



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

Application Referral

DATE SENT: December 10, 2021	PLANNING COMMISSION HEARING
COMMENTS DUE: December 24, 2021	TENTATIVE DATE: January 25, 2022
Site location: 2206 SE Washington St	Review type: Type III
Applicant: SODO, LLC Applicant's Rep: Jessamyn Griffin, Works Progress Architecture	File #(s): VR-2021-017; TFR-2021-003; P-2021-002; DR-2021-004
Applicant phone: 503-975-3035 Applicant's Rep phone: 503-234-2945	Application type(s): Height Variance in the DMU; Transportation Facilities Review; Parking Modification; Downtown Design Review
Application webpage: https://www.milwaukieoregon.gov/planning/vr-2021-017	

TO:

- CD Director
- Engineering Dev. Rev. Planning Manager
- Building Official Police Chief
- PW Director
- City Manager City Attorney
- CFD#1: Valere Liljefelt
- NDA Chair (hard copy & email)* & All LUC members:
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:

Laura Weigel, Planning Manager, 503-786-7654
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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: DMU

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.

The project is subject to downtown design review and requires a design review meeting with the City's Design and Landmarks Committee (DLC). 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.

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

- MMC Section 19.304 Downtown Mixed Use Zone
- 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 Improvements
- MMC Section 19.907 Downtown Design Review
- MMC Subsection 19.911.6 Building Height Variance in Downtown Mixed Use Zone
- MMC Section 19.1006 Type III Review
- MMC Section 19.1011 Design Review Meetings