



CITY OF MILWAUKIE

AGENDA

May 13, 2025

PLANNING COMMISSION

milwaukieoregon.gov

Hybrid Meeting Format: The Planning Commission will hold this meeting both in person at City Hall and through Zoom video. The public is invited to watch the meeting in person at City Hall, online through the City of Milwaukie YouTube page (https://www.youtube.com/channel/UCRFbfqe3OnDWLQKSB_m9cAw), or on Comcast Channel 30 within city limits.

If you wish to provide comments, the city encourages written comments via email at planning@milwaukieoregon.gov. Written comments should be submitted before the Planning Commission meeting begins to ensure that they can be provided to the Planning Commissioners ahead of time. To speak during the meeting, visit the meeting webpage (<https://www.milwaukieoregon.gov/bc-pc/planning-commission-134>) and follow the Zoom webinar login instructions.

1.0 Call to Order – Procedural Matters — 6:30 PM

- 1.1 Native Lands Acknowledgment

2.0 Planning Commission Minutes – Motion Needed

- 2.1 April 8, 2025

3.0 Information Items

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

Hearing Items

5.0

- 5.1 CU-2025-002 - 8525 SE 32nd Ave. (Vacation Rental)

Summary: Type III Conditional Use

Staff: Senior Planner Brett Kelter

- 5.2 DR-2025-001 - 10900 SE 21st Ave. (Multi-unit residential development)

Summary: Type III Downtown Design Review

Staff: Senior Planner Vera Kolias

7.0 Community Involvement Advisory Committee (CIAC)

8.0 Planning Department Other Business/Updates

9.0 Forecast for Future Meetings

May 27, 2025

No items at this time

June 10, 2025

Work Session Items : Transportation System Plan Project Review

Affordable Housing Incentives Code Package

June 24, 2025

Hearing Items : CSU-2025-0032 - 8835 SE 42nd Ave. Meditation Center (Tentative)
Middle Housing Land Division Code Amendments (Tentative)

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 register to provide spoken comment at this meeting or for background information on agenda items please send an email to planning@milwaukieoregon.gov.
2. **PLANNING COMMISSION and CITY COUNCIL MINUTES.** City Council and Planning Commission minutes can be found on the City website at www.milwaukieoregon.gov/meetings.
3. **FORECAST FOR FUTURE MEETINGS.** These items are tentatively scheduled but may be rescheduled prior to the meeting date. Please contact staff with any questions you may have.
4. **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 an agenda item to a future date or finish the item.

Public Hearing Procedure

Those who wish to testify should attend the Zoom meeting posted on the city website, state their name and city of residence for the record, and remain available until the Chairperson has asked if there are any questions from the Commissioners. Speakers are asked to submit their contact information to staff via email so they may establish standing.

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.** Comments or questions from interested persons and testimony from those in support or opposition of the application.
5. **QUESTIONS FROM COMMISSIONERS.** The commission will have the opportunity to ask for clarification from staff, the applicant, or those who have already testified.
6. **REBUTTAL TESTIMONY FROM APPLICANT.** After all public testimony, the commission will take rebuttal testimony from the applicant.
7. **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.
8. **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.
9. **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.

Meeting Accessibility Services and Americans with Disabilities Act (ADA) Notice

The city is committed to providing equal access to public meetings. To request listening and mobility assistance services contact the Office of the City Recorder at least 48 hours before the meeting by email at ocr@milwaukieoregon.gov or phone at 503-786-7502. To request Spanish language translation services email espanol@milwaukieoregon.gov at least 48 hours before the meeting. Staff will do their best to respond in a timely manner and to accommodate requests. Most Council meetings are broadcast live on the city's YouTube channel and Comcast Channel 30 in city limits.

Servicios de Accesibilidad para Reuniones y Aviso de la Ley de Estadounidenses con Discapacidades (ADA)

La ciudad se compromete a proporcionar igualdad de acceso para reuniones públicas. Para solicitar servicios de asistencia auditiva y de movilidad, favor de comunicarse a la Oficina del Registro de la Ciudad con un mínimo de 48 horas antes de la reunión por correo electrónico a ocr@milwaukieoregon.gov o llame al 503-786-7502. Para solicitar servicios de traducción al español, envíe un correo electrónico a espanol@milwaukieoregon.gov al menos 48 horas antes de la reunión. El personal hará todo lo posible para responder de manera oportuna y atender las solicitudes. La mayoría de las reuniones del Consejo de la Ciudad se transmiten en vivo en el canal de YouTube de la ciudad y el Canal 30 de Comcast dentro de los límites de la ciudad.

Milwaukie Planning Commission:

Joseph Edge, Chair
Leesa Gratreak, Vice Chair
Juli Garvey
Nicolas Hess
Ryan Lowther
Max Penneck
Jacob Sherman

Planning Department Staff:

Laura Weigel, Planning Manager
Brett Kelter, Senior Planner
Vera Kolias, Senior Planner
Ryan Dyar, Associate Planner
Petra Johnson, Administrative Specialist II



CITY OF MILWAUKIE

PLANNING COMMISSION MINUTES

City Hall Council Chambers
10501 SE Main Street
www.milwaukieoregon.gov

April 8, 2025

Present: Joseph Edge, Chair
Leesa Gratreak, Vice Chair
Juli Garvey
Nicholas Hess
Ryan Lowther
Max Penneck
Jacob Sherman

Staff: Vera Kolas, Senior Planner
Jason Wachs, Community
Engagement Coordinator
Laura Weigel, Planning Manager

Absent:

(00:12:14)

1.0 Call to Order — Procedural Matters*

Chair Edge called the meeting to order at 6:30 p.m., read the conduct of meeting format into the record, and Native Lands Acknowledgment.

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

(00:13:14)

2.0 Planning Commission Minutes

No information was presented for this portion of the meeting.

(00:13:18)

3.0 Information Items

No information was presented for this portion of the meeting.

(00:13:25)

4.0 Audience Participation

No information was presented for this portion of the meeting.

(00:13:55)

5.0 Work Session Items

(00:14:01)

**5.1/5.2 Annual Joint Meeting with Neighborhood District Associations;
Planning Commission Orientation**

The focus of the meeting was the annual joint meeting with the Neighborhood District Associations (NDA). **Planning Manager, Laura Weigel**, provided an overview of the agenda. Introductions were made by city staff, the planning commission, and NDA members. **Weigel** provided updates on development projects, a land use review overview, and provided resources for the NDAs. **Weigel** discussed middle housing projects, noting that 16 units have been completed, 33 are under construction, and 78 are under consideration. Long-range planning projects were also highlighted, including the Transportation System Plan, affordable housing code incentives, and natural resources code updates. **Weigel** provided an overview of land use planning, explaining the zoning map and municipal code. **Weigel** also discussed the types of land use reviews (Type I-V) and the public hearing process. **Weigel** emphasized the importance of public engagement and adhering to applicable criteria in testimony.

(02:13:51)

6.0 Community Involvement Advisory Committee (CIAC)

Weigel provided an overview of the CIAC and the commission's role as the CIAC.

(02:24:55)

7.0 Planning Department/Planning Commission Other Business/Updates

No information was presented for this portion of the meeting.

(02:25:31)

8.0 Forecast for Future Meetings

April 22, 2025,	Hearing Item: Natural Resources Code Amendments
May 13, 2025,	Hearing Items: CU-2025-002 (Vacation Rental) DR-2025-001 (Chase Bank)

Meeting adjourned at approximately 9:00 p.m.

Respectfully submitted,

Petra Johnson, Administrative Specialist II



CITY OF MILWAUKIE

To: Planning Commission

Through: Laura Weigel, Planning Manager

From: Brett Kelter, Senior Planner

Date: May 6, 2025, for May 13, 2025, Public Hearing

Subject: **File:** CU-2025-002

Applicant/Owner: Michael & Audra Jeske

Address: 8525 SE 32nd Ave

Legal Description (Map & Tax Lot): 1S1E25BA, tax lot 300

NDA: Ardenwald-Johnson Creek

ACTION REQUESTED

Approve application CU-2025-002 and adopt the recommended findings and conditions in support of approval found in Attachments 1 and 2. This action would allow the existing single detached dwelling on the site to be used as a vacation rental.

BACKGROUND INFORMATION

A. Site and Vicinity

The subject property is located at 8525 SE 32nd Ave. The site contains a single detached house on a lot that is approximately 5,580 sq ft in area. The property is surrounded by other moderate density residential lots, primarily other single detached dwellings and a duplex directly across the street (see Figure 1). The adjacent lot to the south is open space (back yard) that is part of the two residential lots at 3125 and 3135 SE Van Water St. The subject property is located on 32nd Avenue, a collector street; there is no on-street parking but it is on the route of TriMet's #75 bus line.

Figure 1. Subject Property (outlined in yellow)



B. Zoning Designation

The subject property is zoned Moderate Density Residential (R-MD), as is most of the surrounding area with the exception of the three adjacent properties to the south, which are zoned Neighborhood Mixed Use (NMU) (see Figure 2).

C. Comprehensive Plan Designation

Moderate Density (MD)

D. Land Use History

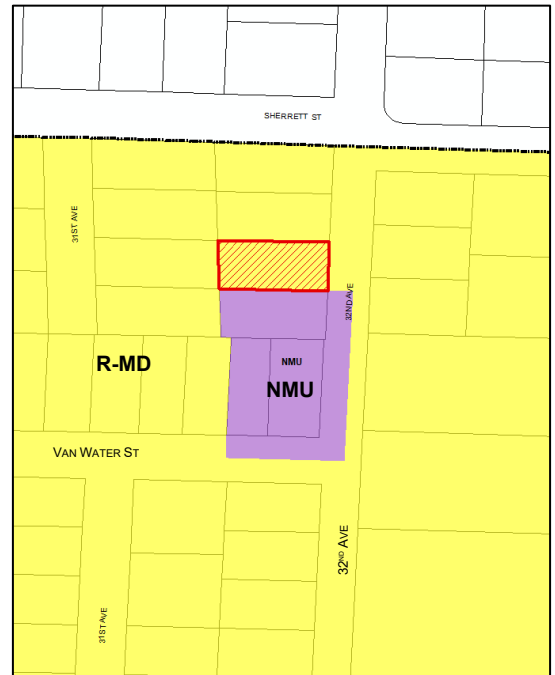
There is no history of past land use applications for the subject property.

E. Proposal

The applicants are seeking land use approval to allow the existing house on the subject property to be used as a vacation rental. A narrative description of the proposal is included in the applicant's submittal materials (see Attachment 3).

The project requires approval of the following application(s): Conditional use (file #CU-2025-002).

Figure 2. Existing Zoning (subject property in red)



ANALYSIS

For many years, the applicants have used the existing dwelling on the subject property as their primary residence. The house is approximately 2,765 ft and has five bedrooms and three bathrooms. Over the past 8 years, they have also rented the house as a short-term rental (periods of fewer than 30 days in length, for a total of no more than 95 days per year). A short-term rental is considered an accessory use and is allowed as a home occupation where the primary residence is occupied by the owner or operator for a minimum of 270 days per year.

By contrast, a vacation rental is defined as a housing unit that is rented out to a single party for a period of fewer than 30 days in length where there are no primary occupants or where the residents who occupy the unit do so for fewer than 270 days per year. A vacation rental is more commercial in nature than a short-term rental and may have different impacts in a neighborhood, so vacation rentals are allowed only as conditional uses in residential zones.

MMC Subsection 19.905.4.A establishes the criteria for approval of a new conditional use. The three criteria most related to a vacation rental in the R-MD zone are the following:

- (Criterion A-2) The operating and physical characteristics of the proposed use will be reasonably compatible with, and have minimal impact on, nearby uses;
- (Criterion A-3) All identified impacts will be mitigated to the extent practicable; and

- (Criterion A-4) The proposed use will not have unmitigated nuisance impacts, such as from noise, odor, and/or vibrations, greater than usually generated by uses allowed outright at the proposed location.

The applicants have indicated that the house will maintain the appearance of a typical single detached dwelling. They have outlined the basic operating principles they have previously employed for the short-term rental and that would continue with the proposed vacation rental. These include limiting reservations to those who have previously used the vacation rental platform, restricting party size to no more than 12 people, requiring a minimum two-night stay, and screening users using the platform's reviewing system. Quiet hours are from 10:00 pm to 7:00 am, and house rules are emailed to guests in advance. The applicants hire professional services for cleaning, maintenance, and landscaping to keep the house and property in good condition. The rear and side yards are fenced, with mature trees and shrubs providing screening from adjacent properties.

MMC Subsection 19.905.9.G includes specific standards governing vacation rentals, including the requirement that applicable fire and building codes are satisfied, that a business registration is obtained, and that notice is sent annually to neighbors within 300 ft of the subject parcel. The notice must include the property owner's contact information, contact information for the vacation rental operator, and the non-emergency telephone number for Milwaukie Police. Compliance with the requirements established by MMC 19.905.9.G is an ongoing obligation for the applicants.

Staff believe that the applicants have provided sufficient information to demonstrate that the proposal complies with the approval criteria to establish a new conditional use. The recommended conditions of approval will ensure compliance with these approval criteria and the standards governing vacation rentals.

CONCLUSIONS

Staff recommendation to the Planning Commission is as follows:

1. Approve the conditional use requested to allow the existing house to be used as a vacation rental.
2. Adopt the attached findings and conditions in support of approval.

CODE AUTHORITY AND DECISION-MAKING PROCESS

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

- MMC Section 19.301 Moderate Density Residential Zone (R-MD)
- MMC Section 19.905 Conditional Uses
- MMC Section 19.1006 Type III Review

This application is subject to Type III review, which requires the Planning Commission to consider whether the applicant has demonstrated compliance with the code sections shown

above. In Type III reviews, the Commission assesses the application against review criteria and development standards and evaluates testimony and evidence received at the public hearing.

The Commission has four decision-making options as follows:

- A. Approve the application subject to the recommended Findings.
- B. Approve the application with modified Findings. Such modifications need to be read into the record.
- C. Deny the application upon finding that it does not meet approval criteria.
- D. Continue the hearing.

The final decision on this application, which includes any appeals to the City Council, must be made by July 25, 2025, 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 referred to the following agencies and persons on March 27, 2025: City of Milwaukie Community Development, Engineering, Building, Public Works, Code Compliance, and Police departments; City Manager; City Attorney; Ardenwald-Johnson Creek Neighborhood District Association and Land Use Committee; Clackamas Fire District #1 (CFD); Clackamas County Department of Transportation & Development; Metro; TriMet; and NW Natural.

In addition, public notice was provided as required by MMC Subsection 19.1006.3 on April 23, 2025. To date, only one response has been received from either the referral or public notice mailing (see Attachment 4):

- **Adam Cook (resident of the Ardenwald neighborhood):** Expressed opposition to the proposal, citing the vacation rental concept as one that reduces affordable housing options and diminishes neighborhood character.

ATTACHMENTS

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

	Public Copies	E-Packet
1. Recommended Findings in Support of Approval	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. Recommended Conditions of Approval	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. Applicant's Submittal Materials (<i>received March 13, 2025</i>)		
a. Application Forms	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b. Narrative	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c. Site plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

- d. Preapplication conference waiver
4. Public comments received

Public Copies	E-Packet
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Key:

Public Copies = materials posted online to application website (<https://www.milwaukieoregon.gov/planning/cu-2025-002>)

E-Packet = meeting packet materials available one week before the meeting, posted online at <https://www.milwaukieoregon.gov/bc-pc/planning-commission-134>

ATTACHMENT 1
Recommended Findings in Support of Approval
File #CU-2025-002, Jeske Vacation Rental (8525 SE 32nd Ave)

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

1. The applicants, Michael and Audra Jeske, have applied for conditional use approval to operate a Vacation Rental at 8525 SE 32nd Ave. This site is in the Moderate Density Residential Zone (R-MD). The land use application file number is CU-2025-002.
2. The applicants have applied for approval to use the existing single detached dwelling on the property as a vacation rental. As defined in Milwaukie Municipal Code (MMC) Section 19.201, a vacation rental is a housing unit that is rented to a single party for a period of less than 30 days in length where there are no primary occupants or where the residents who occupy the unit do so for less than 270 days per year. The house has been the applicants' primary residence (at least 270 days per year) for many years, and for the past 8 years they have also operated it as a short-term rental.
3. The proposal is subject to the following provisions of the Milwaukie Municipal Code (MMC):
 - MMC Subsection 19.301 Moderate Density Residential Zone (R-MD)
 - MMC Subsection 19.905 Conditional Uses
 - MMC Subsection 19.1006 Type III Review
4. The application has been processed and public notice provided in accordance with MMC Section 19.1006 Type III Review. A public hearing was held on May 13, 2025, as required by law.
5. MMC Section 19.301 Moderate Density Residential Zone (R-MD)

MMC 19.301 establishes standards for the R-MD zone. Specifically, MMC Subsection 19.301.2 establishes allowed uses for the R-MD zone. Vacation rentals are allowed in the R-MD zone per approval through the conditional use process.

