



# **DOGWOOD STATION 2206 SE WASHINGTON STREET**

WORKS PROGRESS ARCHITECTURE  
PLANNING COMMISSION PRESENTATION  
JANUARY 25, 2022

# INTRODUCTIONS & GENERAL INFO

**Owner:**

SODO, LLC

**Developers:**

HomeWork Development (Jessy Ledesma)

Wild Hair Development (Jennifer Dillan)

**Architect:**

Works Progress Architecture (W.PA)

Carrie Strickland

Jessamyn Griffin

Adam Hostetler

Holly Kang

**Landscape:**

Lango Hansen Landscape Architects

Kyle Trulen

**Structural Engineer:**

DCI Engineers

Shirley Chalupa

**Civil Engineer:**

Humber Design Group

Paige Miller

Dogwood Station is a new 6-story, 55-unit residential building located in a transit-oriented, downtown Milwaukie location. The project is proposed as a workforce affordable housing program. The site is adjacent to the MAX station and walkable to the many amenities in downtown Milwaukie. The project design includes a courtyard orientation offering views of the Willamette River and an open-air, exterior walkway configuration. Ground floor amenities include a café and laundromat space, building lobby, and two communal outdoor seating areas.

The workforce housing program will offer a mix of 1- and 2-bedroom units with rents targeted to 80% median family income\* affordability. Affordability restrictions are subject to anticipated funding subsidies.

*\*2021 rents affordable to households earning up to 80% median family income (\$54,150 for a household of 1; \$69,650 for a household of 3) include: 1-bedroom units up to \$1,450 and 2-bedroom units up to \$1,741. The income and rent limits listed above are based on income limits published by HUD and are updated each year.*

# SITE INFORMATION

VICINITY/TRANSIT MAP



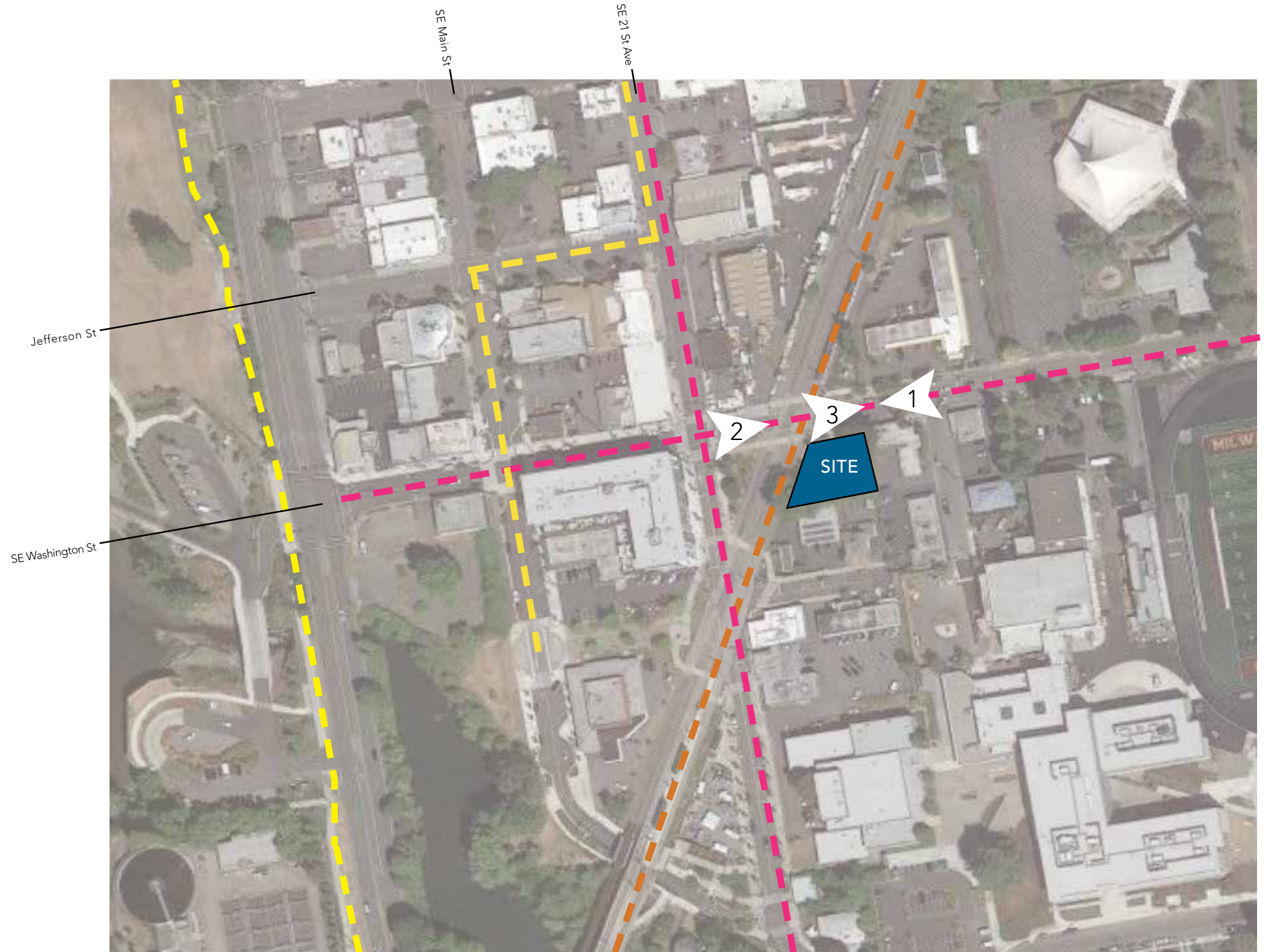
1 - View of Site From SE Washington, Looking West



