



**VR-2021-006**  
**VARIANCE REVIEW**  
**VACANT LOTS ON THE CORNER OF**  
**LLEWELLYN ST AND 34<sup>TH</sup> AVE**

Milwaukie Planning Commission

Mary Heberling, Assistant Planner

May 11, 2021

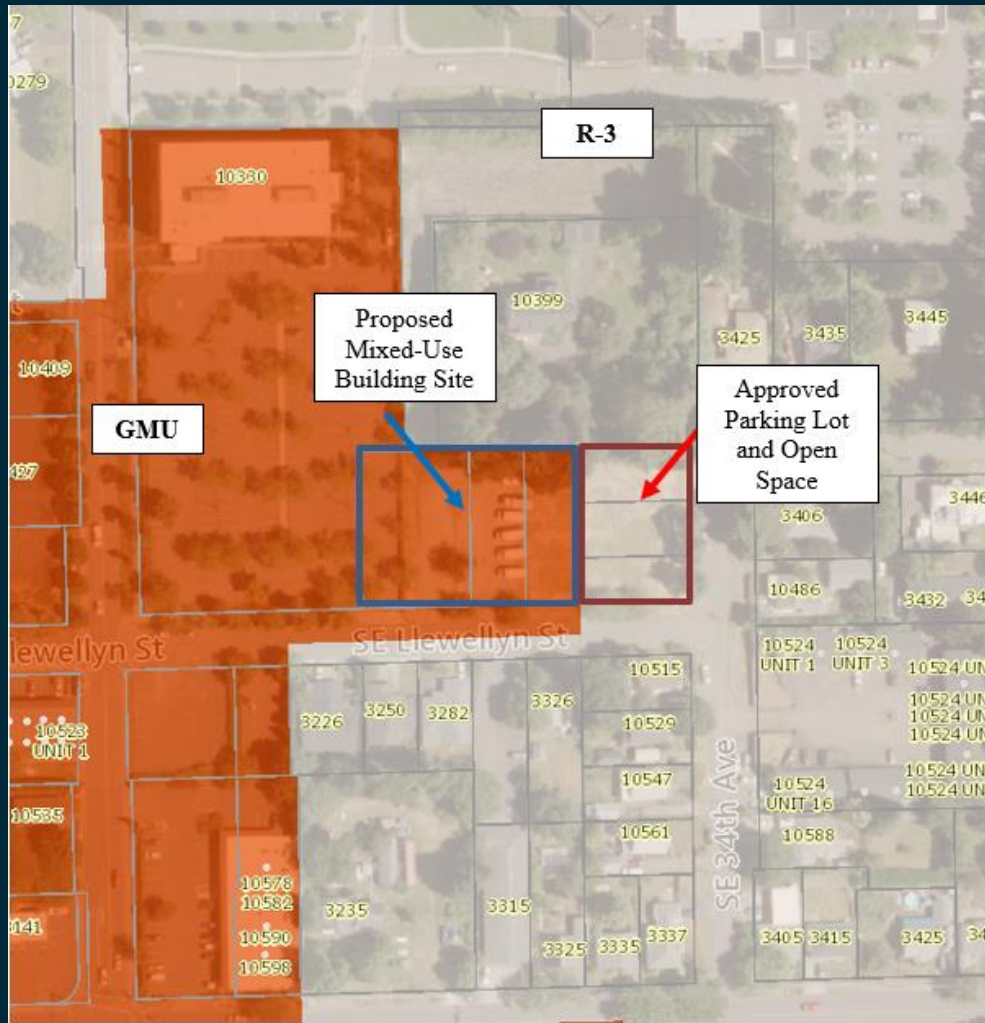
# LOCATION



- NW corner of Llewellyn St and 34<sup>th</sup> Ave
- Currently vacant land
- Three taxlots consisting of 0.65 acres (28,395 sq ft)



