



AGENDA

MILWAUKIE PLANNING COMMISSION Tuesday, January 23, 2018, 6:30 PM

**MILWAUKIE CITY HALL
10722 SE MAIN STREET**

1.0 Call to Order - Procedural Matters

2.0 Planning Commission Minutes – Motion Needed

2.1 November 28, 2017

3.0 Information Items

4.0 Audience Participation – This is an opportunity for the public to comment on any item not on the agenda

5.0 Public Hearings – Public hearings will follow the procedure listed on reverse

5.1 Summary: Milwaukie High School Historic Resource Deletion

Applicant/Owner: North Clackamas School District

Address: 11200 SE 23rd Ave

File: HR-2017-002 (master file, with ZA-2017-004 and CPA-2017-003)

Staff: Brett Kelter

6.0 Worksession Items

7.0 Planning Department Other Business/Updates

7.1 Planning Commission Officer Elections

8.0 Planning Commission Committee Updates and Discussion Items – This is an opportunity for comment or discussion for items not on the agenda.

9.0 Forecast for Future Meetings:

February 13, 2018

1. Public Hearing: VR-2017-013, 5047 SE Jackson St Driveway Variance
2. Public Hearing: CSU-2017-009, Ledding Library Temporary Location
3. Worksession: Comprehensive Plan Update project update

February 27, 2018

1. Public Hearing: CSU-2017-010, Rowe Middle School improvements

Milwaukie Planning Commission Statement

The Planning Commission serves as an advisory body to, and a resource for, the City Council in land use matters. In this capacity, the mission of the Planning Commission is to articulate the Community's values and commitment to socially and environmentally responsible uses of its resources as reflected in the Comprehensive Plan

1. **PROCEDURAL MATTERS.** If you wish to speak at this meeting, please fill out a yellow card and give to planning staff. Please turn off all personal communication devices during meeting. For background information on agenda items, call the Planning Department at 503-786-7600 or email planning@milwaukieoregon.gov. Thank You.
2. **PLANNING COMMISSION MINUTES.** Approved PC Minutes can be found on the City website at www.milwaukieoregon.gov.
3. **CITY COUNCIL MINUTES** City Council Minutes can be found on the City website at www.milwaukieoregon.gov/meetings.
4. **FORECAST FOR FUTURE MEETING.** These items are tentatively scheduled, but may be rescheduled prior to the meeting date. Please contact staff with any questions you may have.
5. **TIME LIMIT POLICY.** The Commission intends to end each meeting by 10:00pm. The Planning Commission will pause discussion of agenda items at 9:45pm to discuss whether to continue the agenda item to a future date or finish the agenda item.

Public Hearing Procedure

Those who wish to testify should come to the front podium, state his or her name and address for the record, and remain at the podium until the Chairperson has asked if there are any questions from the Commissioners.

1. **STAFF REPORT.** Each hearing starts with a brief review of the staff report by staff. The report lists the criteria for the land use action being considered, as well as a recommended decision with reasons for that recommendation.
2. **CORRESPONDENCE.** Staff will report any verbal or written correspondence that has been received since the Commission was presented with its meeting packet.
3. **APPLICANT'S PRESENTATION.**
4. **PUBLIC TESTIMONY IN SUPPORT.** Testimony from those in favor of the application.
5. **NEUTRAL PUBLIC TESTIMONY.** Comments or questions from interested persons who are neither in favor of nor opposed to the application.
6. **PUBLIC TESTIMONY IN OPPOSITION.** Testimony from those in opposition to the application.
7. **QUESTIONS FROM COMMISSIONERS.** The commission will have the opportunity to ask for clarification from staff, the applicant, or those who have already testified.
8. **REBUTTAL TESTIMONY FROM APPLICANT.** After all public testimony, the commission will take rebuttal testimony from the applicant.
9. **CLOSING OF PUBLIC HEARING.** The Chairperson will close the public portion of the hearing. The Commission will then enter into deliberation. From this point in the hearing the Commission will not receive any additional testimony from the audience, but may ask questions of anyone who has testified.
10. **COMMISSION DISCUSSION AND ACTION.** It is the Commission's intention to make a decision this evening on each issue on the agenda. Planning Commission decisions may be appealed to the City Council. If you wish to appeal a decision, please contact the Planning Department for information on the procedures and fees involved.
11. **MEETING CONTINUANCE.** Prior to the close of the first public hearing, *any person* may request an opportunity to present additional information at another time. If there is such a request, the Planning Commission will either continue the public hearing to a date certain, or leave the record open for at least seven days for additional written evidence, argument, or testimony. The Planning Commission may ask the applicant to consider granting an extension of the 120-day time period for making a decision if a delay in making a decision could impact the ability of the City to take final action on the application, including resolution of all local appeals.

The City of Milwaukie will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the meeting.

Milwaukie Planning Commission:

Greg Hemer, Chair
Adam Argo, Vice Chair
John Henry Burns
Sherry Grau
Scott Jones
Kim Travis

Planning Department Staff:

Denny Egner, Planning Director
David Levitan, Senior Planner
Brett Kelter, Associate Planner
Vera Kalias, Associate Planner
Mary Heberling, Assistant Planner
Alicia Martin, Administrative Specialist II

**CITY OF MILWAUKIE
PLANNING COMMISSION
Milwaukie City Hall
10722 SE Main Street
TUESDAY, November 28, 2017
6:30 PM**

COMMISSIONERS PRESENT

Greg Hemer, Chair
Adam Argo, Vice Chair
John Burns
Kim Travis

STAFF PRESENT

Denny Egner, Planning Director
Vera Koliass, Associate Planner
Amy Koski, Resource and Economic
Development Specialist

COMMISSIONERS ABSENT

Sherry Grau
Scott Jones

1.0 Call to Order – Procedural Matters*

Chair Hemer called the meeting to order at 6:30 pm 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

- 2.1 July 25, 2017
- 2.2 October 10, 2017

It was moved by Commissioner Travis and seconded by Vice Chair Argo to approve the July 25, 2017 and October 10, 2017 Planning Commission minutes as presented. The motion passed unanimously.

3.0 Information Items

Denny Egner, Planning Director, stated the first meeting of the Comprehensive Plan Advisory Committee was held last night and included an overview of the anticipated tasks. He confirmed the Planning Commissioners would be added to the email notification list for the Comprehensive Plan Advisory Committee meetings.

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: North Milwaukie Industrial Area (NMIA) Comprehensive Plan and Code Amendments
Applicant: City of Milwaukie
File: ZA-2017-003, CPA-2017-002
Staff: Amy Koski and Vera Koliass

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

Vera Koliass, Associate Planner, reviewed the project's background, goals, and site map. Staff anticipated three public hearings with tonight's hearing focusing on the Comprehensive Plan amendments. She noted the NMIA Plan would be reconciled with the Tacoma Station Area Plan (TSAP), which would be repealed and reconciled with the revised NMIA Plan. She reviewed the proposed amendments for the Transportation System Plan (TSP), the Comprehensive Plan, and Comprehensive Plan Map.

Amy Koski, Resource and Economic Development Specialist, reviewed the changes to the NMIA Plan, noting that a red-lined document was included in the packet with a subsequent list of edits. Staff would provide the Commission with the revised Plan that incorporated the changes by December 9th.

Ms. Koliass reviewed four key questions for the Commission's consideration. Comments and responses to key Commissioner questions were as follows:

- After reviewing the City's plans for handling the anticipated increased traffic, ODOT asked staff to include placing time limits on parking in the City's Transportation Demand Management (TDM) Strategy and research other successful Transportation Management Areas (TMA) in the vicinity to encourage other transportation choices.
- Station areas were identified by Metro and established a policy in relation to transit rather than zoning or land use. While the proposed Tacoma Station Area Mixed-Use (MUTSA) zone crossed over with the North Milwaukie Employment (NME) zone, both zones met two different types of goals: the overall proximity to transit, and the City's land use goals to ensure land was available for more employment/industrial/manufacturing use.
- There were no implications for having Johnson Creek in the Tacoma Station Area (TSA) because the protections would remain in place. The station area designation provided opportunities for regional funding and allowed the City to receive a 30% trip generation reduction in the area. It would also provide opportunities for access to the natural resource, and pedestrian connections along the creek frontage and to the station.

Chair Hemer called for public testimony in support, opposed, and neutral to the application.

In Support

Nabil Kansa, Sr., 10966 SE McLoughlin Blvd, owned the 76 Gas Station and supported keeping the Mill End Store in its current location. Many of his customers from outside the area asked for the location of the store. He believed the Mill End Store identified Milwaukie.

Kelli Keehner, Chair, Downtown Milwaukie Business Association (DMBA), read letters into the record from DMBA members who saw the Mill End Store as a community asset and supported keeping the store in its current location.

Roger C. Sutherland, 962 SW Ebb Ave, Lincoln City, supported residential zoning on the Mill End site. He was a water resources consultant and civil engineer and briefly described the results of a flood study he had done on Johnson Creek that related to the site. He believed an elevated structure with residential or mixed use was the only practical and economically viable use of the site and that industrial use of the site was not practical.

Eric Hovee, 2408 Main St, Vancouver, WA, agreed the only viable, economic use for the ground floor was parking, adding that with the resulting above-market rental rates, only multi-

family housing could pay for that cost without public subsidies. The existing Mill End building would eventually be removed. He supported a mixed-use overlay to allow for residential on the site, but without the proposed 10-year sunset provision.

Jerry Baysinger, Baysinger Partners Architecture, reviewed via PowerPoint a concept that would keep the Mill End Store and add 140 residential units on four or five floors above the retail use. Parking would be under the building on the current grade level and extend south. The concept supported the idea of allowing housing that would afford the amount of structured parking needed for potential tenants and the Mill End Store.

Peter Stark, 2939 NW Cornell Rd, Portland, represented the Dietrichs and the Mill End Store, and said he supported the MUTSA zoning for the site. He reiterated previous comments about the floodplain, current regulations, and how the higher cost of structured parking could be offset by mixed use. Employment was primary to the NMIA, and housing should be allowed where floodplains made traditional, industrial, or office uses impractical and cost prohibitive. Some type of use that would allow the Mill End Store to develop was necessary, or nothing could be developed on the site.

Nancy Bishop Dietrich and Howard Dietrich, Owners, Mill End Store, 9701 SE McLoughlin Blvd, asked the Commission to consider an exception or zoning overlay for their property. The City's rezoning efforts in 2016 were intended to help land owners with their businesses. The building was old, and could not be flood-proofed due to lack of pilings and the flood situation set them apart from other businesses. They had hired specialists to help determine how to keep their business viable on the current property. They noted the number of employees their businesses employed in the city.

Mr. Dietrich confirmed he had no issue with the 10-year sunset clause because he was 70 years old and wanted to complete the project before he died.

Neutral

Brian Gunier, Development Officer, Business Oregon, 121 SW Salmon St, Portland, noted little developable area existed in the Johnson Creek industrial area, and should remain for traded sector and employment opportunities. Industrial areas were critical for economic resiliency and were also difficult to replace. The state and Business Oregon would continue to work with the community on projects to address transportation access issues, and with individual business owners on business financing and helping with trade and exporting.

Opposed - None

Ms. Koski provided background and further details on the Development Feasibility Analysis conducted by ECONorthwest. While residential was the most feasible development, ultimately, the recommendation was not to use housing as a catalyst to spur additional development. Industrial development would require some type of subsidy, but no funding mechanism existed for that approach.

The Commission deliberated the four key questions posed by staff. Discussion points were as follows:

- The Commission supported Option 3, creating a new mixed-use overlay for the area bounded by Millport Rd, 17th Ave, and McLoughlin Blvd, and noted that testimony tonight

from the community and experts aligned with the NMIA Advisory Committee recommendations.

- Staff confirmed an overlay would not change the underlying NME Zone. While the overlay would allow some additional uses for 10 years, the percentage of zoned industrial land would not change.
- Findings regarding the 10-year sunset could be tied to the Development Feasibility Analysis by ECONorthwest.
- There had been no viable argument in opposition to the Mill End site being redevelopable without a residential element.
- The Commission acknowledged the overlay would apply mixed use to the entire subject area, not just the Mill End Store.
- Perhaps the original Commission recommendation to Council regarding the overlay was framed wrong initially; the redevelopment opportunity lies in supporting and building up some of the existing industrial uses and catalyzing that with residential, retail or commercial elements.
- Further research of the Development Feasibility Analysis was needed to understand the methodology, which seemed short-ranged.
- The current housing crisis would be addressed by units already in the pipeline, so it was important to not think short-term.
- If the area was removed from industrial use, it would never return to industrial use.
- Staff would prepare language to apply an overlay (Option 3) for consideration at the January 9th meeting.
- Comments regarding the NMIA Plan and revisions to Comprehensive Plan and TSP were:
 - The name of the proposed overlay area should be changed to Milport Mixed Use (MMU) because it was not located near the Tacoma Station Area.
 - Language requiring that all buildings three stories and above be able to supply their own power during peak hours of operation was suggested. Most industrial would be one or two stories, so the requirement would affect mixed-use or unique businesses with the resources to comply.
 - Staff suggested crafting a policy, goal, or aspiration statement to encourage that because it would be difficult to codify. The policy could be written similar to other sustainability requirements currently being discussed by Council and reviewed at the implementation stage to ensure consistency with other City sustainability programs.
 - The Commission discussed requiring that a quarter of all residential buildings have rentals dedicated to low income housing. Tying affordable housing in with the industrial area, especially next to a transit center, made a lot of sense, but there could be unintended consequences.
 - Staff would confer with Alma Flores, Community Development Director, for ideas on affordable housing and return to the Commission with information.
 - A housing allowance would build the kind of metrics to produce better, frequent transit service, which was a good reason for incentives for allowing mixed-use and residential.
 - Concerns about funding were alleviated knowing new funding options, like HB2017, would provide funding opportunities for NMIA projects in the TSP.

Commissioner Jones moved to continue applications ZA-2017-003, CPA-2017-002 to December 12, 2017; seconded by Vice Chair Argo. The motion passed unanimously.

6.0 Worksession Items - None

7.0 Planning Department Other Business/Updates

7.1 Planning Commission Notebook Code Supplemental – Postposed

8.0 Planning Commission Committee Updates and Discussion Items

The first Comprehensive Plan Update meeting was held last night with introductions of committee members and a review of the timeline and process.

Vice Chair Argo announced that he now worked for the ODOT Transportation Development Planning Section and would recuse himself from policy work or other items if a potential conflict existed.

Chair Hemer reminded that the Umbrella Parade and Holiday Tree lighting would be on December 2nd; on December 16th was Christmas at the Museum as well as the Winter Solstice Event, where attendees could see the Christmas ships.

9.0 Forecast for Future Meetings:

December 12, 2017 1. Public Hearing: ZA-2017-003, CPA-2017-002 NMIA Comp
 Plan and Code Amendments

January 9, 2018 1. TBD

Mr. Egner announced the Planning Commission would meet December 12th, but not December 26th.

Chair Hemer announced he would not be attending the December 12th meeting.

Meeting adjourned at approximately 8:56 pm.

Respectfully submitted,

Alicia Martin, Administrative Specialist II

Greg Hemer, Chair



To: Planning Commission

Through: Dennis Egner, Planning Director

From: Brett Kolver, Associate Planner

Date: January 16, 2018, for January 23, 2018, Public Hearing

Subject: **File(s):** HR-2017-002 (master file), ZA-2017-004, CPA-2017-003
Applicant: North Clackamas School District (represented by Heery International and 3J Consulting, Inc.)
Owner(s): North Clackamas School District
Address: 11300 SE 23rd Ave (also addressed as 11200 SE 23rd Ave and 2301 SE Willard St)
Legal Description (Map & Tax Lot): 1S1E36BC05600
NDA: Historic Milwaukie (and within 300 ft of Lake Road NDA boundary)

ACTION REQUESTED

Recommend that the City Council approve application HR-2017-002 and adopt the recommended Findings and Conditions of Approval found in Attachments 1 and 2. This action would remove the main classroom building at Milwaukie High School from the City's list of Historic Resources.

BACKGROUND INFORMATION

In 2016, voters approved a bond measure for the North Clackamas School District to make capital improvements at a number of area schools. The work at Milwaukie High School includes demolishing and replacing the existing main classroom building (see Figure 1), which is designated as a "Significant" historic property. The building is on the list of Historic Resources in the City's Comprehensive Plan and is shown with a Historic Preservation overlay on the zoning map.



Figure 1. Milwaukie High School (main classroom building)

The main classroom building was constructed in 1925, remodeled to meet current fire and safety codes in 1970-71, and updated on the interior in 2000. However, it does not meet current codes for seismic stability and is critically in need of either substantial renovation or complete replacement. The applicant has concluded that demolition and replacement is the most reasonable, cost-effective option for improving the school facility, as it would be much more expensive to refurbish it in the ways necessary to bring it up to the District's standards

The applicant has explored and analyzed alternatives to demolition. The District listed the building itself for sale and relocation, but the sheer size and material nature of the structure make moving it infeasible. An Economic, Social, Environmental, and Energy (ESEE) analysis of the consequences of continuing to protect the existing building would show that the costs of renovating and retrofitting it far outweigh the value to the community of replacing it with a new building. The presence of hazardous materials (e.g., building materials that are no longer approved for construction, such as asbestos), the low floor-to-ceiling heights, and the lack of seismic stability all make the existing historic building a liability for further use. The building has been modified many times over the course of its 90-plus years of service, and many of the original architectural and design elements have already been significantly modified.

At the suggestion of City staff, the applicant has initiated the deletion process outlined in Milwaukie Municipal Code (MMC) Subsection 19.403.4, which would be needed anyway following demolition. The District could have gone through the formal demolition process established in MMC Subsection 19.403.7, which essentially allows a demolition permit to be issued no later than 120 days after a public hearing with the Planning Commission. The "waiting period" is intended to allow time for a reasonable effort to relocate the landmark or allow it to be publicly acquired for preservation. In this case, given that the school is already publicly owned and that the building's nature and size make it a highly unlikely candidate for relocation, demolition appears to be a likely result of any demolition application process. Since the deletion process will be needed anyway to update the City's Historic Resource list and remove the subject property, City staff recommended that the applicant move directly to request deletion, to avoid the need for a duplicative process and any potential procedural delays that could affect the larger project timeline.

A. Site and Vicinity

The Milwaukie High School campus comprises approximately 14.6 acres nestled between Downtown Milwaukie and the Historic Milwaukie neighborhood. The site is compact and includes multiple buildings, athletic fields, and off-street parking areas. The main building and original boiler room building were constructed in 1925. The gymnasium, grandstand, and athletic fields were added in 1938; the fine arts building in 1970-71; the Commons building in 1993.

The campus is roughly bounded by 21st Ave on the west, Washington St and 23rd Ave on the north, residential properties that front on 27th Ave to the east, and Willard St and 25th Ave on the south (see Figure 2).

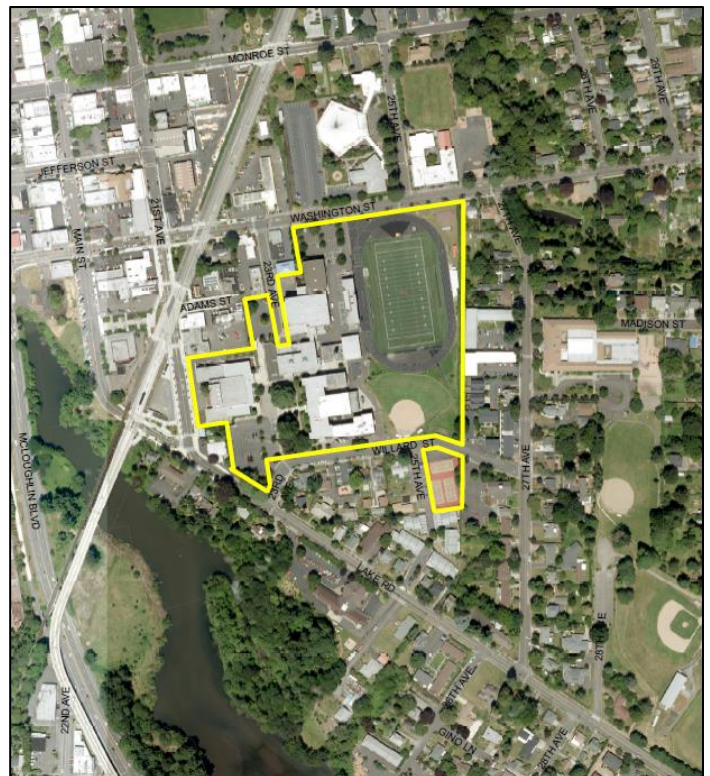


Figure 2. Site and vicinity

The light rail station and mixed commercial and office uses of Downtown are along the western and northwestern perimeter. To the north, just across Washington St, are St. Johns the Baptist Catholic Church and School. Along the eastern boundary, the site is adjacent to a combination of single-family homes, multifamily apartments, and St. Stephans Orthodox Serbian Church. And the campus of Northwest Housing Alternatives, with offices, shelter, and rental housing, is across Willard St to the south.

B. Zoning Designation

Residential R-2, with small areas of Downtown Mixed Use (DMU) and R-1-B (see Figure 3)

C. Comprehensive Plan Designation

Public (P)

D. Land Use History

- **August 1986:** Planning Commission approved a modification of the school's de facto Community Service Overlay (CSO) to add off-street parking at the southwest corner of the site (file #CSO-86-04).
- **July 1988:** Planning Commission approved a CSO modification to allow temporary placement of 2 modular classrooms behind the main school building (file # CSO-88-02).
- **March 1993:** Planning Commission approved a CSO modification for construction of the Commons building (file # CSO-93-02).
- **June 2000:** Planning Commission approved a CSO modification for a major remodel of the entire school (file # CSO-99-05).
- **March 2008:** Planning Commission approved a major modification to the school's Community Service Use (CSU) status for substantial upgrades to the fine arts building, gymnasium, and athletic fields (file # CSU-07-05).
- **June 2009:** Planning Director approved a minor modification to the CSU to allow the replacement and expansion of an equipment shed near the athletic fields (file # CSU-09-07).
- **September 2011:** Planning Director approved a minor modification to the CSU to replace the scoreboard at the softball field (file #CSU-11-10).

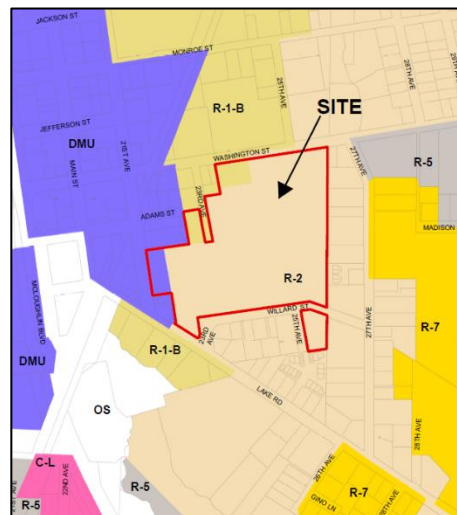


Figure 3. City zoning designations

E. Proposal

The applicant has proposed to remove the school from the City's Historic Resources list in preparation for a major renovation of the high school campus that includes the demolition and replacement of the school's existing main school building. The larger renovation project is being reviewed concurrently as a major modification to the school's existing Community Service Use (land use master file #CSU-2017-007). Deletion from the historic properties list will remove the historic designation from the school on the City's Zoning Map and relevant Comprehensive Plan Map (Map 4 Historic Resources).

This portion of the larger campus renovation project requires approval of the following land use applications:

1. Historic Review (master file #HR-2017-002)

2. Zoning Map Amendment (file #ZA-2017-004)
 3. Comprehensive Plan Map Amendment (file #CPA-2017-003)
- See Attachment 3 for a list of the applicant's materials.

KEY ISSUES

Summary

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

- A. Are there conditions that could be attached to approval of the Deletion request that would mitigate the loss of the historic structure?

Analysis

- A. Are there conditions that could be attached to approval of the Deletion request that would mitigate the loss of the historic structure?**

The City's Design and Landmarks Committee (DLC), the Milwaukie Historical Society, and the Land Use Committee of the Historic Milwaukie Neighborhood District Association (NDA) all reviewed the application. The DLC held a public meeting to discuss the proposed amendment—see Attachment 4 for the staff report prepared in advance of that meeting. All 3 groups provided recommendations related to ensuring some local participation in the ongoing SHPO process of determining what to do about preserving artifacts from the school and making them available for interpretive and educational displays in the new building and community at large. City staff believes that these suggestions, regarding public involvement and repurposing of historic elements and materials, are worthwhile and warrant some address in the form of conditions that encourage the applicant's consideration.

CONCLUSIONS

- A. Staff recommendation to the Planning Commission is as follows:**

1. Recommend that the City Council approve the request to delete the subject property from the City's Historic Resources list.
2. Recommend that Council approve the request to amend the City's zoning map by removing the Historic Preservation overlay from the site.
3. Recommend that Council approve the request to amend the City's Comp Plan Map (Map 4 Historic Resources) by removing the "significant" historic designation from the site.
4. Recommend that Council adopt the attached recommended Findings and Conditions of Approval.

- B. Staff recommends the following key conditions of approval** (see Attachment 2 for the full list of recommended Conditions of Approval):

- Coordinate with the Milwaukie Historical Society prior to demolition of the building on the inventory, processing, and final disposition of school artifacts, including any proposed display(s) within the new building.

- Include the City as a consulting entity in the process of finalizing the SHPO Memo of Agreement. City staff will coordinate with the Design and Landmarks Committee and/or the Milwaukie Historical Society as appropriate.
- Consider opportunities to use some of the existing building features or elements for things like site walls, planting beds, gateway elements, etc. Where possible, repurpose elements from the building and from other natural resources or elements from the site (especially the large cedar tree proposed for removal) for things such as furniture and benches on the campus.

CODE AUTHORITY AND DECISION-MAKING PROCESS

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

- MMC Section 19.1007 Type IV Review
- MMC Section 19.403 Historic Preservation Overlay HP
- MMC Section 19.902 Amendments to Maps and Ordinances

This application is subject to Type IV review, which requires the Planning Commission to consider whether the applicant has demonstrated compliance with the code sections shown above and make a recommendation to the City Council for a final decision. In Type IV reviews, Council assesses the application against review criteria and development standards, considers the Commission's recommendation, and evaluates testimony and evidence received at the public hearings.

The Commission has 5 recommendation-making options as follows:

- Recommend that Council approve the application upon finding that all approval criteria have been met. The recommended Findings in Support of Approval would need to be adjusted to reflect that no Conditions of Approval are necessary.
- Recommend that Council approve the application subject to the recommended Findings and Conditions of Approval.
- Recommend that Council approve the application with modified Findings and Conditions of Approval. Such modifications need to be read into the record.
- Recommend that Council deny the application upon finding that it does not meet approval criteria.
- Continue the hearing.

The final local decision on this application must be made by March 16, 2018, in accordance with the Oregon Revised Statutes and the Milwaukie Zoning Ordinance. The applicant can waive the time period in which the application must be decided.

COMMENTS

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

- **Rebecca Hamilton, Regional Planner, Metro:** The proposal does not change Milwaukie's compliance with Metro requirements, so there are no additional comments.
- **Greg Hemer, Vice President, Milwaukie Historical Society:** While the Milwaukie Historical Society would prefer to see historic buildings restored and repurposed, they

understand the need to demolish and replace the existing building with a newer one. The group recommends a condition of approval that the Society receive a small historic memento from the building. The Society also suggests that a small portion of the library or other student-accessible area be dedicated to a display of historic artifacts and/or information.

Staff Response: *A condition has been proposed to require that the applicant coordinate with the Milwaukie Historical Society prior to demolition of the building on the inventory, processing, and final disposition of school artifacts, including any proposed display(s) within the new building.*

- **Design and Landmarks Committee (DLC):** At its regular meeting on December 4, 2017, the DLC held a public meeting to consider the proposed deletion. The group agreed to recommend approval of the request, with the following specific recommendations: (1) include the City and/or the Milwaukie Historical Society as a consulting entity in the process of finalizing the SHPO (State Historic Preservation Office) Memorandum of Agreement, to have a local point of contact and local input as a stakeholder throughout the process; (2) consider using some of the existing building features or elements for things like site walls, planting beds, gateway elements, etc.; (3) repurpose elements from the building and from other natural resources or elements from the site (especially the large cedar tree) for things such as furniture, benches, etc.; and (4) take advantage of opportunities to improve the exterior of the Commons building.

Staff Response: *Conditions have been proposed that incorporate the DLC's recommendations, except for the suggestion to improve the exterior of the Commons building because it is not directly related to the historic designation on the site.*

- **Ray Bryan, for LUC of Historic Milwaukie NDA:** The LUC values a safe and seismically resilient environment for the community's students. The history and architecture of the high school building are important, and the group supports reusing and repurposing as much of the structure and contents as reasonable. They support the idea that a specific committee or group (e.g., the DLC or Milwaukie Historical Society) be involved with any repurposing efforts. They also support the recommendations of the DLC and ask to be kept informed and involved in the process moving forward.

Staff Response: *As noted in response to other comments above, conditions have been proposed that will involve the City in finalizing the SHPO Memo of Agreement. Staff will endeavor to keep the NDA informed as the historic inventory and the overall campus renovation projects move forward and will encourage the applicant to do the same.*

ATTACHMENTS

Attachments are provided as indicated by the checked boxes. All material is available for viewing upon request.

	Early PC Mailing	PC Packet	Public Copies	E-Packet
1. Recommended Findings in Support of Approval	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. Recommended Conditions of Approval	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. Applicant's Narrative and Supporting Documentation, (stamped received November 16, 2017, by the Planning Department)				
a. Applicant's Narrative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b. Preapplication Materials & Report)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

	Early PC Mailing	PC Packet	Public Copies	E-Packet
c. Neighborhood Meeting Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d. Support Report (SHPO & Historic Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4. Staff Report to DLC (Dec 2017)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5. Comments Received	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Key:

Early PC Mailing = paper materials provided to Planning Commission at the time of public notice 20 days prior to the hearing.

PC Packet = paper materials provided to Planning Commission 7 days prior to the hearing.

Public Copies = paper copies of the packet available for review at City facilities and at the Planning Commission meeting.

E-Packet = packet materials available online at <https://www.milwaukieoregon.gov/planning/planning-commission-185>.

**Recommended Findings in Support of Approval
Master File #HR-2017-002, Milwaukie High School deletion**

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

1. The applicant, the North Clackamas School District (represented by Heery International and 3J Consulting, Inc.), has applied for approval to delete Milwaukie High School from the City's Historic Resources property list, where it is categorized as a "significant" resource. On the list, the subject property is addressed as 11300 SE 23rd Ave, though it has also been addressed as 11200 SE 23rd Ave and was recently assigned a new address of 2301 SE Willard St. The site is in the Residential R-2 zone, though a portion of the fine arts building on the southwestern portion of the larger campus is zoned Downtown Mixed Use (DMU) and a parking lot at the northwestern corner of the site is zoned R-1-B. The land use application master file number is HR-2017-002, with ZA-2017-004 and CPA-2017-003.
2. The applicant has proposed to delete the school from the City's historic properties list in preparation for a major renovation of the high school campus that includes the demolition and replacement of the school's existing main building. The larger renovation project is being reviewed concurrently as a major modification to the school's existing Community Service Use (file #CSU-2017-007). Deletion from the historic properties list will remove the historic designation from the school on the City's Zoning Map and relevant Comprehensive Plan Map (Map 4 Historic Resources).
3. The proposal is subject to the following provisions of the Milwaukie Municipal Code (MMC):
 - MMC Section 19.1007 Type IV Review
 - MMC Section 19.403 Historic Preservation Overlay Zone HP
 - MMC Section 19.902 Amendments to Maps and Ordinances
4. The application has been processed and public notice provided in accordance with MMC Section 19.1007 Type IV Review. As required by MMC Subsection 19.1002.2, a preapplication conference was held on June 12, 2017. Public notice was sent to property owners and current residents within 400 ft of the subject property as required by MMC Subsection 19.1007.3.D. Notice of the application was also provided to the State Department of Land Conservation and Development and to Metro as required by MMC Subsections 19.1007.3.A and 3.B, respectively. The City's Design and Landmarks Committee held a public meeting to discuss the application on December 4, 2017. As required by law, a public hearing with the Planning Commission was held on January 23, 2018, resulting in a recommendation for final decision by the City Council. A public hearing with the City Council was held on February 20, 2018 *[tentative]*, as required by law.

Note for Planning Commission: These findings are worded to reflect the City Council's role as final decision-maker; they represent the Planning Commission's recommendation to the City Council.

5. MMC Section 19.403 Historic Preservation Overlay Zone HP
MMC 19.403 establishes requirements intended to identify, protect, and preserve landmarks that reflect Milwaukie's unique architectural, archaeological, and historical heritage. The standards include provisions for designating or deleting landmarks from the City's local list of landmarks, as well as for alteration and demolition of designated landmarks.

Specifically, MMC Subsection 19.403.4 establishes the process for designation or deletion of a landmark, although the standards do not include criteria for approval. The procedures for amending the zoning map and Comprehensive Plan map provide approval criteria and are addressed in Finding 6.

a. Application Request

Any property owner may make application for designation or deletion of that property with respect to the City's local list of landmarks. The application shall be processed with MMC Section 19.1007 Type IV review.

The applicant is the owner of the subject property and has proposed to delete the property from the City's list of historic resources, where it is listed as a "significant" property. The request is being processed with Type IV review in conjunction with the necessary amendments to the zoning map and Comprehensive Plan map (Map 4 Historic Resources), as discussed in Finding 6.

b. Planning Commission

The Planning Commission shall conduct a public hearing to evaluate the request. The Commission shall enter findings and make a written recommendation to the City Council.

The Planning Commission held a public hearing on January 23, 2018, to evaluate the request and voted to recommend approval of the proposed deletion.

c. City Council

The City Council shall conduct a public hearing to consider the recommendation of the Planning Commission on the request and shall either approve, approve with conditions, or deny the request.

The City Council held a public hearing on February 20, 2018 [tentative date], to consider the recommendation of the Planning Commission and voted to approve the proposed deletion.

d. Pending Permits

No new construction, exterior alteration, demolition, or removal permits for any improvement, building, or structure relative to a proposed landmark shall be issued while any public hearing or any appeal affecting the proposed action is pending.

The applicant has not submitted a demolition permit or any other permit related to construction or alteration of the structure.

e. Interim Measures

Upon a request for new construction, exterior alteration, or demolition of a resource which is on the inventory but designated as "unrankable," for lack of information regarding location, quality, or quantity, the applicant shall be required to first complete the designation process for the resource as outlined in this subsection.

The subject property is designated as "significant" and not "unrankable." This standard is not applicable.

The City Council finds that the applicant has followed the applicable procedures for requesting that the subject property be deleted from the City's local list of landmarks, as established in MMC 19.403.4.

6. MMC Section 19.902 Amendments to Maps and Ordinances

MMC 19.902 establishes the process for amending the City's Comprehensive Plan and land use regulations, including the zoning map.

a. MMC Subsection 19.902.4 Comprehensive Plan Map Amendments

MMC 19.902.4 establishes the review process and approval criteria for Comprehensive Plan map amendments.

(1) MMC Subsection 19.902.4.A Review Process

MMC 19.902.4.A provides that, generally, changes to the zoning map that involve 5 or more properties or encompass more than 2 acres of land are legislative and are therefore subject to Type V review; otherwise, they are quasi-judicial in nature and subject to Type III review. The City Attorney has the authority to determine the appropriate review process for each proposed zoning map amendment.

The proposed Comprehensive Plan (Comp Plan) map amendment encompasses a single property of approximately 14.6 acres and is related to a proposal to remove an existing building from the City's local list of landmarks. The City Attorney has confirmed that the proposed Comp Plan map amendment is quasi-judicial in nature and would ordinarily require Type III review. However, the concurrent historic deletion request requires Type IV review, which is also a quasi-judicial process.

The City Council finds that the Type IV review process is appropriate for the proposed Comp Plan map amendment.

