



# CITY OF MILWAUKIE

## PLANNING COMMISSION MINUTES

City Hall Council Chambers  
10722 SE Main Street  
[www.milwaukieoregon.gov](http://www.milwaukieoregon.gov)

March 13, 2018

**Present:** Kim Travis, Chair  
Adam Argo  
Joseph Edge  
Sherry Grau  
Scott Jones

**Staff:** Denny Egner, Planning Director  
Brett Kelter Associate Planner  
Dan Olsen, City Attorney

**Absent:** John Henry Burns, Vice Chair  
Greg Hemer

### 1.0 Call to Order – Procedural Matters\*

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

**Note:** *The information presented constitutes summarized minutes only. The meeting video is available by clicking the Video link at <http://www.milwaukieoregon.gov/meetings>.*

### 2.0 Planning Commission Minutes — None

### 3.0 Information Items

**Denny Egner, Planning Director**, noted that the Volunteer Appreciation Dinner was scheduled for March 29<sup>th</sup>.

On March 20<sup>th</sup>, there would be a City Council work session for the Monroe Street Neighborhood Greenway as a review of the impacts of some of the diverters proposed in the Monroe Street Greenway Concept Plan would require additional signals on Harrison St.

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

### 5.0 Public Hearings

- 5.1 Summary: Milwaukie High School Renovation  
Applicant/Owner: 3J Consulting/North Clackamas School District  
Address: 2301 SE Willard St  
File: CSU-2017-007, VR-2017-012  
Staff: Brett Kelter, Associate Planner

**Chair Travis** called the hearing to order and read the conduct of quasi-judicial hearing format into the record.

**Brett Kelter, Associate Planner**, presented the staff report via PowerPoint and reviewed the proposal, project site, and vicinity. The Milwaukie High School site is a nearly 15-acre campus

consisting of athletic fields, tennis court facility, main classroom building, performing arts center, commons building, gymnasium and grandstand facility, and parking lots. Although there was some off-street parking, there were also shared parking agreements with nearby churches. The zoning was primarily residential with some commercial edges, but the renovation area was focused in the R-2 zone.

**Mr. Kelper** reviewed the primary project elements, including the demolition and replacement of the main classroom building, reconfiguration and additions to parking areas; as well as other improvements including a remodel of the commons building, a new entry plaza, pedestrian and vehicular circulation improvements, improvements to the athletic facilities, and new landscaping. The students would be temporarily located in modular classrooms located on the football field during construction. There would be improvements to pedestrian connections at Lake Rd and 23<sup>rd</sup> Ave, including wider sidewalks and bike paths, and a pedestrian connection to Adams St as well. The project would also involve street improvements; Northwest Housing Alternatives (NHA), adjacent to the site across Willard St, would also provide street improvements through its own reconstruction project.

**Mr. Kelper** noted the key issues: sufficient parking facilities, sufficient landscaping and buffering, and whether there would be safe and efficient access during construction. He reviewed the proposal details in relation to the key issues.

- Staff recommended for the school to reinvigorate the transportation demand management (TDM) program to find ways to reduce demand and trips after construction was complete.
- Regarding landscaping, the primary concern was buffering along the eastern edge of the site where a parking lot would be constructed in place of the existing softball field.
- The proposal included paved and fenced pathway connections between the modular classrooms and the commons/performing arts center. However, more information was needed regarding pedestrian, bike, and vehicle access; drop-off and pick-up areas and routes; and how construction would impact the surrounding properties. **Mr. Kelper** noted the proposed improvements for ped/bike connections and drop-off/pick-up areas.

The staff recommendation was for approval of the application with the findings and conditions as presented, and **Mr. Kelper** reviewed the decision-making options.

**Mr. Kelper** and **Alex Roller, Engineering Technician II**, answered questions from the Commission as follows:

- Regarding the school's ability to follow a TDM program, the recommendation was for the district to bring a TDM proposal back to the Commission for review. Ongoing review or an update timeline would be determined at that time.
- The new building roof, new parking lot, and modifications to the existing parking lot would trigger the predevelopment requirements for stormwater management. The proposal addressed these requirements sufficiently.
- The trip generation was calculated based on the square footage of the building and was not based on enrollment or staff numbers.
- Since the project did not include changes to the accessways on Washington St, those particular nonconformities were allowed to remain as-is.

