



# CITY OF MILWAUKIE

June 3, 2025

Land Use File(s): DR-2025-003

## NOTICE OF DECISION

This is official notice of action taken by the Milwaukie Planning Manager on June 3, 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).*

**Applicant(s):** Logan McClain (on behalf of Sarah Ciobanasiu)  
**Location(s):** 11358 SE 21<sup>st</sup> Ave  
**Tax Lot(s):** 1S1E36BC03600  
**Application Type(s):** Downtown Design Review: (Building Renovation)  
**Decision:** Approved with Conditions  
**Review Criteria:** Milwaukie Municipal Code:

- MMC Section 19.304 Downtown Mixed Use Zone
- MMC Section 19.508 Downtown Site and Building Design Standards and Guidelines
- MMC Section 19.907 Downtown Design Review
- MMC Section 19.1005 Type II Review

**Neighborhood(s):** Historic Milwaukie

**Appeal period closes: 5:00 p.m., June 18, 2025**

This notice is issued in accordance with Milwaukie Municipal Code (MMC) Section 19.1005 Type II Review. The complete case file for this application is available for review by appointment between 8:00 a.m. and 5:00 p.m. on regular business days at the Planning Department, located at 10501 SE Main St. Please contact Ryan Dyar, Associate Planner, at 503-786-7661 or [dyarr@milwaukieoregon.gov](mailto:dyarr@milwaukieoregon.gov), if you wish to view this case file or visit the project webpage at <http://www.milwaukieoregon.gov/planning/DR-2025-003>.

**This decision may be appealed by 5:00 p.m. on June 18, 2025, which is 15 days from the date of this decision.**<sup>1</sup> (Note: Please arrive by 4:45 p.m. for appeal payment processing.) Any person who is adversely affected or aggrieved by this decision may appeal the decision by filing a written appeal. An appeal of this decision would be heard by the Milwaukie Planning Commission following the procedures of MMC Section 19.1010 Appeals. This decision will become final on the date above if no appeal is filed during the appeal period. Milwaukie Planning staff can provide information regarding forms, fees, and the appeal process at 503-786-7630 or [planning@milwaukieoregon.gov](mailto:planning@milwaukieoregon.gov).

Per MMC Subsection 19.1001.7.E, this land use approval expires unless the applicant has: (1) obtained and paid for all necessary development permits and started construction within 2 years of land use approval, and (2) passed final inspection and/or obtained a certificate of occupancy within 4 years of land use approval. Extensions can be granted per MMC Section 19.908.

### **Findings in Support of Approval**

The Findings for this application are included as Exhibit 1.

### **Conditions of Approval**

1. To ensure the visual interest of the street-facing façade over the long-term, the applicant shall install and maintain a layered—vertical and horizontal—landscape treatment along the building frontage where the solid wall is proposed. All plantings shall be maintained in healthy condition and replaced as needed to sustain the intended effect. The landscaping treatment may be modified over time, provided that it continues to meet the intent of this condition by contributing to an engaging, visually dynamic pedestrian environment.

### **Other requirements**

1. Please note that, in addition to obtaining all required development permits for the proposed structural, roof, and exterior modifications, the applicant must obtain a sign permit prior to the installation of any signage. All signage must comply with the requirements for wall signs in the Downtown Zone, as set forth in MMC Subsection 14.16.060.B.

### **Manager's Declaration of Impartiality**

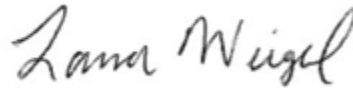
I certify that neither I nor any member of my immediate family has a material, personal, or financial relationship with the applicant. I further certify that no other relationship, bias, or ethical conflict exists which would have prevented me from evaluating the land use application solely on its merits and in accordance with the Milwaukie Municipal Code.

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<sup>1</sup> As per MMC Section 19.1010, if the 15<sup>th</sup> day falls on a weekend or legal holiday, the end of the appeal period shall be extended to the end of the next business day.

**Decision**

- ☐ Approved  
☒ Approved with Conditions  
☐ Denied



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Laura Weigel, AICP  
Planning Manager

**Exhibits**

1. Findings in Support of Approval
  2. Approved street-facing elevation plan
- cc: Logan McClain, Studio LM Architecture, LLC (applicant representative) (via email)  
Sarah Ciobanasiu (applicant) (via email)  
Planning Commission (via email)  
Joseph Briglio, Assistant City Manager & Acting Community Development Director (via email)  
Ciara Williams, Economic Development Coordinator (via email)  
Engineering Development Review (via email)  
Patrick McLeod, Building Official (via email)  
Stephanie Marcinkiewicz, Inspector/Plans Examiner (via email)  
Harmony Drake, Permit Coordinator (via email)  
Emilie Bushlen, Permit Technician (via email)  
Shawn Olson, CFD#1 (via email)  
NDA(s): Historic Milwaukie (via email)  
Interested Persons (via email)  
Land Use File(s): DR-2025-003

**Exhibit 1**  
**Findings in Support of Approval**  
**Primary File #DR-2025-003; Studio 21 Renovation**

Sections of the Milwaukie Municipal Code not addressed in these findings are found to be inapplicable to the decision on this application.

1. The applicant, Logan McClain, Studio LM Architecture, LLC, has applied on behalf of Sarah Ciobanasiu, for approval to make modifications to an existing single-story vacant structure located at 11358 SE 21<sup>st</sup> Ave. The improvements would make changes to the street-facing façade. The site is in the Downtown Mixed Use (DMU) zone. The land use application file number is DR-2025-003 with an application for downtown design review.
2. The subject property is 0.11 acres in area and is comprised of a single tax lot. The site is at the intersection of 21<sup>st</sup> Avenue and Lake Road.

The proposed redevelopment maintains the exiting building footprint; the unreinforced masonry block will be seismically upgraded from the interior. Exterior changes include new street front landscaping, resurfacing and repainting, filling in existing windows and doors, and establishing a new consolidated entryway. The four-foot awning/eave will remain.

3. The proposal is subject to the following provisions of the Milwaukie Municipal Code (MMC):
  - MMC Section 19.304 Downtown Mixed Use Zone
  - MMC Section 19.508 Downtown Site and Building Design Standards and Guidelines
  - MMC Section 19.907 Downtown Design Review
  - MMC Section 19.1005 Type II Review

The application has been processed and public notice provided in accordance with MMC Section 19.1005 Type II Review.

4. MMC Section 19.304 Downtown Zones (including Downtown Mixed Use DMU)

MMC 19.304 establishes standards for the downtown zones, including the Downtown Mixed Use (DMU) zone.