(2) MMC Subsection 19.902.4.B Approval Criteria

MMC 19.904.2.B establishes the same approval criteria for Comp Plan map amendments as those established in MMC Subsection 19.902.3.B for Comp Plan text amendments, which include the following:

- (a) The proposed amendment is consistent with the goals and policies of the Comp Plan, as proposed to be amended.

Within the City's Comp Plan, the subject property is designated for Public (P) use on the Land Use Map (Map 8) and as a "Significant Resource" on the Historic Resources Map (Map 4). The proposed amendment would remove the "Significant Resource" designation from the subject property and effectively remove it from Map 4 (Historic Resources). The proposed amendment would not result in any changes to Map 8 (Land Use).

The Comp Plan includes several goals and policies that are applicable to the proposed development.

(i) Chapter 1 Citizen Involvement

The goal of Chapter 1 is to encourage and provide opportunities for citizens to participate in all phases of the planning process. The proposed amendment is being processed with Type IV review as per MMC Section 19.1007, which provides public notice of the proposed amendment to property owners and residents within 400 ft of the site, as well as to the relevant Neighborhood District Association(s) (NDAs) for the area where the property is located. In addition to that

opportunity to comment, the Type IV process provides at least 2 public hearings where interested persons are invited to present testimony on the project. A public hearing on the proposed development was held by the Planning Commission on January 23, 2018. A public hearing was held by the City Council on February 20, 2018 [tentative date]. The Commission and Council considered testimony from citizens en route to reaching the decision reflected in these findings.

Prior to submitting the application, the applicant held an open meeting on June 27, 2017, to present and discuss the project with the community. According to the applicant's submittal materials, more than 400 invitations were sent to neighbors residing within 400 ft of the subject property, as well as to members of the City's Design and Landmarks Committee (DLC), Planning Commission, and City Council. Nearly 20 people signed in on the attendance sheets for that meeting.

Once the application was submitted and deemed complete, the DLC held a public meeting (on December 4, 2017) to consider the proposal and provide a recommendation to the Planning Commission and City Council. The DLC was supportive of the requested deletion and provided several recommendations related to the SHPO process of historic evaluation, including a suggestion that the City and/or Milwaukie Historical Society be involved in finalizing the necessary Memo of Agreement. Other DLC recommendations included consideration of opportunities to reuse or repurpose some of the historic and natural elements from the building and site that will be affected by the demolition.

The Milwaukie Historical Society and the Land Use Committee of the Historic Milwaukie NDA also submitted comments prior to the Planning Commission hearing that focused on maintaining a meaningful level of public involvement throughout the process of demolishing the historic building.

Conditions have been established to reflect the comments received in conjunction with the citizen involvement opportunities provided by the City's Type IV review process.

(ii) Chapter 2 Plan Review and Amendment Process

The goal of Chapter 2 is to establish a process for review and amendment of the Comp Plan, as a basis for land use decisions and with public participation. Policies related to the objective of implementing the Comp Plan include a requirement that changes to the zoning map and Comp Plan maps be consistent with the intent of the Comp Plan. The applicant's narrative and supporting materials are evidence of the required review process at work, with opportunities for public involvement at Commission and Council hearings as noted above.

(iii) Chapter 3 Environmental and Natural Resources

Chapter 3 focuses on conservation of the City's natural resources, which include historic resources.

- *Natural Hazards Element*

The goal of the Natural Hazards element is to prohibit development that would be subject to damage or loss of life in known areas of natural hazards without appropriate safeguards. This includes an objective related to seismic conditions, to regulate the structural integrity of all developments within the City consistent with the Earthquake Regulations provisions of the Uniform Building Code.

The proposal to delete the subject property from the City's Historic Resources list is directly related to the larger proposal to demolish the existing historic school building, which does not meet current codes for seismic stability, and to replace it with a newer structure that does. The applicant's submittal materials indicate that options for retrofitting the existing building have been explored but have been determined to be infeasible alternatives to demolition.

- *Historic Resources Element*

The goal of the Historic Resources element is to preserve and protect significant historical and cultural sites, structures, or objects of the City. Policies include requiring City review of plans for any alteration to or demolition of a protected resource, encouraging restoration and maintenance of historic structures for compatible uses where appropriate, encouraging appropriate memorialization of historic sites, and coordinating all historic preservation activities with the Milwaukie Historic Society.

The applicant has made a request to delete the subject property from the City's list of Historic Resources and informed the City of its intention to demolish the historic building. In addition, the applicant has submitted plans for the overall campus renovation project, which are being reviewed concurrently by the City. The applicant's submittal materials indicate that alternatives to demolition have been explored, such as restoration of the existing building, but have been deemed infeasible. For approximately 2.5 months, the applicant listed the historic building for sale (with a condition of sale that it be moved from the school property) but received no responses.

As conditioned, the proposed amendment is consistent with the goals and policies of the Comp Plan.

- (b) The proposed amendment is in the public interest with regard to neighborhood or community conditions.

As proposed, the existing building will be demolished and replaced with a new building that is seismically sound. The new structure will be designed to withstand the kind of significant earthquake that is forecast to strike the

region within the next several decades and will be a community resource for shelter and emergency operations when such an event does occur. In addition, the design of the new building will provide more comfortable and usable space, better natural light, and more efficient lighting and heating/cooling, which will benefit students and faculty alike. Denial of the request to delete the historic designation of the subject property and demolish the building would require a more costly retrofit at taxpayer expense that would be constrained by the limitations of the existing building.

The proposed amendment is in the public interest with regard to neighborhood and community conditions.

- (c) The public need is best satisfied by this particular proposed amendment.

The applicant is committed to providing comparably excellent facilities across the breadth of the District. The main classroom building at Milwaukie High School is not seismically sound and no longer provides the quality of space and amenities that the applicant regards as fundamental. The applicant has explored other options for renovating the existing building but has concluded that the costs and physical limitations of reusing the existing structure far outweigh the value of retaining it.

The applicant asserts that the public need is better served by demolishing the historic building and replacing it with a modern structure that will serve the community for years to come.

- (d) The proposed amendment is consistent with the Metro Urban Growth Management Functional Plan and relevant regional policies.

The Metro Urban Growth Management Functional Plan does not directly address historic preservation, though it does generally promote the importance of focusing urban development within well-defined boundaries to make the most efficient use of land and promote sustainable communities. The subject property is a compact, urban high school campus that depends on an efficient use of space to provide standard educational amenities. Allowing the historic building to be demolished and replaced will allow the improvement of facilities and usable space without increasing the structural footprint.

In this regard, the proposed amendment is consistent with the Functional Plan and relevant regional policies.

- (e) The proposed amendment is consistent with relevant State statutes and administrative rules, including the Statewide Planning Goals and Transportation Planning Rule.

Statewide Planning Goal 5 focuses on the protection of natural resources, open space, and scenic and historic areas. Goal 5 outlines a specific process for inventorying and evaluating resources. After a resource has been inventoried and found to be of significance, local governments are required to conduct an analysis of Economic, Social, Environmental, and Energy (ESEE) consequences to determine whether the resource should be included in the plan inventory and protected or managed in a way that limits conflicting uses.

This same process is necessary when a property or site is proposed to be removed from a plan inventory. The City must evaluate the ESEE consequences of continuing to protect versus removing protection. Demolition and new construction on site are considered the conflicting use for purpose of this analysis. The following table (Table 6-a-2(e)) provides the City's ESEE analysis for the subject property:

Table 6-a-2(e). ESEE Analysis for Subject Property

Category	Analysis of Consequences	
	Maintaining Historic Designation Protection or Limiting Conflicting Uses	Removing Historic Designation Protection
Economic	<p>Pro(s) = Undetermined</p> <p>Con(s) = Need for costly retrofit of existing building for seismic upgrades, more usable space, and removal & abatement of hazardous materials</p>	<p>Pro(s) = Lower cost to construct new building, with flexibility to provide additional space, more amenities, and greater capacity for future needs</p> <p>Con(s) = Undetermined</p>
Social	<p>Pro(s) = Preservation of historic resource</p> <p>Con(s) = Will need to make upgrades to bring facilities up to District standards</p>	<p>Pro(s) = New facilities comparable with other high schools within the District; historical artifacts displayed within new building</p> <p>Con(s) = Loss of historic resource</p>
Environmental	<p>Pro(s) = Preservation of large, existing cedar tree in front of building</p> <p>Con(s) = Still need to make seismic upgrades and remove/abate hazardous materials</p>	<p>Pro(s) = New structure will provide better light, more space, and no hazardous materials</p> <p>Con(s) = Removal of large existing cedar tree in front of existing building</p>
Energy	<p>Pro(s) = Conservation of embedded energy within existing structure</p> <p>Con(s) = Undetermined</p>	<p>Pro(s) = Higher efficiency in new building (heating/cooling, lighting, water use, etc.)</p> <p>Con(s) = Undetermined</p>

In sum, the City's ESEE analysis shows that removal of the historic designation and demolition of the existing building provides more positive consequences than maintenance of the historic designation and preservation of the existing building.

The proposed amendment is consistent with relevant State statutes and administrative rules.

As conditioned, the proposed amendment is consistent with the applicable criteria as provided in MMC 19.902.4.B.

The City Council finds that, as conditioned, the proposed amendment has been processed and meets all applicable criteria for Comp Plan map amendments as outlined in MMC 19.902.4.

b. MMC Subsection 19.902.6 Zoning Map Amendments

MMC 19.902.6 establishes the review process and approval criteria for zoning map amendments.

(1) MMC Subsection 19.902.6.A Review Process

MMC 19.902.6.A provides that, generally, changes to the zoning map that involve 5 or more properties or encompass more than 2 acres of land are legislative and are therefore subject to Type V review; otherwise, they are quasi-judicial in nature and subject to Type III review. The City Attorney has the authority to determine the appropriate review process for each proposed zoning map amendment.

The proposed zoning map amendment encompasses a single property of approximately 14.6 acres and is related to a proposal to remove an existing building from the City's local list of landmarks. The City Attorney has confirmed that the proposed zoning map amendment is quasi-judicial in nature and would ordinarily require Type III review. However, the concurrent historic deletion request requires Type IV review, which is also a quasi-judicial process. The City Council finds that the Type IV review process is appropriate for the proposed zoning map amendment.

(2) MMC Subsection 19.902.6.B Approval Criteria

MMC 19.906.2.B establishes the following approval criteria for zoning map amendments:

(a) The proposed amendment is compatible with the surrounding area based on the following factors:

- (i) Site location and character of the area
- (ii) Predominant land use pattern and density of the area
- (iii) Expected changes in the development pattern for the area

These criteria are not as relevant to the proposed amendment because it will not affect the current or future use of the subject property but only addresses an historical designation. The site has been in use for decades as a public high school, and the deletion of the historic designation will not change the use.

The proposed zoning amendment will not affect the character, predominant land use pattern, or density of the area.

(b) The need is demonstrated for uses allowed by the proposed amendment.

The proposed amendment will not allow a new or different use on the site, simply the demolition of the historic school building and replacement with a new school building.

(c) The availability is shown of suitable alternative areas with the same or similar zoning designation.

The proposed amendment relates only to the historic designation of the subject property and will not affect the underlying zoning designation.

(d) The subject property and adjacent properties presently have adequate public transportation facilities, public utilities, and services to support the use(s) allowed by the proposed amendment, or such facilities, utilities, and services are proposed or required as a condition of approval for the proposed amendment.

The proposed amendment relates only to the historic designation of the subject property and will not affect public transportation facilities, public utilities, or other supporting services.

- (e) The proposed amendment is consistent with the functional classification, capacity, and level of service of the transportation system. A transportation impact study may be required subject to the provisions of Chapter 19.700.

The proposed amendment relates only to the historic designation of the subject property and will not affect the functional classification, capacity, or level of service of the transportation system.

- (f) The proposed amendment is consistent with the goals and policies of the Comp Plan, including the Land Use Map.

See Finding 6-a-2(a) for a discussion of how the proposed amendment is consistent with the relevant goals and policies of the Comprehensive Plan. The proposed amendment does not affect the property's "Public" designation on the Land Use Map.

- (g) The proposed amendment is consistent with the Metro Urban Growth Management Functional Plan and relevant regional policies.

The Metro Urban Growth Management Functional Plan does not include any titles that address preservation of historic resources. This criterion is met.

- (h) The proposed amendment is consistent with relevant State statutes and administrative rules, including the Statewide Planning Goals and Transportation Planning Rule.

Several of the Statewide Planning Goals are relevant to the proposed amendment:

(i) *Goal 1 Citizen Involvement*

The intent of Goal 1 is to develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process. As discussed in Finding 6-a-2(a)(i), the City's Type IV review process provided ample opportunities for public involvement and participation in the planning process. Conditions have been established to reflect the relevant suggestions and recommendations provided by the public.

(ii) *Goal 5 Natural Resources, Scenic and Historic Areas, and Open Spaces*

The objectives of Goal 5 include the conservation of historic areas. See Finding 6-a-2(e) for a discussion of the City's ESEE analysis and the proposed amendment's consistency with Goal 5.

(iii) *Goal 7 Areas Subject to Natural Hazards*

The intent of Goal 7 is to protect people and property from natural hazards. The proposed amendment is directly related to the larger proposal to demolish the existing historic school building, which does not meet current codes for seismic stability, and to replace it with a newer structure that does. The applicant's submittal materials indicate

that options for retrofitting the existing building have been explored but have been determined to be infeasible alternatives to demolition. The proposed amendment, along with the demolition and replacement of the existing historic building, will provide a higher level of protection from future earthquakes.

As conditioned, the proposed amendment is consistent with relevant State statutes and administrative rules.

As conditioned, the proposed amendment is consistent with the applicable criteria as provided in MMC 19.902.6.B.

The City Council finds that, as conditioned, the proposed amendment has been processed and meets all applicable criteria for zoning map amendments as outlined in MMC 19.902.6.

The City Council finds that, as conditioned, the proposed amendment to the City's zoning map and Comp Plan map (Map 4 Historic Resources) is approvable.

7. The application was referred to the following departments and agencies on December 11, 2017:

- Historic Milwaukie Neighborhood District Association (NDA) Chairperson and Land Use Committee (LUC)
- Lake Road NDA Chairperson and Land Use Committee
- Metro

The comments received are summarized as follows:

- **Rebecca Hamilton, Regional Planner, Metro:** The proposal does not change Milwaukie's compliance with Metro requirements, so there are no additional comments.
- **Greg Hemer, Vice President, Milwaukie Historical Society:** While the Milwaukie Historical Society would prefer to see historic buildings restored and repurposed, they understand the need to demolish and replace the existing building with a newer one. The group recommends a condition of approval that the Society receive a small historic memento from the building. The Society also suggests that a small portion of the library or other student-accessible area be dedicated to a display of historic artifacts and/or information.
- **Design and Landmarks Committee (DLC):** At its regular meeting on December 4, 2017, the DLC held a public meeting to consider the proposed deletion. The group agreed to recommend approval of the request with the following specific recommendations: (1) include the City and/or the Milwaukie Historical Society as a consulting entity in the process of finalizing the SHPO (State Historic Preservation Office) Memorandum of Agreement, to have a local point of contact and local input as a stakeholder throughout the process; (2) consider using some of the existing building features or elements for things like site walls, planting beds, gateway elements, etc.; (3) repurpose elements from the building and from other natural resources or elements from the site (especially the large cedar tree) for things such as furniture, benches, etc.; and (4) take advantage of opportunities to improve the exterior of the Commons building.
- **Ray Bryan, for LUC of Historic Milwaukie NDA:** The LUC values a safe and seismically resilient environment for the community's students. The history and architecture of the high school building are important, and the group supports reusing

and repurposing as much of the structure and contents as reasonable. They support the idea that a specific committee or group (e.g., the DLC or Milwaukie Historical Society) be involved with any repurposing efforts. They also support the recommendations of the DLC and ask to be kept informed and involved in the process moving forward.

Recommended Conditions of Approval
Master File #HR-2017-002, Milwaukie High School deletion

Conditions

1. Coordinate with the Milwaukie Historical Society prior to demolition of the building on the inventory, processing, and final disposition of school artifacts, including any proposed display(s) within the new building.
2. Include the City as a consulting entity in the process of finalizing the State Historic Preservation Office (SHPO) Memorandum of Agreement. City staff will coordinate with the Design and Landmarks Committee and/or the Milwaukie Historical Society as appropriate.
3. Consider opportunities to use some of the existing building features or elements for things like site walls, planting beds, gateway elements, etc. Where possible, repurpose elements from the building and from other natural resources or elements from the site (especially the large cedar tree proposed for removal) for things such as furniture and benches on the campus.



MILWAUKIE HIGH SCHOOL

11300 SE 23RD AVENUE, MILWAUKIE, OR 97222

APPLICANT:

NORTH CLACKAMAS SCHOOL DISTRICT
1245 SE FULLER ROAD
MILWAUKIE, OR 97222
CONTACT: DAVID HOBBS

PLANNING CONSULTANT

3J CONSULTING, INC.
5075 SW GRIFFITH DRIVE, SUITE 150
BEAVERTON, OR 97005
CONTACT: ANDREW TULL
PHONE: (503) 545-1907

APPLICATION TYPE

HISTORIC RESOURCE REVIEW

SUBMITTAL DATE

OCTOBER 2017

REVISED SUBMITTAL NOVEMBER 2017

3J CONSULTING

5075 SW GRIFFITH DRIVE, SUITE 150
BEAVERTON, OREGON 97005
PH: (503) 946.9365
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November 15, 2017

Mr. Denny Egner
Planning Director
City of Milwaukie
6101 SE Johnson Creek Boulevard
Milwaukie, OR 97206

Milwaukie High School
Historic Resource Review Application

Dear Denny,

This office represents the North Clackamas School District. This letter has been prepared in order to request an amendment to the City's Comprehensive Plan Map and Zoning Map to delete the Milwaukie High School from the City's Inventory of Historic Resources. In 2016, the District passed a Bond Measure to allow for the funding of new facilities and infrastructure throughout the District. The replacement and modernization of Milwaukie High School was included among the list of bond-funded projects and the removal of the existing main building on campus from the City's Historic Resource Inventory is the first step towards the construction of a new high school.

The Applicant has prepared the attached materials to formally request an Historic Resource Review to delete the property from the City's Inventory, and a Comprehensive Plan Map Amendment and Zoning Map Amendment. Within this document, the Applicant has identified and addressed the applicable approval criteria related to this request.

Please feel free to give me a call if you have any questions or need any additional clarification.

Sincerely,



Andrew Tull
Principal Planner
3J Consulting, Inc.



GENERAL INFORMATION

Applicant:	North Clackamas School District 12451 SE Fuller Road Milwaukie, OR 97222 Contact: David Hobbs Capital Projects Manager
Program Manager:	Heery International Two Centerpointe Drive, Suite 250 Lake Oswego, OR 97035 Contact: Steve Nicholas Phone: 503-431-6180 Email: snichola@heery.com
Architect:	Dull Olson Weekes-IBI Group Architects, Inc. 907 SW Stark Street Portland, OR 97205 Contact: Matt Jacoby Phone: 503-226-6950 Email: matt.jacoby@ibigroup.com
Planning Consultant:	3J Consulting, Inc. 5075 SW Griffith Drive, Suite 150 Beaverton, OR 97005 Contact: Andrew Tull Phone: 503-545-1907 Email: andrew.tull@3j-consulting.com
SITE INFORMATION	
Parcel Number:	11E36BC 5600
Address:	11200 SE 23 rd Avenue
Size:	14.7 acres
Zoning Designation:	R-2 and R-1-B
Existing Use:	Milwaukie High School
Street Functional Classifications:	SE Washington Street is classified as a collector. SE 23 rd Avenue, SE Willard Street and SE 25 th Avenue are classified as local roads.
Surrounding Zoning:	The properties to the south and east are zoned R-2. The properties to the west are zoned R-1-B and DMU. The properties to the north are zoned R-1-B and R-2.



APPLICANT'S REQUEST

The North Clackamas School District is proposing to construct a new high school on the existing Milwaukie High School Campus and seeks approval of an application for an Historic Resource Review to allow for the deletion of Milwaukie High School from the City's Historic Resource Inventory. This narrative has been prepared to describe the proposed development and to document compliance with the relevant sections of Milwaukie's Development Code.

SITE DESCRIPTION/SURROUNDING LAND USE

Milwaukie High School is located at 11300 SE 23rd Avenue within the City of Milwaukie. The site consists of one tax lot, 1S1E36BC 5600, which is traversed by SE Willard Road. The site is approximately 14.7 acres and is primarily zoned R-2, with a small portion of the site west of 23rd Avenue zoned R-1-B. The existing school consists of a primary academic and administrative building, with several connecting additions made to the campus over the years.

STATE HISTORIC PRESERVATION OFFICE PROCESS

Because the North Clackamas School District is a public agency, it is required to consult with the State Historic Preservation Office (SHPO) regarding the site's historic structures. The District is currently working towards a Memorandum of Agreement with the SHPO which will eventually implement several mitigation measures to be undertaken by the NCSO. The latest correspondence from the State indicates that mitigation will mostly likely need to include the following measures:

- State-level documentation including exterior and interior digital photography prior to demolition;
- Physical history and interpretation including interpretive displays and information to be located on campus;
- Digital research and interpretation including historic background and research materials available online; and
- Artifacts which will be salvaged and re-purposed from the old academic building.

The District is amenable to the points requested by the Historic Preservation Office and intends to continue working with the State to reach an agreement.

CHAPTER 19.400 OVERLAY ZONES AND SPECIAL AREAS

19.403 HISTORIC PRESERVATION OVERLAY ZONE HP

19.403.1 Purpose

The intent and purpose of this section is to promote the general welfare by providing for the identification, protection, enhancement, perpetuation, and use of sites, structures, districts, objects, and buildings within the City that reflect the City's unique architectural, archaeological, and historical heritage, and to facilitate preservation of such properties in order to:

- A. Safeguard the City's heritage as embodied and reflected in such resources;**
- B. Encourage public knowledge, understanding, and appreciation of the City's history and culture;**
- C. Foster community and neighborhood pride and sense of identity based on recognition and use of cultural resources;**



-
- D. Promote the enjoyment and use of cultural resources appropriate for the education and recreation of the people of the City;**
 - E. Preserve diverse and significant architectural styles reflecting phases of the City's history, and encourage complementary design and construction relative to cultural resources;**
 - F. Enhance property value and increase economic and financial benefits to the City and its residents;**
 - G. Identify and resolve conflicts between the preservation of cultural resources and alternative land uses;**
 - H. Integrate the management of cultural resources and relevant data into public and private land management and development processes; and**
 - I. Implement the goals and policies of the Comprehensive Plan.**

19.403.2 Applicability

- A. Section 19.403 shall apply to all historic resources within the City as identified in the Historic Resources Element of the Comprehensive Plan.**
- B. An historic resource may be designated HP on the Zoning Map and placed on the City historic and cultural resources inventory following the procedures of Subsection 19.403.4 of this section.**

Applicant's Facts and Findings: The City's Historic Resource Overlay applies to this site as the City's Comprehensive Plan lists the Milwaukie High School as a Significant Resource within the City's Historic Inventory under Appendix 1, also shown on Map 4.

19.403.4 Process for Designation or Deletion of a Landmark

- A. Application Request**

The owner of record, contract purchaser, or an agent of any of the foregoing, of property within the City may make application for resource designation or deletion. The application shall be in such form and detail as the Planning Director prescribes and processed per Section 19.1007 Type IV Review. The application shall be submitted to the Planning Director. The Planning Commission or the City Council may also initiate such proceedings on their own motion.
- B. Planning Commission**

The Commission shall conduct a public hearing to evaluate the request. The Commission shall enter findings and make a written recommendation to the City Council.
- C. City Council**

The City Council shall conduct a public hearing to consider the recommendation of the Planning Commission on the request and shall either approve, approve with conditions, or deny the request.

Applicant's Facts The Applicant has proposed to amend the City's Comprehensive Plan by



and Findings: removing the Milwaukie High School from the City's Historical Resource Inventory. The process for review of this application will include a review by the Planning Commission, resulting in a recommendation to the City Council. The Council will render a final decision on the combined application.

There are no approval criteria associated with a request to delist a Resource from the City's Inventory. The Applicant has addressed the City's Comprehensive Plan and Map Amendment criteria as a concurrent Amendment to the Comprehensive Plan has been requested. In the absence of criteria for approval, the City can approve the Applicant's request for delisting upon receipt of a formal request.

19.403.7 Demolition

A. Notification of Demolition Request

If an application is made for a building permit to demolish all or part of a designated cultural resource, to the extent that the historic designation is affected, the building official shall, within 7 days of the receipt of an application, transmit a copy of the application to the Commission. This review applies to all resources determined to be "significant" or "contributing" on the inventory. Resources determined to be "unrankable" shall first complete the process referred to in Subsection 19.403.4.

Applicant's Facts and Findings: The Applicant has proposed to remove the Milwaukie High School from the City's Historical Resource inventory and to delete the resource from the City's Comprehensive Plan Map. No formal request for a demolition permit has been submitted at this time. As a demolition permit has not been requested, the provisions of this section do not apply to this application.

Despite the fact that an application for demolition has not been filed, the Applicant has followed many of the provisions listed within this section which would require an owner's action in recognition of the fact that the Milwaukie High School is listed as an Historic Resource within the City. The following comments detail the steps which the District has undertaken to provide notice to the public of the planned demolition and replacement of the Milwaukie High School's main building.

B. Property Owner Action

For a period of not less than 30 days prior to the public hearing the property owner shall do as follows:

- 1. List the property for sale with a real estate agent for a period not less than 90 days with the intent of selling or relocating the resource intact. Such real estate agent shall advertise the property in local and state newspapers of general circulation in the area. This listing requirement can be reduced if the Commission approves the demolition request;**

Applicant's Facts The Milwaukie High School Building was listed for sale. The advertisement



and Findings: was also listed on the State’s Oregon Procurement Information Network – ORPIN, and in the Clackamas Review from July through August. No responses to the advertisement of the property’s removal were received by the district.

2. **Give public notice by posting a visible “For Sale” sign on the property which shall be in bold letters, no less than 6 in. in height, and shall read as a minimum: HISTORIC BUILDING FOR SALE—WILL BE DEMOLISHED UNLESS MOVED;**

Applicant’s Facts and Findings: In July, the Applicant posted a For Sale sign on the property. The sign met all of the dimensional criteria listed within this section. No responses to the advertisement of the property’s removal were received by the district.

3. **Prepare and make available any information related to the history and sales of the property to all individuals, organizations, and agencies who inquire.**

Applicant’s Facts and Findings: The Applicant received no inquiries about the property during the public advertisement period.

C. Public Hearing Review

The Commission shall hold a public hearing within 45 days of application. The procedures shall be the same as those in Section 19.1006 Type III Review.

Applicant’s Facts and Findings: The Applicant has applied for a Type V Application which seeks to amend the City’s Comprehensive Plan by deleting an Historic Resource from the City’s registry. As the Applicant has not yet applied to demolish the structure, the process for review of these applications will include a review by the Planning Commission which will result in a recommendation to the City Council. The Council will render a final decision on the Applications.

D. Review Criteria and Findings

In determining the appropriateness of the demolition, as proposed in an application for a building permit, the Commission shall consider the following:

1. **All plans, drawings and photographs as may be submitted by the applicant;**
2. **Information presented at a public hearing held concerning the proposed work;**
3. **The City Comprehensive Plan, including the economic, social, environmental and energy consequences;**
4. **The purpose as set forth in Subsection 19.403.1;**
5. **The criteria used, and findings and decisions made, in the original designation of the landmark or historic district in which the property under consideration is located;**
6. **The historical and architectural style, design, arrangement, materials, or its appurtenant fixtures; the relationship of such features to similar features of other**



-
- buildings within the district; and the position of the building or structure in relation to public rights-of-way and to other buildings and structures in the area;**
- 7. The effects of the proposed work upon the protection, enhancement, perpetuation, and use of the district which cause it to possess a special character or special historic or aesthetic interest or value;**
 - 8. Whether denial of the permit would involve substantial hardship to the applicant, and whether issuance of the permit would act to the substantial detriment of the public welfare and would be contrary to the intent and purposes of this title.**

Applicant's Facts and Findings: As described above, these criteria do not apply to this application because the Applicant has applied to delete a Historic Resource from the City's Inventory and not demolish a resource. Demolition of the structure will only occur after the request for delisting of the resource has been approved by the City.

Although these criteria do not apply, the Applicant has undertaken a long and thoughtful process to identify and evaluate options associated with the Milwaukie High School Building. The district has prepared several materials which demonstrate that the decision to request deletion of one of the Historic Resources from the Inventory and Comprehensive Plan Map has not been taken lightly. The following is a description of the District's process in arriving at the decision to demolish and replace the existing High School Building.

In November of 2016, the electorate passed a school bond to allow for district-wide construction, maintenance, and replacement of multiple facilities. The replacement or renovation of Milwaukie High School was listed as a high priority project. After passage of the bond, the District engaged DOWA-IBI Group to evaluate options associated with modernization of the existing building. The District also initiated a significant public outreach process which involved consultation and meetings with several recognized neighborhood associations, students, and the general public and discussed options for demolition, retention and replacement.

The District also engaged Peter Meier Architects (PMA), a professional architecture firm specializing in historic preservation and preservation planning to evaluate the potential for preservation of the existing building and to work with the State Historic Preservation Office (SHPO). PMA produced a SHPO Clearance Application which encapsulated the building's history and additions and which described the significant architectural features of the structure. The SHPO Clearance forms are located within Appendix D.

On June 27, the Applicant and the District met with members of the community at Milwaukie High School to discuss the plans for removal of the



existing building and to illustrate the conceptual plans for the new facilities. More than 400 mailed invitations were sent to neighbors residing within 400 feet of the property. Invitations were also mailed to members of the City's Planning Commission, Design and Landmarks Committee, and the City Council. At the June 27th meeting, the DOWA-IBI Group and the District presented the site's conceptual designs and discussed the project's timelines.

Although these criteria do not apply to this application, the Applicant has used these criteria as a guide in preparing to request the delisting of the resource from the City's inventory and the proposed Amendment to the Comprehensive Plan Map to remove the structure from the City's Historic Resource Inventory. The City can find that the Applicant has gone to great lengths to evaluate alternatives to delisting and to involve the public in the decision making process. Ultimately, the decision to demolish the existing Milwaukie High School building and to replace the structure with a new and modern high school will provide the best possible level of service to the District's students and the residents of Milwaukie.

The requirements of this section do not apply to this application; however, the District has followed these guidelines for demolition of an Historic Resource in recognition of building's status as a historic structure.

CHAPTER 19.900 LAND USE APPLICATIONS

19.902 AMENDMENTS TO MAPS AND ORDINANCES

19.902.1 Purpose

This section establishes the process for amending the City's Comprehensive Plan and land use regulations within the Milwaukie Municipal Code. The approval process related to Comprehensive Plan amendments is intended to ensure compliance with State laws and administrative rules, including the 19 Statewide Planning Goals and the Metro Urban Growth Management Functional Plan, Chapter 3.07, Title III of the Metro Code. The approval process related to land use amendments is intended to ensure compliance with the Comprehensive Plan.

The goals and policies of the Comprehensive Plan are implemented, in part, through the land use regulations of the Milwaukie Municipal Code. The sections of the Municipal Code that most directly relate to implementation of the Comprehensive Plan are Title 14 Signs, Title 17 Land Division, and Title 19 Zoning.

19.902.2 Applicability

The requirements of Section 19.902 apply to the amendments described below.

- A. Amendments to add, modify, or delete the text of the Milwaukie Comprehensive Plan or its ancillary documents.**
- B. Amendments to add, modify, or delete the text of Titles 14, 17, and 19 of the Milwaukie Municipal Code, or any other portion of the Milwaukie Municipal Code that constitutes a land use regulation per ORS 197.015.**



- C. Amendments to change the maps of the Milwaukie Comprehensive Plan, including maps within ancillary documents. Changes to these maps resulting from actions taken by Section 19.1104 Expedited Process are exempt from the requirements of Section 19.902.**
- D. Amendments to change the “Zoning Map of Milwaukie, Oregon,” which is the map established by Subsection 19.107.2. Changes to this map resulting from actions taken by Section 19.1104 Expedited Process are exempt from the requirements of Section 19.902.**

Applicant’s Facts and Findings: Milwaukie High School is listed as a significant property within the City’s Comprehensive Plan Appendix 1 - Historic Resources Property List, as well as Map 4 of the Comprehensive Plan. The Applicant has requested removal of the High School from the City’s Resource List and Map 4. The provisions of this section apply to the project because the Applicant has proposed a amendments to the City’s Comprehensive Plan Appendices.

19.902.3 Comprehensive Plan Text Amendments

Changes to the text of the Milwaukie Comprehensive Plan shall be called Comprehensive Plan text amendments.

A. Approval Criteria

Changes to the Milwaukie Comprehensive Plan may be approved if the following criteria are met:

- 1. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan, as proposed to be amended.**

Applicant’s Facts and Findings: The City’s Comprehensive Plan addresses schools in the City’s Recreation and Intergovernmental Cooperation Objectives. The Plan mentions the need to support work with other governmental agencies towards the provision of publicly useable open spaces. The document references the fact that Milwaukie’s schools play an important role in providing open space within the community. The proposed relocation of a main building for a new high school on the grounds of the old school are consistent with the City’s Comprehensive Plan.

- 2. The proposed amendment is in the public interest with regard to neighborhood or community conditions.**

Applicant’s Facts and Findings: North Clackamas School District is pleased to be able to provide education for Milwaukie’s high school students near the center of Milwaukie’s downtown. Having students embedded near the urban center helps to ensure that students, parents, and administrators are integrated within the community. The proposed amendment enables improvements to the existing High School’s campus which are certainly in the best interest of the



public.

3. The public need is best satisfied by this particular proposed amendment.

Applicant's Facts and Findings: Prior to the replacement of an Historic Resource, an applicant must apply to delist the property from the City's Inventory. As alteration of the resource is required in order to continue the provision of services within the community, the public need is satisfied by the proposed amendment.

4. The proposed amendment is consistent with the Metro Urban Growth Management Functional Plan and relevant regional policies.

Applicant's Facts and Findings: Metro's Urban Growth Management Functional Plan calls for institutional uses, including schools, to be located within Centers, Corridors, Station Communities and Main Streets (3.07.640.b.2). The proposed amendment allows for the redevelopment of a site located within the Town Center and adjacent to a MAX Light Rail Station. The proposed amendment is consistent with Metro's Functional Plan.

5. The proposed amendment is consistent with relevant State statutes and administrative rules, including the Statewide Planning Goals and Transportation Planning Rule.

Applicant's Facts and Findings: The Oregon Statewide Planning Goals define schools as one of a series of Key Facilities which are primarily planned for by local governments. Key Facilities are described as being essential to the support of more intensive development. The Transportation Planning Rule (TPR) requires any property owner proposing a Comprehensive Plan Amendment or Zoning Map Amendment to assess whether the amendment will have a significant impact on the surrounding transportation network. As this Comprehensive Plan Map Amendment and Zoning Map Amendment application does not include a change of use, the reasonable worst case trip generation on the site has not changed and, therefore, the proposal is compliant with the TPR.

19.902.4 Comprehensive Plan Map Amendments

Changes to the maps of the Milwaukie Comprehensive Plan shall be called Comprehensive Plan map amendments.

A. Review Process

Changes to the maps of the Milwaukie Comprehensive Plan described in Subsection 19.902.2.C shall be evaluated through either a Type IV review, per Section 19.1007, or Type V review, per Section 19.1008. The City Attorney shall have the authority to determine the appropriate review process for each Comprehensive Plan map amendment. The City Attorney's review process determination is not a land use decision per ORS 197.015 and is not subject to appeal.



Generally, Comprehensive Plan map amendments that involve 5 or more properties or encompass more than 2 acres of land are legislative in nature and subject to Type V review. Comprehensive Plan map amendments that involve fewer properties and encompass a smaller area of land are quasi-judicial in nature and subject to Type IV review.

