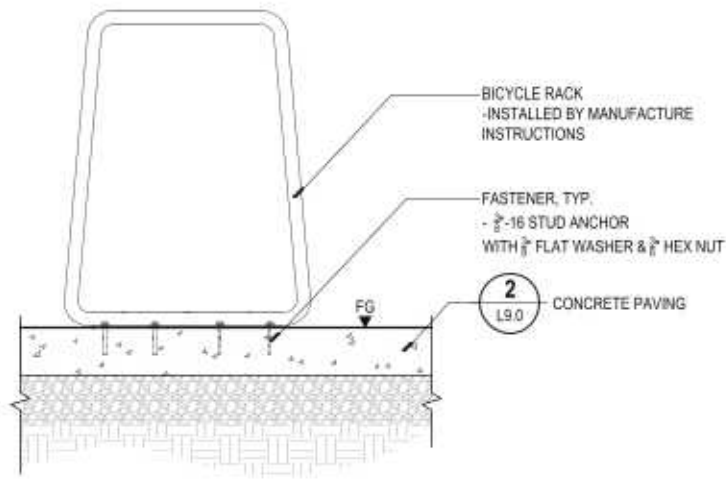
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REVISIONS

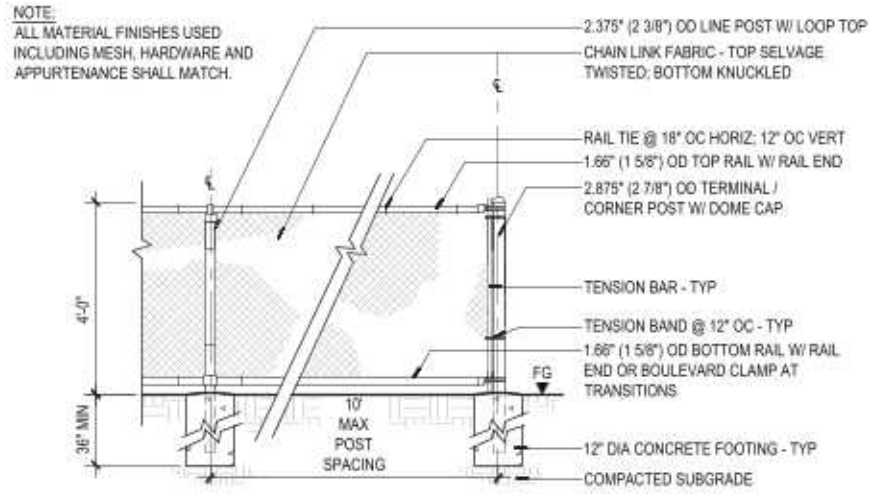
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L7.1