**Chair Travis** called for the applicant's testimony.

**Andrew Tull, 3J Consulting, 5075 SW Griffith Parkway Ste. 150, Beaverton OR 97005**, and **Matt Jacoby, BRIC Architecture, 1233 NW Northrup Ste. 100, Portland OR 97209**, presented for the applicant.

**Mr. Tull** noted the other applicant team members in the audience and thanked the Commission and staff for their time. The project was a part of a bond measure passed to fund improvements to schools and facilities throughout the North Clackamas School District.

**Mr. Jacoby** presented the proposal and schematic images of the site plan and site circulation plan during construction, and explained the general timeline of the project. All classrooms would be relocated to a "Mod City" of modular buildings on the football field. The project would provide a new high school and renovated commons that were seismically to code, would include new technology and a maker space, a new secure entry point and vestibule for visitors and secure entries elsewhere, and open connections between the new building and the commons. He noted that a large cedar tree near the new entrance would be removed; although the team tried to design around it, it was not possible to preserve the tree due to grade challenges. A possible heritage tree marker could be incorporated into the entrance courtyard, and materials from the tree could be incorporated elsewhere in the project such as beams, benches, artwork, etc. The original building was built in 1925; however, it had been remodeled and added onto many times and so was difficult to determine what was historic and what was not. The identified historic features would be incorporated or represented throughout the new building, including doorways, beams and woodwork, historic photos, etc.

**Mr. Tull** noted the team's excitement about this project and added that the School District agreed with the findings and conditions of approval and respectfully requested that the Commission approve the applications.

The applicant answered questions from the Commission.

- The landscaping plan would meet all City requirements for density, including the southeast corner near the new parking lot.
- Due to site constraints, the trash receptacle would be located on the eastern edge of the new parking lot and would include a full enclosure that matched the style of the new building.
- It was assumed that the shared parking agreements between the school and the 2 nearby churches would continue.
- The applicant looked forward to the results of a TDM and would work with staff to continue a possible program.

**Chair Travis** called for public testimony.

**Gary Klein, 10795 SE Riverway Ln Milwaukie**, noted the large amount of construction projects in downtown Milwaukie, including this project, the NHA reconstruction project, the Axletree mixed-use development, etc. He reminded the Commission that this project was in a residential neighborhood and asked that consideration be taken with regard to the neighbors and safety. He appreciated the effort by the applicant to incorporate historic elements into the project.

**Mr. Egner** noted that Leila Aman, the City's new Development Manager, was coordinating between the various projects occurring in downtown and was working with stakeholders, neighbors, etc., to ensure that everything continued smoothly.

**Ray Bryan, 11416 SE 27<sup>th</sup> Ave Milwaukie, Historic Milwaukie Neighborhood District Association Chair**, thanked the School District for being great to work with. He noted that the proposal had changed after the NDA had submitted their comments, some of which had been incorporated into the revised plans. He was concerned about the possibility of widening Lake Rd

and would prefer to avoid that for the sake of the neighborhood and the trees along Lake Rd. He asked if the proposed sidewalk design along Willard St would reduce on-street parking for the nearby apartments. He also was concerned about the noise impacts of the trash enclosure location, particularly in terms of pick-up times. One item that the NDA had requested in their comments that was not included in the revised proposal included a proposal for flashing beacon crosswalks on Washington St at 27<sup>th</sup> Ave, Lake Rd at 27<sup>th</sup> Ave, and Lake Rd at 23<sup>rd</sup> Ave. He believed that with better pedestrian facilities, more students would walk to school. Other NDA requests included a good neighbor agreement for the construction and for emergency preparedness measures to be included at the school, as it would be the most seismically-sound building in the area.

