

# Milwaukie Residential Development Tracking

February 2024

## IN PLANNING

Project Name/Address	Neighborhood	File #	# of developable lots (new units)	Status	Related Records
9185-9833 SE 17th Ave.	Historic Milwaukie	P-2024-001	1 (41)	In Review	TFR-2024-001
5606 SE Monroe St.	Linwood	TFR-2024-002	1 (44)	In Review	FP-2023-004
4378 SE Monroe St.	Hector Campell	FP-2024-001	2 (1)	In Review	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
11932 SE 35th Ave	Lake Road	FP-2023-007	2 (3)	Approved	R-2023-002
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
10586 & 10610 SE Home Ave	Hector Campbell	R-2021-004	8 (TBD)	Approved	VR-2021-019; FP-2022-004

5053 SE King	Lewelling	MLP-2021-001; FP-2022-001	1 (3)	Approved	
4215 SE King	Lewelling	MLP-2022-001	1 (2)	Approved	FP-2022-003
Coho Point 11103 SE Main	Historic Milwaukie	DR-2021-001	1 (195)	Approved	
Dogwood Station 2206 SE Washington	Historic Milwaukie	VR-2021-017	1 (55)	Approved	
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
4409 SE Llewellyn St.	Hector Campbell	FP-2019-001	1 (3)	Approved	R-2018-003
10244 SE 43rd	Lewelling	MLP-2018-001; FP-2020-001	1 (3)	Approved	No SITUS for new lot
12E31DD03000	Linwood	FP-2020-008	6 (6)	Approved	S-2018-001

**Total: 39 developable lots approved, 950 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
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	Permit Issued	
11005 SE Linwood Ave.	Linwood	601-23-000549-STR-NSFR	1	Permit Issued	

**Total: 4 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	Finald	<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
Birnhem Oaks (Waverly Woods) 10357 SE Waverly Ct.	Historic Milwaukie	601-21-001149- STR-MUL	100 Units	Finald	<b>Planning:</b> PD-2020-001

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

**RECENTLY COMPLETED  
CERTIFICATE OF OCCUPANCY (C/O) ISSUED:  
2024**

<b>Address</b>	<b>Neighborhood</b>	<b>File #</b>	<b># of lots (units)</b>	<b>Status</b>	<b>Related Records</b>
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: 2 C/O issued since 2/29/2024**