- a. MMC Subsection 19.304.2 Uses

MMC 19.304.2 establishes the uses allowed in the DMU zone, including various commercial uses.

*The building is currently vacant. The owner is proposing to use the property for various purposes, including private events (office/meeting space), pop-up sales events with local vendors and merchants (retail), and a photography studio (personal services). The Downtown Mixed Use Zone allows for a variety of uses by right, including the following proposed uses: office/meeting space, retail-oriented sales, and personal/business services.*

*The Planning Manager finds that the uses are permitted in the zone.*

b. MMC Subsections 19.304.4 and 19.304.5 Development Standards and Detailed Development Standards

MMC Table 19.304.4 lists the general categories of development standards for the DMU zone and MMC 19.304.5 provides additional detail for each category. The standards specify requirements for Floor Area Ratio (FAR), building height, street setbacks, off-street parking, and residential density. The proposal will not alter the structure's footprint, floor area, height, and there is no off-street parking area. Consequently, the standards in MMC Table 19.304.4 are not applicable.

*Given the existing conditions and extent of the redevelopment, the standards in MMC Table 19.304.4 and MMC 19.304.5 are not applicable.*

c. MMC Subsection 19.304.6 Public Area Requirements

The Public Area Requirements (PAR) implement the Downtown and Riverfront Land Use Framework Plan and are intended to ensure a safe, comfortable, contiguous pedestrian-oriented environment as revitalization occurs in downtown. The PAR are defined as improvements within the public ROW and include such features as sidewalks, bicycle lanes, on-street parking, curb extensions, lighting, street furniture, and landscaping. The PAR is implemented through MMC Chapter 19.700 and the Public Works Standards.

*The proposal is a tenant improvement project that will modify the existing façade and make interior modifications. No new square footage is being added to the site. The existing Business (B) occupancy will remain, and the proposal considers this a Small Assembly Space (A-3) with less than 50 occupants. As such, MMC 19.700 is not applicable.*

*The standard is not applicable.*

d. MMC Subsection 19.304.7 Additional Standards

Depending upon the type of use and development proposed, the standards for general site design (MMC Section 19.504), for general building design (MMC Section 19.505), and/or downtown site and building design (MMC Section 19.508) may apply.

*The design standards of MMC 19.508 are applicable to the proposed development. As discussed in Finding 5 and elsewhere in these findings, the applicable standards of MMC 19.508 are met.*

*As proposed, and as discussed and approved elsewhere in these findings, the Planning Manager finds that the applicable standards of the DMU zone are met.*

5. MMC Section 19.508 Downtown Site and Building Design Standards

MMC 19.508 establishes design standards for downtown development, to encourage building design and construction with durable, high-quality materials, and establishes additional review guidance not established in MMC Section 19.907 (see findings for MMC 19.907 below under Finding 6).

MMC Subsection 19.508.3 stipulates that projects subject to downtown design review may demonstrate compliance with individual design elements by meeting either the design standards or the design guidelines for a specific element.

MMC Subsection 19.508.4 establishes standards for seven different elements of design. For redevelopment of existing structures, not all the seven design elements apply. MMC Subsection 19.508.2 establishes applicability standards for replacement of materials on existing structures. The subsection specifies that when more than 25% of the building façade materials are replaced, the following design elements apply:

- Subsection 19.508.4.B.2.a(1) and (2): Wall Structure and Building Façade Detail – Design Standards – Vertical Articulation
- Subsection 19.508.4.B.2.b: Wall Structure and Building Façade Detail – Design Standards – Horizontal Articulation.

The subsection also specifies that the following subsection applies to projects that replace materials.

- Subsection 19.508.4.C.2.b: Exterior Building Materials

Lastly, the proposal includes filling in windows and moving an entryway. Therefore, the following elements are also applicable:

- Subsection MMC 19.508.4.D Transparency and Activation
- Subsection MMC 19.508.4.E Building Entrances

*The proposal would modify the building's street-facing façade in various ways; it includes filling in existing windows and entryways, adding a new double-door entryway, adding new vegetation, and applying a new texture to the façade that mimics stucco.*

*Collectively, these modifications constitute a replacement that exceeds 25% of the street-facing façade materials. The findings for each of the applicable design elements are provided in Table 1, below. The applicant has opted to meet a combination of design standards and guidelines.*

**Table 1**  
**Downtown Design Elements**

<b>A. WALL STRUCTURE AND BUILDING FAÇADE DETAIL</b>	
<b>Purpose:</b> To add visual interest to buildings and enhance the street environment with engaging and varied wall structures. Use design features and details to break down the scale and mass of a building to create comfortable, pedestrian-friendly environments and enclosure to public areas.	
Standards	Findings
<p><b>a. Vertical articulation. Buildings of 2 stories and above must be divided vertically to create a defined base, middle, and top by incorporating specific elements as shown in Figure 19.508.4.B.2.a.</b></p> <p><b>(1) Base.</b> A minimum of the first 2 ft above finished grade of the ground-floor street-facing façade must be constructed of brick, stone, or concrete, excluding windows, entrances, and garage openings.</p> <p><b>(2) Middle.</b> The middle of the building between the top of the ground floor and top of the highest floor must incorporate at least one of the following elements:</p> <p><b>(a)</b> A change in exterior building materials and/or material color between the ground floor and upper floors.</p> <p><b>(b)</b> Street-facing balconies or decks at least 2 ft deep and 4 ft wide for at least 25% of the length of the building façade.</p> <p><b>(c)</b> Horizontal architectural elements such as masonry string courses, ledges, and water tables at least 8 in tall that project or recess at least one in from the building face and extend across a minimum of 75% of the façade length.</p> <p><b>(3) Top.</b> The top of the building extends from the ceiling of the uppermost floor to the highest vertical point on the roof of the building. The building top must be distinguished from the building facades by either a cornice or wall cap or a pitched or overhang roof with a minimum fascia height and eaves.</p>	<p><i>The existing structure is a single-story building. The proposed development does not include a second story.</i></p> <p><i>The Planning Manager finds that the vertical articulation standard is not applicable.</i></p>

**A. WALL STRUCTURE AND BUILDING FAÇADE DETAIL**

**Purpose:** To add visual interest to buildings and enhance the street environment with engaging and varied wall structures. Use design features and details to break down the scale and mass of a building to create comfortable, pedestrian-friendly environments and enclosure to public areas.