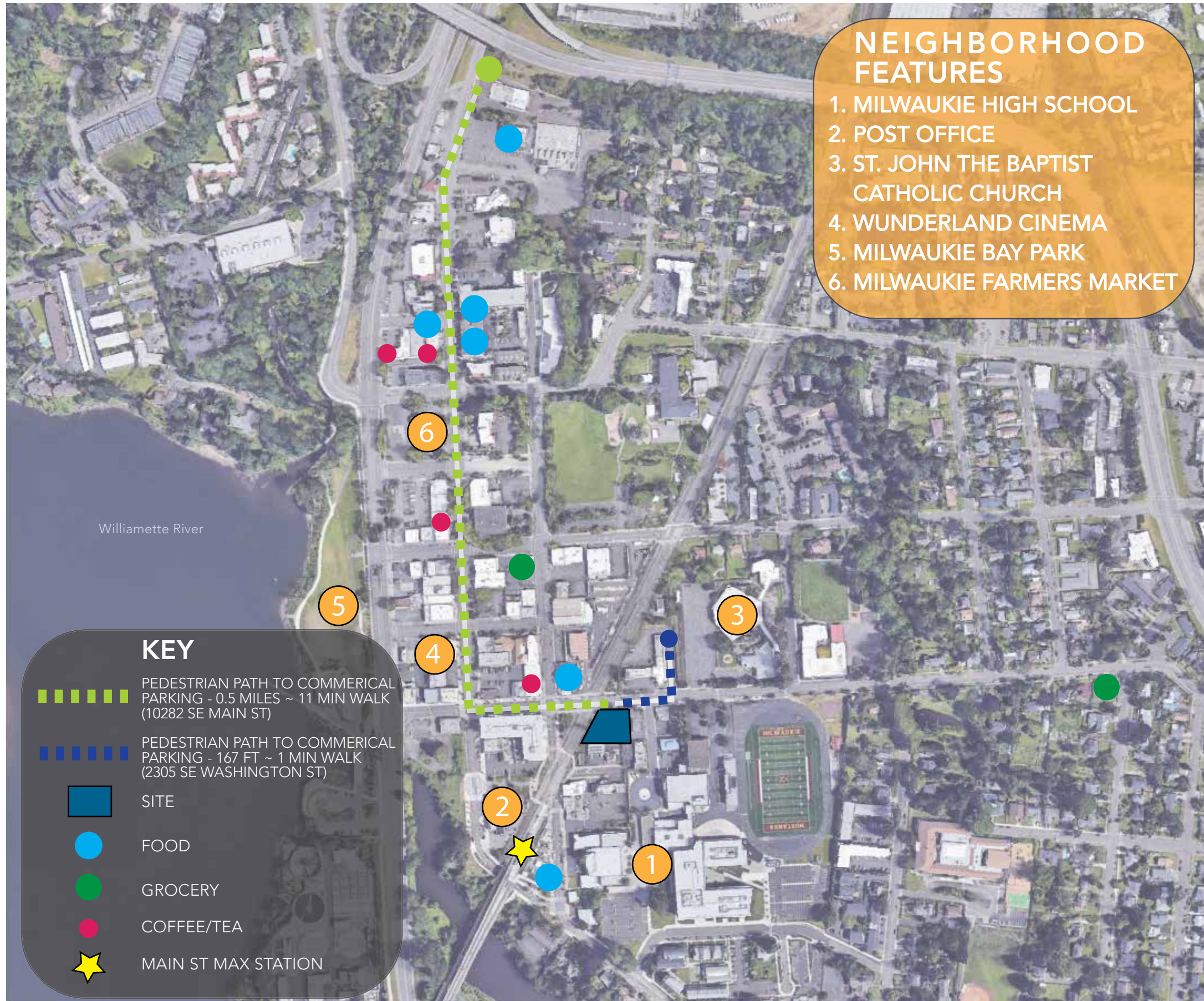
2 - View of Site from SE Washington & Rail Crossing, Looking East



