

# FRESH LOOK

June 2013

## MILWAUKIE: Downtown Road Map EXISTING CONDITIONS report

Appendix D





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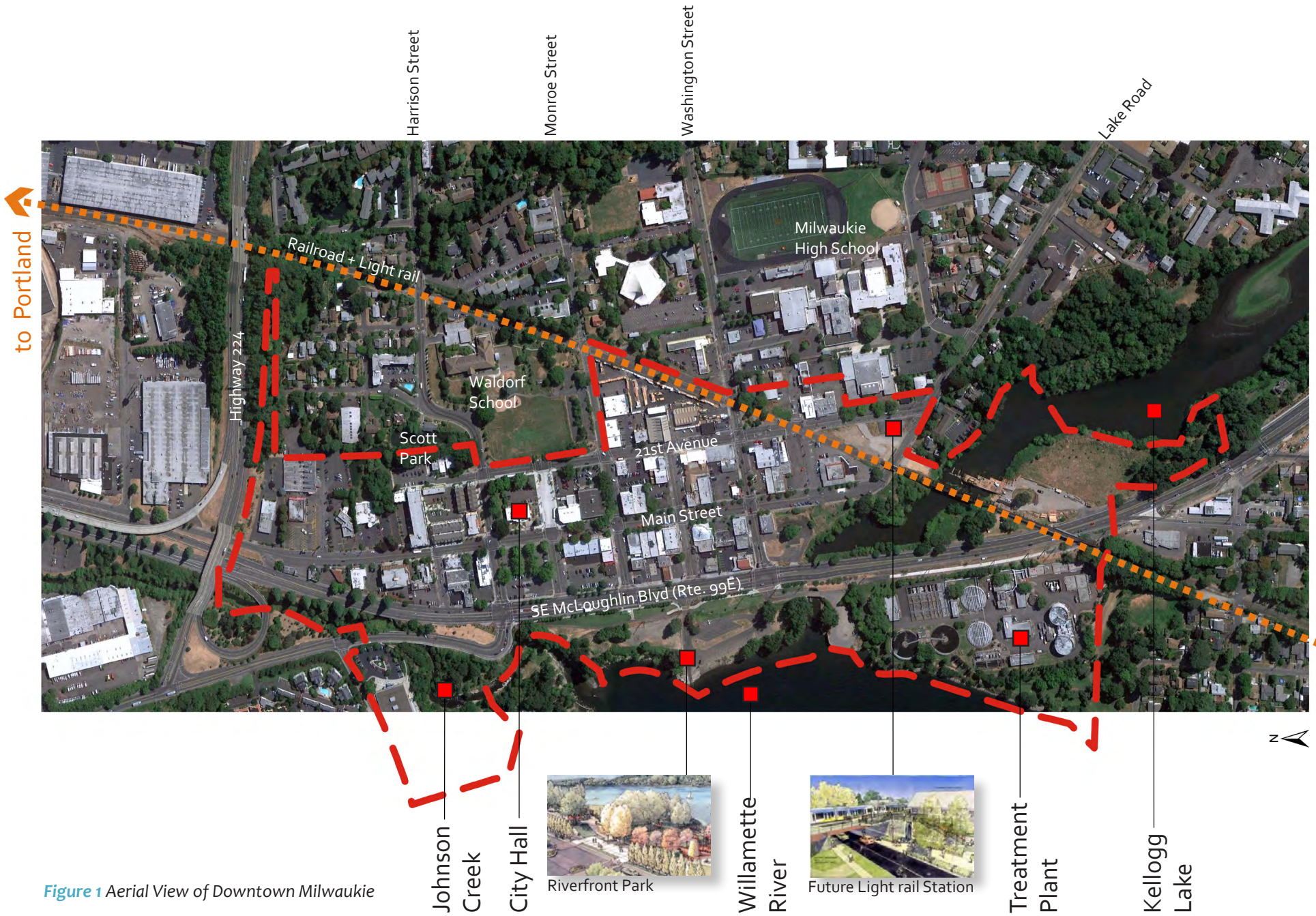


Figure 1 Aerial View of Downtown Milwaukie

— Planning Area Boundary

## report PURPOSE

Over a decade has passed since the adoption of the Milwaukie Downtown and Riverfront Framework Plan (“Framework Plan”) and other policies, which serve as the guiding vision for development in Downtown Milwaukie. Local and regional circumstances have changed since, creating a need to take a fresh look at Downtown Milwaukie. The *Fresh Look Milwaukie: Downtown Road Map* (“Fresh Look”) project is an opportunity to assess where Milwaukie is going in the future.

As a part of that process, it is important to understand where Milwaukie is now. The existing conditions report informed ALIGN planning’s engagement strategy for the *Fresh Look* project, provided background information for the ALIGN planning team, and inform the recommendations portion of the final “road map” document.

## OVERVIEW

The key questions the *Fresh Look* project seeks to answer are:

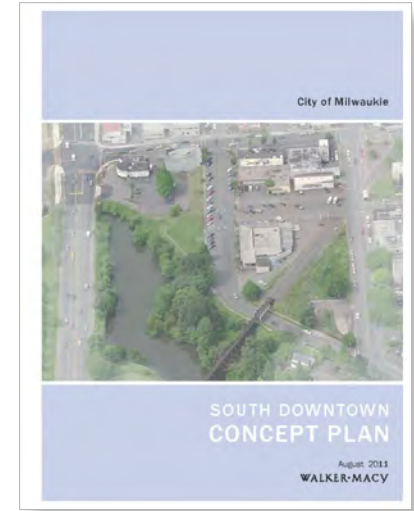
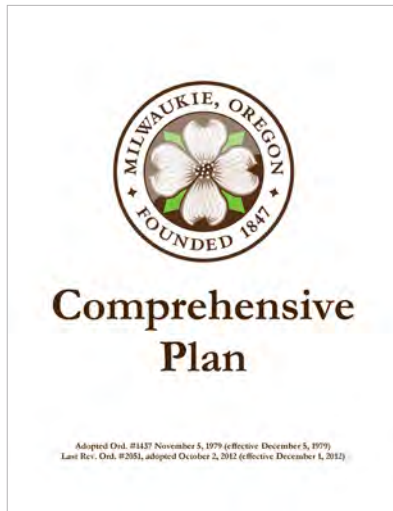
1. To what extent do existing plans, policies and regulations for Downtown Milwaukie reflect contemporary community desires, and are realistic to achieve given current conditions?
2. What are the current conditions?
3. How does the community see the future of Downtown in light of these conditions?

This report addresses the first two questions. The third question is addressed through ALIGN’s community engagement and detailed in the final *Fresh Look Milwaukie: Downtown Road Map* Policy Recommendations Report and associated Public Outreach Findings Report (Appendix E1, Vol 1). In an effort to understand where Milwaukie is now, ALIGN planning has reviewed current polices, gathered information on population and housing trends, conducted a business inventory ground survey, and developed a built environment inventory.

The main body of this report is composed of two major components:

1. Synthesis of existing plans that guide Downtown Milwaukie development and associated implementing policies; and
2. Snapshot of the social, economic and physical environment of the Downtown Milwaukie study area, including:
  - a) Socio-economic demographic trends, measured at the city level
  - b) An exploration of the built environment within the study area

Attachment A includes detailed information, including: “Milwaukie By the Numbers,” a compilation of demographic information; the Business Inventory Ground Survey materials (methodology, collected data, the survey instrument and associated maps used for the survey); the Existing Plans and Policy Review Work Plan; and the Social, Economic and Physical Conditions Work Plan.



## **A** the MILWAUKIE COMPREHENSIVE plan

The 1989 Comprehensive Plan establishes the land use and development policy for the City of Milwaukie. It classifies Downtown as an area of special interest for the whole community and details planning concepts related to Downtown development.

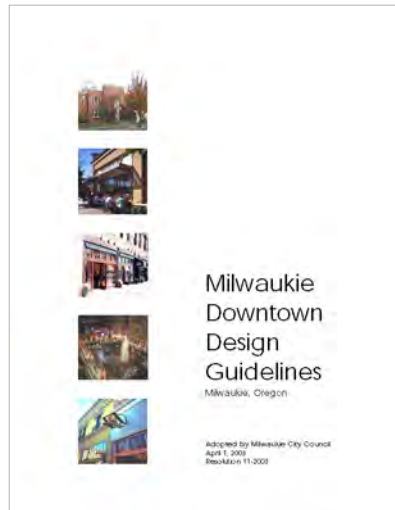
## **B** the DOWNTOWN and RIVERFRONT LAND USE FRAMEWORK plan

The Downtown and Riverfront Land Use Framework Plan (“Framework Plan”) was adopted in 2000. This is the guiding document for development in Downtown Milwaukie and is an ancillary document to the Milwaukie Comprehensive Plan. Its boundaries form the study area for the Fresh Look Milwaukie project.

## **C** the SOUTH DOWNTOWN CONCEPT plan

Adopted in 2011, the South Downtown Concept Plan is a vision for the area south of Washington between 99E (McLoughlin Boulevard) and 21st Ave. Once codified, it will guide redevelopment and land use in preparation for the Milwaukie Light Rail Station opening in 2015. The first project to implement the plan is the Adams Street Connector project, to be completed in fall 2014.

## ii EXISTING PLANS, POLICIES & REGULATIONS



### PURPOSE

*Key question #1: To what extent do existing plans, policies and regulations for Downtown Milwaukie reflect contemporary community desires, and are realistic to achieve given current conditions?*

The plan synthesis component is intended to: inform community engagement; suggest questions for use in the engagement process; and provide a framework to analyze adopted policies in preparation for the recommendation stage of the Fresh Look Milwaukie: Downtown Road Map project.

### EXISTING PLANS, POLICIES & REGULATIONS

Development in Downtown Milwaukie is guided by plans and policies adopted by Milwaukie City Council. The six primary documents directing downtown development are listed below.

### D DOWNTOWN DESIGN guidelines

The Downtown Design Guidelines were adopted in 2003 to support and complement the Framework Plan through the promotion of a consistent urban design vision and contextually sensitive development. The guidelines address “Milwaukie character,” architecture, signage, lighting and pedestrian elements. They are used by City staff and Milwaukie’s Design and Landmarks Committee to evaluate the design of new construction and some exterior renovations.

### E PUBLIC AREA requirements

The Public Area Requirements (PARs) were adopted in 2000 to define and implement the circulation framework of the Framework Plan. This document defines circulation elements for vehicles, pedestrians and bicyclists, guides the development of capital improvements in the public rights-of-way, and establishes standards and requirements for improvements at the time of development or redevelopment of parcels adjacent to the public right-of-way in downtown Milwaukie. The PARs were significantly revised in 2012 and integrated into the City’s Public Works Standards.

### F DOWNTOWN ZONING ordinances

Zoning and Land Use regulations for downtown are addressed in Title 19 Section 304 of the Milwaukie Municipal Code (MMC). The current downtown zones and regulations were adopted in 2000 to implement the Framework Plan. Aspects of the ordinances were revised in 2009 and early 2013. The zoning ordinances address allowed uses, dimensional standards such as building height and setbacks; design standards; residential density, and applicability of design review and public area requirements.

## PLAN REVIEW FINDINGS

The previous plans and policies were reviewed to identify planning concepts that demonstrate community values. While not every plan or policy is expected to address all of the same elements, the plans and policies guiding downtown development do share many similar characteristics at a conceptual level (Table 1). Both public infrastructure improvements and private investments are recognized as drivers of development in all of the planning and policy documents.