Standards	Findings
<p><b>b. Horizontal articulation.</b></p> <p><b>(1) The street-facing façade must create a sense of rhythm and variation by incorporating the following as illustrated in Figure 19.508.4.B.2.b:</b></p> <p><b>(a) The ground floor façade must include columns, piers, pilasters or revealed structural elements projecting a minimum of 4 in from the building face no less than every 30 ft.</b></p> <p><b>(b) The upper story façade must include one of the following no less than every 30 ft:</b></p> <p><b>i. A change in wall plane of not less than 2 ft deep and 2 ft wide. Breaks may include but are not limited to an offset, recess, window reveal, pilaster, pediment, coursing, column or similar architectural feature.</b></p> <p><b>ii. Architectural bays at least 6 ft wide projecting 4 inches or more from the building face, with windows covering at least 50% of the projected wall area.</b></p> <p><b>(c) As an alternative to complying with (a) and (b) separately, features meeting the requirements of either (a) or (b) may be extended vertically across all stories.</b></p> <p><b>(2) Horizontal datum lines—such as belt lines, cornices, or upper-floor windows—must line up with adjacent façades if applicable.</b></p>	<p><i>As stated, the structure is an existing single-story building. While it does not currently meet the horizontal articulation standard, the proposal does not increase the degree of nonconformance. Requiring full compliance with the articulation standard would likely necessitate significant exterior structural alterations to the street-facing façade. Such modifications would be disproportionate to the limited scope of the proposed redevelopment and unreasonable.</i></p> <p><i>The Planning Manager finds that the horizontal articulation standard is not applicable.</i></p>



B. EXTERIOR BUILDING MATERIALS	
<u>Purpose:</u> To encourage the construction of attractive buildings with materials that evoke a sense of permanence and are compatible with downtown Milwaukie and the surrounding built and natural environment.	
Standards	Findings
<p>The following standards are applicable to the street-facing façades of all new buildings. For the purposes of this standard, street-facing façades are those abutting streets, courtyards, and/or public squares in all of the downtown. Table 19.508.4.D specifies the primary, secondary, and prohibited material types referenced in this standard.</p> <p>a. Buildings shall utilize primary materials for at least 90% and 65% of each applicable building façade (groundfloor and upper floor facades respectively).</p> <p>b. Secondary materials are permitted on no greater than 35% of each applicable building façade.</p> <p>c. Accent materials are permitted on no greater than 10% of each applicable building façade as trims or accents (e.g. flashing, projecting features, ornamentation, etc.).</p> <p>d. Buildings shall not use prohibited materials on any exterior wall, whether or not it is a street-facing façade.</p>	<p>The building is one story and is constructed of architectural concrete block and architectural treated poured in place concrete, both allowed as primary materials.</p> <p>The proposed design introduces infill panel board with a base masonry skim coat that is top coated with textured elastomeric paint and sand finish. This creates a wall surface comparable in appearance to stucco; this is also allowable as a primary material.</p> <p>The proposal would also introduce a custom double-door entryway comprised of wood and glazing.</p> <p>More than 90% of the proposed materials are primary materials identified in MMC Table 19.508.4.C.2.,</p> <p>The Planning Manager finds that the exterior building materials standard is met.</p>

**C. FAÇADE TRANSPARENCY AND ACTIVATION**  
**Purpose: To activate building interiors and exteriors by ensuring transparency through the building, allowing for daylighting of ground-floor commercial and public uses of buildings, and promoting a safe and vibrant pedestrian environment through visual and physical connections between interior and exterior spaces. To limit blank walls and promote alternatives to glazing where needed to activate façades and engage pedestrians viewing building exteriors.**

Guidelines	Findings
<p><b>Design Guidelines</b></p> <p><b>a. Design street-facing nonresidential and mixed-use ground floors with a high percentage of glazing to create transparency and engagement at the pedestrian eye level.</b></p> <p><b>b. Design nonresidential and mixed-use street-facing upper floors with sufficient glazing coverage to create visual interest along the façade and access to views, light, and air for building inhabitants.</b></p> <p><b>c. Design residential street-facing façade glazing coverage to balance transparency and privacy for residents.</b></p> <p><b>d. Arrange glazing to provide balanced coverage of the façade and limit blank walls on both street-facing and street-visible façades. If blank walls are proposed, use alternatives to glazing such as artwork, murals, vertical landscaping, and changes in materials or articulation to create visual interest.</b></p> <p><b>e. Design window and doors to maximize transparency and flexibility for ongoing use and adaptation that can be integrated into planned and future building uses and operations, considering such future treatments as shades, curtains, security fencing, and product shelving near windows or doors.</b></p>	<p><i>The subject property contains an existing single-story building with divided-light windows and solid doors along the street-facing façade. Due to the building's limited footprint and the nature of the proposed use—as a private event space and photography studio—the applicant proposes to infill the existing windows and doors.</i></p> <p><i>Rather than meeting the design standards outlined in MMC 19.508.4.D, which require a minimum percentage of glazing on the ground-floor street-facing façade, the applicant has elected to meet the applicable design guidelines. Under the current proposal, the amount of glazing would decrease from approximately 12% to 8%. Pursuant to MMC 19.907.2, a reduction in window coverage below the standards in Section 19.508 may be considered through a Type II review process.</i></p> <p><i>Where glazing is proposed, it will be located at pedestrian eye level, consistent with Guideline a. The building has no upper floors, so Guideline b is not applicable. The proposal reflects a thoughtful balance between the privacy needs of the proposed use and the goal of maintaining a visually compelling streetscape, as encouraged by Guideline c.</i></p> <p><i>To enhance visual interest in lieu of additional glazing, the applicant proposes several design elements: oversized wooden doors oriented toward a key pedestrian intersection, layered evergreen landscaping beneath the building's eaves, and an asymmetrical façade composition. These features contribute to a street-facing façade that supports pedestrian engagement and visual activation. A condition of approval has been added to ensure ongoing maintenance of vegetation along the street-facing façade and compliance with Guideline d.</i></p> <p><i>Additionally, the proposed double-door entryway is predominantly glass, thereby maximizing transparency at the primary point of entry in accordance with Guideline e.</i></p> <p><i>Based on the above, the proposal satisfies the intent of the Facade Transparency and Activation design element through compliance with the applicable guidelines</i></p>

**D. BUILDING ENTRANCES**

**Purpose: To create pedestrian-friendly development by providing building entrances that are oriented to the sidewalk or other public space and connected with clearly marked pedestrian walkways.**

