

# PROSPERITY

## Our Work and Jobs

In 2015 Milwaukie had...

**Total Businesses**  
1,117

**Total Employees**  
10,099

Milwaukie's top 4 industries include...

**24.0%** Manufacturing

**18.6%** Health Care & Social Assistance

**10.0%** Construction

**7.3%** Retail trade

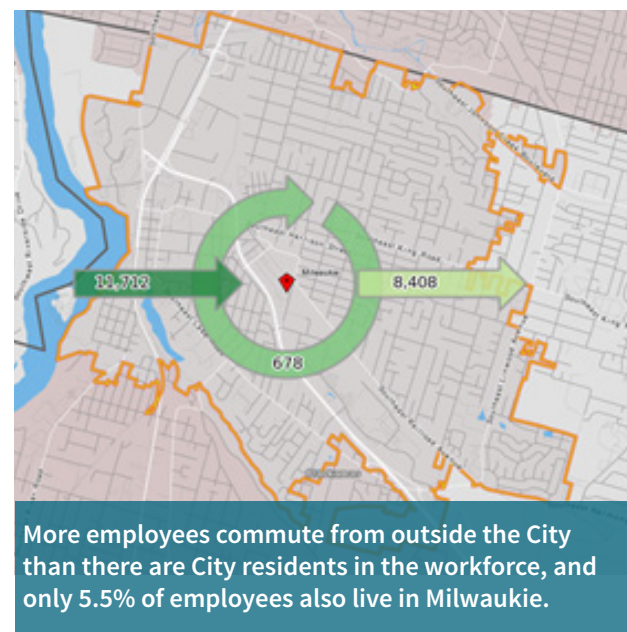
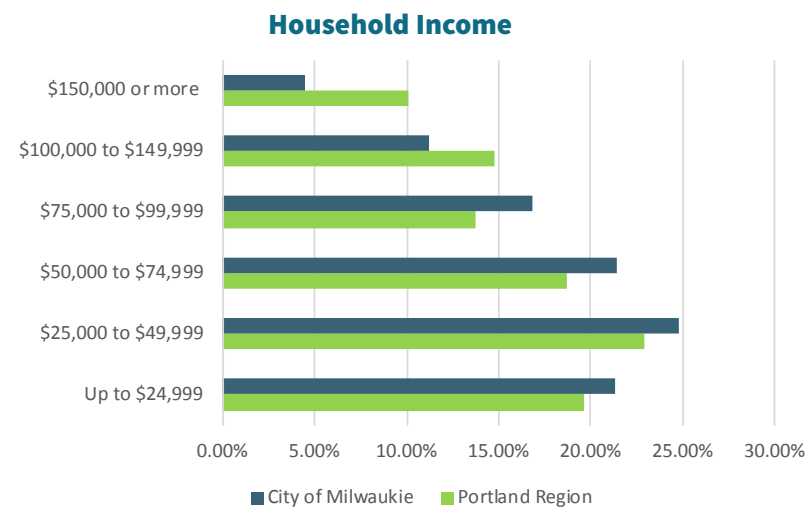
With more than 1,000 companies, including Blount International, Bob's Red Mill, Dark Horse Comics and Precision Castparts, Milwaukie is home to several of Oregon's largest and most iconic employers.

The Milwaukie Business Industrial Area (along Highway 224) is home to more than 5,500 employees and 230 individual businesses, making it the primary employment center for the city.

The North Milwaukie (McLoughlin) Industrial Area enjoys great access to regional markets and has a diverse array of industries, employing nearly 2,000 workers.

Approximately 60% of employees in the City's two industrial areas commute less than 10 miles to work.

While most households in Milwaukie are in the middle income brackets, a greater proportion of income earners are in lower wage brackets, as compared to the Portland Region. The reverse is also true: there are far fewer Milwaukie residents in high income brackets than there are in the Portland Region. Although Milwaukie is poorer overall, the City is catching up to the region and getting relatively richer over time.