The applicants have applied for conditional use approval to establish the existing single detached dwelling on the site as a vacation rental, which would allow them to discontinue it as their primary residence (i.e., reside at the property less than 270 days per calendar year).

The Planning Commission finds that the use is permitted in the R-MD zone, subject to conditional use approval. This standard is met.
6. MMC Section 19.905 Conditional Uses

MMC 19.905 establishes a process for evaluating certain uses that may be appropriately located in some zoning districts, if appropriate for the specific site on which they are proposed. Although conditional uses may provide needed services or functions in the community, they are subject to conditional use review because they may adversely change

the character of an area or adversely impact the environment, public facilities, or adjacent properties. The conditional use review process allows for the establishment of conditional uses when they have minimal impacts or when identified impacts can be mitigated through conditions of approval. The review process also allows for denial when concerns cannot be resolved, or impacts cannot be mitigated.

Approval of a conditional use does not constitute a zone change and is granted only for the specific use requested. Approval is subject to such modifications, conditions, and restrictions as may be deemed appropriate by the review authority.

MMC Subsection 19.905.2.A provides that the provisions of Section 19.905 apply to uses identified as a conditional use in the base zone in Chapter 19.300. MMC Subsection 19.905.3.A provides that the establishment of a new conditional use must be evaluated through a Type III review per Section 19.1006.

a. MMC Subsection 19.905.4 Approval Criteria

MMC Subsection 19.905.4.A establishes approval criteria for approving a new conditional use.

The applicants are proposing to establish the existing single detached dwelling on the site as a vacation rental, which is a conditional use in the underlying R-MD zone. The proposed conditional use meets the approval criteria as follows:

- (1) The characteristics of the lot are suitable for the proposed use considering size, shape, location, topography, existing improvements, and natural features.

The characteristics of the lot are suitable for the proposed vacation rental. The existing house is located on a lot that is approximately 5,580 sq ft in area. The rear and side yards are fenced, with mature trees and shrubs providing screening from adjacent properties. There is no on-street parking on 32nd Avenue, but there is sufficient space in the driveway for two vehicles and the site is directly accessible via public transit (TriMet's #75 bus line).

As proposed, the Planning Commission finds that this criterion is met.

- (2) The operating and physical characteristics of the proposed use will be reasonably compatible with, and have minimal impact on, nearby uses.

The applicants are not proposing any physical alterations in conjunction with this conditional use application. The basic operating principles the applicants have previously employed for the short-term rental and that would continue with the proposed vacation rental include the following: limiting reservations to those who have previously used the vacation rental platform, restricting party size to no more than 12 people, requiring a minimum two-night stay, and screening users using the platform's reviewing system. Quiet hours are from 10:00 pm to 7:00 am, and house rules are emailed to guests in advance. The applicants hire professional services for cleaning, maintenance, and landscaping to keep the house and property in good condition.

As proposed, the Planning Commission finds that this criterion is met.

- (3) All identified impacts will be mitigated to the extent practicable.

No specific impacts have been identified. As noted above, the operating characteristics and residential character of the existing house will remain unchanged. The proposed basic operating principles include measures to limit impacts and ensure compatibility with nearby uses, including quiet hours and a limit on the total number of guests.

As discussed below in Finding 6-b, the applicants are required to notify properties within 300 ft of the vacation rental property. The notification will include contact information for the property owners, any property managers, and the non-emergency telephone number for Milwaukie Police.

As proposed, the Planning Commission finds that this criterion is met.

- (4) The proposed use will not have unmitigated nuisance impacts, such as from noise, odor, and/or vibrations, greater than usually generated by uses allowed outright at the proposed location.

The residential nature of the site will remain the same and will continue to have no greater unmitigated nuisance impacts than what is currently allowed outright for residential development in the R-MD zone. Visitors to the vacation rental will be using the unit as a residential property; consequently, impacts should be similar in nature to what is permitted by right. As noted above, the applicants also establish quiet hours in the house rules.

As proposed, the Planning Commission finds that this criterion is met.

- (5) The proposed use will comply with all applicable development standards and requirements of the base zone, any overlay zones or special areas, and the standards in Section 19.905.

As discussed above, the applicants are not proposing any physical modifications through this application; any future development on the site will be required to meet the standards of the base zone. There are no overlay zones or special areas for the subject property, and the applicable standards in MMC 19.905 are met as specified in these findings.

As proposed, the Planning Commission finds that this criterion is met.

- (6) The proposed use is consistent with applicable Comprehensive Plan policies related to the proposed use.

Section 7 of the Comprehensive Plan (Housing) includes a goal and policy that are applicable for the proposed conditional use.

- Goal 7.2 [Housing] Affordability

Provide opportunities to develop housing that is affordable at a range of income levels.

- Policy 7.2.9: Monitor and regulate vacation rentals to reduce their impact on the availability and long-term affordability of housing.

Policy 7.2.9 speaks directly to monitoring and regulating vacation rentals to reduce their impact on the availability and long-term affordability of housing. By requiring vacation rentals to obtain a conditional use permit in the R-MD zone, the City can monitor the prevalence of vacation rentals and, if appropriate, adopt additional regulations to further the goal of housing affordability.

The Planning Commission finds that, through the acquisition of a conditional use permit, the proposed use is consistent with the Comprehensive Plan and the criterion is met.

- (7) Adequate public transportation facilities and public utilities will be available to serve the proposed use prior to occupancy pursuant to Chapter 19.700.

There are adequate public transportation facilities and public utilities for the site. Although there is no on-street parking available on 32nd Avenue, the subject property is developed with a driveway sized to provide off-street parking for two vehicles. TriMet's #75 bus line runs along 32nd Avenue. Other public utilities necessary for residential use are available and adequate to serve the proposed vacation rental.

As proposed, the Planning Commission finds that this criterion is met.

As proposed, the Planning Commission finds that the approval criteria for a conditional use are met.

b. MMC Subsection 19.905.9 Standards Governing Conditional Uses

As per MMC 19.905.9, a conditional use must comply with the standards of the base zone, and any overlay zones or special areas, in which it is located, except as these standards have been modified by the Planning Commission when authorizing the conditional use and as otherwise modified by the standards in this subsection.

MMC Subsection 19.905.9.G establishes the following specific requirements for vacation rentals:

- (1) Prior to initial occupancy, the Building Official must verify that building code and fire code standards are satisfied.
- (2) With annual filing of MMC Title 5 Business Tax, the operator must send a notice to neighbors within 300 ft that includes the following information:
 - (a) Property owner contact information;
 - (b) Vacation rental operator and/or property manager contact information; and
 - (c) City of Milwaukie Police nonemergency telephone number.

Compliance with the requirements established by MMC 19.905.9.G is an ongoing obligation for the applicants.

As proposed, the Planning Commission finds that the proposed vacation rental meets the applicable standards of MMC 19.905.9. This standard is met.

The Planning Commission finds that the proposed vacation rental meets the applicable standards of MMC 19.905 and is approvable as a conditional use.

7. The application was referred to the following departments and agencies on March 27, 2025:

- Milwaukie Community Development Department
- Milwaukie Building Department
- Milwaukie Engineering Department
- Milwaukie Public Works Department
- Milwaukie Code Compliance
- Milwaukie Police Department
- Milwaukie City Manager
- City of Milwaukie City Attorney
- Ardenwald-Johnson Creek Neighborhood District Association Chairperson and Land Use Committee
- Clackamas Fire District #1
- Clackamas County Department of Transportation & Development
- Metro
- TriMet
- NW Natural

In addition, public notice was provided on April 23, 2025, as required by MMC Subsection 19.1006.3. Staff received one response to the referral and public notice, which is summarized as follows:

- **Adam Cook (resident of the Ardenwald neighborhood):** Expressed opposition to the proposal, citing the vacation rental concept as one that reduces affordable housing options and diminishes neighborhood character.

ATTACHMENT 2
Conditions of Approval
File #CU-2025-002, Jeske Vacation Rental (8525 SE 32nd Ave)

Conditions

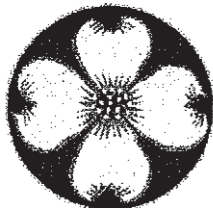
1. As per MMC Subsection 19.905.9.G, the following requirements must be met:
 - a. Prior to initial occupancy, the Building Official must verify that building code and fire code standards are satisfied.
 - b. With annual filing of MMC Title 5 Business Tax, the operator must send a notice to neighbors within 300 ft that includes the following information:
 - (1) Property owner contact information;
 - (2) Vacation rental operator and/or property manager contact information; and
 - (3) City of Milwaukie Police non-emergency telephone number.

2. Conditional Use Permit

As per MMC Subsection 19.905.6, the City will issue a conditional use permit upon the approval of this application to establish a conditional use. The conditional use permit will include the following information:

- a. A description of the use that has been approved by the City.
- b. Restrictions and/or conditions of approval placed upon the use.
- c. Ongoing responsibilities required for the operation of the conditional use.
- d. Allowance for the transfer of rights and responsibilities upon change in ownership of either the use or the property containing the use.
- e. Procedures for review, revisions, and suspension of the conditional use permit.

The applicant must record the conditional use permit with the Clackamas County Recorder's Office and provide a copy to the City prior to commencing operations allowed by the conditional use permit.



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

Application for Land Use Action

Primary File #: CU-2025-002

Review type*: ☐ I ☐ II ☒ III ☐ IV ☐ V

CHECK ALL APPLICATION TYPES THAT APPLY:

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

RESPONSIBLE PARTIES:

APPLICANT (owner or other eligible applicant—see reverse): MICHAEL & AUDRA JESKE

Mailing address: 8525 SE 32ND AVE, MILWAUKIE State/Zip: OR 97222

Phone(s): 503-267-4719 Email: mikejeske@hotmail.com

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

APPLICANT'S REPRESENTATIVE (if different than above):

Mailing address: _____ State/Zip: _____

Phone(s): _____ Email: _____

SITE INFORMATION:

Address: 8525 SE 32ND AVE Map & Tax Lot(s): 11E25BA00300

Comprehensive Plan Designation: _____ Zoning: R-MD Size of property: .13 AC

PROPOSAL (describe briefly):

Type 3 conditional use, vacation rentals

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

Submitted by: [Signature] Date: 3/13/25

IMPORTANT INFORMATION ON REVERSE SIDE

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

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

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

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

Type V applications may be initiated by any individual.

PREAPPLICATION CONFERENCE:

A preapplication conference may be required or desirable prior to submitting this application. Please discuss with Planning staff.

DEPOSITS:

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

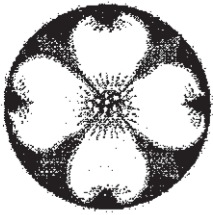
REVIEW TYPES:

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

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

THIS SECTION FOR OFFICE USE ONLY:

FILE TYPE	FILE NUMBER	AMOUNT (after discount, if any)	PERCENT DISCOUNT	DISCOUNT TYPE	DATE STAMP
Primary file	CU-2025-002	\$2,000			Materials submitted 3/13/2025 Payment received 3/14/2025
Concurrent application files		\$			
		\$			
		\$			
		\$			
Deposit (NR/TFR only)				<input type="checkbox"/> Deposit Authorization Form received	
TOTAL AMOUNT RECEIVED: \$2,000			RECEIPT #: 29958		RCD BY: BK
Associated application file #s (appeals, modifications, previous approvals, etc.):					
Neighborhood District Association(s): Ardenwald-Johnson Creek					
Notes: Conditional use review to allow vacation rental.					



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

Submittal Requirements

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

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

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

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

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

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

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

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

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

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

A. All applicable development standards (listed below):

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

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

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

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

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

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

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

G:\Planning\Internal\Administrative - General Info\Applications & Handouts\Submittal Rqmts_Form_revised.docx—Rev. 6/22

APPLICATION PREPARATION REQUIREMENTS:

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

ADDITIONAL INFORMATION:

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

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

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

Applicant Signature:  

Date: 3-11-25 3/13/25

Official Use Only

Date Received (date stamp below):

Materials submitted
3/13/2025

Payment received
3/14/2025

Received by: Brett Kolver, Senior Planner

Vacation Rental Application

Type III Conditional Use Request

8525 SE 32nd Avenue, Milwaukie, OR 97222

Tax Lot: 11E25BA00300

Building Sqft: 2765

Zoning Code: R-MD

Request

We are requesting a Type-III Conditional Use to operate a Vacation Rental located at 8525 SE 32nd Avenue. This single family home has five (5) bedrooms, three (3) bathrooms and is a 2765 square foot home.

We are the current residents and homeowners. We are exploring moving but would like to keep our home of 23 years. We would like to pursue the option of a vacation rental for longer than the current 90 day maximum per year. We have legally and successfully managed renting our house on airbnb in the last 8 years of living in this house. We have set up the following restrictions and successfully fine tuned our rental to have no negative impact on the neighborhood.

- Reservations are limited under Airbnb only to guests who have previously traveled on Airbnb
- Party size is limited to 12 people
- Minimum 2 nights stay. Reduces parties.
- These guests must not have negative reviews

This filtering process ensures that only respectful guests with no previous disturbances can request to stay at the home, thus protecting both the home and the neighborhood.

Applicants will continue to run construction business with employees that can handle keeping house in good state of repair.

The home will retain the appearance of a residence for a household and no more persons shall be staying in the home than what the property was built for.

There is private parking for two cars in the driveway

The House Rules require that quiet hours will be between 10:00pm and 7:00am. A copy of the House Rules will be emailed to guests in advance of guests' arrival and at least one paper copy of the House Rules will be displayed prominently within a common area of the home.

The Property

The property is fully fenced around the entire perimeter with mature trees, laurel, and a shed for privacy to neighbors on all sides.

Neighborhood Impacts

The street is already busy (32nd) and the minimal amount of traffic will have no negative impact.

Use and impact should be similar to current use of owner occupied home.

TITLE 19 ZONING

CHAPTER 19.300 BASE ZONES

Response: This property is zoned Moderate Density Zone. Vacation rental is allowed as a Conditional Use

CHAPTER 19.400 OVERLAY ZONES AND SPECIAL AREAS

Response - The property is not in an overlay zone.

CHAPTER 19.600 OFF-STREET PARKING AND LOADING

Response - There is private parking for two or more cars in the driveway.

CHAPTER 19.905 CONDITIONAL USES 19.905.4 Approval Criteria

A. Establishment of a new conditional use, or major modification of an existing conditional use, shall be approved if the following criteria are met:

1. The characteristics of the lot are suitable for the proposed use considering size, shape, location, topography, existing improvements, and natural features.

Response – We believe this criteria to be met as it has been successfully used as a vacation rental

2. The operating and physical characteristics of the proposed use will be reasonably compatible with, and have minimal impact on, nearby uses.

Response – We believe these requirements are met as the use will not differ from our family or any family living here.

3. All identified impacts will be mitigated to the extent practicable.

Response – Our mitigation plan includes 1) We have hired professional services (cleaning, maintenance, and gardening) to maintain the property both inside and out.

2) The side property lines are fully tree lined to mitigate sound and sight. The back of the property has some tree coverage. 3) Filter and screen applicants from previous experience to ensure respectful tenants.

4. The proposed use will not have unmitigated nuisance impacts, such as from noise, odor, and/or vibrations, greater than usually generated by uses allowed outright at the proposed location.

Response – We believe this requirement to be met and levels should not exceed current use of occupied house.

5. The proposed use will comply with all applicable development standards and requirements of the base zone, any overlay zones or special areas, and the standards in Section 19.905.

Response - This property is located in a R-MD zone. The proposed use will comply with all applicable development standards and requirements of this base zone and the standards of Section 19.905. The property is not in an overlay zone or special area.

6. The proposed use is consistent with applicable Comprehensive Plan policies related to the proposed use.

Response – To our knowledge, this is met.

7. Adequate public transportation facilities and public utilities will be available to serve the proposed use prior to occupancy pursuant to Chapter 19.700.

Response - The MAX Orange Line is 0.30 miles from the home and the #75 bus line picks up at 32nd & Floss (0.20) and 32nd & Van Water (0.30). The #34 and #99 bus lines pick up at SE Tacoma Park & Ride (0.50).

As the home will be made available only the number of guests than the property was built for, public utilities should be adequate for the proposed use.

19.905.9.H. STANDARDS GOVERNING CONDITIONAL USES

H. Vacation Rentals- Operation of a vacation rental requires the following:

1. Prior to initial occupancy, the Building Official shall verify that building code and fire code standards are satisfied.