Standards	Findings
<p><b>a. All new buildings must have at least one primary entrance facing an abutting street. For purposes of this standard, "facing" means within 45 degrees of the street property line.</b></p>	<p><i>The proposal includes closing the two existing entryways on the street-facing façade and replacing them with a single entrance. The entrance will face 21<sup>st</sup> Avenue.</i></p> <p><i>This standard is met.</i></p>
<p><b>b. For lots with frontage along more than one street, including multiple lots under common ownership being developed as a single site, the primary entrance must be located as follows:</b></p> <p><b>(1) For lots with one frontage along a transit street, the primary entrance must be oriented to the transit street with the exception of Subsection 19.508.4.E.2.c.</b></p> <p><b>(2) For lots with frontage along 2 transit streets, the primary entrance must be oriented to the street with higher-frequency transit service or the corner of the 2 streets.</b></p> <p><b>(3) For lots with frontage along Main Street, the primary entrance must be oriented to Main Street or the corner of the 2 streets, even if the other frontage is along a transit street.</b></p> <p><b>(4) For lots without frontage on Main Street or a transit street, the primary entrance may be oriented to either street.</b></p>	<p><i>The building only has frontage along 21<sup>st</sup> Avenue; while the property owner also owns the adjacent parcel to the south, the lots are not being developed as a single site.</i></p> <p><i>This standard is not applicable.</i></p>

**D. BUILDING ENTRANCES**

**Purpose: To create pedestrian-friendly development by providing building entrances that are oriented to the sidewalk or other public space and connected with clearly marked pedestrian walkways.**

Standards	Findings
<p><b>c. Where a development contains multiple buildings or multiple individual storefronts or residential units and there is insufficient street frontage to meet the above entrance location standards for all buildings, storefronts, or residential units on the subject site, the primary entrances for each Building, storefront, or residential unit may orient to a plaza, courtyard, or similar pedestrian space designed as usable open space meeting the standards of Subsection 19.508.4.M. When oriented this way, the primary entrances must be connected to the street by an on-site pedestrian walkway either directly or through a plaza, courtyard, or similar pedestrian space</b></p>	<p><i>The proposal contains a single building and single storefront; therefore, the standard does not apply.</i></p>

**D. BUILDING ENTRANCES**

**Purpose: To create pedestrian-friendly development by providing building entrances that are oriented to the sidewalk or other public space and connected with clearly marked pedestrian walkways.**

Standards	Findings
<p><b>d. For nonresidential and mixed-use buildings:</b></p> <p><b>(1) Primary entrances for mixed-use and nonresidential buildings must be clearly defined and distinguished from other parts of the building by incorporating at least one of the following design elements:</b></p> <p><b>(a) Recessed or projected entry</b></p> <p><b>(b) Entry surrounds such as arches, columns, insets, and design elements above and/or flanking the entrance.</b></p> <p><b>(c) Transom windows above the entrance doors.</b></p> <p><b>(2) The glazed portions of doors for primary entrances must be 75% or more of the door area.</b></p>	<p><i>The existing building contains a 4-ft eave/awning, meaning the entrance is recessed into the façade. It uses oversized wood doors and wood trim to accentuate the entry point and provides contrast with the textured white stucco-like finish selected for the street-front building façade.</i></p> <p><i>The glazed portions of the doors for the primary entrance are proposed to be approximately 76% of area, which meets the glazing requirement.</i></p> <p><i>This standard is met.</i></p>
<p><b>e. All entrances must be lighted consistent with Subsection 19.508.4.N.</b></p>	<p><i>As required under MMC 19.508.4.N, the primary entrance on the west elevation of the Project provides a minimum illumination of 2.0 foot-candles and all other building entrances underneath the eave/awning provide a minimum illumination of 1.0 foot-candles. The lights will be oriented downwards, with a cutoff angle of 90 degrees or greater.</i></p> <p><i>The standard is met.</i></p>

*As discussed above, the Planning Manager finds that the proposed design meets the applicable design standards/guidelines of MMC 19.508.*

6. MMC Section 19.907 Downtown Design Review

MMC 19.907 establishes the applicability, procedure, and approval criteria for design review of development downtown.

a. MMC Subsection 19.907.2 Applicability

An addition, elimination, or change in location of windows that decreases the overall percentage of window coverage and that does not meet the applicable standards of section 19.508 is subject to Type II review.

*As addressed in Finding 5, the proposal would fill in the street-facing façade's existing windows and reduce the percentage below the required standards of MMC 19.508.4.D The proposed development is subject to Type II review.*

b. MMC Subsection 19.907.5 Approval Criteria

MMC 19.907.5 establishes the approval criteria for Type I, II, and III downtown design review. For Type II review, projects must meet the following criteria:

- (1) Compliance with MMC Title 19.
- (2) Compliance with applicable design standards and/or design guidelines in MMC 19.508.

*For the proposed development, compliance with the applicable standards of MMC Title 19 is discussed throughout these findings. Finding 5 discusses the project's compliance with the applicable design standards of MMC 19.508, as well as consistency with the purpose statement of any design standards that are not met and any applicable downtown design guidelines.*

*As discussed throughout these findings, and particularly in Finding 5, the proposed redevelopment satisfies the approval criteria for downtown design review.*

*As addressed throughout these findings, the Planning Manager finds that the proposed development meets the approval criteria for Type II downtown design review.*

7. The application was referred to the following departments and agencies on May 8, 2025:

- Milwaukie Community Development Department
- Milwaukie Engineering Department
- Milwaukie Building Department
- Historic Milwaukie Neighborhood District Association (NDA) Chairperson and Land Use Committee (LUC)
- Clackamas Fire District #1 (CFD #1)
- North Clackamas School District

No comments were provided from referral agencies/divisions.

8. Notice of the public hearing was provided to all properties within 300 ft of the subject property on May 8, 2025. One comment/question was received.

- a. **Siri Bernard** (24347 SE Lake Rd): asked a question about off-street parking.

Land Use File #: DR-2025-003  
Exhibit 2: Approved street-facing elevation plan

11358 SE 21st AVENUE / RENOVATION  
LAND USE REVIEW

MILWAUKIE OREGON

APRIL 2025

DRAWING INDEX	
	ARCHITECTURAL DRAWINGS
CS	COVER SHEET
LU0.1	SITE PLAN & PROJECT INFORMATION
LU0.2	EXISTING SITE PHOTOS
LU0.3	PROPOSED STREET-FACING BUILDING ELEVATIONS & LANDSCAPING PLAN
LU0.4	PROPOSED BUILDING ELEVATIONS





PHOTO: EXISTING SOUTH-WEST ELEVATION 3



PHOTO: EXISTING EAST ELEVATION 2  
N.T.S.



PHOTO: EXISTING NORTH ELEVATION 4



PHOTO: EXISTING WEST ELEVATION 1  
N.T.S.



