

Milwaukie Residential Development Tracking

April 2024

IN PLANNING

Project Name/Address	Neighborhood	File #	# of developable lots (new units)	Status	Related Records
13200 SE Where Else Ln	Lake Road	MLP-2024-001	2 (TBD)	Application Submitted	NR-2024-001
9185-9833 SE 17th Ave.	Historic Milwaukie	P-2024-001	1 (41)	Application Submitted	TFR-2024-001
5606 SE Monroe St.	Linwood	TFR-2024-002	1 (44)	Application Submitted	FP-2023-004
11932 SE 35th Ave	Lake Road	FP-2023-007	2 (3)	Application Submitted	R-2023-002
4378 SE Monroe St.	Hector Campell	FP-2024-001	2 (1)	Approved	R-2023-004; VR-2023-007
1600 SE Lava Dr.	Historic Milwaukie	DEV-2023-004	1 (13)	Approved	WG-2023-001
10705 SE 52nd Ave	Hector Campell	R-2023-001	5 (5)	Approved	VR-2023-003; FP-2023-005
5703-5705 SE Flora Dr	Lewelling	MLP-2022-002; FP-2023-003	2 (2)	Approved	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
Hillside Manor 2889 SE Hillside	Ardenwald-Johnson Creek	PD-2021-001	1 (400)	Approved	
Bonaventure Senior Housing 5801 SE Kellogg Creek Dr.	Lake Road	DEV-2019-010; EXT-2022-001	1 (170)	Approved	CU-2018-003

Total: 22 developable lots approved, 683 new units approved

IN BUILDING

DEMOLITIONS:					
Address	Neighborhood	File #	# of developable lots created	Status	Related Records
5606 SE Monoe St	Linwood	601-23-001664-STR-DEMO	1	Ready to Issue	
4103 SE Olsen	Ardenwald-Johnson Creek	601-23-001366-STR-DEMO	1	Ready to Issue	
4046 SE Harrison St	Hector Campbell	601-24-000194-STR-DEMO	1	Permit Issued	
				*This list includes full demolitions only	

Total: 3 developable lot created

SINGLE-UNIT BUILDINGS:					
Address	Neighborhood	File #	# of lots	Status	Related Records
5133 SE Mullen St.	Lewelling	601-24-000299-STR-NSFR	1	Application Submitted	
5121 SE Mullen St.	Lewelling	601-24-000298-STR-NSFR	1	Application Submitted	
5178 SE Jackson St.	Hector Cambell	601-23-001514-STR	1	Permit Issued	
5172 SE Jackson St.	Hector Cambell	601-23-001520-STR	1	Permit Issued	
3428 SE Kathryn Ct.	Ardenwald-Johnson Creek	601-23-000558-STR-NSFR	1	Finaled	
11005 SE Linwood Ave.	Linwood	601-23-000549-STR-NSFR	1	Permit Issued	

Total: 6 new single-unit homes

Henley Place 10306 SE Main St.	Historic Milwaukie	601-21-001555-STR-MUL	178 Units	TCO Issued	Planning: DR-2021-003 Building: 601-21-001555-DEMO-01
Monroe Apts. 10999 SE 37th Ave.	Ardenwald- Johnson Creek	601-21-000012-STR-MUL	234 Units	TCO Issued	Planning: DEV-2019-009 Building: 601-21-000013-STR-MUL, 601-21-000015-STR-MUL, 601-21-000018-STR-MUL, 601-21-000019-STR-MUL

Total: 412 new units on 2 lots	
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**RECENTLY COMPLETED
CERTIFICATE OF OCCUPANCY (C/O) ISSUED:
2024**

Address	Neighborhood	File #	# of lots (units)	Status	Related Records
10601 SE Home Ave	Hector Campbell	601-23-000106-STR	1	C/O Issued 4/04/2024	
9157 SE 42ND AVE	Ardenwald-Johnson Creek	601-22-001472-STR-ADU	1	C/O issued 3/13/2024	
9153 SE 42ND AVE	Ardenwald-Johnson Creek	601-22-001532-STR	1	C/O issued 3/13/2024	
8823 SE 33rd	Ardenwald-Johnson Creek	601-23-000262-STR-NSFR	1	C/O issued 2/16/2024	
8811 SE 33rd	Ardenwald-Johnson Creek	601-23-000263-STR-NSFR	1	C/O issued 2/16/2024	

Total: 5 C/O issued since 4/30/2024