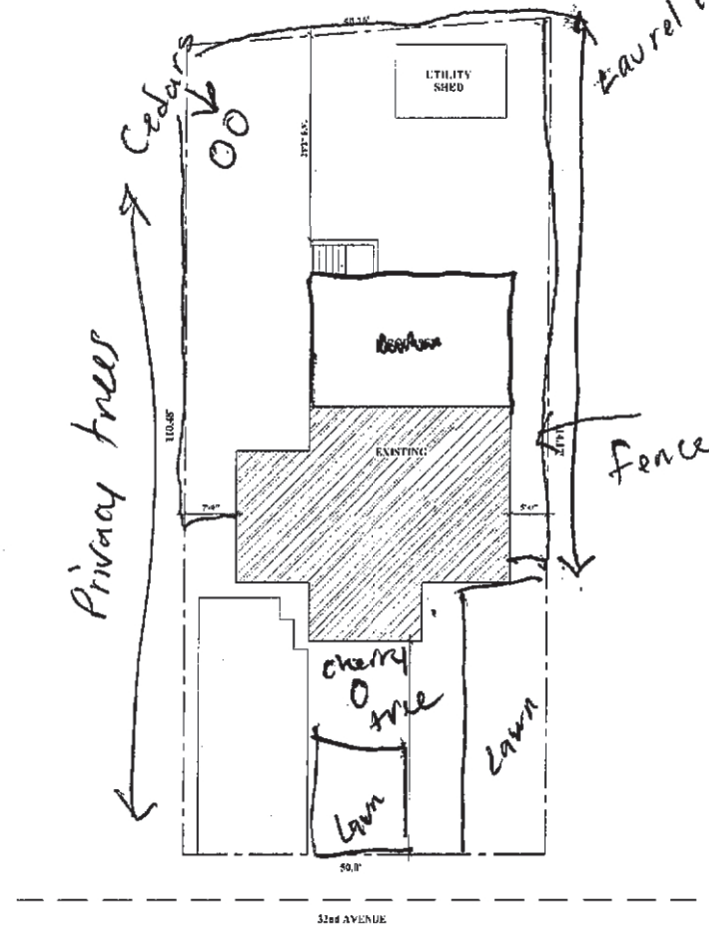
Response – We have already completed this application, had the building inspected for their short term and long term rental license, which showed that building code and fire code standards were satisfied.

2. With annual filing of MMC Title 5 Business Tax, the operator shall send a notice to neighbors within 300 ft that includes the following information:
 - a. Property owner contact information;
 - b. Vacation rental operator and/or property manager contact information; and
 - c. City of Milwaukie Police nonemergency telephone number.

Response – We will meet this requirement.

ATTACHMENT #3

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



NOTE: LOT APPROX. 5605 SQ. FT.
STRUCTURE = 1634 SQ. FT. OR 18%
VEGETATION AREA = 1342 SQ. FT. OR 40%

SITE PLAN
SCALE: 1/8" = 1'-0"



WALTER
JORDAN

SITE PLAN
JESKE REMODEL

8525 SE 32ND AVE, MILWAUKIE, OR

S & J DESIGNS
JANUARY 16, 2002

1

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



MILWAUKIE PLANNING
 10501 SE Main St.
 Milwaukie OR 97222
 503.786.7630
planning@milwaukieoregon.gov

Preapplication Conference Waiver

I/we Michael & Audra Jeske (print), as applicant(s)/property owner(s) of 8525 SE 32nd Ave (address of property), request to waive the requirement for a preapplication conference for the submission of a **Type II** / **III** / IV / V (circle one) land use application per MMC Subsection 19.1002.2 Applicability.

Please provide an **explanation for the waiver request:**

MMC Section 19.1002 Preapplication Conference is provided on the reverse

Prior to submittal, communication with staff about the application resulted in staff determining that a formal preapplication conference was not necessary.

Signed:

Applicant/Property Owner

Approved:

Planning Manager

PreAppConfWaiver_Form.docx—Rev. 2/2019

Brett Kelter

From: Ad Co <adamkcook@gmail.com>
Sent: Tuesday, April 29, 2025 5:01 AM
To: Brett Kelter
Subject: 8525 SE 32nd Ave Proposal Comment

Mr. Kelter,

I am writing to express my disapproval of a vacation rental at 8525 SE 32nd Ave.

My family and I are delighted to call the Ardenwald neighborhood home. This neighborhood provided us the opportunity to finally own a home, something we never thought would be possible with the rapidly increasing cost of living in the metro area.

Portland, Vancouver, Beaverton, and many of the other suburbs have not only become unaffordable but have lost much of their personality and charm as a direct result of increased costs of living.

Milwaukie remains not only an affordable place to live, but one full of character. I believe vacation rentals cheapen this.

A vacation rental in this neighborhood is one less home that someone can start a family in and help add to the character and beauty of Milwaukie. A vacation rental enriches one person, not the community.

It is a disturbing trend of small, relatively affordable single family homes being bought up and converted into vacation rentals. I urge you to not approve this permit. I would love to see this home be truly lived in, not just used for someone's income.

Thank you for your time,
Adam Cook



CITY OF MILWAUKIE

To: Planning Commission

Through: Laura Weigel, Planning Manager

From: Vera Kolias, Senior Planner

Date: May 6, 2023, for May 13, 2025 Public Hearing

Subject: **File:** DR-2025-001
Applicant: Gene Bolante, Studio 3 Architecture
Owner(s): WDC Properties
Address: 10900 SE 21st Ave; 2120 SE Monroe St
Legal Description (Map & Tax Lot): 11E36BB04000 and 04100
NDA: Historic Milwaukie

ACTION REQUESTED

Approve application DR-2025-001 and adopt the Findings and Conditions of Approval found in Attachments 1 and 2. This action would allow for the development of a 4-story multi-unit residential building and parking lot improvements.

BACKGROUND INFORMATION

A. Site and Vicinity

The site is located at 10900 SE 21st Ave and 2120 SE Monroe St and is the former site of Chase Bank and its parking lot. The applicant has approved demolition permits to raze the existing buildings to prepare the site for construction. The site has frontages on 21st Ave and Monroe St.



Figure 1. Site area and vicinity

B. Zoning Designation

The site is in the Downtown Mixed Use Zone (DMU).

C. Comprehensive Plan Designation

Town Center - TC

D. Land Use History

A search of our department's land use files shows no indication that this property was ever granted any variances, special exceptions, or conditional use permits.

E. Proposal

The applicant is seeking land use approval to develop the site with a 4-story multi-unit building for 45 dwelling units and make improvements to the existing parking lot to provide 17 parking spaces, nine would be for electric vehicles. The building would have a common amenity room and a secure bike room on the first floor, and upper floor units would have balconies. The units will be a mix of studios, 1-bedroom, and 2-bedroom units. See Figures 2-4.



Figure 2. Proposed development – site plan



Figure 3. Proposed development – Monroe St elevation



Figure 4. Proposed development – 21st Ave elevation

The project requires approval of the following applications:

1. DR-2025-001: Type III Downtown Design Review
 - The applicant needs Type III review for the design element related to building massing. The proposal does not include a 6-ft step back for the portions of the building that are above the base maximum height of 45 ft. The applicant has elected to meet the design guideline for this aspect instead.

Analysis

Development in the downtown is subject to MMC 19.508 – Downtown Design Standards and MMC 19.907 – Downtown Design Review. There are two tracks for review of development in downtown:

- Compliance with the clear and objective standards in 19.508; **OR**
- Meeting the **design guidelines** in 19.508 in lieu of complying with the design standards.

Meeting the design guidelines is a discretionary review track and is done via a Type III review. The downtown design standards are clear and objective and are generally targeted toward construction of large buildings on a site.

The applicant has submitted a comprehensive narrative describing how the proposal meets all of the design standards in 19.508 except for 19.508.4.H – Building Massing and Transitions. The applicant has proposed a design that includes façade height variation and 2-ft step backs, but does not include the required 6-ft step back for the portions of the building above the base maximum height of 45 ft. The applicant has included a narrative addressing the downtown design guidelines associated with building massing and transitions as an alternative to meeting the standard. Therefore, Type III Downtown Design Review is required for this element of the proposal. Please refer to the detailed analysis of the proposal's compliance with 19.508 in Attachment 1 – Findings; each design element is discussed.

Staff has identified the following question for the Commission's deliberation. Aspects of the proposal not discussed below are addressed more specifically in the Findings.

A. Is the proposal consistent with the purpose and intent of the Downtown Design Guideline related to building massing?

The downtown design standards and guidelines are intended to "...encourage high-quality building design and construction that complements district development patterns, fosters human-scale design, and adds vitality. The design standards and guidelines will support the development of a cohesive, attractive, and safe downtown area and encourage private investment. The design standards and guidelines do not prescribe a particular building or architectural style."

The purpose of the building massing and transitions element is to “promote building massing that creates compatible building scale and relationships between adjacent downtown buildings including massing variation that reflects the rhythm of traditional storefronts and breaks up the perceived massing of larger buildings, while creating an inviting pedestrian realm on the street by increasing access to light and air. To provide scaled transitions to adjacent residential uses to minimize impacts of building massing.”

The standard for building massing is that for any street-facing portion of the building above the base maximum height of 45 ft, buildings must include a step back of at least 6 ft along the street facing portion of the building. The proposed building is using a building height bonus for a total building height of 55.5 ft. Therefore, the top 10.5 ft would be required to have the 6 ft step back.

As explained in the guidelines, the step back is intended to minimize the impact of the additional bonus height. The designs should use mass-reducing techniques to ensure access to light and sky views for nearby building occupants and people on the street. However, as the applicant states, the 6-ft step back would reduce the area of the floor resulting in a reduction in the size of the units and increased construction costs. This is because it would result in unstacked exterior walls and waterproofing challenges. Further, the applicant states that, when exterior walls do not align with walls below, it creates engineering challenges to transfer the gravity forces to the areas below.

To meet the design guideline for this element, the proposed design includes a 3-ft cornice that steps vertically 4 ft to break up the top section of the building (see Figures 3 and 4). Balconies are also provided on the top three floors to help reduce the visual height by breaking up the façade. The street-facing facades include sections that step back by 2 ft to help break up the overall massing of the building. Finally, the surrounding land uses contribute to the goal of ensuring access to light and sky views at the street level: the properties directly across 21st Ave and Monroe St include parking areas and small one-story buildings, as well as the large playing field at the Waldorf School.

The proposed building design meets the guideline related to building massing through the above-mentioned design elements without the required 6-ft façade step back. The vertical steps, balconies, and smaller façade undulations help to break up the overall mass of the building and minimize the impacts of the additional 10.5 ft of height.

CONCLUSIONS

A. Staff recommendation to the Planning Commission:

1. Approve the Downtown Design Review application. This will result in the development of a 4-story residential building with a common amenity space and a 17-space parking area.
2. Adopt the attached Findings and Conditions of Approval.

CODE AUTHORITY AND DECISION-MAKING PROCESS

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

- MMC Title 12: Streets, Sidewalks, and Public Places
- MMC 19.304 Downtown Zones
- MMC 19.508 Downtown Site and Building Design Standards and Guidelines
- MMC 19.600 Off-Street Parking and Loading
- MMC 19.700 Public Facility Improvements
- MMC 19.907 Downtown Design Review
- MMC 19.1006 Type III Review

This application is subject to Type III review, which requires the Planning Commission to consider whether the applicant has demonstrated compliance with the code sections shown above. In Type III reviews, the Commission assesses the application against review criteria and development standards and evaluates testimony and evidence received at the public meeting.

The Commission has 4 decision-making options as follows:

- A. Approve the application subject to the recommended Findings.
- B. Approve the application with modified Findings and Conditions of Approval. Such modifications need to be read into the record.
- C. Deny the application upon finding that it does not meet approval criteria.
- D. Continue the hearing.

The final decision on these applications, which includes any appeals to the City Council, must be made by July 23, 2025, 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 public hearing was provided as required to the following agencies and persons: City of Milwaukie Engineering, Building, and Public Works Departments, Clackamas Fire District #1, Metro, Oregon Department of Transportation, Clackamas County Engineering Division, and the Historic Milwaukie Neighborhood District Association (NDA). Notice was also sent to all properties within 300 ft of the site. No comments were received.

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	Packet
1. Recommended Findings in Support of Approval	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Early PC Mailing	PC Packet	Public Copies	Packet
2. Recommended Conditions of Approval	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Applicant's Narrative and Supporting Documentation received March 19, 2025; revised April 1, 2025				
a. Narrative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b. Plan Set	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Key:

Early PC Mailing = paper materials provided to PC at the time of application referral.

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

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

Packet = packet materials available online at <https://www.milwaukieoregon.gov/bc-pc/planning-commission-134>.

ATTACHMENT 1
Findings in Support of Approval
Primary File #DR-2025-001; 21st Ave Multi-unit development

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, Frank Stock, WDC Properties, has applied for approval to develop a 4-story multi-unit building and make improvements to an existing parking lot on the two lots that comprise the development site at 10900 SE 21st Ave and 2120 SE Monroe St. The site is in the Downtown Mixed Use (DMU) zone. The land use application file number is DR-2025-001 with an application for downtown design review.
2. The subject property is 0.36 acres in area and is comprised of two tax lots which were the former site of Chase Bank and a parking lot. The site is a corner lot and fronts 21st Ave and Monroe St.

The proposed development of the residential building includes 45 dwelling units, both private and shared amenity space, secure bike parking for 45 bikes, and a 17-space parking lot, including 9 EV spaces.

3. The proposal is subject to the following provisions of the Milwaukie Municipal Code (MMC):
 - MMC Title 12: Streets, Sidewalks, and Public Places
 - MMC Section 19.304 Downtown Mixed Use Zone
 - MMC Section 19.508 Downtown Site and Building Design Standards and Guidelines
 - MMC Chapter 19.600 Off-Street Parking and Loading
 - MMC Chapter 19.700 Public Improvements
 - MMC Section 19.907 Downtown Design Review
 - MMC Section 19.1006 Type III Review

The application has been processed and public notice provided in accordance with MMC Section 19.1006 Type III Review. A public hearing with the Planning Commission was held on May 13, 2025, as required by law.

4. MMC Chapter 12.16 Access Management

MMC Section 12.16.040 establishes standards for access (driveway) requirements, including access spacing, number and location of accessways, and limitations for access onto collector and arterial streets. New driveways accessing arterial streets must be spaced at least 600 ft from the nearest intersection and at least 10 ft from the side property line. New multifamily driveways onto local streets must be at least 100 ft from the nearest intersection. For multifamily residential uses with more than eight units, the driveway apron must have a minimum width of 24 ft and maximum width of 30 ft.

Access to on-site parking is provided via an existing accessway on 21st Ave. A new apron replacing the existing apron is proposed and will be 22 ft wide. The Applicant acknowledges that that driveway approach must meet accessibility and other jurisdictionally required standards.

As proposed, the Planning Commission finds that the proposed development is consistent with the applicable standards of MMC 12.16.

5. MMC Section 19.304 Downtown Zones (including Downtown Mixed Use DMU)

MMC 19.304 establishes standards for the downtown zones, including the Downtown Mixed Use (DMU) zone.

a. MMC Subsection 19.304.2 Uses

MMC 19.304.2 establishes the uses allowed in the DMU zone, including multi-unit residential development.

The proposed development is multi-unit residential building.

This standard is met.

b. MMC Subsections 19.304.4 and 19.304.5 Development Standards and Detailed Development Standards

MMC Table 19.304.4 lists the general categories of development standards for the DMU zone and MMC 19.304.5 provides additional detail for each category.

(1) MMC Subsection 19.304.5.A Floor Area Ratios

The Floor Area Ratio (FAR) is a tool for regulating the intensity of development. The minimum FAR established in MMC Table 19.304.4.B.1 apply only to nonresidential development. The minimum FAR is 1:1 and the maximum FAR is 6:1.

The total area of the proposed building is 32,666 sq ft on a total consolidated site area of 16,012 sq ft which results in an FAR of 2.04:1.

This standard is met.

(2) MMC Subsection 19.304.5.B Building Height

Base maximum building heights are specified in MMC Figure 19.304-4, with height bonuses available for buildings that meet the standards of MMC Subsection 19.304.5.B.3. The minimum building height is 25 ft and the base maximum is 45 ft.

The proposed building is 55'-6" high. As a residential building, the development qualifies for a height bonus of 12 ft, for a total allowed building height of 57 ft.

This standard is met.

(3) MMC Subsection 19.304.5.C Residential Density

The minimum density for a stand alone residential building is 25 units per acre. There is no maximum density.

The proposed development would be 45 units on 0.36 acres, which is a net residential density of 125 units per acre.

This standard is met.

(4) MMC Subsection 19.304.5.G Off-Street Parking

No off-street parking is required, but if it is provided, then the parking maximums MMC Table 19.605.1, and all other applicable standards of MMC Chapter 19.600, apply. Off-street surface parking lots (including curb cuts) must not be located within 50 ft of the Main Street ROW. Off-street parking must not be located between a building and the street-facing lot line.

The site includes an existing parking area that is proposed to remain, and will provide 17 parking spaces, nine of which will be dedicated for electric vehicles (EV).

