

Milwaukie

Corridor reinvestment

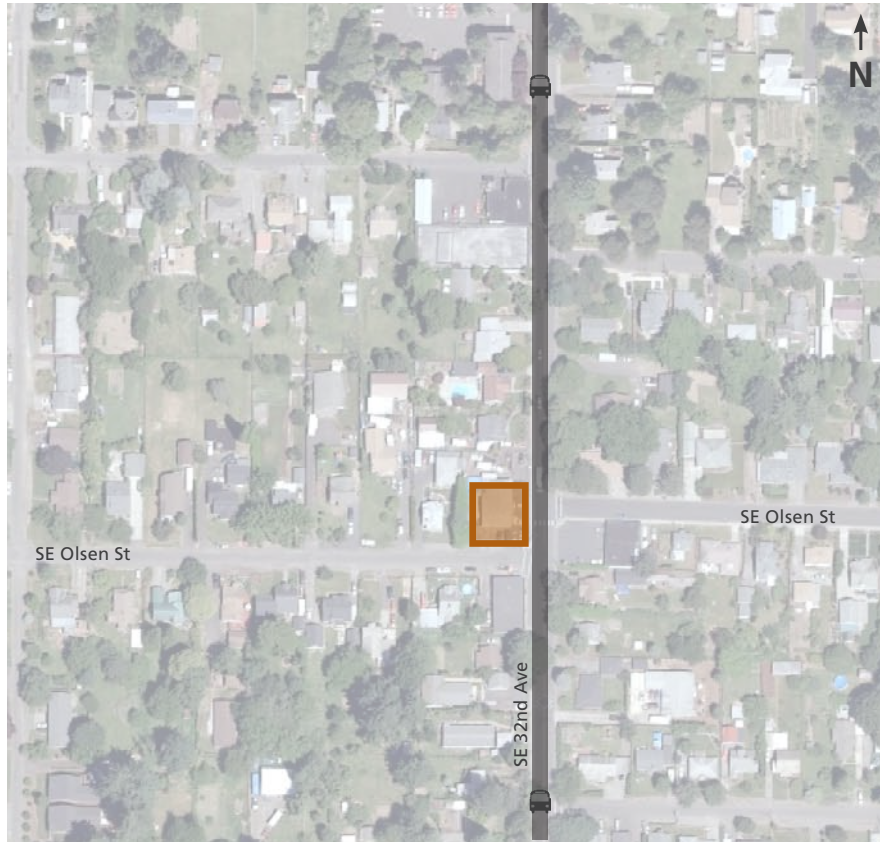
The City of Milwaukie's comprehensive plan calls for continued investment in its downtown and along the 32nd Avenue corridor.

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.






9391 SE 32nd Ave.
Milwaukie, Ore.
Clackamas County

6 miles from
downtown Portland

Past use:
fuel station

Site area: 0.23 acres
Zoning: C
(commercial)

Legend

-  Metro brownfields program site
-  Recent or planned improvement projects
-  Bus route



Metro brownfields program site: aerial view



Metro brownfields program site: street view

Site description

The former Stein fuel station currently operates as an auto mechanics shop. It lies on a corridor with commercial activities that is surrounded by residential development. The City of Milwaukie's comprehensive plan calls for the redevelopment of the 32nd Avenue corridor into a higher density mix of uses and services for the surrounding households.

Metro Brownfields Recycling Program investment

- Phase I and II environmental assessments completed in 2008 to help prepare the site for sale and redevelopment
- Beneficial water use determination study completed
- Technical assistance is available to identify potential cleanup funds
- Property owner is involved in ongoing monitoring and mitigation
- Metro invested \$38,700 for assessment of this property



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 their 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 the City of Portland.
- The city offers diverse housing opportunities from affordable to upscale condominiums, as well as single family houses.
- Enterprise zone property tax abatements are available within the Town Center.
- 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

Department of Environmental Quality file

LUST 03-96-0379

<http://deq12.deq.state.or.us/fp20/>

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

Property owner

BAS, Inc.

19363 Willamette Drive, #171

West Linn, OR 97068

Demographic information

	1-mile radius	2-mile radius	3-mile radius
Population, 2000	14,021	50,629	112,271
Population, 2009	14,601	53,257	119,100
Estimated population, 2014	14,898	53,257	123,135
Projected annual population growth, 2009-14	0.40%	0.53%	0.67%
Median household income, 2009	\$60,213	\$55,432	\$57,364
Median home value, 2009	\$253,810	\$246,649	\$265,019
Median age, 2009	39.8	38.4	38.4
Percent college graduate (adults over 25), 2009	20.6%	22.8%	27.3%

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