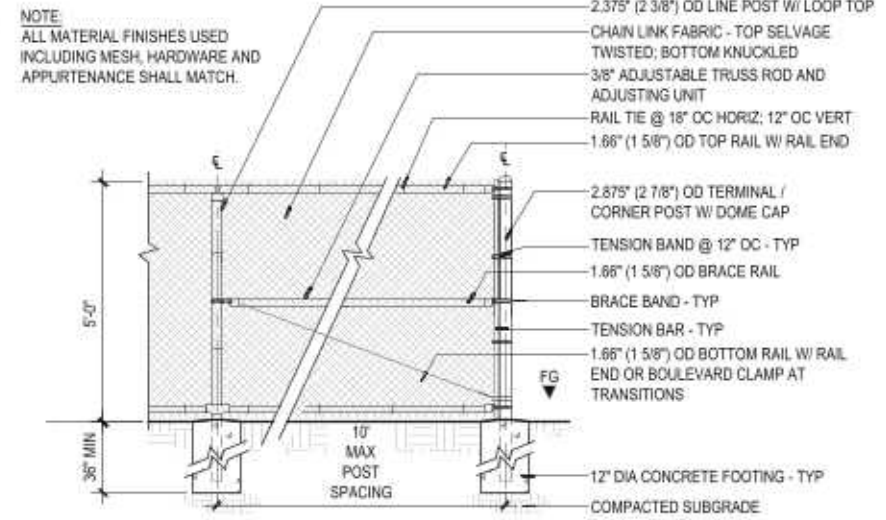
APPENDIX F4



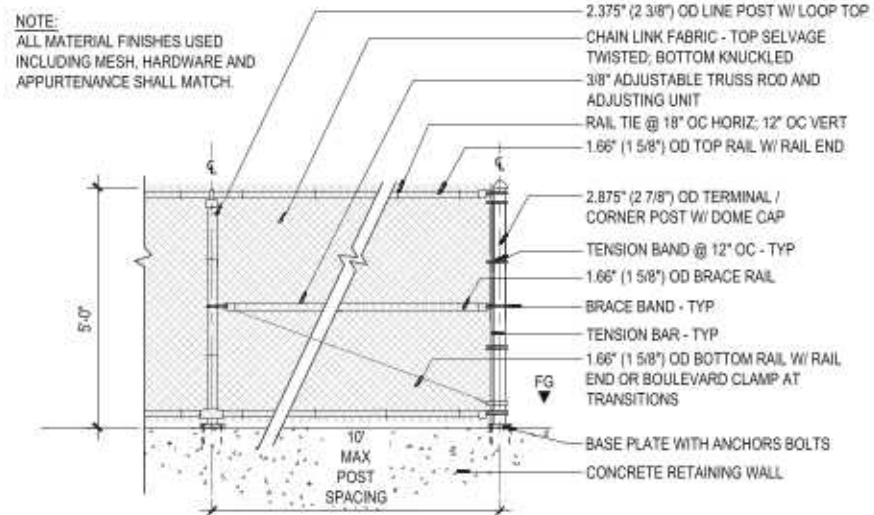
1 BICYCLE RACK
SECTION NOT TO SCALE



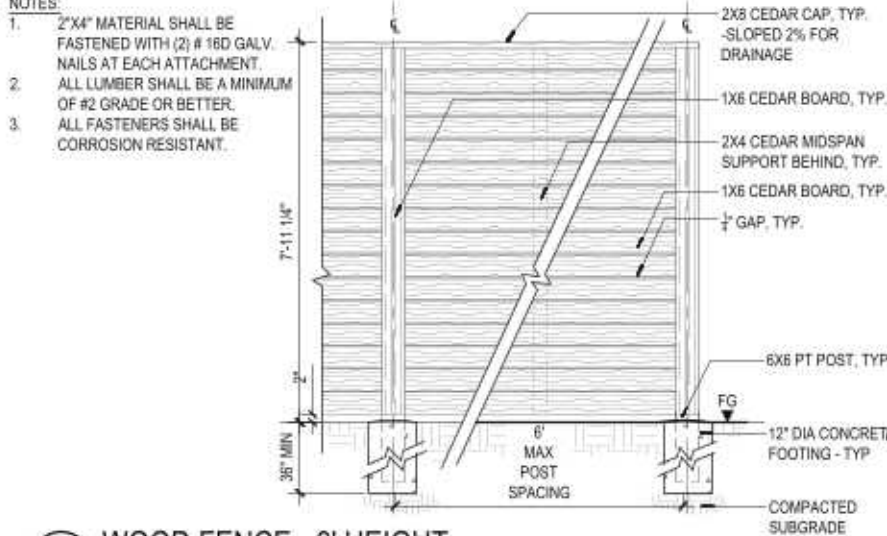
2 CHAIN LINK FENCE - 4' HEIGHT
ELEVATION NOT TO SCALE