As discussed in Finding 7 for off-street parking, this standard is met.

c. MMC Subsection 19.304.6 Public Area Requirements

The Public Area Requirements (PAR) implement the Downtown and Riverfront Land Use Framework Plan and are intended to ensure a safe, comfortable, contiguous pedestrian-oriented environment as revitalization occurs in downtown. The PAR are defined as improvements within the public ROW and include such features as sidewalks, bicycle lanes, on-street parking, curb extensions, lighting, street furniture, and landscaping. The PAR is implemented through MMC Chapter 19.700 and the Public Works Standards.

As discussed in Finding 8-e, the required street improvements are minimal and are consistent with the applicable standards of MMC 19.700 and the Public Works Standards.

This standard is met.

d. MMC Subsection 19.304.7 Additional Standards

Depending upon the type of use and development proposed, the standards for general site design (MMC Section 19.504), for general building design (MMC Section 19.505), and/or downtown site and building design (MMC Section 19.508) may apply.

The design standards of MMC 19.508 are applicable to the proposed development. As discussed in Finding 6 and elsewhere in these findings, the applicable standards of MMC 19.508 are met or are addressed with the necessary conditions of approval as needed.

As proposed, and as discussed and approved elsewhere in these findings, the Planning Commission finds that the applicable standards of the DMU zone are met.

6. MMC Section 19.508 Downtown Site and Building Design Standards

MMC 19.508 establishes design standards for downtown development, to encourage building design and construction with durable, high-quality materials. The design

standards are applicable to all new development. MMC Subsection 19.508.4 establishes standards for seven different elements of design.

The proposed development is for a new multi-unit residential building. The findings for each of the applicable design elements are provided in Table 1, below. The applicant has opted to meet the design guidelines for one design element – Building Massing and Transitions.

Table 1
Downtown Design Elements

A. SITE FRONTAGE <u>Purpose:</u> To encourage building design and site placement that enlivens the public realm and streetscape through significant building presence along site frontages and active ground-floor uses.	
Standard	Findings
a. Frontage occupancy. Minimum frontage occupancy requirements are as follows: 75% along 21st Ave and 50% along Monroe St.	<p><i>The frontage along 21st Ave is 128'-8". The building occupies 96'-7", which is 75%. The frontage along Monroe St is 125 ft. The building occupies over 118 ft, which is well over 50%.</i></p> <p><i>This standard is met.</i></p>
b. Build-to lines/street setbacks. A build-to line as illustrated in Figure 19.508.4.A.2.b.(1) must be met for those block faces identified in Figure 19.508.4.A.2.b.	<p><i>Figure 19.508.4.A.2.b does not identify the corner of 21st Ave and Monroe St.</i></p> <p><i>This standard does not apply.</i></p>
c. Active ground floor space. For new buildings fronting Main Street, excluding ground-floor residential, certain standards must be met as illustrated in Figure 19.508.4.A.2.c.	<p><i>The proposal is for a multi-unit residential building on 21st Ave.</i></p> <p><i>This standard does not apply.</i></p>

B. WALL STRUCTURE AND BUILDING FAÇADE DETAIL <u>Purpose:</u> To add visual interest to buildings and enhance the street environment with engaging and varied wall structures. Use design features and details to break down the scale and mass of a building to create comfortable, pedestrian-friendly environments and enclosure to public areas.	
Standard	Findings

<p>a. Vertical articulation. Buildings of 2 stories and above must be divided vertically to create a defined base, middle, and top by incorporating specific elements as shown in Figure 19.508.4.B.2.a.</p> <p>(1) Base. A minimum of the first 2 ft above finished grade of the ground-floor street-facing façade must be constructed of brick, stone, or concrete, excluding windows, entrances, and garage openings.</p> <p>(2) Middle. The middle of the building between the top of the ground floor and top of the highest floor must incorporate at least one of the following elements:</p> <p>(a) A change in exterior building materials and/or material color between the ground floor and upper floors.</p> <p>(b) Street-facing balconies or decks at least 2 ft deep and 4 ft wide for at least 25% of the length of the building façade.</p> <p>(c) Horizontal architectural elements such as masonry string courses, ledges, and water tables at least 8 in tall that project or recess at least one in from the building face and extend across a minimum of 75% of the façade length.</p> <p>(3) Top. The top of the building extends from the ceiling of the uppermost floor to the highest vertical point on the roof of the building. The building top must be distinguished from the building facades by either a cornice or wall cap or a pitched or overhang roof with a minimum fascia height and eaves.</p>	<p><i>The building is provided with a 30" base that will be concrete finish. This element provides an anchor for the building. The base of the building extends to 12'-4" from finished grade and will be finished in stucco, with relief accents and stucco defining trim around the window and door openings.</i></p> <p><i>The middle section of the building facing both streets will be a mix of metal siding and fiber cement siding. In addition to the different materials, each material will have its own color. Within this middle section, exterior balconies will also be present, that are steel framed and painted. The middle section is roughly 36'-0" in height.</i></p> <p><i>The top of the building is a formed cap finished in stucco with a height of 3'-0" and depth varying from 1½" to 6". The cornice extends around the building.</i></p> <p><i>This standard is met.</i></p>
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<p>b. Horizontal articulation.</p> <p>(1) The street-facing façade must create a sense of rhythm and variation by incorporating the following as illustrated in Figure 19.508.4.B.2.b:</p> <p>(a) The ground floor façade must include columns, piers, pilasters or revealed structural elements projecting a minimum of 4 in from the building face no less than every 30 ft.</p> <p>(b) The upper story façade must include one of the following no less than every 30 ft:</p> <p>i. A change in wall plane of not less than 2 ft deep and 2 ft wide. Breaks may include but are not limited to an offset, recess, window reveal, pilaster, pediment, coursing, column or similar architectural feature.</p> <p>ii. Architectural bays at least 6 ft wide projecting 4 inches or more from the building face, with windows covering at least 50% of the projected wall area.</p> <p>(c) As an alternative to complying with (a) and (b) separately, features meeting the requirements of either (a) or (b) may be extended vertically across all stories.</p> <p>(2) Horizontal datum lines—such as belt lines, cornices, or upper-floor windows—must line up with adjacent façades if applicable.</p>	<p><i>Horizontal articulation is provided by varying the planes of the street-facing facades by 2'-0" which is extended vertically across all 4 stories. These steps also include a change in materials.</i></p> <p><i>There are no adjacent building facades related to horizontal datum lines.</i></p> <p><i>This standard is met.</i></p>
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C. EXTERIOR BUILDING MATERIALS

Purpose: To encourage the construction of attractive buildings with materials that evoke a sense of permanence and are compatible with downtown Milwaukie and the surrounding built and natural environment.

Standard	Findings
<p>The following standards are applicable to the street-facing façades of all new buildings. For the purposes of this standard, street-facing façades are those abutting streets, courtyards, and/or public squares in all of the downtown. Table 19.508.4.D specifies the primary, secondary, and prohibited material types referenced in this standard.</p> <ul style="list-style-type: none"> a. Buildings shall utilize primary materials for at least 90% and 65% of each applicable building façade (groundfloor and upper floor facades respectively). b. Secondary materials are permitted on no greater than 35% of each applicable building façade. c. Accent materials are permitted on no greater than 10% of each applicable building façade as trims or accents (e.g. flashing, projecting features, ornamentation, etc.). d. Buildings shall not use prohibited materials on any exterior wall, whether or not it is a street-facing façade. 	<p>The base of the building is provided with 36" of concrete at the street facing sides and is continued a minimum 10'-0" as a wraparound on sides not facing the street.</p> <p>The ground floor is finished in stucco at the street facing sides and a minimum 10'-0" wraparound on sides not facing the street. Metal siding is used to flank the entry. Both are primary materials.</p> <p>Upper floors are a mix of metal siding and fiber cement siding at the street facing sides and a minimum 10'-0" wraparound on sides not facing the street. Both are primary materials.</p> <p>Non-street-facing facades will be sided in fiber cement siding.</p> <p>This standard is met.</p>

D. FAÇADE TRANSPARENCY AND ACTIVATION

Purpose: To activate building interiors and exteriors by ensuring transparency through the building, allowing for daylighting of ground-floor commercial and public uses of buildings, and promoting a safe and vibrant pedestrian environment through visual and physical connections between interior and exterior spaces. To limit blank walls and promote alternatives to glazing where needed to activate façades and engage pedestrians viewing building exteriors.

Standard	Findings
<p>Residential-Only Buildings</p> <p>(1) Twenty-five percent of the total street-facing façade for all floors must consist of glazing.</p> <p>(2) Street-facing blank walls that contain no glazing are limited to 450 sq ft or 30 linear ft. In instances where a blank wall exceeds 450 sq ft or 30 linear ft, at least one of the following techniques must be employed:</p> <ul style="list-style-type: none"> (a) Articulate the wall with projections or recesses consistent with Subsection 19.508.4.B.2.a.(2). (b) Provide a landscaped planting bed or raised planter bed at least 3 ft wide in front of the wall, with plant materials that obscure or screen at least 50% of the wall's surface within 3 years. (c) Provide artwork (mosaic, mural, sculpture, relief, etc.) over at least 50% of the blank wall surface. <p>(3) Façades that are not street-facing are subject to the blank wall standards of Subsection 19.508.4.D.2.b.(4).</p>	<p><i>On the ground floor, total glazing will be 34% along Monroe St and 31% along 21st Ave.</i></p> <p><i>Planting beds are provided at the recessed façade areas.</i></p> <p><i>This guideline is met.</i></p>

E. BUILDING ENTRANCES

Purpose: To create pedestrian-friendly development by providing building entrances that are oriented to the sidewalk or other public space and connected with clearly marked pedestrian walkways.

Standard	Findings
<p>a. All new buildings must have at least one primary entrance facing an abutting street. For purposes of this standard, "facing" means within 45 degrees of the street property line.</p>	<p><i>The primary building entrance faces 21st Ave, which is the busier of the two streets and is a transit street. This entry leads into the main lobby and recreational area of the building. This is the only main entry provided from the public way.</i></p> <p><i>This standard is met.</i></p>
<p>b. For lots with frontage along more than one street, including multiple lots under common ownership being developed as a single site, the primary entrance must be located as follows:</p> <p>(1) For lots with one frontage along a transit street, the primary entrance must be oriented to the transit street with the exception of Subsection 19.508.4.E.2.c.</p> <p>(2) For lots with frontage along 2 transit streets, the primary entrance must be oriented to the street with higher-frequency transit service or the corner of the 2 streets.</p> <p>(3) For lots with frontage along Main Street, the primary entrance must be oriented to Main Street or the corner of the 2 streets, even if the other frontage is along a transit street.</p> <p>(4) For lots without frontage on Main Street or a transit street, the primary entrance may be oriented to either street.</p>	<p><i>The primary building entrance faces 21st Ave, which is the busier of the two streets and is a transit street. This entry leads into the main lobby and recreational area of the building. This is the only main entry provided from the public way.</i></p> <p><i>This standard is met.</i></p>

E. BUILDING ENTRANCES

Purpose: To create pedestrian-friendly development by providing building entrances that are oriented to the sidewalk or other public space and connected with clearly marked pedestrian walkways.

Standard	Findings
<p>c. Where a development contains multiple buildings or multiple individual storefronts or residential units and there is insufficient street frontage to meet the above entrance location standards for all buildings, storefronts, or residential units on the subject site, the primary entrances for each Building, storefront, or residential unit may orient to a plaza, courtyard, or similar pedestrian space designed as usable open space meeting the standards of Subsection 19.508.4.M. When oriented this way, the primary entrances must be connected to the street by an on-site pedestrian walkway either directly or through a plaza, courtyard, or similar pedestrian space</p>	<p><i>This standard does not apply.</i></p>
<p>d. For residential-only buildings, primary entrances must:</p> <p>(1) Incorporate one of the design elements in Subsection 19.508.4.E.2.d.(1); or</p> <p>(2) Incorporate a covered porch, stoop, or patio with a minimum depth of 4 ft that may be elevated from sidewalk grade by no more than 8 ft.</p>	<p><i>The entry is provided with a 4'-0" overhand of the building above. It is recessed into the façade and a transom is provided above the door.</i></p> <p><i>This standard is met.</i></p>

F. WINDOWS

Purpose: To integrate windows made of high-quality materials that are compatible with the building design to create visually interesting exterior façades and that function to create sufficient interior light and enhance connections between interior and exterior spaces.

Standard	Findings
<p>General Standards</p> <p>(1) Window openings must provide shadowing by recessing windows 4 in into the façade and/or incorporating exterior trim of at least 4-in reveal and of a contrasting material or color.</p> <p>(2) The following materials are approved for new window frames:</p> <ul style="list-style-type: none"> (a) Anodized or painted aluminum windows (b) Wood (c) Fiberglass (d) Alternatively, frameless window systems may be used. <p>(3) The use of spandrel glass is limited to floor lines and parapets.</p> <p>(4) For modification and expansion of existing buildings, replacement windows must match existing windows with respect to materials and dimensions.</p>	<p>The proposed exterior windows will be fiberglass (Anderson Series 100) finished in black or dark brown. Windows are provided in metal trim or fiber cement trim based on the exterior finish. The trim will be a minimum 4" in width.</p> <p>This standard is met.</p>
<p>Prohibited Window Elements</p> <p>For all street-facing building windows, the following window elements are prohibited:</p> <ul style="list-style-type: none"> (1) Opaque, reflective or mirrored glazing. Opaque glazing is allowed on non-Main-Street façades as necessary for privacy (such as for bathrooms). (2) Glazing tinted beyond energy code requirements. (3) Simulated divisions (internal or applied synthetic materials). 	<p>The proposed exterior windows will be fiberglass (Anderson Series 100) finished in black or dark brown. No prohibited window elements are proposed.</p> <p>This standard is met.</p>

F. WINDOWS

Purpose: To integrate windows made of high-quality materials that are compatible with the building design to create visually interesting exterior façades and that function to create sufficient interior light and enhance connections between interior and exterior spaces.

Standard	Findings
Window Placement and Proportion (1) For nonresidential ground-floor windows, the bottom edge of windows along pedestrian walkways must be an average of no less than one foot and an average of no more than 3 ft above the abutting finished grade. (2) For all windows on street-facing façades, each window must comply with at least one of the following to create a sense of pattern and compatible design: <ul style="list-style-type: none"> (a) Window shares the same width or height as another window on the same façade. (b) The top or bottom edge of the window aligns with the top or bottom edge of another window on the same façade. 	<p><i>The project is a residential development, so there are no non-residential uses on the ground floor.</i></p> <p><i>Windows facing Monroe St and 21st Ave are all in alignment with one another.</i></p> <p><i>This standard is met.</i></p>

G. CORNERS

Purpose: To create a strong architectural statement at street corners, provide opportunities for pedestrian-scale activity, establish visual landmarks, and enhance visual variety.

Standard	Findings
On corner lots or development sites consisting of more than one lot under common ownership at the corner of 2 public streets—or at the corner of a street and a public area, park, or plaza—nonresidential or mixed-use Buildings must incorporate at least 2 design features.	<p><i>The proposed development is a standalone residential building.</i></p> <p><i>This standard does not apply.</i></p>

H. BUILDING MASSING AND TRANSITIONS

Purpose: To promote building massing that creates compatible building scale and relationships between adjacent downtown buildings including massing variation that reflects the rhythm of traditional storefronts and breaks up the perceived massing of larger buildings, while creating an inviting pedestrian realm on the street by increasing access to light and air. To provide scaled transitions to adjacent residential uses to minimize impacts of building massing.

Standard	Findings
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To address this design element, the development can opt to address the Design Guidelines rather than the design standards related to building massing.

- a. Building massing should contribute to a welcoming and pedestrian-scaled sense of enclosure and definition of the street.**
- b. Buildings that utilize bonus height should mitigate impacts of additional height and mass by including step backs, façade insets, high façade permeability, and other perceived mass-reducing techniques to ensure access to light, privacy, and sky views for nearby building occupants and people on the street.**
- c. Building façades should incorporate variation in height or character to break up the perceived bulk and mass of the building into pedestrian-scale components that create a sense of pattern and rhythm. Such variation should be aligned with horizontal articulation elements to create a harmonious design. (See Subsection 19.508.4.B.3.)**
- d. For buildings abutting the moderate density residential zone, building setbacks, step backs, façade articulation, landscaping, fencing, and/or transition measures should be deployed to blend building massing between downtown and any adjacent residentially zoned neighborhoods to reduce perceived mass of buildings.**

The design standard requires a 6'-0" step back for the portions of the building above the base maximum height. The step back is intended to minimize the impact of the additional bonus height.

The base maximum height is 45 ft. The applicant is using the additional 12 ft bonus height for residential development for a total allowed height of 57 ft. The proposed building will be 55'-6". The applicant has elected to not provide the 6-ft step back; rather, the applicant seeks to meet the design guidelines.

As described in the application, providing the 6'-0" step back would reduce the building square footage of the top floor. This would have resulted in a reduction of several apartment units and also increased costs. It would have created unstacked exterior walls and waterproofing challenges. When exterior walls do not align with walls below, it creates engineering challenges to transfer those gravity forces to the building sections below. Utilizing the stepback for residential unit outdoor space would have decreased floor to floor heights to accommodate waterproofing/insulation and framing methods needed.