Shared planning concepts include:

- Capitalizing on connections from Downtown Milwaukie to the Willamette River
- Ensuring development is pedestrian oriented yet accommodates vehicle traffic
- Recognizing the historical character of downtown
- Actively protecting or increasing the following desirable elements downtown:
  - Housing options
  - Parks and open spaces
  - Pedestrian amenities
  - Employment opportunities

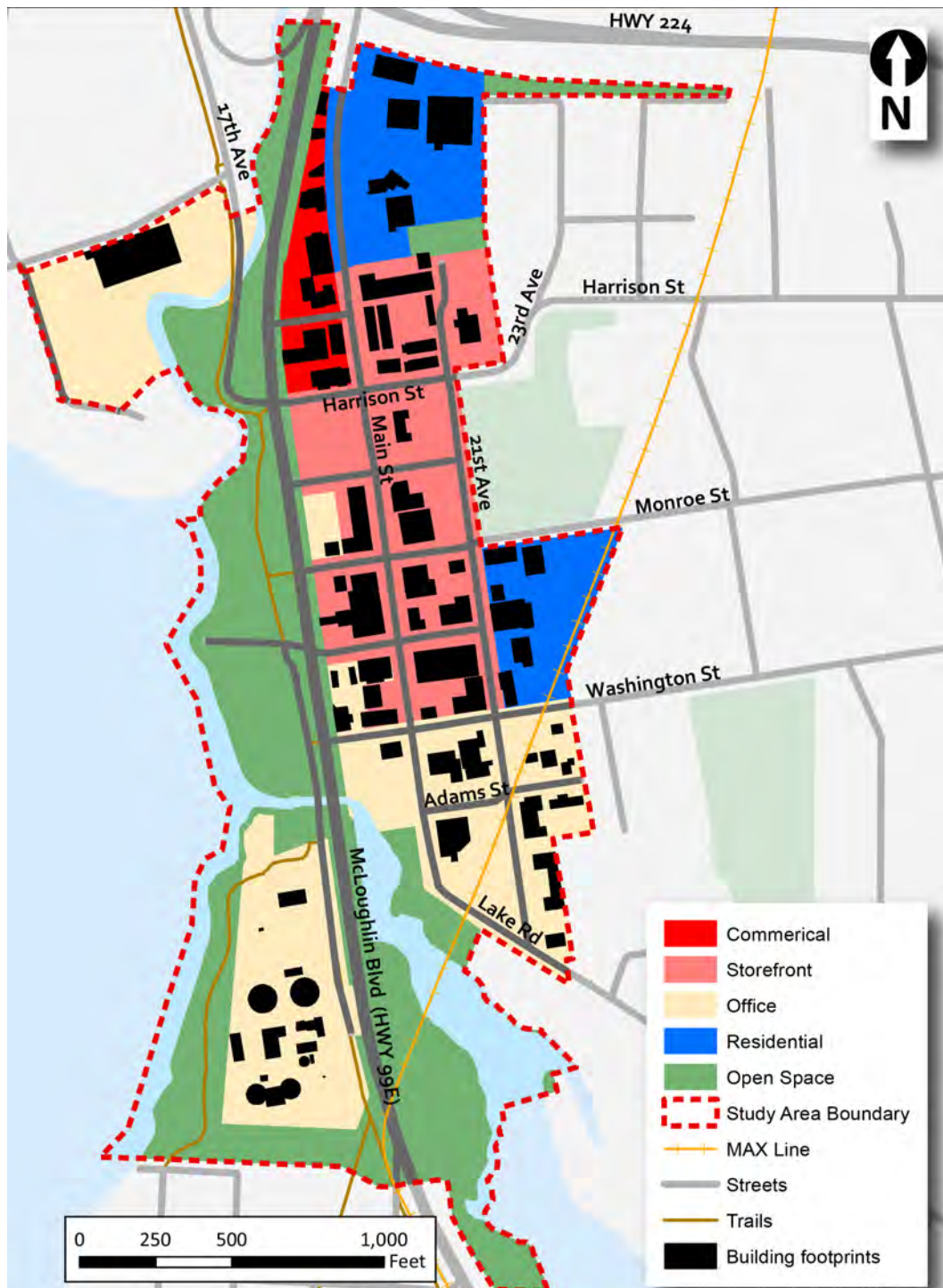
PLANNING CONCEPTS	PLANS & POLICIES			
	Framework Plan	S. Downtown Concept Plan	Comprehensive Plan	Design Guidelines
Historical Character	X	X	X	X
River Connections	X	X	X	X
Pedestrian Orientation	X	X	X	X
Quality MF Housing	X	X	X	X
Employment Opportunities	X	X	X	
Nat Resources & Open Space	X	X	X	X

Table 1 Shared Concepts



## Downtown Zones

While land uses are governed by the land use zones described in the Framework Plan and implemented by Milwaukie's zoning ordinances, the anticipated (and in some cases, required) future uses rarely match the current uses. There are community concerns that current zoning may inhibit desirable development. In addition, with the arrival of light rail the types of desirable uses immediately adjacent to the station could be reconsidered.



right map Downtown Zones



## PURPOSE

### Key question #2: How have conditions changed since the Framework Plan was adopted in 2000?

ALIGN planning gathered information on population and housing trends, developed a built environment inventory and conducted a business inventory ground survey (see Attachment B for detailed information on survey methodology and collected data). This information helped ALIGN planning develop a more nuanced understanding of the forces shaping the future of Downtown Milwaukie, and how they interact with the Framework Plan and other policies. In addition, an increased understanding of demographic trends and land use in Downtown Milwaukie informed the *Fresh Look Milwaukie: Downtown Road Map Policy Recommendations Report*.

## OVERVIEW

This section provides a snapshot of the social, economic and physical environment of the Downtown Milwaukie study area, including:

- a) Socio-economic demographic trends, measured at the city level, and
- b) An exploration of the built environment within the study area, consisting of a business inventory ground survey. This includes a series of maps inventorying major characteristics of the built environment.

# iii SOCIAL, ECONOMIC and PHYSICAL CONDITIONS

## 3.1 DEMOGRAPHIC FINDINGS

### Milwaukie In Transition?

Population changes in the City of Milwaukie since 2000 are a continuation of longer term trends. There has been an increase of diversity in several demographic areas, including age, household, cultural and ethnic diversity. An increase in the amount and diversity of population needs can challenge resources, while stratification of population can challenge community consensus. New residents often bring new ideas and energy, as well as new needs for goods and services that downtown businesses may serve.

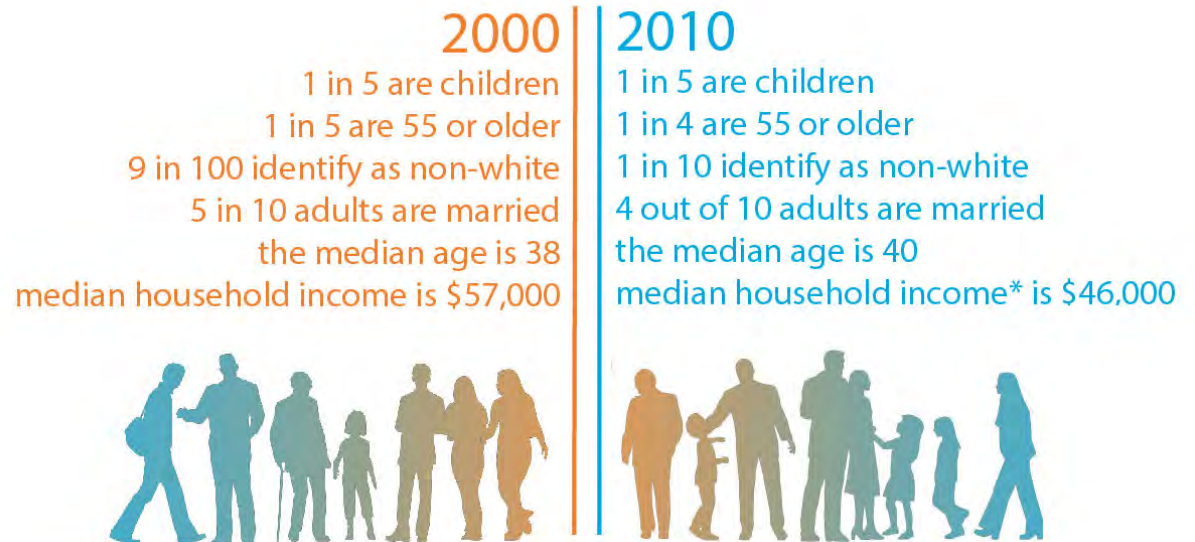
### Overall Population

The City of Milwaukie experienced moderate population growth in the 1980s and 1990s and has since remained relatively stable. Clackamas County and the Portland-Vancouver metropolitan region continue to experience population increases (see Table 2). In the City of Milwaukie, the number of households increased 1% between 2000 and 2010 as the total population decreased 1%. Increases in households locally coupled with regional population increases suggest a increased market demand for housing in Milwaukie.

	2000	2010	percent change
<b>City of Milwaukie</b>	20,490	20,291	-1.00%
<b>Clackamas County</b>	338,391	375,992	10.00%
<b>Portland-Vancouver</b>	1,572,771	1,789,580	12.10%

source: US Census

Table 2 Milwaukie Population Change compared to Clackamas County and Portland-Vancouver Metropolitan Statistical Area



US Census figures - rounded to the nearest whole number  
All US dollars inflation adjusted to 2010 Dollars - \* American Community Survey



## Household Changes

The city's demographic shifts reflect national and regional trends related to shrinking household/family size and an increase in non-family households and older households<sup>1</sup> (see Table 3). There was a 3% increase in the number of 1 or 2 person households from 2000 to 2010. Between that same time period the portion of the population that is 55 or older increased 19%. Smaller households may have smaller incomes, while older households may have a desire to either “age in place” or downsize into smaller homes that are more easily maintained. An aging population and smaller households suggest a future demand for smaller and accessible/retrofitted homes.

	2000		2010	
<b>Median Age</b>	38		40	
<b>Household Composition</b>				
Living Alone	2583	12%	2757	14%
Family Households	5283	62%	5075	59%
Non-Family	695	8%	835	10%
<b>Household Size</b>				
1 or 2 persons	5592	65%	5752	66%
3 or 4 persons	2403	28%	2296	26%
More than 4 persons	640	7%	619	7%

**Table 3** Population Changes

<sup>1</sup>Older households consist of one or more persons age 55 and above.

Milwaukie is also becoming more culturally diverse. In 2000, 91% of the population was white; by 2010 the Latino population had grown to 7% and more than 11% of the city's population identified as non-white. The Milwaukie Market Study survey of shoppers indicated that households of all types express an interest in urban amenities such as access to transit friendly housing and local cultural events and shopping choices.

*“I want to live in a sustainable building within walking distance to groceries, entertainment, coffee and the light rail when it comes to town.”*

*Milwaukie Resident (2009 Milwaukie Market Study, Shopper Survey Respondent)*



*Friends walk arm in arm at First Friday in Downtown Milwaukie*

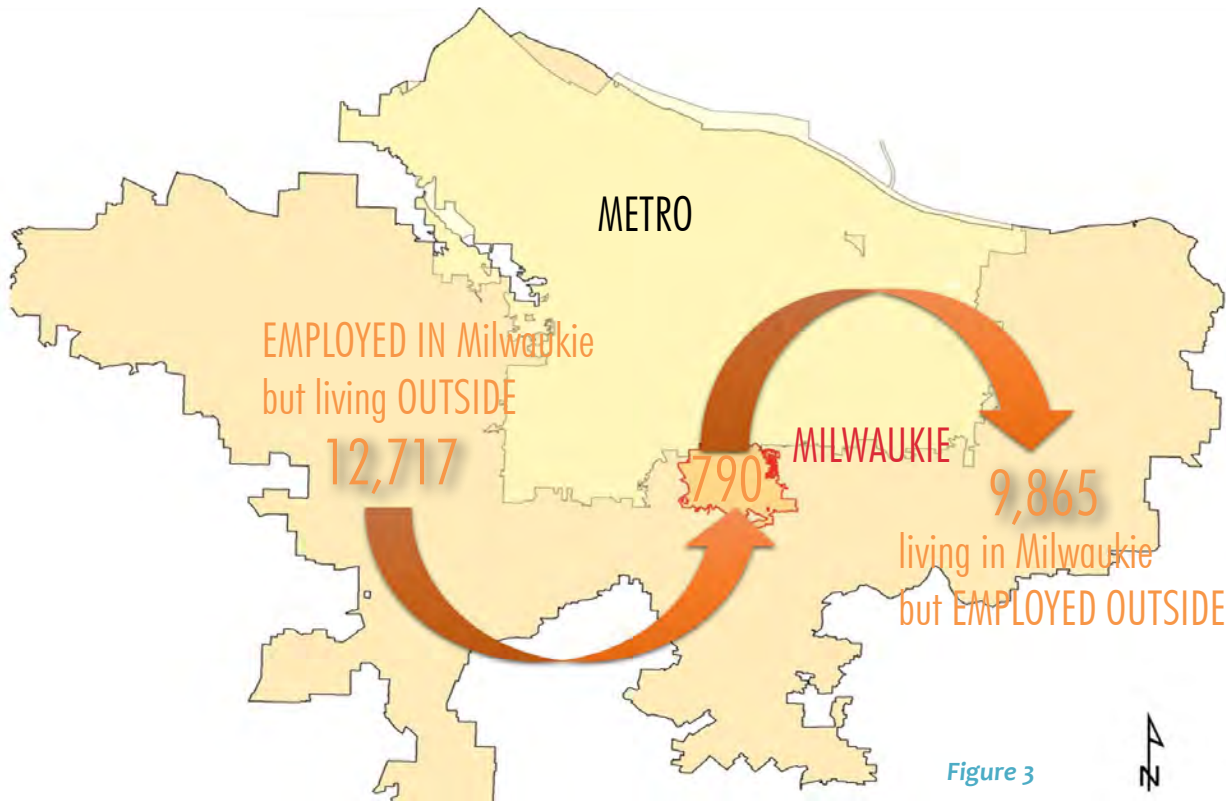
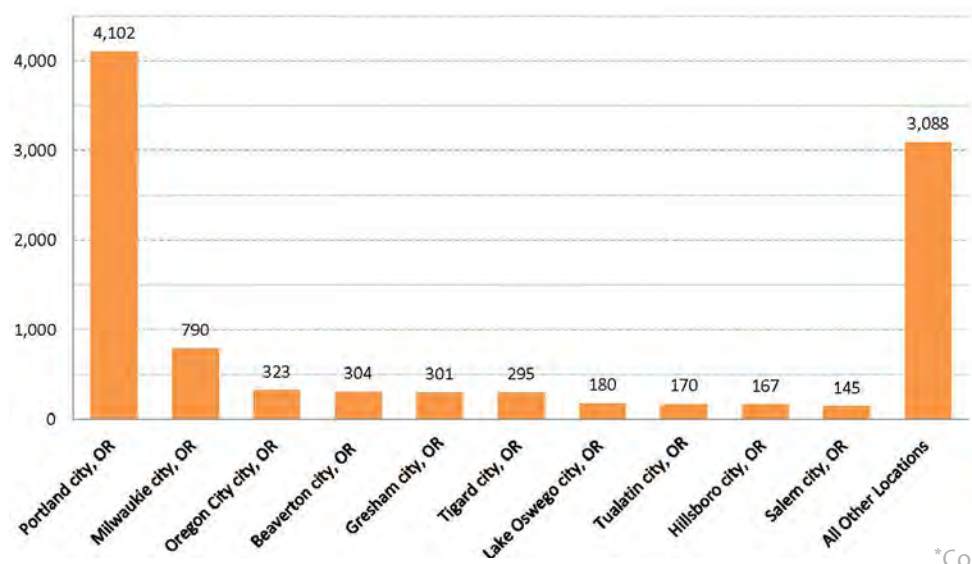