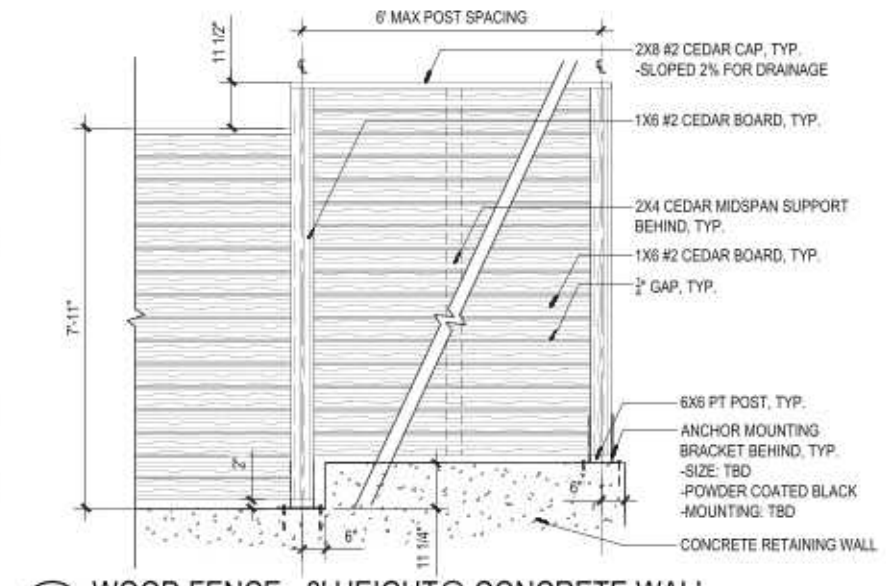
3 CHAIN LINK FENCE - 5' HEIGHT
ELEVATION NOT TO SCALE



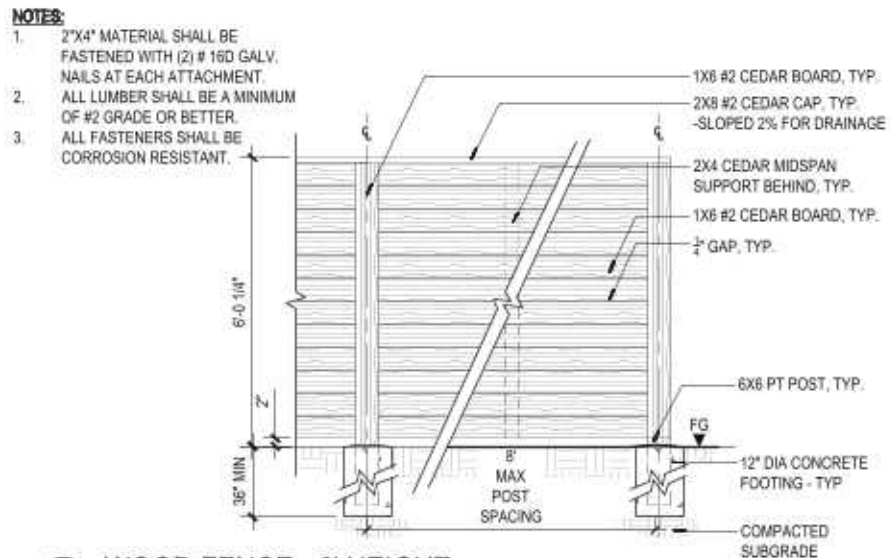
4 CHAIN LINK FENCE - 5' HEIGHT @ WALL
ELEVATION NOT TO SCALE



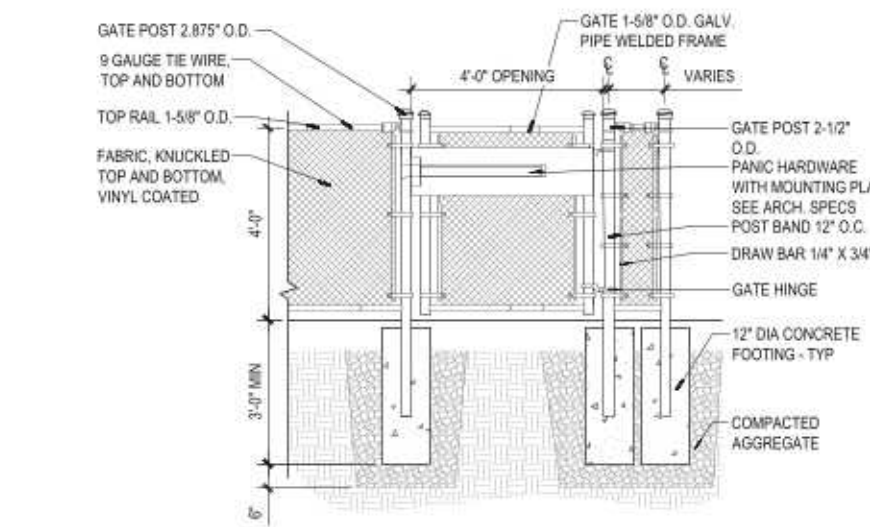
5 WOOD FENCE - 8' HEIGHT
ELEVATION NOT TO SCALE