Applicant's Facts and Findings: The Applicant acknowledges the Type V process requirement.

B. Approval Criteria

Changes to the maps of the Milwaukie Comprehensive Plan shall be evaluated against the approval criteria in Subsection 19.902.3.B. A quasi-judicial map amendment shall be approved if these criteria are met. A legislative map amendment may be approved if these criteria are met.

Applicant's Facts and Findings: The Applicant has addressed the approval criteria in Subsection 19.902.3.B as it relates to the proposed Comprehensive Plan Map Amendment.

19.902.6 Zoning Map Amendments

Changes to the Zoning Map of Milwaukie, Oregon, shall be called Zoning Map amendments.

A. Review Process

Applicant's Facts and Findings: The Applicant acknowledges the Type V process requirement.

B. Approval Criteria

Changes to the Zoning Map shall be evaluated against the following approval criteria. A quasi-judicial map amendment shall be approved if the following criteria are met. A legislative map amendment may be approved if the following criteria are met:

- 1. The proposed amendment is compatible with the surrounding area based on the following factors:**
 - a. Site location and character of the area.**
 - b. Predominant land use pattern and density of the area.**
 - c. Expected changes in the development pattern for the area.**

Applicant's Facts and Findings: The proposed Zoning Map Amendment is necessary to allow for the deletion of a historic resource from the City's Inventory to provide for a modernized high school. The overall use of the site will remain the same, therefore the use is compatible with the surrounding area.

The requirements of this section have been met.

- 2. The need is demonstrated for uses allowed by the proposed amendment.**

Applicant's Facts and Findings: In November of 2016, the electorate passed a school bond to allow for district-wide construction, maintenance, and replacement of multiple facilities. The replacement or renovation of Milwaukie High School was listed as a high priority project. The proposed amendment is necessary to



allow for the deletion of a Historic Resource from the City's Inventory to construct a modernized high school, a need demonstrated by the electorate.

3. The availability is shown of suitable alternative areas with the same or similar zoning designation.

Applicant's Facts and Findings: A suitable alternative area is not applicable in a deletion of a historic resource from the City's Inventory, as the historic resource overlay zone is used selectively for specific structures.

4. The subject property and adjacent properties presently have adequate public transportation facilities, public utilities, and services to support the use(s) allowed by the proposed amendment, or such facilities, utilities, and services are proposed or required as a condition of approval for the proposed amendment.

Applicant's Facts and Findings: The existing high school has adequate public transportation facilities, public utilities, and services to support the school. The use of the site will remain the same, therefore adequate facilities exist to serve the new school.

5. The proposed amendment is consistent with the functional classification, capacity, and level of service of the transportation system. A transportation impact study may be required subject to the provisions of Chapter 19.700.

Applicant's Facts and Findings: The proposed deletion of a historic structure from the City's inventory will not impact the existing transportation system.

6. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan, including the Land Use Map.

Applicant's Facts and Findings: The City's Comprehensive Plan addresses schools in the City's Recreation and Intergovernmental Cooperation Objectives. The Plan mentions the need to support work with other governmental agencies towards the provision of publicly useable open spaces. The document references the fact that Milwaukie's schools play an important role in providing open space within the community. The proposed relocation of a main building for a new high school on the grounds of the old school are consistent with the City's Comprehensive Plan.

7. The proposed amendment is consistent with the Metro Urban Growth Management Functional Plan and relevant regional policies.

Applicant's Facts and Findings: Metro's Urban Growth Management Functional Plan calls for institutional uses, including schools, to be located within Centers, Corridors, Station Communities and Main Streets (3.07.640.b.2). The proposed amendment allows for the redevelopment of a site located within the Town Center and



adjacent to a MAX Light Rail Station. The proposed amendment is consistent with Metro's Functional Plan.

8. The proposed amendment is consistent with relevant State statutes and administrative rules, including the Statewide Planning Goals and Transportation Planning Rule.

Applicant's Facts and Findings: The Oregon Statewide Planning Goals define schools as one of a series of Key Facilities which are primarily planned for by local governments. Key Facilities are described as being essential to the support of more intensive development. The Transportation Planning Rule (TPR) requires any property owner proposing a Comprehensive Plan Amendment or Zoning Map Amendment to assess whether the amendment will have a significant impact on the surrounding transportation network. As this Comprehensive Plan Amendment and Zoning Map Amendment application does not include a change of use, the reasonable worst case trip generation on the site has not changed and, therefore, the proposal is compliant with the TPR.

SUMMARY AND CONCLUSION

Based upon the materials submitted herein, the Applicant respectfully requests approval from the City Council of this Application for the deletion of Milwaukie High School from the City's Comprehensive Plan Inventory of Historic Resources. We trust that the materials submitted herewith document that the applicant has satisfied the burden of proof in illustrating that the City's standards and codes either have been met or can be met through conditions of approval.





CITY OF MILWAUKIE PREAPPLICATION APPOINTMENT WORKSHEET

6101 SE Johnson Creek Blvd. - Milwaukie, OR 97206 Tel.: (503) 786-7600

A preapplication appointment is strongly recommended, and in some cases is required, for development proposals that require land use approvals and for major commercial building improvements. The purpose of the appointment is to help the applicant through the land use and permit process.

Preapplication Meeting – First meeting free, second meeting \$50.00, third and subsequent meetings \$100.00/mtg.

- Optional meeting with 2 City staff. No meeting notes are provided by staff.
- Appointments should be made at least one week in advance of the desired meeting date. Check with staff for available meeting times.
- Requires 3 copies of the Submittal Information listed on the back of this page.

Preapplication Conference – \$200.00

- Optional or required meeting with 3 or more staff. Meeting notes are provided within 2 weeks.
- The City is represented by staff from the following departments: Planning, Building, and Engineering. 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 must be made no less than two weeks in advance of the desired meeting date.
- Requires 8 copies of the Submittal Information listed on the back of this page.

Traffic Impact Study Review – \$100.00

- Mandatory second meeting if the project requires a Traffic Impact Study.
- To be scheduled after completion of a Traffic Impact Study by the applicant.

To be completed by the Applicant

Today's Date: May 5, 2017 Time: _____

Project Address: 11300 SE 23rd Ave and Lake Road at 28th Ave.

Name: Andrew Tull

Company: 3J Consulting for North Clackamas School District

Applicant role: Owner Legal Representative
 Architect Contractor Other: Land Use Planner

Address: 5075 SW Griffith Drive, Suite 150

City, State, Zip code: Beaverton, Oregon 97007

Phone: 503-545-1907 Mobile: 503-545-1907

Fax: _____ E-mail: andrew.tull@3j-consulting.com

Number of Persons Expected to Attend: 6-8

Office staff:

Receipt Number: _____

Received by: _____

Appointment Date: _____

Appointment Time: _____

cc: Building

cc: Engineering

cc: Fire

cc: Planning

cc: Public Works

cc: File

Brief Proposal Description: This Pre-App request has been submitted for two of the district's properties within the City of Milwaukie, the Milwaukie High School and the Lake Road Sports Fields. Please see the attached preliminary development plans and the attached letter for more information.

May 15, 2017

Mr. Denny Egner
Planning Director
City of Milwaukie
6101 SE Johnson Creek Boulevard
Milwaukie, OR 97206

Milwaukie High School and Lake Road Sports Complex
Pre-Application Conference Request
Milwaukie, Oregon

Dear Denny,

This office represents the North Clackamas School District. This letter has been prepared in order to request a pre-application conference to discuss two projects within the City of Milwaukie related to the District's facilities at the Lake Road Sports Complex and at Milwaukie High School. The district is proposing to complete several bond related improvements to both sites and requests a meeting with the City's planning and engineering staff to discuss the submission requirements and approval process for both projects.

Provided below is a description of each project and a list of questions for staff's consideration prior to the pre-application conference meeting:

Milwaukie High School

Milwaukie High School is located at 11300 SE 23rd Avenue within the City of Milwaukie. The site in question consists of taxlot 1s1e36bc 05600. The site is approximately 14.7 acres and is primarily zoned R-2. A small portion of the site west of 23rd Avenue is zoned R1B.

The project at Milwaukie High School involves the demolition of the original school structures (from 1925 to 1949). A new school facility will be constructed in the similar location – which will contain the academic and administrative functions. The existing Commons Building (constructed in 1993) will remain and be extensively remodeled. The new school will be physically joined to the Commons – to provide a more cohesive and connected campus.

Also under consideration is the possible removal of one or more of the existing large, mature trees located on the west side of the original school building. This existing area will be redeveloped to include a new main entry plaza, improved pedestrian circulation, improved vehicular circulation and new landscaping.

The overall scope of work includes various building improvements (both interior and exterior) and site improvements. The list below describes the current anticipated on-site schedule of improvements:

- Replace Main Academic Building
- Remodel Existing Commons Building
- Food Service / Kitchen Remodel and Improvements



-
- Technology Improvements
 - Seismic Improvements
 - Accessibility (ADA) Improvements
 - Emergency Generator Replacement
 - Re-Roof Auditorium and Commons Building
 - Parking Lot Repairs and Improvements
 - Stadium Field Turf Replacement
 - Athletic Track Resurfacing
 - New Stadium Scoreboards
 - A New Electronic Reader Board Facing Willard Street
 - Exterior and Interior Painting
 - New Landscaping
 - New Parking Areas

The project scope involves work beyond the main campus. Athletic field improvements and replacements will occur at Lake Road Facility, Rowe Middle School and Milwaukie Elementary. The proposed improvements to the Lake Road Facility are anticipated to progress along a similar timeline therefore this request for a pre-application conference covers both properties and projects. The proposed improvements to the Lake Road Facilities are described below.

Lake Road Sports Facilities

The Lake Road Sports Complex is located along Lake Road at approximately 28th Avenue within the City of Milwaukie. The site in question consists of taxlot 1s1e36ca 01200. The site is approximately 9.6 acres and is primarily zoned R-7.

The project scope for the sports complex includes the construction of a new varsity baseball field and a new varsity softball field. Other improvements on the property will include the creation of improved parking facilities, new concessions, and new dugouts and backstops.

Questions for Staff

The following questions have been prepared in order for staff's consideration:

- Please provide us copies of the staff reports associated with the most recent Community Use Applications for either the Lake Road Facility or the High School.
- Please confirm the overall land use review process and anticipated timeline for review for the required applications.
- Please review and confirm whether the City is comfortable receiving concurrent applications for Historic Demolition Review, Amendment of the City's Comprehensive Plan Map to remove the Historic Overlay from the High School Site, and the proposed modification to the Community Service Use. We understand that the required Design Review Application for both sites is to be submitted following the approval of the Community Service Use Applications.
- Please review and comment on the Overall Site Constraints/Challenges – which include the following:
 - Site will be fully occupied during the construction phases
 - Campus will need to be accessed by busses, emergency vehicles and pedestrians



-
- Daily classes, special events and athletic events will be occurring
 - Modular classrooms will need to be used to accommodate students during construction
 - The CM/GC will have limited site area for construction related activities, storage, vehicles, etc.
 - In reference to Site Study 1: Please review the proposed new Bus Lane. Would this configuration be acceptable on SE Willard Street?
 - In reference to Site Study 2: Please review the configuration / layout of the proposed new Bus Lane on the east side of the school property. Would (2) new driveways/curb cuts be allowed on this section of SE Willard Street?
 - In reference to Site Study 2: Please review the proposed new Parent Drop-Off/Pick-Up Lane. Would this configuration be acceptable on SE Willard Street?
 - What is the City's permit process for Tree Removal?
 - What is the City's permit process for Modular Buildings? (non-permanent installation)
 - Due to the project phasing, separate permit packages will be submitted for the Lake Road Facility Field Improvements and for the High School. Please confirm whether the City supports separate submissions for these projects.
 - What is the City's permit process for adding exterior lighting to play fields and/or tennis courts?

We genuinely appreciate the City's assistance with these projects and we look forward to working with staff throughout this process. Please feel free to give me a call if you have any questions or need any additional clarification.

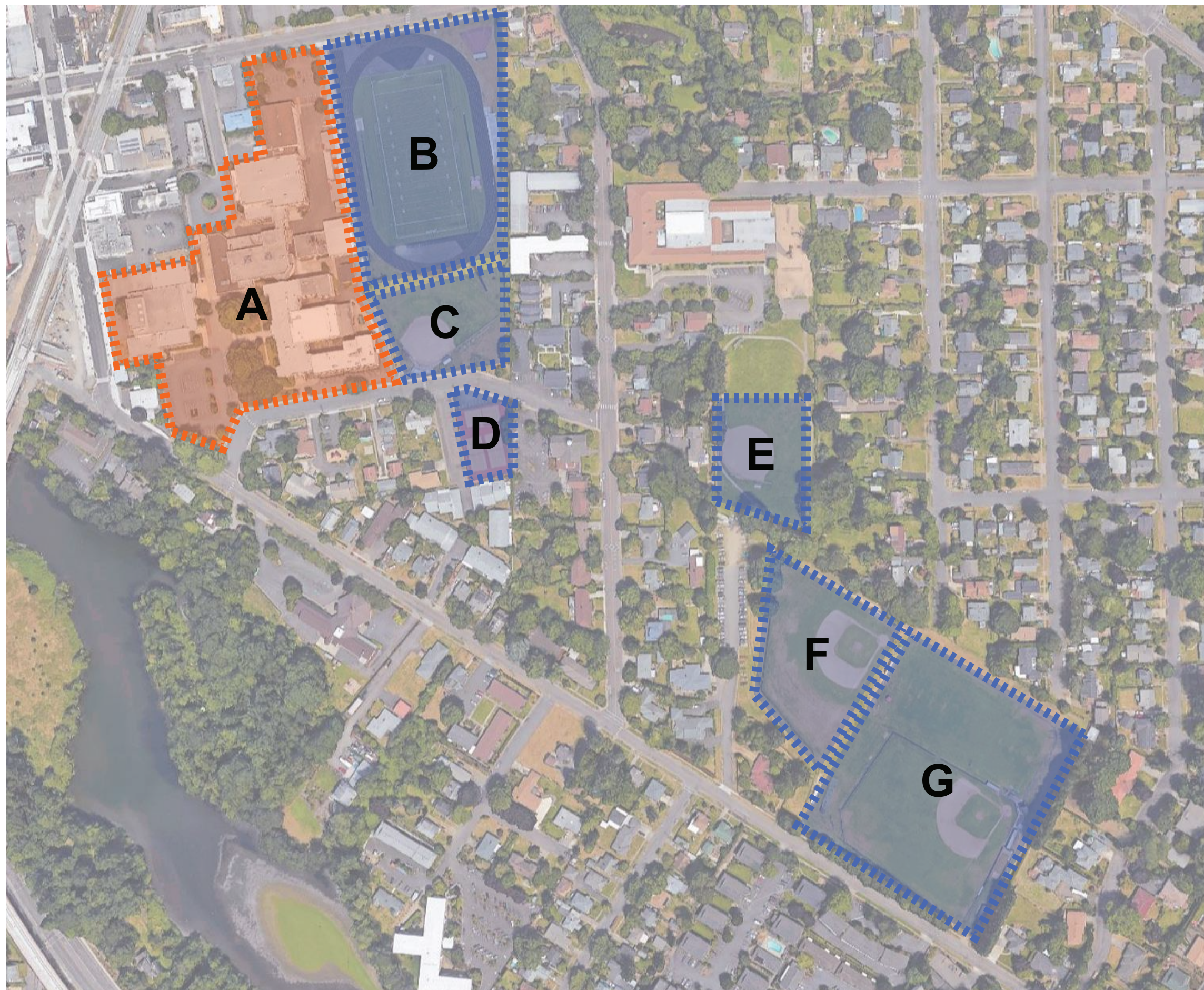
Sincerely,



Andrew Tull
Principal Planner
3J Consulting, Inc.

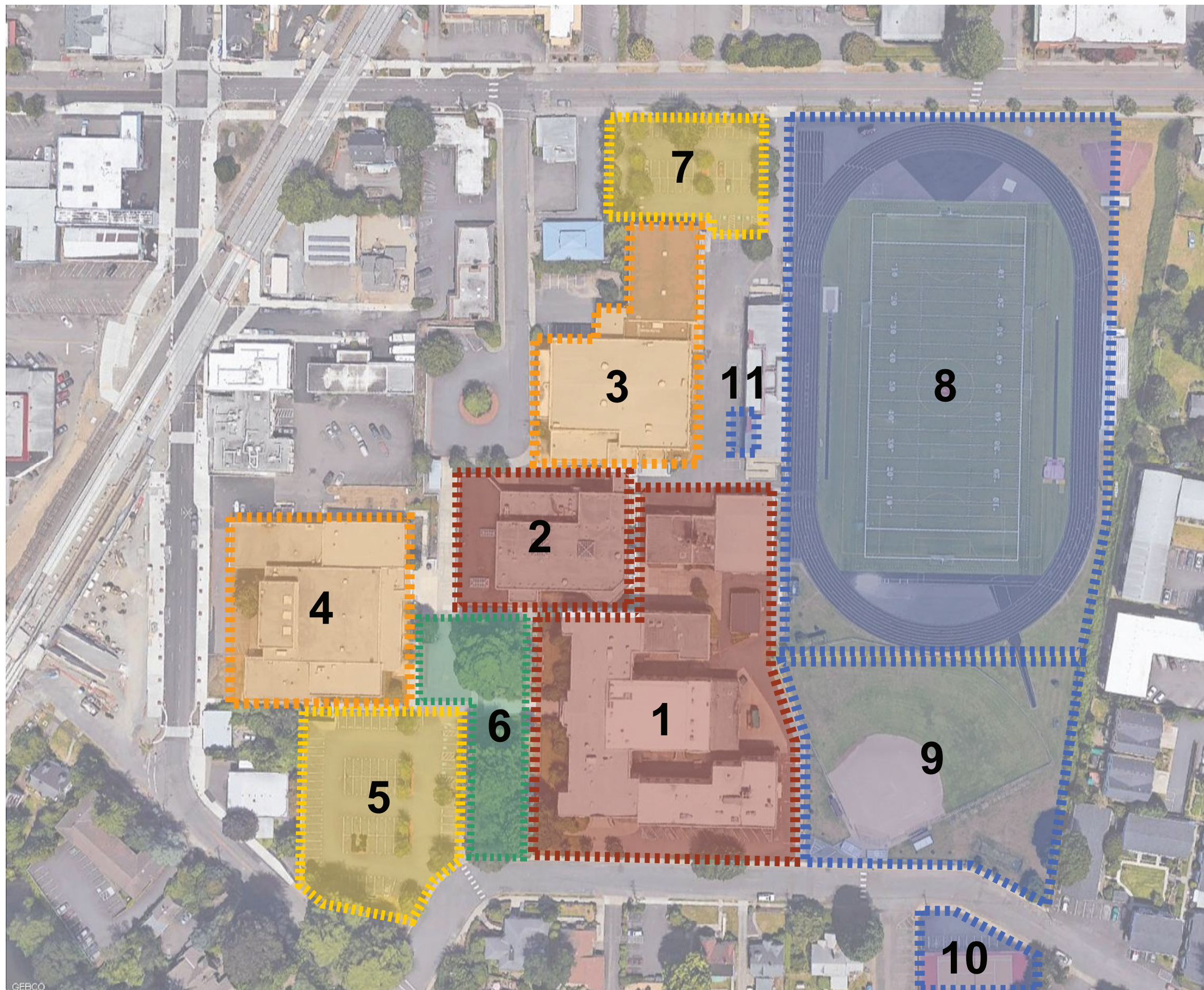
copy: Mr. Garry Kryszak, North Clackamas School District
Mr. Steven Nicholas – Heery International
Mr. Matt Jacoby, DOWA Architects - IBI Group
Mr. Dan Hess, DOWA Architects, IBI Group

File 17398



PRELIMINARY PROJECT SCOPE

- A** Campus Improvements
Main Building Replacement
(See Enlarged Diagram)
- B** Running Track Resurfacing
Running Track Striping
Field Turf Replacement
New Stadium Scoreboards
- C** Relocate Varsity Softball Field to
Lake Road Facility
- D** Remove Existing Tennis Courts
New Parking Lot
- E** Improvements to JV Softball Field
at Milwaukie ES
- F** New Varsity Softball Field
- G** New Varsity Baseball Field
(Relocate Field Adjacent to Soft
ball Field)

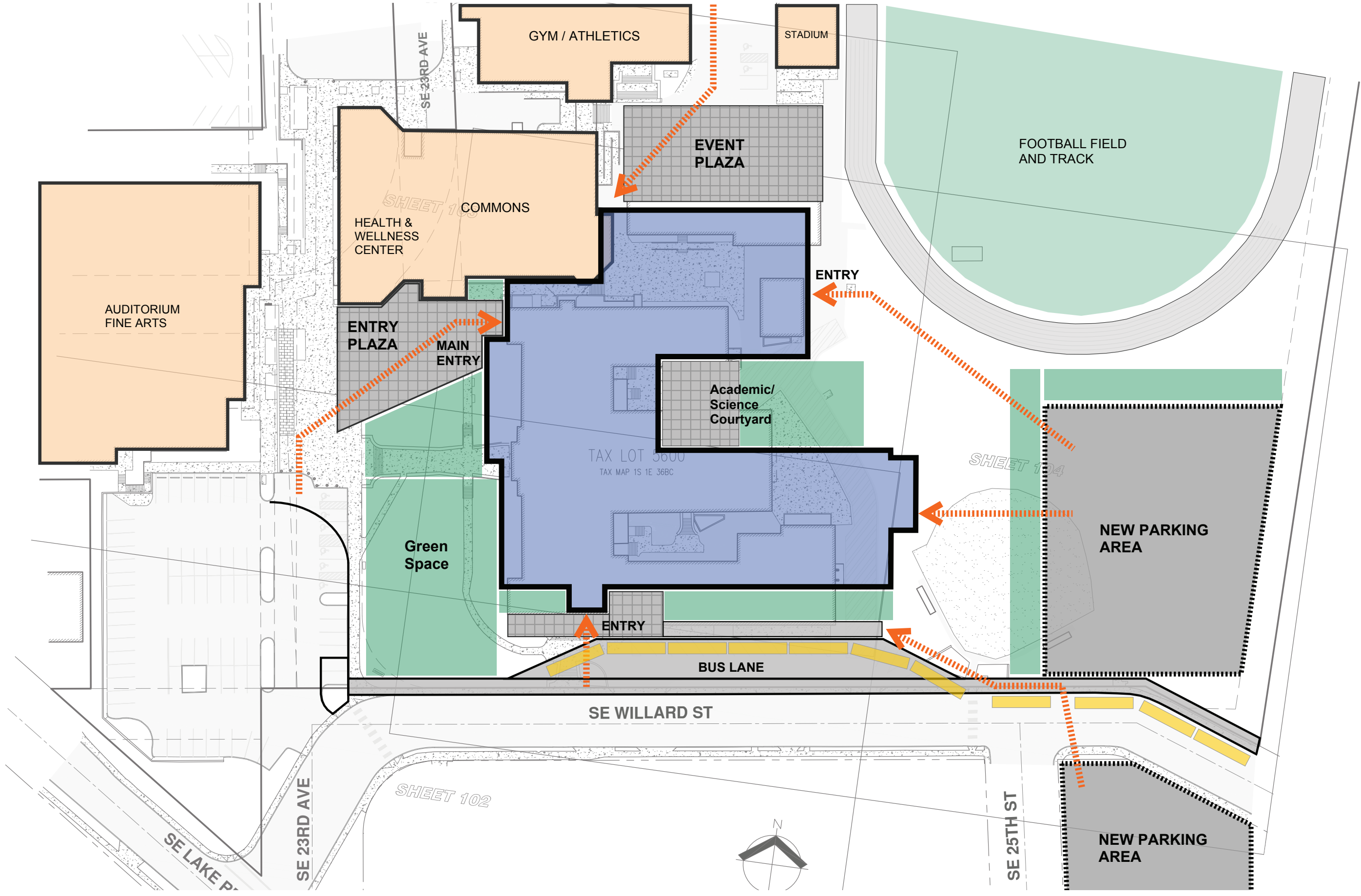


PRELIMINARY PROJECT SCOPE

- 1** Main Building Replacement
Remove Boiler Building and Health & Wellness Center
- 2** Commons Improvements
Kitchen Remodel
Remodel Office Area
Re-Roof Commons Building
- 3** Gym Interior Improvements
Painting, Scoreboards
Refinish Gym Flooring
New Athletic Lockers
- 4** Re-Roof Auditorium
- 5** Main Parking Lot Improvements
- 6** Main Entry Plaza Improvements
- 7** North Parking Lot Improvements
- 8** Running Track Resurfacing
Running Track Striping
Field Turf Replacement
New Stadium Scoreboards
- 9** Remove Varsity Softball Field
Replace with New Parking Lot
- 10** Remove Existing Tennis Courts
Replace with New Parking Lot
- 11** ADA Improvements to Stadium
New Elevator to Press Box

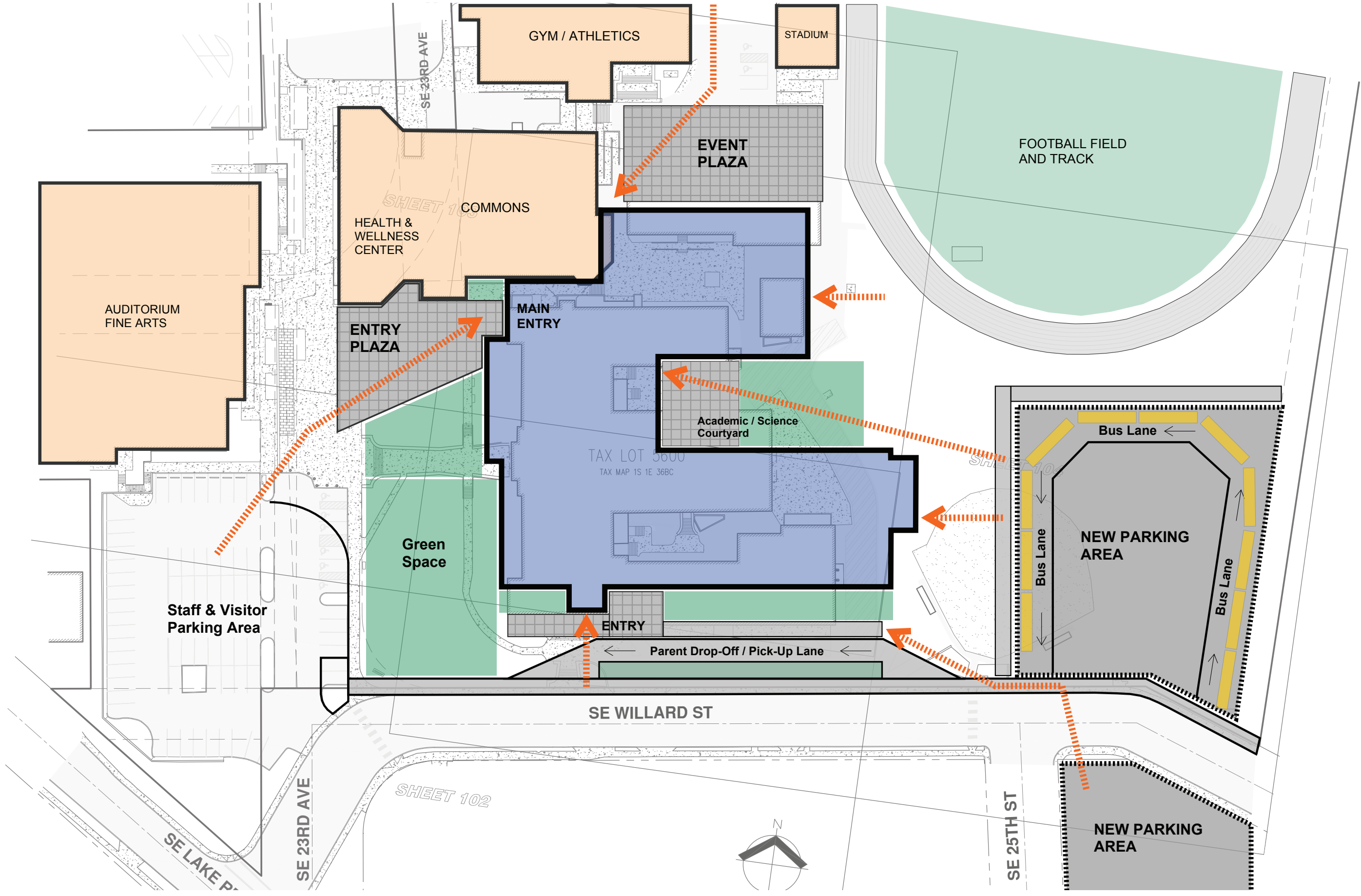
CONCEPT DIAGRAMS

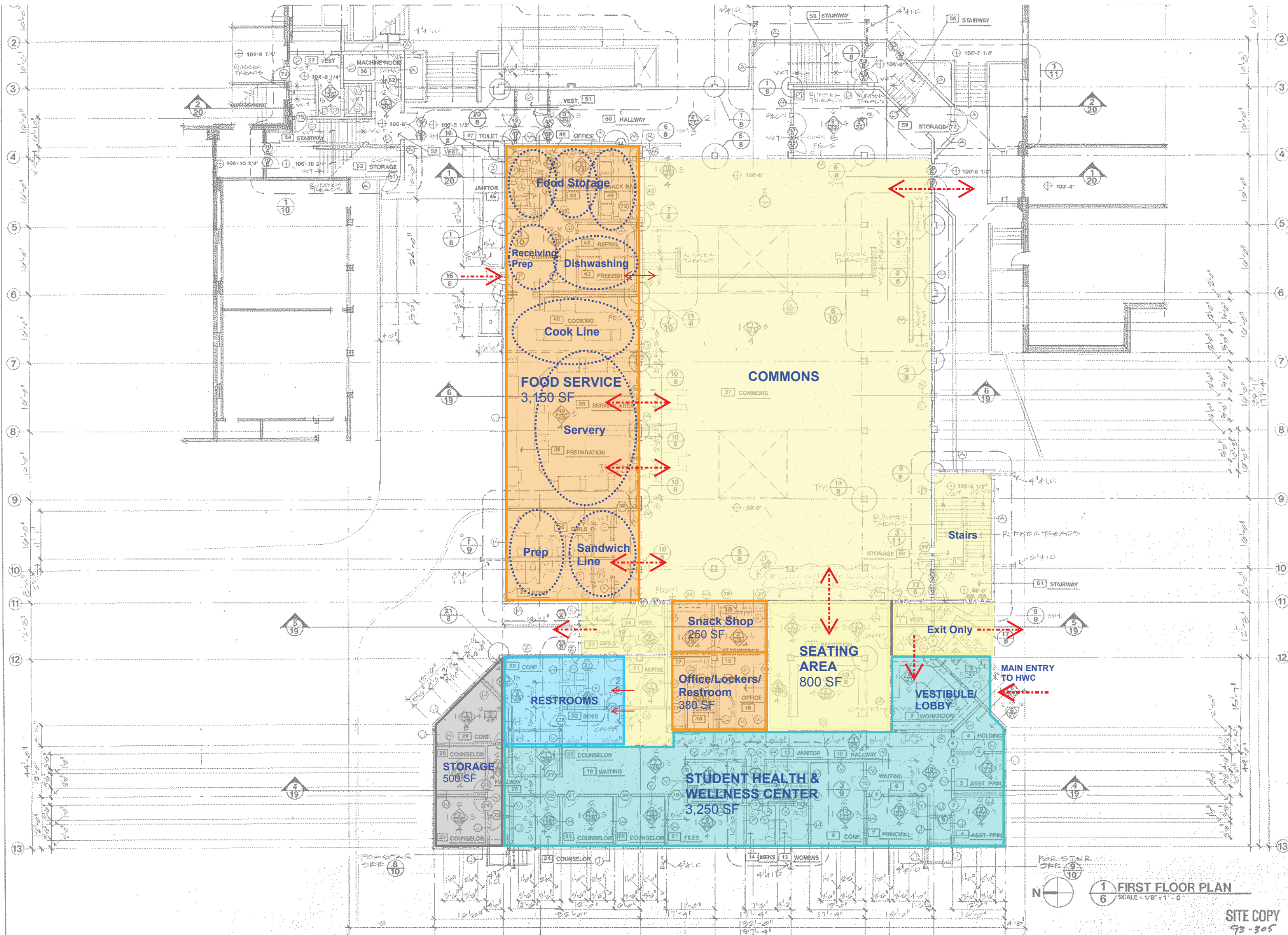
Dull Olson Weekes - IBI Group Architects, Inc.



CONCEPT DIAGRAMS

Dull Olson Weekes - IBI Group Architects, Inc.