Figure 3

### Making a Living

Milwaukie has both a local economy and participates in the regional economy. In fact, the majority of people living in Milwaukie who work commute outside of the city to their jobs (Figures 3 and 4). Milwaukie has traditionally been a working class and affordable community, with around 60% residents owning their own homes. Income is fairly well distributed (Figure 5). A decline in median income from 2000 to 2010 indicates Milwaukie households may have been harder hit in the recent economic downturn than other areas, suggesting a need for more affordable housing opportunities (Figure 6).



\*Count of work locations

Figure 4 Work Location of Milwaukie Residents\*  
Source: 2010 Longitudinal Employment Household Dynamics

## Local Businesses

Small businesses create the majority of jobs nationally and Milwaukie is no exception, as 70% of Milwaukie businesses employ less than 10 people (2007 US Business Census). Small businesses downtown include medical providers, insurance sales, retail, art galleries and a variety of dining venues. Local events such as the Farmers Market and the grassroots monthly First Friday event help draw people downtown to shop.

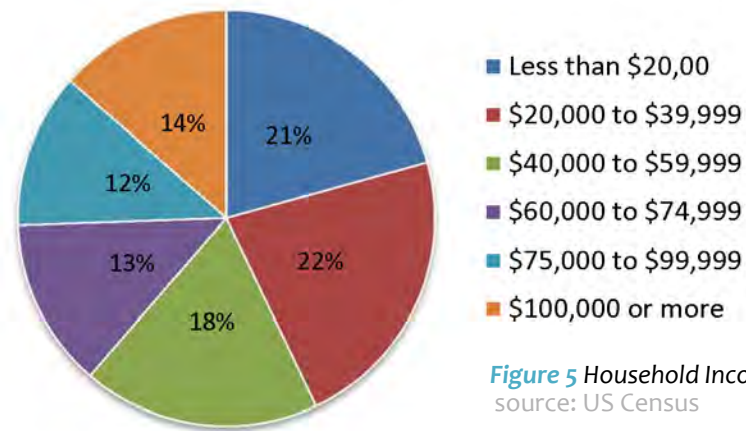
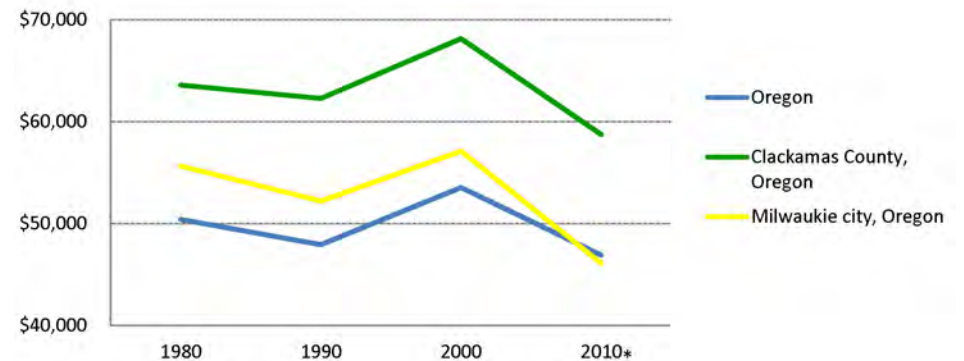
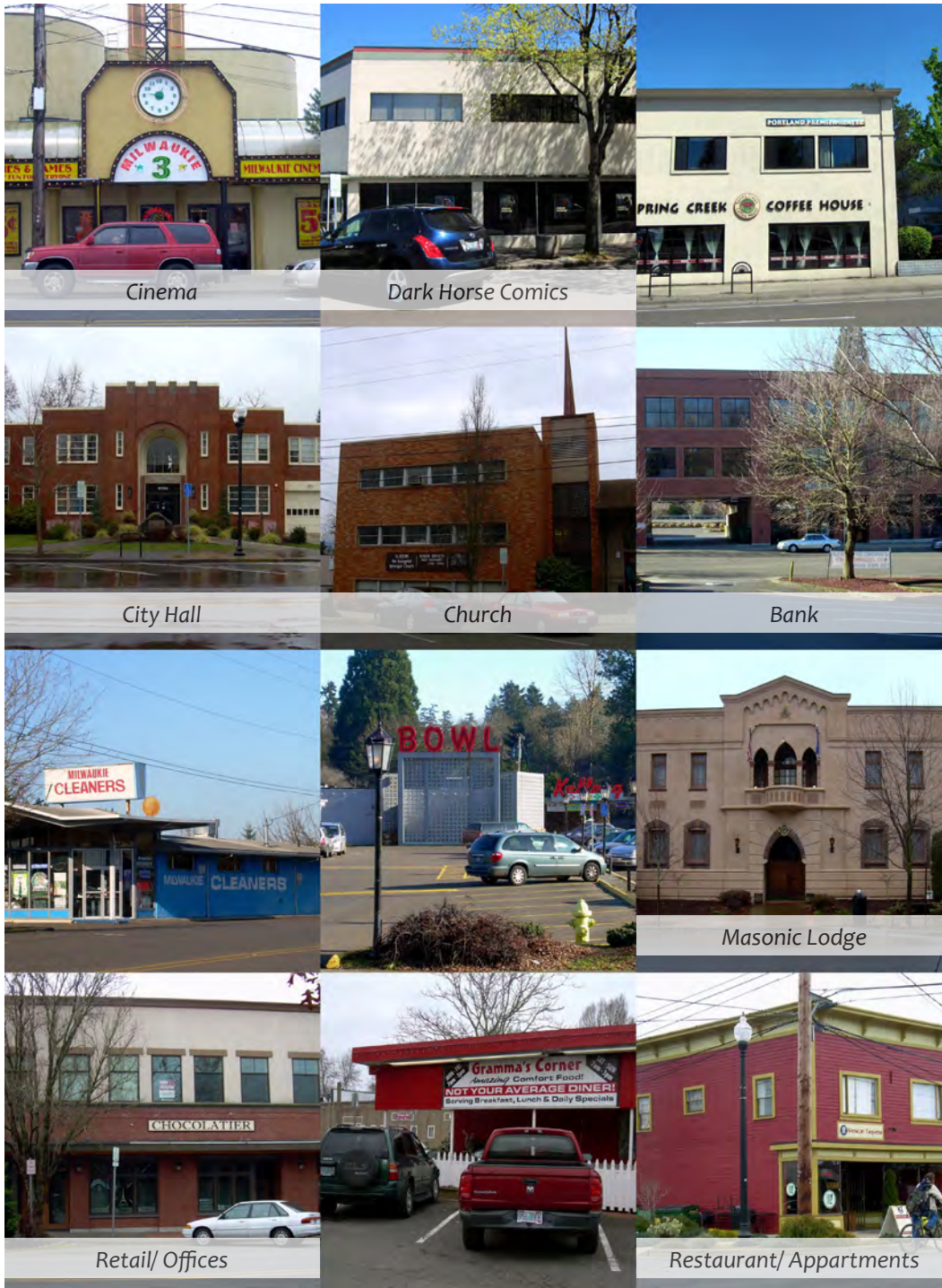


Figure 5 Household Income in 2010 Adjusted Dollars  
source: US Census



Figure 6 Changes in Median Household Income Measured in 2010 Adjusted Dollars





Cinema

Dark Horse Comics

SPRING CREEK COFFEE HOUSE

City Hall

Church

Bank

MILWAUKIE CLEANERS

BOWL

Masonic Lodge

CHOCOLATERIE

GRAMMA'S CORNER  
Authentic Comfort's Food!  
NOT YOUR AVERAGE DINER!  
Serving Breakfast, Lunch & Daily Specials

Restaurant/ Apartments

Retail/ Offices

### 3.2 BUILT ENVIRONMENT INVENTORY

Downtown Milwaukie consists of small walkable blocks and a number of historic buildings. Pedestrian access to the Willamette River has been enhanced through new signalized crossings across McLoughlin Boulevard and the Riverfront Park is starting to take shape. Recent commercial enterprises downtown are activating dormant spaces, while recently developed multi-family housing provides new customers for businesses.



ALIGN planning explored current and potential future land uses through GIS analysis and on the ground explorations, which were augmented by the community identification of assets and opportunities. The resulting inventory of Downtown Milwaukie guided the *Fresh Look Milwaukie: Downtown Road Map* policy recommendations.



right map Fresh Look Milwaukie Study Area



## Historical Component

Honoring the historical elements of the built environment is a common theme in plans and policies that address the built environment in Downtown Milwaukie. Commercial uses have long dominated in the area but civic and residential uses are also listed on the existing City historic resources inventory.

List of Historical Properties (Map left):

1. Masonic Lodge, 10636 SE Main (1925)
2. City Hall 10722 SE Main (1938)
3. Commercial Building, 10914 SE Main St
4. Commercial Building, 10999 SE Main St
5. Commercial Building, 11008 SE Main (1905)
6. Single Family Residence, 2115 SE Adams



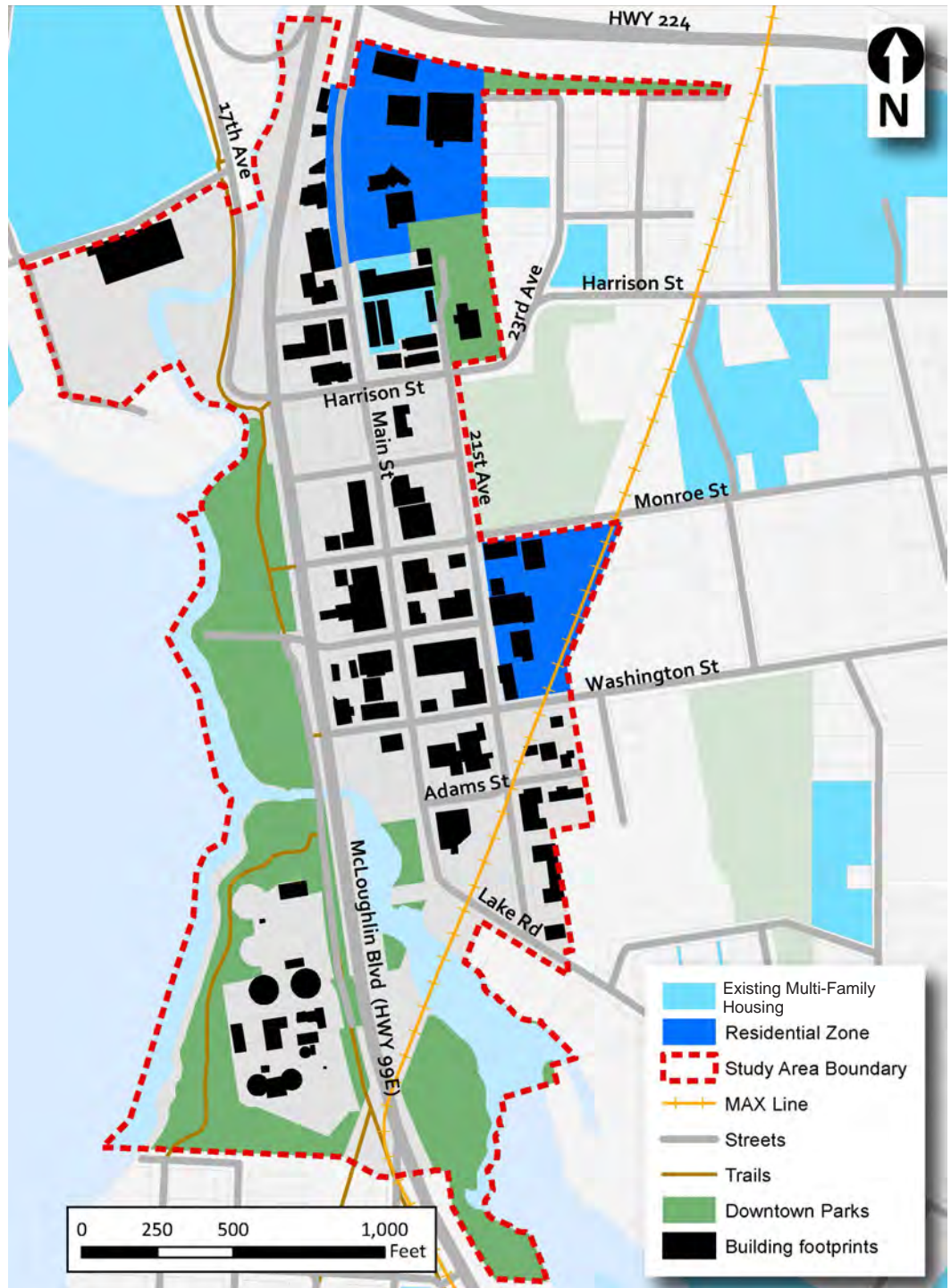
*left map* Downtown Sites on the City of Milwaukie Historic Properties Inventory