3 - View from Site on SE Washington, Looking East



- Site
- Bike Transit
- Light Rail Transit
- Bus Transit



# PROPOSED SHARED PARKING

PARKING INFORMATION

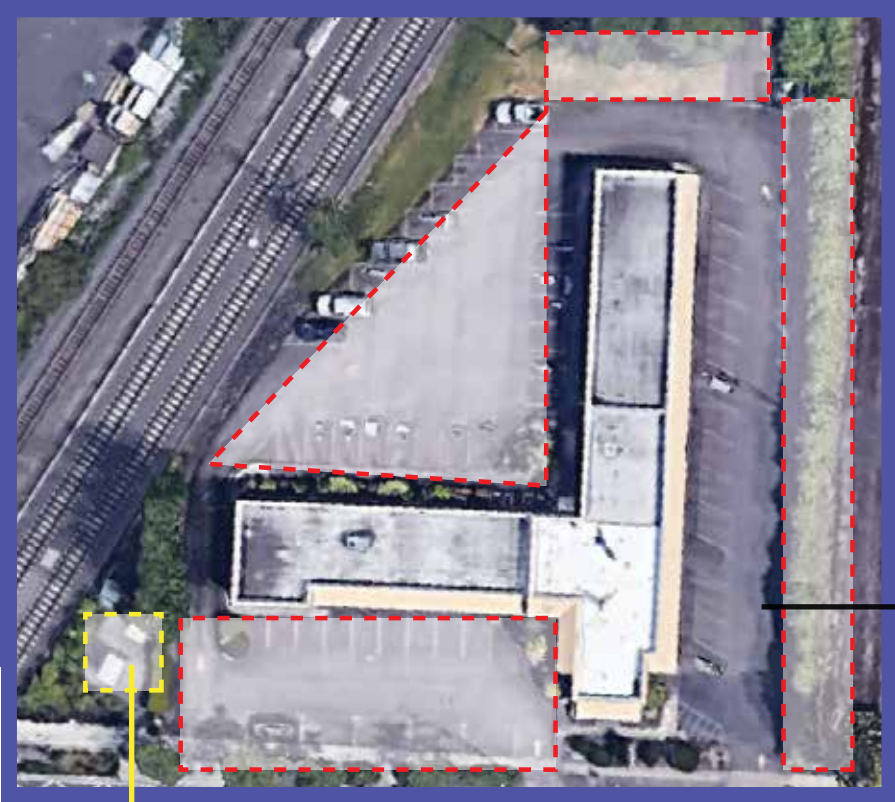


10282 SE MAIN ST



● 20 Spaces

2305 SE WASHINGTON ST



● 23 Spaces

● Off site Zip-Car

## Site ideally situated for public transportation

- Max station one block away
- 9 TriMet bus routes within 1/8 of a mile
- Transit Trackers provided in Lobby