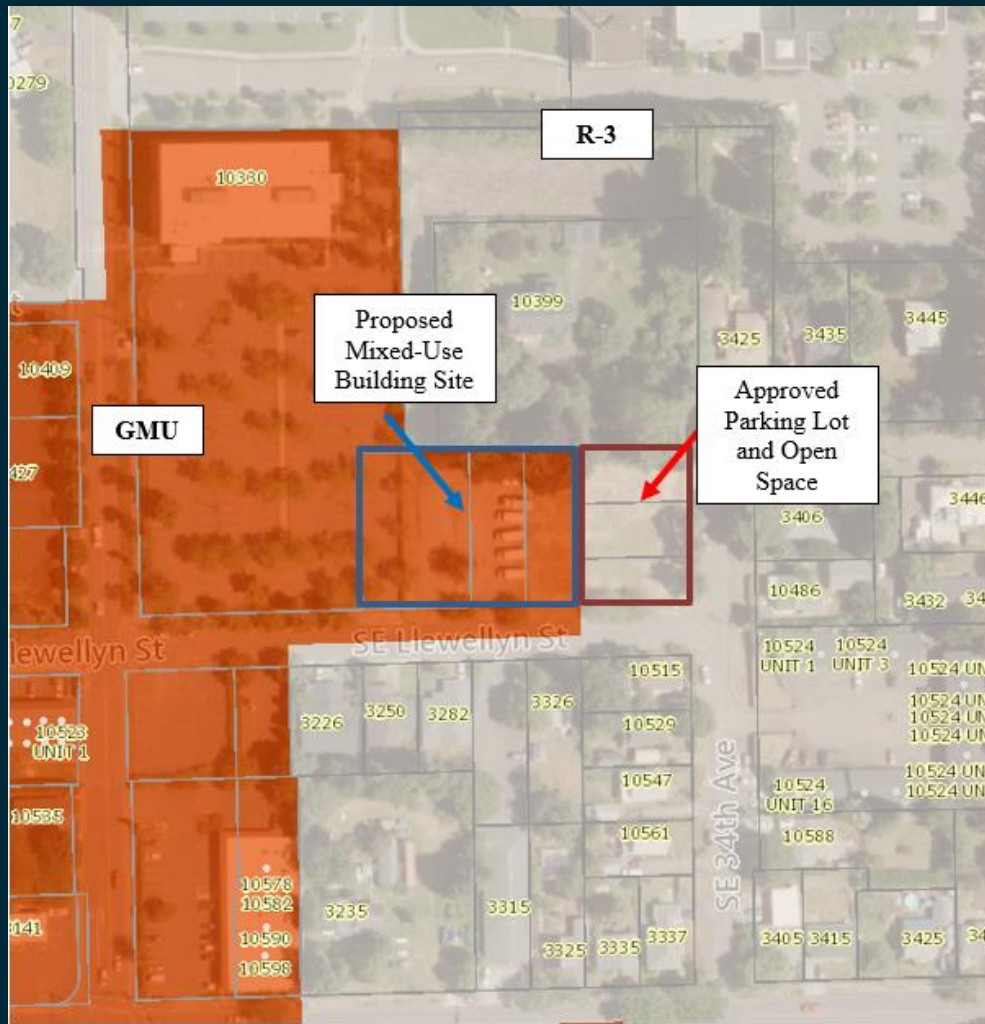
# ZONING



- Site zoned General Mixed Use (GMU)
- Adjacent lots zoned R-3

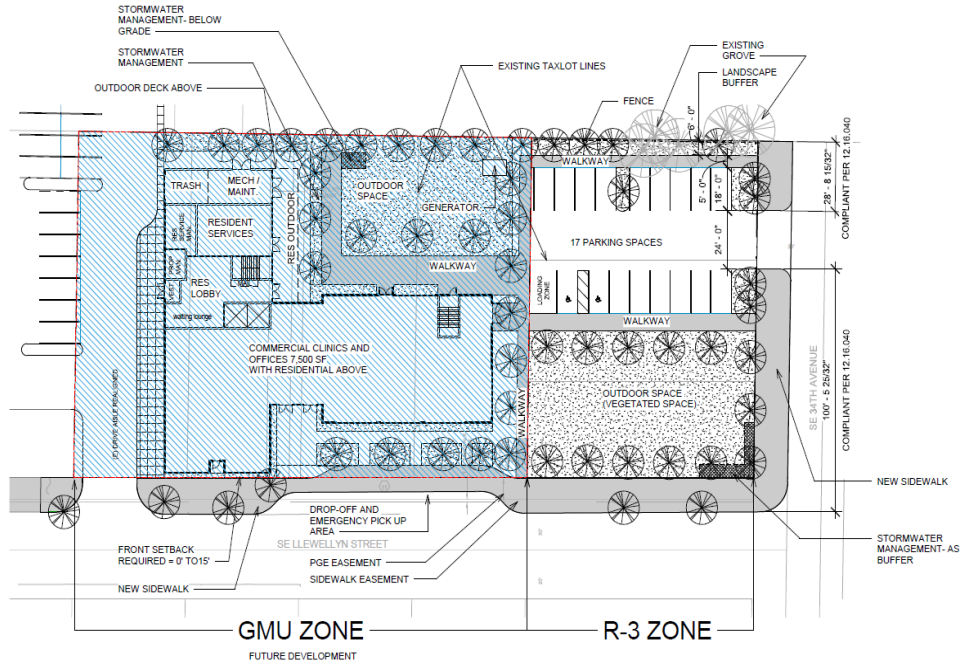


# ZONING



- Adjacent uses:
  - To the east: single-family residential
  - Multifamily residential building to the southeast
  - Providence Hospital to the west
  - To the south is a combination of single-family residential and commercial (office) uses

# PROPOSAL PHASES



- Phase 1: Complete
  - CU for parking lot and open space
- Phase 2: This Application
  - 5<sup>th</sup> Story height variance, transition measures and step back variances
- Phase 3: Future Application
  - Development Review

CONDITIONAL USE PROPOSAL FOR R-3  
 ① PARCEL CONCEPT SITE PLAN  
 1" = 30'-0"



# PROPOSAL

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- 5-story mixed use building
- 72 deeply affordable housing for seniors
- Medical Clinic on 1<sup>st</sup> floor (ElderPlace PACE Center clinic)



# PROPOSAL – VARIANCES

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- Reduced front and rear transition measures setbacks
- Reduction in building step back requirements for the street-facing stories above 45 ft
- GMU building height variance for the 4<sup>th</sup> and 5<sup>th</sup> stories



