



Industrial Area Plan

October 13, 2016

North Milwaukie Industrial Area Plan: Advisory Group Meetings #2 Summary

On October 13, 2016, the North Milwaukie Industrial Area Plan (NMIA) Project and Technical Advisory Groups met separately at the City of Milwaukie Public Safety Building as part of the North Milwaukie Industrial Area Plan. The advisory groups are composed of public, non-profit, and private sector stakeholders to provide the project team guidance and direction for the project.

The following is a summary of the key discussion points from both meetings. The graphic recording completed during the meetings (a single graphic) is attached for reference.

Meetings Overview

The purpose of the second meetings were to discuss existing conditions and stakeholder interview results, and identify opportunities, challenges and potential issues in the project area. The Project Advisory Group met first, from 8:30 am to 9:30 am, followed by the Technical Advisory Group, from 10:00 am to 11:00 am.

For both meetings, Alex Dupey of MIG, Inc. convened the meeting by welcoming members of the advisory groups. Alex reviewed the agenda, asked for any clarifications to the previous meeting summary and then discussed the group charters with participants. For both meetings, MIG focused the majority of time towards identifying existing conditions in the project area, discussing outcomes of stakeholder meetings held to date, and identifying opportunities, challenges and needs.

Meetings Summary

The following summarizes key findings from both meetings.

Existing Conditions

- The project area is physically constrained and follows a linear pattern of development due to the street network (Hwy. 99, 17th and rail).
- Land ownership patterns have led to several larger parcels or multiple parcels under a single owner. Ownership has remained relatively stable.
- There is lower vacancy overall but increasing rents in the area. This could lead to businesses being priced-out, as evidenced in Portland's central east side.
- Job growth should be a priority. Current job density is relatively low at about nine employees per acre, but more in line with the industrial nature of the area.
- The area is attractive to new businesses due to more available space and permitting/regulatory requirements that are less onerous than nearby City of Portland.
- The road network is currently unappealing and many want streets that are more walkable.
- The cost of leasing will be a major driver to redevelopment in the area.

Opportunities

- Some parcels within the flood zone could be repurposed as park land or open space.
- The area provides an opportunity to expand Downtown to the north, capitalizing on the momentum of North Main.
- There are several good precedent examples that could provide inspiration for the plan, including 22 at Barcelona; an urban renewal area in Barcelona, Spain that was a former industrial district and now has tens of thousands of jobs.
- Zoning changes and economic development incentives (such as an enterprise zone) could be reconsidered to allow and encourage the types of development that are preferred.
- Pendleton Woolen Mills is currently a major draw for visitors to the area.
- Connectivity to "dark fiber" (privately operated optical fiber) could bring fast internet access.
- There is an opportunity to integrate infrastructure with construction of some new streets.
- There is an opportunity to co-locate certain industries.

Vision Elements

- Economic Development, including:
 - Affordability for businesses; and
 - Job growth
- Improving the physical form and function of NMIA through:
 - Amenities for employees and visitors; and
 - Safer conditions
- Creating a unified land use vision with direction for streets and transportation, existing businesses, new development and housing
- A catalyst for change, with incentives for growth and development
- Rebuilding and reimagining streets and infrastructure for an industrial district

Needs and Next Steps

- The evolving vision will determine the desired future uses and design of NMIA.
- There is a need to identify transportation and freight issues and needs, including use and function of rail.
- There is a need to carefully classify employment, looking at information/IT as a regionally significant industry.
- It will be important to observe the change of ownership and it's implications for impacting site and building improvements over time.
- Future street design should address business needs and functions, with an overall need for safer streets for a range of users.
- It will be important to carefully consider the cost of improvements on existing and future businesses and the likelihood of leading to desired change.
- The plan should address phasing of key projects over time, focusing on specific public improvements that could lead to larger changes in the project area.



NORTH MILWAUKEE

INDUSTRIAL AREA PLAN
ADVISORY COMMITTEE MEETING

10.13.16

northmilmilwaukee.com

EXISTING CONDITIONS

- CONCENTRATIONS OF PHYSICAL FORM
→ LINEAR FORM OF PM
- LAND OWNERSHIP PATTERNS
MOSTLY WAREHOUSE OWNER
- JOB DENSITY = 9/ACRE
- NMIA ATTRACTS NEW BUSINESSES
→ MORE SPACE
→ BETTER PRODUCTION ENV.
- TAKING ADVANTAGE OF PARKING
→ PARKING AND BENTON PARKING
→ OTHER TECHNOLOGICAL
- PRIORITY FOR REGIONAL JOB GROWTH

OPPORTUNITIES

- USE OF ROAD ALONG AS POTENTIAL PARK
- EXPAND DT. NORTH
→ MORE ACTIVITIES, PARKING, CIRCULATION
→ POTENTIAL HOTEL
- PREVIOUS STUDIES/LOCATION SPECIFIC
→ DEMONSTRATION (GOES)
→ PENNED INITIATIVES
- CONSIDER PRECEDENT EXAMPLES
→ 22 C BARRELLA 22X LOBS / RECONSTRUCTING
- BEAT DOWN INITIATIVES
→ AN ENTREPRENEUR ZONE
- CONTRAST TO 'DARK SPACE'

WHERE TO WE GO? → FOCUSING ON SPECIFIC PROJECT/RAIL W/.

USING PRECEDENT PLACE VISUAL TO DETERMINE USE OF PROJECT

VISION

OPEN HOUSE, QUALITY, COMMUNITY VOICE PROJECT

PLANNING A 'GEM' FOR A NEW TIME

POTENTIAL FOR PARKING (ECONOMY)



CONNECT TO DT.

KNOWLEDGE ACQUISITION = CREATIVITY OF IDEAS

- TRANSPORTATION & FREIGHT
→ RAIL NOT AS COMMON
→ POTENTIAL TO TAKE TO US ABOUT EXHIBITION
- CLASSIFICATION OF EMPLOYMENT
→ INFORMATION IT AS FACT OF ECONOMIC GROWTH AND GROWTH
- CHANGE OF OWNERSHIP V. LEASE WORKING BUS/GOES INTERDEPENDENT
- COST OF WORKING AS DRIVER
→ DIFFERENT RATES
→ DIFFERENT ON USE

DEAN AT PENNSYLVANIA

NEXT STEPS

- WHAT SHOULD GREENS/ CIRCULATION LOOK LIKE
→ SOME BUSINESS USED BASIC FUNCTIONALITY
→ NEED GREEN GREENS AS WELL
- IMPLEMENTATION OF PLANNED COORDINATING BUSINESSES
→ NEEDING COORDINATE WITH OTHERS ACROSS THE INDUSTRIAL
- WHAT TO EXISTING CONDITIONS SUPPORT?
→ BUILDING SUPPLY
→ GREENS
→ PARKING
→ INF.

