

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

Application for Land Use Action

Primary File #: DR-2025-001

Review type*: I II III IV V

CHECK ALL APPLICATION TYPES THAT APPLY:

- | | | |
|--|--|---|
| <input type="checkbox"/> Amendment to Maps and/or | <input type="checkbox"/> Land Division: | <input type="checkbox"/> Planned Development |
| <input type="checkbox"/> Comprehensive Plan Map | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Residential Dwelling |
| <input type="checkbox"/> Amendment | <input type="checkbox"/> Lot Consolidation | <input type="checkbox"/> Manufactured Dwelling Park |
| <input type="checkbox"/> Zoning Text Amendment | <input type="checkbox"/> Partition | <input type="checkbox"/> Manufactured Dwelling |
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Property Line Adjustment | <input type="checkbox"/> Temporary Dwelling Unit |
| <input type="checkbox"/> Code Interpretation | <input type="checkbox"/> Replat | <input type="checkbox"/> Transportation Facilities Review** |
| <input type="checkbox"/> Community Service Use | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Variance: |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Mixed Use Overlay Review | <input type="checkbox"/> Use Exception |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Modification to Existing Approval | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Director Determination | <input type="checkbox"/> Natural Resource Review** | <input type="checkbox"/> Willamette Greenway Review |
| <input checked="" type="checkbox"/> Downtown Design Review | <input type="checkbox"/> Nonconforming Use Alteration | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Extension to Expiring Approval | <input type="checkbox"/> Parking: | Use separate application forms for: |
| <input type="checkbox"/> Historic Resource: | <input type="checkbox"/> Quantity Determination | Annexation and/or Boundary Change |
| <input type="checkbox"/> Alteration | <input type="checkbox"/> Quantity Modification | • Compensation for Reduction in Property |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Shared Parking | • Value (Measure 37) |
| <input type="checkbox"/> Status Designation | <input type="checkbox"/> Structured Parking | Daily Display Sign |
| <input type="checkbox"/> 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 application 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): 11E36BB04000 and 04100

Comprehensive Plan Designation: TC Zoning: DMU Size of property: 16,605 sf

PROPOSAL (describe briefly):

Remove existing bank buildings, maintain parking lot add new multi story apartment building with 45 units.

SIGNATURE: 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 best 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 <small>(after discount, if any)</small>	PERCENT DISCOUNT	DISCOUNT TYPE	DATE STAMP
Primary file	DR-2025-001	\$ 2,000			
Concurrent application files		\$			
		\$			
		\$			
		\$			
Deposit (NR/TFR only)				<input type="checkbox"/> Deposit Authorization Form received	
TOTAL AMOUNT RECEIVED: \$			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	Required	Provided
1. Minimum size	750 SF	15,979 SF (after ROW)
2. Minimum Street Frtontage	15 LF	258.86 LF
B. Development Standards		
1. Floor are ratio		
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 height		
a. Minimum	25	
b. Maximum	45'+12' bonus for residential	Highest Point is 55'-6"
3. Street Setbacks		
a. Minimum street setbakcs	0	0' to 2', 4'-6" at entry way
b. Side and rear setbacks	None	
4. Offstreet parking standards	Yes, where applicable	Max 90 spaces, 15 provided
C. Other Standards		
1. Residential Density Standards		
b. Stand alone multifamily		
(1) Minimum	25/ac	45 units provided on 0.36 ac
(2) Maximum	None	
2. Signs	Max 20% of 6,464 sf = 1,292 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 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.

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 1½" 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 min	Secondary Materials Max	Accent Materials Max
	Ground Floor Facades	95% (actual 100%)	n/a	10% (0% actual)
	Upper Floor Facades	65% (actual 100%)	35% (actual 0%)	10% (0% 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.I 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.
 - 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 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 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