6 WOOD FENCE - 8' HEIGHT @ CONCRETE WALL
ELEVATION NOT TO SCALE



7 WOOD FENCE - 6' HEIGHT
ELEVATION NOT TO SCALE



8 CHAIN-LINK FENCE GATE
SECTION SCALE 1/2" = 1'-0"
0' 6' 12' 24'



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Clackamas County
Children's Commission
HEAD START
16518 SE RIVER ROAD
MILWAUKIE - OREGON - 97267

SPRING CREEK HEAD START RENOVATION
2992 SE MONROE STREET
MILWAUKIE - OREGON

SITE DETAILS

DATE:
4 FEBRUARY 2025

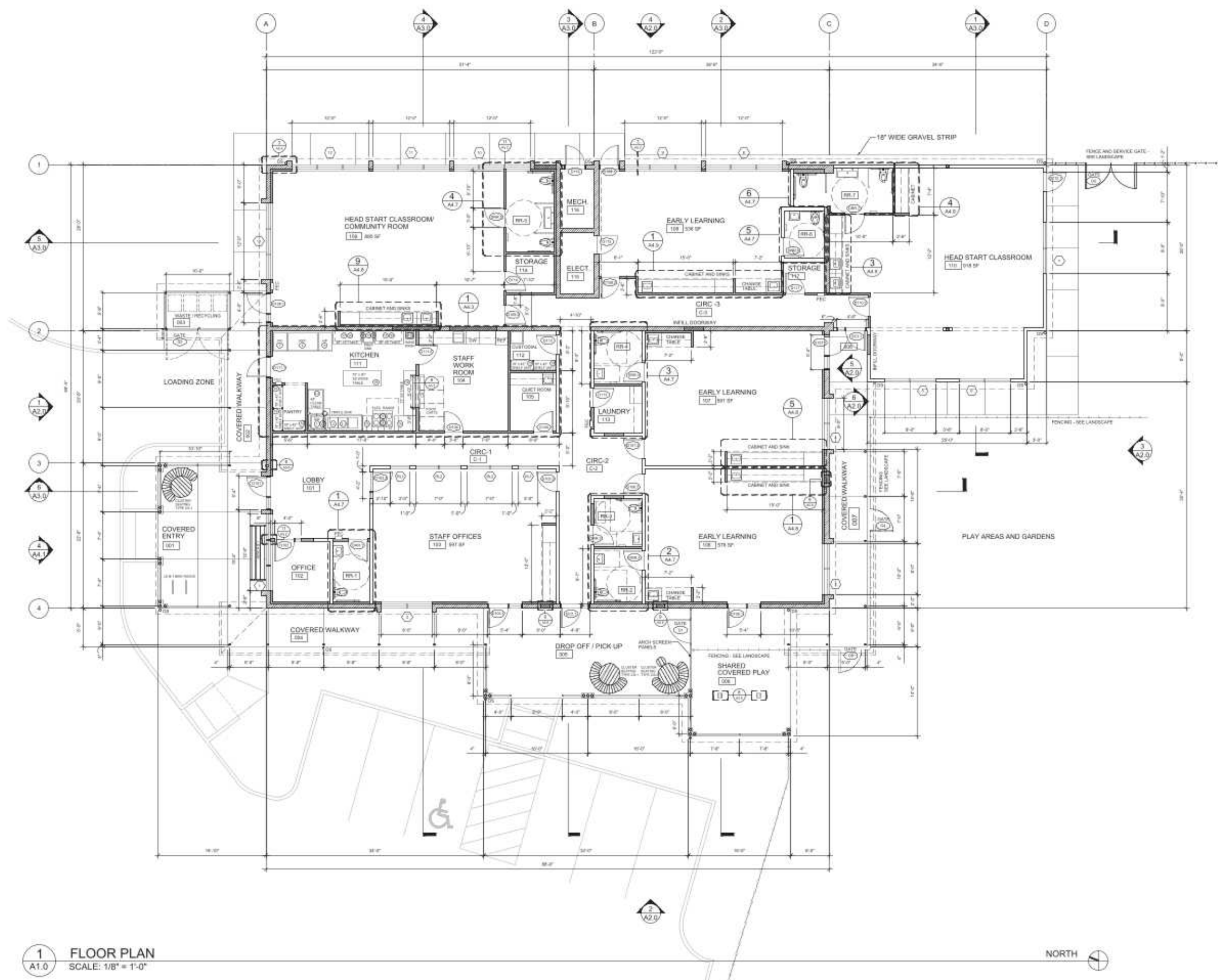