## Downtown Residential Development

Downtown living units are identified as desirable uses in many of the plans for the area. They provide an opportunity to increase the supply of housing units in Milwaukie which has limited developable lands and would also increase the customer base for many downtown businesses. Due to changing demographics, the market demand for urban housing is expected to continue to increase and with the arrival of light rail, downtown living in Milwaukie is also expected to become more desirable.<sup>2</sup>

The map to the right shows existing housing and the areas of Downtown zoned for residential housing, which allows only for multifamily types of housing. The long tenure of some property owners with successful businesses on these parcels suggests redevelopment is unlikely in the near future. In order to capitalize on the location of anticipated Light Rail station development, allowing standalone residential development in areas the market will bear may require rezoning.

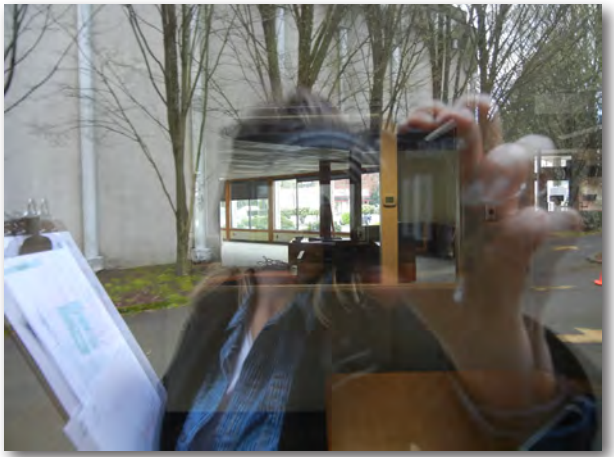
<sup>2</sup>Future Housing Trends, Milwaukie Residential Standards Project (spring 2011) Urbworks.



*right map* Existing Multi-Family Housing & Downtown Residential Zones



### Observed Vacancies



Vacancies are distributed fairly evenly throughout downtown Milwaukie. The Framework Plan conceived of an active Downtown area with a robust retail armature, or spine, of retail uses along Main Street. Fifty-four percent of the thirteen observed vacancies in existing buildings were located on Main Street.

left map Observed Vacancies in Existing Buildings

## Land Value to Improvement Value Ratio (LIR)

Finding opportunities to redevelop land in built up urban areas can be a challenge. Existing structures have significant permanence in the landscape. Property owners with successful long term businesses may own their property outright and have little incentive to engage in costly relocation. Dilapidated buildings may require expensive renovation and rehabilitation or hefty new construction costs.

The ratio of the land value to the improvement value compares land values with building values. When the land value is equal to or greater than the value of the structure (an LIR of one or larger), there may be market incentive to redevelop the land to a higher-value use. This is especially true on parcels without structures, except when the land is generating significant revenues, as in the case of fees produced from surface parking lots. Although LIR can suggest possibilities for marketable development, it does not take into account other factors that affect likelihood of development such as market rate rents and development fees.



right map Land Value to Improvement Value Ratio



### 3.3 BUILT INVENTORY GROUND SURVEY

The primary data source for physical conditions in the built environment downtown, the Regional Land Information System (RLIS) compiled and maintained by Metro, does not contain information on occupancy and vacancy rates, nor does it provide detailed use information. Therefore, ALIGN planning conducted a business inventory ground survey to gather information regarding existing uses, vacancies, and occupancies of buildings downtown through first hand observation. The types of uses downtown play a strong role in attracting people to the area; active uses increase the number of downtown visitors, creating a vibrant atmosphere, while vacancies and underutilized ground floor spaces contribute to dead zones of inactivity.<sup>3</sup>

ALIGN planning conducted first-hand observation of ground floor uses in the study

area east of McLoughlin Ave, and when possible used available signage to identify second and third-story uses. The study area consists of about 83 acres, the ground survey focused on uses east of McLoughlin Boulevard<sup>4</sup>. Uses were recorded on 71 acres, 133 parcels and 77 structures.<sup>5</sup> This provided a snapshot of vacancies at the time. Detailed information on the methodology used to conduct the Business Inventory Ground Survey can be found in *Attachment B*.

#### Methodology

The ground survey was conducted on Wednesday March 27th, 2013, from 3pm to 5pm. Information regarding apparent use; occupancy and vacancy; number of stories in buildings; and whether for lease or for rent signs were visible were collected for each tax lot. In addition, the team took notes

<sup>3</sup>Oregon Transportation Growth Management Program. (1999). *Main Street... When a Highway Runs Through It: A Handbook for Oregon Communities*. Salem, Oregon: Oregon Department of Transportation. Page 70.

<sup>4</sup>Since the ground survey was intended to investigate current business uses and the uses in the area west of McLoughlin (a water treatment plant, riverfront park and large single owner office building) are well known, they were not observed at the time of the ground survey.

<sup>5</sup>Structures with shared walls but separate tax parcels were counted as individual buildings. For example, townhomes with shared wall were counted as separate buildings; structures with multiple storefronts but single ownership were counted as a single building. Buildings frequently had more than one use.

regarding intensity of use and deteriorated or neglected building conditions when applicable. No buildings were entered and information on uses above the ground floor was limited to information readily available from signage; therefore it is possible that non-ground floor uses were undercounted.

### Observed Use

Observed uses, when apparent were recorded for each tax lot parcel. Use was determined by visually observed elements, such as signage and building elements

(storefronts and loading bays). Observed uses do not exactly match zoning code definitions for uses. Services depending on walk-in traffic, such as medical offices and martial arts studios were counted separately from office uses with 8am – 5pm workers and little or no walk-in business. Gas stations and banks were also categorized separately. The Downtown area east of McLoughlin includes Scott Park, Dogwood Park and other open spaces. Residential use consists primarily of multifamily housing at North Main Village, which consists of 64 affordable rental units and 33 market-rate townhomes and condominiums. The most commonly



observed non-residential use was retail, followed by offices and restaurants. Services such as medical providers, dry cleaning, massage and insurance offices were also very common. Banking and other finance services are also frequently counted uses (see Table 5 and Figure 7).

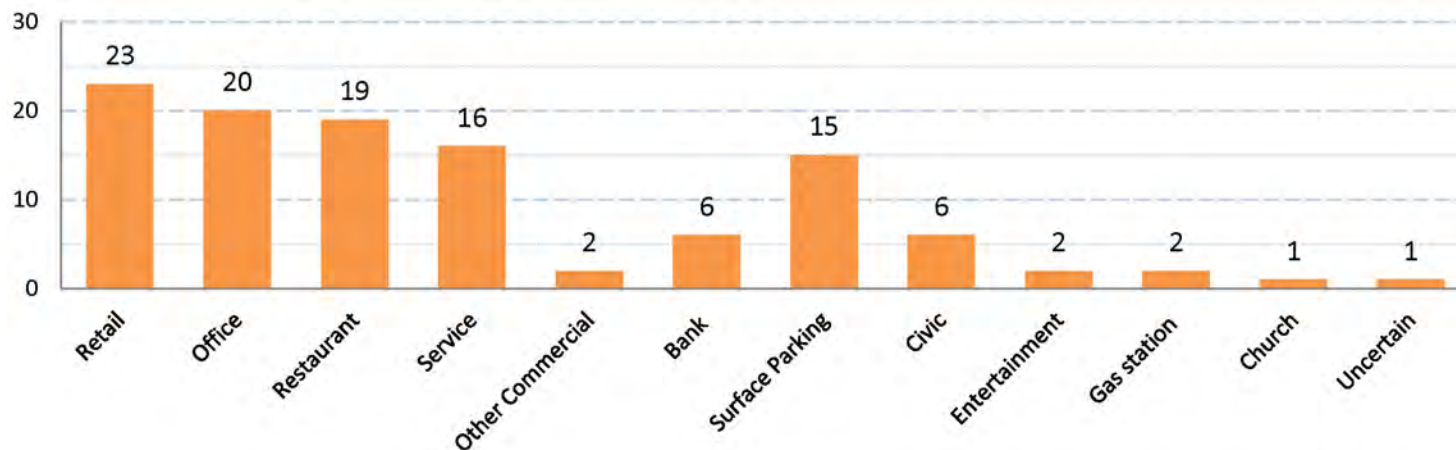


Figure 7 Number of Uses Observed during the Business Inventory Ground Survey

Type of Use	Lot Size (AC)	Percent
Open Space	21.74	30.6%
Service	15.68	22.1%
Office	8.86	12.5%
Civic	4.46	6.3%
Retail	4.21	5.9%
Surface Parking	3.81	5.4%
Bank	2.60	3.7%
Restaurant	2.04	2.9%
Entertainment	1.83	2.6%
Mixed Use	1.69	2.4%
Housing	1.69	2.4%
Other	1.66	2.3%
Vacant	0.78	1.1%
Grand Total	71.04	

*Table 5* Types of Observed Uses by Tax Lot Size

Parks and open spaces are the largest single use in Downtown Milwaukie. When these uses are excluded, the highest percentage of use (as measured by tax lot size in acres), were services such as medical providers and insurance, and offices. Retail uses are slightly lower than civic uses, which include City Hall, the post office and fraternal organizations.

Surface parking lots consume about 8% of downtown area, a larger share than restaurants, entertainment uses, residential, or other uses. Other uses include entertainment, gas stations, churches, uncertain uses, and general commercial. The smallest portion of the downtown area was vacant, about 1 percent.



## Occupancy & Vacancy

Not all uses were active during the building inventory ground survey. Storefronts that were closed but appeared occupied were not counted as vacancies. Structures that were clearly unoccupied, or had “for rent” or “for lease” signs, were considered vacant. Vacancy rates are affected by the total amount of space devoted to particular uses and varied between types of uses.

**Total Occupancy:** 139 occupied parcels were counted in the business survey, including surface parking lots when paved and striped for parking.

**Total Vacancy:** Ten percent of the Downtown parcels are vacant. Vacancy rates for retail, office, bank and other commercial uses were higher than the overall Downtown average, while vacancy rates for restaurants, housing, surface parking, entertainment, gas stations and churches were lower. Fifteen vacant parcels and ground floor vacancies were observed, however “for rent” or “for lease” signage was displayed for only 7 units. In existing structures, the vacancy rate for retail space was 21%, office space was 18% and 14% for services. The vacancy counts for “other” included parcels without structures but not zoned for open space, an uncertain use and a parcel with construction staging but no existing structure. Four vacant parcels unsuitable for intensive development immediately adjacent to Kellogg Creek were included in the overall vacancy count.

	Vacant	Occupied	Total	Percent Vacant
Other	6	6	12	50%
Retail	3	11	14	21%
Office	2	9	11	18%
Mixed Use	1	10	11	9%
Service	1	9	10	10%
Bank	1	6	7	14%
Other Commercial	1	2	3	33%
Restaurant	1	11	12	8%
Housing - Rental		64	64	0%
Housing		35	35	0%
Surface Parking		15	15	0%
Entertainment		2	2	0%
Gas station		2	2	0%
Church		1	1	0%
<b>Grand Total</b>	<b>15</b>	<b>139</b>	<b>154</b>	<b>10%</b>

Table 6 Occupancy and Vacancy

## Building Heights

55% percent of buildings in the ground survey were single story construction. 35% percent were 2 stories, 9% were 3 stories. One percent of buildings were 4 stories.



