

MILWAUKIE PLANNING 10501 SE Main St. Milwaukie OR 97222 503-786-7630 planning@milwaukieoregon.gov

Application for Land Use Action

Primary File #: _______

Review type*: ☑ I □ II ☑ III □ IV □ V

CHECK ALL APPLICATION TYPES THAT APP	PLY:	
Amendment to Maps and/or	Land Division:	Planned Development
Comprehensive Plan Map	Final Plat	Residential Dwelling
Amendment	Lot Consolidation	Manufactured Dwelling Park
Zoning Text Amendment	Partition	Manufactured Dwelling
Zoning Map Amendment	Property Line Adjustment	Temporary Dwelling Unit
Code Interpretation	Replat	Transportation Facilities Review**
Community Service Use	Subdivision	Variance:
Conditional Use	Mixed Use Overlay Review	Use Exception
Development Review	Modification to Existing Approval	Variance
Director Determination	Natural Resource Review**	Willamette Greenway Review
🖄 Downtown Design Review	Nonconforming Use Alteration	Other:
Extension to Expiring Approval	Parking:	Use separate application forms for:
Historic Resource:	Quantity Determination	Annexation and/or Boundary Change
Alteration	Quantity Modification	 Compensation for Reduction in Property
Demolition	Shared Parking	 Value (Measure 37)
Status Designation	Structured Parking	Daily Display Sign
Status Deletion		 Appeal

RESPONSIBLE PARTIES:

APPLICANT (owner or other eligible applicant—see reverse): WDC Properties, c/o Frank Stock				
Mailing address: PO Box	Portland State/Zip: OR 97268			
Phone(s): 503-270-8675	Email: fstock@wdcproperties.com			
Please note: The information submitted in this app	olication may be subject to	public records law.		
APPLICANT'S REPRESENTATIVE (if different than above): Studio 3 Architecture, Gene Bolante				
Mailing address: 275 Court Street NE	Salem	State/Zip: OR 97304		
Phone(s): 971-239-0269 Email: gene@studio3architecture.com				
SITE INFORMATION:				
Address: 10900 SE 21st	Map & Tax Lot(s): 11	E36BB04000 and 04100		
Comprehensive Plan Designation: TC	Zoning: DMU Siz	ze of property: 16,605 sf		
PROPOSAL (describe briefly):				
Remove existing bank buildings,	maintain parking lo	ot add new multi story		
apartment building with 45 units.				

SUBMATURE: I attest that I am the property owner or I am eligible to initiate this application per Milwaukie Municipal Code Subsection 19.1001.6.A. If required, I have attached written authorization to submit this application. To the dest of my knowledge, the information provided within this application package is complete and accurate Submitted by: Date: 02-14-2025

IMPORTANT INFORMATION ON REVERSE SIDE

*For multiple applications, this is based on the highest required review type. See MMC Subsection 19.1001.6.B.1. ** Natural Resource and Transportation Review applications **may require a refundable deposit**.

WHO IS ELIGIBLE TO SUBMIT A LAND USE APPLICATION (excerpted from MMC Subsection 19.1001.6.A):

Type I, II, III, and IV applications may be initiated by the property owner or contract purchaser of the subject property, any person authorized in writing to represent the property owner or contract purchaser, and any agency that has statutory rights of eminent domain for projects they have the authority to construct.

Type V applications may be initiated by any individual.

PREAPPLICATION CONFERENCE:

A preapplication conference may be required or desirable prior to submitting this application. Please discuss with Planning staff.

