

# Milwaukie Residential Development Tracking

April 2023

## IN PLANNING

Project Name/Address	Neighborhood	File #	# of developable lots (new units)	Status	Related Records
10705 SE 52nd Ave	Hector Campbell	R-2023-001	5 (TBD)	In Review	VR-2023-003
5606 SE Monroe St.	Linwood	FP-2023-004	2 (TBD)	In Review	
5703-5705 SE Flora Dr	Lewelling	MLP-2022-002; FP-2023-003	2 (TBD)	In Review	FP-2020-001
4185 SE Filbert St	Ardenwald-Johnson Creek	R-2022-003; FP-2023-001	2 (2)	Approved	FP-2019-001
10903 SE Home Ave	Hector Campbell	R-2022-005; FP-2023-002	2 (2)	Approved	FP-2020-008
10586 - 10610 SE Home Ave	Hector Campbell	R-2021-004	8 (TBD)	Approved	VR-2021-019
5053 SE King	Lewelling	MLP-2021-001; FP-2022-001	1 (3)	Approved	
4215 SE King	Lewelling	MLP-2022-001	1 (2)	Approved	
Coho Point 11103 SE Main	Historic Milwaukie	DR-2021-001	(195)	Approved	
Dogwood Station 2206 SE Washington	Historic Milwaukie	VR-2021-017	(55)	Approved	

Hillside Manor 2889 SE Hillside	Ardenwald-Johnson Creek	PD-2021-001	(400)	Approved	
Bonaventure Senior Housing 5801 SE Kellogg Creek Dr.	Lake Road	DEV-2019-010; EXT-2022-001	(170)	Approved	CU-2018-003
4409 SE Llewellyn St.	Hector Campbell	FP-2019-001	1 (3)	Finald	R-2018-003
10244 SE 43rd	Lewelling	MLP-2018-001; FP-2020-001	1 (3)	Finald	No SITUS for new lot
12E31DD03000	Linwood	FP-2020-008	6 (6)	Finald	S-2018-001

**Total: 31 developable lots approved, 841 new units approved**

**IN BUILDING**

**DEMOLITIONS\*:**

Address	Neighborhood	File #	# of developable lots created	Status	Related Records
10711 SE Home Ave.	Hector Campbell	601-23-000150-DEMO	1	In Review	
1600 SE Lava Dr.	Historic Milwaukie	601-23-000050-DEMO	1	In Review	
4411 SE Llewellyn St.	Hector Campbell	601-22-001645-DEMO	1	Finald	
					*This list includes full demolitions only

**Total: 3 developable lots created**

**SINGLE-UNIT BUILDINGS:**

Address	Neighborhood	File #	# of lots	Status	Related Records
5903 SE Willow St.	Lewelling	601-22-001258-STR-NSFR	1	Permit Issued	
8731 SE 33rd	Ardenwald-Johnson Creek	601-21-002087-STR-NSFR	1	Permit Issued	
8719 SE 33rd	Ardenwald-Johnson Creek	601-21-002088-STR-NSFR	1	Permit Issued	
8841 SE 33rd	Ardenwald-Johnson Creek	601-21-002086-STR-NSFR	1	Permit Issued	
8732 SE 33rd	Ardenwald-Johnson Creek	601-21-002089-STR-NSFR	1	Permit Issued	
8823 SE 33rd	Ardenwald-Johnson Creek	601-23-000262-STR-NSFR	1	In Review	
8811 SE 33rd	Ardenwald-Johnson Creek	601-23-000263-STR-NSFR	1	In Review	

**Total: 7 new single-unit homes**

**MULTI-UNIT BUILDINGS:**

<b>Project Name/ Address</b>	<b>Neighborhood</b>	<b>File #</b>	<b># of Units</b>	<b>Status</b>	<b>Related Records</b>
Henley Place 10306 SE Main St.	Historic Milwaukie	601-21-001555- STR-MUL	178 Units	Permit Issued	<b>Planning:</b> DR-2021-003 <b>Building:</b> 601-21-001555-DEMO-01
Monroe Apts. 10999 SE 37th Ave.	Ardenwald- Johnson Creek	601-21-000012- STR-MUL	234 Units	Permit Issued	<b>Planning:</b> DEV-2019-009 <b>Building:</b> 601-21-000013-STR-MUL, 601-21-000015-STR-MUL, 601-21-000018-STR-MUL, 601-21-000019-STR-MUL
Birnham Oaks (Waverly Woods) 10357 SE Waverly Ct.	Historic Milwaukie	601-21-001149- STR-MUL	100 Units	Permit Issued	<b>Planning:</b> PD-2020-001

**Total: 512 new units on 3 lots**

**RECENTLY COMPLETED**  
**CERTIFICATE OF OCCUPANCY (C/O) ISSUED:**  
**2023**

Address	Neighborhood	File #	# of lots	Status	Related Records
6115 SE Harmony RD	Milwaukie Business Industrial	601-19-001782-STR-MUL	1	C/O issued 3/8/23	
8853 SE 33RD AVE	Ardenwald-Johnson Creek	601-21-000243-STR-NSFR	1	C/O issued 3/17/23	
10411 SE 51ST AVE	Hector Campbell	601-21-000662-STR-NSFR	1	C/O issued 3/9/23	
9791 SE 37TH AVE	Ardenwald-Johnson Creek	601-22-000233-STR-ADU	1	C/O issued 2/01/23	
11523 SE 44TH AVE	Hector Campbell	601-21-001547-STR-NSFR	1	C/O issued 2/06/23	
10900 SE Oak St.	Milwaukie Business Industrial	601-22-000967-STR	1	C/O issued 2/17/23	
2600 SE Mailwell Dr.	North Milwaukie Industrial Area	601-22-000977-STR	1	C/O issued 2/21/23	
5444 SE International Way	Milwaukie Business Industrial	601-21-001056-STR	1	C/O issued 1/20/23	
10582 SE 32nd Ave.	Ardenwald-Johnson Creek	601-22-001060-STR	1	C/O issued 1/09/23	
10712 SE 29th Ave.	Historic Milwaukie	601-21-000218-STR-DUP	1	C/O issued 1/26/23	

**Total: 10 C/O issued since 4/30/2023**