# PROPOSAL – GMU HEIGHT VARIANCE

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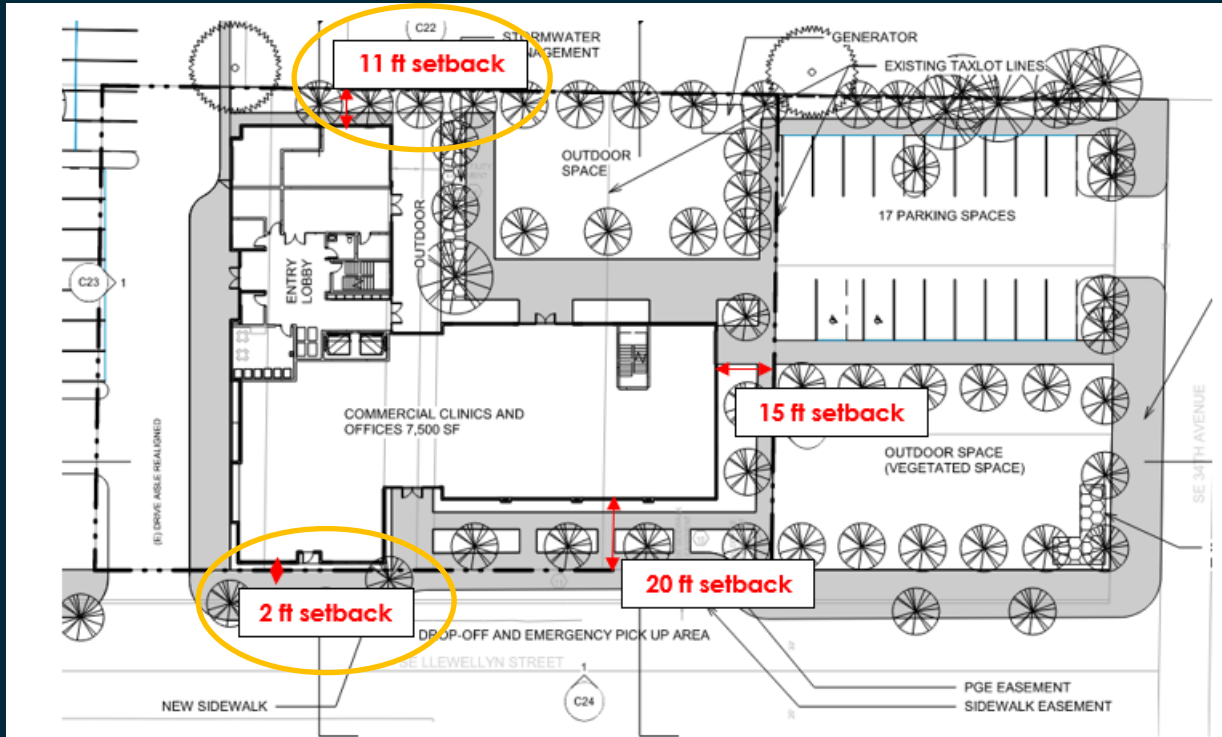


- Incentive Bonuses:
  - 25% of building is residential
  - “Green Building” approval and certification
- Building Height: 62 ft
- Total Stories: 5





# PROPOSAL – VARIANCE TO TRANSITION MEASURES



- Measures apply to all yards that abut, or are adjacent across a right-of-way from, a lower-density zone
- Setbacks must meet R-3 standards



# PROPOSAL – VARIANCE TO STEP BACK



- Street-facing façade over 45 ft must step back 15 ft
- Eastern portion of building is stepped back 4 ft



# KEY ISSUES

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- Transition measure setback variance and building step back variance: Does the proposal address the discretionary relief criteria?
- Does the proposal meet the approval criteria for the Building Height Variance?



# KEY ISSUES – DISCRETIONARY RELIEF CRITERIA

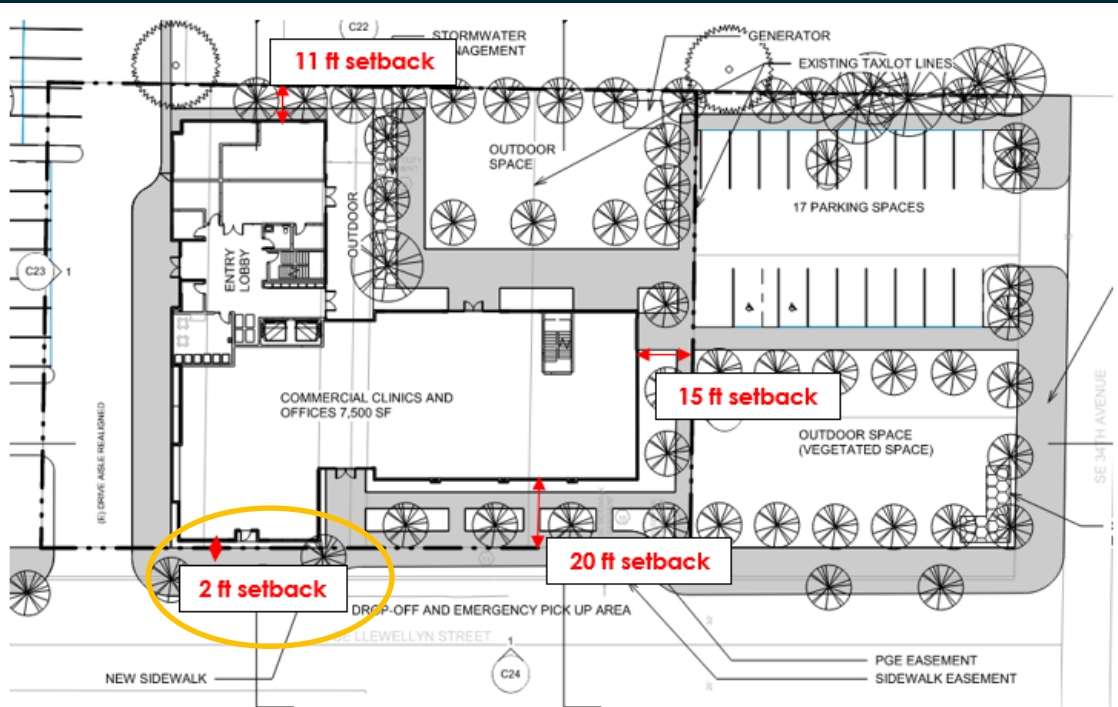
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1. Alternatives analysis of the impacts and benefits of the variance proposal as compared to the baseline code requirements
2. Meets one or more of the following criteria:
  - The proposed variance avoids or minimizes impacts to surrounding properties.
  - The proposed variance has desirable public benefits.
  - The proposed variance responds to the existing built or natural environment in a creative and sensitive manner.
3. Impacts from the proposed variance will be mitigated to the extent practicable.