Figure 8 Building Story

## Additional Comments & Observations

- Tax parcels are not uniformly contingent with either use or built structures; some tax parcels were utilized by a single use, while other parcels offered multiple storefronts.
- Banks and other financial services were counted separately from other service providers. Gas stations were counted separately from other retail providers.
- A food cart noted on a parcel with other uses was not open during the ground survey, nor has it been open during other periods of observation by team members. It was not included in either occupancy or vacancy counts.

**Attachment A**

Milwaukie by the Numbers- Demographic Data

**Attachment B**

Business Inventory Ground Survey  
Supplemental Materials

1. Ground Survey Methodology
2. Collected Survey Data & Associated Tax Lot information
3. Survey Instrument
4. Survey Maps

**Attachment C**

Plan & Policy Summary Plan

**Attachment D**

Social, Economic and Physical Conditions  
Work Plan

# attachment A

## MILWAUKIE BY THE NUMBERS

Milwaukie, Oregon	1980		1990		2000		2010	
<b>Population Density</b>								
Total Population	17931		18692		20490		20291	
Population Density Per Square Mile	3767		3927		4257		4206	
Land Area (sq. miles)	4.76		4.76		4.81		4.82	
<b>Sex By Age</b>								
Total Population:	17931		18692		20490		20291	
Male:	8620	48.1%			9917	48.4%	9870	48.6%
Female:	9311	51.9%			10573	51.6%	10421	51.4%
<b>Age</b>								
Total Population:	17931		18692		20490		20291	
Under 5 year	1263	7.0%	1252	6.7%	1306	6.4%	1118	5.5%
5 to 9 years	1123	6.3%	1217	6.5%	1349	6.6%	1089	5.4%
10 to 14 years	1235	6.9%	1187	6.4%	1302	6.4%	1232	6.1%
15 to 17 years	878	4.9%	667	3.6%	722	3.5%	755	3.7%
18 to 24 years	2307	12.9%	1616	8.7%	1650	8.1%	1563	7.7%
25 to 34 years	3388	18.9%	3379	18.1%	3058	14.9%	3004	14.8%
35 to 44 years	2013	11.2%	3078	16.5%	3341	16.3%	2838	14.0%
45 to 54 years	1789	10.0%	1847	9.9%	3202	15.6%	3095	15.3%
55 to 64 years	1795	10.0%	1649	8.8%	1744	8.5%	2830	14.0%
65 to 74 years	1300	7.3%	1581	8.5%	1331	6.5%	1420	7.0%
75 to 84 years	640	3.6%	932	5.0%	1068	5.2%	933	4.6%
85 years and over	200	1.1%	287	1.5%	417	2.0%	414	2.0%
<b>Median Age By Sex</b>								
Median Age:	30.9		36		37.7		39.9	
Male Population	29.6		-		35.7		38.4	
Female Population	32.3		-		39.5		41.5	
<b>Race</b>								
Total Population:	17931		18692		20490		20291	

<b>Milwaukie, Oregon</b>	<b>1980</b>		<b>1990</b>		<b>2000</b>		<b>2010</b>	
White	17393	97.0%	17851	95.5%	18637	91.0%	17960	88.5%
Nonwhite	538	3.0%	841	4.5%	1853	9.0%	2331	11.5%
Hispanic	223	1.2%	768	4.1%	813	4.0%	1426	7.0%
<b>Household Composition</b>								
Living Alone	1914	26.6%	2276	12.2%	2583	12.4%	2757	13.6%
Family Households	4897	68.0%	15280	81.8%	5283	61.7%	5075	58.6%
Non-Family Households	394	5.5%	1029	5.5%	695	8.1%	835	9.6%

<b>Marital Status For The Population 15 Years And Over</b>								
Persons 15 Years And Over:	14310		15036		16866			
Single/Never Married	3221	22.5%	3316	22.1%	4089	24.2%	5138*	30.1%*
Now married	8325	58.2%	8321	55.3%	8763	52.0%	7732*	45.3%*
Separated	287	2.0%	291	1.9%	272	1.6%	257*	
Widowed	1066	7.5%	1191	7.9%	1205	7.1%	1101*	6.5%*
Divorced	1411	9.9%	1917	12.8%	2537	15.0%	2850*	16.7%*
<b>Years Of School Completed</b>								
Persons 25 Years Old And Over:	11100		12745		14440		14844*	
Less Than High School	2244	20.2%	1928	15.1%	1802	12.5%	1194*	8.0%*
High school graduate	4410	39.7%	3999	31.4%	4397	30.5%	3729*	25.1%*
Some College	2676	24.1%	4581	35.9%	5599	38.8%	6365*	42.9%*
Bachelor's & Higher Degrees	1770	16.0%	2237	17.5%	2642	18.3%	3556*	24.0%*
<b>School Dropout Rate</b>								
Civilian population 16 to 19- Not in high school graduate (Dropped out)	256	20.9%	73	9.2%	99	9.6%	-	-

Milwaukie, Oregon	1980		1990		2000		2010	
<b>Employment/Unemployment Status For Civilian Population</b>								
Civilian Population In Labor Force 16 Years And Over:	9259		9949		11575		11,314*	
Employed	8836	95.4%	9491	95.4%	10995	95.0%	9,975*	88.2%*
Unemployed	423	4.6%	458	4.6%	580	5.0%	1,339*	11.8%*
<b>Median Household Income (In 2010 Dollars) Dollars adjusted for inflation to match value in 2010 (CPI: 3.004)</b>								
Median Household Income In 2010 Dollars	\$55,646		\$52,216		\$57,112		\$46,094*	
<b>Tenure</b>								
Occupied Housing Units:	7224		7900		8561		8667	
Owner occupied	4329	59.9%	4590	58.1%	5157	60.2%	5078	58.6%
Renter occupied	2895	40.1%	3310	41.9%	3404	39.8%	3589	41.4%
<b>Median Cash Rent (In 2010 Dollars) Dollars adjusted for inflation to match value in 2010 (CPI: 3.004)</b>								
Median Cash Rent	\$844		\$731		\$818		\$818*	
<b>Families, Total and by Poverty Status</b>								
Families:	4929		5162		5385		-	
Above poverty level:	4673	94.8%	4844	93.8%	5052	93.8%	-	-

Data Source: US Census, except as noted \* American Community Survey 2009-2011

## Ground Survey Methodology

**Data Source:** ArcGIS was used to map Regional Land Information System (RLIS) data available from Metro. The May 2012 release of RLIS data was used because it was the most recent available data set available to PSU students.

**Study Area Mapping:** Tax lots that were fully or partially within the Study Area were mapped in ArcGIS 10.1 and saved as a data shapefile layer. Tax lots were automatically assigned an Object ID number by this geoprocessing function. Tax lots that were fully within the study area and east of McLoughlin Boulevard were selected and displayed on a Business Inventory (BI) Map. The BI Map was divided into two sections: the North Section displayed parcels north of Monroe Ave and the South Section displayed parcels south of Monroe Ave. The associated data table was exported into Excel.

**Study Area Inventory Form:** The exported data table of the selected tax parcels was modified in Excel. Additional columns were created for map section, occupancy, vacancy, specific use, rental signage, number of stories and additional notes. The table was then exported into Adobe PDF as the “Fresh Look Milwaukie Business Inventory Form.”

**Survey Protocol:** The ground survey was conducted on March 27, 2013, from 3:00 to 5:00 pm. Three ALIGN planning team members identified properties on the map and verified addresses listed on the inventory form, made observations in the field on the Inventory Form, and copied those entries into an Excel spreadsheet after the fact. The data was then merged into a single worksheet with the original tax lot information from RLIS. Observed occupancies and vacancies were summed for each tax parcel.

**Area of Use Extent:** Observed use was merged with tax lot data to assess the amount of land devoted to various types of uses. Uses were associated with tax lots and based on the size of the parcel the use was located on.

**Vacancy:** For residential uses not visible on the ground floor, the website of the leasing agency and the Regional Multiple Listing Service (RLIS) data were reviewed for vacancies or listed sales. There were no residential vacancies confirmed, although one single family housing unit was suspected of being unoccupied.

Indications for categorizing commercial use for vacant parcels included adjacent uses, signage for previous use and structural characteristics such as number and visibility of windows and doors and visible loading bays.

**Limitations:** While the Business Inventory Maps showed building footprints and tax lots, it only identified tax parcels. At some sites, multiple addresses were included on one tax parcel, while on other sites the building footprint extended over more than one tax parcel. In some cases, there was no pre-identified address for all uses observed; team members recorded this information differently to accommodate this unexpected condition. When collected data was merged into a single Excel workbook, attempts were made to reconcile these differences, summing total vacancies and listing all observed uses (regardless of address) for each tax parcel. Easements were disregarded when totaling the count of occupied parcels. When multiple addresses were observed on single tax parcels, occupancy was also summed. Uses above the ground floor were collected when possible from existing signage on the site, however it is likely that second story and higher uses were undercounted. Additionally, stories were counted by observing windows so it is possible that for larger buildings, elevated ceilings with high windows might have erroneously added an additional story.