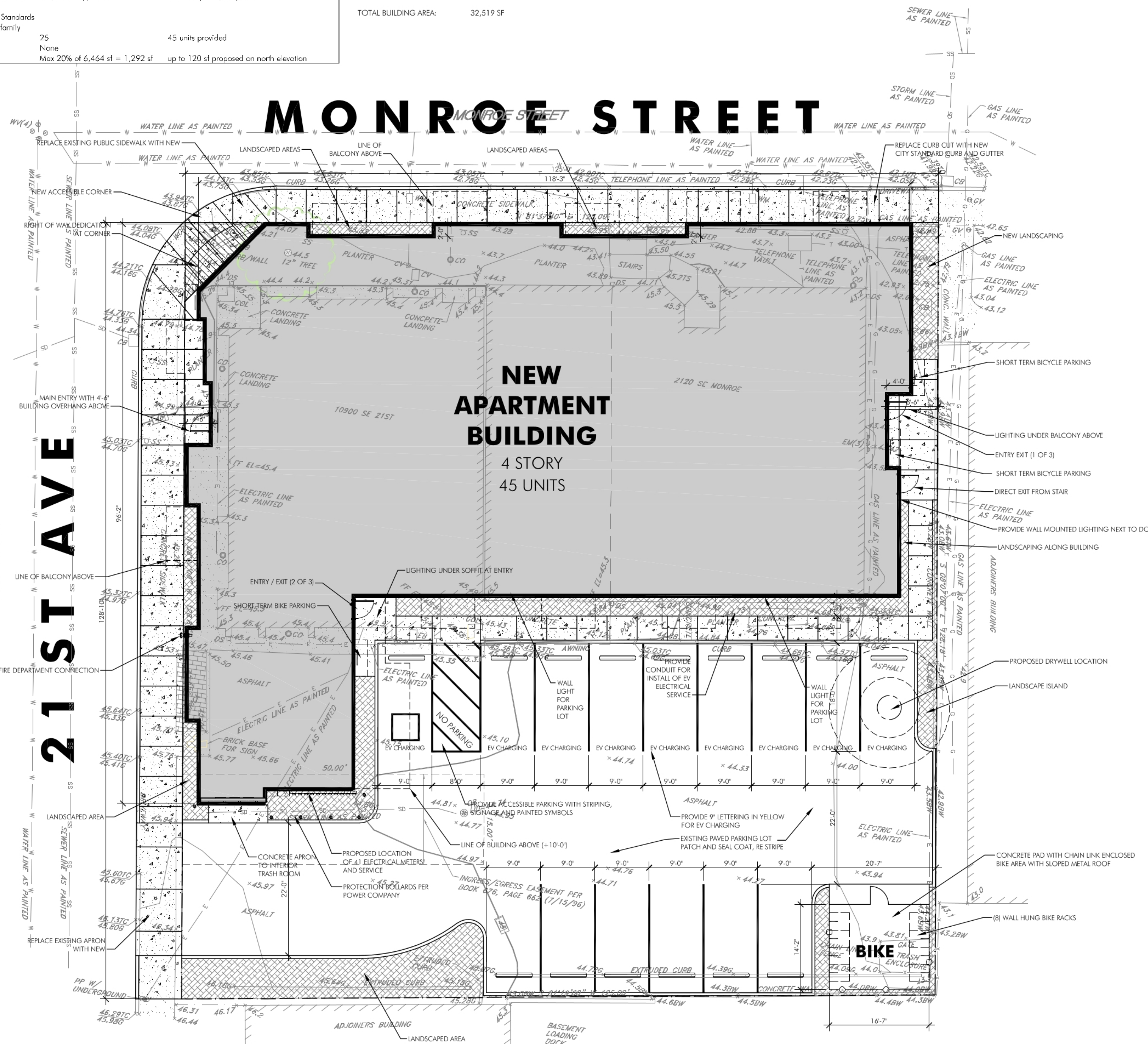
- New bicycle parking is provided for the 45 new apartment units. Required bicycle spaces include:
 - Long Term 1 per unit = 45 spaces
 - Short Term 2 per 20 units = 4 spaces
- Long Term bicycle spaces are provided in racks, the proposed rack is the inverted U loop, allowing two connections points for 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.

A. Lot Standards	Required	Provided
1. Minimum size	750 SF	15,979 SF (after ROW)
2. Minimum Street Frontage	15 LF	258.86 LF
B. Development Standards		
1. Floor area ratio		
a. Minimum	0.5:1 - 1:1	7,990 SF min (Actual 32,666 sf)
b. Maximum	6 : 1	95,874 sf max (Actual 32,666 sf)
2. Building height		
a. Minimum	25	
b. Maximum	45'+12 bonus for residential	Highest Point is 55'-6"
3. Street Setbacks		
a. Minimum street setbacks	0	0' to 2', 4' 6" at entry way
b. Side and rear setbacks	None	
4. Offstreet parking standards	Yes, where applicable	Max 90 spaces, 15 provided
C. Other Standards		
1. Residential Density Standards		
b. Stand alone multifamily		
(1) Minimum	25	45 units provided
(2) Maximum	None	
2. Signs	Max 20% of 6,464 sf = 1,292 sf	up to 120 sf proposed on north elevation

