

Guiding Principles

July 7, 2020

Park Ave Community Project

Phase II





Introduction

The Guiding Principles that have been developed for the Park Ave Community Project are an expression of the community's values and vision for the neighborhood over the next 20 years. **The Guiding Principles establish a foundation for the Framework Plan and Development and Design Standards work to follow, and are intended to serve as a touchstone to evaluate future decision making for the area.**

The Guiding Principles contained in this document were written and agreed upon by the Community Advisory Committee (CAC) based on community feedback and CAC members' own visions for their neighborhood. The initial inspiration for the Guiding Principles was drawn from images of places the CAC enjoy spending time and the elements of those places they would like to see in the Park Ave neighborhood. This initial work helped to refine the six key themes that were the focus of a public workshop held on February 22, 2020. Feedback from the February workshop was then distilled by the CAC into the Guiding Principles that follow.



Guiding Principles



Increase employment opportunities, promote innovative business ventures and enhance access to business and community services amenities, while remaining sensitive to existing businesses adjacent to transit, along McLoughlin and along the near side streets.

Increase the diversity and accessibility of housing choices adjacent to transit along McLoughlin and along the near side streets, while maintaining sensitivity to existing residences.



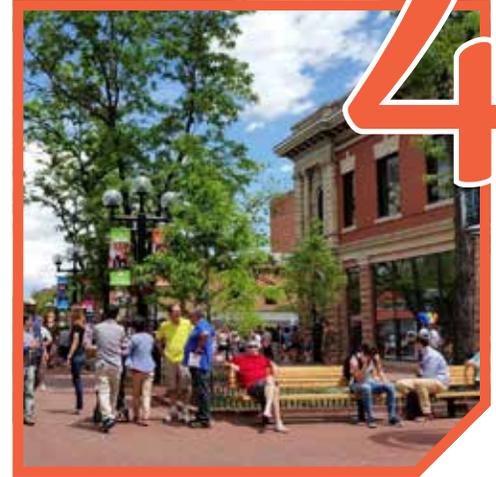
Provide safe locations, crossings and connections for walking, biking, transit and parking.



Guiding Principles



Cultivate a heart and hub of neighborhood activity supported by a network of community gathering spaces that are safe and welcoming both day and night.



Treat natural systems as a benefit and an integral part of our community identity by preserving, promoting and enhancing native natural elements at a variety of scales.

Promote resilient, sustainable systems, and infrastructure.



Key Themes

The guiding principles in Phase II of the Park Ave. Community Project are based on six key themes first identified in Phase I of the project, and refined by the CAC through initial stages of Phase II of the project.



Jobs & Businesses



Housing Choices



Safe Multimodal Connections



Community Gathering Spaces



Green Spaces & Natural Systems



Sustainability & Climate Resiliency

These themes were the focal point for feedback during a February 2020 public workshop. The community input summarized on the following pages was then used by the CAC to draft the final Guiding Principles.



Jobs & Businesses

There was support for a wide variety of businesses and innovative employment options in the Park Ave. neighborhood, especially those that directly serve the needs of neighborhood residents like a small grocery store or makerspace. Childcare, a healthcare clinic, and diverse local establishments like breweries or coffee shops were also mentioned as businesses that would add value to the community.



Housing Choices

A variety of affordable housing choices is a key component of the vision for the future of the Park Ave. neighborhood. Community members envision a spectrum of housing types in varying densities (such as duplexes, apartments, and co-housing communities). Neighbors also hope to see housing development that prioritizes people, with creative parking solutions, green spaces, and sustainability requirements.



Safe Multimodal Connections

The community vision for the Park Ave. neighborhood is to be safe and accessible for walkers, cyclists, transit, and cars. The vision for improving the safety and connectivity of the Park Ave. neighborhood focuses on three key areas: the MAX station area, McLoughlin Blvd/Hwy. 99, and the Trolley Trail. Community members suggested making the MAX station more accessible by bike, car, and foot with a turn around space and safer crossings. Safety along the Trolley Trail could be improved by adding lighting, and bike and pedestrian connections could be made through development along McLoughlin west to the Trolley Trail. Safer and more frequent crossings at Hwy 99, along with planting buffers and traffic calming measures would help make the neighborhood more pedestrian friendly.



Community Gathering Spaces

Creating community gathering spaces to cultivate a community heart is essential to the vision for the future of the Park Ave. neighborhood. Creating a network of open spaces and outdoor gathering places throughout future development would serve as a catalyst for community gatherings. The existing MAX station area plaza could be utilized as a starting point for hosting community activities.



Green Spaces & Natural Systems

The Park Ave. neighborhood highly values green spaces and natural systems. Future development should prioritize elements that preserve existing natural systems in the neighborhood. Preserving existing oak savannas and improving neighborhood connections to the Trolley Trail are high priorities for the community. Adding street trees and planting buffers along major roads, a network of green spaces, and native plantings would enhance the existing natural environment.



Sustainability & Climate Resilience

The community vision for Park Ave. neighborhood includes eco-sensitive density around the MAX station area that creates a vibrant community hub without impacting the nearby creek and tree stands. Creating opportunities for a farmers market or community garden would support nearby housing and contribute to the community food system. Electric vehicle (E.V.) charging stations and encouraging solar panels or eco roofs with development would encourage environmental sustainability in the neighborhood.

Project Info

Sponsors

McLoughlin Area Plan Implementation Team

Park Ave Community Advisory Committee

Metro – 2040 Grant Funding

Clackamas County – Planning and Zoning and Business and Community Services

SERA Architects

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