# COLLECTED SURVEY DATA and ASSOCIATED TAX LOT information

Downtown Lots Fully or partially within Study Area											Inventory Map Sites: Observed Sites identified by Map Section											
OBJECT ID	LAND USE	SITE ADDR	LAND VAL	BLDG VAL	LD:IMPR Ratio	TOTAL VAL	BLDGSQ FT	T & A ACR	GIS ACRES	YEAR BUILT	Map Section	ID #	Address	LU	Occupied	General Use for	Use, If apparent	Vacant	For Lease/	Stories	Notes	
1	VAC	NO SITUS	48012	0	Vacant	48012	0	0.2	0.21	0		1				Open	Open Space					
2	COM	12700 SE	0	1734460	0.000	1734460	0	0	0.24	0		2				Excluded-	Outside Study					
3	SFR	10795 SE RIVERWAY LN	0	59760	0.000	59760	910	0	0.01	2006		3				Excluded-	Outside Study					
4	COM	1855 SE JEFFERSON ST	626861	897880	0.698	1524741	0	0	1.77	0		4				Open	Open Space					
5	VAC	NO SITUS	130070	0	Vacant	130070	0	0.57	0.55	0		5				Open	Open Space					
6	COM	NO SITUS	179640	14290	12.571	193930	0	0.4	0.42	0		6				Open	Open Space					
7	VAC	NO SITUS	0	56990	0.000	56990	1652	0	0.02	2006		7				Open	Open Space					
8	COM	11011 SE MAIN ST	98748	194100	0.509	292848	0	0	0.15	0	S	8	11011 SE	COM	1	entertain	Theatre			2	Façade needs improvement	
9	COM	11049 SE MAIN ST	0	4480	0.000	4480	0	0	0.01	0	S	9	11049 SE	COM	1	Retail	Retail	1		1	Doing Construction; One Unit with clothes,	
10	COM	11073 SE MAIN ST	2004	0	Vacant	2004	0	0	0.00	0	S	10	11073 SE	COM	1	service	Attorney			2		
11	COM	1925 SE WASHINGTON	0	4480	0.000	4480	0	0	0.01	0	S	11	1925 SE	COM	1	Retail	Retail-			2	Broken window (cracked) top floor	
12	COM	11050 SE	40217	0	Vacant	40217	0	0.15	0.18	0	S	12	11050 SE	COM	1	Bank	Bank w drive in			1	Bank of the West + Parking Lot, 1/2 full	
13	COM	11010 SE	48287	65570	0.736	113857	0	0.08	0.08	0	S	13	11010 SE	COM	1	Gas	Gas station &			1	Texaco/Arco	
14	VAC	NO SITUS	132166	133200	0.992	265366	0	0	0.26	0		14				Open	Open Space					
15	VAC	11211 SE	0	56000	0.000	56000	1604	0	0.02	2006		15				Open	Open Space					
16	COM	NO SITUS	0	50420	0.000	50420	1604	0	0.02	2006		16				Open	Open Space					
17	VAC	11100 SE	0	56000	0.000	56000	1604	0	0.02	2006	S	17	11100 SE	VAC	1	Vacant No	Former surface			0	Parking / Grass	
18	COM	11103 SE MAIN ST	35043	0	Vacant	35043	0	0	0.11	0	S	18	11103 SE	COM	1	Retail	Thrift Store			1	Shared space, dental/retail	
19	COM	NO SITUS	0	64750	0.000	64750	1903	0	0.04	2006	S	19	NO SITUS	COM		Vacant No		1		0	No structures. Former surface parking.	
20	VAC	NO SITUS	0	57020	0.000	57020	1644	0	0.02	2006	S	20	NO SITUS	VAC		Vacant No		1		0	No structures. Former surface parking.	
21	VAC	NO SITUS	0	56200	0.000	56200	1604	0	0.02	2006	S	21	NO SITUS	VAC		Vacant No		1		0	No structures. Former surface parking.	
22	VAC	NO SITUS	0	56200	0.000	56200	1604	0	0.02	2006		22				Excluded-	Water					
23	IND	11525 SE	113551	107750	1.054	221301	0	0.22	0.22	0		23				Excluded-	Water					
24	IND	11635 SE	218901	315000	0.695	533901	0	0.43	0.43	0		24				Excluded-	Water					
25	IND	NO SITUS	293021	0	Vacant	293021	0	0.64	0.69	0		25				Excluded-	Water					
26	VAC	NO SITUS	140393	116620	1.204	257013	0	0	0.26	0		26				Open	Open Space					
27	VAC	1919 SE EAGLE ST	157776	0	Vacant	157776	0	0.34	0.40	0		27				Open	Open Space					
28	VAC	NO SITUS	0	0	Vacant	0	0	0	0.72	0		28				Open	Open Space					
29	COM	10660 SE 21ST AVE	0	56200	0.000	56200	1604	0	0.02	2006	N	29			1	Civic	Library					
30	COM	NO SITUS	0	65150	0.000	65150	1903	0	0.05	2006	N	30				Open	Open Space					
31	COM	NO SITUS	71212	57940	1.229	129152	0	0	0.13	0	N	31	NO SITUS	COM	1	Parking	Surface Parking				No structures- Fitness Club Parking lot	
32	SFR	10677 SE 21ST AVE	0	162640	0.000	162640	1137	0	0.00	2006	N	32	10677 SE	SFR	1	Housing	Attached TH			3	Ground floor garage	
33	SFR	10675 SE 21ST AVE	493629	5495250	0.090	5988879	0	2.13	1.93	0	N	33	10675 SE	SFR	1	Housing	Attached TH			3	Ground floor garage	
34	SFR	10673 SE 21ST AVE	0	1390	0.000	1390	0	0	0.98	0	N	34	10673 SE	SFR	1	Housing	Attached TH			3	Ground floor garage	
35	SFR	10671 SE 21ST AVE	74316	202600	0.367	276916	0	0	0.14	0	N	35	10671 SE	SFR	1	Housing	Attached TH			3	Ground floor garage	
36	SFR	10669 SE 21ST AVE	0	4480	0.000	4480	0	0	0.01	0	N	36	10669 SE	SFR	1	Housing	Attached TH			3	Ground floor garage	
37	SFR	10659 SE 21ST AVE	67072	170270	0.394	237342	0	0	0.11	0	N	37	10659 SE	SFR	1	Housing	Attached TH			3	Ground floor garage	
38	SFR	10661 SE 21ST AVE	220945	521070	0.424	742015	0	0.47	0.48	0	N	38	10661 SE	SFR	1	Housing	Attached TH			3	Ground floor garage	
39	SFR	10663 SE 21ST AVE	285004	153210	1.860	438214	0	1.1	1.12	0	N	39	10663 SE	SFR	1	Housing	Attached TH			3	Ground floor garage	
40	SFR	10665 SE 21ST AVE	42916	80490	0.533	123406	0	0.07	0.07	0	N	40	10665 SE	SFR	1	Housing	Attached TH			3	Ground floor garage	
41	SFR	10667 SE 21ST AVE	1369042	7838540	0.175	9207582	0	8.22	7.21	0	N	41	10667 SE	SFR	1	Housing	Attached TH			3	Ground floor garage	
42	SFR	10552 SE MAIN ST	0	61180	0.000	61180	940	0	0.01	2006	N	42	10552 SE	SFR	1	Housing	Attached TH			3	Ground floor garage	
43	SFR	10550 SE MAIN ST	70164	69780	1.006	139944	0	0	0.13	0	N	43	10550 SE	SFR	1	Housing	Attached TH			3	Ground floor garage	
44	SFR	10548 SE MAIN ST	405851	548290	0.740	954141	0	0.81	0.80	0	N	44	10548 SE	SFR	1	Housing	Attached TH			3	Ground floor garage	
45	COM	10636 SE MAIN ST	17821	87380	0.204	105201	0	0	0.03	0	N	45	10636 SE	COM	1	Civic	Masonic Lodge			2		
46	COM	10722 SE MAIN ST	0	58910	0.000	58910	1722	0	0.04	2006	N	46	10722 SE	COM	1	Civic	City Hall			2		
47	COM	10818 SE MAIN ST	49226	71490	0.689	120716	0	0.07	0.08	0	N	47	10818 SE	COM	1	Office	Office for Dark					
48	COM	NO SITUS	0	4480	0.000	4480	0	0	0.01	0	N	48	NO SITUS	COM	1	Parking	Surface Parking				NA	Adjacent to Dark Horse Office Space. Lot
49	COM	NO SITUS	0	4480	0.000	4480	0	0	0.01	0	N	49	NO SITUS	COM	1	Parking	Surface Parking				NA	Adjacent to Key Bank. Lot barely used
50	COM	10888 SE MAIN ST	0	4480	0.000	4480	0	0	0.00	0	S	50	10888 SE	COM	1	Bank	Key Bank Drive			2		
51	COM	10956 SE MAIN ST	47214	0	Vacant	47214	0	0.08	0.09	0	S	51	10956 SE	COM	1	Office	Office			2		Entrance on Jackson St. Dark Horse
52	COM	10956 SE MAIN ST	22869	0	Vacant	22869	0	0.03	0.04	0	S	52	10956 SE	COM	1	Office	Office			1		Not an active storefront, Former Things
53	COM	2001 SE JEFFERSON ST	50477	500	100.954	50977	0	0.15	0.16	0	S	53	2001 SE	COM	1	Service	Surgeon			1		
54	COM	2025 SE JEFFERSON ST	0	5330	0.000	5330	0	0	0.43	0	S	54	2025 SE	COM	1	Office	Office	1	1	2		
55	COM	NO SITUS	17175	41680	0.412	58855	0	0.03	0.03	0	S	55	NO SITUS	COM	1	Parking	Surface Parking				0	Parking likely used by Darkhorse



Downtown Lots Fully or partially within Study Area											Inventory Map Sites: Observed Sites identified by Map Section										
OBJECT ID	LAND USE	SITE ADDR	LAND VAL	BLDG VAL	LD:IMPR Ratio	TOTAL VAL	BLDG SQ FT	T & A ACR	GIS ACRES	YEAR BUILT	Map Section	ID #	Address	LU	Occupied	General Use for	Use, If apparent	Vacant	For Lease/	Stories	Notes
56	COM	2036 SE MONROE ST	80486	8790	9.157	89276	0	0	0.13	0	S	56	2036 SE	COM	1	Retail	Deli & Grocery			1	Town Deli and Grocery. Convenience?
57	COM	10951 SE 21ST AVE	36971	0	Vacant	36971	0	0.06	0.06	0	S	57	10951 SE	COM	3	Restraura	Restaurant			1	Mixed office (drug testing). Also 2035 SE
58	COM	10998 SE 21ST AVE	45405	146410	0.310	191815	0	0	0.07	0	S	58	10998 SE	COM	1	Retail	Lumber Store			1	
59	COM	10952 SE 21ST AVE	998045	10369240	0.096	11367285	0	3.99	3.80	0	S	59	10952 SE	COM	1	Office	Office	1	2	2	170 - 2000 sq ft office available
60	COM	10900 SE 21ST AVE	0	59760	0.000	59760	910	0	0.01	2006	S	60	10900 SE	COM	1	Bank	Bank			1	Includes surface parking
61	COM	2120 SE MONROE ST	86709	6430	13.485	93139	0	0.31	0.32	0	S	61	2120 SE	COM		Unknown	Unknown				Includes surface parking for Chase Bank
62	COM	2146 SE MONROE ST	56950	0	Vacant	56950	0	0.25	0.30	0	S	62	2146 SE	COM	1	Civic	American				
63	COM	NO SITUS	73255	348210	0.210	421465	0	0	0.12	0	S	63	NO SITUS	COM	1	Retail	Retail			0	Occupied, but not a separate use: Storage
64	COM	NO SITUS	83002	8750	9.486	91752	0	0	0.13	0	N	64	NO SITUS	COM	1	Retail	Lumber /			0	Occupied but not a separate use: Fenced
65	VAC	10560 SE MAIN ST	55044	0	Vacant	55044	0	0	0.11	0	N	65	10560 SE	VAC	1	Open	Open Space			0	Open Space for N Main Housing
66	COM	10554 SE MAIN ST	49544	136190	0.364	185734	0	0	0.11	0	N	66	10554 SE	COM		Retail	Retail	1	1	NA	Ground Floor retail at this address. Housing
67	MFR	10558 SE MAIN ST	14397	3350	4.298	17747	0	0	0.02	0	N	67	10558 SE	COM		Retail	Retail	1	1	NA	Ground Floor retail at this address. Housing
68	MFR	NO SITUS	49544	126300	0.392	175844	0	0	0.37	0	N	68	NO SITUS	MFR	1	Housing	MFH			4	MF Rental Above Ground Floor Retail- No
69	COM	NO SITUS	59841	122580	0.488	182421	0	0	0.14	0	N	69	10608 SE	COM	1	Restraura	Restaurant			4	Ground Floor Use- Ohana, MFH above.
70	COM	NO SITUS	257114	371330	0.692	628444	0	0	0.52	0	N	70	10614 SE	COM	1	Restraura	Restaurant			4	Ground Floor Use- Rice Thai, MFH above
71	COM	NO SITUS	72233	206020	0.351	278253	0	0	0.12	0	N	71	10610 SE	COM	1	Restraura	Restaurant			4	Ground Floor Use- Milwaukie Kitchen &
72	MFR	NO SITUS	50553	106390	0.475	156943	0	0	0.08	0	N	72	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
73	MFR	NO SITUS	56749	55300	1.026	112049	0	0	0.11	0	N	73	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
74	MFR	NO SITUS	1461	0	Vacant	1461	0	0.03	0.03	0	N	74	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
75	MFR	NO SITUS	244403	0	Vacant	244403	0	0	0.48	0	N	75	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
76	MFR	NO SITUS	0	143560	0.000	143560	0	0	0.01	0	N	76	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
77	MFR	NO SITUS	255141	0	Vacant	255141	0	0	0.37	0	N	77	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
78	MFR	NO SITUS	74316	696680	0.107	770996	0	0	0.13	0	N	78	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
79	MFR	NO SITUS	70164	333000	0.211	403164	0	0	0.12	0	N	79	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
80	MFR	NO SITUS	105259	1480	71.121	106739	0	0.38	0.48	0	N	80	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
81	MFR	NO SITUS	0	0	Vacant	0	0	0	0.17	0	N	81	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
82	MFR	NO SITUS	488447	57850	8.443	546297	0	2.15	1.85	0	N	82	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
83	MFR	NO SITUS	156951	579820	0.271	736771	0	0	0.23	0	N	83	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
84	MFR	NO SITUS	0	4480	0.000	4480	0	0	0.01	0	N	84	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
85	MFR	NO SITUS	0	59760	0.000	59760	910	0	0.01	2006	N	85	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
86	MFR	NO SITUS	0	4480	0.000	4480	0	0	0.01	0	N	86	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
87	MFR	NO SITUS	184802	352470	0.524	537272	0	0	0.29	0	N	87	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
88	MFR	NO SITUS	117690	126970	0.927	244660	0	0	0.21	0	N	88	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
89	MFR	NO SITUS	35043	0	Vacant	35043	0	0	0.11	0	N	89	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
90	MFR	NO SITUS	112516	271390	0.415	383906	0	0	0.20	0	N	90	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
91	MFR	NO SITUS	0	63150	0.000	63150	962	0	0.01	2006	N	91	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
92	MFR	NO SITUS	45090	105330	0.428	150420	0	0	0.07	0	N	92	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
93	MFR	NO SITUS	107381	131920	0.814	239301	0	0	0.19	0	N	93	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
94	MFR	NO SITUS	0	59760	0.000	59760	910	0	0.01	2006	N	94	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
95	MFR	NO SITUS	0	63150	0.000	63150	962	0	0.01	2006	N	95	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
96	MFR	NO SITUS	79322	108960	0.728	188282	0	0	0.13	0	N	96	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
97	MFR	NO SITUS	0	4480	0.000	4480	0	0	0.01	0	N	97	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
98	MFR	NO SITUS	275791	0	Vacant	275791	0	2.33	2.64	0	N	98	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
99	MFR	NO SITUS	177584	0	Vacant	177584	0	0	0.79	0	N	99	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
100	MFR	NO SITUS	73255	163290	0.449	236545	0	0	0.13	0	N	100	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
101	MFR	NO SITUS	243948	1337920	0.182	1581868	0	0	0.35	0	N	101	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
102	MFR	NO SITUS	260218	26350	9.875	286568	0	0	0.48	0	N	102	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
103	MFR	NO SITUS	124306	11020	11.280	135326	0	0	0.18	0	N	103	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
104	MFR	NO SITUS	212259	0	Vacant	212259	0	0.36	0.25	0	N	104	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
105	MFR	NO SITUS	74316	262980	0.283	337296	0	0	0.13	0	N	105	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
106	MFR	NO SITUS	0	121410	0.000	121410	0	0	0.01	0	S	106	NO SITUS	MFR	1	Housing	Condo			NA	Appear Occupied. No RMLS for Sale
107	COM	10998 SE 21ST AVE	0	0	0.000	0	0	0	0.13	0	S	107	10998 SE	COM	1	MU	Retail + Office			1	Active storefront / visible signage
108	COM	11050 SE 21ST AVE	0	61180	0.000	61180	940	0	0.01	2006	S	108	11050 SE	COM	1	Restraura	Bar			1	Outdoor seating
109	COM	11049 SE 21ST AVE	249896	2805690	0.089	3055586	0	0	0.47	0	S	109	11049 SE	COM	5	MU	Retail + Office			1	5 storefront. All Occupied
110	COM	2025 SE WASHINGTON	146615	255400	0.574	402015	0	0	0.26	0	S	110	2025 SE	COM	1	MU	Retail + Office			2	

