



# CITY OF MILWAUKIE

## NOTICE OF PUBLIC HEARING

Date mailed: October 27, 2021

*Traducciones de este documento e información sobre este proyecto están disponibles en español. Para solicitar información o preguntar en español, favor de email [espanol@milwaukieoregon.gov](mailto:espanol@milwaukieoregon.gov).*

You are receiving this notice because development has been proposed in your neighborhood. The proposal requires a public hearing by the Milwaukie City Council and notice to the property owner; applicant; and all property owners, residents, and neighborhood district association(s) within 400 feet of the subject property. The proposal and information on how to respond to this notice are described below.

The Milwaukie City Council will hold a public hearing on the proposal at a meeting beginning at 6:00 p.m. on Tuesday, November 16, 2021.

**Video Meeting:** The City Council will hold this meeting through Zoom video meetings. The public is invited to watch live on the city's YouTube channel, Comcast Cable channel 30 in city limits, or by joining the Zoom webinar (visit <https://www.milwaukieoregon.gov/citycouncil/city-council-regular-session-312> for details).

**Public Comments:** written comments may be submitted by email to [planning@milwaukieoregon.gov](mailto:planning@milwaukieoregon.gov). The City Council will take verbal comments. To speak during the meeting, see the Zoom webinar login information and in-person pre-registration instructions online (see meeting page link above).

<b>File Number(s):</b>	PD-2021-001; ZC-2021-001; CPA-2021-002; S-2021-001
<b>Location:</b>	2889 SE Hillside Ct 11E25CD 00100 & 00102 <i>A map of the site is located on the last page of this notice.</i>

<b>Proposal:</b>	<p>A Final 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.</p> <p>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.</p> <p>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.</p> <p>The Master Plan also includes subdividing the property into 10 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.</p> <p>The Preliminary Planned Development was approved by the Planning Commission on March 23, 2021. The Planning Commission voted unanimously on October 12, 2021 to recommend approval of the applications.</p>
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<b>Applicant/Primary Contact Person:</b>	Devin Ellin, HACC PO Box 1510, Oregon City, OR 97045 <a href="tel:971-227-0472">971-227-0472</a> / <a href="mailto:dellin@clackamas.us">dellin@clackamas.us</a>  Debbie Cleek, The Bookin Group 503-241-2423 / <a href="mailto:cleek@bookingroup.com">cleek@bookingroup.com</a>
<b>Owner(s):</b>	Housing Authority of Clackamas County PO Box 1510, Oregon City, OR 97045
<b>Staff contact:</b>	Vera Koliass, Senior Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd Milwaukie, OR 97206 503-786-7653 <a href="mailto:koliassv@milwaukieoregon.gov">koliassv@milwaukieoregon.gov</a>
<b>Neighborhood District Association(s):</b>	Ardenwald-Johnson Creek NDA, contact Matt Rinker: 971-336-8663 Historic Milwaukie NDA, contact Richard Recker: 503-807-1653
<b>Applicable Criteria:</b>	<ul style="list-style-type: none"> <li>• Milwaukie Municipal Code (MMC) Title 17 Land Division</li> <li>• MMC Title 12 Streets, Sidewalks, and Public Places</li> <li>• MMC Section 19.311 Planned Development Zone (PD)</li> <li>• MMC Section 19.301 Medium and High Density Residential Zones (including R-1 and R-3)</li> <li>• MMC Section 19.303 Commercial Mixed Use Zones (including GMU)</li> <li>• MMC Section 19.505 Building Design Standards for Multifamily Housing and Nonresidential Development</li> <li>• MMC Chapter 19.600 Off-Street Parking and Loading</li> <li>• MMC Chapter 19.700 Public Facility Improvements</li> <li>• MMC Section 19.902 Amendments to Maps and Ordinances</li> <li>• MMC Section 19.1007 Type IV Review</li> </ul> <p>Copies of these criteria are available upon request and can also be found at <a href="http://www.qcode.us/codes/milwaukie/">www.qcode.us/codes/milwaukie/</a>.</p>

**To learn more about a proposal:** Call the staff contact assigned to the proposal or visit the project webpage at <https://www.milwaukieoregon.gov/planning/pd-2021-001>. The staff report on the proposal will also be available for public viewing on **Wednesday, November 9, 2021**, at the following locations:

- City website, <https://www.milwaukieoregon.gov/meetings>

**Copies** of information in the file can be obtained for a reasonable fee. Copies of applicable City ordinances and the Comprehensive Plan are also available for review at the locations listed above.

**To comment on a proposal:** You are invited to attend this hearing or submit comments in writing before the meeting time. You may send written comments in advance to the staff contact listed above, or you may present your comments virtually at the hearing. If you want to present verbal testimony, either pro, con, or to raise questions, you will be invited to speak following the applicant’s testimony.

Testimony and comments at this hearing must be directed towards the criteria identified. If you submit a written comment or comment in person at the hearing, you will be sent a copy of the decision or recommendation. All written and verbal comments become part of the permanent record.

