

Milwaukie Residential Development Tracking

November 2023

IN PLANNING

Project Name/Address	Neighborhood	File #	# of developable lots (new units)	Status	Related Records
4378 SE Monroe St.	Hector Campell	R-2023-004	1 (TBD)	In Review	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	R-2023-003	2 (3)	Approved	
5606 SE Monroe St	Linwood	FP-2023-004	2 (1)	Approved	
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	(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)	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: 34 developable lots approved, 865 new units approved

IN BUILDING

DEMOLITIONS:

Address	Neighborhood	File #	# of developable lots created	Status	Related Records
4103 SE Olsen	Ardenwald	601-23-001366-STR-DEMO	1	Ready to Issue	
8933 SE 39th	Ardenwald	601-23-000809-STR-DEMO	1	Permit Issued	

*This list includes full demolitions only

Total: 2 developable lot created

SINGLE-UNIT BUILDINGS:

Address	Neighborhood	File #	# of lots	Status	Related Records
8811 SE 33rd	Ardenwald-Johnson Creek	601-23-000263-STR-NSFR	1	In Review	
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	
8823 SE 33rd	Ardenwald-Johnson Creek	601-23-000262-STR-NSFR	1	Permit Issued	

Total: 4 new single-unit homes

MULTI-UNIT BUILDINGS:

Project Name/ Address	Neighborhood	File #	# of Units	Status	Related Records
Henley Place 10306 SE Main St.	Historic Milwaukie	601-21-001555- STR-MUL	178 Units	Permit 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
Birnam Oaks (Waverly Woods) 10357 SE Waverly Ct.	Historic Milwaukie	601-21-001149- STR-MUL	100 Units	TCO Issued	Planning: PD-2020-001

Total: 512 new units on 3 lots

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

Address	Neighborhood	File #	# of lots (units)	Status	Related Records
10999 SE 37th	Ardenwald-Johnson Creek	601-21-000018-STR-MUL	1 (36 units)	C/O issued 11/07/2023	
10011 SE Wichita Ave	Lewelling	601-22-001324-STR	1	C/O issued 10/23/2023	
8732 SE 33rd Ave	Ardenwald-Johnson Creek	601-21-002089-STR-NSFR	1	C/O issued 10/04/2023	
4512 SE Monroe St.	Hector Campbell	601-22-001702-STR-ADU	1	C/O issued 9/26/2023	
11456 SE 27TH AVE	Lake Road	601-22-000959-STR	1	C/O issued 9/25/2023	
8719 SE 33rd	Ardenwalk-Johnson Creek	601-21-002088-STR-NSFR	1	C/O issued 8/22/2023	
5903 SE Willow St.	Lewelling	601-22-001258-STR-NSFR	1	C/O issued 8/15/2023	
4789 SE Ada Ln.	Hector Campbell	601-22-001818-STR	1	C/O issued 8/1/2023	
8841 SE 33rd	Ardenwald-Johnson Creek	601-21-002086-STR-NSFR	1	C/O issued 7/20/2023	
8731 SE 33rd	Ardenwald-Johnson Creek	601-21-002087-STR-NSFR	1	C/O issued 7/14/2023	
10692 SE 34th Ave	Ardenwald-Johnson Creek	601-23-000198-STR-ADU	1	C/O issued 7/13/2023	
11122 SE Main St.	Historic Milwaukie	601-23-000145-STR	1	C/O issued 7/10/2023	
10357 SE Waverly Ct.	Historic Milwaukie	601-21-001149-STR-MUL	1 (32 units)	C/O issued 6/28/2023	
10692 SE 34th Ave	Ardenwald-Johnson Creek	601-23-000197-ADU	1	C/O issued 6/28/2023	
6115 SE Harmony RD	Milwaukie Business Industrial	601-19-001782-STR-MUL	1 (15 units)	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 (2 units)	C/O issued 1/26/23

Total: 105 C/O issued since 11/30/2023