The building is provided with a 3-ft high cornice around the perimeter of the Building. This cornice also steps vertically 4 ft to meet other design criteria. The building massing contributes to the surrounding areas by providing a base, middle and top to anchor this corner. The base provides a pedestrian scale development with unique finishes that extend up the façade by 12 ft. The massing is also lessened by the 5-ft protruding balconies provided for the upper level apartments.

The balconies help reduce the visual height by breaking up the façade and provide an illusion of reduced height. The 2-ft façade elevation undulation from foundation to roof also helps break up these exterior planes and creates a rhythm and pattern along each street façade.

The building is at the intersection of Monroe St and 21st Ave. Across Monroe St is an open landscaped area and onsite parking for the Portland Waldorf School. The school does not have a large presence of buildings along Monroe St, and lower one- and two-story buildings are adjacent to this site

H. BUILDING MASSING AND TRANSITIONS

Purpose: To promote building massing that creates compatible building scale and relationships between adjacent downtown buildings including massing variation that reflects the rhythm of traditional storefronts and breaks up the perceived massing of larger buildings, while creating an inviting pedestrian realm on the street by increasing access to light and air. To provide scaled transitions to adjacent residential uses to minimize impacts of building massing.

Standard	Findings
	<p>and a parking lot exists at the opposite corner. These existing conditions will help break down the visual height of the new building, providing more of a sense of openness around the new development.</p> <p>The building facades provide a variation in height where a vertical difference of 4 ft occurs at each façade plane. These planes also step back and forth 2 ft from the property line inward. In addition, the middle section building planes are provided with different materials to help visually break up their masses. The base is provided with the same material to define as a base, but it steps in and out 2 ft as well. All these variations align with each other to create a rhythm.</p> <p>This guideline is met.</p>

I. WEATHER PROTECTION

Purpose: To create an all-season pedestrian environment shielded from the elements, whether by the building structure itself or with added-on features such as awnings and canopies, that is integrated with rather than obscures the building design. Overhead protection encourages window shopping and lingering, and weather protection features can provide interest and detail to a façade as well as create outdoor sidewalk seating areas for restaurants and cafés.

Standard	Findings
<p>a. Minimum Weather Protection Coverage</p> <p>(1) All ground-floor building entries must be protected from the weather by awnings, canopies, marquees, recesses, or similar weather protection.</p> <p>(2) Awnings, canopies, marquees, recesses, or similar weather protection must be provided along at least 50% of the ground-floor elevation(s) of a nonresidential or mixed-use building where the building abuts a sidewalk, plaza, courtyard, or similar pedestrian space designed as usable open space meeting the standards of Subsection 19.508.4.M, or on-site pedestrian walkway.</p> <p>(3) Weather protection used to meet this section must extend at least 4 ft over the pedestrian area but no more than 4 ft into the right-of-way. Balconies and recesses meeting these dimensional requirements can be counted toward this requirement.</p> <p>(4) Weather protection used to meet the above standards must be at least 8 ft above the finished grade, including any valance.</p>	<p>Ground floor entries have a 4-ft cover provided by a building overhang, which is 8'-7" above grade.</p> <p><i>This standard is met.</i></p>

b. Weather Protection Materials, Design, and Details

(1) Materials

(a) Awnings must be constructed of a non-vinyl cloth or canvas with a matte finish or a material similar in appearance and texture.

(b) Canopies must be constructed of rigid plastic, metal, glass, or a material similar in appearance and texture.

(c) Marquees must be constructed of metal, glass, wood, or a material similar in appearance and texture.

(d) Vinyl or any similar flexible plastic sheet material is prohibited for all weather protection features.

(e) The structure or frame materials for awnings and canopies must be aluminum or steel.

(2) Awnings or canopies must be attached directly above an entry or window. Awning and canopy width must not exceed the width of the entry or associated window opening and may not extend over more than one storefront opening. Marquees must be attached to the building directly above the entrance and may extend past the entrance.

(3) For awnings and canopies, only lighting that illuminates the building and/or sidewalk is allowed. Awnings and canopies must not be illuminated from below or internally.

(4) Any signage on awnings, canopies or marquees must be consistent with requirements of Subsection 14.16.060.C.

Ground floor entries have a 4-ft cover provided by a building overhang which is 8'-7" above grade.

This standard is met.

J. ROOFTOPS AND ROOFTOP SCREENING

Purpose: To create a visually interesting feature at the top of the building that enhances the quality and character of the building and complements the building design, while reducing or eliminating the visual impact of rooftop equipment on the street pedestrian environment by providing screening or other concealing design features that also contribute to the high-quality design and visual interest of the building.

Standard	Findings
<p>The following standards are applicable to rooftop design and screening of rooftop equipment.</p> <p>Design Standards</p> <p>a. Rooftop Design</p> <p>(1) The roof of a building must follow one (or a combination) of the following forms:</p> <ul style="list-style-type: none">(a) Flat roof (less than 1/12 pitch) or low-slope roof (between 1/12 and 4/12 pitch)(b) Hip roof(c) Gabled roof(d) Dormers(e) Shed roof	<p><i>The project proposes a flat roof with minimal slope for drainage. A minimum 12-inch parapet is provided around the perimeter of the roof. A cornice is also provided with a minimum depth of 6 inches around the perimeter.</i></p> <p><i>Any rooftop equipment will be condensers for the hallways and common area. This equipment will be placed at least 10'-0" back from the building face to avoid viewing from the street.</i></p> <p><i>This standard is met.</i></p>

(2) Roofs are subject to the following standards as applicable:

- (a) All flat or low-slope roofs must be architecturally treated or articulated with a parapet wall that projects vertically above the roofline at least 12 in and/or a cornice that projects from the building face at least 6 in. See Figure 19.508.4.B.2.a(3).**
- (b) All hip or gabled roofs exposed to view from adjacent public streets and properties must have a minimum 4/12 pitch.**
- (c) Sloped roofs with a 4/12 pitch or higher must have eaves, exclusive of rain gutters, that project from the building wall at least 12 in.**
- (d) When an addition to an existing structure, or a new structure, is proposed in an existing development, the roof forms for the new structure(s) must have the same slope and be constructed of the same materials as the existing roofing.**

b. Rooftop Equipment Screening

- (1) The following rooftop elements do not require screening:**
 - (a) Solar panels, wind generators, and green roof features.**
 - (b) Equipment under 2 ft high, if set back a minimum of 10 ft from the outer edge of the roof.**
- (2) If visible from public street view, elevator mechanical equipment or a mechanical penthouse may not extend above the height limit by more than 16 ft, and must use a consistent exterior building material for the mechanical shaft or penthouse.**
- (3) Satellite dishes, communications equipment, and all other roof mounted mechanical equipment must be set back a minimum of 10 ft from the roof edge and must be screened from public street view. For purposes of this standard, "public street view" means the pedestrian level from across the adjacent public street and does not include views from adjacent buildings. If necessary, screening from public street view must be achieved by one of the following methods that is at least as tall as the tallest part of the equipment being screened:**

The project proposes a flat roof with minimal slope for drainage. A minimum 12-inch parapet is provided around the perimeter of the roof. A cornice is also provided with a minimum depth of 6 inches around the perimeter.

Any rooftop equipment will be condensers for the hallways and common area. This equipment will be placed at least 10'-0" back from the building face to avoid viewing from the street.

This standard is met.

J. ROOFTOPS AND ROOFTOP SCREENING

Purpose: To create a visually interesting feature at the top of the building that enhances the quality and character of the building and complements the building design, while reducing or eliminating the visual impact of rooftop equipment on the street pedestrian environment by providing screening or other concealing design features that also contribute to the high-quality design and visual interest of the building.

Standard	Findings
<p>(a) A screen around the equipment that is made of an exterior building material used on other portions of the building, or masonry.</p> <p>(b) Vertical green roof features or regularly maintained, dense foliage that forms an opaque barrier year-round when planted.</p> <p>(4) Required screening will not be included in the building's maximum height calculation.</p>	

K. SERVICE AREAS (SCREENING)

Purpose: To preserve well-designed building frontages and pedestrian environments by minimizing the potential negative impacts of service areas on visual design and circulation while maintaining sufficiently accessible and functional loading, waste collection, utility, and other service areas.

Standard	Findings
<p>Service areas include external utility structures, loading docks, recycling facilities, trash containers, and other similar areas; they exclude off-street parking areas which are subject to Subsection 19.304.5.C.</p> <p>a. Service areas must be located for access from the most minor street.</p> <p>b. Screening must be established on all sides of service areas, except where an opening is required for access. If access is possible only on a side that is visible from a public street, a solid gate or door is required.</p> <p>c. Landscaping, structural elements, painting, and/or murals or other public art must be used to screen service areas that are located along a public street frontage. The required screening must result in an opaque barrier to a minimum height of 6 ft.</p> <p>d. Where structural forms of screening are utilized, the materials must match the primary or secondary building materials and colors as described in Subsection 19.508.4.C.</p> <p>e. For new buildings, waste collection areas must be located within the Building itself rather than a stand-alone waste enclosure.</p> <p>f. Residential-only multifamily and mixed-use buildings must meet the recycling area standards of Table 19.505.3.D.10.</p>	<p>Waste collection is provided at the interior of the building, a sectional door is provided for access to the parking area to disburse the trash containers. Electrical service is proposed to be located off the parking area and away from the street facades.</p> <p>The recycling and trash area is in a separate room of approximately 310 sq ft, located on the first floor of the building off the parking lot entry door. The room will be accessed from the exterior of the building, as well as a door from the bicycle room.</p> <p>The collection area will provide containers for trash and recyclables that include cardboard, paper, glass and metals. The trash and recycling containers will be covered.</p> <p>With 45 units, the collection capacity must be 450 cubic feet, and the proposed combined containers provide this amount.</p> <p>This standard is met.</p>

L. RESIDENT OPEN SPACE

Purpose: To promote livability in the downtown environment by providing open space amenities within the development site for use by residents.

Standard	Findings
<p>a. Fifty sq ft of resident open space is required for each dwelling unit. The open space may be developed entirely as private open space or common open space, or it may be a combination of the 2 types of open space. Usable open space required by Subsection 19.508.4.A.2.b that meets the design standards of Subsection 19.508.4.M.2 may also be counted towards the resident open space requirement.</p>	<p>The proposed building will have 45 dwelling units, for a total requirement of 2,250 sq ft of open space. Upper floor balconies have a total area of 1,826 sq ft. The ground floor amenity and common recreation room has a total area of 470 sq ft. The total area of proposed open space is 2,296 sq ft.</p> <p>This standard is met.</p>
<p>b. Private Open Space</p> <p>(1) Private open space, if provided, must be contiguous to the unit it serves and must be directly accessible from the interior of the dwelling unit.</p> <p>(2) Private open space may be provided in the form of a porch, deck, balcony, patio, terrace, or other private outdoor area.</p> <p>(3) Areas used for entrances or exits will not be considered as private open space except where such entrances or exits are for the sole use of the unit they serve.</p> <p>(4) Balconies, decks, porches and patios must have a minimum depth of 4 ft and may project up to a minimum of 4 ft into the public right-of-way.</p> <p>(5) Regardless of location (ground-level or above), where any building wall abuts an outdoor common open space, the wall must include at least one window or door with a minimum of 50% glazing.</p>	<p>Balconies are provided for all upper floor units. The balconies are all a minimum of 4 ft wide.</p> <p>The exterior walls for the ground floor amenity and common recreation room has multiple windows with over 250 sq ft of glazing on a wall area of approximately 430 sq ft.</p> <p>This standard is met.</p>

M. OUTDOOR AND EXTERIOR BUILDING LIGHTING

Purpose: To incorporate outdoor and exterior building lighting that increases pedestrian comfort, accentuates design and architectural features, enhances safety, and minimizes light pollution (both spill and casting or glare).

Standard	Findings
<p>The following lighting standards apply to the site and building.</p> <p>Design Standards</p> <p>a. Lighting must be designed to comply with the following standards:</p> <ul style="list-style-type: none"> (1) Primary building entrances required in Subsection 19.508.4.E must have a minimum illumination of 2.0 foot-candles. (2) All other building entrances and areas underneath weather protection elements described in Element I (Weather Protection) must have a minimum illumination of 1.0 foot-candles. (3) Common open spaces for residents subject to Subsection 19.508.4.L must be lighted with pedestrian-scaled lighting (no more than 14 ft in height) at a level at least 1.0 foot-candles throughout the space. (4) Plazas and usable open space subject to Subsection 19.508.4.M must be lighted with pedestrian-scaled lighting (no more than 14 ft in height) at a level at least 2.0 foot-candles throughout the space. (5) If off-street parking areas are present, lighting must comply with standards in Subsection 19.606.3.F. <p>b. Lighting luminaires must have a cutoff angle of 90 degrees or greater to ensure that lighting is directed downward, except as provided for uplighting of flags and permitted building-mounted signs.</p> <p>c. Lighting must not cause a light trespass of more than 0.5 footcandles measured vertically at all shared property lines of the site, with the exception of property lines along public right-of-way.</p> <p>d. Flashing or strobe lights, fluorescent tube lights, and security spotlights are prohibited on building exteriors.</p>	<p><i>Surface-mounted lighting will be provided at the soffit of building overhangs at entries.</i></p> <p><i>Wall-mounted lighting will be provided at other locations where soffit does not exist.</i></p> <p><i>Lighting for parking area is proposed to be provided off building facades.</i></p> <p><i>As conditioned, to include a photometric plan with the development permit plans, this standard is met.</i></p>

As discussed in these findings, and as conditioned, the Planning Commission finds that the proposed design meets the applicable design standards of MMC 19.508.

7. MMC Chapter 19.600 Off-Street Parking and Loading

MMC 19.600 regulates off-street parking and loading areas on private property outside the public right-of-way. The purpose of these requirements includes providing adequate space for off-street parking, minimizing parking impacts to adjacent properties, and minimizing environmental impacts of parking areas.

a. MMC Section 19.602 Applicability

MMC 19.602 establishes the applicability of the provisions of MMC 19.600, and MMC Subsection 19.602.3 establishes thresholds for full compliance with the standards of MMC 19.600. Development of a vacant site is required to provide off-street parking and loading areas that conform fully to the requirements of MMC 19.600.

Per Oregon Administrative Rules (OAR) 660-012-0012 and 660-12-0440, which relate to Climate-Friendly and Equitable Communities (CFEC) rulemaking, the City is prohibited from mandating minimum off-street vehicular parking quantity requirements because of the subject property's proximity to a TriMet bus stop. However, all other provisions of MMC 19.600 may still apply.

The proposed development includes improvements to an existing off-street parking area to serve the proposed building. The parking area is required to conform fully to the requirements of MMC 19.600.

The Planning Commission finds that the provisions of MMC 19.600 are applicable to the proposed development.

b. MMC Section 19.605 Vehicle Parking Quantity Requirements

MMC 19.605 establishes standards to ensure that development provides adequate vehicle parking (off-street) based on estimated parking demand.

(1) MMC Subsection 19.605.1 Minimum and Maximum Requirements

MMC Table 19.605.1 provides minimum and maximum quantity requirements for eating and drinking establishments. For these uses located in the DMU, no off-street parking is required; the maximum parking permitted is 15 spaces per 1,000 sq ft of floor area.

The proposed development will be a 45-unit residential building. Based on the number of units, the maximum number of parking spaces permitted on the site is 90. The parking area is proposed to have 17 spaces.

As proposed, this standard is met.

c. MMC Section 19.606 Parking Area Design and Landscaping

MMC 19.606 establishes standards for parking area design and landscaping, to ensure that off-street parking areas are safe, environmentally sound, and aesthetically pleasing, and that they have efficient circulation.

(1) MMC Subsection 19.606.1 Parking Space and Aisle Dimension

MMC 19.606.1 establishes dimensional standards for required off-street parking spaces and drive aisles. For 90°-angle spaces, the minimum width is 9 ft and minimum depth is 18 ft, with a 9-ft minimum curb length and 22-ft drive aisles.

The existing parking lot has approximately 24 parking spaces with no landscaping. The proposed parking area will have 17 surface parking spaces, including nine EV spaces, with 90°-angle stalls that measure 9 ft by 18 ft, with a minimum 22-ft-wide drive aisle.

As proposed, this standard is met.

(2) MMC Subsection 19.606.2 Landscaping

MMC 19.606.2 establishes standards for parking lot landscaping, including for perimeter and interior areas. The purpose of these landscaping standards is to provide buffering between parking areas and adjacent properties, break up large expanses of paved area, help delineate between parking spaces and drive aisles, and provide environmental benefits such as stormwater management, carbon dioxide absorption, and a reduction of the urban heat island effect.

In the DMU zone, perimeter buffer areas abutting a ROW must be at least four ft wide (measured from the inside of curbs); no buffer is required abutting another property. Within perimeter buffer areas, at least one tree must be planted every 30 lineal feet. All parking areas adjacent to a residential use must have a continuous visual screen in the abutting landscape perimeter area (opaque year-round from one ft to four ft above the ground).

