

## Underline/Strikeout Amendments

### Comprehensive Plan

#### CHAPTER 4 — LAND USE

##### ECONOMIC BASE AND INDUSTRIAL/COMMERCIAL LAND USE ELEMENT

##### OBJECTIVE #1 — ECONOMIC DEVELOPMENT

###### Policies

11. The City will implement the ~~Tacoma Station Area~~ North Milwaukie Industrial Area Plan to promote economic development and employment opportunities.

##### OBJECTIVE #4 – INDUSTRIAL LAND USE

###### Policies

3. Lands designated for industrial use as shown on Map 8, Land Use, should be reserved for industrial, manufacturing, distribution, and supporting land uses, except where otherwise indicated in the ~~Tacoma Station Area~~ North Milwaukie Industrial Area Plan and the Central Milwaukie Land Use and Transportation Plan.

##### OBJECTIVE #15 – TACOMA STATION AREA

To ~~adopt and implement the Tacoma Station Area Mixed Use Zone (MUTSA) concept, which is the zone that implements the Tacoma station area boundary, as identified in the Tacoma Station Area North Milwaukie Industrial Area Plan as an ancillary document to the Comprehensive Plan and acknowledge the Tacoma station area boundary as shown on Map 8, as a station area community under Title 6 of the Metro Urban Growth Management Functional Plan.~~

###### Planning Concepts

The ~~Tacoma Station Area~~ North Milwaukie Industrial Area Plan establishes a future land use framework for the Tacoma station area that promotes the following:

- An active station area mixed-use employment district with residential and employment uses
- Multimodal access to the Tacoma light rail station and enhanced connections within the station area and North Milwaukie Industrial Area
- ~~Increased employment intensity and number of high-paying jobs in the area~~
- Support for existing businesses while providing opportunities for a more transit-supportive mix of employment and residential uses in the long term
- ~~Complementing development goals in the nearby downtown area~~
- ~~A more transit-supportive mix of employment uses in the long term~~
- A balanced approach to parking demand management

## Proposed Comprehensive Plan Amendment

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### Policies

- ~~1. The Tacoma Station Area Plan is hereby adopted as an ancillary document to the Comprehensive Plan and will be implemented through these policies and associated Station Area Overlay Zone in the Zoning Ordinance.~~
1. Implementing the MUTSA Zone will provide opportunities for a wide range of uses. The primary uses include residential, limited commercial, and service-related office use, high intensity office employment, and industrial uses including uses involved in production, manufacturing and processing, of goods.
2. The Tacoma Station Area Overlay Zone boundary includes those lands shown on Map 8.
- ~~3. The City will strive to increase employment densities in the Tacoma station area by attracting high employment businesses and supporting existing businesses.~~
- ~~4. The City will work to increase bicycling and walking trips between the Tacoma light rail station, the Springwater Corridor, and downtown Milwaukie.~~
- ~~5. The City will strive to improve Main St through the Tacoma station area to better serve all transportation modes by the year 2035.~~
6. The City will encourage and support formation of a transportation management association (TMA) among businesses within the Tacoma station area to increase transit use and multiple occupant trips and to manage parking supply/demand. At the time the TMA is established, the City may wish to include the downtown area businesses as well. Additionally, the City will work to bring on-street parking into conformance with City standards to increase driver, pedestrian, and cyclist safety.
- ~~7. The City will actively foster and support redevelopment of Opportunity Site B and the existing TriMet park and ride located in Subarea 4 the North Milwaukie Employment Zone consistent with the Tacoma Station Area North Milwaukie Industrial Area Plan.~~
- ~~8. The City supports the recommended improvements to the intersection of Highway 99E and Ochoce St as proposed by ODOT, as described in Appendix G of the Tacoma Station Area North Milwaukie Industrial Area Plan Tacoma Station Area Plan.~~

### OBJECTIVE #17 – NORTH MILWAUKIE INDUSTRIAL AREA

To recognize and implement the North Milwaukie Industrial Area Plan as an ancillary document to the Comprehensive Plan and acknowledge the North Milwaukie Industrial Area boundary as shown on Map 10.

### Planning Concepts

The North Milwaukie Industrial Area Plan establishes a future land use framework that is intended to enhance economic opportunities and capitalize on the district's strategic location to attract innovative and entrepreneurial businesses to create a strong regional center for next-generation traded sector employment and manufacturing as well as supporting commercial and service businesses. The vision for the area is to support and encourage existing and future businesses that provide family-wage jobs accessible by all modes of travel, and to respect the natural environment and incorporate sustainable design to reduce demand on citywide infrastructure. This includes improving access to the area for

pedestrians, cyclists and vehicles and fostering a mix of industrial, commercial, and office uses with supportive residential uses in focused locations.

Policies

1. The North Milwaukie Industrial Area Plan shall serve as an ancillary document to the Comprehensive Plan and will be implemented through these policies and associated Tacoma Station Area Mixed Use Zone and North Milwaukie Employment Zone in the Zoning Ordinance.
2. Incorporate existing development, infrastructure and transportation systems, identifying expansion or modification of those systems, as needed, to attract the next generation of employers.
3. The City will support creative re-use of existing buildings that permit flex-space uses and will actively recruit target industries while also assisting existing businesses that want to expand employment.
4. The City will coordinate infrastructure improvements, including parking management, across agencies to implement infrastructure goals.
5. Promote high-quality, urban design in the North Milwaukie Industrial Area.
6. The City will create an environment where a variety of small, medium and large businesses thrive and co-exist. The City will support emerging small businesses, including small-scale manufacturing and “maker” spaces.
7. The City will work to improve connectivity to and within the area, and will recognize the needs of freight vehicles in addition to personal vehicles, pedestrians and cyclists.
8. The City will strive to increase employment densities in the North Milwaukie Industrial Area by attracting high-employment businesses and supporting existing businesses.
9. The City will work to increase bicycling and walking trips between the Tacoma light rail station, the Springwater Corridor, and downtown Milwaukie.
10. The City will strive to improve Main St through the North Milwaukie Industrial Area to better serve all transportation modes by the year 2035.