	Primary Materials min	Secondary Materials Max	Accent Materials Max
Ground Floor Facades	95% (actual 100%)	n/a	10% (0% actual)
Upper Floor Facades	65% (actual 100%)	35% (actual 0%)	10% (0% actual)

SITE SUMMARY

SITE AREA:	16,065 SF
RIGHT OF WAY DEDICATION:	86 SF
NEW SITE AREA:	15,979 SF
BUILDING FOOTPRINT:	7,898 SF 50%
BIKE STRUCTURE:	235 SF 0.5%
PAVEMENT:	6,548 SF 41%
LANDSCAPING:	1,298 SF 8.5%
TOTAL BUILDING AREA:	32,519 SF



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- All non facing street sides fiber cement siding is provided.
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 - o 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 racks.



IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2024-129
DATE: 18 MARCH 2025
REVISIONS

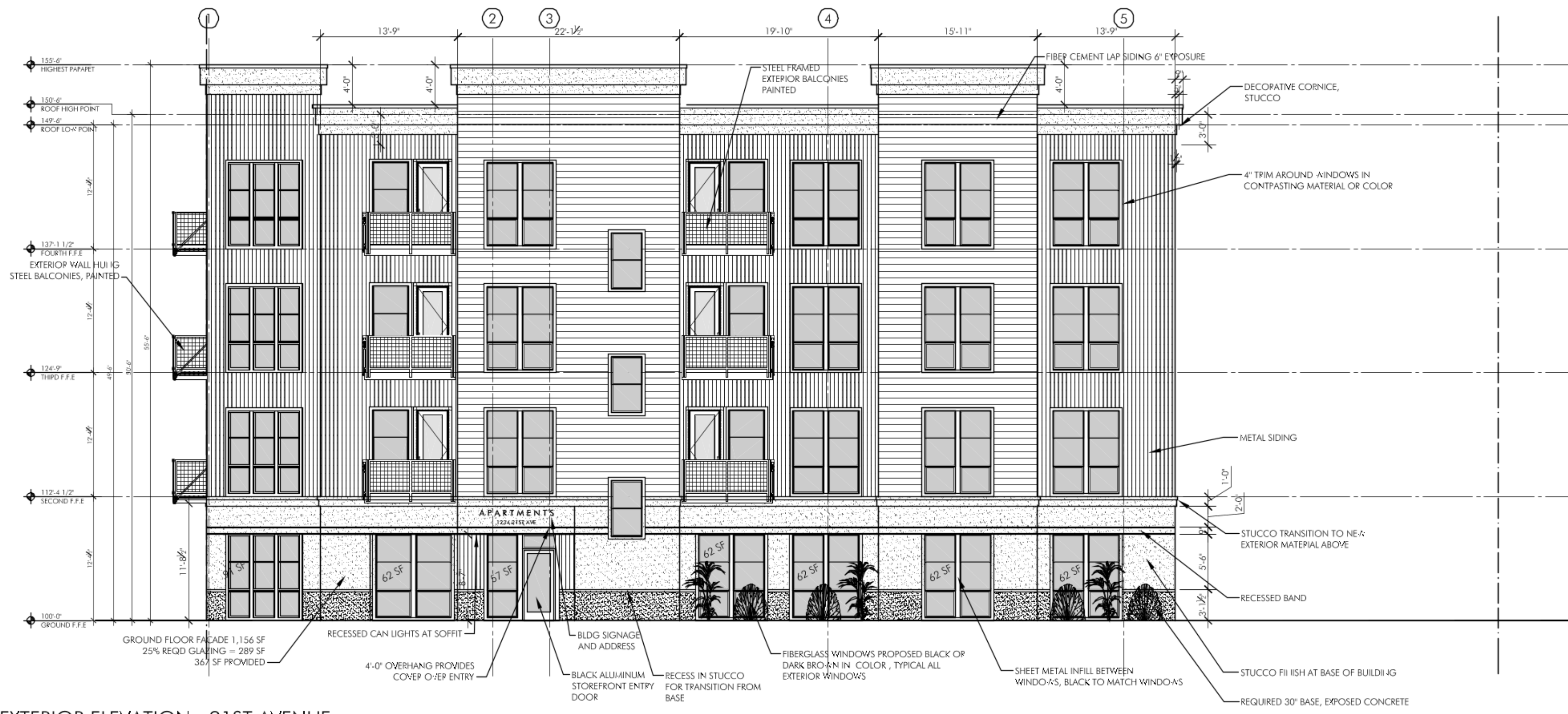


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PROJECT # 2024-129
DATE: 18 FEB 2025
REVISIONS