DRAWN BY:
MPL

CHECKED BY:
BJ

NO.	REVISIONS

L9.2

APPENDIX F6



1 FLOOR PLAN
A1.0 SCALE: 1/8" = 1'-0"



APPENDIX F7



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Clackamas County
Children's Commission
HEAD START
16518 SE RIVER ROAD
MILWAUKIE - OREGON - 97267

**SPRING CREEK
HEAD START
RENOVATION**
2992 SE MONROE STREET
MILWAUKIE - OREGON

FLOOR PLAN

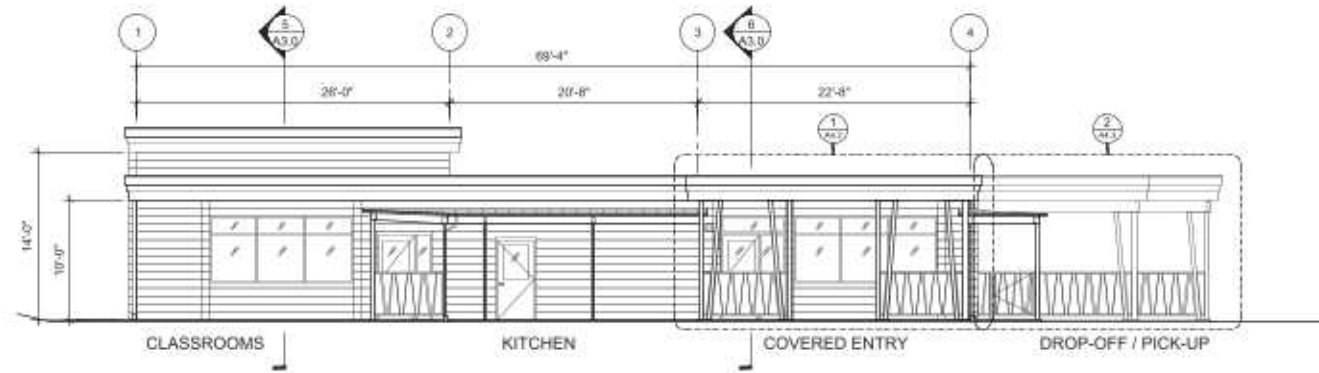
DATE:
18 FEBRUARY 2025
100% CONTRACT DOCUMENTS