**CHALLENGES:** Wages Below Regional Average, Poverty, Maintaining and Expanding Small Businesses

# Milwaukie Community Profile

To create a vision and action plan for the future, it's helpful to have a shared understanding of Milwaukie today.

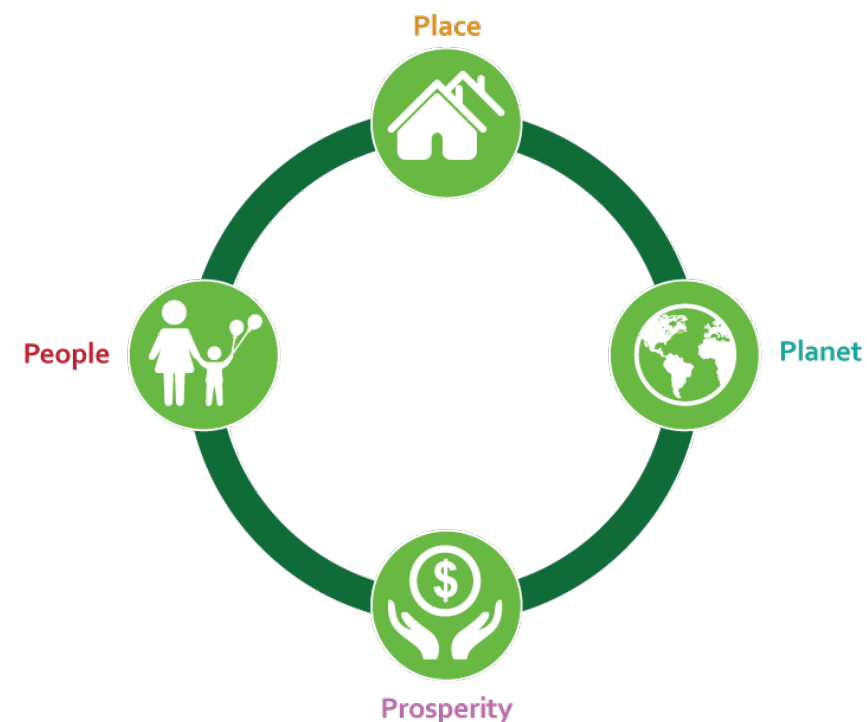
## What is Milwaukie All Aboard?

Milwaukie All Aboard is a community vision and action planning project that was launched in May 2016. Over the course of the next 12 months, the City will be gathering guidance from the community and developing a Vision Statement and an Action Plan that describes what community members want Milwaukie to be like in the year 2040, and how we get there. The focus is on City services in collaboration with partner service providers, such as North Clackamas Parks and Recreation District and North Clackamas School District. The results of the process will help inform the update of the Comprehensive Plan, the City's primary long-range physical planning and community engagement document.

## A Sustainable Milwaukie

Creating strategies that frame a sustainable vision and manage growth in a considerate, equitable and cost-effective way will ensure that Milwaukie will continue to be the place we love for generations to come. Our challenge – and opportunity – as an inclusive community will be to create strategies to accommodate change while preserving what we love, including our small town character, rivers and parks, schools, thriving local businesses and public spaces. The following facts are a snapshot of Milwaukie in 2016.

Using a Sustainability Framework approach to guide decision-making, we will foster innovative thinking about how we can develop a Community Vision and Action Plan that helps improve the Milwaukie community for **people, place, planet** and **prosperity**.