Downtown Lots Fully or partially within Study Area											Inventory Map Sites: Observed Sites Identified by Map Section											
OBJECT ID	LAND USE	SITE ADDR	LAND VAL	BLDG VAL	LD/IMPR Ratio	TOTAL VAL	BLDG SQ FT	T & A ACR	GIS ACRES	YEAR BUILT	Map Section	ID #	Address	LU	Occupied	General Use for	Use, if apparent	Vacant	For Lease/	Stories	Notes	
111	COM	2036 SE JEFFERSON ST	119734	231560	0.517	351294	0	0	0.21	0	S	111	2036 SE	COM	1	Civic	Church			1		
112	COM	11008 SE MAIN ST	77382	211970	0.365	289352	0	0	0.15	0	S	112	11008 SE	COM	2	Restraura	Taqueria			2	Unsure of top use	
113	COM	11020 SE MAIN ST	269297	606930	0.444	876227	4551	1.17	1.59	1948	S	113	11020 SE	COM	1	Restraura	Bar			1		
114	COM	11056 SE MAIN ST	0	4480	0.000	4480	0	0	0.00	0	S	114	11056 SE	COM	2	Restraura	Restaurant			2	Few Windows. Looks like Residential above.	
115	COM	NO SITUS	0	11210	0.000	11210	0	0	0.00	0	S	115	NO SITUS	COM	1	Parking	Surface Parking			0		
116	COM	11094 SE MAIN ST	0	4480	0.000	4480	0	0	0.01	0	S	116	11094 SE	COM	1	Restraura	Bar			1	Fast food looking w/ drive through	
117	COM	NO SITUS	41868	92760	0.451	134628	0	0	0.09	0	S	117	NO SITUS	COM	1	Parking	Surface Parking			0		
118	COM	11126 SE MAIN ST	235099	388390	0.605	623489	0	0	0.33	0	S	118	11126 SE	COM	1	Office	Office			1	No signage, living plant inside. Perhaps	
118	COM	11138 SE MAIN ST	33401	0	Vacant	33401	0	0.94	0.82	0	S	118	11138 SE	COM	1	Service	Taekwando			1		
119	VAC	NO SITUS	117662	175370	0.671	293032	0	0	1.11	0	S	119	NO SITUS	VAC	0	Vacant No		0		0	Easement	
120	COM	11138 SE MAIN ST	1048925	0	Vacant	1048925	0	4.61	4.28	0	S	120	11138 SE	COM	1	Parking	Surface Parking			0		
121	COM	NO SITUS	19913	0	Vacant	19913	0	0.25	0.30	0	S	121	NO SITUS	COM	1	Parking	Surface Parking			0		
122	COM	2036 SE WASHINGTON	81870	0	Vacant	81870	0	0.88	1.11	0	S	122	11153 SE	COM	0	Retail		1		1	BIG Garage, former retail site for garden	
123	COM	2036 SE WASHINGTON	400768	0	Vacant	400768	0	0.99	1.46	0	S	123	2036 SE	COM	1	Retail	Auto			1	Repair Shop	
124	COM	2206 SE WASHINGTON	129048	83420	1.547	212468	0	0.23	0.23	0	S	124	2206 SE	COM	1	Office	Office			2	Business Leadership Council. Look like well	
125	SFR	2115 SE ADAMS ST	422370	526190	0.803	948560	0	1.61	1.62	0	S	125	2115 SE	SFR	1	Housing	Residential			2	Unsure - rundown	
126	VAC	2103 SE ADAMS ST	373848	613060	0.610	986908	0	0.91	0.91	0	S	126	2103 SE	VAC		Vacant No		1		0	Under construction - MLR? sewer?	
127	COM	NO SITUS	1160206	28869110	0.040	30029316	0	14.77	14.10	0	S	127	NO SITUS	COM	1	Vacant No				0	Easement	
128	COM	2105 SE ADAMS ST	135911	258920	0.525	394831	4499	0.57	0.57	1904	S	128	2105 SE	COM	1	Office	Office			1	Janitorial	
129	COM	2136 SE ADAMS ST	42274	272080	0.155	314354	0	0	0.07	0	S	129	2136 SE	COM	1	Office	Office			1.5	Painting corporation	
130	COM	11238 SE 21ST AVE	0	4480	0.000	4480	0	0	0.01	0	S	130	11238 SE	COM	1	Retail	Retail	1	1	1	Massage	
131	COM	11200 SE 21ST AVE	0	4480	0.000	4480	0	0	0.01	0	S	131	11200 SE	COM	2	MU	Retail + Office			2	Hair salon, Jenco Scientific	
132	COM	NO SITUS	316377	0	Vacant	316377	0	0.52	0.53	0	S	132	NO SITUS	COM	2	MU	Retail + Post			1	Archery / Post Office	
133	COM	11301 SE 21ST AVE	0	4480	0.000	4480	0	0	0.01	0	S	133	11301 SE	COM	1	Vacant No	Construction &			0	Construction - onsite. No current structures	
134	COM	11358 SE 21ST AVE	0	138510	0.000	138510	0	0	0.01	0	S	134	11358 SE	COM	1	Commeric	Commerical			1		
135	COM	11380 SE 21ST AVE	204858	325850	0.629	530708	0	0.37	0.38	0	S	135	11380 SE	COM	1	Commeric	Milwaukie			1	Overgrown Bush. Boarded front door	
136	RUR	11200 SE 23RD AVE	83869	63200	1.327	147069	1280	0	0.15	1930	N	136	11200 SE	COM	1	Civic	MHS			3	Auxiliary Building at Milwaukie High	
137	SFR	2136 SE LAKE RD	215783	224770	0.960	440553	0	0	0.39	0		137			1	Excluded-	SFR			1		
138	COM	2100 SE LAKE RD	0	4480	0.000	4480	0	0	0.01	0		138			1	Office	Office					
139	VAC	NO SITUS	0	58740	0.000	58740	1722	0	0.03	2006		139				Open	Open Space					
140	VAC	NO SITUS	0	58880	0.000	58880	1722	0	0.03	2006		140				Open	Open Space					
141	VAC	NO SITUS	98067	332960	0.295	431027	0	0	0.17	0		141				Open	Open Space					
142	VAC	11910 SE	527720	689150	0.766	1216870	0	0	0.96	0		142				Open	Open Space					
143	VAC	NO SITUS	136502	675490	0.202	811992	0	0	0.24	0		143				Open	Open Space					
144	VAC	NO SITUS	125957	13920	9.049	139677	0	0	0.26	0		144				Open	Open Space					
145	COM	10501 SE MAIN ST	0	11210	0.000	11210	0	0	0.01	0	N	145	10501 SE	COM	1	Office	Adventis Credit			3	Relatively new building	
146	COM	NO SITUS	78443	279250	0.281	357693	0	0	0.14	0	N	146	NO SITUS	COM	1	Parking	Surface Parking			0	No structures	
147	COM	1915 SE SCOTT ST	260218	291180	0.894	551398	0	0	0.38	0	N	147	1925 SE	COM	1	Service	Funeral Home/			1	Address on building is 1925 (1915 was	
148	COM	10605 SE MAIN ST	0	59760	0.000	59760	910	0	0.01	2006	N	148	10605 SE	COM	5	MU	Retail +			1	(1) Envision arcade.com - classic games; (2)	
149	COM	1926 SE SCOTT ST	35043	0	Vacant	35043	0	0	0.11	0	N	149	1926 SE	COM	3	MU	Stores &			2	Stories Vary by entrance. (1) Tropical Fish	
150	COM	10600 SE	36689	0	Vacant	36689	0	0.41	0.31	0	N	150	10600 SE	COM	4	MU	Multiple		1	1	2	Ground Floor occupied. Massage, Dell
151	COM	1915 SE HARRISON ST	0	59760	0.000	59760	910	0	0.01	2006	N	151	1915 SE	COM	1	Office	Reliable Credit			2	Address on entry 10690; well maintained	
152	COM	10633 SE MAIN ST	0	59760	0.000	59760	910	0	0.01	2006	N	152	10633 SE	COM	1	Office	Reliable Credit			2	151 & 152 appear to be under one Credit	
153	COM	NO SITUS	125957	20410	6.171	146367	0	0	0.26	0	N	153	NO SITUS	COM	1	Parking	Surface Parking			0	No Structures	
154	COM	10700 SE	156951	4115020	0.038	4271971	0	0	0.27	0	N	154	10700 SE	COM	1	Parking	Surface Parking			0	No Structures	
155	VAC	NO SITUS	73255	224440	0.326	297695	0	0	0.13	0	N	155	NO SITUS	VAC	1	Parking	Surface Parking			0	No Structures	
156	COM	10880 SE	123887	0	Vacant	123887	0	0.55	0.55	0		156				Excluded-						
157	COM	10801 SE MAIN ST	22393	0	Vacant	22393	0	0.46	0.48	0	N	157	10801 SE	COM	1	Retail	Retail		2		1	Multiple storefronts at this site: Vine 30,
158	COM	10883 SE MAIN ST	113734	35820	3.175	149554	0	0	0.25	0	S	158	10883 SE	COM	7	MU	Retail + Office			2	Enchante, ground floor. 6 Offices Suites	
159	COM	10909 SE MAIN ST	0	59760	0.000	59760	910	0	0.01	2006	S	159	10909 SE	RUR	1	Retail	Collector's Mall			1		
160	COM	10933 SE MAIN ST	0	61180	0.000	61180	940	0	0.01	2006	S	160	10933 SE	COM	1	Commeric	Commercial		1		1	Former Brew pub. Currently vacant. No
161	COM	10955 SE MAIN ST	118769	8790	13.512	127559	0	0.25	0.27	0	S	161	10955 SE	COM	1	Retail	Retail			2	Things From Another World. Building	
162	COM	10999 SE MAIN ST	100525	147250	0.683	247775	0	0.18	0.19	0	S	162	10999 SE	COM	1	Retail	Retail			1	Looks vacant. No signage. Dark Windows.	
163	COM	10966 SE	118658	0	Vacant	118658	0	0	0.73	0	S	163	10966 SE	COM	1	Gas	Gas station			1	Closed Steak Shack Food cart onsite	
164	COM	1906 SE MONROE ST	84592	0	Vacant	84592	0	0	0.53	0	N	164	1906 SE	COM	1	Retail	Retail Service			1	Hair stylist	

