
Park Avenue Community Project

Phase II: Development and Design Standards

Park Avenue Community Advisory Committee (PACAC) Meeting #2

6-8 p.m., Wednesday, Oct. 2, 2019

Rose Villa Training Room

13505 SE River Road, Oak Grove

ATTENDANCE:

Committee members: Monica Barnhouse, Valerie Chapman, Ellen Chaimov, Molly Cunningham, Nate Ember, Dustin Filipek, Sherry Grau, Zachary Hamilla, Donald Harvey, Kimberly Householder, Lee Kell, Danielle Lohman, Sandra McLeod, Ann Muir, Cindy Nikolas, Casey Snoeberger, Craig VanValkenburg,

Staff: Karen Buehrig, Lorraine Gonzales, Ellen Rogalin, Sam Dickie

Visitors: Thelma Haggemiller, Tracy Moreland, Ed Gronke, John W. (Bill) Harris, Jaime Mathis, Karen Bjorklund

Agenda Item	Action
PACAC Protocol	Ellen Rogalin reviewed the protocols with changes from the last meeting. The groups decided that, if there is no consensus, a 2/3 majority will be sufficient to approve an item. There were no other questions and the protocol was approved by consensus.
PACAC Charter	Ellen reviewed the charter with updates from the last meeting and minor changes were made. The group discussed that the committee, consultant and Grant Management Team would work together to set the meeting schedule, and that there may be some meetings without consultants and/or staff present. There were no other questions and the charter was approved by consensus.
Election of Officer	Ann Muir and Valerie Chapman both expressed an interest in serving as either PACAC chair or vice-chair. Everyone will be notified about this and officers will be elected at the next meeting.
Consultant Selection Process	Karen Buehrig reported that there was one bidder and she is in the process of negotiating the contract. Members of the Consultant Selection Committee noted that the applicant was very good and had excellent ideas about the project and public engagement.
Engaging Community Members	<p>Members divided into small groups to discuss the following questions:</p> <ul style="list-style-type: none"> • What do we want to learn from the people who are not typically engaged? • Why would this project be important to them and why would they want to take the time to engage? • What relationships do we already have with these community members? • Other opportunities to build relationships in your community. <p>Responses by group are attached to these minutes.</p>

Background for Developing Park Ave Guiding Principles	Karen Bjorklund, chair of the McLoughlin Area Plan Implementation Team (MAP-IT), reviewed the MAP vision, values and guiding principles; how they were developed; development of the Five Components document, and how all this relates to the Park Ave Community Project. (Presentation documents are attached.)
Public Comment	<p>Jamie Mathis: Will this work be used to help focus the money the county is receiving from the Metro Housing Bond? [Response: no, that is being handled by the county’s Department of Health, Housing and Human Services.]</p> <p>John Harris: Other committee members should be here. Nothing constructive has happened so far.</p> <p>Jamie Mathis: Is the county tracking new developments going into this area recently? A lot of re-greening is needed.</p> <p>Ed Gronke: The committee has been doing the most important work – getting general agreement on how things will be done up front. Thank you for being here.</p>
Next Steps	<p>Next meeting set for Wednesday, Nov. 13.</p> <p>The group agreed it would be helpful to set a regular meeting schedule.</p> <p>Concern was raised about members who have not come to meetings. The protocol does provide for the option of removing members who miss three meetings in a row without any reason.</p>
Adjourn	8 p.m.

PACAC Meeting #2 – SMALL GROUP DISCUSSION

Wednesday, October 2, 2019

Small Group A

Sandra McLeod, Lee Kell, Valerie Chapman, Ann Muir, Nate Ember, Lorraine Gonzales

#1: What do we want to learn from the people who are not typically engaged?

- Who are the parties affected by the project
- How can their property rights be protected
- How can the people be aware of decisions that affect landowners
- What are the objectives of the commercial landowners have in mind
- What are the landowner's long-term goals
- How can we get absentee landowners present in process?
- What will make life easier and better for the low income residents
- What are the resident's perception of better and easier lifestyle
- How can people move both easily and efficiently in the community
- What is the community' vision of an improved community.
- Does the community want or not want change?
- Do people want more density in the area?
- Where does the community want to walk
- What type of community will instill a happy environment?
- Are people satisfied with what is available on McLoughlin (restaurants, grocery, work, etc.)
- Do we have the right businesses on McLoughlin Blvd to serve families and the general community?
- How do can we reach out to young families
- People of talk of relocating, What would make them stay, or relocate to the area?
- How can quality of life be improved and what is the community's interpretation of a good quality of life?
- What are the trade-offs the community is willing to make to get the type of services in the area (Trader Joes, New Season's, and other)

#2: Why would this project be important to them; why would they want to take the time to engage?

- People need to be engaged so their voice is part of the process.
- People need to know the result of their engagement – how have they influenced the process. Where can they find information that validates their voice was heard and result of all the voices.
- We need a feedback loop back to the public. Existing methods to inform the public need to be strengthened.
- The public needs to be involved.

#3: What relationships do we already have with these community members?

- Our relationship with the public/community needs to be strengthened/improved.

#4: Other opportunities to build relationships in your community.

- Reaching out to the community can occur by
- Door to door as a neighborhood outreach
- Meet at existing organizations/venues (Oak Grove Community Council, History detectives, schools, coffee houses)
- Block parties – share information and build community

Small Group B (Molly, Danielle, Dustin, Cindy, Karen)

Who

- Renters
- People with children
- Users of light-rail
- Low-income
- Homebound
- Persons with access issues
- Elks

What do we want to learn

- What would make it easier
- How/what would make it better for them to spend money here
- Understand about green spaces
- What is keeping them from living here
- What do they want from area/what uses do you want here
- [need clarification on density needed to support the uses that are desired]
- What do you think it will look like; what qualities do you want (e.g., safety)

Why the project is important

- Will provide improved livability
- Connecting values to project outcomes
- What will make people invest in area
- Engage so that they can have input/be involved
- They need to know they will be heard
- This will make a difference

What relationships do we already have?

- Elks
- Schools/PTAs
- Holiday events
- Know neighbors
- Canvassing neighborhoods

Small Group C (Craig, Casey, Monica, Ellen)

- Can we assume they would know about the project?
- How do you create context for them?
- Want to have conversations to find out what people have to say
- How do we access people?
 - Knocking on doors is not the best way. Some people don't answer their doors.
 - Neighborhood associations
 - Newsletters
 - Schools and school newsletters
 - Senior living areas
- Share why it's important to us and could be important to them
 - Safety
 - Transportation
 - What do you want for your community?

- Houseless people – what are their needs? How would we engage with them?
- Direct mail?
 - Problems with mail going to one person in the household and not being shared with others
- Need to make contacts – convey sincere interest in their wishes.
- Email or text – ping people on phones when they come into the area. Send out email bulletins.
- Direct mail invitation to an event, e.g., Willamette View and Rose Villa could do a joint community meeting.
 - Some people in community won't go to an event at the retirement communities
- Open, social event – “your opinion counts”. Blend people together. Tell us what you're looking for.
- Don't give surveys that force people into our agenda.
- Invite people to write down their ideas, especially for those hesitant to speak up in a group.
- When do you have meetings? Perhaps in conjunction with another function?
- School district, TriMet, Elks, buses