



CITY OF MILWAUKIE

NOTICE OF PUBLIC HEARING

Date mailed: January 5, 2022

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.

You are receiving this notice because development has been proposed in your neighborhood. The proposal requires review by the Milwaukie Planning Commission and notice to the property owner; applicant; and all property owners, residents, and neighborhood district association(s) within 300 feet of the subject property. The proposal and information on how to respond to this notice are described below.

The Milwaukie Planning Commission will hold a public hearing on the proposal beginning at 6:30 p.m. on Tuesday, January 25, 2022. Due to the ongoing COVID-19 pandemic, this meeting will be conducted online via Zoom. Information about how to access the virtual meeting can be found here: <https://www.milwaukieoregon.gov/bc-pc/planning-commission-88>. The meeting can also be viewed on the city's YouTube channel or Comcast Cable channel 30 within the city limits.

File Number(s):	VR-2021-017 (master file), with TFR-2021-003; P-2021-002; and DR-2021-004
Location:	2206 SE Washington St Tax Lot ID 11E36BC01700 <i>A map of the site is located on the last page of this notice.</i>
Proposal:	The proposal is a 6-story multi-unit building with 55 workforce dwelling units. The proposed development does not include any on-site vehicular parking (but does include bicycle parking), so a parking modification is requested to allow no on-site parking. 43 off-site parking spaces are proposed on two different properties in the downtown for lease to tenants of the proposed building. The building height complies with the maximum measured building height, but at 6 stories (not the max. 5 stories) a height variance is required. Review for consistency with multifamily design guidelines and downtown design standards/guidelines. The submittal materials include a project narrative, plan sheets and graphic drawings, preliminary drainage report, parking needs analysis, off-site parking agreements, and transportation impact analysis.
Applicant/Primary Contact Person:	Jessamyn Griffin w/ Works Progress Architecture (applicant's representative) 811 SE Stark St, Suite 210, Portland, OR 97214 Phone (503) 234-2945; Email jessamyn@worksarchitecture.net
Owner(s):	SODO, LLC 3436 SE Johnson Creek Blvd, Milwaukie, OR 97222

Staff contact:	Vera Kolas, Senior Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd, Milwaukie, OR 97206 503-786-7653, koliasv@milwaukieoregon.gov
Neighborhood District Association(s):	Historic Milwaukie NDA, contact Richard Recker at 503-807-1653.
Applicable Criteria:	<ul style="list-style-type: none"> • MMC Section 19.304 Downtown Zones (incl. Downtown Mixed Use DMU) • MMC Subsection 19.505.3 Multifamily Housing • MMC Section 19.510 Green Building Standards • MMC Section 19.605 Vehicle Parking Requirements • MMC Section 19.609 Bicycle Parking • MMC Chapter 19.700 Public Facility Improvements • MMC Section 19.907 Downtown Design Review • MMC Section 19.911 Variances (incl. 19.911.6 Building Height Variance) • MMC Section 19.1006 Type III Review • MMC Section 19.1011 Design Review Meetings <p>Copies of these criteria are available upon request and can also be found at www.qcode.us/codes/milwaukie/.</p>

To learn more about a proposal: Call the staff contact assigned to the proposal or visit the project webpage at <http://www.milwaukieoregon.gov/planning/vr-2021-017>. The staff report on the proposal will also be available for public viewing by 5:00 p.m. on **Tuesday, January 18, 2022**, at the meeting website noted above.

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 participate in 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 submit your comments during the virtual meeting. 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 meeting must be directed towards the criteria identified. If you submit a written comment or make a comment during the meeting, 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(s)** listed on the first page of this notice may take a position on the proposed development 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.

To appeal a decision: The Planning Commission's decision on the proposal may be further appealed by a person with standing. In order to establish standing, you must either submit written comments to the staff contact before the hearing date or participate in the hearing itself. 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