# ANALYSIS – DISCRETIONARY RELIEF CRITERIA

1. Alternatives analysis of the impacts and benefits of the variance proposal as compared to the baseline code requirements

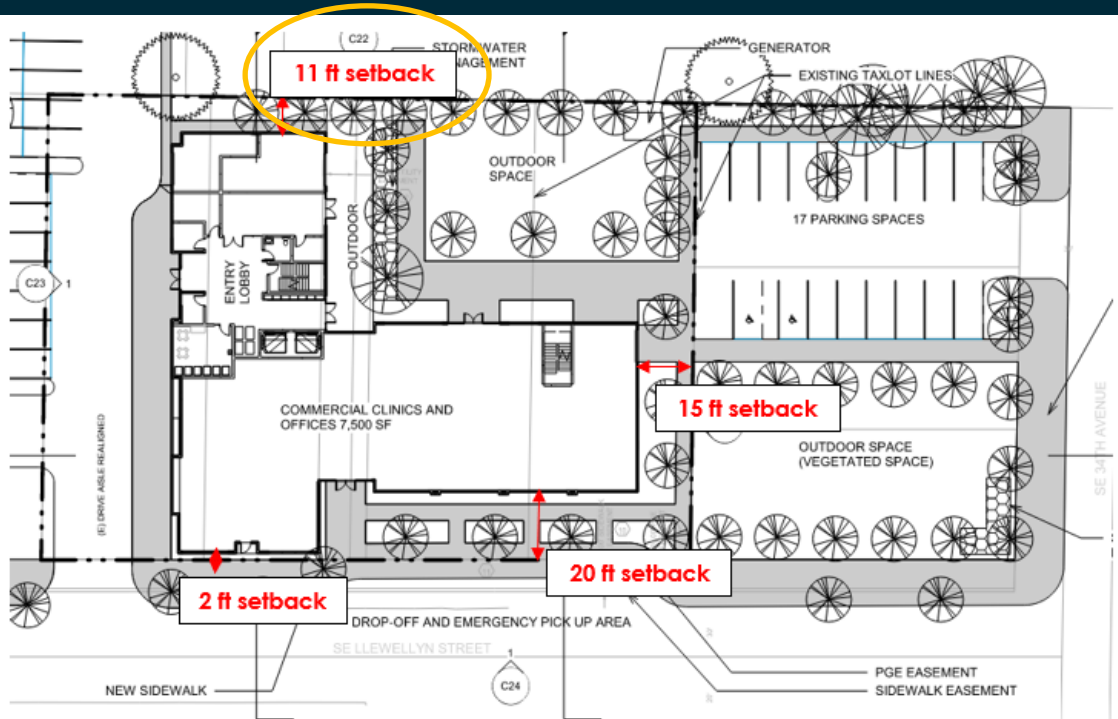


## Benefits – Front Setback

- 44 ft of building 2 ft from front
- Office and clinic uses on ground floor – engages Llewellyn St
- Reduces distance for clients to walk
- 20 ft setback on eastern portion – adds transition to east

# ANALYSIS – DISCRETIONARY RELIEF CRITERIA

1. Alternatives analysis of the impacts and benefits of the variance proposal as compared to the baseline code requirements



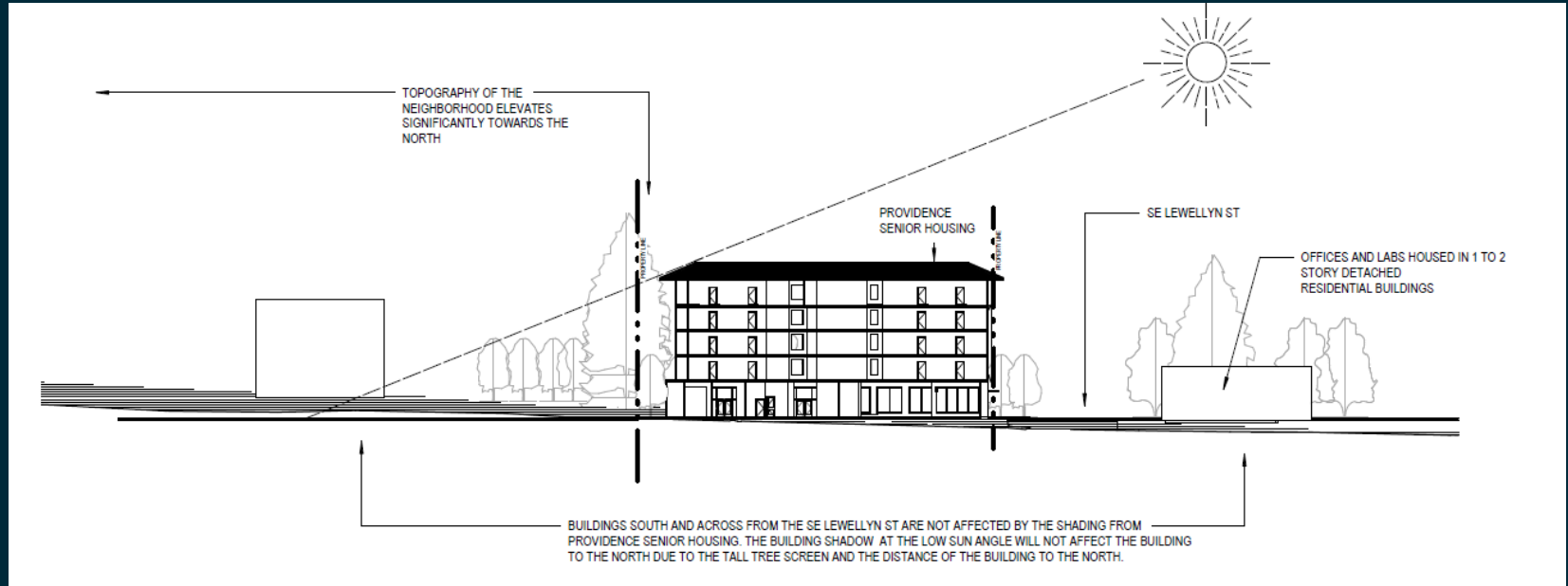
## Benefits – Rear Setback

- 11 ft setback on first floor only
- Mature vegetation separates site with north neighbor
- North neighbor house over 50 ft away

# ANALYSIS – DISCRETIONARY RELIEF CRITERIA

## Potential Impacts & Mitigation

- Potential shadowing issues of southern properties



# ANALYSIS – DISCRETIONARY RELIEF CRITERIA

## Potential Impacts & Mitigation

- Potential conflict with property to north





# ANALYSIS – DISCRETIONARY RELIEF CRITERIA

## Potential Benefits – Step Back

- 4 ft step back along eastern portion
- More space for residential units



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# ANALYSIS – DISCRETIONARY RELIEF CRITERIA