## Parking Summary

- 39 spaces required given proximity to public transit and extra bike storage
- 43 Proposed off-site parking spaces
- 82 on site bike storage spaces provided
- Parking/traffic study provided for additional support

# SITE INFORMATION

SITE/NEIGHBORHOOD CONTEXT



Axletree Development to the West



Commercial Complex, View looking North from the intersection of SE Washington & SE 23rd



View from Mainstreet looking South



Coho Point Development to the West



Milwaukie Lumber Co. to the North



Commercial to the South



Milwaukie High School, View looking South on SE 23rd Ave



Dentist directly to the East



Milwaukie Academy of the Arts to the South



# SITE AERIAL VIEW FROM THE SOUTH WEST



# SITE AERIAL VIEW FROM THE NORTH EAST



## PROJECT VIEWS

# OVERALL VIEW FROM THE WEST



# AERIAL VIEW FROM THE NORTH WEST



# COURTYARD VIEWS



AERIAL LOOKING NORTHEAST



LOWER LEVEL



SEATING TERRACES

lango.hansen

LANDSCAPE ARCHITECTS

# TERRACE VIEW



lango.hansen

LANDSCAPE ARCHITECTS

# SITE & LANDSCAPE DESIGN



# SITE DRAWINGS

## LEVEL 1 LANDSCAPE PLAN



# SITE DRAWINGS

## ROOF DECK TERRACE



Level 6 terrace



42" height counter

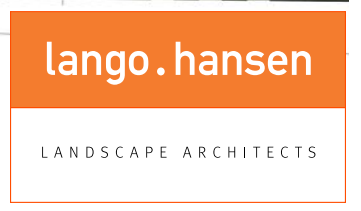
Patio furniture

Lounge furniture

Fire pit

Pedestal pavers

42" height modular planters



PLANT IMAGES



**Eddie's White Wonder Dogwood**  
Cornus 'Eddie's White Wonder'



**Cascara**  
Frangula purshiana



**Japanese Euonymus**  
Euonymus japonicus 'Grandifolius'



**Inkberry**  
Ilex glabra 'Shamrock'



**Hameln Fountain Grass**  
Pennisetum alopecuroides 'Hameln'



**Soft Caress Mahonia**  
Mahonia 'Soft Caress'



**Western Sword Fern**  
Polystichum munitum



**Madison Jasmine**  
Trachelospermum jasminoides 'Madison'



**Heavenly Bamboo**  
Nandina domestica



**Spreading Rush**  
Juncus patens



**Lime Thyme**  
Thymus 'Lime'



**Sweetbox**  
Sarcococca hookeriana var humilis



