



Hillside Final Planned Development

2889 SE Hillside Ct

Master File #PD-2021-001

Planning Commission

October 12, 2021

Vera Koliass, Senior Planner

Hillside PD review process

- **Preliminary PD**
 - Approved by Planning Commission on March 23, 2021
- **Final PD review**
 - If the proposal is consistent with previous approval, Commission shall recommend approval to City Council
 - City Council review on Nov. 16



Project Location & Vicinity



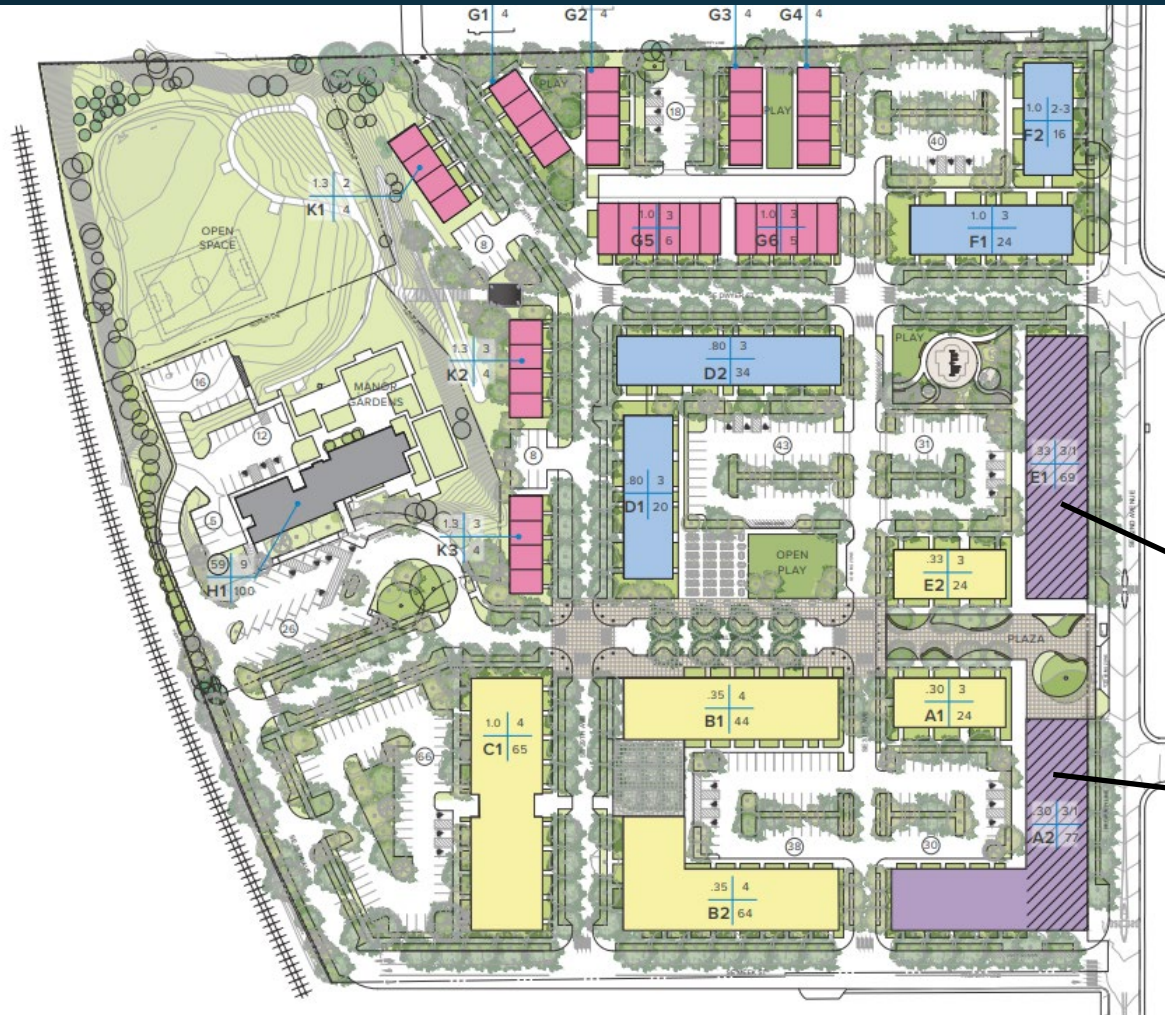
Proposal

❖ Mixed income multi-family community:

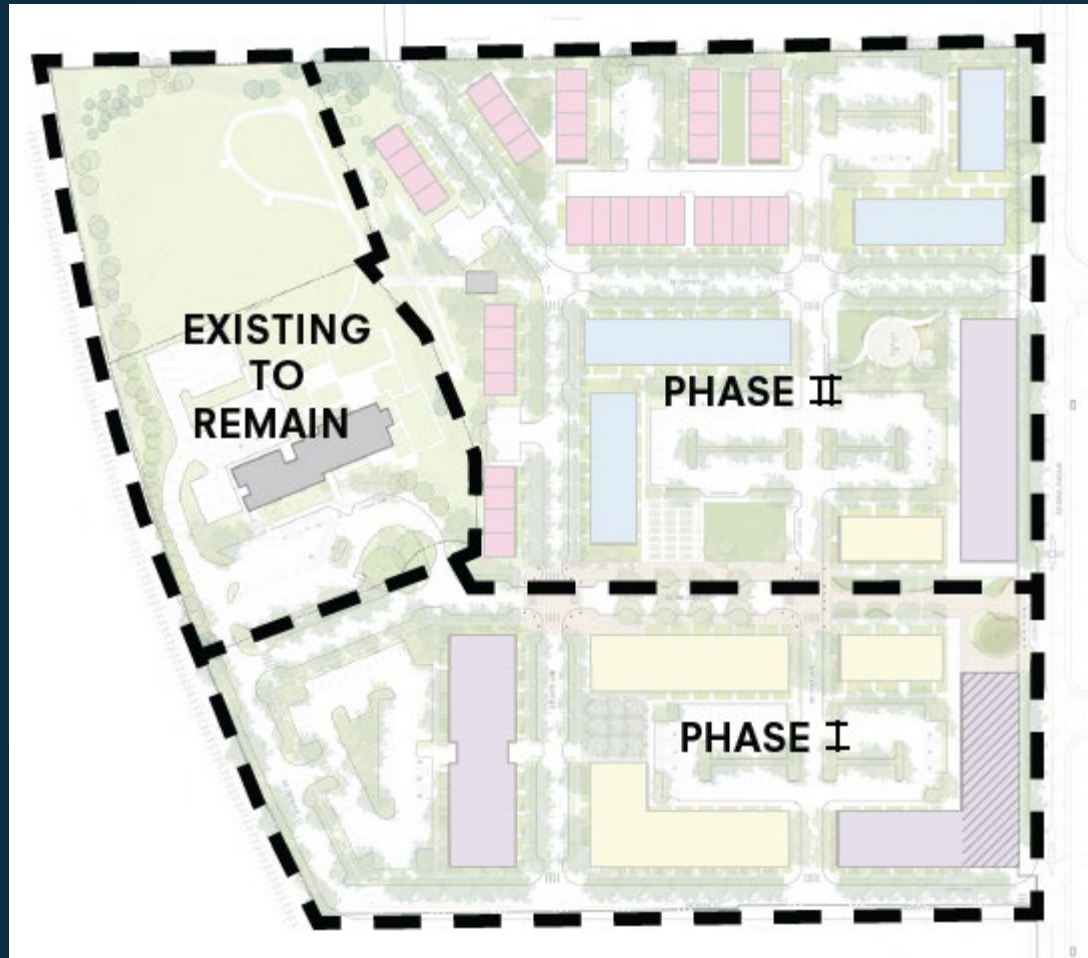
- 2 phases
- 600 units (400 new)
- 10-lot subdivision