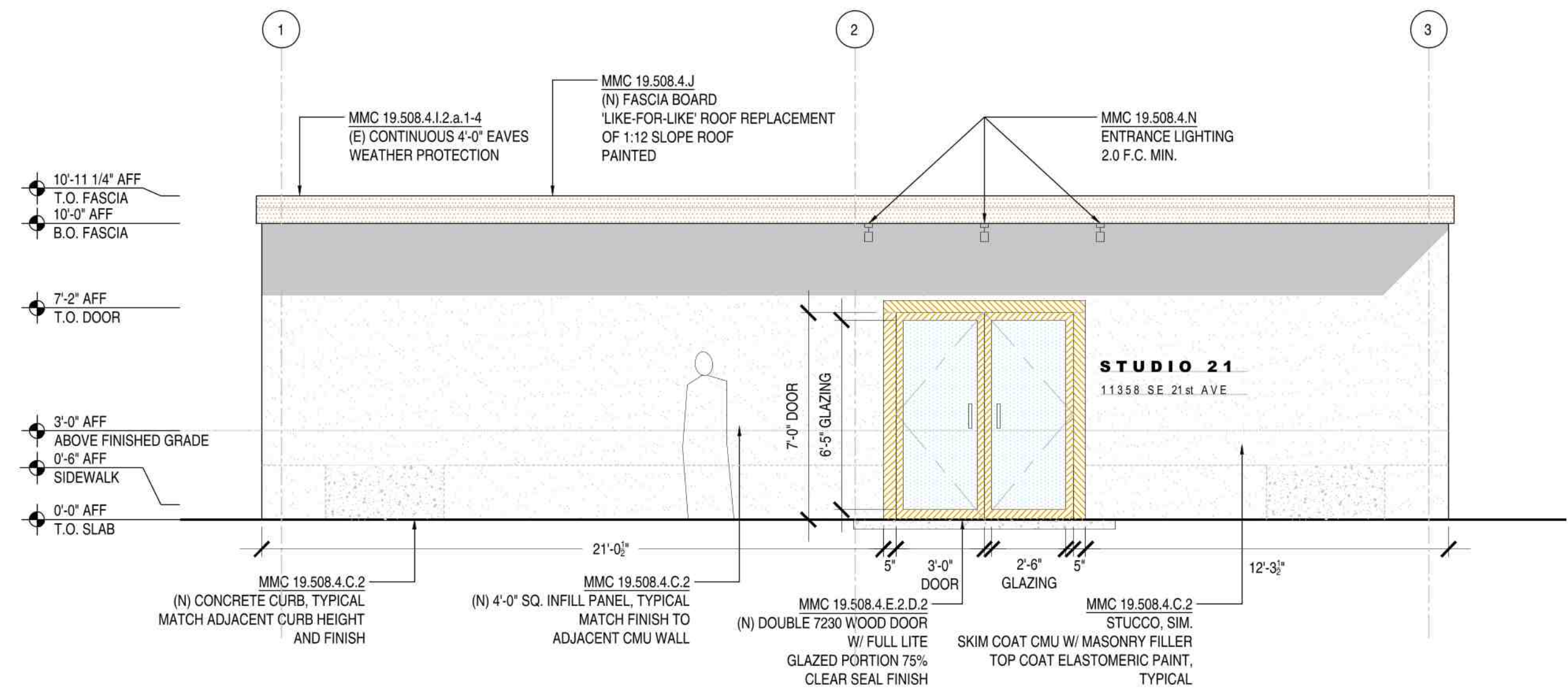
2820 SE MORELAND LANE  
PORTLAND OREGON 97202  
T\_503.459.2401

