



Moving Forward Milwaukie

Opportunity Site Information Sheet

McFarland Site

Commercial District:
Central Milwaukie

37th Ave and Monroe St



Lot Size	7.2 acres
Features	<ul style="list-style-type: none"> • Large site can accommodate a mix of uses • Short walk to Milwaukie Marketplace and Minthorn North Natural Area • Adjacent to residential neighborhoods • Relatively flat (few topographical challenges)
Opportunity Type	New construction
Current Zoning (likely to change)	Required mixed use with commercial on ground floor only, office on ground floor or above, and at least 50% of floor area dedicated to residential use.
Transportation	<ul style="list-style-type: none"> • Adjacent to Highway 224 with vehicle access from Monroe St and 37th Ave • Three bus lines with nearby stops (28, 31, and 152) • Neighborhood Greenway street treatment planned for Monroe St (bike/ped facilities)
Environmental	<ul style="list-style-type: none"> • Adjacent to active freight rail line • Parcel 1 contamination mitigated up to the DEQ standards for an unused lot, but it is unknown if additional mitigation will be required for development. • Parcel 2 is a brownfield site