The **Neighborhood District Association**, listed on the first page of this notice, may take a position on the proposal and may have scheduled an open meeting prior to providing comment to the Planning Commission. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

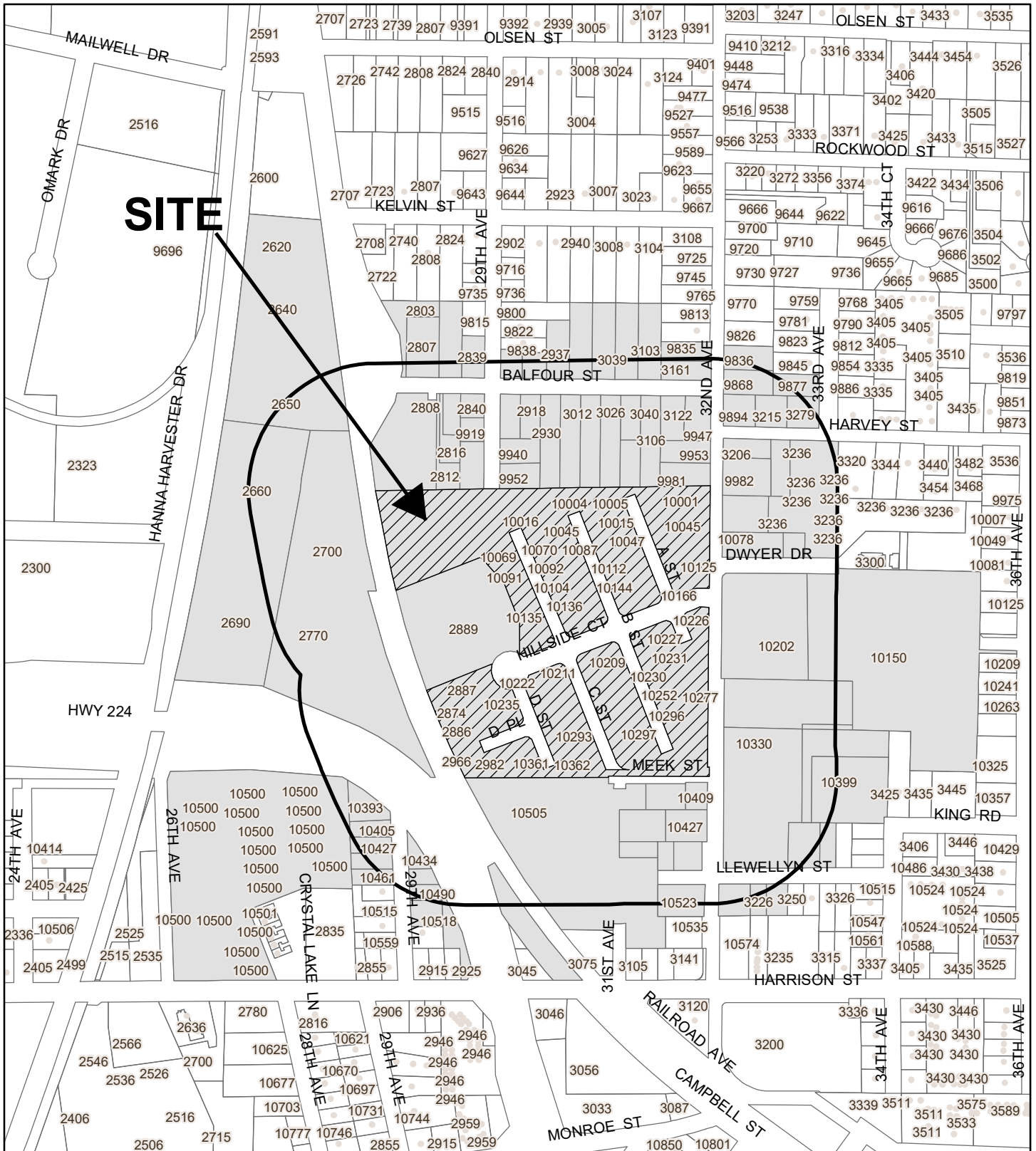
**Recommendation:** On October 12, 2021 the Planning Commission voted to recommend approval of the project by the City Council. The recommendation has been forwarded to the City Council, who will make the final decision on this application. The Commission’s recommendation is considered by the City Council in issuing their decision; however, the Commission’s recommendation is nonbinding and is not appealable.

**To appeal a decision:** The City Council's decision may be further appealed by a person with standing. In order to establish standing, you must do at least one of the following: submit written comments to the staff contact before the hearing date; attend the hearing and sign in; or attend the hearing, sign in, and make a verbal comment. Any issue that is intended to provide a basis for appeal must be raised in writing on or before the hearing date with sufficient specificity to afford the responsible parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity and accompanied by statements or evidence sufficient to afford the responsible parties an opportunity to respond to the issue will preclude any appeal on that issue to the Land Use Board of Appeals (LUBA).

*The City of **Milwaukie** is committed to providing equal access to information and public meetings per the Americans with Disabilities Act (ADA). If you need special accommodations, please call 503-786-7600 at least 48 hours prior to the meeting.*





**NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER:**

THE MILWAUKIE MUNICIPAL CODE REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT SHALL BE PROMPTLY FORWARDED TO THE PURCHASER.



**Site Map**  
**2889 SE Hillside Dr**  
**Tax Lots: 11E25CD 00100 & 00102**  
**File# PD-2021-001**

**Legend**

-  PD-2021-001 property
-  400-ft buffer
-  Properties receiving notice
-  Tax Lots