**Diamond Heights Creeper**  
Ceanothus griseus var horizontalis



**Japanese Forest Grass**  
Hakonechloa macra 'Aureola'



**Siberian Iris**  
Iris siberica

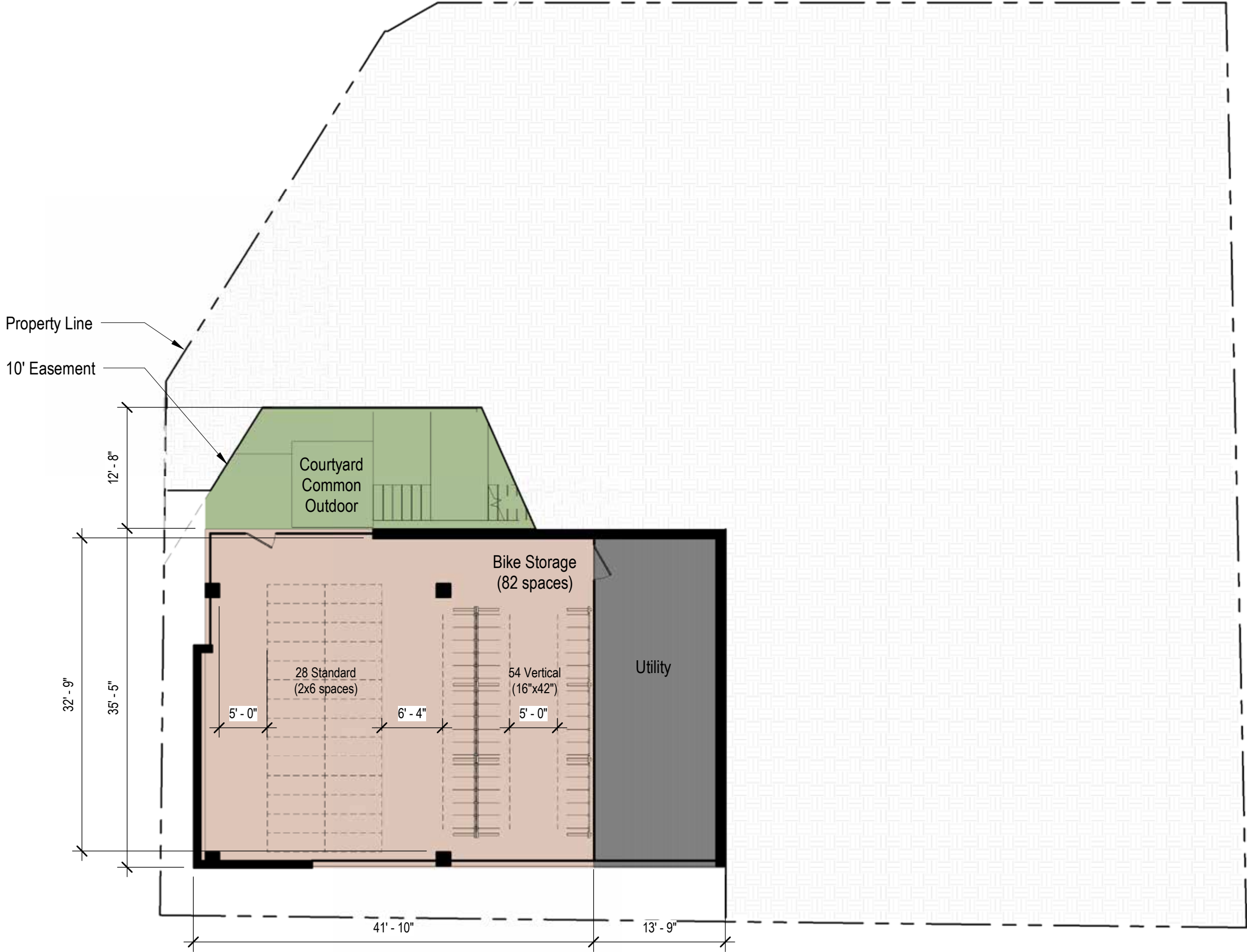


**Big Blue Lilyturf**  
Liriope muscari 'Big Blue'

# BUILDING DRAWINGS

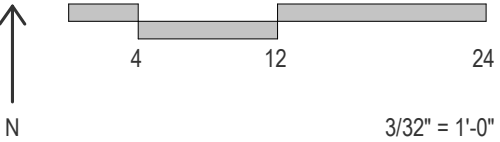
# BUILDING DRAWINGS

## FLOOR PLAN - BASEMENT



### Building Area Legend

- 2-Bed
- 1-Bed
- Common Outdoor
- Common
- Circulation - Open
- Core / Utility



# BUILDING DRAWINGS

FLOOR PLAN - LEVEL 1



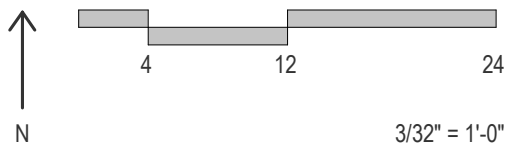
# BUILDING DRAWINGS

FLOOR PLAN - LEVEL 2-5



**Building Area Legend**

2-Bed	Common
1-Bed	Circulation - Open
Common Outdoor	Core / Utility









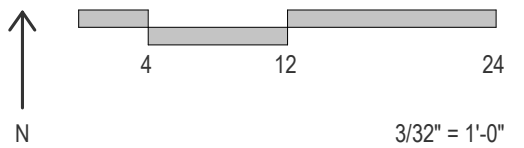
# BUILDING DRAWINGS

FLOOR PLAN - LEVEL 6



**Building Area Legend**

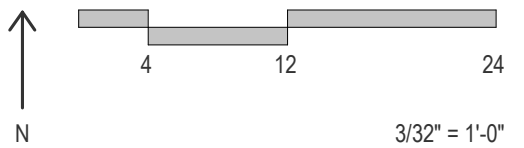
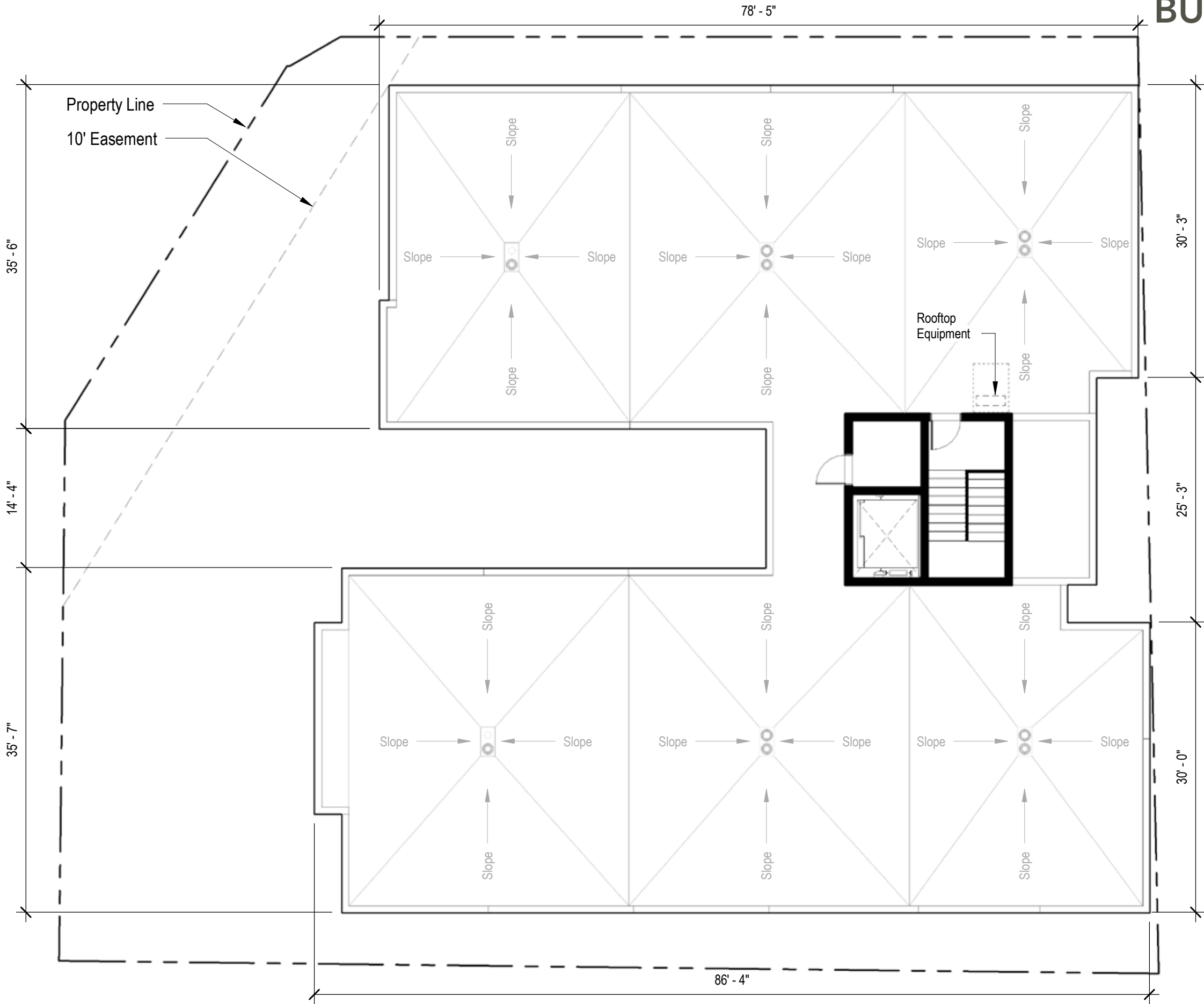
 2-Bed	 Common
 1-Bed	 Circulation - Open
 Common Outdoor	 Core / Utility





