



# CITY OF MILWAUKIE

## NOTICE OF PUBLIC HEARING

Date mailed: April 23, 2025

*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).*

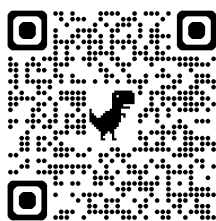
You are receiving this notice because development has been proposed in your neighborhood. The proposal requires a public hearing by the Milwaukie Planning Commission and notice to the property owner; applicant; and all property owners, residents, and neighborhood district association(s) within 300 feet 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 at a meeting beginning at 6:30 p.m. on Tuesday, May 13, 2025, at Milwaukie City Hall, 10501 SE Main Street.**

<b>File Number(s):</b>	DR-2025-001
<b>Location:</b>	10900 SE 21st Ave and 2120 SE Monroe St (11E36BB04000 & 04100) <i>A map of the site is located on the last page of this notice.</i>
<b>Proposal:</b>	The proposal is a 4-story multi-unit residential building with 45 units, private and shared amenity space, 17 vehicle spaces (9 EV spaces) in an adjacent parking lot, and 45 bike parking spaces. The applicant is requesting Type III Downtown Design Review related to Building Massing and Transitions – the design is proposed to meet the design guidelines rather than meeting the design standard that requires a 6-ft step back for the top 10 ft of the building. All other design and development standards are met.
<b>Applicant/Primary Contact Person:</b>	Gene Bolante, Studio 3 Architecture 971-239-0269; <a href="mailto:gene@studio3architecture.com">gene@studio3architecture.com</a>
<b>Owner(s):</b>	Frank Stock, WDC Properties 2234 NW 24 <sup>th</sup> Ave, Portland, OR 97210 / <a href="mailto:fstock@wdcproperties.com">fstock@wdcproperties.com</a>
<b>Staff contact:</b>	Vera Kolas, Senior Planner City of Milwaukie Planning Department 10501 SE Main St. Milwaukie, OR 97222 503-786-7653, <a href="mailto:kolasv@milwaukieoregon.gov">kolasv@milwaukieoregon.gov</a>
<b>Neighborhood District Association(s):</b>	Historic Milwaukie NDA, contact Debbie Liptan, 503-784-3063

<b>Applicable Criteria:</b>	<ul style="list-style-type: none"> <li>• MMC 19.304 – Downtown Mixed Use Zone</li> <li>• MMC 19.508 – Downtown Site and Building Design Standards</li> <li>• MMC 19.600 – Off-Street Parking</li> <li>• MMC 19.700 – Public Facility Improvements</li> <li>• MMC 19.907 – Downtown Design Review</li> <li>• MMC 19.1006 – Type III 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>
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**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/DR-2025-001> or the QR code below.



The staff report on the proposal will also be available for public viewing on **Tuesday, May 6, 2025**, at the following locations:

- Planning Department, City Hall, 10501 SE Main St  
(open weekdays 8:00 a.m. to 5:00 p.m.)
- Ledding Library, 10660 SE 21<sup>st</sup> Ave (call 503-786-7580 for current hours)
- City website, <http://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 submit your comments in person 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.

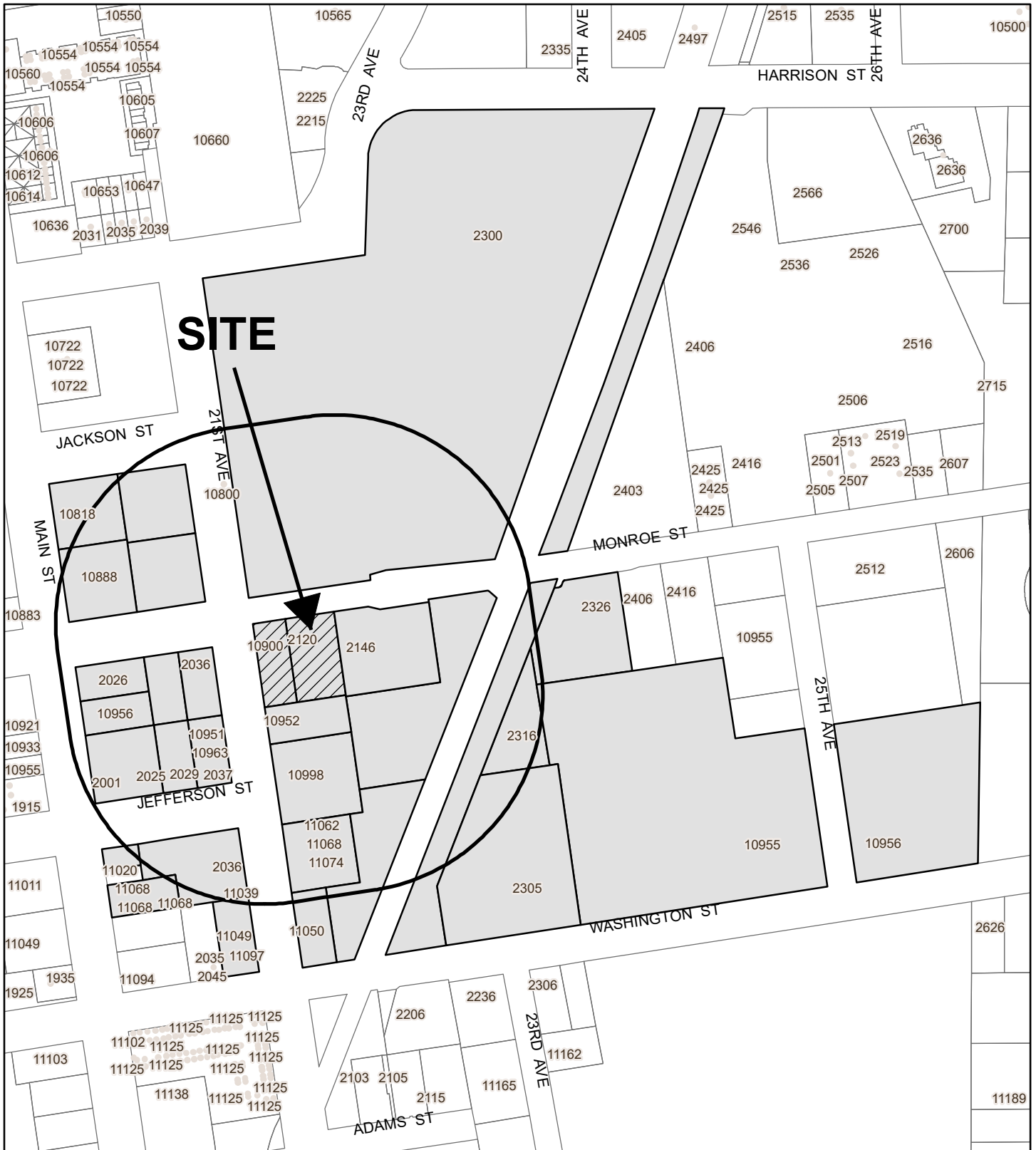
**To appeal a decision:** Any decision may be appealed to City Council by a person with standing. In order to establish standing, you must do at least one of the following: submit written comments to the

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

**10900 SE 21st Ave & 2120 SE Monroe St  
(11E36BB04000 & 04100)**





**File# DR-2025-001**



North

0 62.5 125 250 375 500  
Feet

## Legend

-  DR-2025-001 property
-  300-ft buffer
-  Properties receiving notice
-  Tax Lots