



Industrial Area Plan

North Milwaukie Industrial Area Plan: Advisory Group Meetings #4 Summary

On March 9, 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 NMIA Plan. The advisory groups are composed of public, non-profit and private sector stakeholders who provide the project team with guidance and direction. Twenty-two group members participated in the meeting. The following is a summary of the key discussion points from the meeting.

Meeting Summary

The purpose of the meeting was to confirm the vision, goals and objectives developed during Meeting #3 in January 2017 and discuss the findings of the development feasibility analysis. Councilor Parks convened the meeting by welcoming members of the advisory groups. Each advisory group and project team member introduced themselves.

Following introductions, Alex Dupey of MIG, Inc. presented the draft vision and goals for the project. The advisory group members discussed the vision and each of the goals, including specific changes to objectives (advisory group members were provided the vision, goals and objectives in advance of the meeting). Alex captured these on a wallgraphic (see attachment).

Advisory group members provided feedback that the vision should include mention of the following:

- Traded sector and manufacturing
- Center for manufacturing and non-governmental employment
- Industry and distribution
- Makers and doers

Goals should be amended to include:

- G1: "Encourage a balance of employment uses..."
- G2: is ok but add:
 - electric/modern vehicles
 - Parking management and infrastructure plan
- G3: diversity of land use services for businesses
 - Use a different word than "mitigate"
 - Objective 3.3 highlight setbacks for non-motorized corridors

- G4: add parking and transit access to connect to the Tacoma Station
- G5: add worker engagement
- G6: add proximity to downtown
 - NMIA supports these areas/ uses
 - Add “workers”
 - Place within region
 - Flooding
 - Neighboring impact
 - Ecosystem

Following the vision and goals discussion, Matt Craigie and Ian Carlton of ECO Northwest presented the results of the development feasibility analysis. The analysis examined a variety of potential development and redevelopment scenarios for the NMIA, including identification of the potential gaps between what a project would need in terms of return on investment and what it takes to construct or rehabilitate buildings in the NMIA. More than 100 development types were tested for each parcel in the NMIA. The findings of the analysis were that redevelopment is generally not feasible because of the cost of removing existing buildings, low basis for existing ownership, construction costs, development competition with other areas in the region, and providing adequate parking. The final component of this analysis to be completed in March 2017 will include in-depth modeling of four catalyst sites to identify potential future options for what could happen at specific locations.

After the discussion about feasibility, Matt, Ian and Alex discussed potential implementation measures. The advisory groups identified the following issues to consider:

- Is there a willingness to unbundle parking?
- Need alternatives to get to work
- Need to be careful about permitting too much residential and how residential encroachment should be mitigated to avoid negative impact on industrial businesses
- Catalytic sites
 - Include Dairygold along with Goodwill
 - Mill End parcels
- Consider loft/ studios like “Everett Street”
- Mill End
 - Consider mixed- use

Finally, there was discussion about the nature of change in areas such as the NMIA, given the fact that new, more intensive uses are currently not feasible. The point was made that change to an area usually happens very slowly – and then, a major shift happens, a catalytic action takes place and “all of a sudden” an area changes dramatically. The advisory groups see their charge as crafting a vision, making sure that protections are in place (e.g. zoning) to prevent uses that are incompatible with that vision and then setting the table for the desired development with strategic infrastructure investments and policy initiatives. Participants recognized that it may take a number of years before they experience the envisioned change. The discussion hinged around the addition of residential uses within the district and making sure decisions are intentional about what is desired along with acknowledgement of the pros and cons of such decisions.

Meeting: NMIA PAG/TAG
 Date & Time: 3/9/17 8:00am Location: BB

WELCOME! Please sign in.

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Wanda Parker	City of MA	

Meeting: NMIA PAG/TAG

Date & Time: 3/9/17 @ am Location: PSB

WELCOME! Please sign in.

Name	Organization/Affiliation	Email/Contact Info
Gary Pinkin	CH-PW	on file
Karen Housley	OBDD	on file
Troy Gagliardi	PGE	" "
Debra Hamilton	@Metro	" "
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Danah Jorgensen	JCWC	