Mixed use

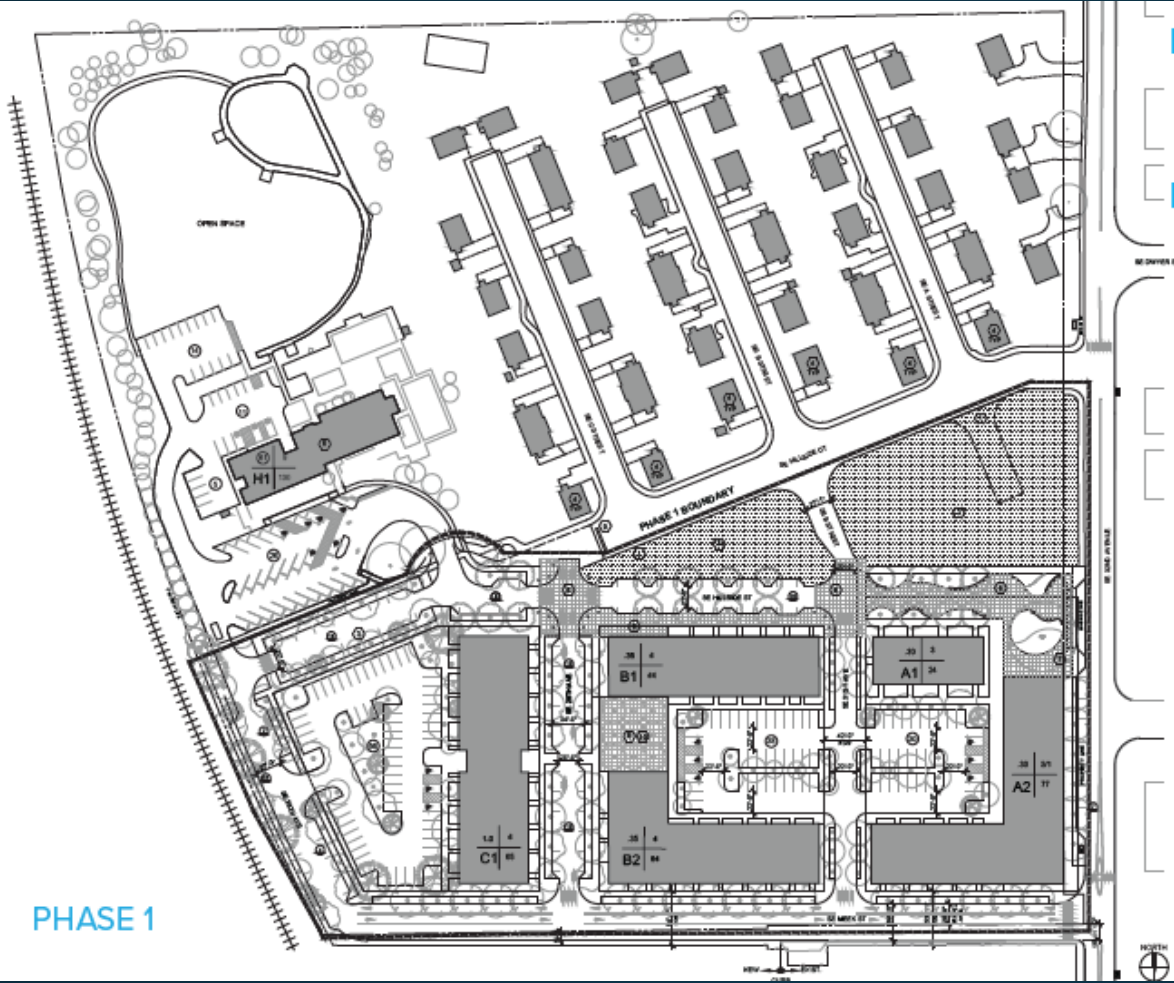
Mixed Use



Phasing Plan

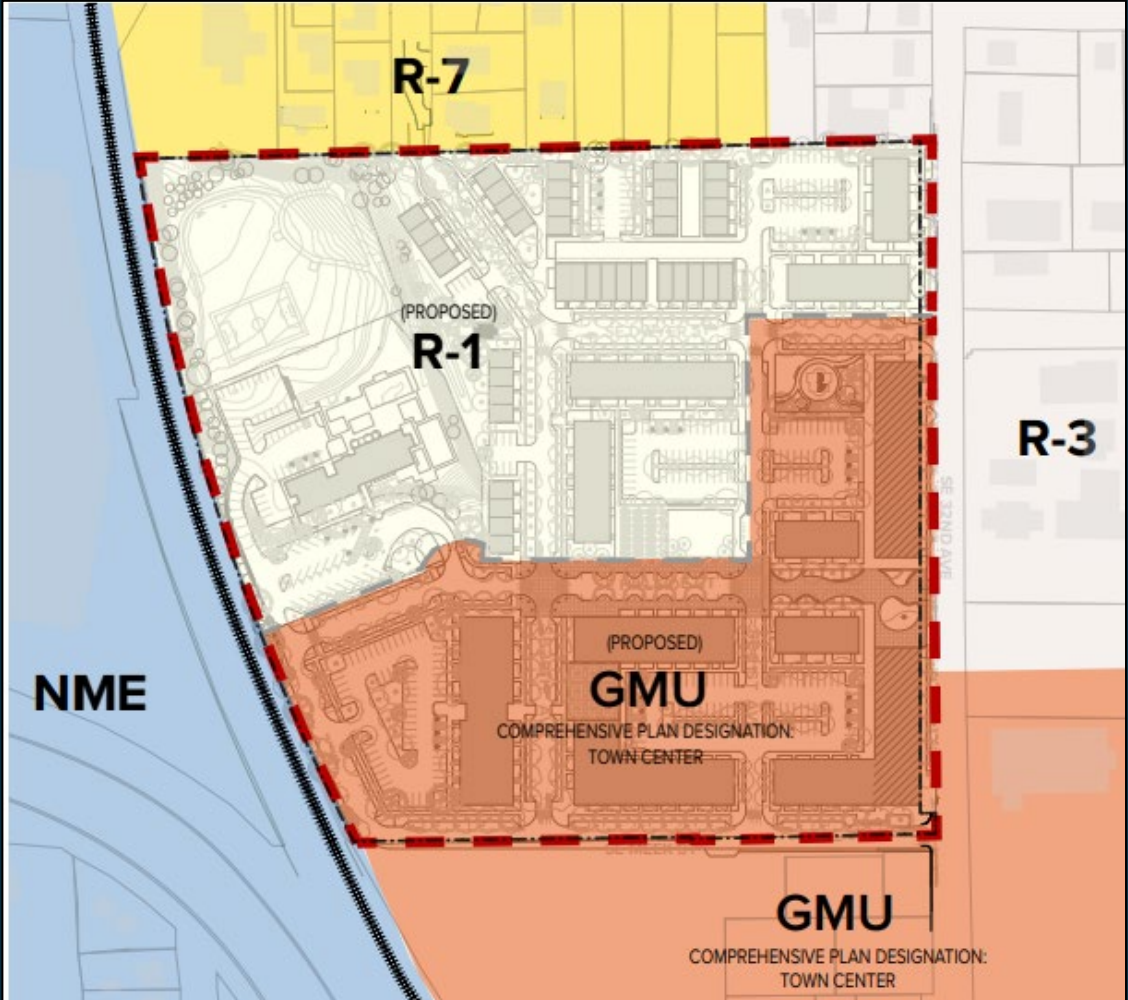


Phasing Plan – Phase 1 detail



PHASE 1

Proposed Zoning



Application Details

Application	Existing	Proposed
Planned Development	Preliminary (approved 3/23/21)	Final
Subdivision	2 lots	10 lots
Zone Change	R3	R1 (north)/GMU (south)
Comp Plan Land Use Map Change	Med. Density	High Density (north)/Town Center (south)

Final Planned Development Review

- Blended density on the site:
 - 41 du/acre
 - R-1 and GMU zoning
- 41% open space
- 29% tree canopy
- Green building construction
- Mixed income community (30% - 80% AMI)



Modified Development Standards

- Min. setback = 5 ft in R-1 (except adjacent to R-7 zone)
- Metal panels and fiber cement siding as primary materials
- Reduced parking
 - 0.82 spaces/unit (including on-street)
 - TDM program
 - 375 bike parking spaces



Changes from approved Preliminary PD

- 32nd Ave frontage redesigned - input from Tri-Met
- Removed reference to new bike lane on 32nd Ave
- Phasing now includes Lot C in Phase 1
- Description of architectural character of buildings
- Relationship to Central Milwaukie Bikeways Concept plan.

Approval Criteria – MMC 19.311.10

If the final development plan and program is found to be consistent with the previous approval and with the intent and requirements of this title, the Planning Commission shall recommend approval, together with appropriate documents and conditions, to the City Council for adoption.

Comments Received

- Kate Hawkins and Avi Tayar, P.E., ODOT – reflected in conditions of approval
- Sharon Johnson – in support

Staff Recommendation

- Recommend to City Council approval of the final development plan and program subject to the recommended Findings, Conditions of Approval, and Other Requirements.
 - The final development plan and program is consistent with the previous approval and with the intent and requirements of MMC 19.311.

Decision-Making Options

1. Recommend approval of the application with the recommended Findings and Conditions of Approval. (**staff recommendation**)
2. Recommend approval of the application with modified Findings and Conditions of Approval—such modifications need to be read into the record.
3. Continue the hearing and advise the applicant of any additional needed information.

The 120-day deadline for this application is December 25, 2021.