



**ECONOMIC DEVELOPMENT COMMISSION
COMMUNITY PROSPERITY ZONE BUS TOUR**

Wednesday, August 28th at 7:30 – 9:25 A.M

Meeting Location: Clackamas County Offices

Meet in the Development Services Building in the Auditorium
Please use the restroom before arriving – facilities are very limited

7:30 Meet at County Offices in the Auditorium

7:35 Bus Departs

7:40 Call to Order

Charles Gallia, Chair

7:45 Commissioner Insights

Board of County Commissioners

8:00 Welcome & Introductions

Jon Legarza, Interim Manager,
Economic Development
Clackamas County
Dan Chandler, Assistant Deputy
Director, Clackamas County

8:05 Poverty and Employment Data

Abe Moland, Program Planner
Health, Housing & Human Services,
Clackamas County

8:10 Wichita Center

Katie Ray, McKinney/Vento Liaison,
North Clackamas School

8:20 Clackamas County Prosperity Collaborative

Meagan Picard, Principal
Consultant, The Athena Group
Casey Brewster, Principal
Consultant, The Athena Group
Joy Strube, The Athena Group

9:25 Adjourn for the T2020 Sunrise Gateway Presentation



OREGON AT-A-GLANCE SCHOOL PROFILE Whitcomb Elementary School

PRINCIPAL: Cathy Lehmann | GRADES: K-5 | 7400 SE Thompson Rd, Milwaukie 97222 | 503-353-5660



Students We Serve



DEMOGRAPHICS

Table with demographic data for American Indian/Alaska Native, Asian, Black/African American, Hispanic/Latino, Multiracial, Native Hawaiian/Pacific Islander, and White, showing student and teacher percentages.

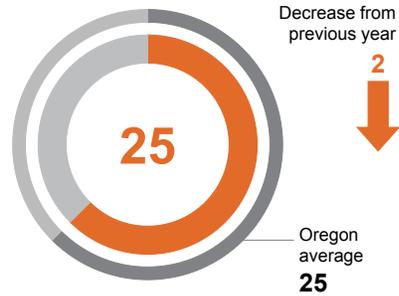
37% Ever English Learners, 11 Languages Spoken, 24% Students with Disabilities, 94% Required Vaccinations, >95% Free/Reduced Price Lunch

*Not enough students

School Environment

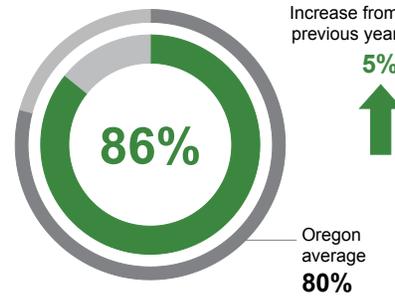
CLASS SIZE

Median class size.



REGULAR ATTENDERS

Students who attended more than 90% of their enrolled school days.



Academic Progress

INDIVIDUAL STUDENT PROGRESS

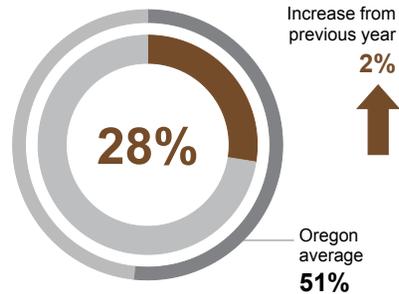
Year-to-year progress in English language arts and mathematics.



Academic Success

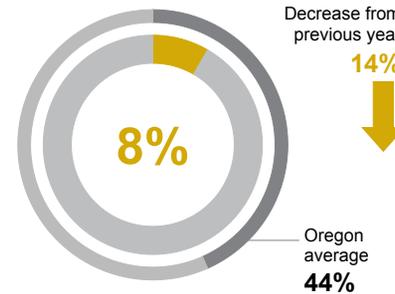
ENGLISH LANGUAGE ARTS

Students meeting state grade-level expectations.



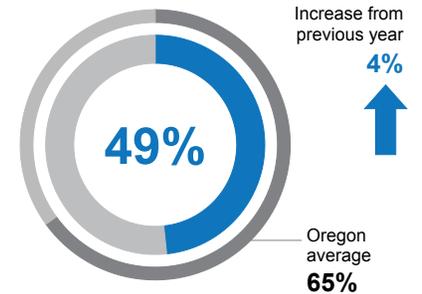
MATHEMATICS

Students meeting state grade-level expectations.



SCIENCE

Students meeting state grade-level expectations.



School Goals

As elementary students enter a vibrant neighborhood school, charter school, or magnet school, NCSD fosters a joy of learning, a positive vision for their future is nurtured, and a school environment where their cultural heritage is valued.

State Goals

The Oregon Department of Education is working in partnership with school districts and local communities to ensure a 90% on-time, four year graduation rate by 2025.