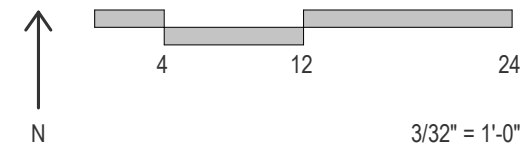
# BUILDING DRAWINGS

ROOF PLAN



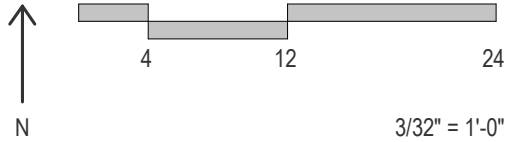
# BUILDING DRAWINGS

## NORTH ELEVATION



# BUILDING DRAWINGS

## EAST ELEVATION



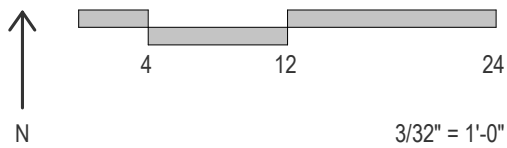
# BUILDING DRAWINGS

## SOUTH ELEVATION



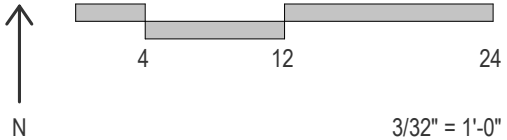
# BUILDING DRAWINGS

## WEST ELEVATION



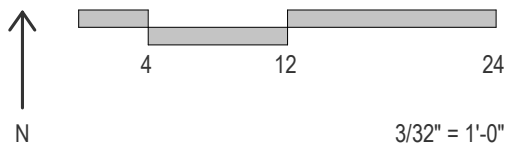