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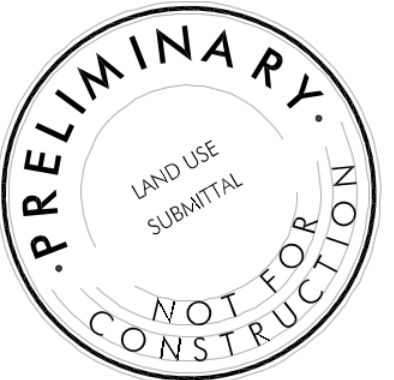
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1 EXTERIOR ELEVATION - 21ST AVENUE
1/8" = 1'-0" @ 22 x 34



2 EXTERIOR ELEVATION - MONROE STREET
1/8" = 1'-0" @ 22 x 34



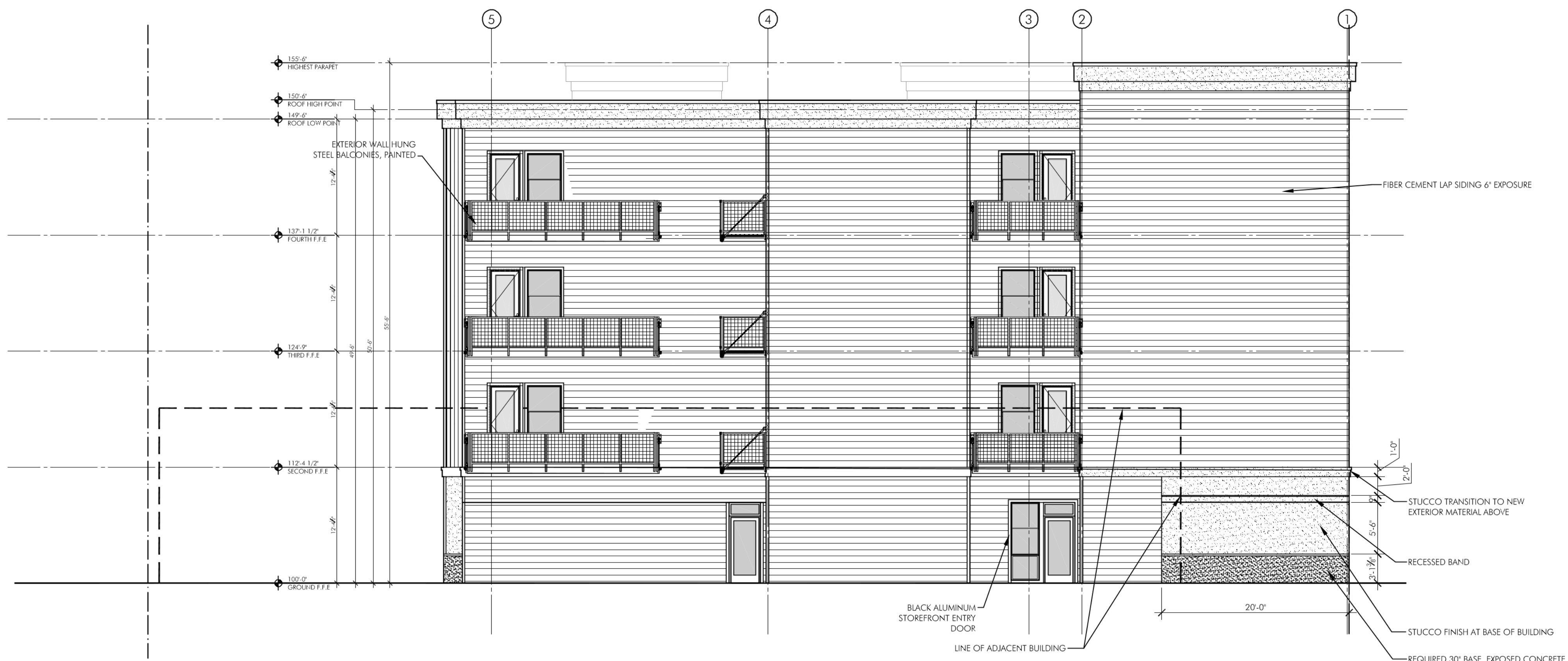
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DATE: 18 FEB 2025
REVISIONS