DRAWN BY:
TH

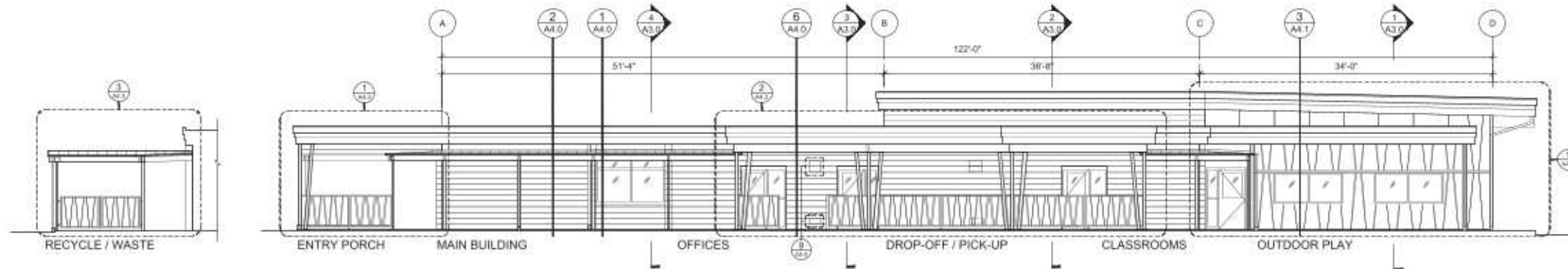
CHECKED BY:
JTR

REVISIONS	

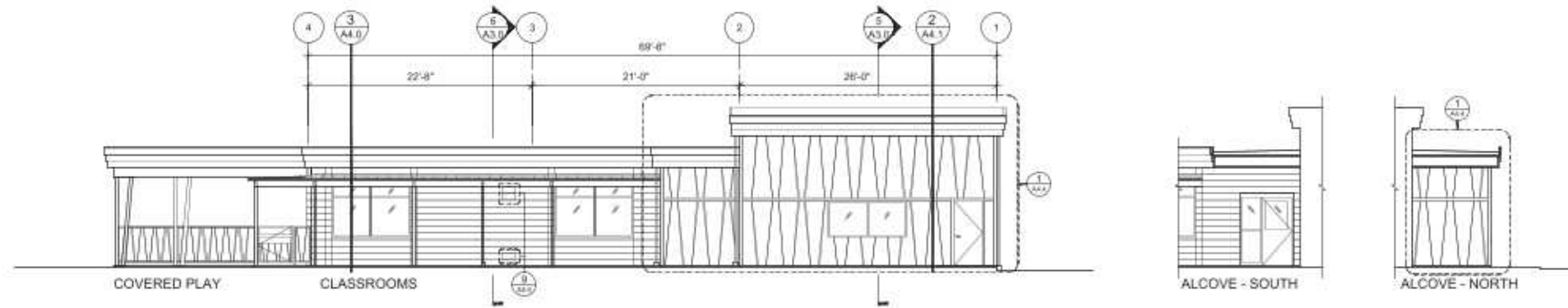
A1.0



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



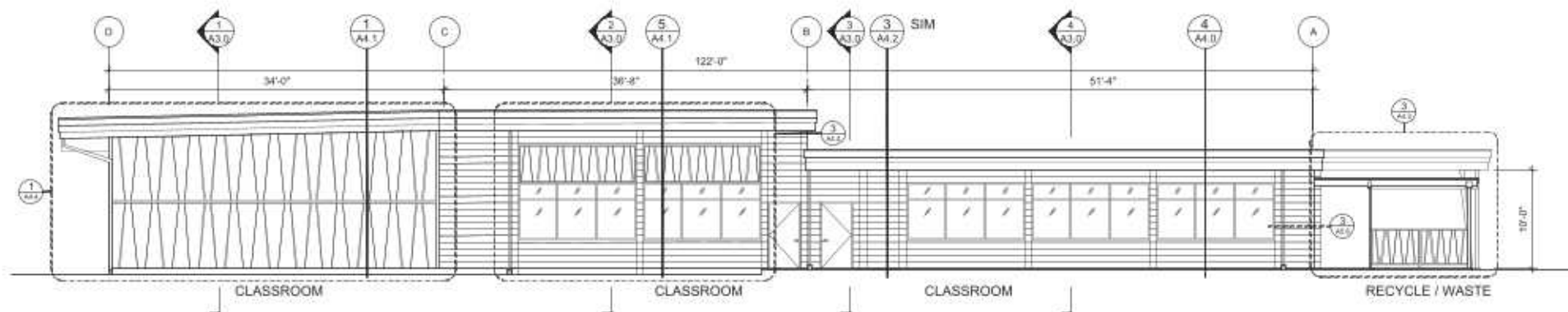
2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

5 SOUTH
SCALE: 1/8" = 1'-0"

6 NORTH
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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Clackamas County
Children's Commission

HEAD START

10518 SE RIVER ROAD
MILWAUKIE - OREGON - 97267

**SPRING CREEK
HEAD START
RENOVATION**
2992 SE MONROE STREET
MILWAUKIE - OREGON

EXTERIOR ELEVATIONS

DATE:
18 FEBRUARY 2025
100% CONTRACT DOCUMENTS

DRAWN BY:
TH

CHECKED BY:
JTR

REVISIONS

NO.	DESCRIPTION

A2.0