## Potential Impacts & Mitigation – Step Back

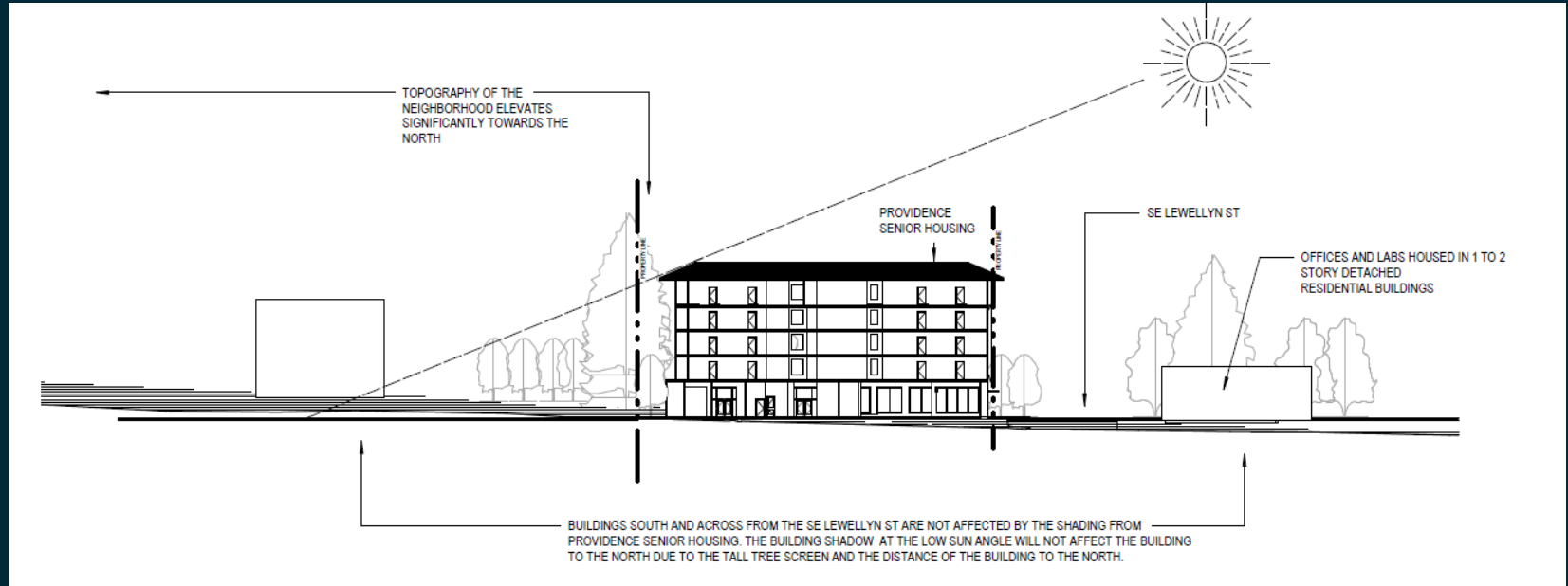
- Building will appear taller in comparison to base standard



# ANALYSIS – DISCRETIONARY RELIEF CRITERIA

## Potential Impacts & Mitigation – Step Back

- Potential shadowing issues of southern properties



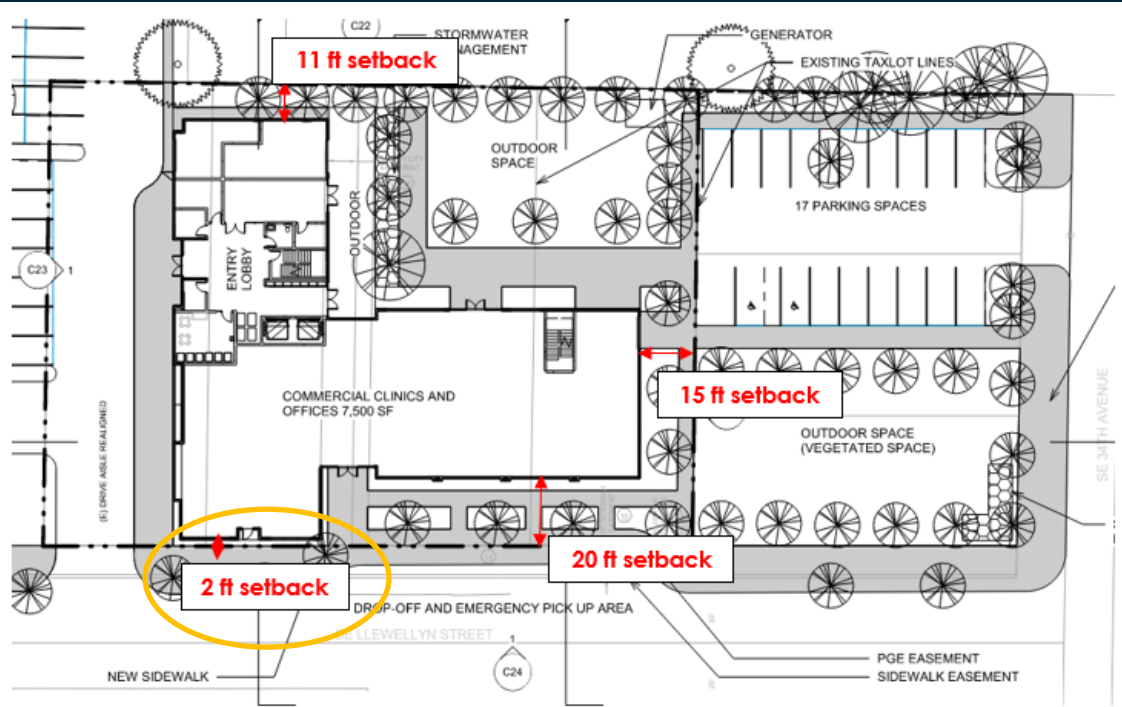
# ANALYSIS – DISCRETIONARY RELIEF CRITERIA