At least 25 sq ft of interior landscaped area must be provided for each parking space, either a divider median between opposing rows of parking or a landscape island in the middle or at the end of a parking row. Interior landscaped areas must be a minimum of 6 ft wide (measured from the inside of curbs). For landscape islands, at least one tree must be planted per island; for divider medians, at least one tree must be planted every 40 lineal feet.

The landscaping requirements apply to outdoor parking lots, and the proposed development includes one adjacent to the building. As shown on the submitted existing site survey and proposed Site Plan, there are very few perimeter areas affecting the parking area, as it is an existing interior parking lot surrounded by buildings. The existing parking lot has approximately 24 parking spaces with no perimeter landscaping or interior landscaped islands. The proposed parking area will have 17 surface parking spaces, and new perimeter landscaped areas proposed to bring the parking lot closer into conformance with the code. These new landscaped areas include: a large, landscaped area at the entrance from 21st Ave, landscaping around the foundation of the building adjacent to the parking spaces, and landscaping along the adjacent building at 2146 SE Monroe St.

The existing, improved, parking lot will have 17 parking spaces. Based on 25 sq ft of landscaping per space, this totals 425 sq ft of required interior landscaping. Although there are no formal interior landscaped islands proposed for the existing parking lot, the

proposed site plan shows new perimeter landscape islands totaling approximately 468 sq ft, not including the new landscaping adjacent to the proposed building. This brings the existing parking lot closer into conformance with the code.

As conditioned, to plant one tree in the landscaped area adjacent to 21st Ave, the applicable standards are met.

(3) MMC Subsection 19.606.3 Additional Design Standards

MMC 19.606.3 establishes various additional design standards for off-street parking areas. Paving and striping are required for all required maneuvering and standing areas. Parking bumpers or wheel stops are required to prevent vehicles from encroaching onto public rights-of-way, adjacent landscaped areas, or pedestrian walkways. Driveways and on-site circulation must be designed so that vehicles enter the ROW in a forward motion. Pedestrian access must be provided so that no off-street parking space is farther than 100 ft away from a building entrance or a walkway that is continuous, leads to a building entrance, and meets the design standards of MMC Subsection 19.504.9.E. Lighting must not cause a light trespass of more than 0.5 footcandles measured vertically at the boundaries of the site and must provide a minimum illumination of 0.5 footcandles for pedestrian walkways in off-street parking areas.

The existing parking area is proposed to be improved to meet the requirements of this section. A condition has been established to ensure that this standard is met.

As conditioned, the applicable standards are met.

As proposed and conditioned, the Planning Commission finds that the applicable design and landscaping standards of MMC 19.606 are met.

d. MMC Section 19.608 Loading

MMC 19.608 establishes standards for off-street loading areas and empowers the Planning Manager to determine whether loading spaces are required. Off-street loading is not required in the DMU zone. Where loading spaces are required, spaces must be at least 35 ft long and 10 ft wide, with a height clearance of 13 ft, and located where not a hindrance to drive aisles or walkways.

The subject property is zoned DMU, so no off-street loading is required. This standard is not applicable.

e. MMC Section 19.609 Bicycle Parking

MMC 19.609 establishes standards for bicycle parking for new residential development. The minimum number of long-term spaces is 1 space per unit; the minimum number of short-term spaces is 2 or one per 20 units. MMC Subsection 19.609.4 includes design and location requirements for both long-term and short-term spaces.

The minimum number of bicycle parking spaces for the 45-unit residential building would be 45 long-term spaces (covered and secure) and 4 short-term spaces. Long-term bicycle spaces are proposed to be provided in inverted U-loop racks, allowing two connections points for the bike. The majority of long-term spaces are proposed to be provided in a secure locked bike room on the first floor of the building. A total of 22 long-term bike spaces will be provided with this inverted U-loop bike rack. A total of 14 bike spaces will be provided with wall mounted bike racks. This provides 36 secure bicycle parking spaces within the secure bike room. An additional 9 wall hung bike racks are proposed to be provided in each of the ground floor units of the building. This provides a total of 45 bike parking spaces.

Short-term bike parking is dispersed between the three entry/exit doors in the building. A total of four spaces are proposed in outdoor bike racks.

As proposed and conditioned, the Planning Commission finds that the applicable standards are met.

f. MMC Section 19.610 Carpool and Vanpool Parking

MMC 19.610 establishes carpool parking standards for new industrial, institutional, and commercial development with 20 or more required parking spaces.

The existing parking area has 17 parking spaces. This standard is not applicable.

As proposed and conditioned, the Planning Commission finds that the proposed development meets all applicable standards MMC 19.600 for off-street parking.

8. MMC Chapter 19.700 Public Facility Improvements

MMC 19.700 is intended to ensure that development, including redevelopment, provides public facilities that are safe, convenient, and adequate in rough proportion to their public facility impacts.

a. MMC Section 19.702 Applicability

MMC 19.702 establishes the applicability of the provisions of MMC 19.700, including new construction.

The applicant proposes to develop a multi-unit residential building and to improve an existing adjacent parking area. The proposed new construction triggers the requirements of MMC 19.700.

b. MMC Section 19.703 Review Process

MMC 19.703 establishes the review process for development that is subject to MMC 19.700, including requiring a preapplication conference, establishing the type of application required, and providing approval criteria.

The applicant had a preapplication meeting with City staff on September 19, 2024, prior to application submittal. The City Engineer determined that the proposed development does not trigger a Transportation Impact Study. Finding 8-e addresses the proposal's compliance with the approval criteria established in MMC Subsection 19.703.3, particularly the required frontage improvements.

c. MMC Section 19.705 Rough Proportionality

MMC 19.705 requires that transportation impacts of the proposed development be mitigated in proportion to its potential impacts. Mitigation of impacts, due to increased demand for transportation facilities associated with the proposed development, must be provided in rough proportion. Guidelines require consideration of a ½ mile radius, existing use within the area, applicable TSP goals, and the benefit of improvements to the development property.

Based on proportionality guidelines found in MMC 19.705.2, the City Engineer has determined that the applicant is found responsible for constructing pedestrian improvements for the development.

The existing pedestrian facilities on both frontages of the subject property were found to be insufficient, and the City Engineer has determined that frontage improvements for both would be proportional to the development impacts. A condition has been established to require pedestrian improvements on both the 21st Ave and Monroe St frontages.

These improvements include new curb, a new pedestrian ramp (at the corner of Monroe St and 21st Ave), and new sidewalks in compliance with the Americans with Disabilities Act and the City of Milwaukie Public Works Standards.

As conditioned, this standard is met.

d. MMC Section 19.707 Agency Notification and Coordinated Review

MMC 19.707 establishes provisions for coordinating land use application review with other agencies that may have some interest in a project that is in proximity to facilities they manage.

The subject property fronts 21st Ave, which is classified as an arterial street and is part of a transit route. The subject property also front Monroe St, which is classified as a collector street and the site is within 250 ft of a rail crossing. The application was referred to the Oregon Department of Transportation (ODOT) and TriMet for comment.

This standard is met.

e. MMC Section 19.708 Transportation Facility Requirements

MMC 19.708 establishes the City's requirements and standards for improvements to public streets, including pedestrian, bicycle, and transit facilities.

(1) MMC Subsection 19.708.1 General Street Requirements and Standards

MMC 19.708.1 provides general standards for streets, including access management, clear vision, street layout and connectivity, and intersection design and spacing.

As proposed and conditioned, the development is consistent with the applicable standards of MMC 19.708.1.

(2) MMC Subsection 19.708.2 Street Design Standards

MMC 19.708.2 provides design standards for streets, including dimensional requirements for the various street elements (e.g., travel lanes, bike lanes, on-street parking, landscape strips, and sidewalks).

Pedestrian improvements for the development include new sidewalks for the 21st Ave and Monroe St frontages; and a new bi-directional, ADA compliant, pedestrian ramp at the Southeast corner of 21st Ave and Monroe St, with at 6'x30' bulb out on the 21st Ave frontage adjacent to the east/west crosswalk. Downtown standards for both 21st Ave and Monroe St from the City of Milwaukie Public Works Standards require curb-tight sidewalk to be 6' wide. Street tree planting in compliance with the City of Milwaukie Public Works Standards will be required where able.

As conditioned, this standard is met.

(3) MMC Subsection 19.708.3 Sidewalk Requirements and Standards

MMC 19.708.3 provides standards for public sidewalks, including the requirement for compliance with applicable standards of the Americans with Disabilities Act (ADA).

The proposed development includes one new ADA ramp on 21st Ave at the corner of Monroe St.

Sidewalks must conform to the City of Milwaukie Public Works Standards and the Americans with Disabilities Act requirements.

As conditioned, the development is consistent with all applicable standards of MMC 19.708.3.

(4) MMC Subsection 19.708.6 Transit Requirements and Standards

MMC 19.708.6 provides standards for transit facilities.

The portion of 21st Ave fronting the proposed development is classified as a transit route in the Milwaukie Transportation System Plan (TSP). However, transit facilities are already in place. As a result, transit facility improvements are not required for the proposed development.

As proposed, the development is consistent with all applicable standards of MMC 19.708.6.

As conditioned and proposed, the development will meet all applicable standards of MMC 19.708 and any other applicable City requirements.

The Planning Commission finds that the proposed development meets the applicable public facility improvement standards of MMC 19.700.

9. MMC Section 19.907 Downtown Design Review

MMC 19.907 establishes the applicability, procedure, and approval criteria for design review of development downtown.

a. MMC Subsection 19.907.2 Applicability

A project, addition, or expansion that proposes to meet one or more of the design guidelines of Section 19.508 in lieu of complying with the design standards of Section 19.508 is subject to Type III review.

As addressed in Finding 6, the design does not meet all of the downtown design standards of MMC 19.508. The proposed development is subject to Type III review.

b. MMC Subsection 19.907.5 Approval Criteria

MMC 19.907.5 establishes the approval criteria for Type I, II, and III downtown design review. For Type III review, projects must meet the following criteria:

- (1) Compliance with MMC Title 19.
- (2) Compliance with applicable design standards in MMC 19.508.
- (3) Substantial consistency with the purpose statement of the applicable design standard and the applicable Downtown Design Guideline(s) being utilized in place of the applicable design standard(s).

For the proposed development, compliance with the applicable standards of MMC Title 19 is discussed throughout these findings. Finding 6 discusses the project's compliance with the applicable design standards of MMC 19.508, as well as consistency with the purpose statement of any design standards that are not met and any applicable downtown design guidelines.

As discussed throughout these findings, and particularly in Finding 6, and as conditioned where necessary, the proposed development satisfies the approval criteria for downtown design review.

As addressed throughout these findings, and as conditioned where necessary, the Planning Commission finds that the proposed development meets the approval criteria for Type III downtown design review.

10. The application was referred to the following departments and agencies on March 25, 2025:

- Milwaukie Community Development Department
- Milwaukie Engineering Department
- Milwaukie Building Department
- Milwaukie Public Works Department
- Milwaukie Police Department
- City Attorney
- Historic Milwaukie Neighborhood District Association (NDA) Chairperson and Land Use Committee (LUC)
- Clackamas Fire District #1 (CFD #1)
- Clackamas County Department of Transportation & Development

- ODOT
- TriMet
- NW Natural
- North Clackamas School District

11. Notice of the public hearing was provided to all properties within 300 ft of the subject property on April 23, 2025. No comments were received.

ATTACHMENT 2
Recommended Conditions of Approval
Primary File #DR-2025-001

Conditions

1. Prior to submittal of the associated development permit application(s), the required application and survey plans to consolidate the parcels on the site must be submitted to the Planning Department.
2. At the time of submittal of the associated development permit application(s), the following must be resolved:
 - a. Final plans submitted for development permit review must be in substantial conformance with the plans and drawings approved by this action, which are the revised plans and drawings received by the City on March 19, 2025 and revised on April 1, 2025, except as otherwise modified by these conditions of approval.
 - b. Provide a narrative describing all actions taken to comply with these conditions of approval. In addition, describe any changes made after the issuance of this land use decision that are not related to these conditions of approval.
 - c. Per Finding 7-c-2, plant one tree in the landscaped island adjacent to 21st Ave.
 - d. As per Finding 7-e, provide sufficient detail to confirm that the dimensional requirements for bicycle parking are met (as established in MMC Subsection 19.609.3) for the bike racks, both interior and exterior.
3. Prior to final inspection of the required building permit and issuance of a certificate of occupancy, the following must be resolved:
 - a. Submit documentation from the project landscape designer attesting that all required site plantings have been completed in conformance with the approved site plans and with City standards.
 - b. As per Finding 4, the new apron for the proposed accessway must be constructed to meet accessibility and the city's Public Works Standards.
 - c. As per Finding 8-e, construct all pedestrian improvements including: new curb-tight 6-ft sidewalk on the 21st Ave and Monroe St frontages and a new bi-directional ADA compliant ramp at the southeast corner of 21st Ave and Monroe St with a 6 ft x 30 ft bulb out on the 21st Ave frontage adjacent to the east/west crosswalk.

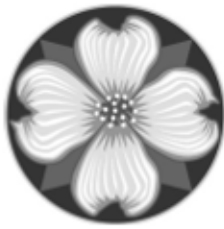
Additional Requirements

The following items are not conditions of approval necessary to meet applicable land use review criteria. They relate to other development standards and permitting requirements contained in the Milwaukie Municipal Code (MMC) and Public Works Standards that are required at various points in the development and permitting process.

1. At the time of submittal of the associated development permit application(s), the following must be resolved:
 - a. Submit a final stormwater management plan to the City of Milwaukie Engineering Department for review and approval. The plan must be prepared in accordance with Section 2 – Stormwater Design Standards of the City of Milwaukie Public Works Standards. Submit full-engineered plans for construction of all required public improvements, reviewed and approved by the City of Milwaukie Engineering Department. All utilities must conform to the Milwaukie Public Works Standards.
2. Prior to commencement of any earth-disturbing activities, the applicant must obtain a City erosion control permit.
3. Obtain a City right-of-way (ROW) permit for construction of all required public improvements and accessway alterations.
 - a. Provide an engineering estimate for the cost of the public improvements.
 - b. Pay an inspection fee equal to 5.5% of the cost of the public improvements.
 - c. Provide a payment and performance bond for 130% of the cost of the required public improvements.
 - d. Clear vision areas must be maintained at all driveways and accessways and on the corners of all property adjacent to an intersection. Remove all signs, structures, or vegetation more than 3 ft in height located in “vision clearance areas” at intersections of streets, driveways, and alleys fronting the proposed development.
 - e. The final site plan must be approved by the City Engineer prior to construction.
 - f. Provide a 12-month Maintenance Bond upon completion of the construction.
 - g. Provide a final approved set of electronic (PDF) “As Constructed” drawings to the City of Milwaukie prior to final inspection.
4. Obtain an Encroachment Permit for the balconies that extend over the public right-of-way.
5. Expiration of Approval

As per MMC Subsection 19.1001.7.E, the land use approval granted with this decision will expire and become void unless the following criteria are satisfied. For proposals requiring any kind of development permit, the development must complete both of the following steps:

 - a. Obtain and pay for all necessary development permits and start construction within two years of land use approval.
 - b. Pass final inspection and/or obtain a certificate of occupancy within four years of land use approval.

**MILWAUKIE PLANNING**

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

ATTACHMENT #3

Application for Land Use Action

Primary File #: DR-2025-001

Review type*: ☒ I ☐ II ☒ III ☐ IV ☐ V**CHECK ALL APPLICATION TYPES THAT APPLY:**

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

RESPONSIBLE PARTIES:**APPLICANT** (owner or other eligible applicant—see reverse): WDC Properties, c/o Frank Stock

Mailing address: PO Box Portland State/Zip: OR 97268

Phone(s): 503-270-8675 Email: fstock@wdcproperties.com

*Please note: The information submitted in this application may be subject to public records law.***APPLICANT'S REPRESENTATIVE** (if different than above): Studio 3 Architecture, Gene Bolante

Mailing address: 275 Court Street NE Salem State/Zip: OR 97304

Phone(s): 971-239-0269 Email: gene@studio3architecture.com

SITE INFORMATION:

Address: 10900 SE 21st Map & Tax Lot(s): 11E36BB04000 and 04100

Comprehensive Plan Designation: TC Zoning: DMU Size of property: 16,605 sf

PROPOSAL (describe briefly):

Remove existing bank buildings, maintain parking lot add new multi story
apartment building with 45 units.

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

Submitted by:

Date: 02-14-2025

IMPORTANT INFORMATION ON REVERSE SIDE

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

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

ATTACHMENT #3

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

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

Type V applications may be initiated by any individual.

PREAPPLICATION CONFERENCE:

A preapplication conference may be required or desirable prior to submitting this application. Please discuss with Planning staff.