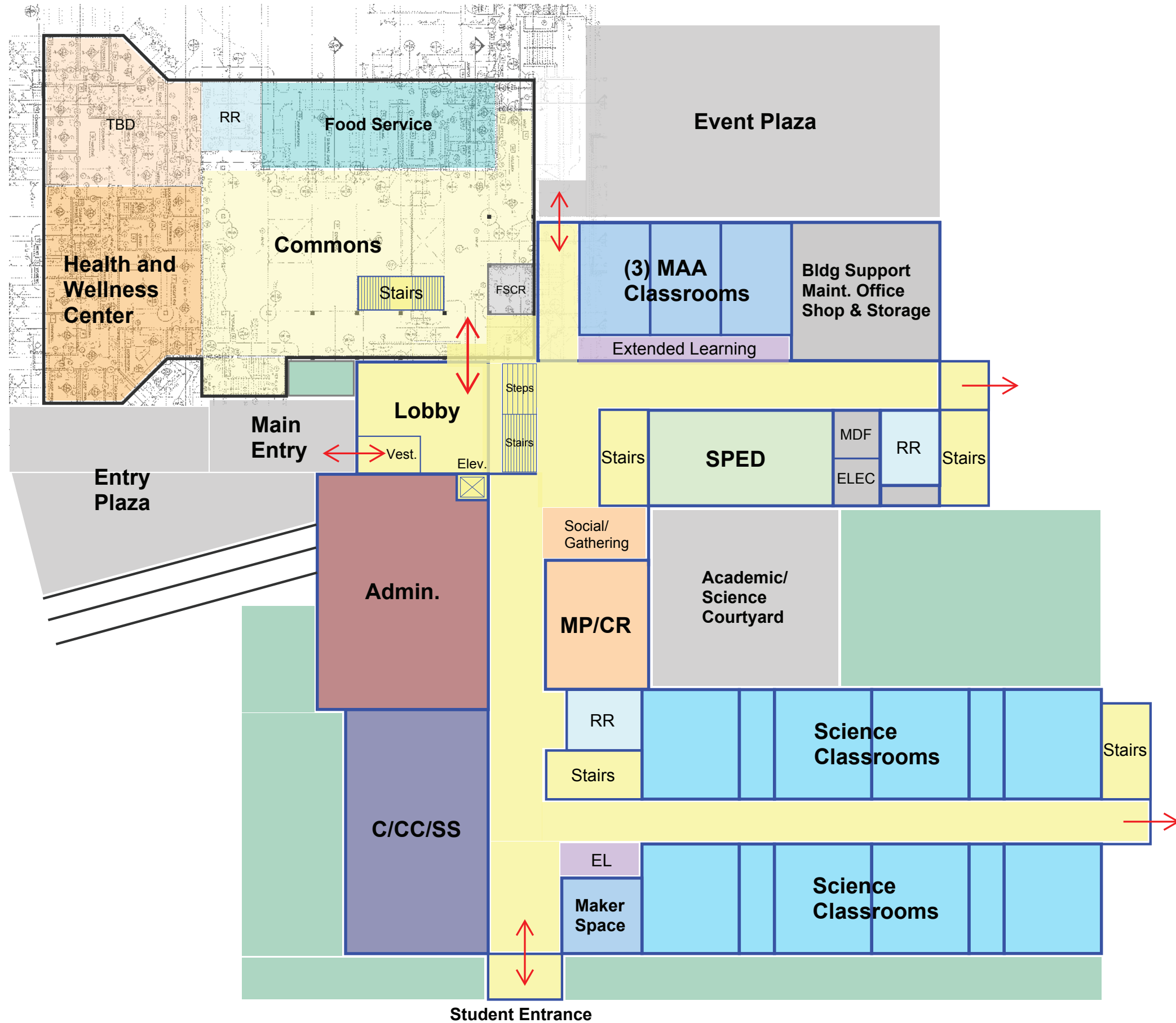
JOHN L. HENSLEE
 Architect & Planner
 10101 SW Barbur Blvd, Suite 208
 Portland, OR 97219 245-4210

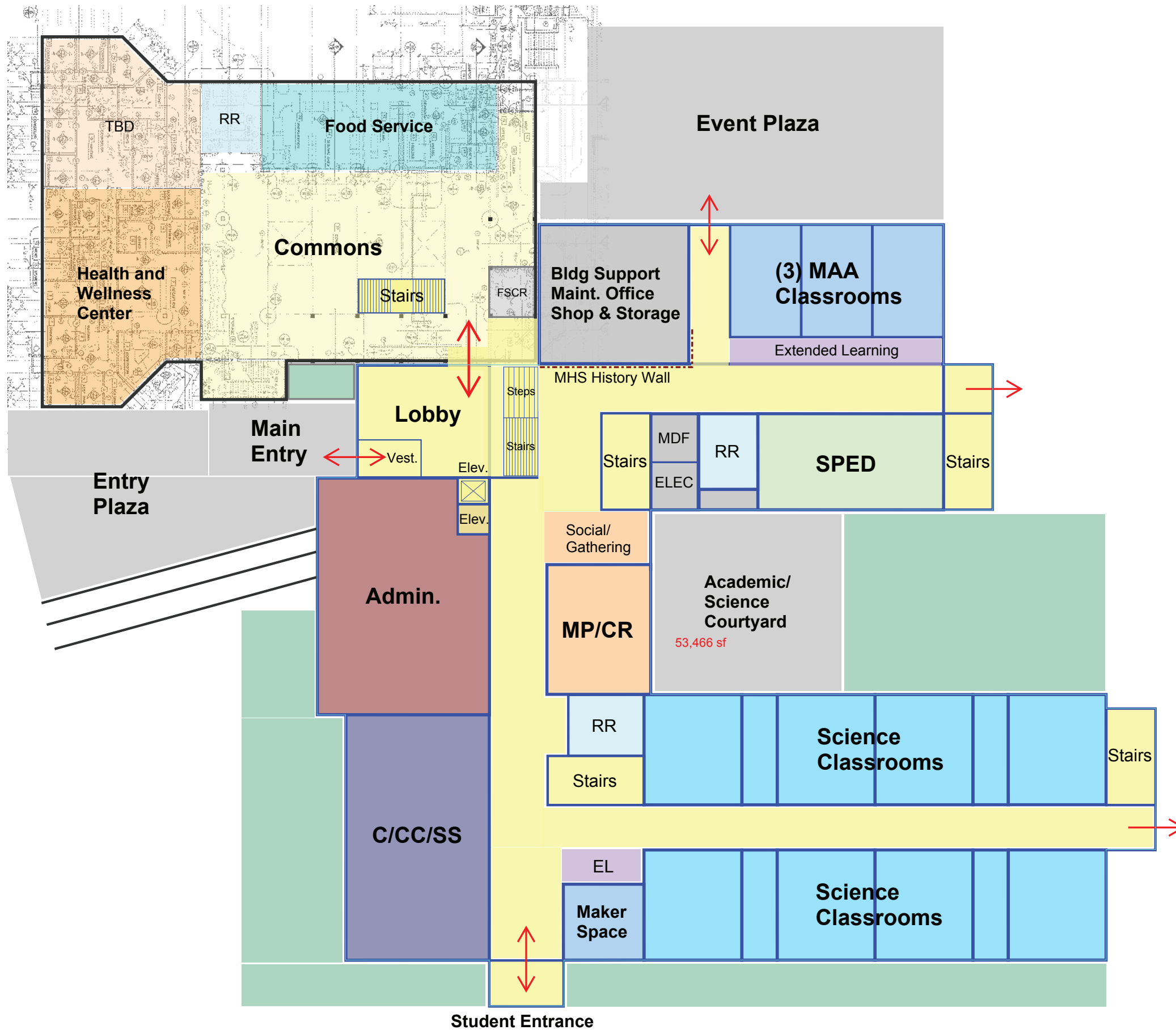
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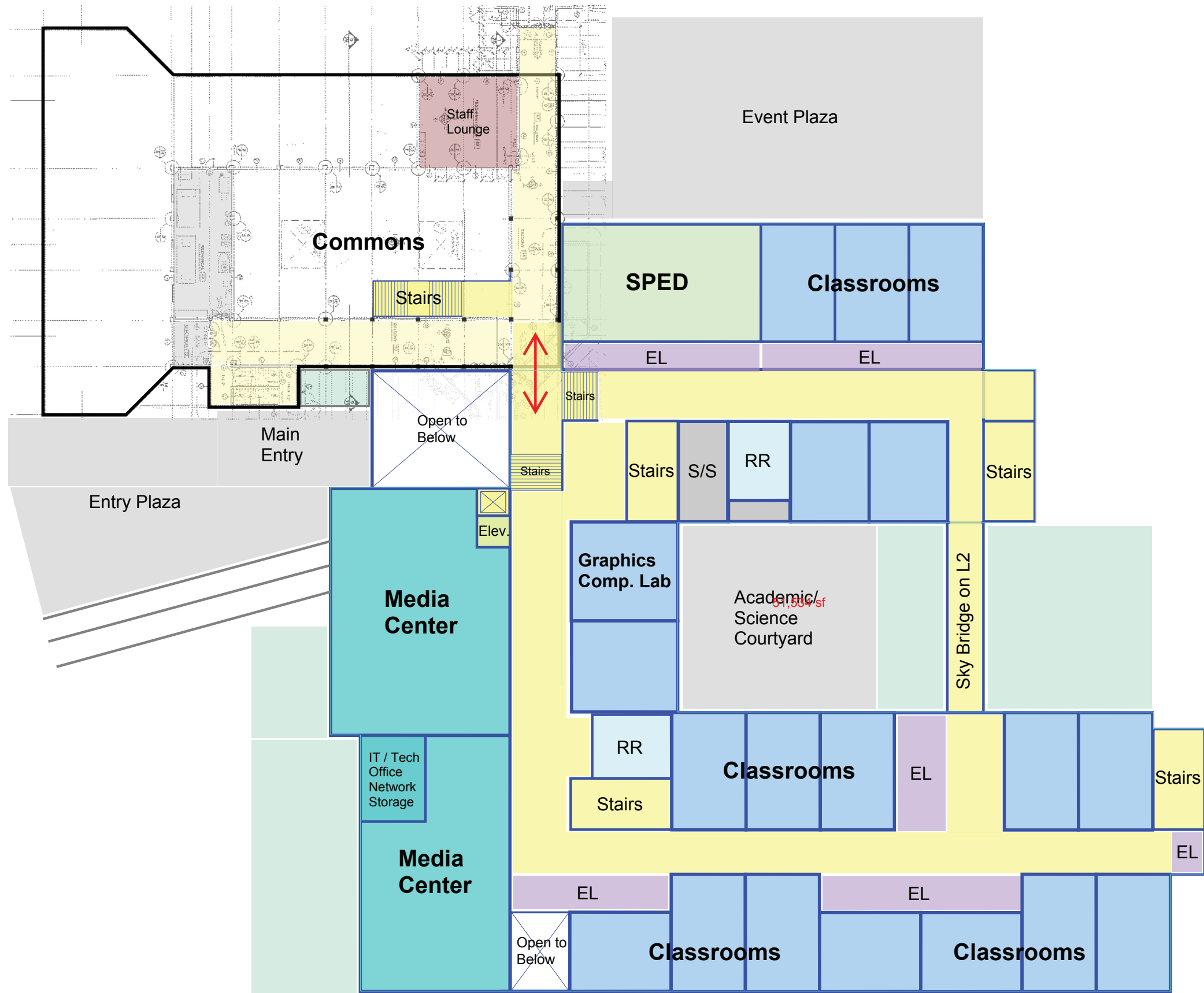
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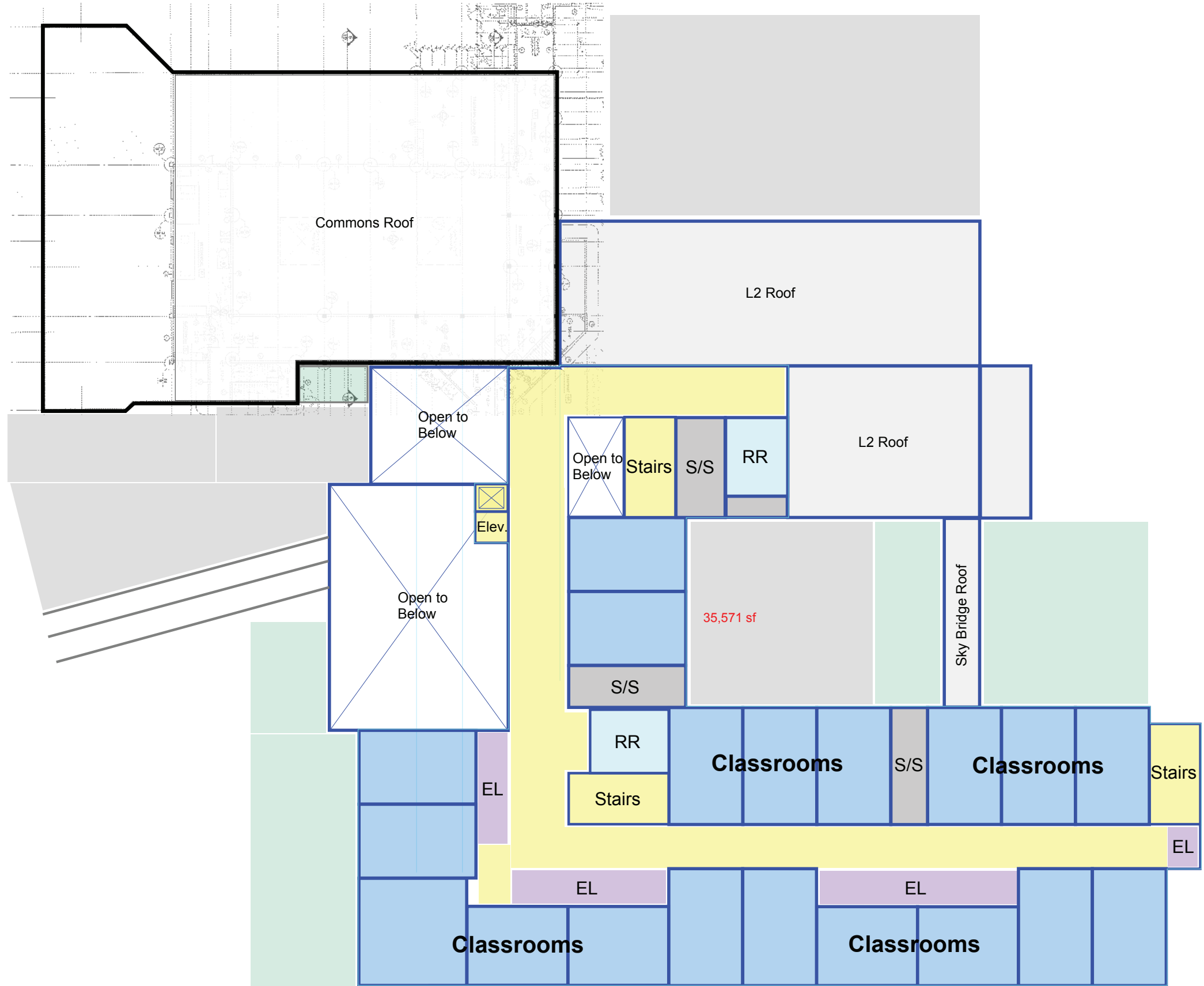
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CONCEPT DIAGRAMS





June 26, 2017

Andrew Tull
3J Consulting
5075 SW Griffith Dr, Ste 150
Beaverton OR 97007

Re: Preapplication Report

Dear Andrew:

Enclosed is the Preapplication Report Summary from your meeting with the City on June 12, 2017, concerning your proposal for action on property located at 11300 SE 23rd Ave, and Lake Rd and 28th Ave.

A preapplication conference is required prior to submittal of certain types of land use applications in the City of Milwaukie. Where a preapplication conference is required, please be advised of the following:

- Preapplication conferences are valid for a period of 2 years from the date of the conference. If a land use application or development permit has not been submitted within 2 years of the conference date, the Planning Director may require a new preapplication conference.
- If a development proposal is significantly modified after a preapplication conference occurs, the Planning Director may require a new preapplication conference.

If you have any questions concerning the content of this report, please contact the appropriate City staff.

Sincerely,

Alicia Martin
Administrative Specialist II

Enclosure

cc: Garry Kryszak, North Clackamas School District
HHPR
3J Consulting
KPF
Heery International
Matt Jacoby, DOWA-IBI Group

PRE-APPLICATION CONFERENCE REPORT

This report is provided as a follow-up to a meeting that was held on 6/12/2017 at 10:00am

Applicant Name: Andrew Tull

Company: 3J Consulting, Inc.

Applicant 'Role': Other

Address Line 1: 5075 SW Griffith Drive, Ste 150

Address Line 2:

City, State Zip: Beaverton OR 97005

Project Name: Milwaukie High School and Lake Road Sports Fields

Description: Bond-related improvements to both sites. MHS-demolition of original school structures, new construction of school facilities, and remodeling of remaing Commons Building. Sports Fields-new baseball/softball fields and improved amenities including parking facilities.

ProjectAddress: 11300 SE 23rd Ave and Lake Rd/28th Ave

Zone: Residential R-2, R-1-B, and Downtown Mixed Use (DMU) on main campus

Occupancy Group:

ConstructionType:

Use: Primarily Public (P), with Mixed Use (C/HD), High Density (HD), and Transit Center (TC)

Occupant Load:

AppsPresent: Daniel Chin, Steve Nicholas, Garry Kryszak, Dan Houf, Jeffery Creel, Matt Jacoby, Andrew Tull, Ben Austin, Mercedes Smith, Mark Wharry, Eric Melle

Staff Attendance: Brett Kelper, Alex Roller, Samantha Vandagriff, Keith Liden

BUILDING ISSUES

ADA: The new building will need to be fully ADA compliant. 25% of the project costs for the other buildings will need to go toward the removal of architectural barriers (ADA compliance). An ADA improvement plan can be submitted incorporating the various projects and sites and utilized to show compliance with this requirement.

Structural: Separate permits for each building will be required at time of submittal.

Mechanical:

Plumbing:

Plumb Site Utilities:

Electrical:

Notes:

Please note all drawings must be individually rolled. If the drawings are small enough to fold they must be individually folded.

FIRE MARSHAL ISSUES

Fire Sprinklers: Fire sprinklers may be required based on the floor design.

Fire Alarms:

Fire Hydrants:

Turn Arounds:

Addressing:

Fire Protection:

Fire Access:

Hazardous Mat.:

Fire Marshal Notes: See attached.

PUBLIC WORKS ISSUES

Water: City of Milwaukie 6-inch and 10-inch water mains on SE Washington and an 8-inch lines in Willard provide service to the property currently. The water System Development Charge (SDC) is based on the size of water meter serving the property. The corresponding water SDC will be assessed with installation of a water meter. Water SDC credit will be provided based on the size of any existing water meter serving the property removed from service. The water SDC will be assessed and collected at the time the building permits are issued.

Applicant expressed interest in connecting the performing arts building to the main building with an enclosed structure. There is currently a City water main running between these building, preventing any building from being constructed here. Applicant expressed interest in abandoning this portion of the main. The connection locations to the main for domestic and fire are unclear at this point. Further discussions with City staff will be required to establish how the abandonment process may be completed.

Sewer: Two City of Milwaukie wastewater mains provide service to property. A clay 8-inch wastewater main on SE Willard and an HDPE 8" main on SE 23rd Avenue. The city would like to vacate the southern approximately 150-feet of SE 23rd Avenue. Currently the City wastewater main extends through this portion. High school property is the only property accessing these last 150-feet. With vacation of the end of 23rd Avenue, applicant would be responsible for constructing a new manhole at the end of the new right of way, and the existing manhole and main now on High School property will become private. With this 23rd Avenue vacation, the City would require the High School to dedicate a 25-foot

width to extend the Adams Street right-of-way. The wastewater System Development Charge (SDC) is comprised of two components. The first component is the City's SDC charge of \$1,075 and the second component is the County's SDC for treatment of \$6,130 that the City collects and forwards to the County. Both SDC charges are per connection unit. The wastewater SDC is assessed using a plumbing fixture count from Table 7-3 of the Uniform Plumbing Code. The wastewater SDC connection units are calculated by dividing the fixture count of new plumbing fixtures by sixteen. The wastewater SDC will be assessed and collected at the time the building permits are issued. Existing fixture count will need to be submitted to the City, which will provide credit. Applicant will only be charged for new fixtures.

Storm:

Submission of a storm water management plan by a qualified professional engineer is required as part of the proposed development. The plan shall conform to Section 2 - Stormwater Design Standards of the City of Milwaukie Public Works Standards. The storm water management plan shall demonstrate that the post-development runoff does not exceed the pre-development, including any existing storm water management facilities serving the development property. Also, the plan shall demonstrate compliance with water quality standards. The City of Milwaukie has adopted the City of Portland 2008 Stormwater Management Manual for design of water quality facilities. All new impervious surfaces, including replacement of impervious surface with new impervious surfaces, are subject to the water quality standards. See City of Milwaukie Public Works Standards for design and construction standards and detailed drawings.

The storm SDC is based on the amount of new impervious surface constructed at the site. One storm SDC unit is the equivalent of 2,706 square feet of impervious surface. The storm SDC is currently \$845 per unit. The storm SDC will be assessed and collected at the time the building permits are issued.

Street:

The proposed development fronts the south side of SE Washington Street, a Collector street. The portion of SE Washington Street fronting the proposed development has a right-of-way width of 60 feet and a paved width of 36 feet with curb on both sides and sidewalk improvements on the south side.

The proposed development fronts the north side of SE Willard Street, a local road. The portion of SE Willard Street fronting the proposed development has a right-of-way width of 50 feet, a paved width of 36 feet, and has sidewalk on both sides of the road.

The proposed development fronts the east side of SE 23rd Avenue, a local road. The portion of SE 23rd Avenue fronting the proposed development has a right-of-way width of 40 feet, a paved width of 26 feet, and sidewalk on both sides of the road.

The proposed development fronts the east side of SE 21st Avenue, a local road. The portion of SE 23rd Avenue fronting the proposed development has a right-of-way width of 60 feet, a paved width of 34 feet, and sidewalk on both sides of the road.

Frontage:

Chapter 19.700 of the Milwaukie Municipal Code, hereafter referred to as "Code", applies to partitions, subdivisions, and new construction.

Transportation Facility Requirements, Code Section 19.708, states that all rights-of-way, streets, sidewalks, necessary public improvements, and other public transportation facilities located in the public right-of-way and abutting the development site shall be adequate at the time of development or shall be made adequate in a timely manner.

SE Willard Street
According to Code Table 19.708.2 and the Transportation Design Manual, the local street cross section

includes the following:

- 10-foot travel lanes
- 6-foot parking strips with curb
- 5-foot landscape strips
- 5-foot setback sidewalks

Applicant is proposing a different cross section with a pull-out area with setback curb for parent drop off. Final design will need approval by the engineering director. Applicant will construct these improvements.

SE Lake Road

The necessary improvements to Lake Road in front of Rowe Middle School were previously constructed with a Capital Improvement Project. The applicant is not responsible for any additional improvements. Property on Lake near 28th Avenue has already dedicated, and will not require any other improvements.

West of Willard/Lake Road intersection: The final cross section of Lake road includes a center turn lane.

Required improvements on Lake Road are as follows:

- 6-foot setback sidewalk
- 5-foot planter strip
- curb & gutter
- connect to existing asphalt

Improvements will be constructed to the west to meet with improvements previously constructed with the PMLR project.

Adams Street

Improvements required in the newly dedicated Adams Street right-of-way will be a pedestrian connection from 23rd to Adams Street.

25th Avenue

Parking will be restriped from head in to angled parking. Striping will face the cars northeast.

Right of Way:

Applicant will be responsible for 25-foot right-of-way dedication to extend Adam Street's right-of-way to connect to SE 23rd Avenue. Upon receipt of this dedication, the City will initiate full right-of-way vacation of approximately 150-feet of the south end of SE 23rd Avenue.

Applicant will be responsible for 9.18-foot right-of-way dedication of existing tennis court lot on Willard frontage.

The remaining existing right-of-way on SE Willard, SE Washington Street, and SE Lake Road fronting the proposed development properties (including Rowe, and 28th Ave facility) is of adequate width and no right-of-way dedication is required.

Driveways:

Code Section 12.16.040.A states that access to private property shall be permitted with the use of driveway curb cuts and driveways shall meet all applicable guidelines of the Americans with Disabilities Act (ADA). Driveway approaches shall be improved to meet the requirements of Milwaukee's Public Works Standards. Dual driveways with signage indicating ingress and egress are approvable without a variance to driveway spacing standards, as they will function as one driveway.

Erosion Control:

Per Code Section 16.28.020(C), an erosion control permit is required prior to placement of fill, site clearing, or land disturbances, including but not limited to grubbing, clearing or removal of ground

vegetation, grading, excavation, or other activities, any of which results in the disturbance or exposure of soils exceeding five hundred square feet.

Code Section 16.28.020(E) states that an erosion control permit is required prior to issuance of building permits or approval of construction plans. Also, Section 16.28.020(B) states that an erosion control plan that meets the requirements of Section 16.28.030 is required prior to any approval of an erosion control permit.

Traffic Impact Study: Code Section 19.704.1(A) states that the City will determine whether a transportation impact study (TIS) is required. In the event the proposed development will significantly increase the intensity of use; a transportation impact study will be required. The Engineering director has determined that a TIS will not be required.

PW Notes:

TRANSPORTATION SDC

The Transportation SDC will be based on the increase in trips generated by the new use per the Trip Generation Handbook from the Institute of Transportation Engineers. The SDC for transportation is \$1,921 per trip generated. Credits will be given for any demolished structures, which shall be based upon the existing use of the structures.

PARKS & RECREATION SDC

The parks & recreation System Development Charge (SDC) is triggered when application for a building permit on a new dwelling is received. Currently, the parks and recreation SDC for each employee is \$60.00. Credit is applied to any demolished structures and is based upon the existing use of the structures. The parks and recreation SDC will be assessed and collected at the time the building permits are issued.

REQUIREMENTS AT FINAL PLAT

- Engineered plans for public improvements (street, sidewalk, and utility) are to be submitted and approved prior to start of construction. Full-engineered design is required along the frontages of the proposed development.
- The applicant shall pay an inspection fee of 5.5% of the cost of public improvements prior to start of construction.
- The applicant shall provide a payment and performance bond for 100% of the cost of the public improvements prior to the start of construction.
- The applicant shall provide a final approved set of Mylar "As Constructed" drawings to the City of Milwaukie prior to the final inspection.
- The applicant shall provide a 1 year maintenance bond for 100% of the cost of the public improvements prior to the final inspection.

PLANNING ISSUES

Setbacks:

Yard requirements for the Residential R-2 and R-1-B zones are established in Milwaukie Municipal Code (MMC) Subsection 19.302.4. Minimum front and rear yards are 15 ft, side yards (for other than rowhouses) must be at least 5 ft, and street-side yards (for corner lots) are 15 ft. There are additional yard setback requirements for Lake Road and Washington Street, but the proposed buildings and areas of work are not located near these frontages.

For side yards in the R-2 and R-1-B zones, there is a building height plane limit of 25 ft at the minimum setback, with a slope of 45 degrees. See the definition of "side yard height plane" in MMC Section 19.201 for an illustration of this principle. MMC Subsection 19.501.3.B establishes some allowable exceptions to the side yard height plane, including limited minor encroachments for roof overhangs or eaves, gable ends of roofs, and dormers.

Yard setbacks for accessory structures are established in MMC Subsection 19.502.2 and depend on the size and height of the proposed structure, varying from 3 to 5 ft to the same standards as the base R-2 and R-1-B zones. Accessory structures must be located beyond the front yard of the primary structure, unless they are at least 40 ft from the front lot line. Utility apparatus, such as air conditioners, must be at least 3 ft away from side and rear property lines and are not permitted in any required front yard setback or street-side yard setback.

The maximum building height in the R-2 and R-1-B zones is 3 stories or 45 ft, whichever is less.

Based upon the description of the proposed improvements, the setback and building height requirements in the DMU, R-7, and R-10 zones are not anticipated to be relevant.

Landscape:

In the R-2 and R-1-B zones, a minimum of 15% of the site must be landscaped. In addition, at least 40% of the front yard area must be vegetated (measured from the front property line to the front face of the house). Vegetated areas may be planted in trees, grass, shrubs, or bark dust for planting beds, with no more than 20% of the landscaped area finished in bark dust (as per MMC Subsection 19.504.7). A maximum of 30% of the site may be covered by structures, including decks or patios over 18 inches above grade. Note that artificial turf does not count toward the required landscape area.

Parking:

As per the off-street parking standards of MMC Chapter 19.600, a high school must provide at least 1 off-street parking space per 0.25 students plus 1 space per staff member. Sport field parking will require a formal determination of the minimum and maximum quantities, in accordance with MMC Subsection 19.605.2. Bicycle parking is required at a rate of 10% of the required number of vehicle parking spaces. The standards for parking areas are established in MMC Section 19.606 and include requirements for stall and drive aisle dimension, perimeter and interior landscaping, pedestrian walkways, and lighting. See the various figures provided throughout MMC 19.600 for more information regarding vehicular and bicycle parking standards.

Transportation Review:

The proposed subdivision triggers the requirements of MMC Chapter 19.700 Public Facility Improvements. The high school campus has frontage on Willard Street and Lake Road. Please see the Public Works notes or contact the City's Engineering Department for more information about the requirements of MMC 19.700.

Application Procedures:

An Historic Resource review is required to address the designation of the original high school building as a "significant" historic resource. MMC Subsection 19.403.7 establishes a procedure for demolition of historic resources, but demolition does not remove the property from the historic and cultural resources inventory or change its designation on the zoning map or in the Comprehensive Plan. The applicant must go through the process outlined in MMC Subsection 19.403.4 to delete the property from the inventory, which will eliminate the need for the demolition review outlined in MMC 19.403.7. The deletion application will be processed with Type IV review (in accordance with the procedures established in MMC Section 19.1007) and will include amendments to both the Comprehensive Plan and the zoning map. MMC 19.403 does not include criteria for approval of deletion requests; the application should address the approval criteria for Comprehensive Plan text and map amendments (provided in MMC Subsection 19.902.3.B) and those for zoning map amendments (provided in MMC Subsection 19.902.6.B).

Applications for major modification to existing Community Service Uses (CSUs) are subject to Type

III review as per MMC Subsection 19.904.3. The proposed development involves three distinct sites (high school campus, sports fields on Lake Road, and Rowe Middle School tennis courts), and three distinct applications for major modification to a CSU will be required: (1) high school replacement and remodel, (2) renovation of the Lake Road sports fields, and (3) placement of tennis courts at the Rowe site. The procedures for Type III review are established in MMC Section 19.1006.

MMC Table 19.605.1 does not provide quantity requirements for athletic fields, so a Type II application for parking quantity determination will be required for the Lake Road sport fields. Application requirements and approval criteria are established in MMC Subsection 19.605.2. If a Traffic Impact Study (TIS) is required for any component of the project, a Transportation Facilities Review (TFR) application will be required, as per MMC Subsection 19.703.2.B. Otherwise, compliance with the relevant standards of MMC Chapter 19.700 will be included with the review of any concurrent applications.

Variances to any relevant standards will be subject to the provisions of MMC Section 19.911 and processed with either Type II or Type III review accordingly.

Current application fees are \$1,000 for Type II review, \$2,000 for Type III review, and \$5,000 for Type IV review. Multiple applications for one project component (i.e., high school campus, Lake Road sports fields, or Rowe tennis courts) can be reviewed concurrently as per MMC Subsection 19.1001.6.B, with the highest numbered review type determining the process for all concurrent applications. For multiple applications processed concurrently, there is a 25% discount for all application fees after the most expensive one.

Note: There are pro's and con's for packaging the historic inventory deletion with the CSU application package for the high school campus, due to the different timelines for Type III and IV review. On one hand, it makes sense to submit the historic inventory deletion as part of the CSU package for the high school campus, so the deletion request can be considered in the context of the overall remodel. If submitted concurrently, the CSU decision would be made by the Planning Commission with approval contingent on the City Council's approval of the requested deletion from the historic inventory, which adds at least 20 days to the process. If the deletion request were to be denied, the applicant could then pursue the demolition process. Or for more certainty in the process timeline, the historic inventory deletion application could be submitted in advance of the high school campus CSU package. Regardless, no development permits will be issued until the end of the appeal period for the overall final decision.

For the City's initial review, the applicant should submit 5 complete copies of the application materials, including all required forms, checklists, narrative, and plans. (Note: Disregard the call for 12 copies noted in the code and on several checklists.) A determination of the application's completeness will be issued within 30 days. If deemed incomplete, additional information will be requested. If deemed complete, additional copies of the application may be required for referral to other departments, the Historic Milwaukie Neighborhood District Association (NDA), Lake Road NDA, and other relevant parties and agencies. City staff will inform the applicant of the total number of copies needed.

Prior to submitting the application, the applicant is encouraged to present the project at a regular meeting of the Historic Milwaukie and Lake Road NDAs. The Historic Milwaukie NDA meets at 6:30 p.m. on the second Monday of most months at Libbie's Restaurant (11056 SE Main St); the Lake Road NDA meets at 6:30 p.m. on the second Wednesday of most months at Rowe Middle School (3606 SE Lake Rd).

Once the application is deemed complete, a public hearing with the Planning Commission will be scheduled. Staff will determine the earliest available date that allows time for preparation of a staff

report (including a recommendation regarding approval) as well as provision of the required public notice to property owners and residents within 300 ft of the subject property, at least 20 days prior to the public hearing. A sign giving notice of the application must be posted on the subject property at least 14 days prior to the hearing.

Issuance of a decision starts a 15-day appeal period for the applicant and any party who establishes standing. The appeal period must have ended without event before permits for development on any of the new lots will be issued.

Natural Resource Review: The Milwaukie High School, the Lake Road sports fields, and Rowe Middle School tennis court sites do not include any designated natural resource areas.

Lot Geography: The three school properties in question are all largely rectilinear but irregular in shape. The Milwaukie High School main campus occupies much of the block bounded by Willard Street and Lake Road on the south, 21st Avenue on the west, Washington Street on the north, and residential properties along 27th Avenue on the east. An additional lot south of Willard Street and west of 25th Avenue is developed with tennis courts for the high school. The athletic fields complex has frontage on Lake Road at 28th Avenue and is surrounded by residential properties, with the Milwaukie Elementary School campus adjacent to the northwest. The Rowe Middle School tennis courts are at the northeast corner of the Rowe campus, at Lake Road and Shell Lane.

Planning Notes: For the overall project, staff recommends as much communication between the project management team and the NDAs and immediate neighbors as possible, so that people in the community understand the project, its timeline and phases, and the impacts it is likely to have on the neighborhood. It would be useful to have a follow-up meeting with the City to discuss project phasing, proposed location of modular classrooms, and similar details related to how the project will impact the neighborhood and larger community during construction.

For the high school replacement and remodel, the applicant is advised to consider the following:

- * Within the application narrative, provide information that describes the extent of the work, including phasing and overall timeline, use of modular classrooms (number, location, etc.), proposed landscaping and tree removal, access and circulation, and field lighting.
- * In particular, provide the rationale for removing the historic building and significant trees, including evaluation of any alternatives that were considered.
- * Even if a TIS is not required, there are several circulation issues that should be addressed regarding buses, cars, pedestrians, and cyclists. The aim is to keep the site simultaneously safe and accessible during and after construction. An analysis of parking should compare existing and proposed off-street parking for vehicles and bicycles, including access to all parking areas.
- * In addressing the CSU approval criteria (MMC Subsection 19.904.4), the narrative should clarify the hours and levels of operation of both the main campus in general and the football field in particular.
- * See the Public Works/Engineering notes for more information on the potential requirement for dedication to extend Adams Street as well as for a City-initiated vacation of a portion of 23rd Avenue.

For the Lake Road sports fields:

- * The proposed new field lighting and artificial turf will expand the intensity of use of the site throughout the day and year. The narrative should address this issue in the context of the evaluation of public benefits versus negative impacts on the neighborhood (MMC Subsection 19.904.4.D). Elaborate on how impacts will be mitigated.
- * In the past, the City has received complaints related to overflow parking along the narrow accessway leading from Lake Road up to the parking area. The parking quantity determination component of the application should include an analysis of historical parking demand at the site and should demonstrate that the existing parking area is adequate or will be made adequate to meet parking demand without compromising the accessway.

For the Rowe tennis courts:

* In the narrative, explain whether or how the intensity of use of the existing courts will change. For example: What will be the timing and nature of any high school matches or tournaments that will occur at Rowe? Will the courts be lighted, thus expanding the intensity of use?

The City strongly recommends a second formal preapplication conference for review and comment on plans as revised after this preapplication conference. A formal follow-up conference would provide a structured opportunity for various departments to evaluate and comment consistently on revisions, with written notes as documentation.

ADDITIONAL NOTES AND ISSUES

County Health Notes:

Other Notes:

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 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

BUILDING DEPARTMENT

Samantha Vandagriff - Building Official - 503-786-7611
Bonnie Lanz - Permit Specialist - 503-786-7613

ENGINEERING DEPARTMENT

Chuck Eaton - Engineering Director - 503-786-7605
Richard Nasiombe - Associate Engineer - 503-786-7694
Alex Roller - Engineering Tech II - 503-786-7695

COMMUNITY DEVELOPMENT DEPARTMENT

Alma Flores - Comm. Dev. Director - 503-786-7652
Alicia Martin - Admin Specialist - 503-786-7600

PLANNING DEPARTMENT

Dennis Egnor - Planning Director - 503-786-7654
David Levitan - Senior Planner - 503-786-7627
Brett Kolver - Associate Planner - 503-786-7657
Vera Kalias - Associate Planner - 503-786-7653
Mary Heberling - Assistant Planner - 503-786-7658

CLACKAMAS FIRE DISTRICT

Mike Boumann - Lieutenant Deputy Fire Marshal - 503-742-2673
Matt Amos - Fire Inspector - 503-742-2661

Clackamas County Fire District #1

Fire Prevention Office



E-mail Memorandum

To: City of Milwaukie Planning Department
From: Matt Amos, Fire Inspector, Clackamas Fire District #1
Date: 6/26/2017
Re: Milwaukie High School 11300 SE 23rd Ave 17-011PA

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:

A Fire Access and Water Supply plan is required 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, and shall be no older than 12 months. Work to be completed by experienced and responsible persons and coordinated with the local water authority.

Access:

- 1) No part of a building may be more than 150 feet from an approved fire department access road.
- 2) Buildings exceeding 30 feet in height shall require extra width and proximity provisions for aerial apparatus.

Water Supply:

- 1) 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.

- 2) 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.

Note:

Comments may not be all inclusive based on information provided.