DEPOSITS:

Deposits require completion of a Deposit Authorization Form, found at www.milwaukieoregon.gov/building/deposit-authorization-form

REVIEW TYPES:

This application will be processed per the assigned review type, as described in the following sections of the Milwaukie Municipal Code:

- Type I: Section 19.1004
- Type II: Section 19.1005
- Type III: Section 19.1006
- Type IV: Section 19.1007
- Type V: Section 19.1008

THIS SECTION FOR OFFICE USE ONLY:

FILE TYPE	FILE NUMBER	AMOUNT (after discount, if any)	PERCENT DISCOUNT	DISCOUNT TYPE	DATE STAMP
Primary file	DR-2025-001	\$2,000			
Concurrent		\$			
		\$			
		\$			
		\$			
Deposit (NR/TFR only)				🗌 Deposit Autho	orization Form received
TOTAL AMOUNT RE	CEIVED: \$		RECEIPT #:		RCD BY:
Associated application file #s (appeals, modifications, previous approvals, etc.):					
Neighborhood District Association(s): Historic Milwaukie					
Notes:					

Proposal: Multi-Unit residential development of 45 units at 10900 SE 21st Ave MMC 19.304 – Downtown Zones

TABLE 19.304.4			
A. Lot Standards	Requ	ired	Provided
1. Minimum size	e 750 S	SF	15,979 SF (after ROW)
2. Minimum Stro Frtontage	eet 15 LF	=	258.86 LF
B. Development			
Standards			
1. Floor are ratio	D I		
a. Minimum	0.5:1	- 1:1	7,990 SF min (Actual 32,666 sf)
b. Maximum	6:01		95,874 sf max (Actual 32,666 sf)
2. Building heig	ht		
a. Minimum	25		
b. Maximum	45'+ ⁻ resid	2' bonus for ential	Highest Point is 55'-6"
3. Street Setbac	ks		
a. Minimum stre setbakcs	eet 0		0' to 2', 4'-6" at entry way
b. Side and real setbacks	r None	;	
4. Offstreet park standards	king Yes,	where applicable	Max 90 spaces, 15 provided
C. Other Standard	S		
1. Residential Density Stands		ds	
b. Stand alone multifamily			
(1) Minimum	25/ac	>	45 units provided on 0.36 ac
(2) Maximum	None)	
2. Signs	Max = 1,2	20% of 6,464 sf 292 sf	up to 120 sf proposed on north elevation

19.304.5.D. Off Street Parking

• Existing parking is provided onsite and is placed behind the new building off both street facades. An existing driveway is removed and will be infilled with new building. The parking lot will provide 15 parking spaces for the residential use. The building wraps around a portion of the parking lot to conceal the visual impact of the parking area. The driveway will include new landscaping to one side to help buffer the exposed to view parking areas. The curb cut will be adjusted to fit the new driveway approach. The existing parking are will be improved with crack repair and an overlay to refresh the look. New striping and wheel stops will be provided. Of the parking maintained, roughly 9 of the spaces will provide EV charging.

Downtown Site and Building Design Standards and Guidelines

19.508.4.A Site Frontage:

- Minimum Frontage required along Monroe is 50%, 125'-0" = 62'-6" min, 118'-8" provided.
- Minimum Frontage required along 21st is 75%, 128'-8" = 96'-7" min, 96'-7" provided.

Minimum frontage occupancy along street fronts is 75%, within this the building must be at zero foot setback or up to 2'-0" for façade articulation. The building meets this along Monroe, along 21st 75% of 96'-7" is 75'-5", provided is 76'-4". A recess greater than 2'-0" is provided at the main entry, this width is 20'-4".

19.508.4.B Wall Structure and Building Façade

- The building is provided with a 30" base will be concrete finish. This element provides an anchor for the building.
- The base of the building extends to 12'-4" from finished grade and will be finished in stucco, with relief accents and stucco defining trim around the window and door openings.
- The middle section of the building facing both streets is a mix of metal siding and fiber cement siding. In addition to the different materials each will have their own color and not match each other. Within this middle section exterior balconies will also be present, they are steel framed and painted. The middle section is roughly 36'-0" in height.
- The top of the building is a formed cap finished in stucco with a height of 3'-0" and depth varying from 11/2" to 6". The cornice extends around the building.
- Horizontal articulation is provided by varying the planes from the property lines along the street facades by 2'-0", these 2'-0" steps also include a material change.