- People**  
Arts, Community, Education, Happiness, Health, Innovation, Safety
- Place**  
Housing, Infrastructure, Mobility, Neighborhoods, Parks
- Planet**  
Ecosystems, Energy, Environment, Resilience
- Prosperity**  
Businesses, Entrepreneurship, Income, Innovation, Investment, Jobs

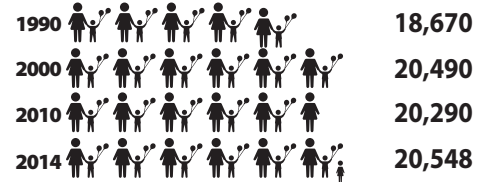


MILWAUKIE  
ALL ABOARD  
www.milwaukievision.org



# PEOPLE

Our city is growing with the rest of the Portland region. In the past 25 years, Milwaukie's population has increased 10%. By the year 2040, Milwaukie's population is expected to diversify and increase by 12%, an additional 2,500 new residents.



In 2012, Milwaukie was voted as Best Farmers' Market by the Oregonian. The Milwaukie Farmers' Market is the longest running Sunday farmers' market in Oregon, with over 70 different vendors each week.

Milwaukie community gardens are thriving with waitlists every year. These gardens provide and donate an average of **2,000 pounds of produce per year**, making organic produce available to those who otherwise could not afford it.

Children in Milwaukie are served by the North Clackamas School District (NCSD), which has the fifth highest enrollment in the state and covers the cities of Milwaukie and Happy Valley and the northern parts of unincorporated Clackamas County.

Milwaukie residents attend 10 different NCSD schools, and are also served by several private and alternative schools in the city and surrounding areas.

Unfortunately, there are many Milwaukie residents in need. Approximately 12.7% of the population is below the federal poverty level, and 179 of 5,230 of Milwaukie students in NCSD schools identify as homeless. A study by the University of Washington found that in 2014, a family of four in either Clackamas or Multnomah County needed to earn \$65,000/year to be economically self-sufficient.

### Students Eligible for Free and Reduced Lunch by Neighborhood:

- Milwaukie HS: 78%
- Ardenwald-Johnson Creek: 56%
- Lake Road: 70%
- Linwood: 73%
- Lewelling: 70%

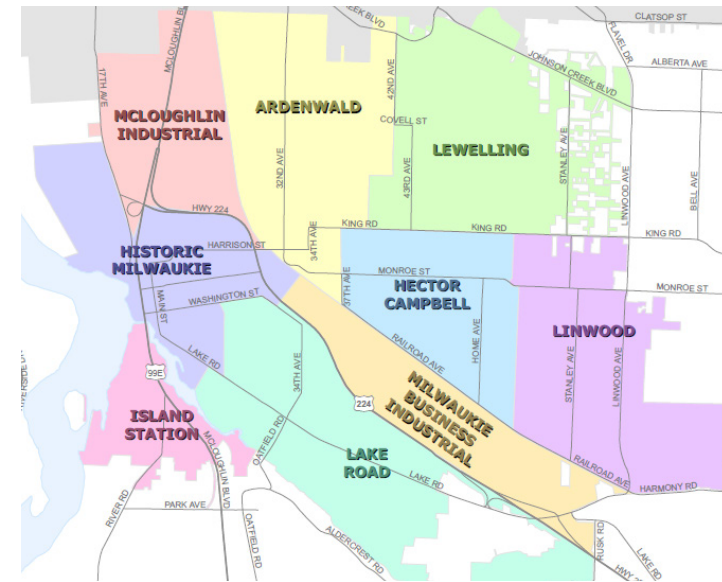


The community cares! In the year 2015-2016, the City received nearly 20,000 volunteer hours.



# PLACES

Milwaukie has 7 residential neighborhood districts and 2 business/industrial districts. Downtown Milwaukie is now served by the new MAX Orange Line, connecting communities to more opportunities for work and play.



## Parks

The North Clackamas Parks and Recreation District (NCPRD) is a special service district that offers more than 38 parks, 25 natural areas, 15 miles of trails and 3 facilities and serves residents of Milwaukie, Happy Valley, and the northern areas of unincorporated Clackamas County.



Milwaukie has history! The City of Milwaukie's Historic Resources Property List includes 18 "significant" properties and 20 "contributing" properties.



