Milwaukie

Downtown reinvestment

The City of Milwaukie has made the southern portion of its downtown the focus of long-term revitalization efforts.

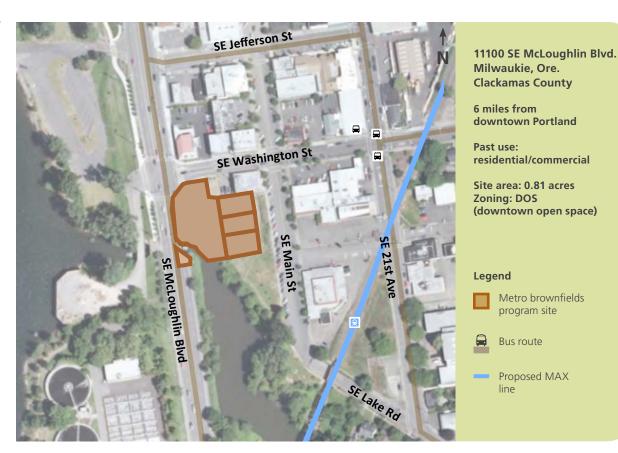
What is the Metro Brownfields Recycling program?

Funded through Environmental Protection Agency grants, the Metro brownfields program helps find new life for property sites that might otherwise go undeveloped for years.

Metro works with local communities to identify potential brownfield sites that may have been contaminated by petroleum-based products – old gas stations, car dealerships and auto body shops are likely contenders. Metro staff facilitates environmental site assessments to determine the extent of any contamination and potential cleanup costs.

The program connects property owners and buyers to potential resources to finance cleanups and performs outreach with developers and nonprofit community development organizations to connect sites with those interested in cleaning them up for redevelopment purposes.







Metro brownfields program site: aerial view



Metro brownfields program site: street view

Site description

The site is owned by the City of Milwaukie and consists of four contiguous parcels that are currently vacant. The parcels represent an important redevelopment opportunity in the the city's downtown revitalization efforts, and will have direct transit service from the future extension of the MAX Orange Line into Milwaukie.

Metro Brownfields Recycling Program investment

- Phase I and II environmental site assessments were completed in 2010
- Metro sampled locations sitewide, including near Kellogg Creek to rule out any issues related to contamination of an important water resource
- Clackamas County partnered with Metro to fund hazardous materials assessment on the properties
- \$33,400 in EPA funds invested.
- No contamination issues were identified, and the city has a clearer picture of how to market the property for future redevelopment







Farmers market



Downtown



Recent development

The City of Milwaukie

In 2015, the region's light rail will make its way from downtown Portland to Milwaukie. The city is highly involved in plans around the new station areas and terminus, and sees this as a great opportunity for investing in its downtown.

- Milwaukie is located at the junction of Highways 99E and 224, near I-205.
- Ongoing city investments will help grow its business base, including McLoughlin Boulevard improvements, Riverfront Park and North Main Street development.
- Located along the scenic Willamette River, the city is immediately adjacent to Portland.
- Named as one of the 50 best locations in the nation to raise a family.
- The city offers diverse housing opportunities from affordable to upscale condominiums, as well as single family houses.
- Enterprise zone property tax abatements are available.
- Waterfront Park Plan currently being developed. The plan will reconfigure and revitalize the waterfront area of downtown Milwaukie and improve connections to the Willamette River.



 New light rail line will run from Portland to downtown Milwaukie starting in 2015.

Source: The City of Milwaukie Website: www.cityofmilwaukie.org

For further information

Metro Brownfields Recycling Program

brownfields@oregonmetro.gov 503-797-1817 www.oregonmetro.gov/brownfields

City of Milwaukie

Kenny Asher, Community Development Director 503-786-7608 www.cityofmilwaukie.org

Department of Environmental Quality file

LUST 03-08-1020 http://deq12.deq.state.or.us/fp20/

| Demographic information | 1–mile radius | 2-mile radius | 3-mile radius |
|--|------------------|------------------|------------------|
| Total Population, 2000 | 8,327 | 43,287 | 96,487 |
| Total Population, 2010 | 8,892 | 45,741 | 10,2243 |
| Estimated population, 2015 | 9,120 | 47,020 | 105,470 |
| Projected annual population growth, 2010-15 | 0.51 | 0.55 | 0.62 |
| Median household income, 2010 | \$51,097 | \$60,586 | \$61,489 |
| Median home value, 2010 | \$246,854 | \$265,576 | \$275,323 |
| Median age, 2010 | 39.9 | 40.2 | 40.1 |
| Percent college graduate (adults over 25), 2010 | 23.2% | 28.7% | 29.4% |

^{*}Source: ESRI Business Analyst, population projections estimated using US census data of recent growth trends