19.508.4.C Exterior Building Materials

- The base of the building is provided with 36" of concrete at the street facing sides and a minimum 10'-0" in on sides not facing the street.
- Ground floor is finished in stucco at the street facing sides and a minimum 10'-0" in on sides not facing the street. Metal siding is used to flank the entry.
- Upper floors are a mix metal siding and fiber cement siding at the street facing sides and a minimum 10'-0" in on sides not facing the street.
- At non facing street sides fiber cement siding is provided.

TABLE 19.508.4.C.2.A.(1)				
		Primary Materials	Secondary Materials	Accent
		min	Max	Materials Max
	Ground Floor	95% (actual	n/a	10% (0%
	Facades	100%)		actual)
	Upper Floor	65% (actual	35% (actual 0%)	10% (0%
	Facades	100%)		actual)

19.508.4.D Façade, Transparency and Activation

- Glazing, a minimum 25% required on the ground floor of an all residential building. 34% is provided along Monroe and 31% is provided along 21st Ave.
- Planting beds are provided at the recessed façade areas.

19.508.4.E Entrances

- The building entrance is located off the busier of the streets, 21st Avenue. This entry leads into the main lobby and recreational area of the building. This is the only main entry provided from the public way.
- The entry is provided with a 4'-0" overhand of the building above. It is recessed into the façade, a transom is provided above the door and design elements are included in flanking the entry.

19.508.4.F Windows

• The proposed exterior windows will be fiberglass (Anderson Series 100) finished in black or dark brown. Windows are provided in metal trim or fiber cement trim based on the exterior finish. The trim will be a minimum 4" in width.

- Ground floor windows are large into non residential spaces.
- Windows are grouped together to provide a rhythm and pattern vertically and horizontally.

19.508.4.G Building Corners

• Non residential buildings do not apply

19.508.4.H Building Massing

- Building height façade variation is provided with 4'-0" steps in height and corollate with the 2'-0" façade undulations.
- Utilizing the bonus height, the building incorporated step backs if 2'-0" to break up the overall façade. The heights of the building parapets step 4'-0" up and down to help break the façade up.
- 3. Design Guidelines

To address the variance to the 6'-0" step back at the upper floor when utilizing the bonus height. The step back is intended to minimize the impact of the additional bonus height. However, utilizing a 6'-0" step back reduces the square footage of this floor, the impact would have resulted in a reduction of several apartment units and also increased costs. It would have created unstacked exterior walls and waterproofing challenges. When exterior walls do not align with walls below, it creates engineering challenges to transfer those gravity forces to below. Utilizing the setbacks for residential unit outdoor space would have decreased floor to floor heights to accommodate waterproofing/insulation and framing methods needed.

The base maximum height is 45'-0", with housing we are taking advantage of the additional 12'-0" bonus height to 57'-0". The 6-ft step back is required at heights above 45'-0" and we are requested an adjustment to this step back of 6'-0" above 45'-0". The maximum height of the building is 55'-6".

- (a) The building is provided with a 3'-0" cornice around the perimeter of the building, this cornice also steps vertically 4'-0" to meet other design criteria. The building massing contributes to the surrounding areas by providing a base, middle and top. The base provides a pedestrian scaled sense with the unique finishes that extend up 12'-0", it also helped in definition by the 5'-0" protruding balconies above.
- (b) The balconies help reduce the visual height by breaking up the façade and provide an illusion of reduced height. The 2'-0" façade elevation undulation from foundation to roof also helps break up these exterior planes and create a rhythm and pattern along each street façade. The building is at the intersection of SE Monroe and SE 21st. Across SE Monroe is open landscaped area and onsite parking for the Portland Waldorf School. The School does not have a large presence of buildings along Monroe, in

addition lower one- and two-story buildings are adjacent to this site and a parking lot exists at the opposite corner. These existing conditions will help break down the visual height of the new building, providing more of a sense of openness around the new development.