Downtown Lots Fully or partially within Study Area											Inventory Map Sites: Observed Sites Identified by Map Section										
OBJECT ID	LAND USE	SITE ADDR	LAND VAL	BLDG VAL	LD:IMPR Ratio	TOTAL VAL	BLDGSQ FT	T & A ACR	GIS ACRES	YEAR BUILT	Map Section	ID #	Address	LU	Occupied	General Use for	Use, If apparent	Vacant	For Lease/	Stories	Notes
165	COM	10993 SE	73255	245200	0.299	318455	0	0	0.13	0		165				Open	Open Space				
166	VAC	10937 SE	138269	321790	0.430	460059	0	0	0.25	0		166				Open	Open Space				
167	VAC	10901 SE	66063	519120	0.127	585183	0	0	0.13	0		167				Open	Open Space				
168	COM	10887 SE	62526	5920	10.562	68446	0	0	0.13	0		168				Open	Open Space				
169	VAC	10875 SE	67701	88530	0.765	156231	0	0	0.13	0		169				Open	Open Space				
170	COM	NO SITUS	67701	166860	0.406	234561	0	0	0.13	0		170				Open	Open Space				
171	COM	10799 SE	164706	112360	1.466	277066	0	0.36	0.35	0		171				Open	Open Space				
172	COM	10505 SE 17TH AVE	260218	485320	0.536	745538	0	0.56	0.58	0		172	10505 SE	COM	1	Office	Office				ODS "Plaza"
173	VAC	NO SITUS	89539	143830	0.623	233369	0	0	0.13	0		173									
174	VAC	NO SITUS	86709	161730	0.536	248439	0	0.16	0.16	0		174				Open	Open Space				
175	COM	10282 SE MAIN ST	321756	67680	4.754	389436	0	0	0.48	0	N	175	10282 SE	COM	1	Civic	Independent			1	Appears to be weekend occupancy only
176	COM	10300 SE MAIN ST	41223	0	Vacant	41223	0	5.25	4.75	0	N	176	10300 SE	COM	1	Restraura	Pietro's Pizza			2	Two story structure, but 2nd floor has no
177	COM	10306 SE MAIN ST	42189	0	Vacant	42189	0	2.07	2.08	0	N	177	10306 SE	COM	1	entertain	Kellog Bowl			1	
178	COM	NO SITUS	0	59760	0.000	59760	910	0	0.01	2006	N	178	NO SITUS	COM	1	Parking	Surface Parking			0	No structures
179	COM	10400 SE MAIN ST	0	218960	0.000	218960	0	0	0.09	0	N	179	10400 SE	COM	0	Bank	Used to be	1	0	2	Merged w/ McLoughlin Branch
180	COM	10477 SE MAIN ST	0	162640	0.000	162640	1137	0	0.01	2006	N	180	10477 SE	COM	1	Restraura	Chen's Steakery			1	
181	COM	10387 SE MAIN ST	94962	6430	14.769	101392	0	0	0.18	0	N	181	10387 SE	COM	1	MU	1/3 Farmers			1	good condition
182	COM	10415 SE MAIN ST	0	4480	0.000	4480	0	0	0.01	0	N	182	10415 SE	COM	1	Bank	Key Bank Drive			1	good condition
183	COM	10345 SE MAIN ST	0	61180	0.000	61180	940	0	0.01	2006	N	183	10345 SE	COM	1	Service	Menk Cleaners			1	can use some improvement
184	COM	10466 SE MAIN ST	160999	1113160	0.145	1274159	0	0	0.32	0	N	184	10466 SE	COM	1	Retail	Nelsen's			2	2nd floor occupied, ground is half below
185	VAC	NO SITUS	25614	85090	0.301	110704	0	0	0.04	0		185	NO SITUS	VAC	1	Retail	Nelsen's			0	all fenced w/ 184 building (1/2 pond; 1/2
186	VAC	NO SITUS	78443	175370	0.447	253813	0	0.15	0.15	0		186				Open	Open Space				

# Survey Instrument

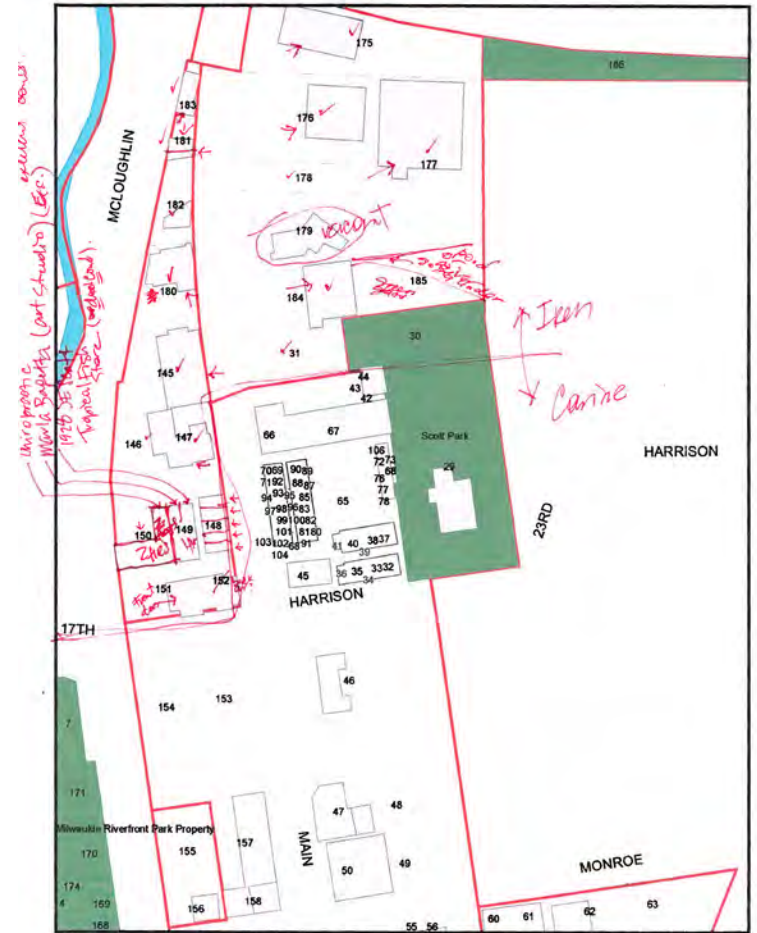
Map Section	ID #	Address	LU	Occupied	Use, if apparent	Vacant	For Lease/Rent Sign	Stories	Notes
N	99	NO SITUS	MFR						
N	100	NO SITUS	MFR						
N	101	NO SITUS	MFR						
N	102	NO SITUS	MFR						
N	103	NO SITUS	MFR						
N	104	NO SITUS	MFR						
N	105	NO SITUS	MFR						
N	106	NO SITUS	MFR						
N	145	10501 SE MAIN ST	COM	✓	Adventist Credit Union	-	-	3	relatively new bldg.
N	146	NO SITUS	COM	→					parking lot
N	147	1915 SE SCOTT ST	COM	✓	Funeral Home	-	-	1	
N	148	10605 SE MAIN ST	COM	✓	5 stores of shoes	-	-	1	(1) Envision arcade.com (2) coffee & tea (3) The Hubbell (4) Pizzeria (5) cafe
N	149	1926 SE SCOTT ST	COM	✓	multiple offices	-	-	1+2	Chiropractic & (2) stores
N	150	10600 SE MCLOUGHLIN	COM	✓	multiple offices	-	-	2	massage/ Bell Coffee tea/ realty etc
N	151	1915 SE HARRISON ST	COM	✓	Reliable Credit Assoc	-	-	2	well maintained
N	152	10633 SE MAIN ST	COM						same as 151
N	153	NO SITUS	COM						
N	154	10700 SE MCLOUGHLIN	COM						
N	155	NO SITUS	VAC						
N	157	10801 SE MAIN ST	COM						
N	158	10883 SE MAIN ST	COM						
N	175	10282 SE MAIN ST	COM	✓	Independent Order of Odd Fellows	-	-	1	weekend occupancy only
N	176	10300 SE MAIN ST	COM	✓	Pietro's Pizza	-	-	2	good cond → last two upper floor vac (?)
N	177	10306 SE MAIN ST	COM	✓	Kellogg Bowl	-	-	1	
N	178	NO SITUS	COM						used as parking lot
N	179	10400 SE MAIN ST	COM	No	used to be Adventist Credit Union	Yes	No	2	merged w/ McLaughlin Branch
N	180	10477 SE MAIN ST	COM	✓	Steakery	-	-	1	
N	181	10387 SE MAIN ST	COM	✓	1/2 Farmstead	-	-	1	good cond.

5 insurance nr. office 173 Tattoo

# Built Inventory Mapping



Downtown Milwaukie Study Area



Downtown Milwaukie Study Area-North

# attachment C

## EXISTING CONDITION REPORT WORK PLAN for PLAN ANALYSIS TASK

### PURPOSE

Inform community engagement that re-affirms vision for Downtown Milwaukie, suggest questions for the engagement process, and provide framework to analyze adopted policies in preparation for the recommendation stage of the *Fresh Look Milwaukie: Downtown Road Map*.

### PHASE ONE MILESTONE TASKS

#### **Identify planning concepts that demonstrate community values in individual plans**

Review Downtown Framework Plan & plan summaries produced by team. Identify common planning concepts. Develop visual and written analysis of commonalities and differences.

#### **Identify common planning concepts in plans**

Present common planning concepts that reflect community values in written and visual formats

#### **Prepare summary for existing conditions report proposal and work plan**

Coordinate work between content lead, project manager and production lead to consolidate above items above into a draft conditions report for team review.

#### **Propose questions for community engagement (survey - and workshop-based)**

Provide community engagement leads and team with list of proposed questions based on concepts in plans that reveal community preferences on these issues.

### PHASE TWO MILESTONE TASKS

#### **Develop framework for analysis of existing policies and regulations**

Create matrix composed of common planning concepts and identify whether policy/regulation addresses concept and to what extent.

#### **Prepare findings to describe current conditions**

Prepare written and graphic summaries of findings that describe current conditions for demographics and built environment data.

#### **Prepare content for materials to be used in community engagement on planning concepts**

Prepare summary of plan analysis for public audience; compile potential photographs, graphics and other visual elements.

### PHASE THREE & FOUR MILESTONE TASKS

#### **Compare community engagement findings adopted planning concepts**

Use community survey and other community inputs to identify current community preferences and values. Compare current findings to planning concepts in pre-existing plans.

#### **Prepare materials related to plan analysis for final open house**

Prepare content, including information on findings, and alternatives for public audience.

### PHASE FIVE MILESTONE TASKS

#### **Prepare content for final report on preferred alternatives**

Review findings from Community Workshop and adjust alternatives accordingly. Identify preferred alternative.

## EXISTING CONDITIONS REPORT PROPOSAL and WORK PLAN for SOCIAL, ECONOMIC, PHYSICAL ENVIRONMENTAL ANALYSIS TASK

### PURPOSE

Develop a more nuanced understanding of the forces shaping the present and future of Downtown Milwaukie, and how they have changed since the Framework Plan was adopted in 2000. This section of the Existing Conditions report identifies current physical, social and economic conditions in order to assess compatibility and conflict with existing plans and policies. Inform ALIGN planning's assessment of Downtown Milwaukie's ability to adapt to anticipated trends and potential changes.

### PHASE ONE MILESTONE TASKS

#### **Population demographic trends background research**

Research national data trends. The 2012 Joint Center for Housing Harvard University State of the Nation's *Housing Nation* documents national trends to provide comparison and contrast with Milwaukie trends. *Housing Council* by Chris Nelson (Economic Drivers of Housing) presents national housing preference to compare and contrast with Milwaukie.

#### **City of Milwaukie Housing Research**

Review Housing Preference survey and reports documenting local recent trends documented in PSU Report and *Milwaukie*

*Data on Housing Preferences and the Future Housing Trends and What They Mean for Milwaukie* presentation. Additional data on households to be downloaded from US Census and ACS Community Survey.

#### **Identify social conditions data sources and prepare summary reports on demographics**

Census derived data on income, employment and race will be the major data points. Census data from 1980-2010 to be downloaded from Social Explorer, the US Census and the American Community Survey. Download data sets and prepare visual and written summaries of demographic trends.

#### **Identify components for Built Environment Inventory and confirm data sources**

Confirm availability of RLIS data for study area and desired data.

#### **Identify components for Physical and Built Environment Inventory and confirm data sources**

Confirm RLIS information is available to map redevelopment potential, commercial land uses and building age at the study scale. Confirm Parks and Open Spaces, MF Housing, vacant parcels, industrial & commercial land

uses availability to prepare inventory maps at study area scale of the above elements. Confirm address information is also available for a ground-truthing exercise in Phase Two.

#### **Brief by Topic: Social, Economic and Physical (SEP) environment**

Summarize demographic trends (city wide and census tract level).

Prepare data source citations that indicate location and intention of where data set and use.

### PHASE TWO MILESTONE TASKS

#### **Prepare Business Inventory Ground Survey**

Set dates, prepare inventory form and data entry process, collect data.

#### **Identify other sources of economic data**

RLIS data on land & improvement values and sale prices is available for the built environment inventory.

#### **Draft Social, Economic and Physical Components of Existing Conditions Report**

Prepare visual and written summaries of Findings.

## PHASE THREE & FOUR MILESTONE TASKS

### **Conduct ground survey on downtown vacancies**

Enter data on observations, clean data, and conduct analysis on findings.

### **Incorporate community engagement findings into Draft Existing Conditions Report**

Use community survey and other community inputs to identify current community preferences and values. Compare current findings to current conditions.

### **Prepare materials related to SEP analysis for final open house**

Prepare content, including information on findings for public audience.

## PHASE FIVE MILESTONE TASKS

### **Prepare content for final report**

Provide overview of Existing Conditions for final report.









Find out more about the **PROJECT** at:  
[www.ci.milwaukie.or.us/planning /fresh-look-milwaukie-downtown-road-map](http://www.ci.milwaukie.or.us/planning/fresh-look-milwaukie-downtown-road-map)

Find out more about the **TEAM** at:  
[www.ALIGNplanning.com](http://www.ALIGNplanning.com)