Milwaukie High School Community Meeting



North Clackamas School District
Dull Olson Weekes - IBI Group Architects
May 24, 2017

- **Project Timeline**
- **Overall Bond Scope of Work**
- **Current Design Concepts**
- **Area Program / Educational Specs**
- **Questions & Answers**



Project Timeline



Design Phase: April 2017 to June 2018

Permitting: Spring / Summer 2018

Final Costing: Spring 2018

Abatement / Demolition: Summer 2018

Start of Construction Phase: Summer 2018

Construction Complete: Late 2020 / Early 2021



Overall Bond Scope of Work



Scope Diagram

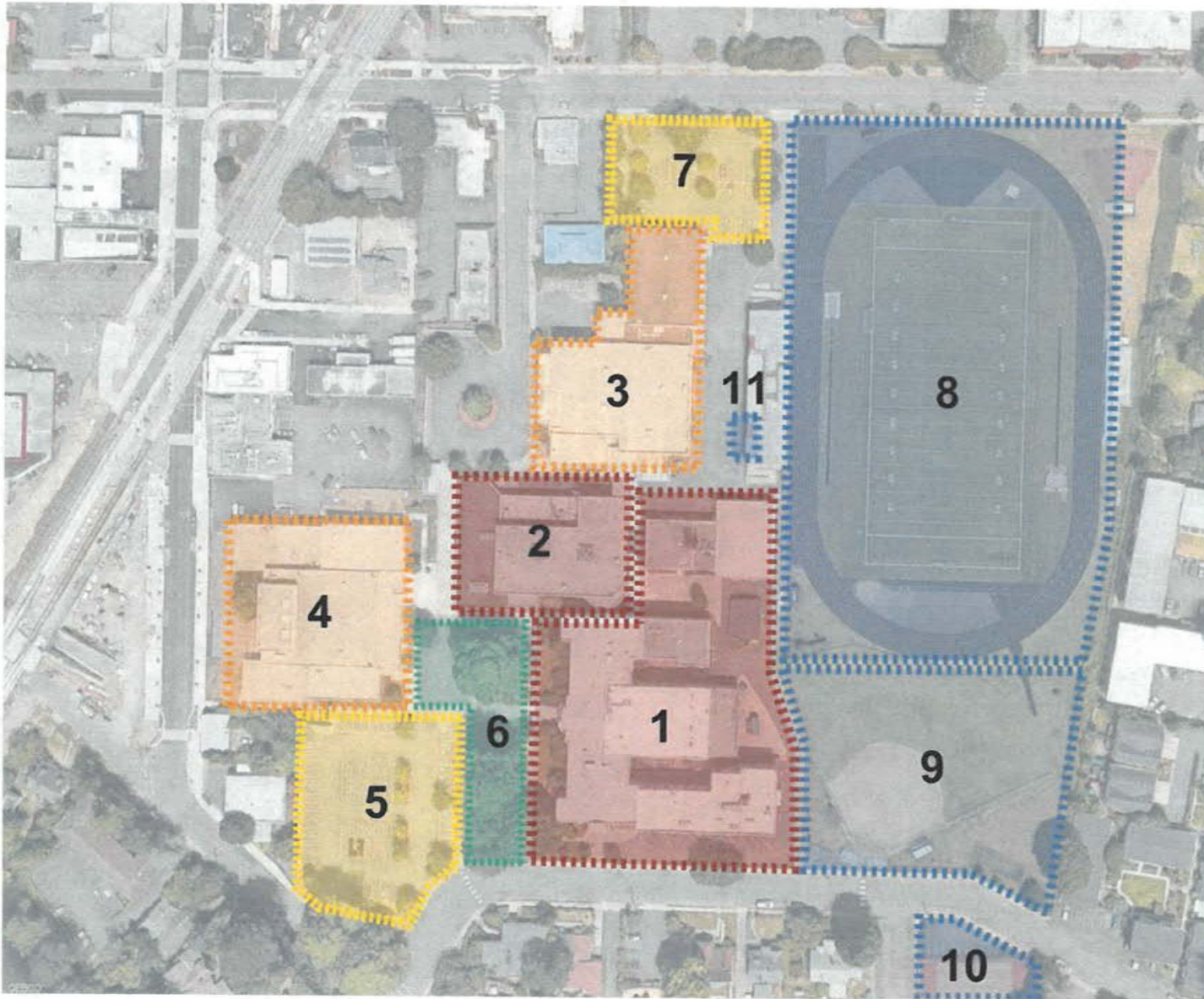


PRELIMINARY PROJECT SCOPE

- A** Campus Improvements
Main Building Replacement
(See Enlarged Diagram)
- B** Running Track Resurfacing
Running Track Striping
Field Turf Replacement
New Stadium Scoreboards
- C** Relocate Varsity Softball Field to
Lake Road Facility
- D** Remove Existing Tennis Courts
New Parking Lot
- E** Improvements to JV Softball Field
at Milwaukie ES
- F** New Varsity Softball Field
- G** New Varsity Baseball Field
(Relocate Field Adjacent to Soft
ball Field)



Scope Diagram



PRELIMINARY PROJECT SCOPE

- 1** Main Building Replacement
Remove Boiler Building and Health & Wellness Center
- 2** Commons Improvements
Kitchen Remodel
Remodel Office Area
Re-Roof Commons Building
- 3** Gym Interior Improvements
Painting, Scoreboards
Refinish Gym Flooring
New Athletic Lockers
- 4** Re-Roof Auditorium
- 5** Main Parking Lot Improvements
- 6** Main Entry Plaza Improvements
- 7** North Parking Lot Improvements
- 8** Running Track Resurfacing
Running Track Striping
Field Turf Replacement
New Stadium Scoreboards
- 9** Remove Varsity Softball Field
Replace with New Parking Lot
- 10** Remove Existing Tennis Courts
Replace with New Parking Lot
- 11** ADA Improvements to Stadium
New Elevator to Press Box



Dull Olson Weekes – IBI Group Architects
North Clackamas School District

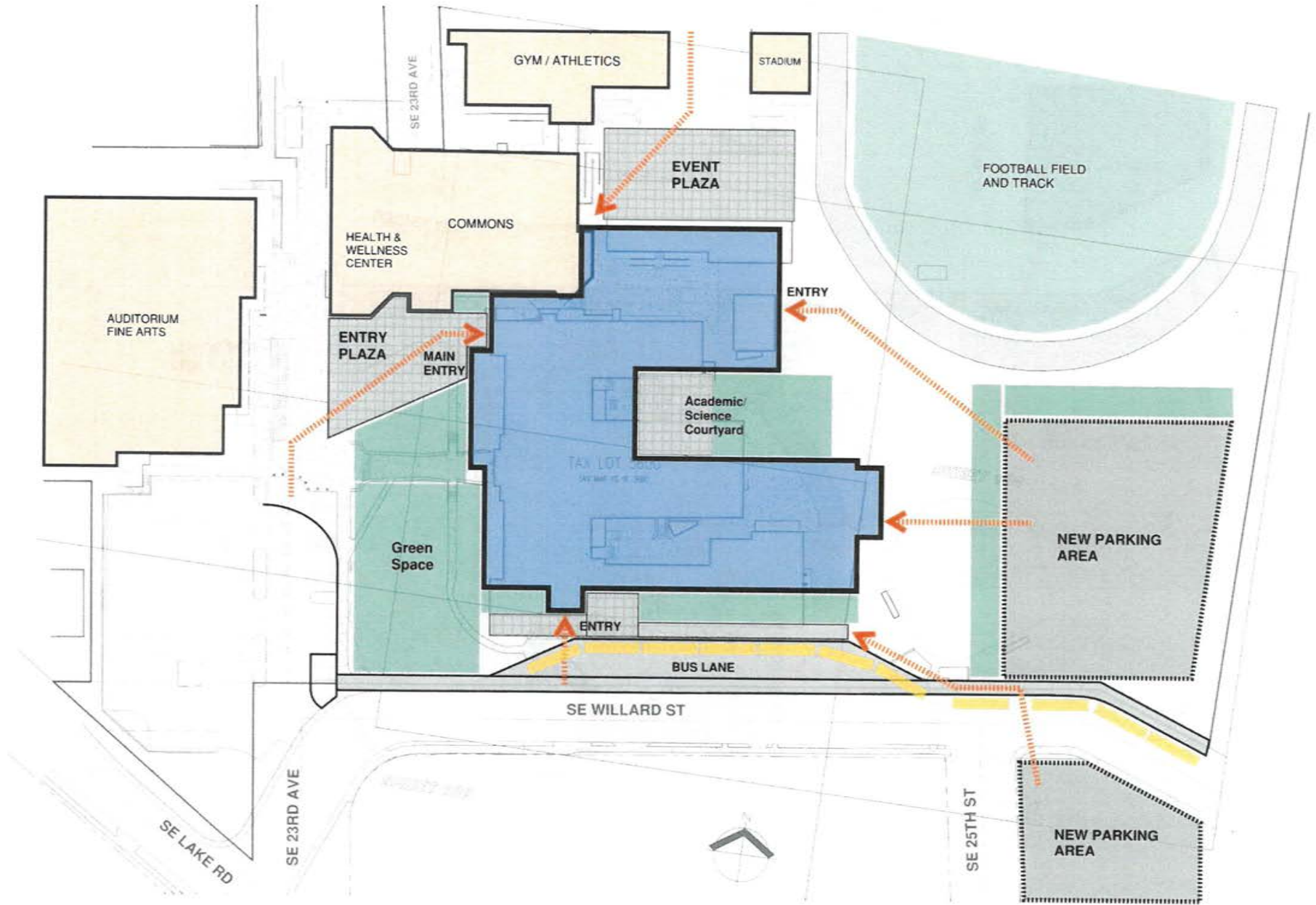


Milwaukie High School – Community Meeting
May 24, 2017

Current Design Concepts



Site Plan Study 1

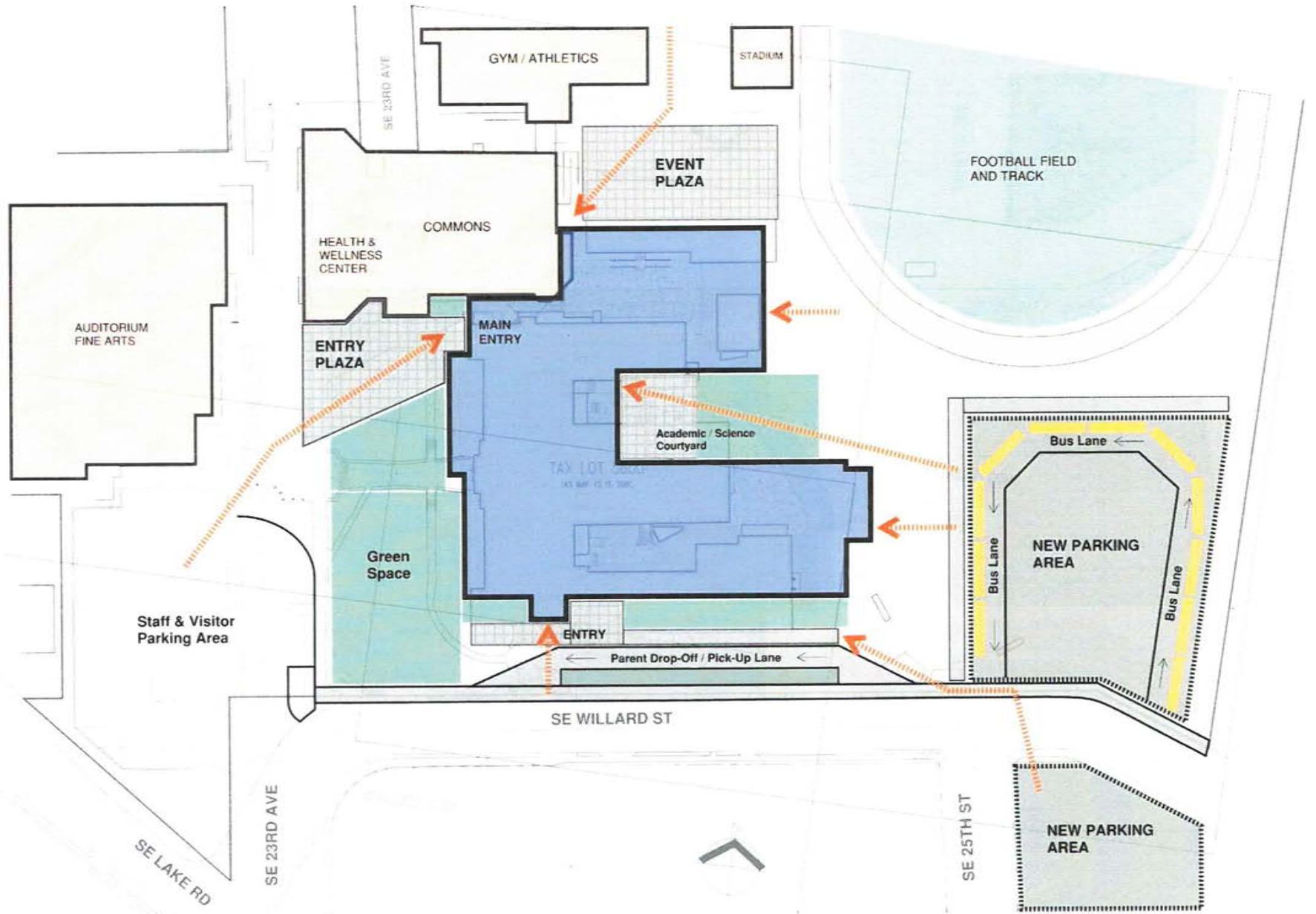


Dull Olson Weekes – IBI Group Architects
North Clackamas School District



Milwaukie High School – Community Meeting
May 24, 2017

Site Plan Study 2

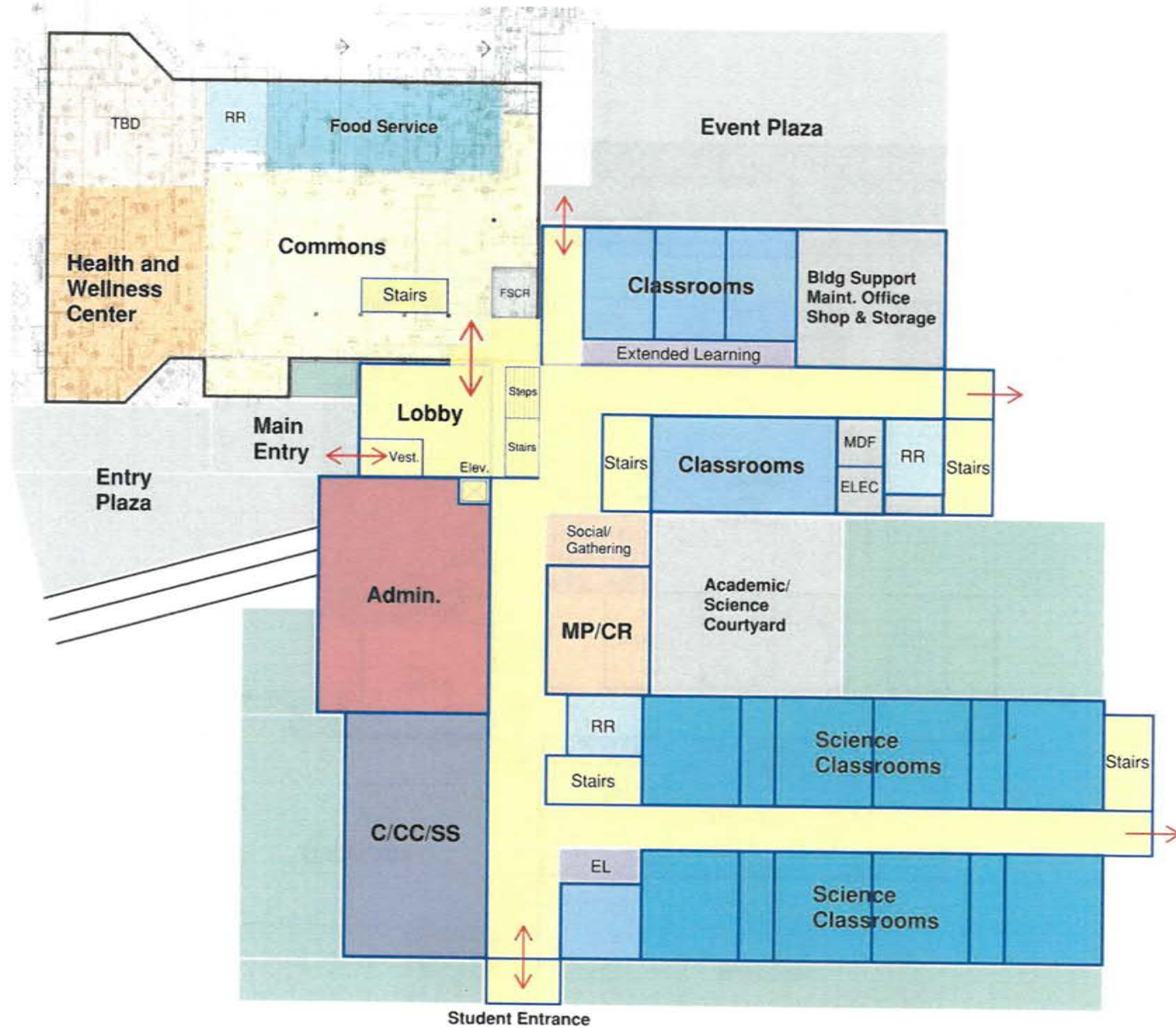


Dull Olson Weekes – IBI Group Architects
North Clackamas School District

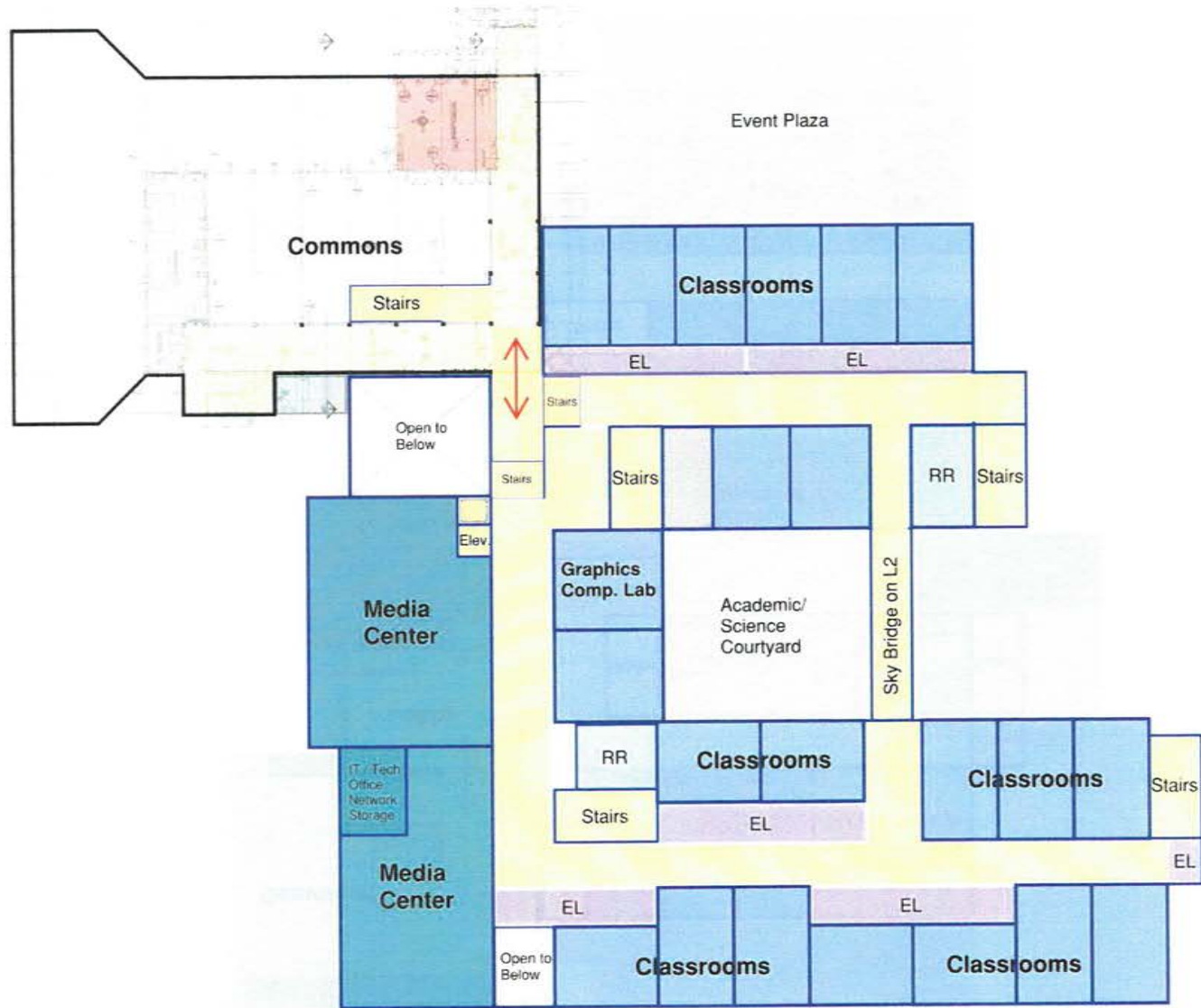


Milwaukie High School – Community Meeting
May 24, 2017

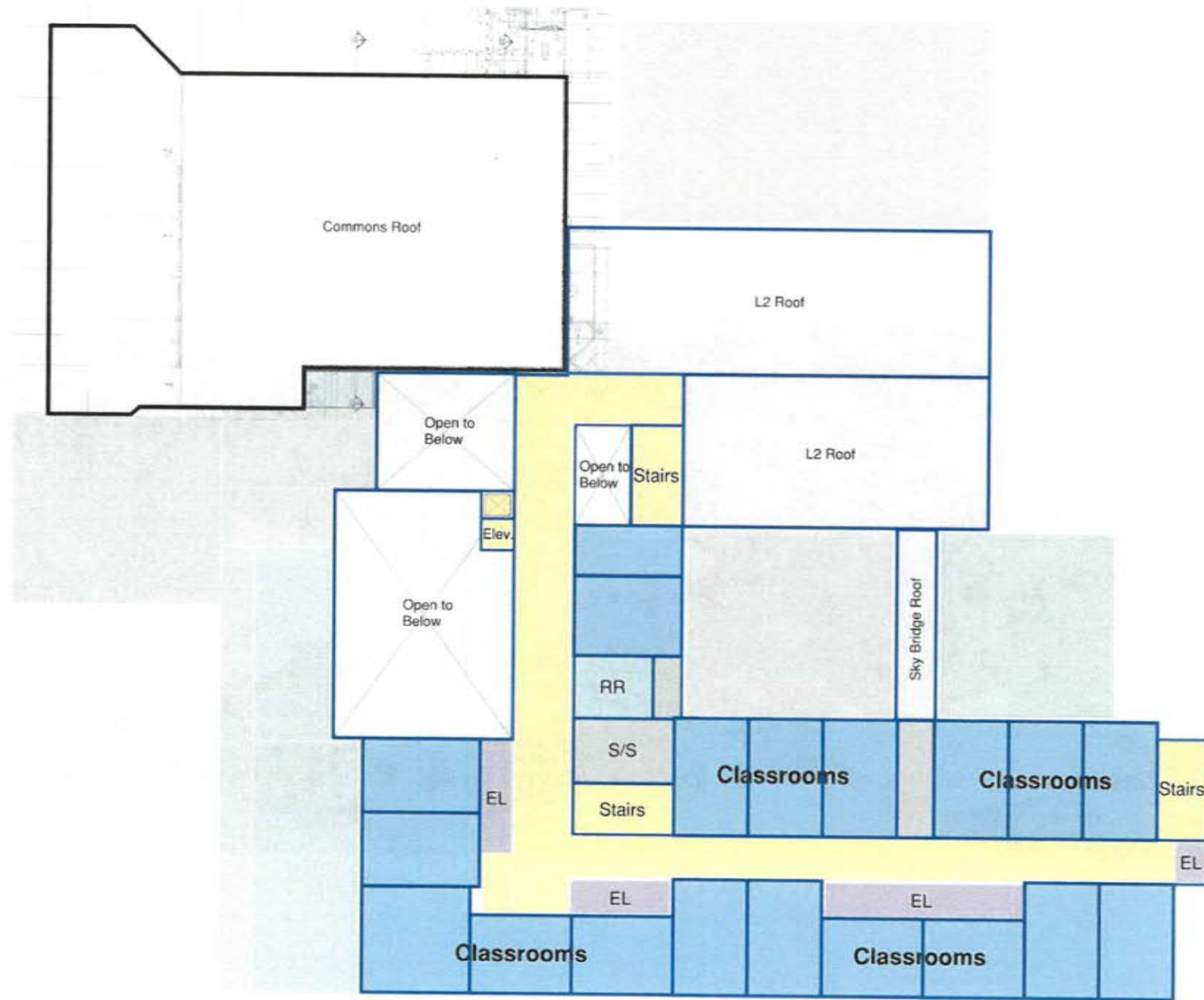
Level 1 Diagram



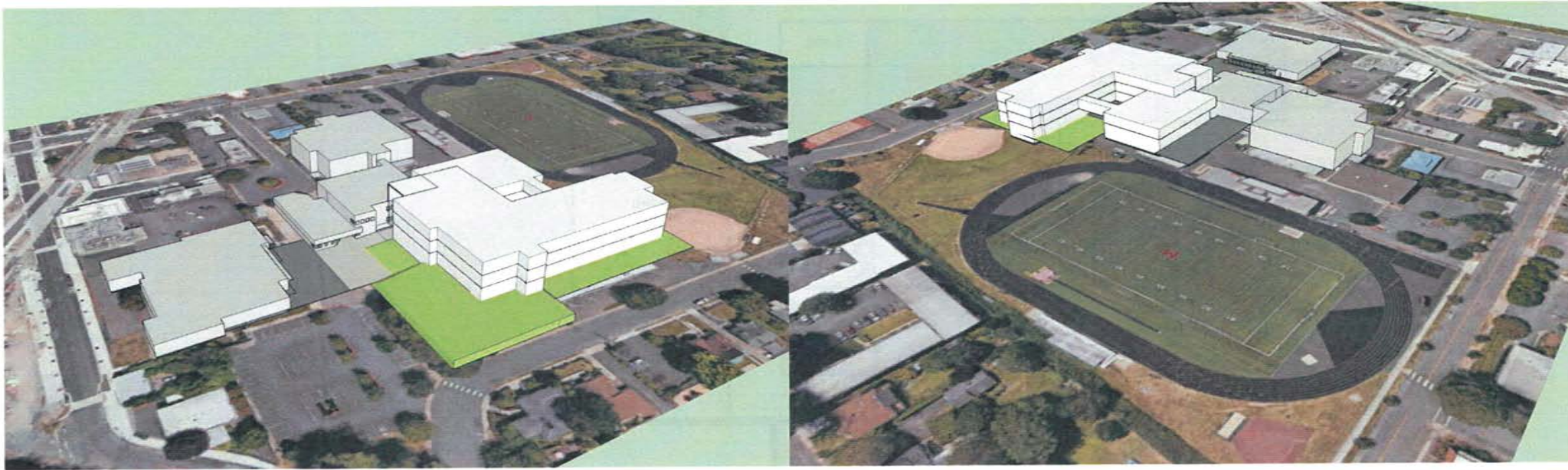
Level 2 Diagram



Level 3 Diagram



Concept Design Study

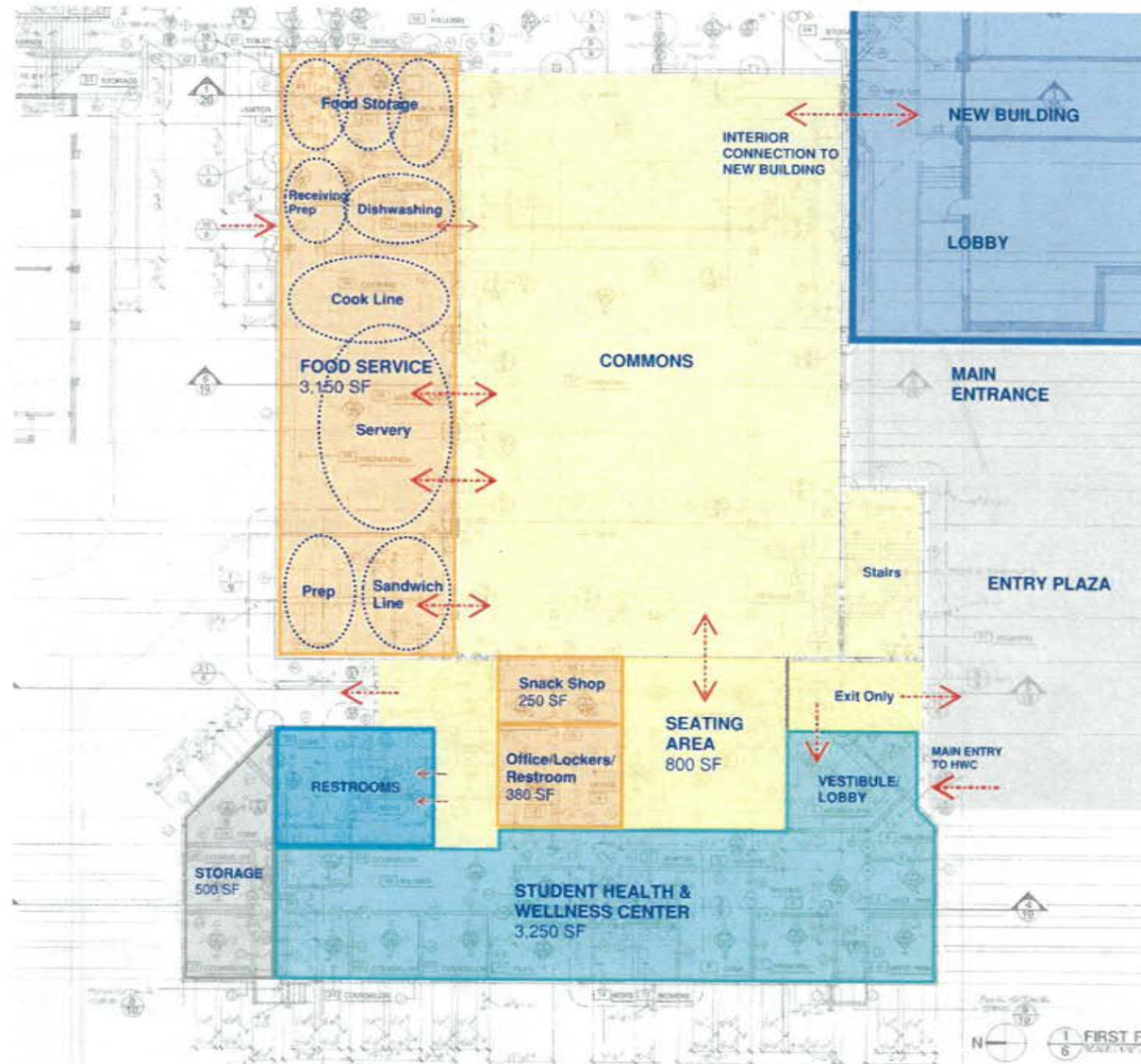


Dull Olson Weekes – IBI Group Architects
North Clackamas School District



Milwaukie High School – Community Meeting
May 24, 2017

Commons Remodel - Overall Floor Plan



Dull Olson Weekes – IBI Group Architects
North Clackamas School District

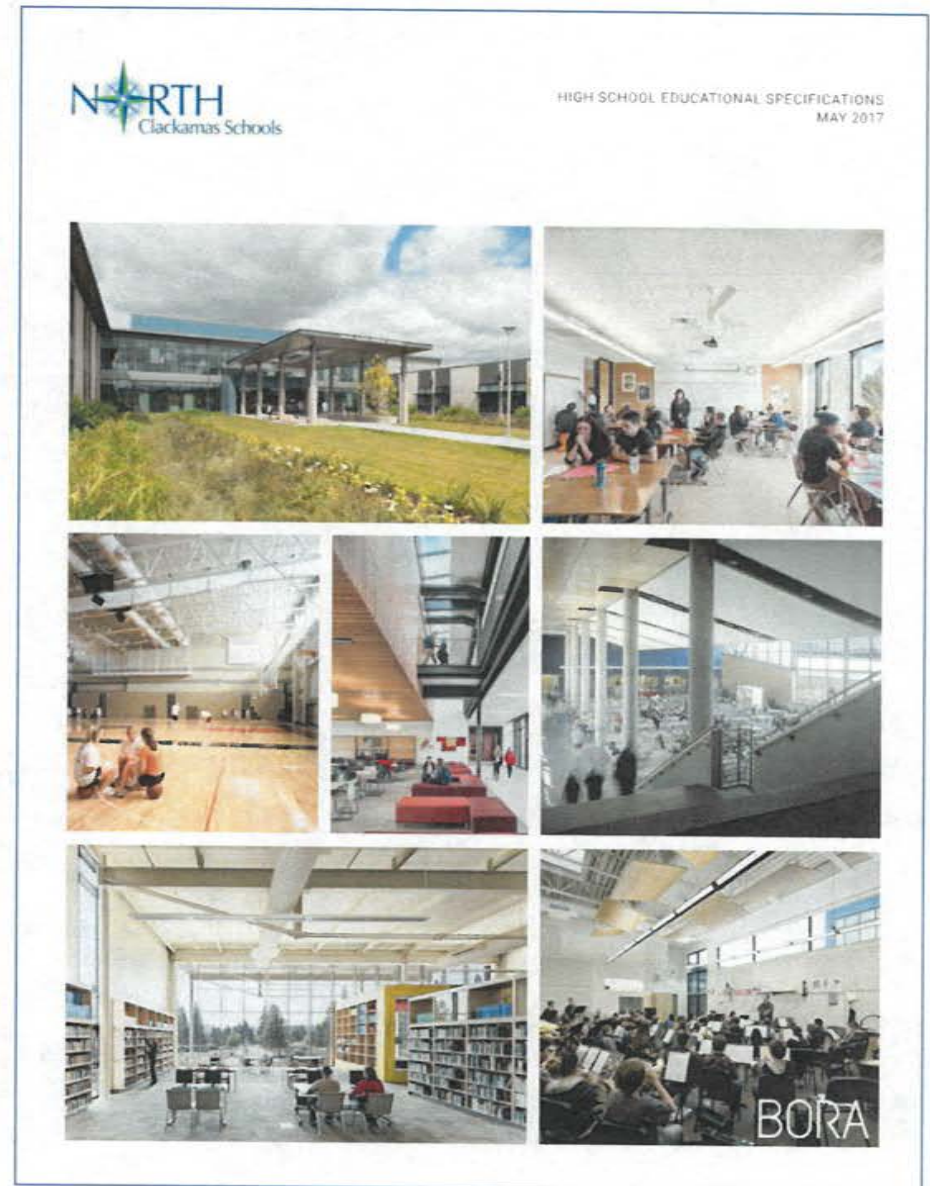


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Area Program / Educational Specs



- North Clackamas School District's High School Educational Specifications are complete.
- The MHS area program for the new building mirrors Ed Specs, with some customization based on school needs.
 - Classroom organization and use of extended learning areas
 - Teacher planning rooms
 - Minor Adjustments to Admin, SPED and Library areas.
- Limited ability to align commons building with Ed Specs due to size of existing building.



Q & A





Milwaukie High School Community Meeting



North Clackamas School District
Dull Olson Weekes - IBI Group Architects
May 24, 2017

Bond Information

2016 CAPITAL CONSTRUCTION BOND

The Milwaukie High School and Lake Road Sports facilities are both enabled by the passage of the 2016 capital construction bond measure. With a passage rate of 62%, this measure will positively impact 17,324 students and our community through major facilities renovations, safety upgrades, and new construction.

