



MILWAUKIE PLANNING
 10501 SE Main St.
 Milwaukie OR 97222
 503.786.7630
 planning@milwaukieoregon.gov

Application Referral

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| DATE SENT: March 25, 2025 | PLANNING COMMISSION HEARING |
| COMMENTS DUE: April 9, 2025 | TENTATIVE DATE: May 13, 2025 |
| Site location: 10900 SE 21 st Ave & 2120 SE Monroe St | Review type: Type III |
| Applicant's Rep: Gene Bolante, Studio 3 Architecture | File #(s): DR-2025-001 |
| Applicant phone: 971-239-0269 | Application type(s): Downtown Design Review |
| Application webpage: http://www.milwaukieoregon.gov/planning/DR-2025-001 | |

TO:

- CD Director
- Engineering Dev. Rev. Planning Manager
- Building Official Police Chief
- PW Director
- City Manager City Attorney
- CFD# 1: Shawn Olson
- NDA Chair (hard copy & email)* & All LUC members: Historic Milwaukie
- NDA Program Manager

- Clackamas County Engineering Review
- Metro: Land Use Notifications
- ODOT: ODOT R1 Development Review
- TriMet: Transit Development Group
- Other: NW Natural

FROM:

Vera Kolas, Senior Planner, 503-786-7653
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- On-Call NR Consultant
- North Willamette Watershed Dist., ODFW
- Anita Huffman, DSL Wetlands & Waterways
- Oregon Parks & Recreation
- North Clackamas School District
- Jessica May, NCPRD

*All referrals are sent by email only unless otherwise noted.

PROPOSAL:

ZONE: DMU

The proposal is a 4-story multi-unit residential building with 45 units, private and shared amenity space, 15 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.

Please comment on the following applicable code sections (if no comment, please respond in kind to kolasv@milwaukieoregon.gov):

- MMC 19.304 – Downtown Mixed Use Zone
- MMC 19.508 – Downtown Site and Building Design Standards
- MMC 19.600 – Off-Street Parking

- MMC 19.700 – Public Facility Improvements
- MMC 19.907 – Downtown Design Review
- MMC 19.1006 – Type III Review