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# ANALYSIS – DISCRETIONARY RELIEF CRITERIA

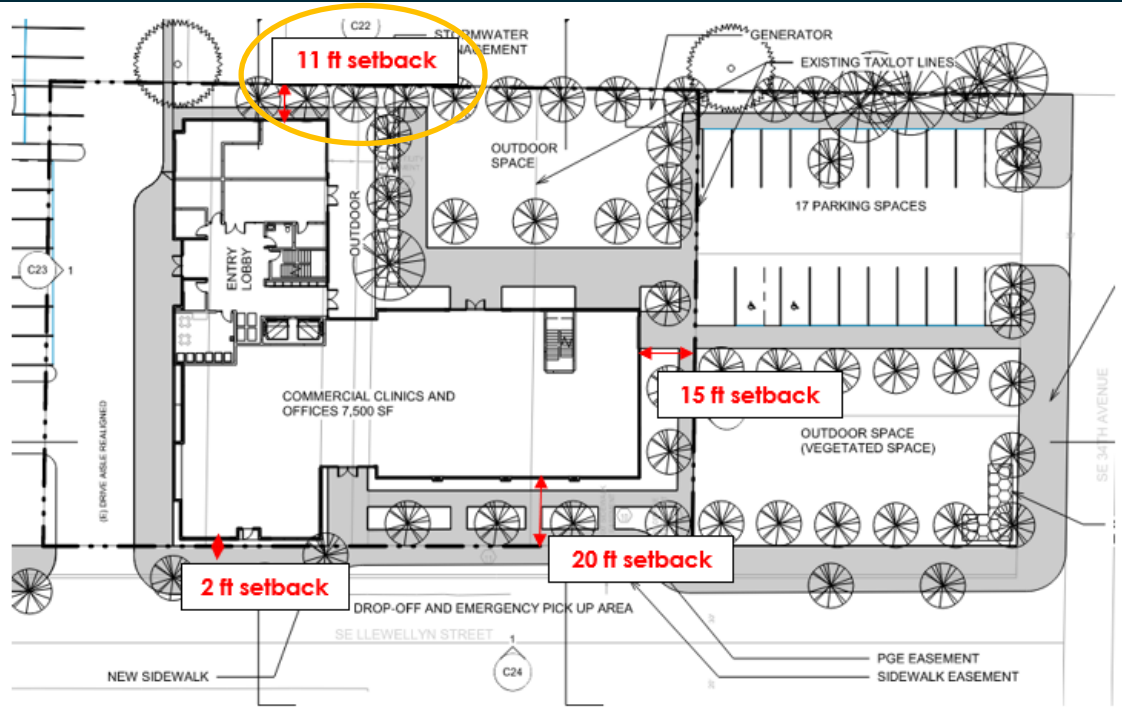


## Front Setback – Impacts & Mitigation, Response to Environment

- Potential shadowing of southern buildings
- Potential conflicts between ground floor office/clinic uses and R-3 zone
- Larger setback creating transition to east



# ANALYSIS – DISCRETIONARY RELIEF CRITERIA

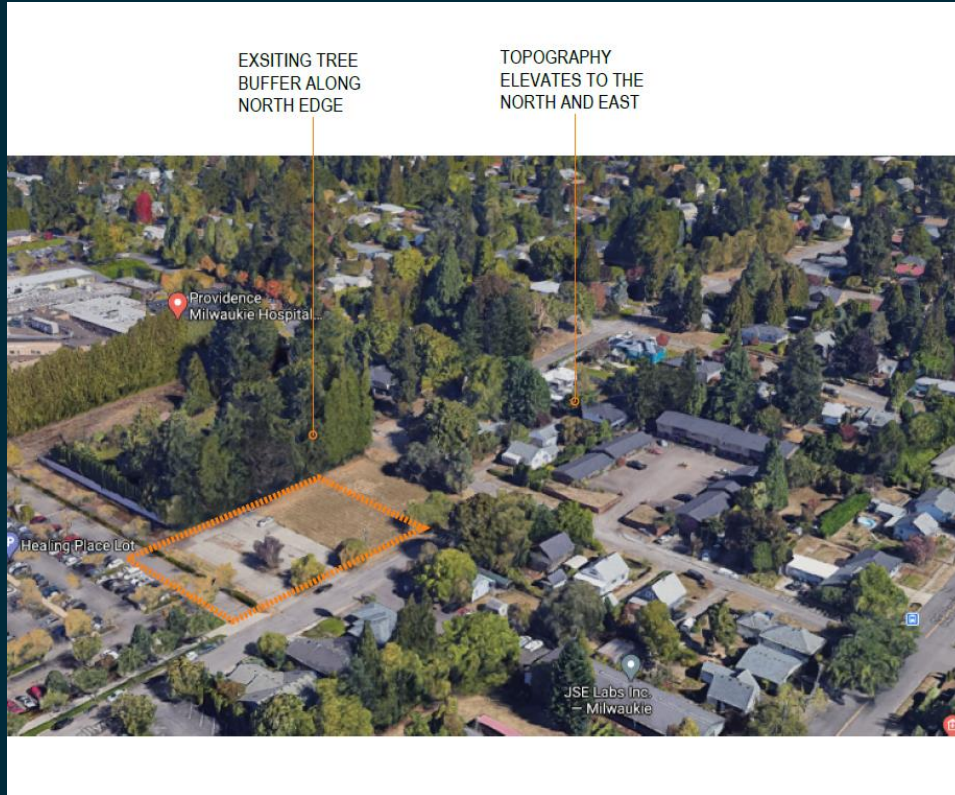


## Rear Setback – Impacts & Mitigation, Response to Environment

- Potential visual or noise conflicts with northern property
- Existing building on the northern site is set back at least 50 ft
- Mature, thick vegetation will protect the existing building from impacts



