



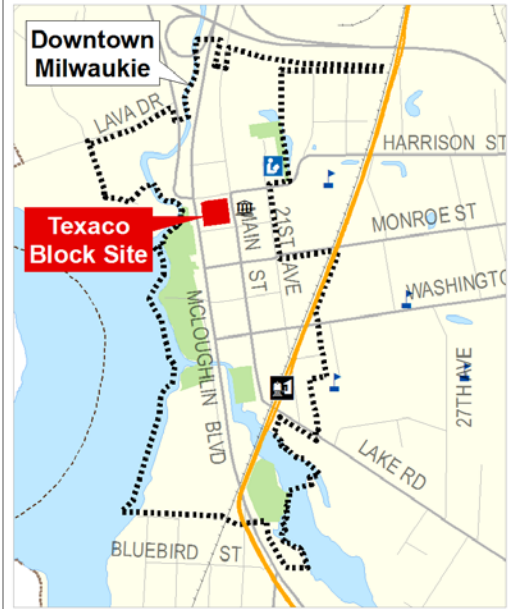
# Moving Forward Milwaukie

## Opportunity Site Information Sheet

### Texaco Block Site

Commercial District:  
Downtown

10700 SE Main St.



<p><b>Lot Size</b></p>	<ul style="list-style-type: none"> <li>• West lot: 0.47 acres</li> <li>• East lot: 0.48 acres</li> <li>• Total: 0.95 acres</li> </ul>
<p><b>Features</b></p>	<ul style="list-style-type: none"> <li>• Publicly-owned (City and Metro)</li> <li>• Highly visible location</li> <li>• Gateway to downtown</li> <li>• Across from City Hall</li> <li>• Opportunity for Willamette River Views over Riverfront Park</li> </ul>
<p><b>Opportunity Type</b></p>	<p>New construction</p>
<p><b>Current Zoning</b> (likely to change)</p>	<p>Permits mixed uses with retail or service businesses on ground floor and residential on upper floors.</p>
<p><b>Transportation</b></p>	<ul style="list-style-type: none"> <li>• Adjacent to Highway 99E</li> <li>• Walking distance to future light rail station</li> <li>• Shared bike facilities on Main and Harrison</li> <li>• Adjacent to Jackson St bus shelters that serve 11 different bus lines</li> </ul>
<p><b>Environmental</b></p>	<ul style="list-style-type: none"> <li>• Small section of west lot within 100' of natural resource area</li> <li>• Potential brownfield mitigation needed, but approved for residential use above ground floor</li> </ul>