# BUILDING DRAWINGS

COURTYARD NORTH ELEVATION



# BUILDING DRAWINGS

## COURTYARD SOUTH ELEVATION





Vertical Box Rib



Composite Metal Siding

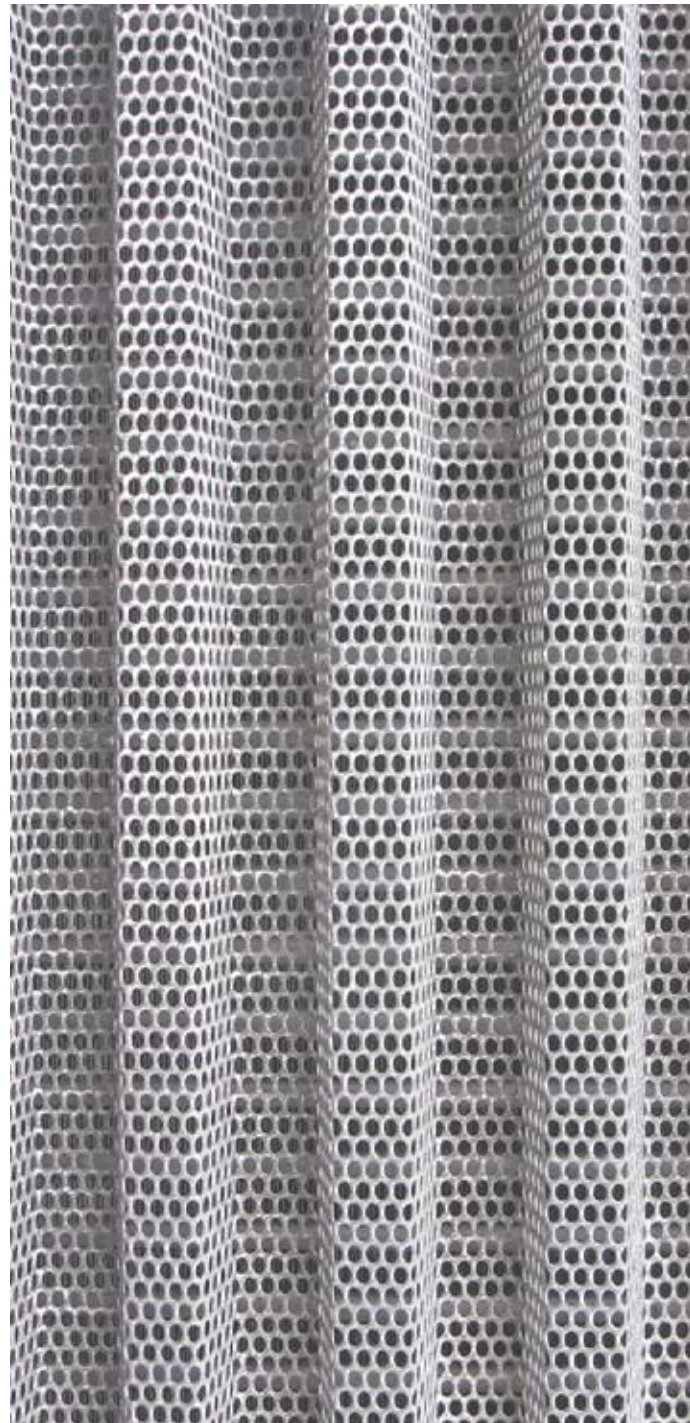


Gendai Wood Siding

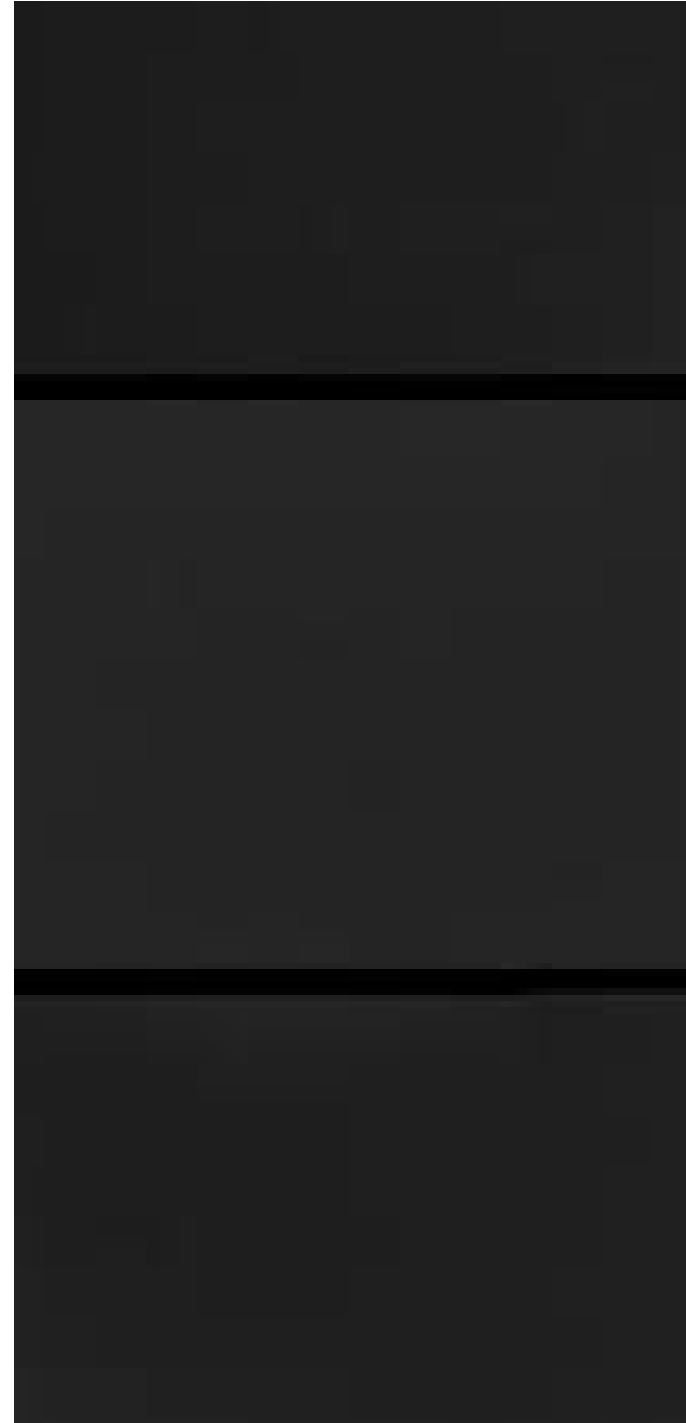




Vertical Box Rib



Perforated Box Rib



Composite Metal Siding



Gendai Wood Siding

