



MILWAUKIE PLANNING
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206
 503.786.7630
 planning@milwaukieoregon.gov

Application Referral

DATE SENT: January 13, 2021	PLANNING COMMISSION HEARING
COMMENTS DUE: January 27, 2021	TENTATIVE DATE: February 23, 2021
Site location: 2889 SE Hillside Ct	Review type: Type III
Applicant: Jill Smith, HACC	File #(s): PD-2020-002; TFR-2020-003
Applicant phone: 971-227-0472	Application type(s): Preliminary Planned Development; Transportation Facilities Review
Application webpage: https://www.milwaukieoregon.gov/planning/pd-2020-002	

TO:

- CD Director
- Engineering Dev. Rev. Planning Manager
- Building Official Police Chief
- PW Director
- City Manager City Attorney
- CFD#1: Mike Boumann and Matt Amos
- NDA Chair (hard copy & email)* & All LUC members:
Ardenwald-Johnson Creek
- Historic Milwaukie
- NDA Program Manager
- Design and Landmarks Committee
- Clackamas County Engineering Review
- Metro: Land Use Notifications
- ODOT: ODOT R1 Development Review
- TriMet: Transit Development Group
- Other: NW Natural

FROM:

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- On-Call NR Consultant
- North Willamette Watershed Dist., ODFW
- Anita Huffman, DSL Wetlands & Waterways
- Kathy Schutt, Oregon Parks & Recreation
- North Clackamas School District
- Jessica Botteron, NCPRD

*All referrals are sent by email only unless otherwise noted.

PROPOSAL:

ZONE: R-3

A Preliminary Planned Development review for the redevelopment of Hillside Park to allow higher density apartment and mixed-use buildings. The Planned Development proposal is for the redevelopment of Hillside Park, which is owned and operated by the Housing Authority of Clackamas County (HACC). The 16-acre property consists of 100 single-family dwelling units and the 100-unit Hillside Manor tower. The tower, which was partitioned onto a separate lot in early 2020, will remain on site and be refurbished. The remainder of the site will be redeveloped with apartments and mixed-use buildings for a total of 600 units on the property (400 new units, 100 replacement units and 100 units in the Hillside Manor tower) at the end of all phases of development.

In addition to the residential development, the proposal includes open space, recreational areas, playgrounds, and the development of small-scale commercial uses in the mixed-use buildings

facing onto SE 32nd Ave and SE Meek St. To achieve the new density proposed, the site will be rezoned to R1 (High Density Residential) on the north and GMU (General Mixed Use) on the south. The Comprehensive Plan designations will also be changed from Medium Density Residential to High Density Residential on the north and Town Center on the south.

The proposed redevelopment on the site will involve the phased demolition of the existing improvements, including removal of the structures, demolition of the existing roads, and abandonment of the infrastructure. A new street grid and infrastructure plan is proposed, with the streets to be realigned. The phasing plan will include assisting the current Hillside Park residents with relocation into one of the new units upon completion. The first phase anticipates HACC developing at least 100 replacement units that will be leased to low-income residents.

The Master Plan also includes subdividing the property into smaller lots to phase development and provide the opportunity for development of lots by outside partners. The new residential development is anticipated to be both market rate and affordable housing that will leverage federal, state, and local funding opportunities.

Please comment on the following applicable code sections (if no comment, please respond in kind to koliasv@milwaukieoregon.gov):

- Milwaukie Municipal Code (MMC) Title 17 Land Division
- MMC Title 12 Streets, Sidewalks, and Public Places
- MMC Section 19.311 Planned Development Zone (PD)
- MMC Section 19.301 Medium and High Density Residential Zones (including R-1 and R-3)
- MMC Section 19.303 Commercial Mixed Use Zones (including GMU)
- MMC Section 19.505 Building Design Standards for Multifamily Housing and Nonresidential Development
- MMC Chapter 19.600 Off-Street Parking and Loading
- MMC Chapter 19.700 Public Facility Improvements
- MMC Section 19.902 Amendments to Maps and Ordinances
- MMC Chapter 19.1200 Solar Access Protection
- MMC Section 19.1006 Type III Review