



Moving Forward Milwaukie

Opportunity Site Information Sheet

Murphy Site	Commercial District: Central Milwaukie	10505 SE 31st Ave
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Lot Size	6.6 acres
Features	<ul style="list-style-type: none"> • Adjacent to Providence Hospital • Potential for senior housing or “medical mall” (synergy with Providence Hospital) • Potential for general retail use • Large site can accommodate a mix of uses • Walking distance to Milwaukie Marketplace • Adjacent to residential neighborhoods
Opportunity Type	New construction and/or redevelopment
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 on Harrison St, Llewellyn St and Meek St • Four bus lines with nearby stops (28, 31, 75, 152) • Bike lanes planned for Harrison St
Environmental	<ul style="list-style-type: none"> • Adjacent to active freight rail line • Prior contamination cleaned up