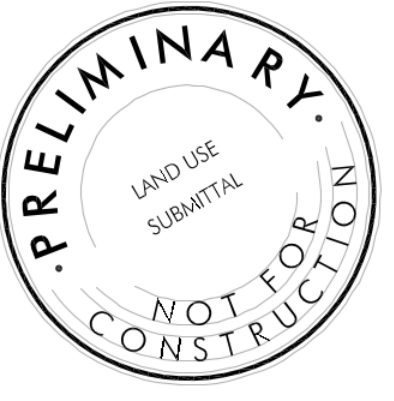
NEW WEDC MILWAUKIE
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1 EXTERIOR ELEVATION - SOUTH ELEVATION
1/8" = 1'-0" @ 22 x 34



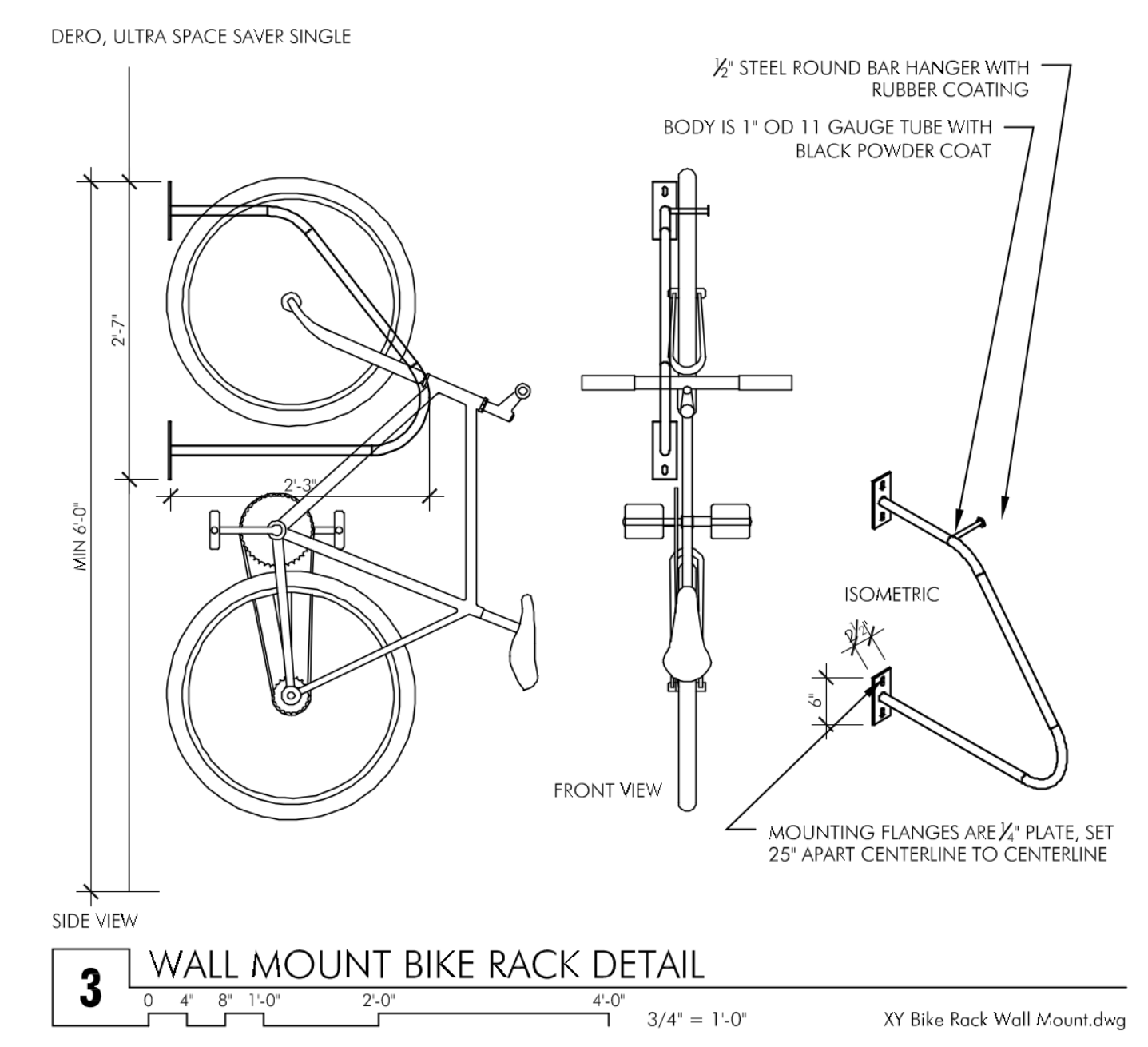
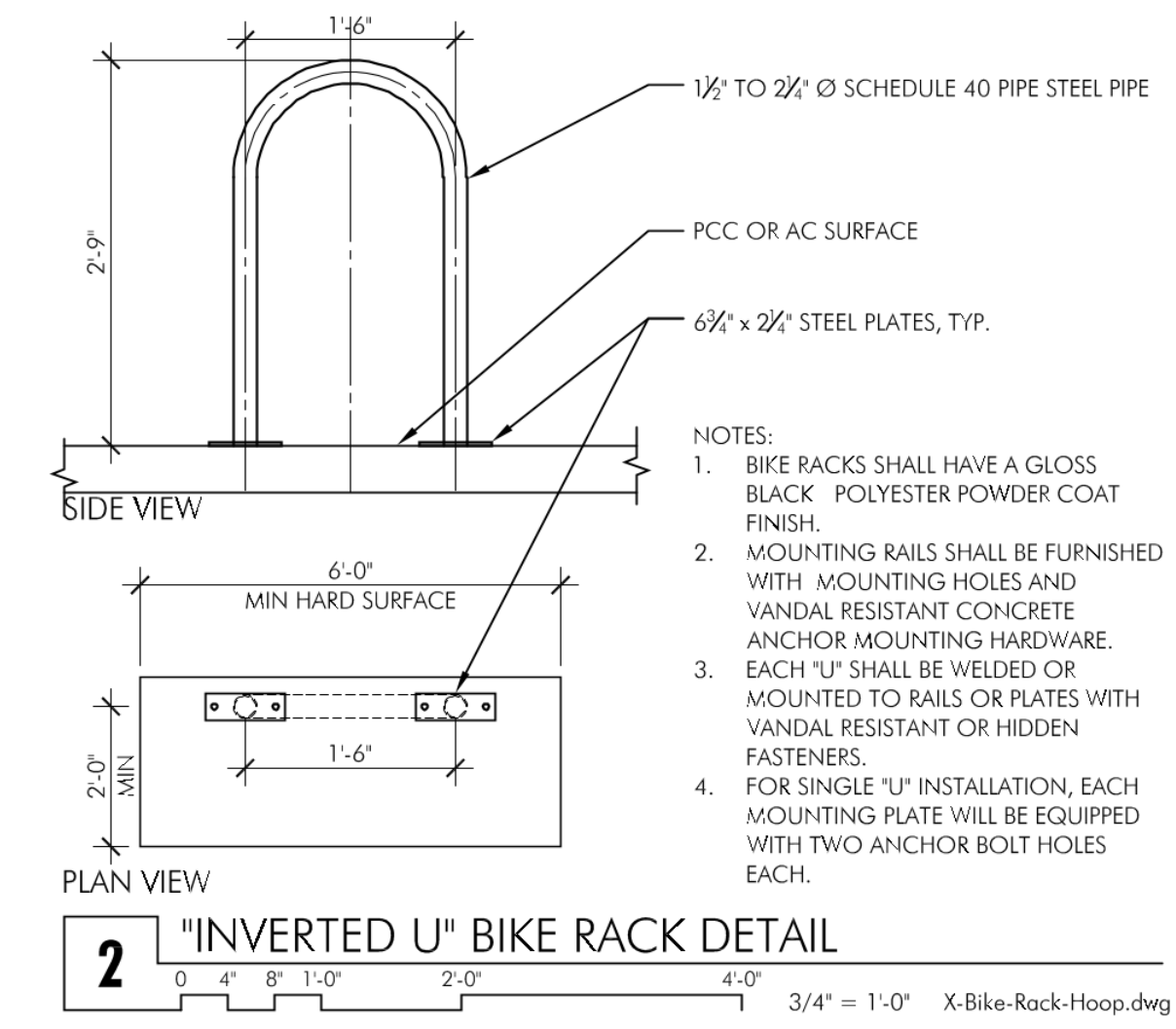