DEPOSITS:

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

REVIEW TYPES:

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

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

THIS SECTION FOR OFFICE USE ONLY:

FILE TYPE	FILE NUMBER	AMOUNT <small>(after discount, if any)</small>	PERCENT DISCOUNT	DISCOUNT TYPE	DATE STAMP
Primary file	DR-2025-001	\$ 2,000			
Concurrent application files		\$			
		\$			
		\$			
		\$			
Deposit (NR/TFR only)				<input type="checkbox"/> Deposit Authorization Form received	
TOTAL AMOUNT RECEIVED: \$			RECEIPT #:		RCD BY:
Associated application file #s (appeals, modifications, previous approvals, etc.):					
Neighborhood District Association(s): Historic Milwaukie					
Notes:					

Proposal: Multi-Unit residential development of 45 units at 10900 SE 21st Ave
MMC 19.304 – Downtown Zones

TABLE 19.304.4			
A. Lot Standards		Required	Provided
	1. Minimum size	750 SF	15,979 SF (after ROW)
	2. Minimum Street Frontage	15 LF	258.86 LF
B. Development Standards			
	1. Floor area ratio		
	a. Minimum	0.5:1 - 1:1	7,990 SF min (Actual 32,666 sf)
	b. Maximum	6:01	95,874 sf max (Actual 32,666 sf)
	2. Building height		
	a. Minimum	25	
	b. Maximum	45' + 12' bonus for residential	Highest Point is 55'-6"
	3. Street Setbacks		
	a. Minimum street setbacks	0	0' to 2', 4'-6" at entry way
	b. Side and rear setbacks	None	
	4. Offstreet parking standards	Yes, where applicable	Max 90 spaces, 15 provided
C. Other Standards			
	1. Residential Density Standards		
	b. Stand alone multifamily		
	(1) Minimum	25/ac	45 units provided on 0.36 ac
	(2) Maximum	None	
	2. Signs	Max 20% of 6,464 sf = 1,292 sf	up to 120 sf proposed on north elevation

19.304.5.D. Off Street Parking

- Existing parking is provided onsite and is placed behind the new building off both street facades. An existing driveway is removed and will be infilled with new building. The parking lot will provide 15 parking spaces for the residential use. The building wraps around a portion of the parking lot to conceal the visual impact of the parking area. The driveway will include new landscaping to one side to help buffer the exposed to view parking areas. The curb cut will be adjusted to fit the new driveway approach. The existing parking are will be improved with crack repair and an overlay to refresh the look. New striping and wheel stops will be provided. Of the parking maintained, roughly 9 of the spaces will provide EV charging.

Downtown Site and Building Design Standards and Guidelines

19.508.4.A Site Frontage:

- Minimum Frontage required along Monroe is 50% , 125'-0" = 62'-6" min, 118'-8" provided.
- Minimum Frontage required along 21st is 75%, 128'-8" = 96'-7" min, 96'-7" provided.

Minimum frontage occupancy along street fronts is 75%, within this the building must be at zero foot setback or up to 2'-0" for façade articulation. The building meets this along Monroe, along 21st 75% of 96'-7" is 75'-5", provided is 76'-4". A recess greater than 2'-0" is provided at the main entry, this width is 20'-4".

19.508.4.B Wall Structure and Building Façade

- The building is provided with a 30" base will be concrete finish. This element provides an anchor for the building.
- The base of the building extends to 12'-4" from finished grade and will be finished in stucco, with relief accents and stucco defining trim around the window and door openings.
- The middle section of the building facing both streets is a mix of metal siding and fiber cement siding. In addition to the different materials each will have their own color and not match each other. Within this middle section exterior balconies will also be present, they are steel framed and painted. The middle section is roughly 36'-0" in height.
- The top of the building is a formed cap finished in stucco with a height of 3'-0" and depth varying from 1½" to 6". The cornice extends around the building.
- Horizontal articulation is provided by varying the planes from the property lines along the street facades by 2'-0", these 2'-0" steps also include a material change.

19.508.4.C Exterior Building Materials

- The base of the building is provided with 36" of concrete at the street facing sides and a minimum 10'-0" in on sides not facing the street.
- Ground floor is finished in stucco at the street facing sides and a minimum 10'-0" in on sides not facing the street. Metal siding is used to flank the entry.
- Upper floors are a mix metal siding and fiber cement siding at the street facing sides and a minimum 10'-0" in on sides not facing the street.
- At non facing street sides fiber cement siding is provided.

TABLE 19.508.4.C.2.A.(1)				
		Primary Materials min	Secondary Materials Max	Accent Materials Max
	Ground Floor Facades	95% (actual 100%)	n/a	10% (0% actual)
	Upper Floor Facades	65% (actual 100%)	35% (actual 0%)	10% (0% actual)

19.508.4.D Façade, Transparency and Activation

- Glazing, a minimum 25% required on the ground floor of an all residential building. 34% is provided along Monroe and 31% is provided along 21st Ave.
- Planting beds are provided at the recessed façade areas.

19.508.4.E Entrances

- The building entrance is located off the busier of the streets, 21st Avenue. This entry leads into the main lobby and recreational area of the building. This is the only main entry provided from the public way.
- The entry is provided with a 4'-0" overhand of the building above. It is recessed into the façade, a transom is provided above the door and design elements are included in flanking the entry.

19.508.4.F Windows

- The proposed exterior windows will be fiberglass (Anderson Series 100) finished in black or dark brown. Windows are provided in metal trim or fiber cement trim based on the exterior finish. The trim will be a minimum 4" in width.

- Ground floor windows are large into non residential spaces.
- Windows are grouped together to provide a rhythm and pattern vertically and horizontally.

19.508.4.G Building Corners

- Non residential buildings do not apply

19.508.4.H Building Massing

- Building height façade variation is provided with 4'-0" steps in height and corollate with the 2'-0" façade undulations.
- Utilizing the bonus height, the building incorporated step backs if 2'-0" to break up the overall façade. The heights of the building parapets step 4'-0" up and down to help break the façade up.

3. Design Guidelines

To address the variance to the 6'-0" step back at the upper floor when utilizing the bonus height. The step back is intended to minimize the impact of the additional bonus height. However, utilizing a 6'-0" step back reduces the square footage of this floor, the impact would have resulted in a reduction of several apartment units and also increased costs. It would have created unstacked exterior walls and waterproofing challenges. When exterior walls do not align with walls below, it creates engineering challenges to transfer those gravity forces to below. Utilizing the setbacks for residential unit outdoor space would have decreased floor to floor heights to accommodate waterproofing/insulation and framing methods needed.

The base maximum height is 45'-0", with housing we are taking advantage of the additional 12'-0" bonus height to 57'-0". The 6-ft step back is required at heights above 45'-0" and we are requested an adjustment to this step back of 6'-0" above 45'-0". The maximum height of the building is 55'-6".

- (a) The building is provided with a 3'-0" cornice around the perimeter of the building, this cornice also steps vertically 4'-0" to meet other design criteria. The building massing contributes to the surrounding areas by providing a base, middle and top. The base provides a pedestrian scaled sense with the unique finishes that extend up 12'-0", it also helped in definition by the 5'-0" protruding balconies above.
- (b) The balconies help reduce the visual height by breaking up the façade and provide an illusion of reduced height. The 2'-0" façade elevation undulation from foundation to roof also helps break up these exterior planes and create a rhythm and pattern along each street façade. The building is at the intersection of SE Monroe and SE 21st. Across SE Monroe is open landscaped area and onsite parking for the Portland Waldorf School. The School does not have a large presence of buildings along Monroe, in

addition lower one- and two-story buildings are adjacent to this site and a parking lot exists at the opposite corner. These existing conditions will help break down the visual height of the new building, providing more of a sense of openness around the new development.

- (c) The building facades provides a variation in height, a vertical difference of 4'-0" occurs at each façade plane. These planes also step back and forth 2'-0" (from the property line inward). In addition, the middle section planes are provided with different materials to help break up their masses. The base is provided with the same material to define as a base, but it steps in and out as well 2'-0". All these variations align with each other to create a rhythm.

19.508.4.I Weather Protection

- Ground floor entries are provided with a 4'-0" cover provided by a building overhang. The height of these recesses are 8'-7".

19.508.4.J Rooftop Screening

- Roofs are flat with minimal slope for drainage, a min 12" parapet is provided around the perimeter. A cornice is also provided with a minimum depth of 6" around the perimeter.
- Any roof top equipment would be condensers for the hallways and common area, these would be placed at least 10'-0" back from the building face to avoid viewing from the street.

19.508.4.K Service Areas

- Waste collection is provided at the interior of the building, a sectional door is provided for access to the parking area to disburse the trash containers.
- Electrical service is proposed off the parking area and away from the street facades.
- The recycling and trash area is located off the parking entry, it is accessed from the exterior of the building.
 - The collection area will provide containers for trash and recyclables that include card board, paper, glass and metals.
 - The trash recyclable containers will be covered.
 - With 45 units the collection capacity must be 450 cubic feet, combined containers provide this.

19.508.4.L Resident open Space

- Provide 50 sf per unit, 45 units = 2,250 sf required.
 - 627 sf of decks per upper level = 1,826 sf
 - Ground floor recreational area – 470 sf
 - Required 2,250 sf, Provided 2,296 sf

19.508.4.M Plazas and Useable Open Space

- Not provided

19.508.4.N Outdoor and Exterior Lighting

- Surface mount lighting provided at soffit of building overhangs at entry's
- Wall mounted lighting provided at other locations where soffit does not exist
- Lighting for parking provided off building elevations

19.600 – Off-Street Parking and Loading

Existing parking is provided onsite and is placed behind the new building off both street facades. An existing driveway is removed and will be infilled with new building. The parking lot will provide 17 parking spaces for the residential use. The building wraps around a portion of the parking lot to conceal the visual impact of the parking area. The driveway will include new landscaping to one side to help buffer the exposed to view parking areas. The curb cut will be adjusted to fit the new driveway approach. The existing parking area will be improved with crack repair and an overlay to refresh the look. New striping and wheel stops will be provided. Of the parking maintained, roughly 9 of the spaces will provide EV charging.

19.609 Bicycle Parking

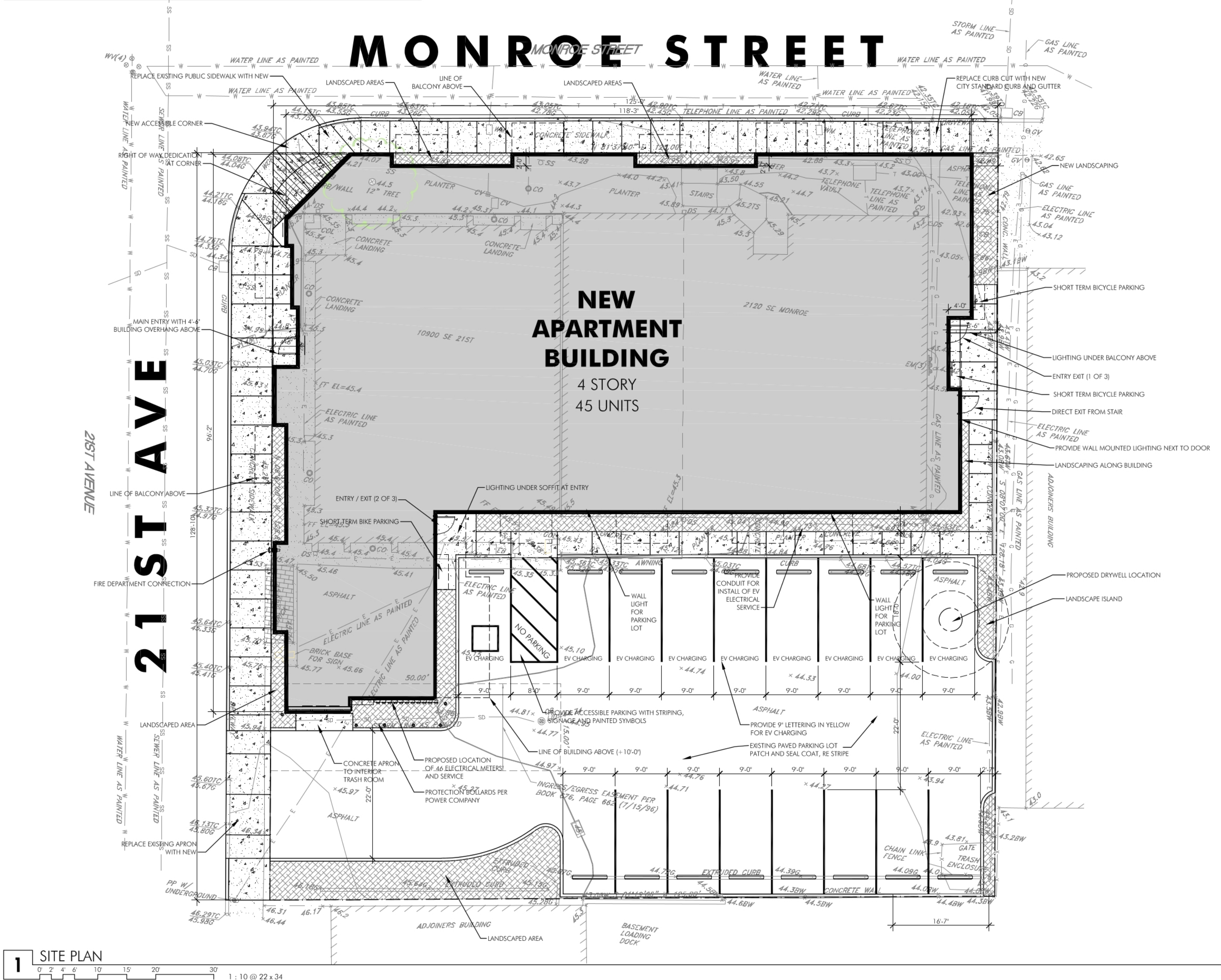
- New bicycle parking is provided for the 45 new apartment units. Required bicycle spaces include:
 - Long Term 1 per unit = 45 spaces
 - Short Term 2 per 20 units = 4 spaces
- Long Term bicycle spaces are provided in racks, the proposed rack is the inverted U loop, allowing two connections points for the bike. A total of 22 long term bike spaces are provided with this inverted loop bike rack. A total of 14 bike spaces are provided with wall mount bike racks. This provides 36 secure bicycle parking spaces within a securely locked room on the first floor of the building. An additional 9 wall hung bike spaces are provided in each of the ground floor units of the building. This provides a total of 45 bike parking spaces.
- Short term bike parking is spread between the 3 entry/exit points of the building. A total of 4 short term spaces are provided in outside racks.

TABLE 19.304.4		
A. Lot Standards	Required	Provided
1. Minimum size	750 SF	15,979 SF (after ROW)
2. Minimum Street Frontage	15 LF	258.86 LF
B. Development Standards		
1. Floor are ratio		
a. Minimum	0.5:1 - 1:1	7,990 SF min (Actual 32,666 sf)
b. Maximum	6 : 1	95,874 sf max (Actual 32,666 sf)
2. Building height		
a. Minimum	25	
b. Maximum	45+12 bonus for residential	Highest Point is 55'-6"
3. Street Setbacks		
a. Minimum street setbacks	0	0 to 2', 4'-6" at entry way
b. Side and rear setbacks	None	
4. Offstreet parking standards	Yes, where applicable	Max 90 spaces, 15 provided
C. Other Standards		
1. Residential Density Standards		
b. Stand alone multifamily		
(1) Minimum	25	45 units provided
(2) Maximum	None	
2. Signs	Max 20% of 6,464 sf = 1,292 sf	up to 120 sf proposed on north elevation

TABLE 19.508.4.C.2.A.(1)			
Ground Floor Facades	Primary Materials min	Secondary Materials Max	Accent Materials Max
Upper Floor Facades	95% (actual 100%)	n/a	10% (0% actual)
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SITE SUMMARY

SITE AREA:	16,065 SF
RIGHT OF WAY DEDICATION:	86 SF
NEW SITE AREA:	15,979 SF
BUILDING FOOTPRINT:	7,898 SF 50%
PAVEMENT:	6,783 SF 41.5%
LANDSCAPING:	1,298 SF 8.5%
TOTAL BUILDING AREA:	32,519 SF



- 19.304.5.D Off Street Parking
- Existing parking is provided onsite and is placed behind the new building off both street facades. An existing driveway is removed and will be infilled with new building. The parking lot will provide 17 parking spaces for the residential uses. The building wraps around a portion of the parking lot to conceal the visual impact of the parking area. The driveway will include new landscaping to one side to help buffer the exposed to view parking areas. The curb cut will be adjusted to fit the new driveway approach. The existing parking area will be improved with crack repair and an overlay to refresh the look. New striping and wheel stops will be provided. Of the parking maintained roughly 9 of the spaces will provide EV charging.
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 - Short term bike parking is spread between the 3 entry/exit points of the building. A total of 4 short term spaces are provided in racks.