# ANALYSIS – DISCRETIONARY RELIEF CRITERIA



## Rear Setback – Impacts & Mitigation, Response to Environment

- Potential visual or noise conflicts with northern property
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# ANALYSIS – DISCRETIONARY RELIEF CRITERIA

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## Public Benefits of Variance Requests:

- The reduced setbacks, step back, and increased height will allow **18 more dwelling units** to the proposed project.
- R-3 portion of the site will remain as **usable landscaped open space**
- Building designed to meet **Earth Advantage Gold certification**
- Electric vehicle **charging station** & **“solar ready”**
- Intended to serve low-income seniors, it **will not impact school capacity**
- Will work to **meet Central Milwaukie Bikeway plans** if approved for Llewellyn St



# KEY ISSUES – GMU HEIGHT VARIANCE

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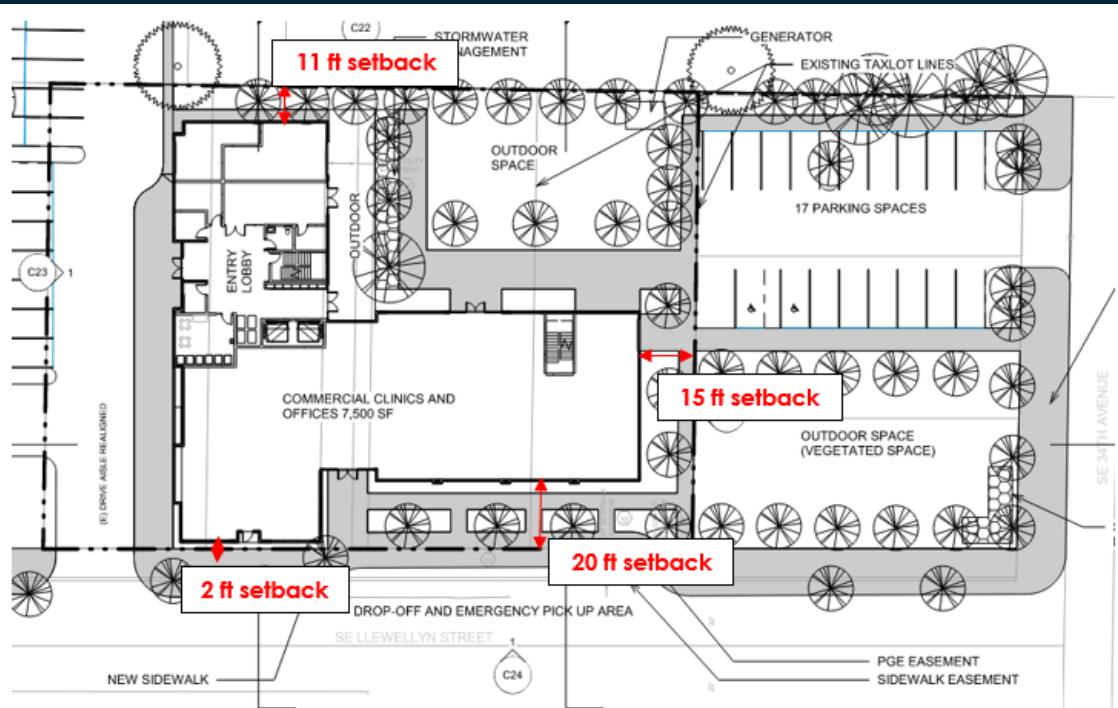
## Approval Criteria

1. Alternatives analysis of the impacts and benefits of the variance proposal as compared to the baseline code requirements. Any impacts from the proposed project will be mitigated to the extent practicable.
2. The proposed project is creative and is exceptional in the quality of detailing, appearance, and materials or creates a positive unique relationship to other nearby structures, views, or open space.
3. The proposal will result in a project that provides public benefits and/or amenities beyond those required by the base zone standards and that will increase vibrancy and/or help meet sustainability goals.
4. The proposed project ensures adequate transitions to adjacent neighborhoods.



# ANALYSIS – GMU HEIGHT VARIANCE

1. Alternatives analysis of the impacts and benefits of the variance proposal as compared to the baseline code requirements



## Impacts & Mitigation

- 44 ft of 142 ft within 2 ft of Llewellyn St
- 20 ft setback on eastern portion – adds transition to east

# ANALYSIS – GMU HEIGHT VARIANCE

## Impacts & Mitigation

- Potential lack of privacy from taller building
- Visually mitigate the taller height of the building with articulation



# ANALYSIS – GMU HEIGHT VARIANCE

## Impacts & Mitigation

- Visually mitigate the taller height of the building with articulation
  - East side of building