PROJECT LIST:

Alder Creek Middle School
Athletic Fields / Clackamas High West and Rex Putnam
Ardenwald Elementary School
Bilquist Elementary School
Campbell Elementary School
Clackamas High School East / Phase One
Clackamas High School East / Phase Two
Clackamas High School West
Clackamas High School West Student Health Center
Facilities Operations
Happy Valley Elementary School
Happy Valley Middle School Classroom Addition
Happy Valley MS Covered Play and Interior
Lake Road Sports Facilities
Land Lab
Lewelling Elementary School
Linwood / Sojourner Elementary School
Milwaukie / El Puente Elementary School
Milwaukie High School
Mount Scott Elementary School Classroom and Cafeteria

Mount Scott Elementary School Improvements
New Elementary School
New High School in Rock Creek Area
New Urban High School
Oak Grove Elementary School
Oregon Trail Elementary School
Rex Putnam High School
Rex Putnam High School Health Center
Riverside Elementary School
Rowe Middle School
Sabin Professional Technical Center
Schellenberg Professional Technical Center
Scouters Mountain Elementary School
Spring Mountain Elementary School
Sunnyside Elementary School
Verne Duncan Elementary School
View Acres Elementary School
Whitcomb Elementary School
Wichita Family Support Center



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Historical Context

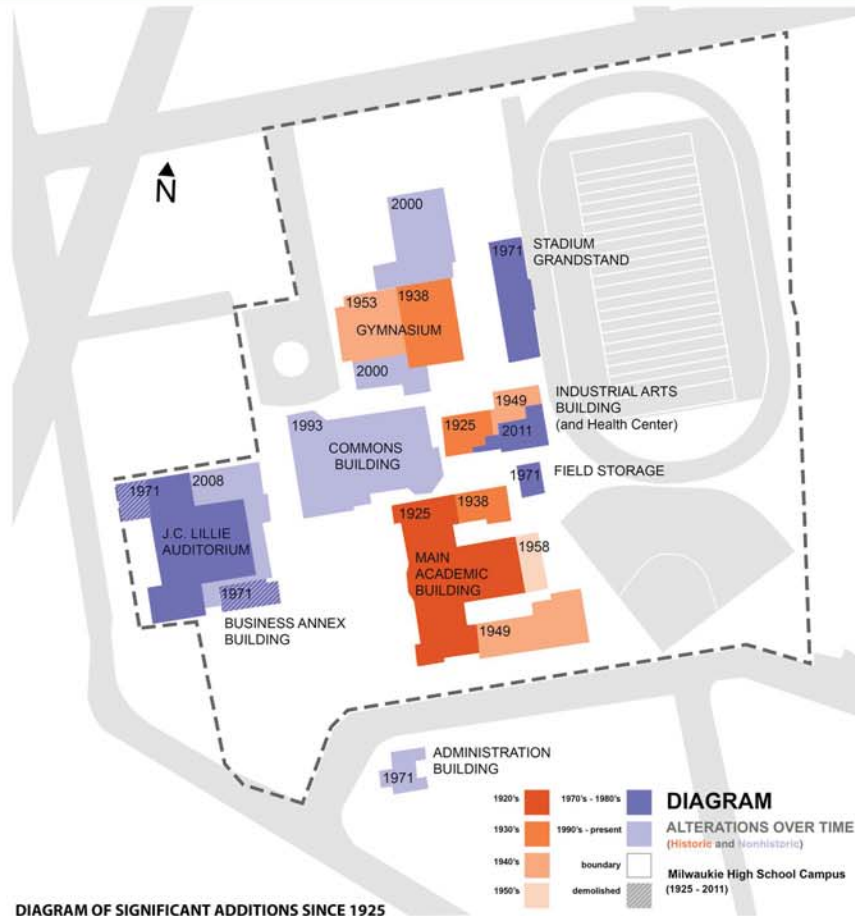


DIAGRAM OF SIGNIFICANT ADDITIONS SINCE 1925

RENOVATION TIMELINE

- 1925 STOKES & ZELLER CO.**
Main academic building and manual training & boiler building
- 1938 STOKES & ZELLER CO.**
Gymnasium and north wing
- 1941 WALTER E. KELLY**
Vocational agricultural building
- 1949 STOKES & ALLYN**
Addition of south wing to main building, addition to schools boiler room, track & field and tennis court addition.
- 1953 RICHARD WILHELM SUNDELEAF**
Addition and remodel to the gymnasium and remodel to boiler building to create shop.
- 1958 FREEMAN, HAYSLIP, TUFT & HEWLETT**
Major renovation of the main academic building, renovation to the boiler building to create an arts & crafts use, addition of the vocal room to the main building, conversion of the vocational agricultural building into a band building.
- 1971**
Business Education Building, conversion of vocal room into library administrative offices and the auditorium into a library resource center and reading room, replacement of the band building, original construction of the auditorium.
- 1993**
The Commons Building and relocation of the school administration into the commons building.
- 2000**
Second addition to the gym on the north side of the building, minor alterations to the main building, reconstruction of the main entry facade and installation of new windows
- 2008**
Conversion of the auditorium into the J.C. Lillie Performing Arts Building with an addition of a new art department and dance studio, renovations to the band room and drama room, addition of a black box theater, new lobby, demolition of the Business Education Building, remodel of locker room and team rooms.
- 2011**
Demolition of the southeastern corner of the Arts & Crafts/boiler building and replaced with the Health and Wellness Center



1956 photograph of Milwaukie Union High School
Oregon Historical Society archives



A photograph looking east at the current Milwaukie High School's main facade.



1956 photographs of Milwaukie Union High School
Oregon Historical Society archives



1926 photographs of Milwaukie Union High School
The Milwaukie Review, 1926



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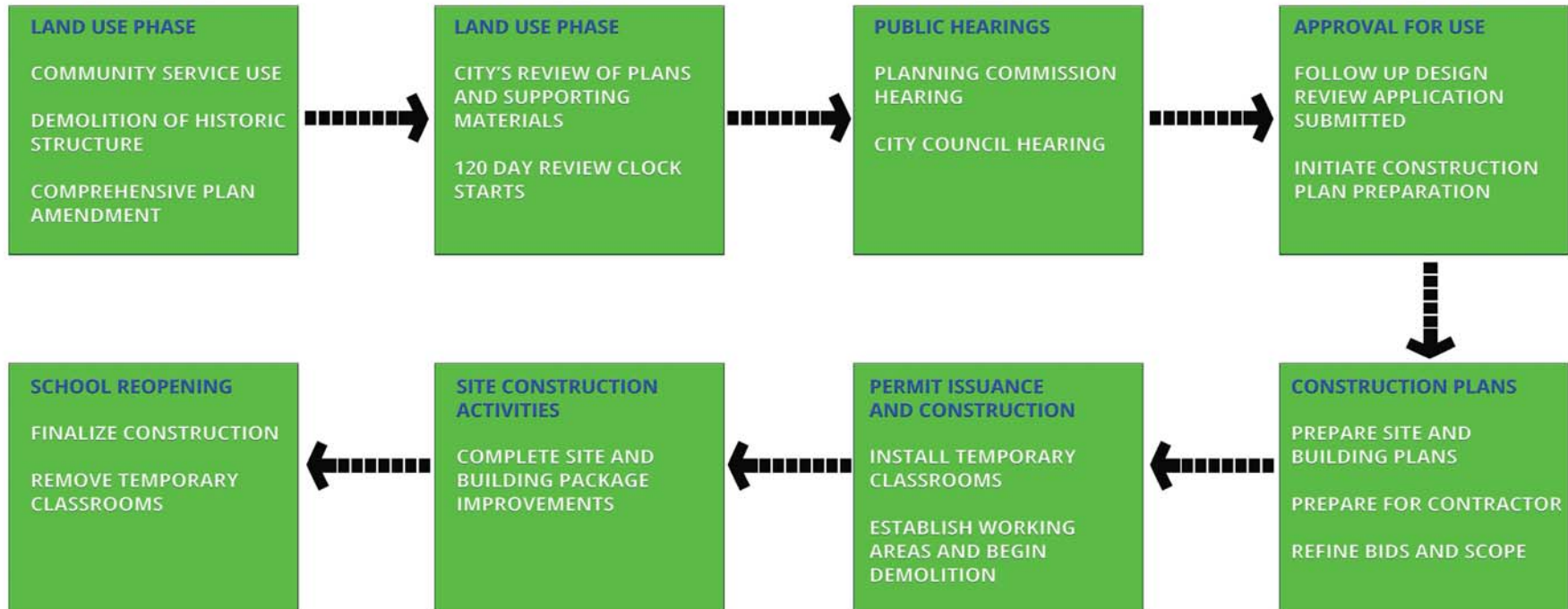
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Process and Timeline

Process and Timeline



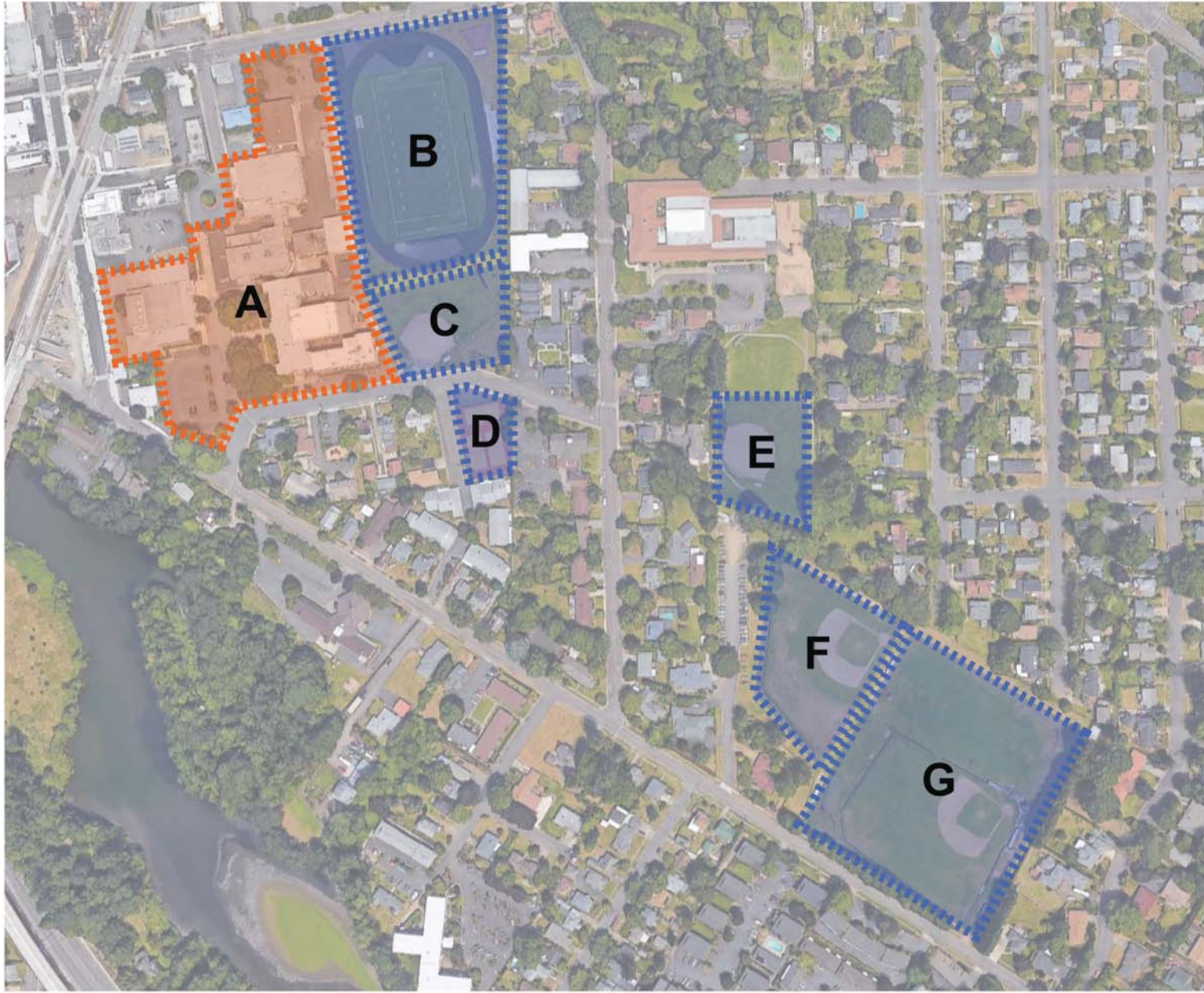
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Scope Diagram

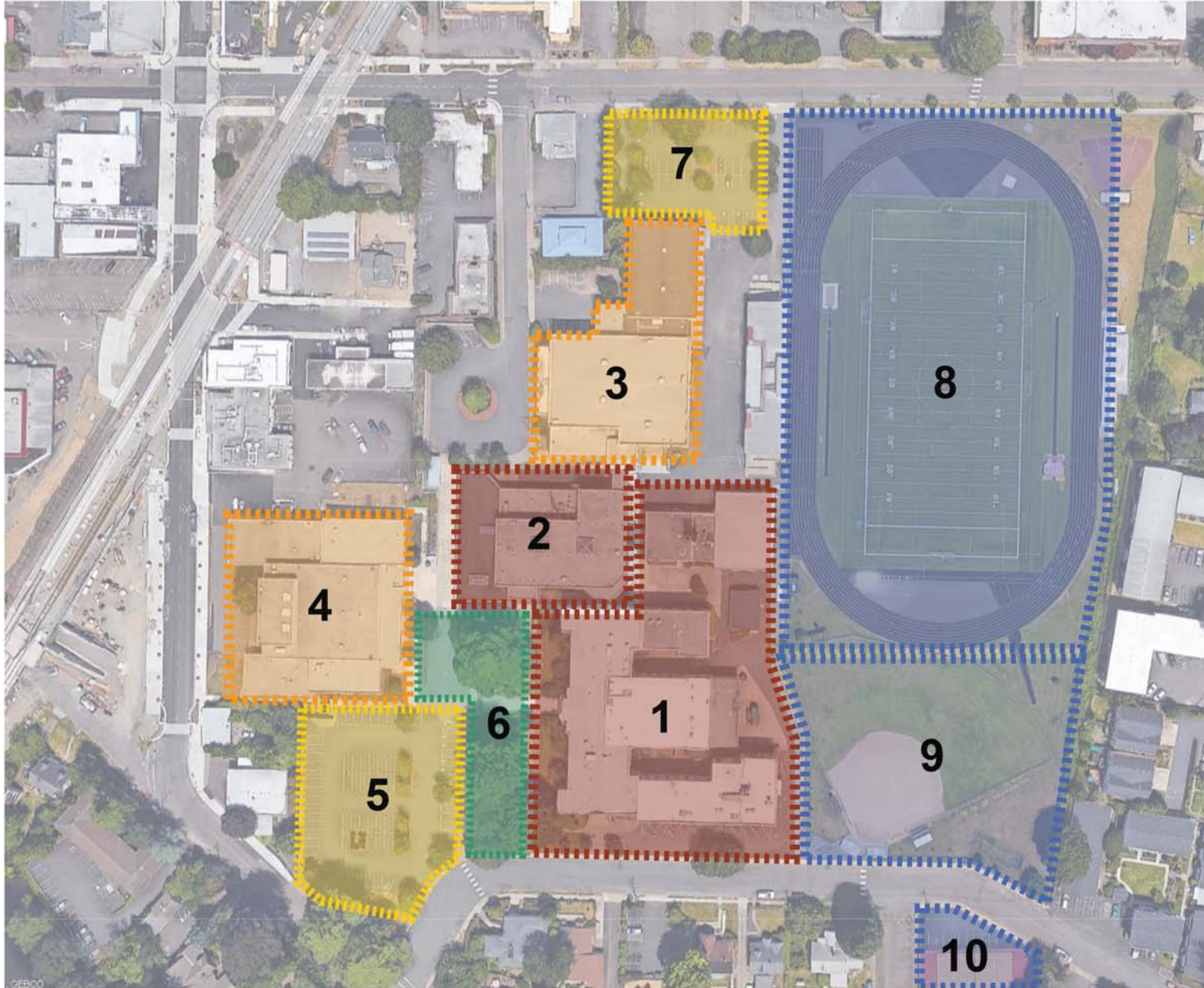


PRELIMINARY PROJECT SCOPE

- A** Campus Improvements
Main Building Replacement
(See Enlarged Diagram)
- B** Running Track Striping
Field Turf Replacement
New Stadium Scoreboards
- C** Relocate Varsity Softball Field to
Lake Road Facility
Add (4) New Tennis Courts
- D** Remove Existing Tennis Courts
New Parking Lot
- E** New JV Softball Field at
Milwaukie ES
- F** New Varsity Softball Field
- G** New Varsity Baseball Field
(Relocate Field Adjacent to Soft
ball Field)




Scope Diagram | Main Campus



PRELIMINARY PROJECT SCOPE

- 1** Main Building Replacement
Remove Boiler Building and Health & Wellness Center
- 2** Commons Improvements
Kitchen Remodel
Remodel Office Area
Re-Roof Commons Building
- 3** Gym Interior Improvements
Painting, Scoreboards
Refinish Gym Flooring
New Athletic Lockers
- 4** Re-Roof Auditorium
- 5** Main Parking Lot Improvements
- 6** Main Entry Plaza Improvements
- 7** North Parking Lot Improvements
- 8** Running Track Striping
Field Turf Replacement
New Stadium Scoreboards
- 9** Remove Varsity Softball Field
(4) New Tennis Courts
- 10** Remove Existing Tennis Courts
New Parking Lot





MILWAUKIE
HIGH SCHOOL

LAKE ROAD
SPORTS COMPLEX



**MILWAUKIE HIGH SCHOOL
LAKE ROAD SPORTS COMPLEX**

The North Clackamas School District cordially invites you to attend an Open House to discuss proposals for the new Milwaukie High School and improvements to the Lake Road Sports Complex.

The meeting will be held at the Milwaukie High School Library on Tuesday, June 27th from 6:00pm to 8:00pm.

No RSVP is required.



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Milwaukie, OR 97267

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Jennings Lodge, OR 97267

Jennifer Harding
828 SE River Forest Court
Portland, OR 97267

Barbara Kemper
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Clackamas, OR 97015

Cyndi Lewis-Wolfram
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Sandra McLeod
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Lisa Batey
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3182 SE LAKE RD
MILWAUKIE, OR 97222