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PROJECT # 2024-129
DATE: 31 MARCH 2025
REVISIONS

NEW WILLOW MILWAUKIE OREGON
10900 SE 21ST

SHEET
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1 EXTERIOR ELEVATION - 21ST AVENUE
1/8" = 1'-0" @ 22 x 34



2 EXTERIOR ELEVATION - MONROE STREET
1/8" = 1'-0" @ 22 x 34

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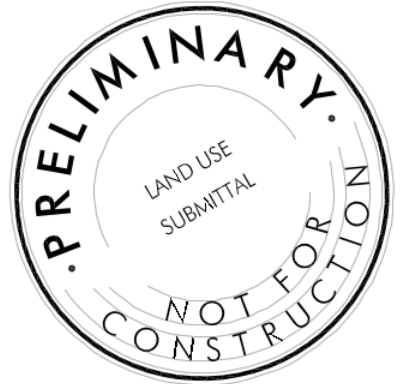


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1 EXTERIOR ELEVATION - SOUTH ELEVATION

0' 2' 4' 8' 16' 24' 1/8" = 1'-0" @ 22 x 34



2 EXTERIOR ELEVATION - EAST ELEVATION

0' 2' 4' 8' 16' 24' 1/8" = 1'-0" @ 22 x 34



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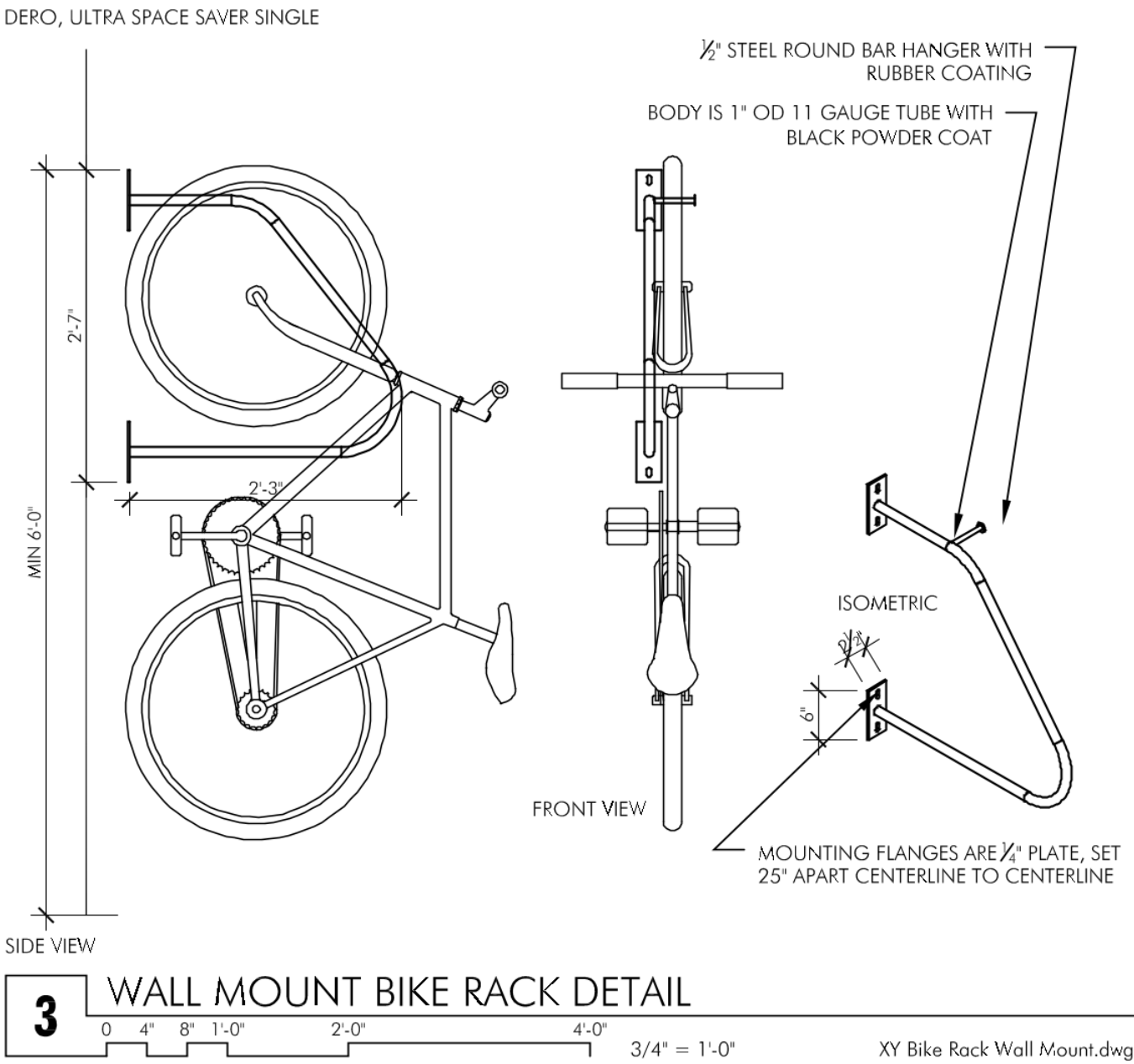
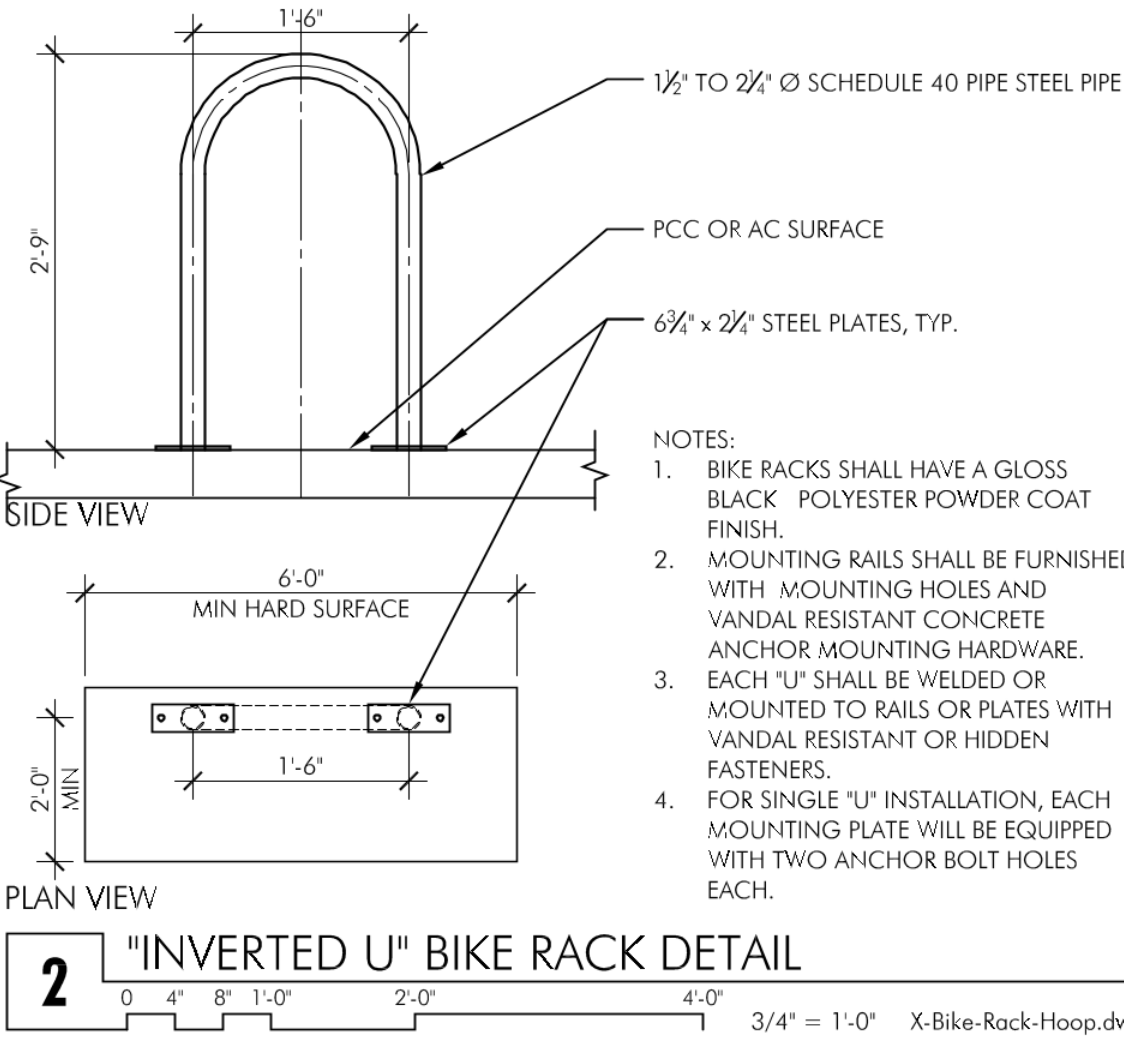
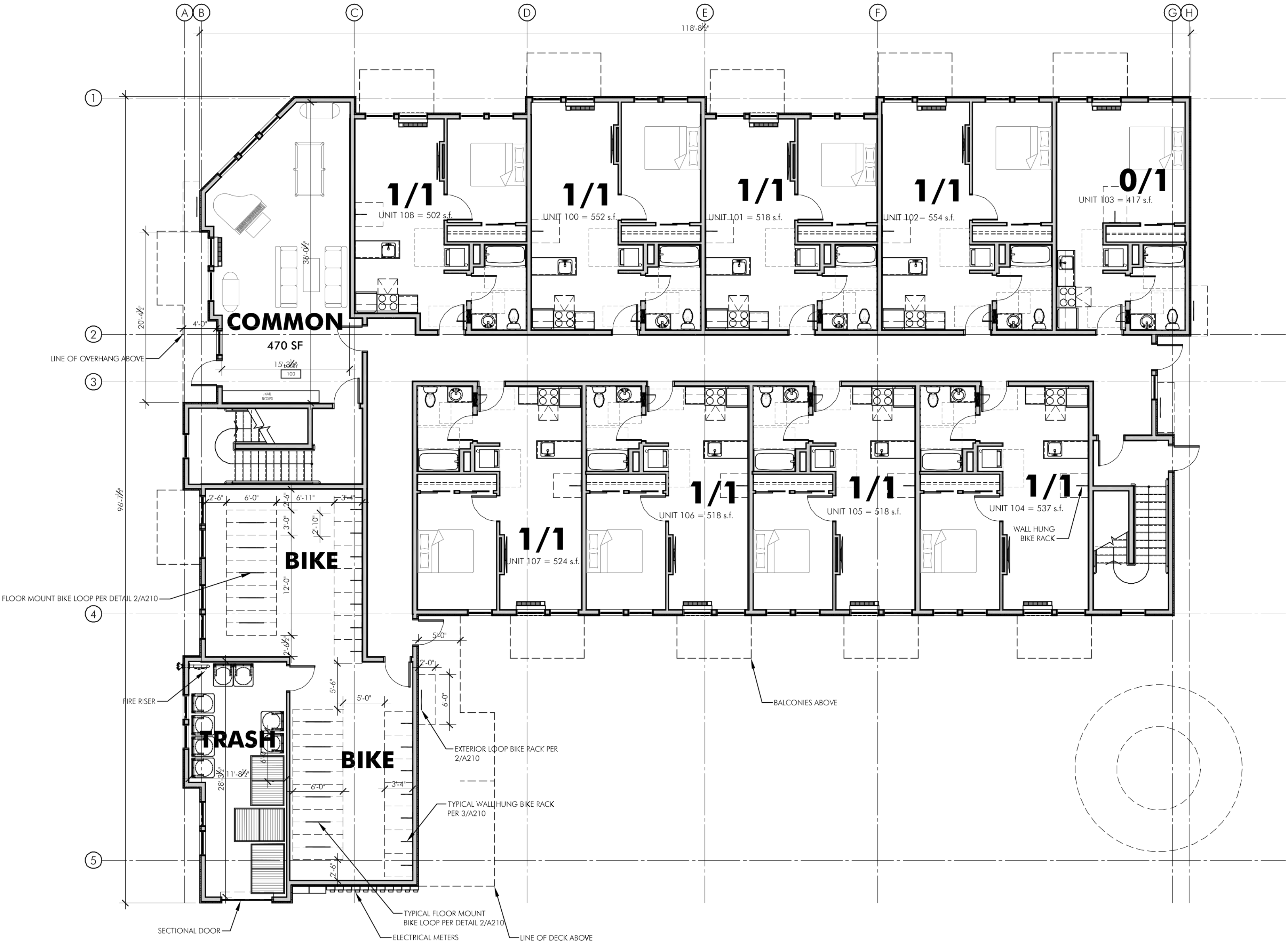
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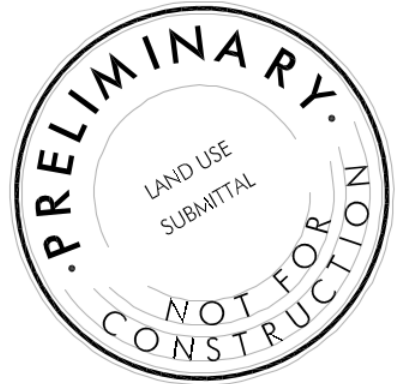
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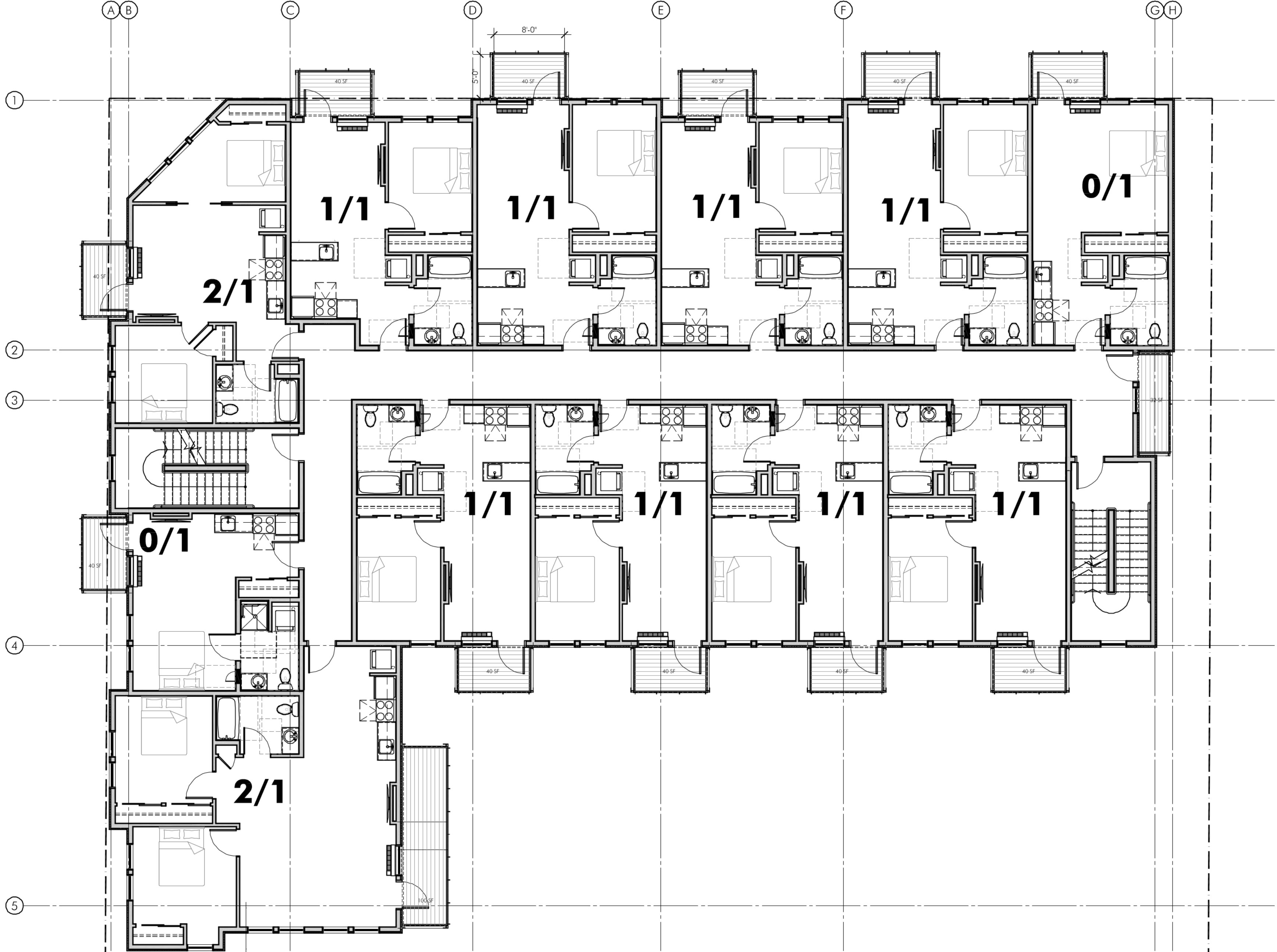
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TYPICAL FLOORS 2 THROUGH 4

