



Industrial Area Plan

North Milwaukie Industrial Area Plan: Advisory Group Meetings #5 Summary

On April 13, 2017, the North Milwaukie Industrial Area (NMIA) Plan Project and Technical Advisory Groups convened in a joint meeting at the City of Milwaukie Public Safety Building to discuss the North Milwaukie Industrial Area Plan. The Advisory Groups are composed of public, non-profit and private sector stakeholders who provide the project team with guidance and direction. The following is a summary of the key discussion points from the meeting.

Meeting Summary

The purpose of the meeting was to review the final details of the outcomes of the development feasibility analysis since the March presentation and the major elements of the draft Framework Plan. Alex Dupey convened the meeting and talked through the analysis for potential catalytic sites in the NMIA, including the former TriMet park and ride, the ODOT storage facility, the Goodwill property, and the Mill End Store parcels. During the presentation, the Advisory Groups discussed the methodology behind each of the catalytic site analyses, questioning some results of the findings with concerns about the lack of redevelopment potential for industrial uses based on the point-in-time analysis. Alex facilitated the discussion and then transitioned into the proposed land use recommendations, presented by Vera Kolias from the City. There was considerable discussion around whether to permit residential uses in the new NMIA zone and if the zoning pushed far enough to be visionary. Following the land use discussion, Ed SanFilippo from MIG reported on the general results of the Open House held April 5, 2017.

Alex then presented the draft ecodistrict framework that identifies specific actions to implement an ecodistrict in the NMIA. Given that most of the area is already developed, Alex stressed that much of the ecodistrict development would be incremental and would be a combination of site and district level interventions.

Alex and Amy then provided an update on the project schedule. Given the tight turnaround, the City requested that Advisory Group members provide comments as soon as they can, pointing out that this would be the first draft of multiple drafts to

come as the document is refined before final adoption. The Advisory Groups agreed that they should meet again to review the draft plan before it is presented to the Planning Commission and City Council over the summer.



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NMIA Advisory Group Meeting #5 - Flipchart Notes

Land Use

- What about cannabis production?
- Agricultural uses
- Zoning fits the area, it's a stable area that will get more jobs

New NMIA Zone

- Why not mixed-use? More retail and utilize mixed-use along Johnson Creek
- Need to talk about catalytic opportunities
- Build on unique qualities
- What about existing uses?
- Needs to be more specific for uses
- Require minimum number of jobs per acre?
 - Enterprise zone?
- Hotel/ motel? Currently it's a Conditional Use
- Need more residential/services

Ecodistrict – Natural Resources

- Identify setbacks for Johnson Creek

Energy

- Net metering
- LED for areas for street lights and parking areas
- Issues around zoning for rooftop solar, e.g. wind speeds, shading, weighted structure required to support versus holes in roof, etc.
- Solar resource access
- Some other solution to LED?
- Costs of ecodistrict?
- Need incentives to be coordinated

TMA

- Parking scenarios
- Make parking demand a more pronounced goal