DOWNS DAVID J & KRISTA J
13114 SE KUEHN RD
MILWAUKIE, OR 97222

DURRE DAWN M
11635 SE 31ST AVE
MILWAUKIE, OR 97222

EDDY JANET C & RODGER
2582 NW LOVEJOY ST
PORTLAND, OR 97210

ESTABROOK TODD A
11659 SE 32ND AVE
MILWAUKIE, OR 97222

FAST CHRISTOPHER
3144 SE LAKE RD
MILWAUKIE, OR 97222

FAUST LAND TRUST
11571 SE 32ND AVE
MILWAUKIE, OR 97222

FIELDS JACK E & LINDA L
11593 SE 27TH AVE
MILWAUKIE, OR 97222

FISHER DEBBIE C
PO BOX 220395
MILWAUKIE, OR 97269

FLYNN CASEY R
11394 SE 27TH AVE
MILWAUKIE, OR 97222

FOSTERLING CHARLES D
TRUSTEE
11901 SE 32ND AVE
MILWAUKIE, OR 97222

FOWLER DENNIS Z
3164 SE LAKE RD
MILWAUKIE, OR 97222

FOZ ALEXANDER A & JOHANNA
K TWIGG
2636 SE GINO LN
MILWAUKIE, OR 97222

FULWIDER MICHAEL H & KATHIE
S NYE
16525 SE WARNOCK LN
MILWAUKIE, OR 97267

GAGE LYNND A
11665 SE 33RD AVE
MILWAUKIE, OR 97222

GIBSON KENDALL J & TERRI B
3015 SE SELLWOOD ST
MILWAUKIE, OR 97222

GOOD ALLISON M
11519 SE 30TH AVE
MILWAUKIE, OR 97222

GREEN DAVID
5040 SE TOLMAN ST
PORTLAND, OR 97206

GRIFFITH RANDALL SCOTT
11630 SE 27TH AVE
MILWAUKIE, OR 97222

GROSKLOS BRIAN M
11603 SE 32ND AVE
MILWAUKIE, OR 97222

GUNDERSON TIMOTHY V & TINA
M
11415 SE 30TH AVE
MILWAUKIE, OR 97222

HAMBLEY KIRK & KAYLA
3216 SE WISTER ST
MILWAUKIE, OR 97222

HASSEN HECTOR & HALA H
12798 SE NORMANDY DR
CLACKAMAS, OR 97015

HAYES LILLICE K
11637 SE 32ND AVE
MILWAUKIE, OR 97222

HEALD JANICE L TRUSTEE
1632 VILLAGE PARK PL
WEST LINN, OR 97068

HEALY RYAN & HILARY
11552 SE 32ND AVE
MILWAUKIE, OR 97222

HESPEN BRETT D & MARGARET
C
11584 SE 32ND AVE
MILWAUKIE, OR 97222

HICKMAN DARLENE ROBERTA
11580 SE 31ST AVE
MILWAUKIE, OR 97222

HUGHES RACHEL
11366 SE 27TH AVE
MILWAUKIE, OR 97222

INGELS FRANK B III
11526 SE 30TH AVE
MILWAUKIE, OR 97222

JAGER ALTON L
12106 SE 31ST PL #45
MILWAUKIE, OR 97222

JAYNES BRUCE D & SUZANNE K
12082 SE NIKLAS LN
HAPPY VALLEY, OR 97086

JOHNSON BENJAMIN A & KELLY
L SULLIVAN
11470 SE 30TH AVE
MILWAUKIE, OR 97222

JUNG DANIEL N
11676 SE 31ST AVE
MILWAUKIE, OR 97222

KAUSCH-DALE MAREN TRUSTEE
11607 SE 33RD AVE
MILWAUKIE, OR 97222

KELLEY BRIAN TY
3152 SE LAKE RD
MILWAUKIE, OR 97222

KELLY MAURA F
11636 SE 32ND AVE
MILWAUKIE, OR 97222

KLINKER JOHN W JR TRUSTEE
8700 SW 54TH AVE
PORTLAND, OR 97219

KNIGHT JAMES
10987 SE 28TH AVE
MILWAUKIE, OR 97222

KORINEK EVA M
9700 SW EAGLE CT
BEAVERTON, OR 97008

LAKE ROAD PROPERTIES LLC
2647 SE LAKE RD
MILWAUKIE, OR 97222

LAMASCUS JAMES PRESTON
11870 SE 28TH AVE
MILWAUKIE, OR 97222

LANDIS CAROL S
11363 SE 30TH AVE
MILWAUKIE, OR 97222

LANGE ANDREW E & PATRICIA R
PO BOX 22497
MILWAUKIE, OR 97269

LARKINS PAITHEN & KATHRYN
PO BOX 68076
OAK GROVE, OR 97268

LAUZON GALE S
3180 SE LAKE RD
MILWAUKIE, OR 97222

LEAMY NANCY JOAN
1235 13TH ST
PORT TOWNSEND, WA 98368

LEFORS LAURIE J
11480 SE 27TH AVE
MILWAUKIE, OR 97222

LINENKO LARRY & ANN
2705 SE LAKE RD
MILWAUKIE, OR 97222

LOKAN DENNIS G & SHEILA M
3036 SE SELLWOOD ST
MILWAUKIE, OR 97222

LOOS ROBERT K
11585 SE 32ND AVE
MILWAUKIE, OR 97222

LUFKIN JACK E
11858 SE 28TH AVE
MILWAUKIE, OR 97222

LUFT CONNIE M
10167 SE 45TH AVE
MILWAUKIE, OR 97222

MAXWELL RICHARD A
2502 LINCOLN AVE
VANCOUVER, WA 98660

MCCAUSLAND GREGORY S
2706 SE LAKE RD
MILWAUKIE, OR 97222

MCENANY SAMUEL ALBERT
771 NW ANGEL HEIGHTS RD
STEVENSON, WA 98648

MCKENNA AMBER
3120 SE LAKE RD
MILWAUKIE, OR 97222

MCKEON JOHN J
5416 SE KNIGHT ST
PORTLAND, OR 97206

MCNAUGHTON ASHLEY E
11622 SE 31ST AVE
MILWAUKIE, OR 97222

MENELY SARAH K & MATTHEW A
2816 SE LAKE RD
MILWAUKIE, OR 97222

METRO 11525 SE 32ND AVE LLC
3914 SW MARTINS LN
PORTLAND, OR 97239

MOHR RACHEL M
3168 SE LAKE RD
MILWAUKIE, OR 97222

MONTGOMERY ANN MARIE
12101 SE 33RD PL
MILWAUKIE, OR 97222

MORAN JOHN H & JENNIFER L
11693 SE 32ND AVE
MILWAUKIE, OR 97222

MORRIS TIMOTHY R & NANCY E
11548 SE 31ST AVE
MILWAUKIE, OR 97222

MULKEY WILLIAM
11654 SE 31ST AVE
MILWAUKIE, OR 97222

NELSON JANIS E
3174 SE LAKE RD
MILWAUKIE, OR 97222

NIELSEN BENJAMIN
3148 SE LAKE RD
MILWAUKIE, OR 97222

OFSTEAD HEATH T & JULIE M
11698 SE 31ST AVE
MILWAUKIE, OR 97222

OLSEN CHARLES WESLEY JR
TRUSTEE
PO BOX 4803
PARKER, CO 80134

ONCEA CHARLES W IV
11658 SE 32ND AVE
MILWAUKIE, OR 97222

PERRY ROBERT
601 SW ASHDOWN CIR
WEST LINN, OR 97068

PHILLIPS RICK DEAN
3236 SE WISTER ST
MILWAUKIE, OR 97222

RAGLAND ANDREW J &
KATHLEEN M INNES
12331 SE 25TH AVE
MILWAUKIE, OR 97222

RICHARDS CHRISTINE JOANNE
PO BOX 22856
MILWAUKIE, OR 97269

RICHARDS ELIZABETH
3202 SE LAKE RD
MILWAUKIE, OR 97222

ROUSSEAU BENJAMIN T &
LORENA A
3264 SE LAKE RD
MILWAUKIE, OR 97222

RUPP DAVID & MARYLOU
3154 SE LAKE RD UNIT 18
MILWAUKIE, OR 97222

SCHABER JOANNE M
17702 SE HOWARD ST
MILWAUKIE, OR 97222

SCOTT WILLIAM C JR &
DEBORAH L
11554 SE 27TH AVE
MILWAUKIE, OR 97222

SENGER GAYLEN J & SANDRA M
11649 SE 31ST AVE
MILWAUKIE, OR 97222

SHEARER CASSANDRA D
2716 SE LAKE RD
MILWAUKIE, OR 97222

SHEARER SHERYL J
3124 SE LAKE RD
MILWAUKIE, OR 97222

SHELBY WILLIAM C & ELVA M
11805 SE 28TH AVE
MILWAUKIE, OR 97222

SHIELDS BONNIE S
3156 SE LAKE RD
MILWAUKIE, OR 97222

SIMUKKA KYLE
2806 SE LAKE RD
MILWAUKIE, OR 97222

STAI DUWAYNE L
11917 SE 33RD AVE
MILWAUKIE, OR 97222

STANIELS EMMA
11558 SE 30TH AVE
MILWAUKIE, OR 97222

ST STEPHEN SERBIAN ORTH CH
11447 SE 27TH AVE
MILWAUKIE, OR 97222

SUMMERS STEPHEN P
3140 SE LAKE RD UNIT 11
MILWAUKIE, OR 97222

SUN I PARK
4401 FREEMONT ST NE
LACEY, WA 98516

SUTHERLAND ANDREA & JAY
3255 SE LAKE RD
MILWAUKIE, OR 97222

TESCH DOUGLAS A
319 PALOS VERDES BLVD APT
201
REDONDO BEACH, CA 90277

TESCH DOUGLAS A
3178 SE LAKE RD
MILWAUKIE, OR 97222

TOBLER RANDY E JR TRUSTEE
678 NORTH FORK RD
CHEHALIS, WA 98532

VANBERGEN GLENN ALAN
11610 SE 30TH AVE
MILWAUKIE, OR 97222

VANBERGEN KATHLEEN
11576 SE 30TH AVE
MILWAUKIE, OR 97222

VAUGHAN JANICE E CO-
TRUSTEE
PO BOX 25
COUPEVILLE, WA 98239

WACEK HAROLD J LIVING TRUST
PO BOX 171
CLACKAMAS, OR 97015

WATERMAN RONALD L &
CATHERINE L
11774 SE 32ND AVE
MILWAUKIE, OR 97222

WATSON DOROTHY
11662 SE 27TH AVE
MILWAUKIE, OR 97222

WESTERGREN CRAIG B
TRUSTEE
2711 SE LAKE RD
MILWAUKIE, OR 97222

WHEELER BARBARA E
3146 SE LAKE RD
MILWAUKIE, OR 97222

WIEGE RENE E
11855 SE 32ND AVE
MILWAUKIE, OR 97222

WILLIS BRENT T & LINDA
3277 SE LAKE RD
MILWAUKIE, OR 97222

WILSON HEIDI LAND
PO BOX 181500
CORONADO, CA 92178

YARNO SANDRA L
11448 SE 30TH AVE
MILWAUKIE, OR 97222

ZANNI LAURIE MAY
PO BOX 220044
MILWAUKIE, OR 97269

ADLER DONALD H
PO BOX 12507
PORTLAND, OR 97212

AMATO/CRAIG PROPERTIES INC
412 NE ROYAL CT
PORTLAND, OR 97232

ATHERTON RICHARD & ALICE
11464 SE 27TH AVE
MILWAUKIE, OR 97222

AUSTEN JONATHAN THOR &
RACHEL
11448 SE 27TH AVE
MILWAUKIE, OR 97222

B37 MILWAUKIE OWNER LLC
760 SW 9TH AVE STE 2200
PORTLAND, OR 97205

BACHHUBER THOMAS E JR
2236 SE WASHINGTON ST
MILWAUKIE, OR 97222

BERGERON JOYCE C
PO BOX 1338
GRESHAM, OR 97030

BERNARD SIRI
2437 SE LAKE RD
MILWAUKIE, OR 97222

BJORNSON BRIAN
621 SW MORRISON ST STE 800
PORTLAND, OR 97205

BLALOCK SHIRLEY A
2445 SE LAKE RD
MILWAUKIE, OR 97222

BLUESTONE & HOCKLEY RE
SERVICES
9320 SW BARBUR BLVD STE 300
PORTLAND, OR 97219

BLUESTONE HOMES INC
704 MAIN ST STE 301
OREGON CITY, OR 97045

BRINK JAMES E & VIVIAN J
11188 SE 27TH AVE
MILWAUKIE, OR 97222

BRYAN RAYMOND D
11416 SE 27TH AVE
MILWAUKIE, OR 97222

BUCHWALTER MARIANNE
TRUSTEE
135 SE HAWTHORNE BLVD
PORTLAND, OR 97214

CARLETON MARY PATRICIA
11512 SE 27TH AVE
MILWAUKIE, OR 97222

CHURCHILL SCOTT PERRY & N C
MONAGHAN
2708 SE MONROE ST
MILWAUKIE, OR 97222

CHURCHILL SCOTT PERRY &
NINA C M
2708 SE MONROE ST
MILWAUKIE, OR 97222

CITY OF MILWAUKIE
10722 SE MAIN ST
MILWAUKIE, OR 97222

COGGIN DANIELLE
2505 SE LAKE RD
MILWAUKIE, OR 97222

COLLINS JOHN C
11329 SE 27TH AVE
MILWAUKIE, OR 97222

COLPO DAVID A & LYNNE M
11625 SE 27TH AVE
MILWAUKIE, OR 97222

COLUMBIA PACIFIC INVSTMNT
PROP LLC
11165 SE 23RD AVE
MILWAUKIE, OR 97222

COSSETTE DANIEL L & DONNA L
2502 SE LAKE RD
MILWAUKIE, OR 97222

DANGELO VINCENT ALI
2455 SE LAKE RD
MILWAUKIE, OR 97222

DANIEL-HOFFMAN DILLON D &
KAIIA
2425 SE LAKE RD
MILWAUKIE, OR 97222

DANIELSEN ANNE-LISE
11598 SE 27TH AVE
MILWAUKIE, OR 97222

DANTAS BETO
1811 NW ROSEFINCH LN
PORTLAND, OR 97229

DECRISTOFORO MERENO
11358 SE 21ST AVE
MILWAUKIE, OR 97222

DEVILLIERS SYLVIA TRUSTEE
11177 SE 27TH AVE
MILWAUKIE, OR 97222

DUPASQUIER KATHLEEN ANN
11155 SE 27TH AVE
MILWAUKIE, OR 97222

EISWERTH BRENDAN E & TRACY
MANDEL
11009 SE 28TH AVE
MILWAUKIE, OR 97222

FIELDS JACK E & LINDA L
11593 SE 27TH AVE
MILWAUKIE, OR 97222

FISHER DEBBIE C
PO BOX 220395
MILWAUKIE, OR 97269

FLYNN CASEY R
11394 SE 27TH AVE
MILWAUKIE, OR 97222

FRANZ MARTHA S
2429 SE LAKE RD
MILWAUKIE, OR 97222

GAFFNEY JOHN W
1155 CLAYTON WAY
GLADSTONE, OR 97027

GODZYK ANDREW & BARBARA
11162 SE 23RD AVE
MILWAUKIE, OR 97222

GODZYK ANDREW & BARBARA
679 S STONEHENGE TER
WEST LINN, OR 97068

GRIFFITH RANDALL SCOTT
11630 SE 27TH AVE
MILWAUKIE, OR 97222

HARLAN DALE M
1952 NE SPINDRIFT CT
LINCOLN CITY, OR 97367

HASSEN HECTOR & HALA H
12798 SE NORMANDY DR
CLACKAMAS, OR 97015

HILLYER JANICE B LESSOR
TRUSTEE
2427 SE LAKE RD
MILWAUKIE, OR 97222

HORTON FAMILY LTD PRTRNSHP
PO BOX 145
CANBY, OR 97013

HORTON JEFFREY M
4188 SE PINEHURST AVE
MILWAUKIE, OR 97267

HUGHES RACHEL
11366 SE 27TH AVE
MILWAUKIE, OR 97222

ISOM RUSSELL DUANE
11201 SE 27TH AVE
MILWAUKIE, OR 97222

JAMES PHILIP G
2433 SE LAKE RD
MILWAUKIE, OR 97222

JENKINS SUSAN
2431 SE LAKE RD
MILWAUKIE, OR 97222

JOYCE EDWARD D
13500 SW 72ND AVE STE 210
TIGARD, OR 97223

KAFKA COLIN J & SANDRA M
2626 SE WASHINGTON ST
MILWAUKIE, OR 97222

KANA LLC
155 B AVE STE 100
LAKE OSWEGO, OR 97034

KILBY CONSTANCE L
2451 SE LAKE RD
MILWAUKIE, OR 97222

KING SANDRA J
2439 SE LAKE RD
MILWAUKIE, OR 97222

LAKE ROAD PROPERTIES LLC
2647 SE LAKE RD
MILWAUKIE, OR 97222

LEE LOUANN
2449 SE LAKE RD
MILWAUKIE, OR 97222

LEFORS LAURIE J
11480 SE 27TH AVE
MILWAUKIE, OR 97222

LIEBERT DANIEL B & KAREN K
PO BOX 2633
CLACKAMAS, OR 97015

LUPER JOSHUA K
11325 SE 27TH AVE
MILWAUKIE, OR 97222

MACLEOD CONOR M
5409 SE 37TH AVE
PORTLAND, OR 97202

MACLEOD FAMILY LLC
5409 SE 37TH AVE
PORTLAND, OR 97202

MAJORS JAMES A JR TRUSTEE
102 NE 62ND AVE
PORTLAND, OR 97213

MARSDEN CYRIL B TRUSTEE
2335 SE LAKE RD
MILWAUKIE, OR 97222

MARSH JUDITH M
2447 SE LAKE RD
MILWAUKIE, OR 97222

MATTESON BONNIE L
2453 SE LAKE RD
MILWAUKIE, OR 97222

MCKEON JOHN J
5416 SE KNIGHT ST
PORTLAND, OR 97206

MEADS DANIEL W
2046 SE LAKE RD
MILWAUKIE, OR 97222

MILWAUKIE LUMBER
INVESTMENTS LLC
13113 NE FOURTH PLAIN
VANCOUVER, WA 98682

MORSE STEVEN K
13113 NE FOURTH PLAIN BLVD
VANCOUVER, WA 98682

NAVARRO ELENA
2405 SE LAKE RD
MILWAUKIE, OR 97222

NEWBERG BRANDON C & ANNE
C
6403 SE 21ST
PORTLAND, OR 97202

NW HOUSING ALTERNATIVES INC
2316 SE WILLARD ST
MILWAUKIE, OR 97222

ODONNELL HOLDINGS LLC
PO BOX 22311
MILWAUKIE, OR 97269

OTSYULA JOHN G TRUSTEE
2514 SE LAKE RD
MILWAUKIE, OR 97222

PARK MICHAEL LEE & SHIRLEY A
2460 SE WILLARD ST
MILWAUKIE, OR 97222

RANDALL ELIZABETH & JASON
2636 SE WASHINGTON ST
MILWAUKIE, OR 97222

RIPLEY-WOOD JENNIFER C &
JEREMY E WOOD
2136 SE LAKE RD
MILWAUKIE, OR 97222

SCHABER JOANNE M
17702 SE HOWARD ST
MILWAUKIE, OR 97222

SCOTT WILLIAM C JR &
DEBORAH L
11554 SE 27TH AVE
MILWAUKIE, OR 97222

SEABORG LEONA MAY TRUSTEE
2443 SE LAKE RD UNIT 1
MILWAUKIE, OR 97222

SKIPWITH DONALD L
2435 SE LAKE RD
MILWAUKIE, OR 97222

ST JOHN THE BAPTIST
CATHOLIC CHURCH
10955 SE 25TH AVE
MILWAUKIE, OR 97222

STONE MAUREEN L
PO BOX 82545
PORTLAND, OR 97282

ST STEPHEN SERBIAN ORTH CH
11447 SE 27TH AVE
MILWAUKIE, OR 97222

THE PRESBYTERY OF
PORTLAND
2416 SE LAKE RD
MILWAUKIE, OR 97222

TRI-COUNTY METRO TRANS
DISTRICT OF OR
710 NE HOLLADAY ST
PORTLAND, OR 97232

TRI-COUNTY METRO TRANS
DISTRICT OF OR
1800 SW 1ST AVE STE 300
PORTLAND, OR 97201

WALCKER WANDA J
2441 SE LAKE RD
MILWAUKIE, OR 97222

WALKER JAY WALLACE
1213 9TH ST
WEST LINN, OR 97068

WEBER DANIEL D & KELLIE J
7115 SE FURNBERG ST
PORTLAND, OR 97222

WELCH RANDALL
2244 SE LAKE RD
MILWAUKIE, OR 97222

WHEELER RICHARD K
11380 SE 21ST AVE
MILWAUKIE, OR 97222

ADLER DONALD H TRUSTEE
PO BOX 12507
PORTLAND , OR 97212

BABBITT DONALD D & CONSTANCE A
11661 SE 32ND AVE
MILWAUKIE , OR 97222

BUCKLEY KATHLEEN
11421 SE 30TH AVE
MILWAUKIE , OR 97222

ADLER RESIDENTIAL PROPERTIES LLC
PO BOX 12507
PORTLAND , OR 97212

BARGENDER STEPHEN J & JUDITH A
3105 SE LAKE RD
MILWAUKIE , OR 97222

BULLARD MATTHEW A
11633 SE 33RD AVE
MILWAUKIE , OR 97222

ALLEN KAREN L
11987 SE 28TH AVE
MILWAUKIE , OR 97222

BARRIENTOS SERGIO & JENNIFER L
11573 SE 31ST AVE
MILWAUKIE , OR 97222

BURT BARBARA A TRUSTEE
11814 SE 28TH AVE
MILWAUKIE , OR 97222

ALVARADO VICTOR E
11763 SE 33RD AVE
MILWAUKIE , OR 97222

BARTON BRAD & CASSANDRA
14845 SW 100TH AVE
TIGARD , OR 97224

BURT WARREN R
11667 SE 31ST AVE
MILWAUKIE , OR 97222

ANDERSON JERRY A & ARIJA
11611 SE 33RD AVE
MILWAUKIE , OR 97222

BERTRAND MELISSA D
3172 SE LAKE RD #27
MILWAUKIE , OR 97222

CAMPBELL SALLY
3128 SE LAKE RD
MILWAUKIE , OR 97222

ANDREW WILLIAM N
11827 SE 28TH AVE
MILWAUKIE , OR 97222

BIGGS JENNIFER KAY & LLOYD S
WOLFE III
3115 SE LAKE RD
MILWAUKIE , OR 97222

CANNONBALL RUN LLC
2906 SE MADISON ST
MILWAUKIE , OR 97222

ANGELL DALE & CONNIE
11951 SE 33RD AVE
MILWAUKIE , OR 97222

BLUESTONE & HOCKLEY RE SERVICES
9320 SW BARBUR BLVD STE 300
PORTLAND , OR 97219

CARLETON MARY PATRICIA
11512 SE 27TH AVE
MILWAUKIE , OR 97222

ATHERTON RICHARD & ALICE
11464 SE 27TH AVE
MILWAUKIE , OR 97222

BOLEY RONALD J & VICTORIA D
11563 SE 30TH AVE
MILWAUKIE , OR 97222

CARTASEGNA CAROL JEAN
11973 SE 33RD AVE
MILWAUKIE , OR 97222

AUSTEN JONATHAN THOR & RACHEL
11448 SE 27TH AVE
MILWAUKIE , OR 97222

BRODY BENJAMIN L
2725 SE LAKE RD
MILWAUKIE , OR 97222

CHALE LUANNE KENNA
11531 SE 30TH AVE
MILWAUKIE , OR 97222

BABBITT CONSTANCE A
11661 SE 32ND AVE
MILWAUKIE , OR 97222

BRYAN RAYMOND D
11416 SE 27TH AVE
MILWAUKIE , OR 97222

CLARK MARY S
11742 SE 32ND AVE
MILWAUKIE , OR 97222

CLAYTON ADAM E
3126 SE LAKE RD
MILWAUKIE , OR 97222

DOWELL WILLIAM L & HEATHER D
3182 SE LAKE RD
MILWAUKIE , OR 97222

FOSTERLING CHARLES D TRUSTEE
11901 SE 32ND AVE
MILWAUKIE , OR 97222

COLPO DAVID A & LYNNE M
11625 SE 27TH AVE
MILWAUKIE , OR 97222

DOWNS DAVID J & KRISTA J
13114 SE KUEHN RD
MILWAUKIE , OR 97222

FOWLER DENNIS Z
3164 SE LAKE RD
MILWAUKIE , OR 97222

COXEN PETER E
82-5824 NAPOOPOO RD
CAPTAIN COOK , HI 96704

DURRE DAWN M
11635 SE 31ST AVE
MILWAUKIE , OR 97222

FOZ ALEXANDER A & JOHANNA K
TWIGG
2636 SE GINO LN
MILWAUKIE , OR 97222

CRABB LARRY BRIAN
11423 SE 30TH AVE
MILWAUKIE , OR 97222

EDDY JANET C & RODGER
2582 NW LOVEJOY ST
PORTLAND , OR 97210

FULWIDER MICHAEL H & KATHIE S NYE
16525 SE WARNOCK LN
MILWAUKIE , OR 97267

CRONK ROBERT K
3570 SW RIVER PKWY #1711
PORTLAND , OR 97239

ESTABROOK TODD A
11659 SE 32ND AVE
MILWAUKIE , OR 97222

GAGE LYNDA M
11665 SE 33RD AVE
MILWAUKIE , OR 97222

DAMIAN ANTHONY TRUSTEE
11846 SE 32ND AVE
MILWAUKIE , OR 97222

FAST CHRISTOPHER
3144 SE LAKE RD
MILWAUKIE , OR 97222

GIBSON KENDALL J & TERRI B
3015 SE SELLWOOD ST
MILWAUKIE , OR 97222

DAMON EMILY COLLEEN
3016 SE SELLWOOD ST
MILWAUKIE , OR 97222

FAUST LAND TRUST
11571 SE 32ND AVE
MILWAUKIE , OR 97222

GOOD ALLISON M
11519 SE 30TH AVE
MILWAUKIE , OR 97222

DANIELSEN ANNE-LISE
11598 SE 27TH AVE
MILWAUKIE , OR 97222

FIELDS JACK E & LINDA L
11593 SE 27TH AVE
MILWAUKIE , OR 97222

GREEN DAVID
5040 SE TOLMAN ST
PORTLAND , OR 97206

DEARDORFF MARIA G
11690 SE 32ND AVE
MILWAUKIE , OR 97222

FISHER DEBBIE C
PO BOX 220395
MILWAUKIE , OR 97269

GRIFFITH RANDALL SCOTT
11630 SE 27TH AVE
MILWAUKIE , OR 97222

DONNERBERG GEORGE W & LINDA A
17809 NE MARINE DR SLIP A13
PORTLAND , OR 97230

FLYNN CASEY R
11394 SE 27TH AVE
MILWAUKIE , OR 97222

GROSKLOS BRIAN M
11603 SE 32ND AVE
MILWAUKIE , OR 97222

GUNDERSON TIMOTHY V & TINA M
11415 SE 30TH AVE
MILWAUKIE , OR 97222

INGELS FRANK B III
11526 SE 30TH AVE
MILWAUKIE , OR 97222

KORINEK EVA M
9700 SW EAGLE CT
BEAVERTON , OR 97008

HAMBLEY KIRK & KAYLA
3216 SE WISTER ST
MILWAUKIE , OR 97222

JAGER ALTON L
12106 SE 31ST PL #45
MILWAUKIE , OR 97222

LAKE ROAD PROPERTIES LLC
2647 SE LAKE RD
MILWAUKIE , OR 97222

HASSEN HECTOR
12798 SE NORMANDY DR
CLACKAMAS , OR 97015

JAYNES BRUCE D & SUZANNE K
12082 SE NIKLAS LN
HAPPY VALLEY , OR 97086

HASSEN HECTOR & HALA H
12798 SE NORMANDY DR
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MILWAUKIE HIGH SCHOOL
 SIGN-IN SHEET
 JUNE 27, 2017

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MILWAUKIE HIGH SCHOOL
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MILWAUKIE HIGH SCHOOL
SIGN-IN SHEET
JUNE 27, 2017

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Stephen McMurtry	Northwest Housing Alternatives	503-654-1007 x122 mcmurtry@nwhousing.org
Freya Soper		freya411@yahoo.com



OREGON SHPO CLEARANCE FORM

Determination of Eligibility

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This form is for: **federal** cultural resource reviews (Section 106); **state** cultural resource reviews (ORS 358.653)

SECTION 1: PROPERTY INFORMATION					SHPO Case Number:					
Property Name: Milwaukie High School										
Street Address: 11300 SE 23 rd Avenue										
City: Milwaukie			County: Clackamas County							
Agency Project #			Project Name: Milwaukie High School Modernization							
<i>If there is not a street address, include the Township, Range, and Section, cross streets, or other address description</i>										
Owner:	<input type="checkbox"/> Private	<input type="checkbox"/> Local Gov	<input type="checkbox"/> State Gov	<input type="checkbox"/> Federal Gov	<input checked="" type="checkbox"/> Other: School District					
Are there one or more buildings or structures?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO – If no, skip to Section 2 and append photo(s)								
Is the property listed in the National Register of Historic Places?		<input type="checkbox"/> YES – Individually <input type="checkbox"/> YES – In a district <input checked="" type="checkbox"/> NO								
Original Construction date: 1925 <input type="checkbox"/> Check box if date is estimated										
Siding Type(s) and Material(s): painted concrete stucco			Window Type(s) and Material(s): aluminum double-hung & fixed							
Has the property been physically altered?		<input type="checkbox"/> No Alterations <input type="checkbox"/> Few Alterations <input checked="" type="checkbox"/> Major / Many Alterations								
SECTION 2: APPLICANT DETERMINATION OF ELIGIBILITY - Check the appropriate box										
<i>The purpose of this review is to avoid impacts to properties that are "eligible" (historic) or already listed in the National Register of Historic Places. Fully establishing historic significance can be very costly and time consuming. Therefore initial evaluations are based on age (50 years or greater) and integrity (historic appearance), which are the minimum qualifications for listing in the National Register. Additional documentation may be needed further in the process, but typically initial evaluations allow the review process to proceed expeditiously.</i>										
<input checked="" type="checkbox"/> The property is considered Eligible at this time because it is already listed in the National Register or <ul style="list-style-type: none">• is at least 50 years old and retains its historic integrity (minimal alterations to key features)• has potential significance (architectural or historical)										
<input type="checkbox"/> The property is considered Not Eligible at this time because it: <ul style="list-style-type: none">• is less than 50 years old or is 50 years or older but there have been major alterations to key features• is known to have no significance, based on National Register-level documentation and evaluation										
SECTION 3: APPLICANT DETERMINATION OF EFFECT - Check the appropriate box										
<input type="checkbox"/> The project has NO EFFECT on historic properties, either because there is no eligible property involved or because the property will not be impacted physically or visually.										
<input type="checkbox"/> The project will have a minor impact on a property that is eligible or already listed in the National Register, and therefore there is NO ADVERSE EFFECT . Minor impacts include replacement of some, but not all, siding, doors, or windows, etc.										
<input type="checkbox"/> The project will have a major impact on a property that is eligible or already listed in the National Register, therefore there is an ADVERSE EFFECT . Major impacts include full or partial demolition, complete residing, full window replacement, etc.										
STATE HISTORIC PRESERVATION OFFICE COMMENTS – Official use only										
Eligibility: <input type="checkbox"/> Concur with the eligibility determination above. <input type="checkbox"/> Do not concur with the eligibility determination above.										
Effect:		Signed: _____		Date: _____		<table border="1"><tr><td>RLS</td><td></td></tr><tr><td>ILS</td><td></td></tr></table>	RLS		ILS	
RLS										
ILS										
CONTACT INFORMATION STAMP										
Comments:										

OREGON SHPO CLEARANCE FORM

Determination of Eligibility

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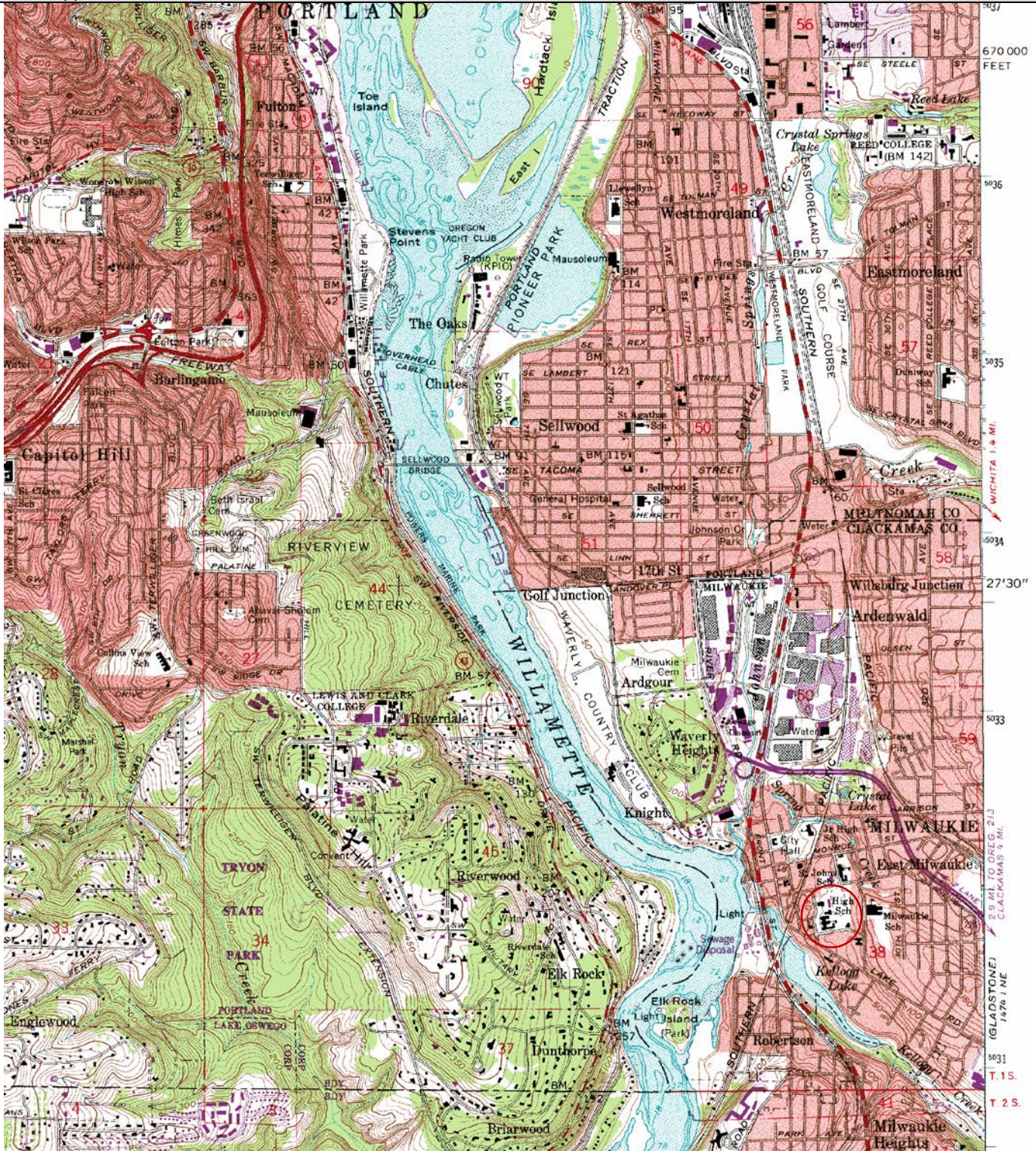
SECTION 4: PREVIOUS ALTERATIONS TO THE BUILDING OR STRUCTURE	
<i>Only complete this section for buildings that are 50 years old or older. Describe any alterations that have already occurred to the building, such as material replacement, including siding, windows, and doors; any additions, including garages; and any removal or addition of architectural details, such as brackets, columns, and trim. Provide estimated dates for the work. Attach additional pages as necessary.</i>	
Please see continuation sheets for Section 4 (page 10).	
SECTION 5: PROJECT DESCRIPTION	
<i>Describe what work is proposed, including what materials will be used and how they will be installed. Specifically identify what historic materials will be retained, restored, replaced, or covered. Include drawings, photos, cut sheets (product descriptions), additional sheets, and other materials as necessary. For vacant lots, please describe the intended use.</i>	
Section 5 to be added in Findings of Effect phase.	
SECTION 6: FUNDING SOURCE	
<input type="checkbox"/> ARRA <input type="checkbox"/> FCC <input type="checkbox"/> FERC <input type="checkbox"/> HUD <input type="checkbox"/> ODOE <input type="checkbox"/> USDARD <input type="checkbox"/> USFS <input type="checkbox"/> Other: _____	
SECTION 7: AGENCY CONTACT INFORMATION	
Name of Organization Submitting the Project: North Clackamas School District	
Project Contact Name and Title: Matthew Utterback, Superintendent	
Street Address, City, Zip: 12400 SE Freeman Way, Milwaukie, OR 97222	
Phone: _____	Email: _____
Date of Submission: _____	
SECTION 8: ATTACHMENTS	
REQUIRED	<input type="checkbox"/> 3 – 4, color, 4 x 5 photographs of the subject property, digital or print. One photo is sufficient for vacant property
AS NEEDED <i>Contact SHPO staff with questions</i>	<input type="checkbox"/> Project area map, for projects including more than one tax lot
	<input type="checkbox"/> Additional drawings, reports, or other relevant materials
	<input type="checkbox"/> Continuation sheet for sections 4 or 5, or additional context to determine National Register Eligibility.
SHPO Mailing Address: Review and Compliance, Oregon SHPO, 725 Summer St. NE, Suite C, Salem, OR 97301 Documents meeting all aspects of the digital submission policy may be submitted by email to ORSHPO.Clearance@oregon.gov	

OREGON SHPO CLEARANCE FORM CONTINUATION SHEET

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CONTINUATION SHEET

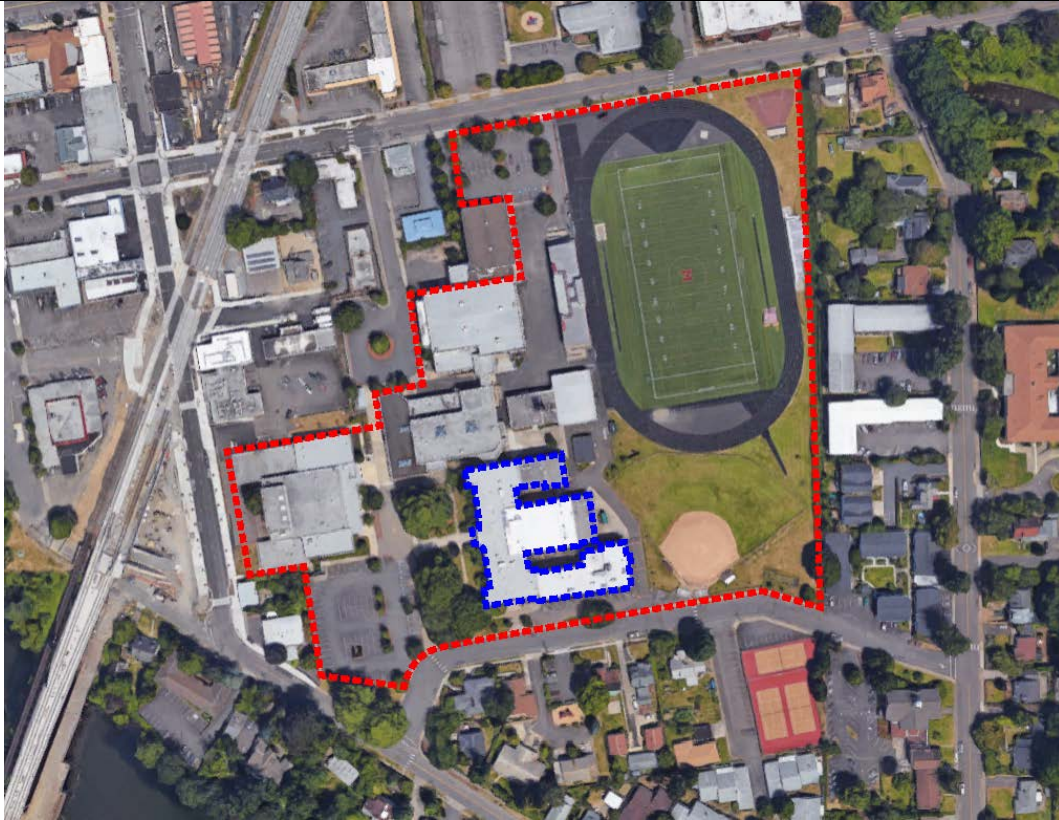
- Include additional documentation for Section 4 or 5 as necessary. Attach maps, drawings, and reports as needed to illustrate current conditions and the planned project. If submitting this form by email, photos and maps may be inserted into continuation sheets.
- If completing a complete Determination of Eligibility (DOE) or Finding of Effect (FOE), use continuation sheets as necessary or include appendixes.



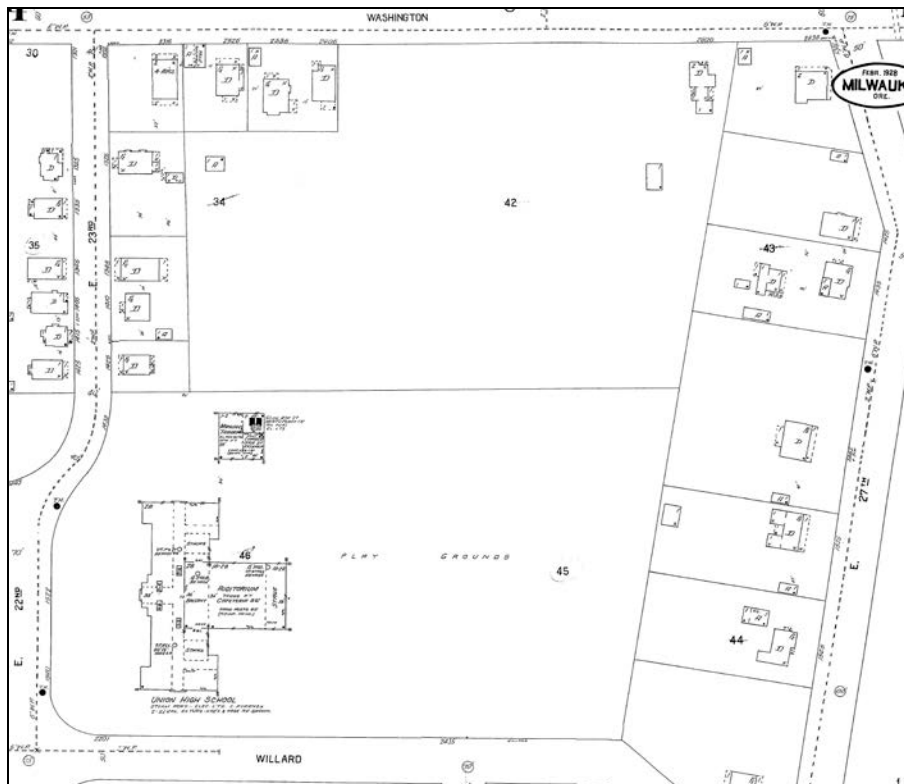
View 1: USGS Map; "Lake Oswego" quadrangle. Site is circled in red.

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View 2: Site map diagram of Milwaukie High School taken from *Google Maps*. The school's approximate property line is in red. The main academic building is outlined in blue.



View 3: Sanborn Map of Milwaukie Union High School, 1928

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View 4: 1926 photo of Milwaukie Union High School, taken from the front page of *The Milwaukie Review*.



View 5: Front entry of Milwaukie Union High School (left: c1940, North Clackamas School District; right: 1956, *Oregon Historical Society* archives)

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View 6: 1965 view of Milwaukie Union High School, Oregon Historical Society archives



View 7: A photograph looking east at the current Milwaukie High School's main façade

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View 8: The southern façade of the Commons Building that includes Administration offices and guidance services.



View 9: A portion of the southern façade of the gymnasium, the oldest section of this building.

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View 10: At left: looking up at the south side of the paired chimneys at the Arts & Crafts/ boiler building. At right: The eastern façade of the J.C. Lillie Auditorium.

IDENTIFICATION AND DESCRIPTION OF THE HISTORIC RESOURCE:

Description:

The existing campus is 14.65 acres and is located in Young's Addition in SE Milwaukie, Oregon. Originally, 6 ½ acres were purchased on Young's Addition, Milwaukie. The high school takes up about 3 to 4 traditional city-blocks east to west and approximately 3 blocks north to south, although the campus itself has never had a traditional city grid. There is an area of residential houses on the eastern side of campus that fills the rest of the block and fronts SE 27th Avenue.

The campus lies at a close proximity to the northern end of Kellogg Creek where the creek flows into the Willamette River. The Milwaukie/Main St. MAX Station for the Orange Line is located directly west of campus on the other side of SE 21st Avenue, and the line runs northbound along the west side of campus. SE Washington Street and SE Willard Street serve as the campus' northern and southern boundaries as they run parallel to each other, and SE 21st Avenue marks the campus' western boundary. SE 23rd Avenue—a street that was vacated in 1985 through the approval of a conditional-use permit by the City—runs south to north along the west edge of the Commons building. It ends abruptly at the northern face of the Commons building and then begins again on the southern side of campus.

As it currently stands, the main academic building of the high school is three stories in height and faces west toward the J.C. Lillie Auditorium and Performing Arts Building. It is located on the southern side of campus with the auditorium to its northwest corner, the Commons and Arts & Crafts buildings to its north, and the athletic fields to its east. The gymnasium sits on the northern side of the Commons and Arts & Crafts/ boiler building. The band building was replaced

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by a concrete block storage shed, and the Student Health and Wellness Center is at the southeastern corner of the Arts & Crafts/ boiler building. Please refer to *Views 7-10*.

Behind the front façade of the main building, there are three wings that extend laterally to the east. The front section of the building contains labs, classrooms, teacher resource rooms, the main entry and lobby space, and a production room on the first floor. Its second level contains more classrooms and offices, and another computer lab. The third level contains more classrooms and teacher resource rooms. The North Wing of the main building contains a game room and student resource center on the first floor, computer labs on the second floor, and a combined total of four classrooms split between the second and third floors. The central wing of the main building contains classrooms, an auxiliary space, and custodial rooms on the first floor. The second floor contains the library's media center and small classrooms, and is double-height as the central wing does not contain a third level. The south wing contains classrooms on the first and second floors, and specialized science classrooms on the third floor.

Significance:

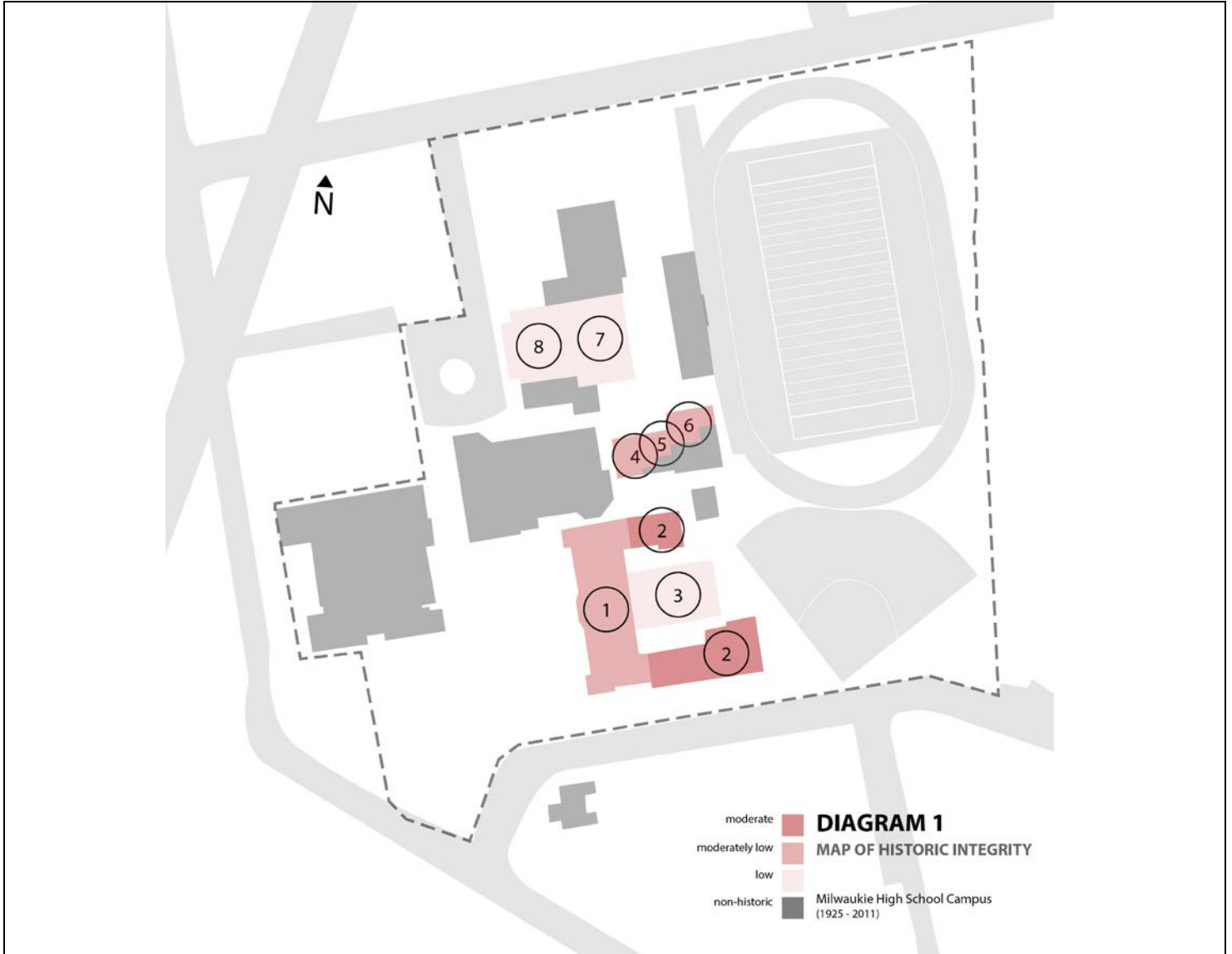
Milwaukie High School is listed in the city of Milwaukie's Historic Resource Inventory as a "significant property." The school was inventoried in 1983, but has undergone additional changes since that time. The primary building and the original boiler room building still retain sufficient integrity to be potentially eligible for the National Register under criterion C, for their architectural merit. The gymnasium building, though originally constructed in 1938, has been so enlarged, encased, and altered as to be ineligible for historic listing. Other buildings on the campus were constructed less than 50 years ago and are therefore not considered historic (as of 2017). One of these newer structures does affect the setting and integrity of the primary building; the 1993 commons addition. This large new building volume was added at the northwest corner of the primary building, cutting off SE 23rd Avenue and creating a confusing campus layout which hides the original high school building from the major streets on the north.

The 1925 primary building's west-facing volume with central main entry retains much of its original exterior features and materials. The front entry bay was remodeled several times; most significantly in 1958 and in 2000. See *Views 5 and 7*. Despite these changes, this front "bar" volume has its original pattern of openings and decorative features in the Art Deco style. The interior retains its general central corridor layout with classrooms and primary stairs. In 2000, windows were all replaced from the original steel multi-pane windows of varying operation (fixed, hopper, casement) to aluminum windows with insulating glass and applied multi-pane divisions. Some windows may have been replaced prior to that date as well. In most cases, the drawings show a new aluminum frame encasing the original steel frame. The original auditorium volume in the center was radically altered in 1971 to become a media center. None of the interior is identifiable as the original stage & proscenium, raked seating and balcony, or other features. The 1938 north wing retains its original interior layout for the most part. The 1949 south wing also retains its original corridor layout, though the classrooms have been enlarged into what was initially corridor (2000).

The Arts & Crafts/ boiler building has been enlarged and altered significantly, but still retains original features such as the decorative chimney. The earliest, 1925 portion of the building is the square volume furthest to the west, which originally had only one chimney (see *View 2, Sanborn map*). The 1949 addition was larger than the original volume, and T-shaped in footprint. It added a second chimney attached to the first, which matches the first but lacks some of the finest-scale decorative embellishment. The Arts & Crafts/ boiler building has only fair integrity overall, but could be considered a contributing outbuilding to the primary school building.

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View: Diagram of Historical Integrity illustrating major reconstructions (vs minor renovations)

Diagram notes: 1: Exterior façades maintain good to fair integrity. Interior has good integrity. 2: Wings have good exterior and interior integrity. 3: Central volume has fair integrity at exterior; poor integrity at interior. 4/5/6: Exteriors of Arts & Crafts/ boiler building have good to fair integrity, depending on the location and level of change. Interiors have fair integrity. The Health and Wellness Center area is contemporary. 7/8: Despite two facades of the gym having good integrity and the interior of this original volume (7) having fair integrity, it has been overwhelmed by the large additions surrounding it.

History and Context:

Milwaukie High School is one of only two schools listed on the city’s Historic Resource Inventory, and it is more than a decade older than the other, the 1937 Milwaukie Junior High Waldorf School. However, secondary education was in existence in Milwaukie long before the 1925 construction of the Milwaukie Union High School building. In 1907, classes were offered for the first time in a building located where the present Milwaukie City Hall stands. When the population of students had increased to 40 a few years later, the high school was accredited and students no longer had to travel to Oregon City or to Lincoln High School in Portland to earn a high school diploma. The first graduating class of the Milwaukie school held commencement on May 22, 1914.

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By 1924, 976 students were split between the two school districts, Ardenwald and Milwaukie in school district no. 1, and there was a growing demand to build a fireproof, modern high school building in Milwaukie. The district spent \$12,000 on 6 ½ acres in Young's Addition in Milwaukie to build the new Union High School building in 1925.