**Staff** answered questions from the Commission.

- **Mr. Roller** stated that a striped crosswalk would be installed across Lake Rd at the east side of 23<sup>rd</sup> Ave as part of the NHA project. He would look into what triggered a flashing beacon crosswalk rather than a standard striped crosswalk.
- **Mr. Kelver** noted that in past applications, a condition called for the applicant to make an effort toward a good neighbor agreement with the NDA, but that was the extent of the condition.
- Construction could occur on the weekends but within allowable hours.
- The TDM process would involve the applicant returning to the Commission with a proposal that would include a comprehensive look at the onsite parking and programs for students and staff to bike, rideshare, use public transportation, etc., and how to track the progress of the programs.
- **Mr. Egner** noted that, with respect to including on-street parking in the TDM, the City conducted an annual downtown parking study and was also currently developing a downtown parking strategy. Although in the past the high school had not been included in the downtown study, he proposed that school be added so the City could assess the need.
- The right-of-way dedication along Lake Rd to allow for a center left-turn lane was part of both this project and the NHA project and would move Lake Rd toward the cross section identified in the Transportation System Plan (TSP).
- The right-turn-only regulation on Willard St at 27<sup>th</sup> Ave would remain, and the exit of the southwest parking lot would also be right-turn-only.

**Chair Travis** called for the applicant's rebuttal.

**Mr. Tull** responded to testimony as follows:

- The applicant would work with the City on alternatives for the Lake Rd cross section, but at this point the design was what was required by the TSP.
- With regard to the sidewalk along the north side of Willard St, it appeared that it would not result in a loss of parking spaces; however, a survey would be needed to verify this.
- There was little option for a specific pick-up time by the garbage haulers.
- There was a condition to remove barriers to ADA crossings around the site; therefore, a number of the connections and crosswalks would be evaluated and likely improved.
- The School District and project team were being proactive in communication with the neighbors and were available should there be any issues. **Mr. Jacoby** reviewed the communication flyers that would be sent out this week.
- Emergency preparedness was a good consideration for the possible future use of the site, but at this point the primary task was to complete the school project. **Mr. Jacoby** added that there were resiliency-related features included in the project such as an oversized backup generator, flexible waterlines, etc.

- The sidewalk design for Lake Rd and 23<sup>rd</sup> Ave was flexible in order to preserve the trees at that intersection.

**Chair Travis** closed public testimony.

### **Planning Commission Deliberation**

The Commission supported the application with the proposed conditions and appreciated that the key issues were adequately addressed. They also appreciated the neighborhood outreach and the historic elements that were included in the design, and believed that the new high school would be a state-of-the-art, forward-thinking resource for the community. **Chair Travis** was confident that any possible concerns or issues would be handled appropriately by the applicant, staff, and neighbors.

**Commissioner Edge moved and Commissioner Argo seconded to approve land use applications CSU-2017-007 and VR-2017-012 for the Milwaukie High School Renovation Project at 2301 SE Willard St with the recommended findings and conditions as presented. The motion passed unanimously.**

**6.0 Worksession Items — None**

**7.0 Planning Department Other Business/Updates**

**8.0 Planning Commission Discussion Items**

**Chair Travis** noted the Comprehensive Plan Advisory Committee meeting was the previous week. The group was working on Block 1 goals that included Citizen Involvement, Economic Development, Urban Growth Management Area, and Arts and Culture. A town hall was scheduled for April 4<sup>th</sup> and would help to provide further feedback from the community.

**Commissioner Edge** stated that Clackamas County was awarded a Metro 2040 grant for a planning project in the Oak Grove area just south of the Island Station neighborhood. He was on the project management team for the grant and offered to provide updates to the Commission as the project progressed.

**9.0 Forecast for Future Meetings:**

March 27, 2018	1. Public Hearing: CPA-2018-001 Scott Park Master Plan Removal
April 10, 2018	1. Public Hearing: CSU-2018-002 Ledding Library Reconstruction

Meeting adjourned at approximately 8:43 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II



Kim Travis, Chair