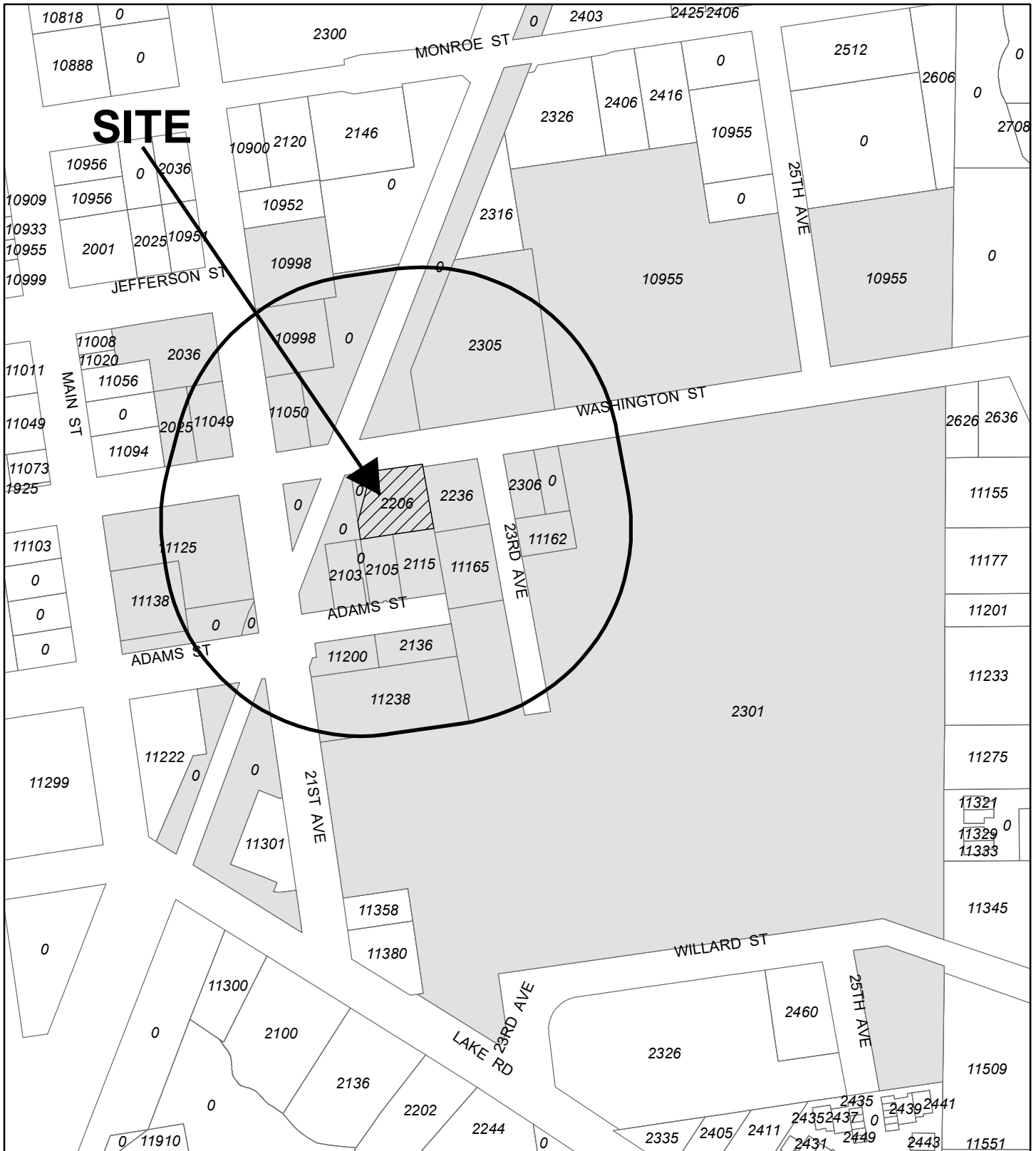
Notice of Public Meeting—Master File #VR-2021-017
Dogwood Station redevelopment, 2206 SE Washington St
Planning Commission meeting date: January 25, 2022

responsible parties an opportunity to respond to the issue, will preclude any appeal on that issue to the Land Use Board of Appeals (LUBA).

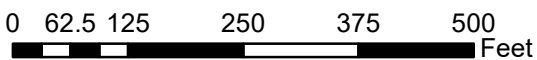
The City of Milwaukie is committed to providing equal access to information and public meetings per the Americans with Disabilities Act (ADA). If you need special accommodations, please call 503-786-7600 at least 48 hours prior to the meeting.

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
2206 SE Washington St
(11E36BC01700)
File# VR-2021-017



Legend

-  VR-2021-017 property
-  Properties Receiving Notice
-  300-ft buffer
-  Tax Lots