

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.






11100 SE McLoughlin Blvd.
Milwaukie, Ore.
Clackamas County

6 miles from downtown Portland

Past use:
residential/commercial

Site area: 0.81 acres
Zoning: DOS
(downtown open space)

Legend

-  Metro brownfields program site
-  Bus route
-  Proposed MAX line



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 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 statewide, 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



City Hall



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