STUDIO TWENTY-ONE  
LAND USE REVIEW  
RENOVATION  
11536 SOUTHEAST 21<sup>ST</sup> AVENUE  
MILWAUKEE OREGON 97222

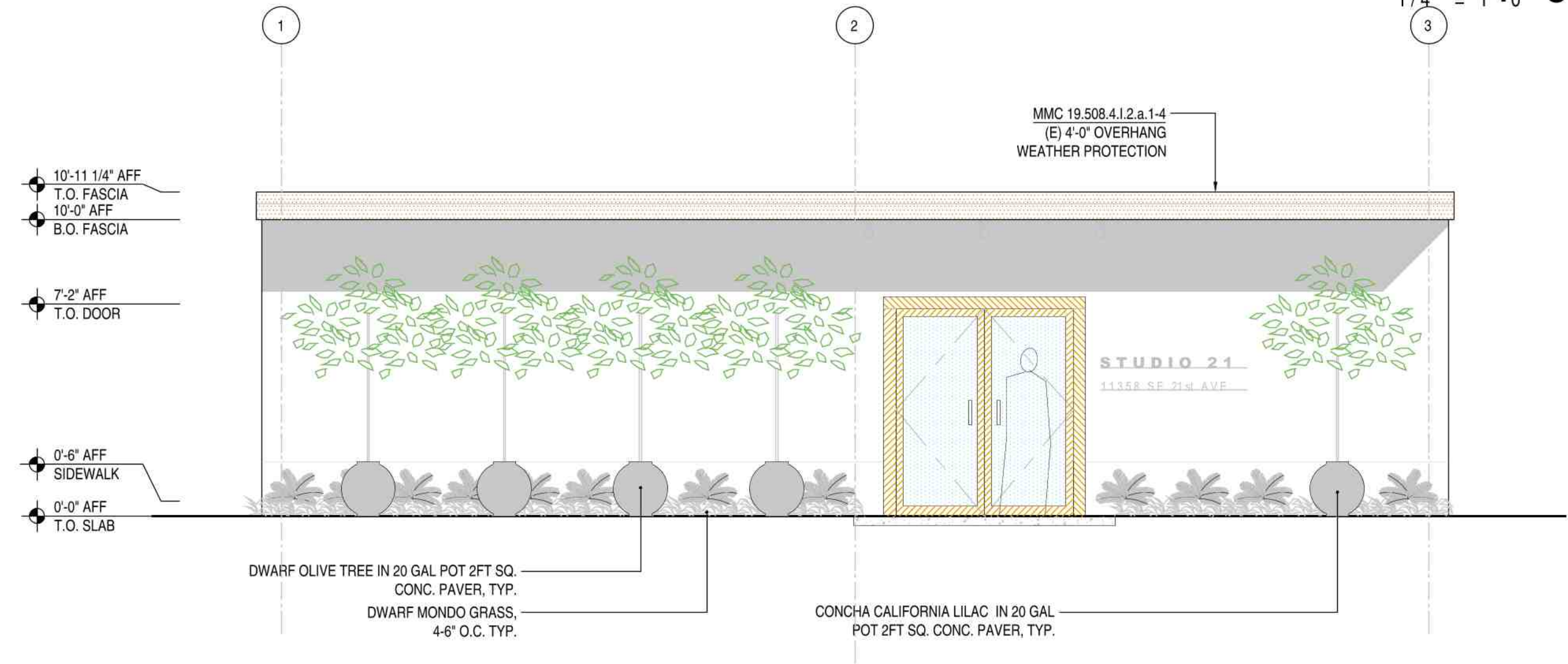
PHOTOGRAPHS  
EXISTING  
ELEVATIONS

PROJECT NO: 52222  
ISSUE: LUR  
DATE: APRIL 25, 2025  
REVISION: -





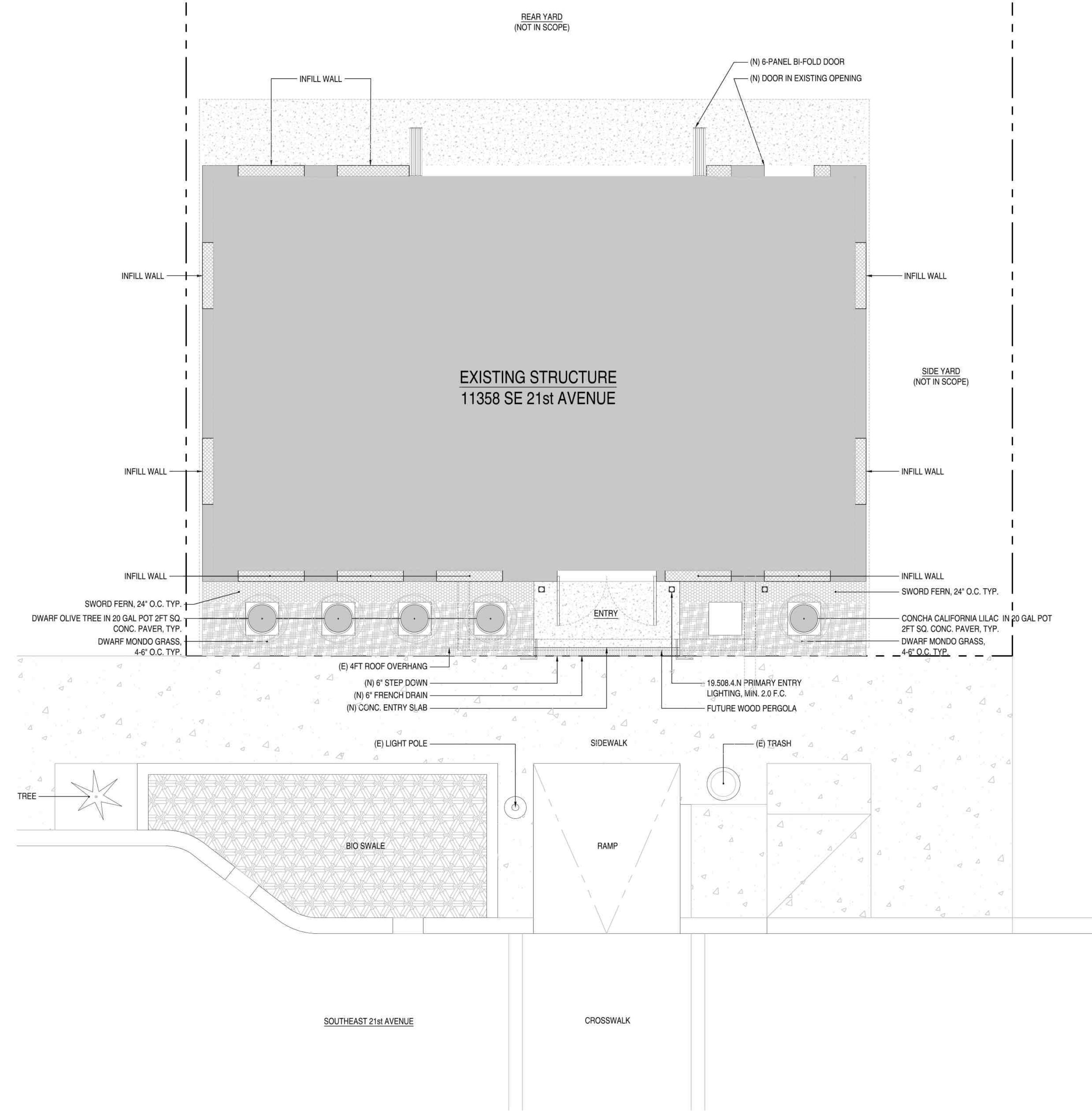
PROPOSED WEST (STREET-FACING) BUILDING ELEVATION 3  
1/4" = 1'-0"



PROPOSED WEST (STREET-FACING) ELEVATION 2  
1/4" = 1'-0"