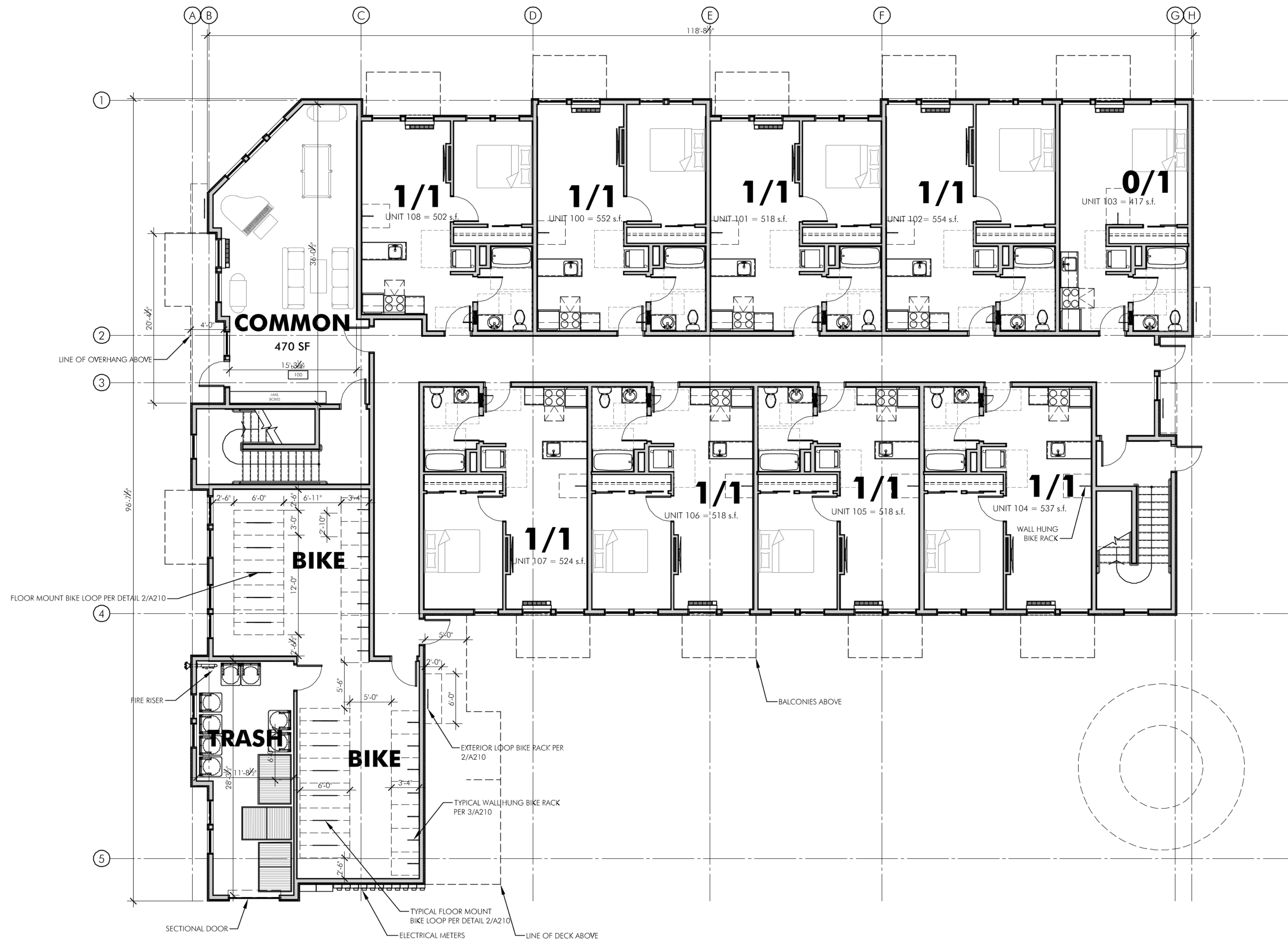
2 EXTERIOR ELEVATION - EAST ELEVATION
1/8" = 1'-0" @ 22 x 34