## CHALLENGES: Adequate Housing Supply and Affordability, Potential for Displacement of Current Residents



# PLANET

Milwaukie has over 100 Heritage Trees across 14 different Heritage Tree species. The City is on its way to becoming a Tree City USA.



Milwaukie is a city of water. In addition to the Willamette River, Johnson Creek, Kellogg Creek, Mt. Scott Creek and Spring Creek run through the City and its Natural Areas, such as Spring Park and Minthorn.

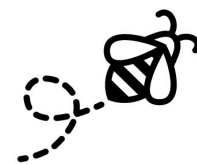
Johnson Creek is home to Coastal subspecies of cutthroat trout and is spawning ground for winter-run adult steelhead salmon.



In recognition of the environmental and economic benefits of solar energy, the City Council set a goal of tripling Milwaukie's solar energy production by 2021.

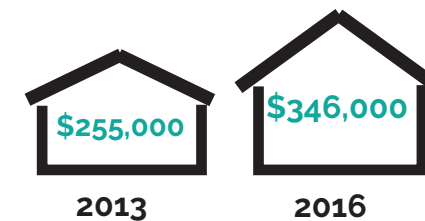
Beginning in 2017, a "Solarize" program will be implemented to streamline the process and reduce the upfront cost of residential solar installations for Milwaukie residents.

Save the bees! In 2016, the City Council adopted a resolution that bans certain pesticides that are toxic to honey bees and other pollinators.



## CHALLENGES: Air Quality, Water Quality, Greenhouse Gas Emissions, Climate Change, Cascadia Earthquake

## HOW WE LIVE



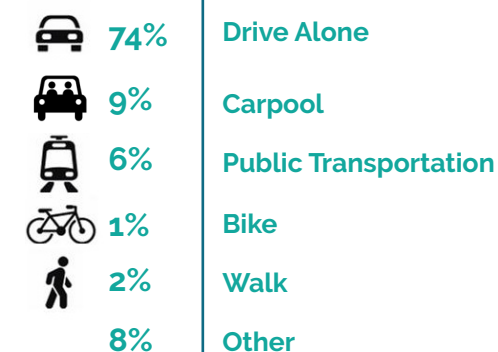
36% housing price increase (RMLS data from Market Action Reports)

As close-in Portland neighborhoods have become more expensive, an increasing number of homebuyers are finding Milwaukie to be an affordable and attractive option. The opening of the Orange Line has only accelerated this trend. In the past few years, however, prices in Milwaukie have gone up by 25-30%, and more in certain neighborhoods. According to RMLS data from monthly Market Action Reports, Milwaukie's median home value in July 2016 was \$346,000, a nearly 36% increase from the average of \$255,000 just three years prior.

Acknowledging that the current regional housing market has had a major impact on Milwaukie residents, in April 2016 City Council declared a Housing Emergency and adopted a 90 Day No Cause Eviction Ordinance.

Milwaukie also has a much higher percentage of renters than the county as a whole. For the 12 month period ending in December 2015, US Census data shows that the Portland metropolitan region had the highest rent increase (11.3%) and lowest vacancy rate (2.4%) in the nation. According to Multifamily Housing NW, over the past two years Milwaukie's average rent per square foot has increased by 22%.

## HOW WE MOVE



The average commute time for Milwaukie residents of 25 minutes is very similar to the average Metro-wide commute time. These figures do not reflect the impact of the new MAX Orange Line, which has grown to an average ridership of 11,300 weekday riders by July 2016, including 700 boardings at Milwaukie's Main Street station. This ridership is approaching that of the established Yellow Line. The Orange Line can transport riders from the southernmost station to Pioneer Square in half an hour.



## CHALLENGES: A Community Bisected by Highway 224, Lack of East-West Transportation Connections, Outdated or Non-Existent Infrastructure (sidewalks and bike lanes)