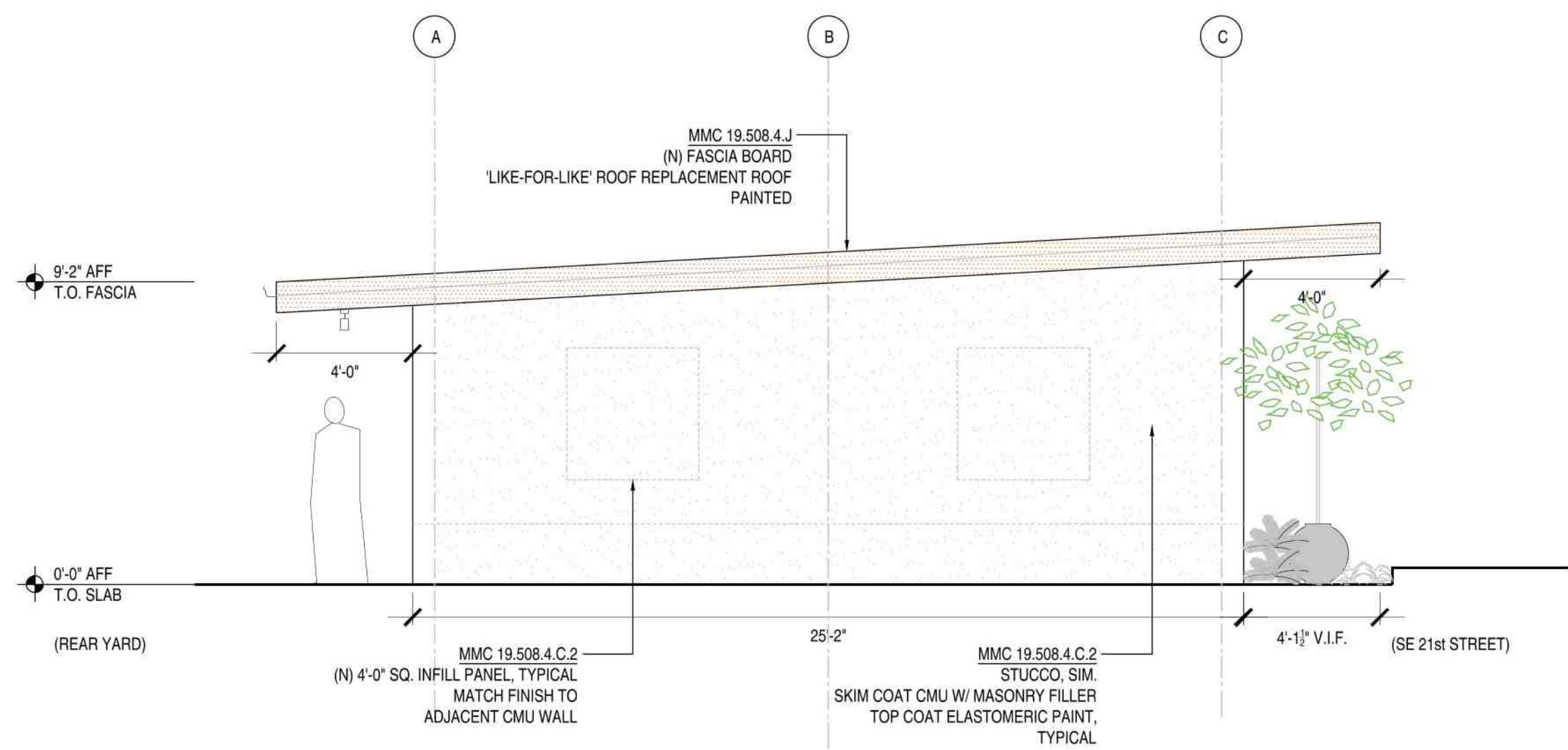


CONCEPT IMAGE WEST (STREET-FACING) ELEVATION 1  
N.T.S.



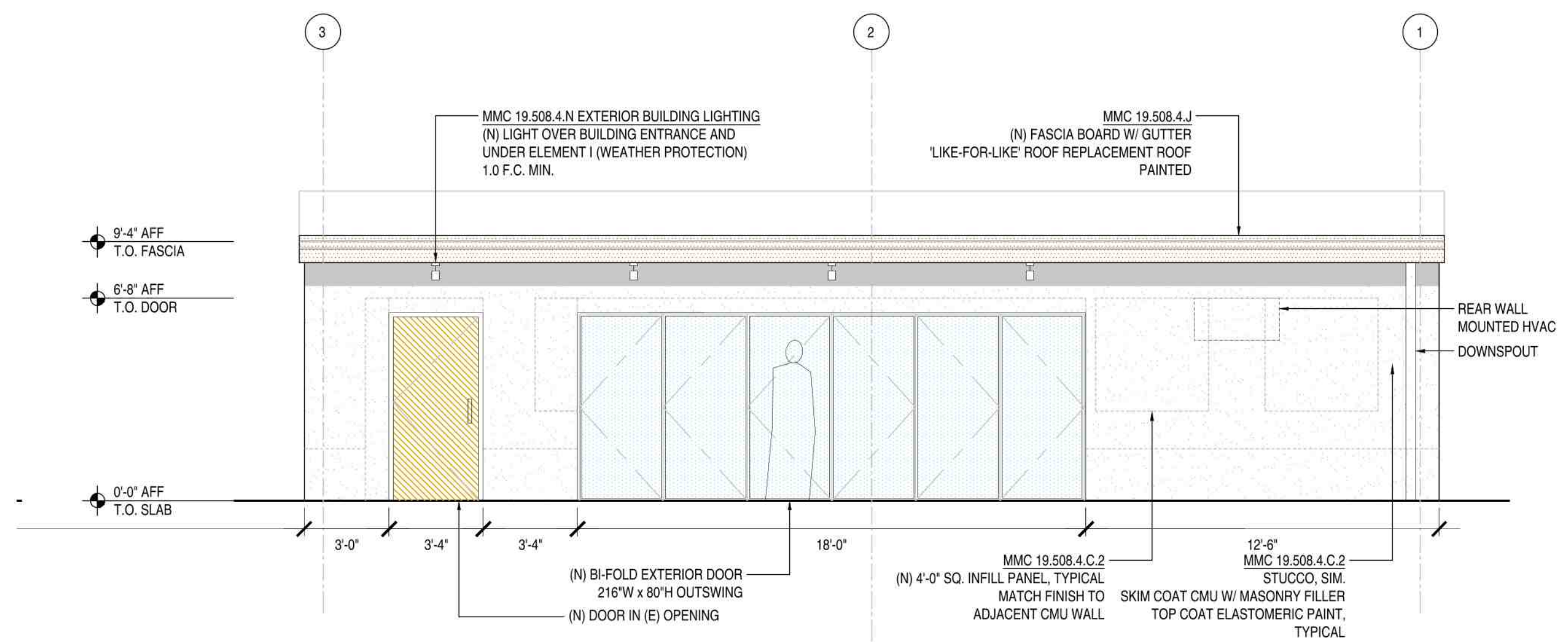
PROPOSED (STREET-FACING) LANDSCAPING PLAN 4  
1/4" = 1'-0"