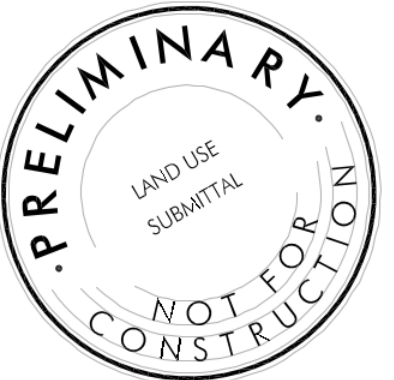


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PROJECT # 2024-129
 DATE: 18 MARCH 2025
 REVISIONS

G I N G
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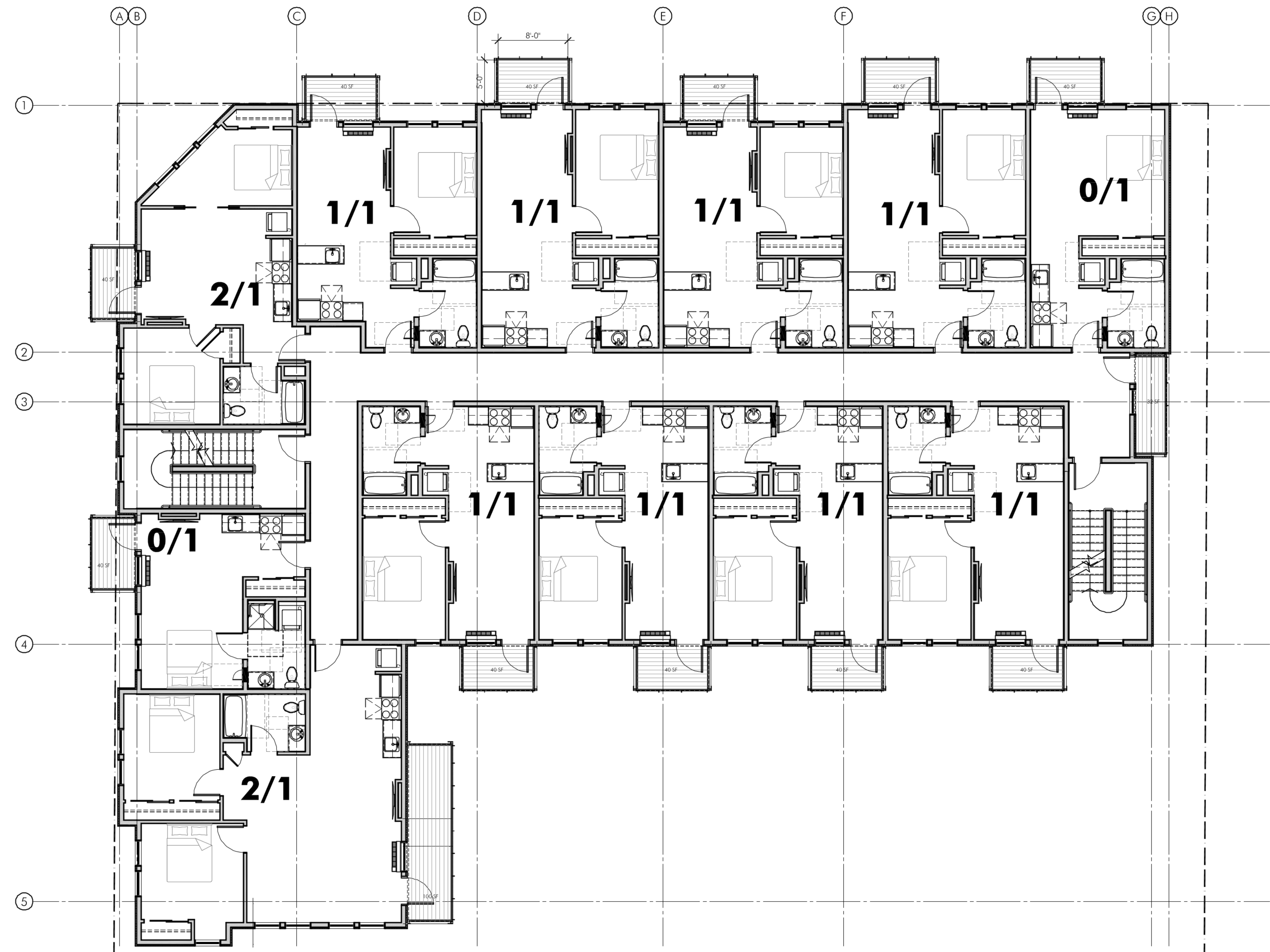




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PROJECT # 2024-129
DATE: 18 FEB 2025
REVISIONS

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TYPICAL FLOORS 2 THROUGH 4