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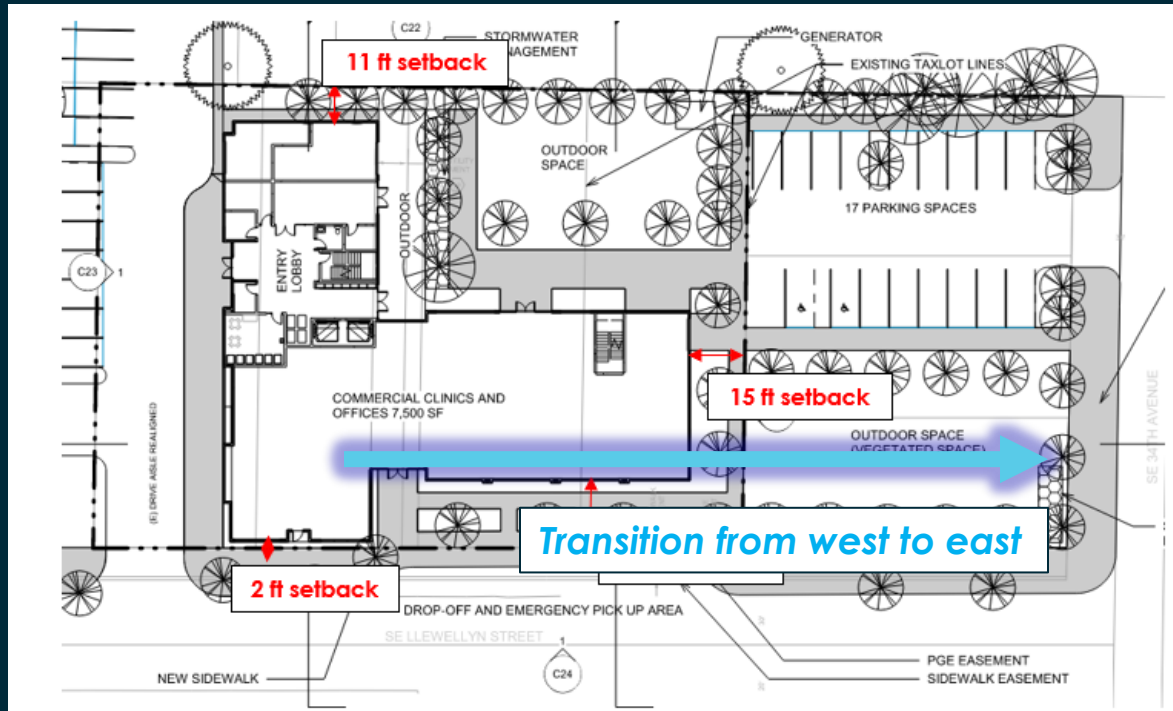
## Impacts & Mitigation

- Visually mitigate the taller height of the building with articulation
  - West side of building



# ANALYSIS – GMU HEIGHT VARIANCE

2. The proposed project is creative and is exceptional in the quality of detailing, appearance, and materials or creates a positive unique relationship to other nearby structures, views, or open space.





# ANALYSIS – GMU HEIGHT VARIANCE

3. The proposed project will provide public benefits and/or amenities beyond what is required by the base zone



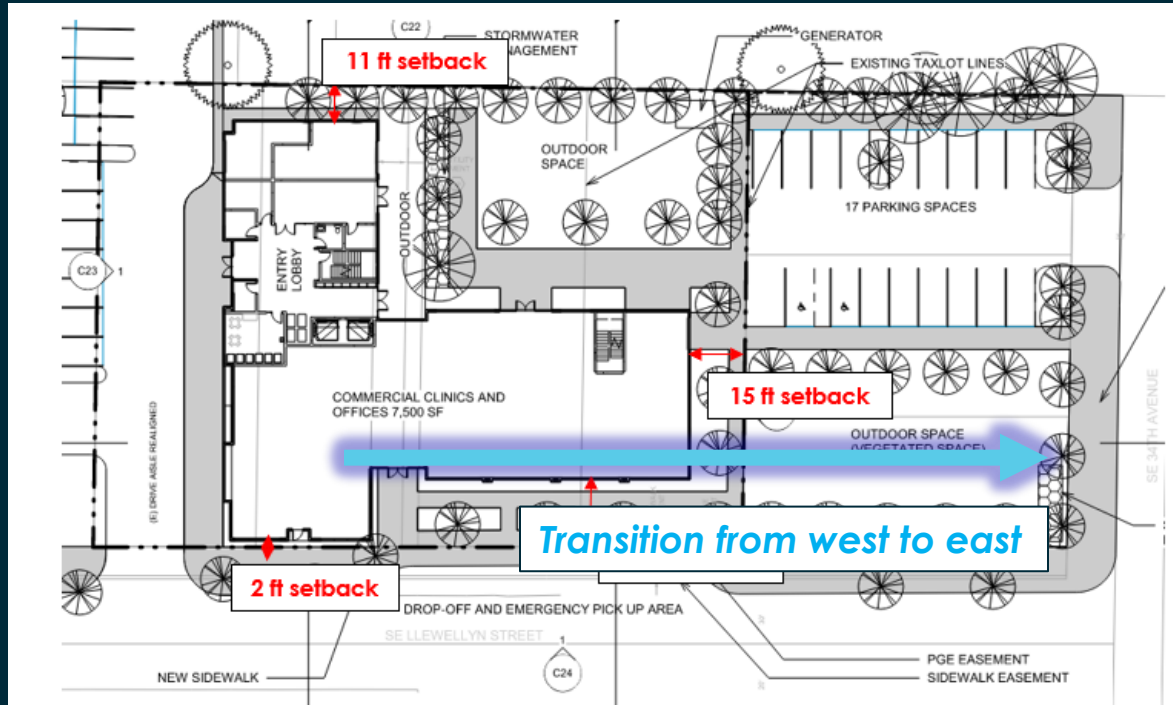
## Benefits & Amenities

- 72 deeply affordable housing for seniors
- Electric vehicle charging station & “solar ready”
- Earth Advantage certification
- Further activate Llewellyn St – frontage improvements



# ANALYSIS – GMU HEIGHT VARIANCE

4. The proposed project ensures adequate transition to adjacent neighborhoods



- Alex McGladrey, Clackamas Fire District
  - Comments for when the proposed building will submit for permits and what to include.
- Public Comments Received Today, 5/11:
  - Not in Support
    - Caroline Krause
    - Alison Perkins
    - Jennifer Bowlin
    - Matt Rinker & Lisa Gunion-Rinker



# STAFF RECOMMENDATION

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- Approve the building height variance and transition measures and building step back variances for the vacant lots on the corner of Llewellyn St and 34<sup>th</sup> Ave (taxlots: 11E25DC05800, 5900, 6000). This will result in a 5-story mixed use building with medical/clinic space on the first floor and residential, affordable housing for seniors on the additional 4 stories.
- Adopt the attached Findings.



# DECISION-MAKING OPTIONS

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- A. Approve the application subject to the recommended Findings.
- B. Approve the application with modified Findings and Conditions of Approval. Such modifications need to be read into the record.
- C. Deny the application upon finding that it does not meet approval criteria.
- D. Continue the hearing.



# QUESTIONS?