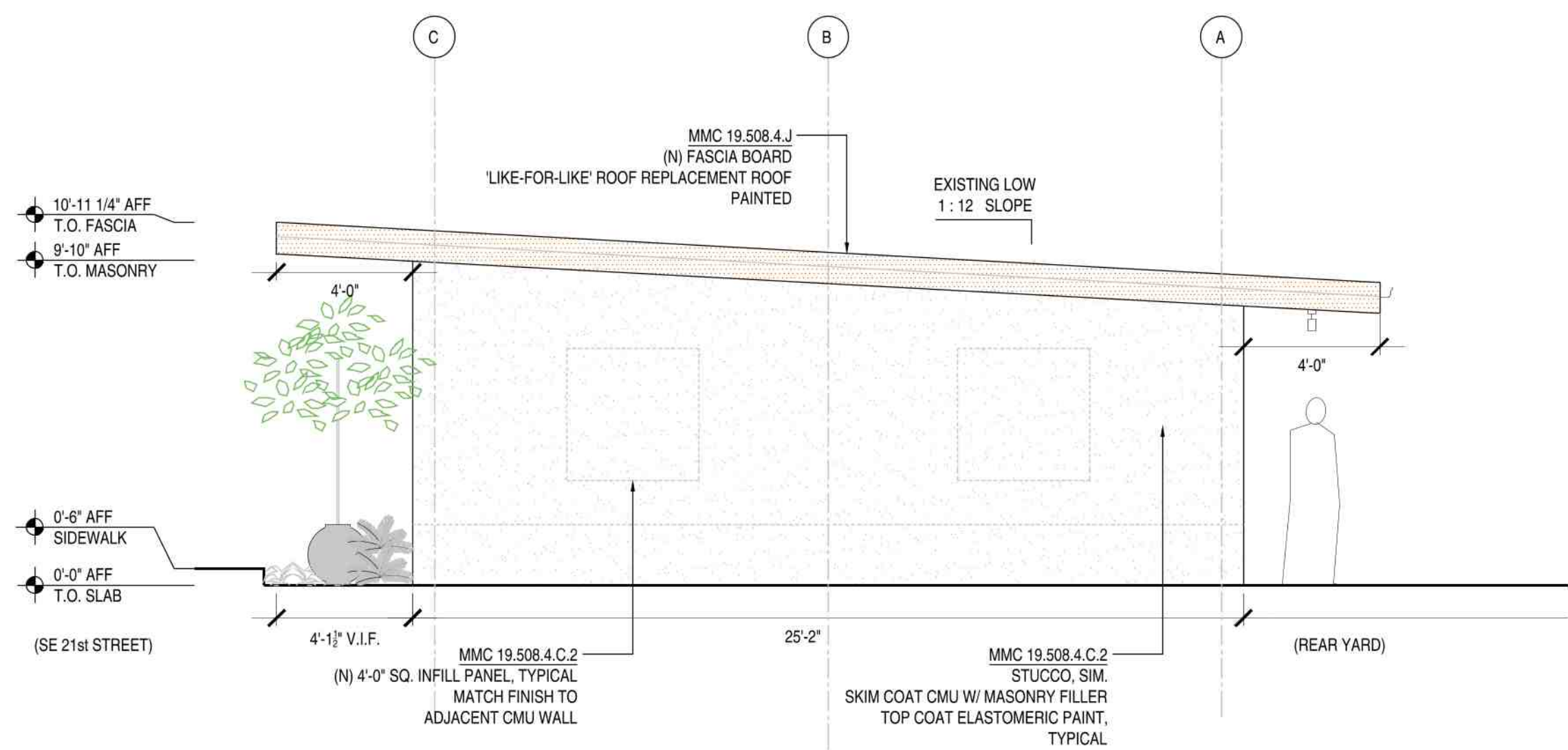
PROPOSED NORTH BUILDING ELEVATION  
1/4" = 1'-0"

4



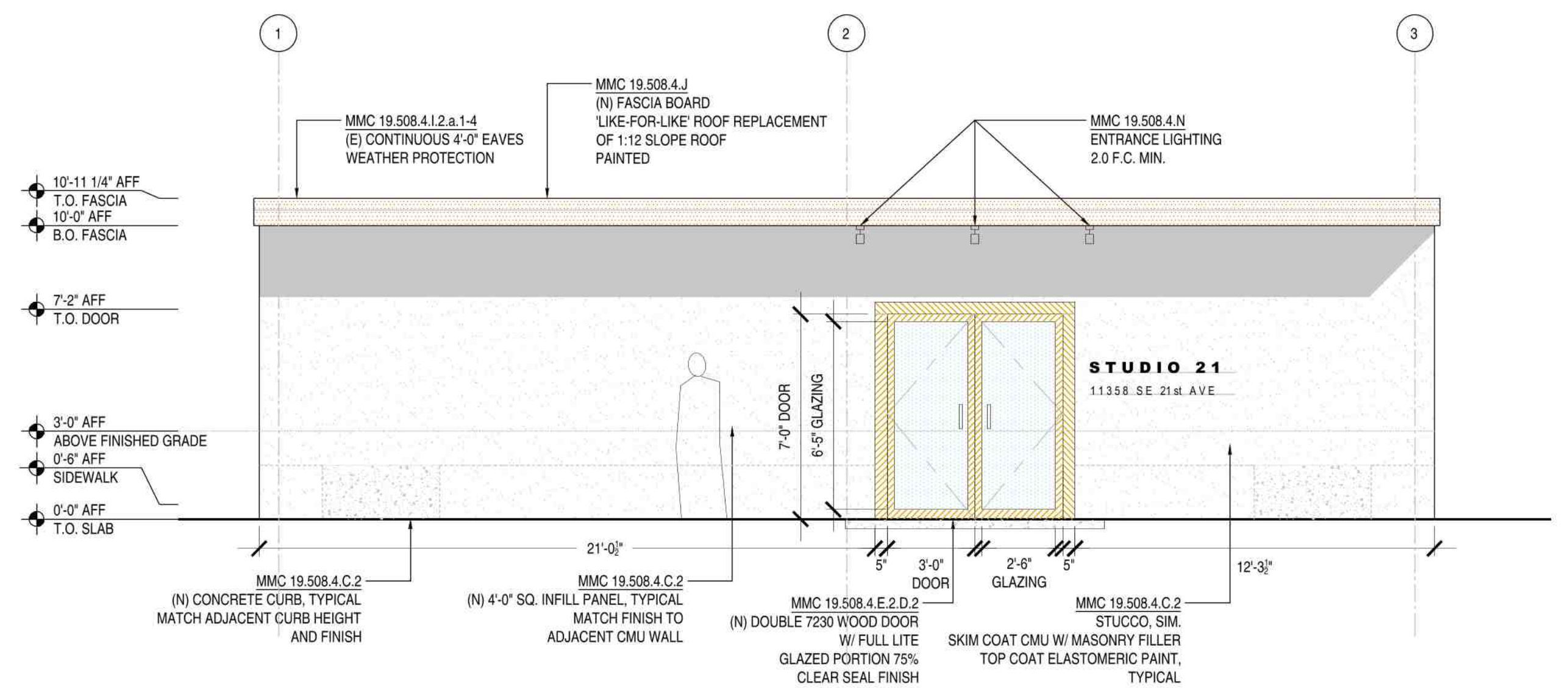
PROPOSED EAST (REAR YARD) BUILDING ELEVATION  
1/4" = 1'-0"

2



PROPOSED SOUTH BUILDING ELEVATION  
1/4" = 1'-0"

3



PROPOSED WEST (STREET-FACING) BUILDING ELEVATION  
1/4" = 1'-0"

1

PROPOSED ELEVATIONS

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