(c) The building facades provides a variation in height, a vertical difference of 4'-0" occurs at each façade plane. These planes also step back and forth 2'-0" (from the property line inward). In addition, the middle section planes are provided with different materials to help break up their masses. The base is provided with the same material to define as a base, but it steps in and out as well 2'-0". All these variations align with each other to create a rhythm.

19.508.4.1 Weather Protection

• Ground floor entries are provided with a 4'-0" cover provided by a building overhang. The height of these recesses are 8'-7".

19.508.4.J Rooftop Screening

- Roofs are flat with minimal slope for drainage, a min 12" parapet is provided around the perimeter. A cornice is also provided with a minimum depth of 6" around the perimeter.
- Any roof top equipment would be condensers for the hallways and common area, these would be placed at least 10'-0" back from the building face to avoid viewing from the street.

19.508.4.K Service Areas

- Waste collection is provided at the interior of the building, a sectional door is provided for access to the parking area to disburse the trash containers.
- Electrical service is proposed off the parking area and away from the street facades.
- The recycling and trash area is located off the parking entry, it is accessed from the exterior of the building.
 - The collection area will provide containers for trash and recyclables that include card board, paper, glass and metals.
 - The trash recyclable containers will be covered.
 - With 45 units the collection capacity must be 450 cubic feet, combined containers provide this.

19.508.4.L Resident open Space

- Provide 50 sf per unit, 45 units = 2,250 sf required.
 - \circ 627 sf of decks per upper level = 1,826 sf
 - Ground floor recreational area 470 sf
 - Required 2,250 sf, Provided 2,296 sf

19.508.4.M Plazas and Useable Open Space

• Not provided

19.508.4.N Outdoor and Exterior Lighting

- Surface mount lighting provided at soffit of building overhangs at entry's
- Wall mounted lighting provided at other locations where soffit does not exist
- Lighting for parking provided off building elevations

19.600 - Off-Street Parking and Loading

Existing parking is provided onsite and is placed behind the new building off both street facades. An existing driveway is removed and will be infilled with new building. The parking lot will provide 17 parking spaces for the residential use. The building wraps around a portion of the parking lot to conceal the visual impact of the parking area. The driveway will include new landscaping to one side to help buffer the exposed to view parking areas. The curb cut will be adjusted to fit the new driveway approach. The existing parking area will be improved with crack repair and an overlay to refresh the look. New striping and wheel stops will be provided. Of the parking maintained, roughly 9 of the spaces will provide EV charging.

19.609 Bicycle Parking

- New bicycle parking is provided for the 45 new apartment units. Required bicycle spaces include:
 - Long Term 1 per unit = 45 spaces
 - Short Term 2 per 20 units = 4 spaces
- Long Term bicycle spaces are provided in racks, the proposed rack is the inverted U loop, allowing two connections points for the bike. A total of 22 long term bike spaces are provided with this inverted loop bike rack. A total of 14 bike spaces are provided with wall mount bike racks. This provides 36 secure bicycle parking spaces within a securely locked room on the first floor of the building. An additional 9 wall hung bike spaces are provided in each of the ground floor units of the building. This provides a total of 45 bike parking spaces.
- Short term bike parking is spread between the 3 entry/exit points of the building. A total of 4 short term spaces are provided in outside racks.



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1)	
Secondary Materials Max	Accent Materioals Max
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Electrical service is proposed off the parking area and away from the street facades.

Required 2,250 sf, Provided 2,296 sf

New bicycle parking is provided for the 45 new apartment units. Required bicycle spaces include:





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PROJECT # 2024-129 DATE: 31 MARCH 2025 revisions

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PROJECT # 2024-129 DATE: 18 FEB 2025 revisions







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PROJECT # 2024-129 DATE: 18 MARCH 2025 revisions





SECOND FLOOR PLAN





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