Francis Marion Stokes, a prominent architect who designed many school buildings around the state, designed the new school. Stokes had attended the Oregon Agricultural College in Corvallis, Oregon, after which he took over his father's company Stokes & Zeller Co. in 1915. Although Richard Zeller appears to have left the firm in 1922, Stokes continued to practice under the same business title until 1937 when he began to practice under his own name. It was in this period of solo practice that Stokes designed the original Milwaukie Union High School along with the school's first renovation in 1927 and the addition of the original gymnasium in 1938. After the end of World War II in 1945, F.M. Stokes partnered with Frederick Stanley Allyn to create the firm Stokes & Allyn, which continued until Allyn's retirement in 1958. Together, Stokes & Allyn designed many school buildings, including the addition of the South Wing to the main building at Milwaukie Union High School and the large addition to the school's boiler room building in 1949.

Many other architects have contributed designs to the development of Milwaukie High School since its original construction. In 1941, the architect Walter E. Kelly designed the Vocational Agricultural Building that was located northeast of the main academic building. In 1953, Richard Wilhelm Sundeleaf designed the first addition to the existing gymnasium as well as the remodels to the older portion of the gymnasium and a remodel of the boiler building to create a shop space. Five years later, the firm Freeman, Hayslip, Tuft, & Hewlett continued the expansion of Milwaukie High School by designing a major renovation of the main academic building and renovating the boiler building again to create the Arts & Crafts use within the boiler building. This firm also designed the addition of the vocal room to the main building and converted the Vocational Agricultural Building into a band building in this expansion project. Many of these architects had been known for their specialization in school design throughout the state of Oregon.

SECTION 4

Exterior Alterations:

The Milwaukie Union High School primary building was constructed in 1925 in an Art Deco design by the architect Francis Marion Stokes. Since 1925, the main building has undergone many additions and alterations, and the campus has expanded to include four more major buildings. These four buildings are the J.C. Lillie Auditorium, the gymnasium, the Commons building, and the Arts & Crafts/ boiler building that includes the Student Health and Wellness Center.

The original campus footprint consisted of the main building, a manual training room and boiler building, and an "athletic field" with minimal landscaping. In 1927, F.M. Stokes completed a preliminary design for a future gymnasium on the eastern side of the main building, but the first portion of the gymnasium was ultimately built in 1938 north of the boiler room in a style similar to that of the main building. That same year, the North Wing was added to the main building. In 1941, the Vocational Agricultural Building was built northeast of the main building. For the next eight years, the site plan remained static with minor alterations, potentially due to the lack of student population growth in the years leading up to World War II. In 1949, a South Wing was added to the main building to accommodate an influx of students. In 1953, a western addition to the gymnasium was constructed that doubled the existing building in size; it included new classrooms, relocated locker rooms and dry areas, and a wrestling room. The older half of the gym underwent a major renovation that included the addition of a tumbling room and the implementation of a new riser seat system. Furthermore, the old boiler room was converted into a shop building with boilers. In 1958, the main building underwent a second major renovation, comprising of the addition of a choir or "vocal" room to the eastern side of the building's central wing. Additionally, the Arts & Crafts/ boiler building continued its transformation with the addition of an arts and crafts classroom, and the Vocational Agricultural Building was converted into a band building.

In 1971, a new auditorium was built in a more modern architectural style with a smaller freestanding Business Education building adjacent to its southeastern corner. The main building underwent many minor interior alterations, the vocal room

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was converted into the library administration offices, the old auditorium became a library resource center and reading room, and a smaller administration building came into use southwest of the main building on the other side of Willard Street. A softball field was developed where the original tennis court used to be, and a new grandstand structure was built immediately west of the football field. In 1981, a new electrical lighting system was installed in the football field. The main building underwent reroofing in 1985. In 1993, a new Commons building was built west of the Arts and Crafts/boiler building. In 2000, the second addition to the gymnasium was built on the north side of the existing building. The gymnasium was now three times larger than it had been when it was originally built. In 2008, the original auditorium was expanded to become the J.C. Lillie Auditorium and Performing Arts Building. Both the band room and drama room were remodeled and additions included a new black box theater, a lobby on the eastern entrance, a new art department, and a dance studio. Sometime after this point, it is assumed that the band building was replaced by an equipment storage shed for the football field. In 2011, the Arts & Crafts/boiler building was renovated to include the Student Health and Wellness Center in the southeastern portion of the building, completing the site plan of the current campus footprint.

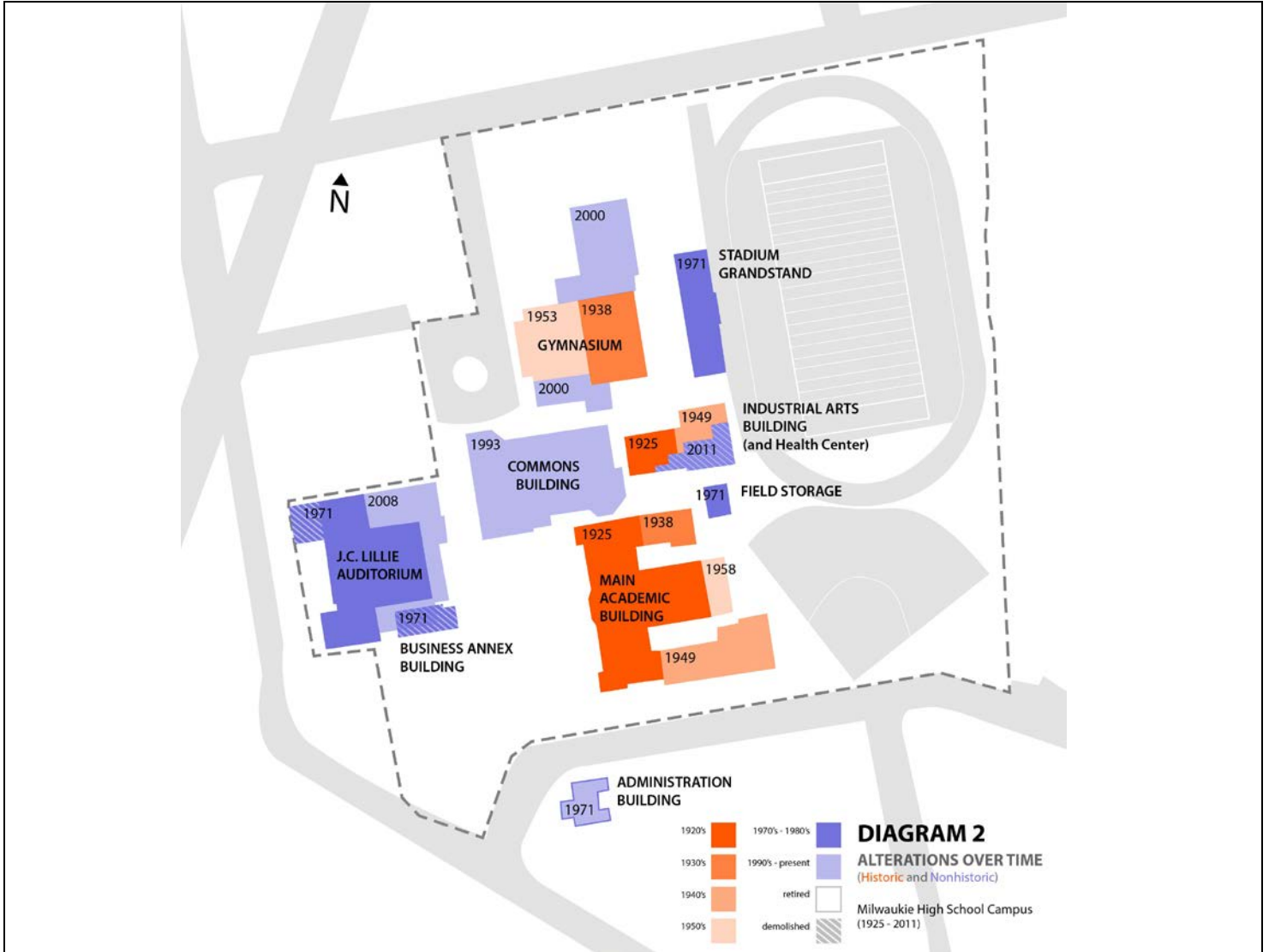
In general, the main academic building maintains the aesthetics of the 1920's Art Deco style, but certain portions have drastically changed since its primary construction. The most drastic changes are associated with the main entrance, which first had a projecting wood bay removed at the second level sometime prior to 1955. The entry was lowered during the 1958 renovation when the basement level became the main point of entry to increase the number of classrooms on the first floor. The main entryway that had exhibited a recessed metal-frame double door was replaced with a metal-cladded bay window with a decorative framework. This bay window was replaced sometime before 1965 with a large gridded, tripartite single-hung window that mimicked the one located above it. The building's foundation is no longer a heavy-weighted concrete mass, but now contains a corridor that runs alongside the building that was carved out around the same time that the main entrance was renovated. A gridded double door now serves as the current entrance at the lowered level and is recessed under the corridor's protruding overhang. The original wide cement steps that led up to the original entrance and were contained by flaring white stucco walls were flattened out when the ground level was brought down to the basement.

Alterations to the upper portion of the main façade have preserved the building's original appearance and continue to emphasize the verticality of the Art Deco style. A pair of enlarged trapezoidal pilasters frame the two central windows above the main entrance, the original parapet wall extends upward from behind the central frieze, a series of staggered cornices border the entire expanse of the building, and an array of evenly-spaced full-height pilasters with decorative plaster capitals step along the main elevation. The original cream-colored, steel multi-pane windows that ran along the entire façade between these pilasters in a 1956 photograph have been replaced with gridded aluminum-sash, single-hung windows with operable side hoppers. These windows are lined at their bases with a continuous brick sill that appears to be the same one present in 1925. The original lettering on the frieze that once read "Union High School District 5" was replaced sometime after 1974 but before 1983 with lettering in a similar font style that reads "Milwaukie High School". The school's name also read less visibly directly above the current entrance doors, but has been taken down within the past decade.

The buildings north of the main academic building that were built before 1958, including the gymnasium and the portion of the Arts & Crafts/boiler building, are similar in style to the architectural style of the main building. Modifications include the replacement single-hung and slider windows. The Commons Building, built in 1993, exhibits the same stucco exterior as the main building, and is featureless but for its rows of slider windows. The J.C. Lillie Auditorium also reflects the more contemporary architectural style of its time period.

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View: Diagram of Significant Additions Since 1925

A more detailed list of alterations made to each building since 1925 includes:

Main Building (1925), North Wing (1938), South Wing (1949)

1925—original construction of the main building contained a basement level, a ground level, and an upper floor. The basement level consisted of a boys’ locker room on the northern end, a girls’ locker room on the southern end, an unexcavated area on the eastern portion of the building underneath the main entrance, and a large cafeteria in the central portion of the building. The ground level consisted of the main entrance and lobby space on the east side of the building, a clinic directly north of the lobby, eight classrooms along the eastern side and northern and south ends, and a large centralized auditorium above the cafeteria. The second level contained a library above the main lobby, six major classrooms within the northern and southern ends, and a large open space above the auditorium below.

1938—The North Wing was added to the main building, complete with three classrooms on the first level and two new classrooms and a band room on the second level. The basement level contained a “play room”, which may have been accessible through an exterior side entrance to the auditorium and utilized for theatrical purposes. The connecting portion of the former basement layout on the north end was renovated with a new locker room to accompany this play room.

1949—The South Wing was added to the southeastern corner of the main building. It included three new classrooms, a home-making room, and a dining room on the ground floor level and a combined total of ten new classrooms on the first

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and second levels.

1958—The main building underwent a major reconfiguration of its electrical, gas, ventilation, and structural systems throughout the entire building and a riser system was implemented in a new vocal room, added at the east end of the central auditorium volume. The basement level became the ground level to make way for more classrooms on the first floor, and the main entrance was lowered on the exterior façade to accommodate this alteration.

1971—Many minor alterations to floor and wall heights, the relocation of doors to change circulatory patterns, the installation of furring on existing walls, and the implementation of new lighting and fire sprinkler systems occurred on all levels of the original portion of the main building and its central wing. The vocal room was converted into the library administration offices, and the auditorium into a library resource center and reading room.

1985, 1987—Re-roofing took place on the main building, which included the renovation of parapet walls, existing skylights, flashing, gutters, fascia, downspouts, and other exterior roof components.

2000—Several minor alterations were completed in the main building, the most significant being the reconstruction of the main entry façade and the installation of new windows.

Athletics

1925—Basic landscaping of an “athletic field” east of the main building was included in the original construction.

1949—The track and football field was constructed northwest of the main building extending north to Washington Street, and a tennis court was created directly east of the new South Wing.

1962—The Columbus Day storm leveled the old covered bleachers at the football field. A new steel covered grandstand was constructed in 1964.

1971—A softball field was constructed east to the main building where the tennis court used to be, and a grandstand was constructed between the gym and football field.

1981—An electrical system in the football field was remodeled to add new pole lights around its perimeter.

Gymnasium (1938)

1938—The original gymnasium was constructed to the north of the main building and boiler room, with 23rd Avenue on its west side and its entrance located on its southern side facing the original buildings. The gymnasium contained girls’ and boys’ locker rooms, dry rooms, a balcony space, an apparatus room, and a small corrective exercise room.

1953—The new western addition to the old gymnasium contained new classrooms, relocated locker rooms and dry areas, and a wrestling room, practically doubling the building in size. Both portions of the gymnasium were remodeled to include a single wrap-around interior balcony with access to a new tumbling room over the original southern entrance.

1963-64—A fire in July 1963 caused major damage to the gym, “gutting” it and destroying the roof and interiors. An article in the Oregonian (September 20, 1964) notes that a “new gymnasium- which replaces one destroyed in a fire two years ago- is about ready for occupancy.” Drawings or information on what was lost or rebuilt are not available.

2000—A second addition to the gym was constructed on the north side of the existing building. After this addition, the gymnasium was a little more than three times the size of when it was first built.

2008—The locker room and team rooms were remodeled and new restrooms were added to the gymnasium.

Evolution of the Arts & Crafts/ Boiler Building

1925—A *Manual Training and Boiler Room* was constructed northeast of the main building in the current location of the Milwaukie High School’s Health and Wellness Center.

1949—A large addition with T-shaped floor plan was attached to the east side of the boiler building to create a “Boiler House and Shop” building.

1953—The boiler/ shop building was renovated to better define spaces for a classroom, paint room, and woodshop.

1958—The building was renovated again to create the Arts & Crafts/ boiler building. It contained a larger art area, an office, a ceramics room, an intricate riser system, and girls’ and boys’ toilets on the first level. A mezzanine was also added which included a work shop, dark room, and photography room.

2011—The southeastern corner of the Arts & Crafts/ boiler building that had included a classroom, kiln, storage space, and an office was demolished for the addition of a single-level *Health and Wellness Center* in its place. The new health center included a large classroom, the existing boiler room, office spaces, an infirmary, exam rooms, and a conference room.

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Vocational Agricultural Building (1941)

1941—Architect Walter E. Kelly’s design created the Vocational Agricultural Building northeast of the main academic building. This one-story, hipped-roof building contained a large classroom with maple floors, metal and wood working shops, and a small laboratory space. The entry was located on the western façade that faced the north wing of the main building.

1958—The Vocational Agricultural Building was converted into a “band building” at the same time that the vocal room was added to the main building at a close proximity to it.

1971—It is assumed that the band building was replaced sometime after this date by a concrete masonry unit structure.

New Auditorium (1971)

1971—The original construction of the auditorium was northwest of the main building on the other side of the vacated SE 23rd Street.

2008—The auditorium was converted into the *J.C. Lillie Performing Arts Building* with the addition of a new art department and dance studio section on the northeastern corner of the building, a renovation of the band room on the northwestern corner, drama room remodel on the building’s southern side, the addition of a black box theater on the southeastern corner, and a new lobby addition on eastern face of the auditorium. The Business Education Building that was located immediately southeast of the auditorium was demolished to make way for these additions.

Business Education Building (1971)

1971—The Business Education Building was constructed directly southeast of the new auditorium with the vacated 23rd Street on its east side.

Commons (1993)

1993—The Commons building was constructed as an addition to the north side of the main building. It had a “bridge” connection to the main building at the second floor level, and also a connection directly to the Gym. The Commons included a kitchen with cooking, preparation, serving, and dishwashing area, as well as the commons space and administration offices. The second floor was developed with a teachers’ lounge, a balcony, and open sky-lit space.

Administration (1993)

1971—An “administration building” that was acknowledged on the 1971 plot plans was located southwest of the main building on the other side of Willard Street at the intersection of 23rd Avenue and Willard Street. It is assumed that this building served as the administration office before administration offices were constructed as part of the Commons addition.

1993—The school administration moved into newly constructed offices in the new Commons building.

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Sources:

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Clackamas County; Department of Assessment and Taxation. *Clackamas Maps* [map]. Map Number 11E36BC. Accessed online at [http://cmap.clackamas.us/maps/cmap?address=11200 SE 23rd Ave, Milwaukie, 97222](http://cmap.clackamas.us/maps/cmap?address=11200+SE+23rd+Ave,+Milwaukie,+97222).

Clackamas County; Department of Planning and Zoning. "A Guide to Historic Building Types and Architectural Styles in Clackamas County" accessed through <http://www.clackamas.us/planning/historicclackamas.html>.

Committee on Agricultural Education in Secondary Schools, Board on Agriculture, and National Research Council. *Understanding Agriculture: New Directions for Education*. United States of America: National Academy of Sciences, 1988.

Maroon (school yearbook), dates 1974, 1975.

Milwaukie, City of; Department of Planning. "Historic Resources & Preservation." Various links including the City's Zoning Map, 1988 Historic Inventory, and a presentation of the Milwaukie Design and Landmarks Committee's Significant Historic Resources.

Milwaukie Municipal Code, Comprehensive Plan, Appendix 1, Historic Resources Property List. Accessed online at http://www.qcode.us/codes/milwaukie/view.php?topic=comprehensive_plan-introduction&frames=off.

"Milwaukie, OR." Map. *Google Maps*. Google, April 2017. Web. April 2017.

"Milwaukie, OR." Interactive Map. *Google Earth*. Google, April 2017. Web. April 2017.

Milwaukie Review, 2 September 1926. Historic image of the Milwaukie Union High School.

Oregon Historical Society; Archives (Davies Family Research Library). Various archived photographs of the historic Milwaukie Union High School.

Oregonian, various dates 1915-1985.

Oregon State Historic Preservation Office; Oregon Parks & Recreation Department. Historic Site Record and 1983 Cultural Resource Inventory Form of Milwaukie High School accessed online through the Oregon Historic Sites Database at <http://heritagedata.prd.state.or.us/historic/>.

Ritz, Richard Ellison. *Architects of Oregon, A Biographical Dictionary of Architects Deceased- 19th and 20th Centuries*. Portland, OR: Lair Hill Publishing, 2002.

Various archived Milwaukie High School architectural drawing sets accessed via North Clackamas School District archives.



MILWAUKIE

Dogwood City of the West

To: Design and Landmarks Committee

Through: Dennis Egner, Planning Director

From: Brett Kelper, Associate Planner

Date: November 27, 2017, for December 4, 2017, Public Meeting

Subject: Proposed Deletion of Milwaukie High School from Historic Properties List
(land use file #HR-2017-002)

ACTION REQUESTED

Recommend that the Planning Commission, and ultimately the City Council, approve the request by the North Clackamas School District to delete Milwaukie High School from the City's Historic Properties List (land use file #HR-2017-002).

BACKGROUND INFORMATION

The main classroom building of Milwaukie High School (11300 SE 23rd Ave) was constructed in 1925 and is listed as a "significant" historic resource on the City's Historic Properties List. "Significant" resources have the most protection under the Historic Preservation provisions of Milwaukie Municipal Code (MMC) Section 19.403. Requests for major alterations or demolition of "significant" resources require review and approval by the Planning Commission, and requests to add or remove properties from the list are decided by the City Council as amendments to the City's Zoning Map and Comprehensive Plan Map.

In 2016, voters passed a bond measure to provide funding to the North Clackamas School District (the District) to make capital improvements to several schools, including Milwaukie High School. After consideration of various options for modernizing the main classroom building, the District decided that the most practical and affordable alternative is to demolish the old classroom building and replace it with a new, seismically sound structure. The project also involves the replacement of the softball field and tennis courts on Willard St with off-street parking areas, but the historic resource designation applies only to the old classroom building.

A. Historic Properties List

Although the Historic Preservation Overlay portion of the zoning code establishes a process for demolition of historic structures (MMC Subsection 19.403.7), there is a separate process for adding or removing properties from the list (MMC Subsection 19.403.4). When an historic property is demolished, it is not automatically removed from

the list, as that requires a separate land use process to amend the zoning and Comprehensive Plan maps that show the historic designation.

The proposed renovation of the high school involves demolishing the main classroom building, so it stands to reason that the District would follow the demolition procedures outlined in MMC 19.403.7, which include listing the property for sale for at least 90 days, ostensibly to give someone the opportunity to purchase the building and relocate it to another site. And the District did begin the process of listing the building for sale. However, given the unlikelihood of the building being purchased and relocated and the near inevitability of the proposed demolition, City staff recommended that the District move directly to a request that the school be removed from the list, to avoid the extra process step after the building is demolished.

B. Deletion Process

There is no argument that the main classroom building has historical significance for Milwaukie. However, the District's decision to replace it with a building that is seismically safer and technologically improved mean that the historic building will be demolished and so should be removed from the Historic Properties list as well as the zoning and Comprehensive Plan maps.

The deletion or de-listing process is essentially a map amendment, which requires Type IV review. The Planning Commission will hold a public hearing and make a recommendation to the City Council, which will hold a second public hearing to make the decision. Although the Design and Landmarks Committee does not have a formal role in this process per the code, the Planning Director has determined that it is appropriate and important for the Committee to consider the requested deletion and make its own recommendation to the Commission and Council. See Attachment 1 for the applicant's submittal and narrative address of the relevant approval criteria.

In this case, the process is more of a formality than anything else, but staff believes it is fitting that the Committee have an opportunity to participate directly in these kinds of land use applications. The group may have questions or suggestions that can be passed along the decision-making chain for consideration.

ATTACHMENTS

Attachments are provided as indicated by the checked boxes. All material is available for viewing upon request.

	DLC Packet	Public Copies	E- Packet
1. Application Submittal	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Key:

DLC Packet = paper materials provided to the Design & Landmarks Committee 7 days prior to the meeting.

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

E-Packet = packet materials available online at <https://www.milwaukieoregon.gov/planning/design-and-landmarks-committee-76>.

Brett Kelter

From: Rebecca Hamilton <Rebecca.Hamilton@oregonmetro.gov>
Sent: Monday, December 11, 2017 1:59 PM
To: Brett Kelter
Cc: Paulette Copperstone
Subject: RE: Notice of proposed amendments (Milwaukie Comp Plan Map and Zoning Map)

Hello Brett,

As this proposal does not change Milwaukie's compliance with Metro requirements, we do not have any comments to make on it. Thanks for keeping us posted on the project's progress.

Thank you,

Rebecca Hamilton
Regional Planner
Metro
600 NE Grand Ave., Portland, OR 97232
(503) 797-1721
rebecca.hamilton@oregonmetro.gov

Metro | Making a great place

From: Brett Kelter [mailto:KelterB@milwaukieoregon.gov]
Sent: Thursday, December 07, 2017 4:28 PM
To: Rebecca Hamilton
Cc: Paulette Copperstone
Subject: Notice of proposed amendments (Milwaukie Comp Plan Map and Zoning Map)

Rebecca,

Please see the attached letter to Metro providing notice of small amendments proposed to the City of Milwaukie's Comprehensive Plan Map and Zoning Map, related to a project to substantially renovate the Milwaukie High School campus. The changes involve removing the main classroom building from the City's list of historic resources, as the building will be demolished as part of the project.

Please let me know if you have any questions, and we'll keep you posted as the project moves forward.

A hard copy of the attached materials will be sent to Martha Bennett in today's mail.

BRETT KELVER
Associate Planner
City of Milwaukie
o: 503.786.7657 f: 503.774.8236
6101 SE Johnson Creek Blvd • Milwaukie, OR 97206

Disclaimer

Brett Kelter

From: Milwaukie Museum <milwaukiemuseum@gmail.com>
Sent: Thursday, December 21, 2017 7:42 PM
To: Brett Kelter
Cc: David Aschenbrenner; Michelle Hemer; Dennis Egner; Jeff Odegaard
Subject: Referral for Milwaukie HS delisting (file #HR-2017-002)
Attachments: delisting MHS.pdf

Brett,
Please see the attachment for Milwaukie Historical Society response to Milwaukie HS delisting.
Thanks
Greg Hemer
Vice-President
Milwaukie Historical Society
milwaukiemuseum@gmail.com
971-202-6100



Milwaukie Historical Society

3737 SE Adams St. Milwaukie, OR 97222

www.milwaukiehistoricalsociety.com

milwaukiemuseum@gmail.com

December 21, 2017

To: Brett Kolver
Associate Planner
City of Milwaukie

RE: Referral for Milwaukie HS delisting (file #HR-2017-002)

Although Milwaukie Historical Society as general practice would rather see historic buildings restored and repurposed, Milwaukie Historical Society understands the need for demolition and historical delisting of the old high school to make way for a new building due to disrepair, lack of internal building technology, and expense of repair versus building a new high school.

Milwaukie Historical Society would request, as a condition of approval, before demolition begins, Milwaukie Historical Society receives a small memento that reflects the historical nature of the building. For example an old microphone for announcements, a plaque, or any small item that will not be used inside the new high school. Milwaukie Historical Society has talked to Principal Pender about this issue and we have received positive feedback. Mr. Aschenbrenner, President of Milwaukie Historical Society or Mrs. Hemer, Secretary of Milwaukie Historical Society, will be happy to pick up the item.

Milwaukie Historical Society would also request, but not as a condition of approval, the new high school dedicate a small portion of its library or other student accessible area to the history of the old building, WPA projects, local historical facts and figures, and other historical aspects of Milwaukie High School. Milwaukie Historical Society will be more than happy to aid or allow archival material to be used from Clair Kuppenbender Research Library located inside Milwaukie Museum for this endeavor.

Thank you
Greg Hemer
Vice-President
Milwaukie Historical Society
milwaukiemuseum@gmail.com
971-202-6100

Preserving Milwaukie's history for future generations

**CITY OF MILWAUKIE
DESIGN AND LANDMARKS COMMITTEE
NOTES**

**Milwaukie City Hall
10722 SE Main St
Monday, December 4, 2017
6:30 PM**

COMMITTEE MEMBERS PRESENT

Michael Corrente, Vice Chair
Cynthia Schuster
Mary Neustadter
Kyle Simukka

MEMBERS ABSENT

Lauren Loosveldt, Chair

STAFF PRESENT

Brett Kelper, Associate Planner (staff liaison)
Vera Kalias, Associate Planner

OTHERS PRESENT

Andrew Tull, 3J Consulting
Matt Jacoby, BRIC Architecture
Gordon Odette, Heery International
Marc Bargenda, Heery International

1.0 Call to Order – Procedural Matters

Vice Chair Michael Corrente called the meeting to order at 6:30 p.m.

2.0 Design and Landmarks Committee Notes

2.1 November 13, 2017

Vice Chair Corrente called for any revisions to the notes from the November meeting. There were none and the notes were approved unanimously.

3.0 Information Items

Associate Planner Brett Kelper proposed shifting the debrief of the November 14 public hearing training to later in the meeting. **Committee Member Cynthia Schuster** suggested instead that the item should be delayed until the next meeting so that Chair Loosveldt could participate—the group agreed.

4.0 Audience Participation – None**5.0 Public Meetings**

5.1 Recommendation Hearing: Request to delete Milwaukie High School from the City's list of Historic Resources (land use master file #HR-2017-002)
Staff Person: Brett Kelper, Associate Planner

Mr. Kelper provided some background on the upcoming renovation of the Milwaukie High School campus, which is part of a larger package of improvements across the North Clackamas School District that were funded by a voter-approved bond measure in 2016. The project involves demolishing the old school building, which is locally designated as a historic property. He gave a simple explanation of the processes for demolishing an historic resource as well as for officially deleting one from the City's list. Essentially, the City's code requires a waiting period before demolishing the resource, to offer time and opportunity for someone to purchase and/or relocate the structure. If there appears to be a reasonable project to acquire the resource, the Planning Commission can suspend the demolition permit, but for no more than 120 days after the required public hearing—after that, the demolition may proceed.

A demolished resource remains on the City's list until it is removed through a process to amend the zoning map and applicable Comprehensive Plan map. In this case, because the expectation is that the building will be demolished (i.e., the District will not sell the school property and the building cannot be easily or affordably moved), staff suggested that the applicant pursue the deletion process from the outset, to avoid a repetitive review for demolition. **Committee Member Kyle Simukka** asked about the significance of the school and whether there were options for including any noteworthy elements or commemoration in the new building. **Mr. Kelver** deferred those questions to the applicant team.

Representing the District, **Andrew Tull** (3J Consulting) explained that the District had contacted the State Historic Preservation Office (SHPO) to discuss the proposed demolition in advance of the bond measure. The project team had explored multiple alternatives to demolition and met with stakeholder groups to discuss the future of the school. Once the preferred option was confirmed, they went through the initial steps in the City's demolition request process, including listing the building for sale and relocation for almost 3 months (there were no responses).

For buildings in Oregon that are more than 50 years old, SHPO has a process for identifying options to mitigate any inadvertent impacts, such as by preserving significant elements where possible or documenting the historic aspects. To date, the findings of the process are confirmations (1) that the building is historic and noteworthy and (2) that its removal will have a significant impact to the property. The consulting architect and the District are developing a Memorandum of Agreement that will formalize the agreed-upon mitigation measures. Ideas include a thorough documentation of the exterior and interior of the building with digital photography, interpretive displays of physical history, and online materials and information. During the demolition itself, they will explore for any other artifacts and repurpose within the new building those that can be salvaged.

Matt Jacoby (BRIC Architecture) came forward to discuss the proposed design and layout of the new school building, referring to the images in a PowerPoint presentation as needed. He explained that the project team had explored a number of options for saving the building or at least some parts of it. Key factors in the determination that demolition was the most feasible alternative included the need for seismic upgrades, the presence of hazardous materials that could not be fully abated by remodeling, and low floor/ceiling heights dictated by existing structures and columns. He noted that the new building would have the same footprint as the old building; that the commons building would remain but be renovated; and that the performing arts building, gym, and grandstand by the athletic field would all remain as they are.

Mr. Jacoby explained that in fact very few of the original architectural features remain in the old school, as there have been many remodeling efforts over time. He indicated that the south entry maintains some of the original aspect and that they would try to reinstall it somewhere inside the new building as part of the mitigation discussed by Mr. Tull. **Vice Chair Corrente** asked whether the exterior of the old building was concrete—**Mr. Jacoby** responded that it was. **Vice Chair Corrente** suggested that some of the significant exterior features could perhaps be repurposed and used along a path or in planters outside.

Mr. Jacoby shared some of the other repurposing ideas the project team has been developing, including for using chunks of the existing wood columns in a display in the community room. He showed renderings of a possible "past-present-future" wall that would connect to the commons building. There could be a history wall inside the new building where artifacts would be displayed. Rather than attempting to display an artifact in every classroom, they were thinking of focusing on 3 to 5 display areas within the building.

Vice Chair Corrente noted that the existing building sits up prominently on a shelf, and he wondered whether the new building would be as visible. **Mr. Jacoby** explained that the new building will be a full 3 stories and thus a bit taller than the old building. **Committee Member Mary Neustadter** asked how long it would take to build the new structure—**Mr. Jacoby** responded that the construction would take approximately 2 years, plus site work. Noting that at least one of the large existing cedar trees in front of the old school would be cut down, **Vice Chair Corrente** asked whether any other trees would be removed. **Mr. Jacoby** indicated that some other smaller trees would likely be cleared out and that they were evaluating whether a large maple would remain near the southwest corner of the new building. He confirmed that the one large cedar was the most significant tree that would be removed. **Member Simukka** asked whether the wood from the big cedar tree would be repurposed for furniture or some other use on the site. **Mr. Jacoby** indicated that the wood would be available for reuse—it would likely be used for benches and perhaps other furniture and could be made available to local artists.

Member Neustadter asked who had been identified as stakeholders in the historic review process. **Mr. Tull** responded that a lot of the outreach had occurred prior to the bond's passage and that he was not sure about the exact list. But a lot of organizations had been contacted and notified about the project, including the Milwaukie Historical Society and all of the Milwaukie Neighborhood District Associations, and over 440 invitations were sent for the open house event held at the high school. **Member Neustadter** asked about any public outreach efforts conducted as part of the SHPO Memorandum of Agreement. **Mr. Tull** indicated that there had been no formal outreach related to the Memorandum of Agreement, that they had been focusing on the City's process related to Historic Resource demolition. **Member Neustadter** suggested that it would be nice to have a local entity such as the City or the Historical Society involved in the SHPO process, to establish some local buy-in and accountability regarding the agreed-upon mitigation measures.

Mr. Kelper asked whether there were any other comments or questions from the group, and he created a simple document to capture the Committee's essential recommendations on the project for the Planning Commission and City Council. **Member Schuster** noted that she wished the commons building was the one being demolished or significantly improved instead of the historic classroom building, as the commons building is not particularly appealing aesthetically and yet it will be tied in to the new structure. **Mr. Jacoby** reported that the District agrees that some minor improvements to the commons building are warranted and will likely be funded—exterior paint, new doors, and perhaps some new “skin” or a panel where the commons building meets the new building.

The list of essential recommendations from the Committee was determined to be as follows:

1. Include the City and/or the Milwaukie Historical Society as a consulting entity in the SHPO Memo of Agreement process, to have a local point of contact and local input as a stakeholder throughout the process.
2. Consider using some of the existing building features or elements for things like site walls, planting beds, gateway elements, etc.
3. Repurpose elements from the building and from other natural resources or elements from the site (especially the large cedar tree) for things such as furniture, benches, etc.
4. Take advantage of opportunities to improve the exterior of the commons building.

Brett Kelter

From: Ray Bryan <ray1bryan2@gmail.com>
Sent: Monday, January 08, 2018 9:13 PM
To: Brett Kelter
Cc: Tom Madden; Mike Park; k1ein23; Donald S
Subject: Re: Historic Milwaukie Land Use/Milwaukie High
Attachments: Historic Milwaukie Land Use Comments.docx

Hi Brett,

Here are our comments on the application to remove Milwaukie High from the historical resources inventory. Thank you for the flexibility in submitting our comments after the holidays. We were fortunate to have representatives from the school district as well as their engineering and architect contractors at tonights regular meeting.

We had a short discussion on preserving and repurposing parts of the building. Their focus was on the original parts of the building, which maybe scarce due to remodeling and updating.

I can not speak for the committee but I wonder if there is value in preserving any parts of the building even if not part of the original school?

Thank you,

Ray Bryan

503-593-3336

January 7, 2018

The entire Historic Milwaukie Land Use Committee met on January 7 to discuss the removal of Milwaukie High from the historic resources inventory. Our comments and thoughts are below:

We all agree that we want our children educated in a safe environment that includes the best seismic resilient construction available.

We also appreciate the history of Milwaukie High, its important architecture and that it has been declared a historic resource for valid reasons. We support reusing and repurposing as much as the structure and contents as is reasonable, both in the new building and other locations throughout the community.

We like the idea that a specific committee be involved with the repurposing. Whether that be the Design and Landmarks Commission, the Milwaukie Historical Society, or possibly a combination of members from both, along with interested residents, alumni, and others with a passion for preserving historical items.

We support the DLC's conclusions from their December 4th meeting and are interested in being kept informed and involved as the process moves forward.

Thank you for this opportunity to comment on HR-2017-002.

Ray Bryan

For the Historic Milwaukie Land Use Committee