

# North Main Village

Milwaukie, Oregon

Transit-oriented  
development

Project Profile



North Main Village is considered the cornerstone of Milwaukie's downtown revitalization effort. For years, a vacated Safeway store inhabited the site, but now in its place is an architecturally diverse, mixed-use project providing housing, live-work and retail space. Located just 10 miles south of downtown Portland and a block away from the Willamette River, the developer saw the project as a prime opportunity for supporting a resurging Milwaukie.

The project's six buildings include 97 housing units and 8,600 feet of retail. The housing units vary from town homes with live/work elements that place living space over retail space, to a four-story building with affordable rental units. Construction types also vary from traditional wood framing to post-tensioned concrete and steel framing. Other site amenities include a central green space, rainwater harvesting landscaping features and ground floor retail.

Mike Swanson, Milwaukie city manager at the time, said the project has been fulfilling because of the faith shown by so many partners. "In a small city like ours, you don't do this alone. You have

to find substantial partners. We had the vision, but we didn't have the means." North Main Village has proven to be a remarkable example of the transit-oriented development potential of public-private partnerships.

## AT A GLANCE

**Location** 10554 SE Main St., Milwaukie

**Status** Completed 2006

**Total development cost** \$14 Million

**TOD program funding** \$560,528

**Mixed uses** 8,000 square feet ground level retail; 64 affordable rental units; and 33 ownership townhomes, flats and live-work units

**Building** Six separate structures, two to four stories in height

**Parking** 33 tuck-under and 56 surface spaces

**Site** 1.85 acres

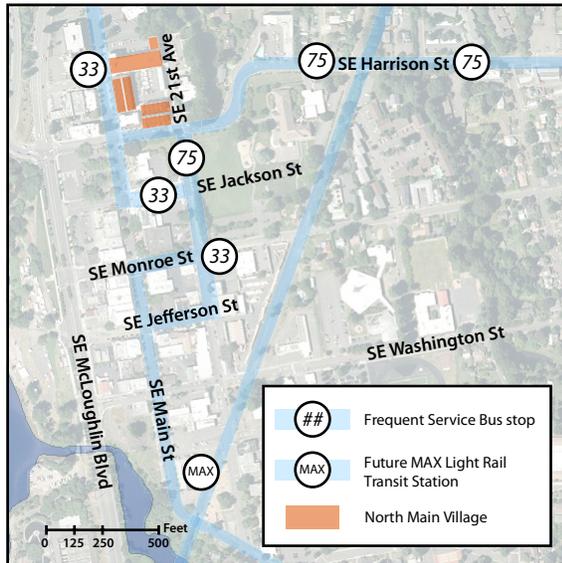
**Density** 52 dwelling units per acre

**Increased transit ridership** 30,072 annual trips



Clean air and clean water do not stop at city limits or county lines. Neither does the need for jobs, a thriving economy and good transportation choices for people and businesses in our region. Voters have asked Metro to help with the challenges that cross those lines and affect the 25 cities and three counties in the Portland metropolitan area.

A regional approach simply makes sense when it comes to protecting open space, caring for parks, planning for the best use of land, managing garbage disposal and increasing recycling. Metro oversees world-class facilities such as the Oregon Zoo, which contributes to conservation and education, and the Oregon Convention Center, which benefits the region's economy.



## Highlights.

- Distinct architectural style for each of the six buildings
- Innovative courtyard rain garden that channels and filters stormwater and runoff into a central plaza partially financed with a green building grant of \$25,000
- First new housing in downtown Milwaukie in almost four decades
- First condominium project in downtown Milwaukie
- First mixed-use project in Milwaukie
- First project funded from Metro's urban centers program, which was established by the Metro Council in 2004
- First time the City of Milwaukie authorized a tax abatement for mixed use buildings under the Vertical Housing Tax Zone program
- Project financing was extraordinarily challenging and a total of 14 different financing sources were required

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10186 Sept. 2012



## Private partners

**Developer** KemperCo. Development LLC

**Architects** Myhre Group Architects

**Landscape** MacDonald Environmental Planning, PC

**Construction financing** Bank of America

**Tax credit equity** Enterprise Community Partners

**Contractors** R & H Construction and LMC Construction

## Public partners

**Metro** TOD program funding and TOD green building grant

**City of Milwaukie** Land acquisition, 10 year partial tax abatement under the Oregon Vertical Housing Tax Zone program for mixed-use buildings, and system development charge reduction

**State of Oregon** Risk-sharing loan for construction financing; Oregon Community Incentive Fund grant for off-site improvement, state weatherization grant and administration of the Vertical Housing Tax Zone program

**Federal** Four percent Low Income Housing Tax Credits, allocated by the state of Oregon