Safe & Welcoming Environment

NCSD believes the physical, social, and emotional safety of each student is a priority no matter their demographics or identity.



OREGON AT-A-GLANCE SCHOOL PROFILE CONTINUED Whitcomb Elementary School



PRINCIPAL: Cathy Lehmann | GRADES: K-5 | 7400 SE Thompson Rd, Milwaukie 97222 | 503-353-5660

Our Staff



26 Teachers



13 Educational assistants



1 Counselors



19% Average teacher turnover rate

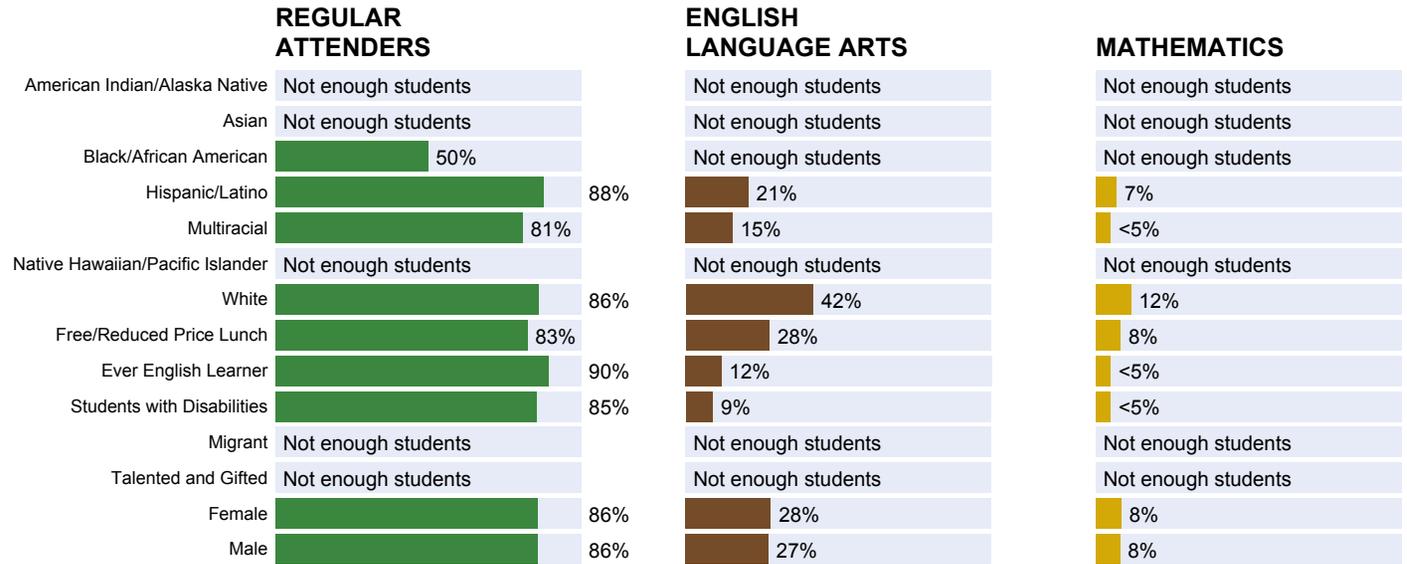


Teacher Experience Coming in 2018-19



No New principal in the last 3 years

Outcomes



About Our School

BULLYING, HARASSMENT, AND SAFETY POLICIES

NCSD believes safety in all its forms-- physical, emotional, and psychological, are essential for all students, families, and staff to feel if they are to be contributing members of the school community. For this reason, NCSD has a comprehensive set of policies that prohibit bullying and harassment, and NCSD has established multiple reporting and accountability measures designed to assist NCSD to respond quickly to these incidents. Information about NCSD's policies can be found at: bit.ly/2CrTbnk.

EXTRACURRICULAR ACTIVITIES

After School Enrichment, Community Garden, Family Curriculum Night, Title I Reading Night, Intercambio (Give and Take), Madres de Corazon (Mothers Heart), Watch Dog Fathers Group

PARENT ENGAGEMENT

Engaged parents/guardians are a key component in the academic success of many students. NCSD provides multiple forums for parents/guardians to become involved in their student's education, their school, and the larger NCSD community. NCSD believes it is essential for parents/guardians to be active participants whether their student is thriving or experiencing challenges, and NCSD's 32 schools know this is a key responsibility.

COMMUNITY ENGAGEMENT

North Clackamas Schools values the contributions of its community partners. Local businesses, social service organizations, and numerous individual volunteers add to the richness of the NCSD experience, both inside and outside of classrooms. Volunteers are welcome at all schools, and are a valued source of knowledge and expertise benefiting students and staff.



OREGON AT-A-GLANCE SCHOOL PROFILE
Lewelling Elementary School

PRINCIPAL: Kristi Weathers | GRADES: K-5 | 5325 SE Logus Rd, Milwaukie 97222 | 503-353-5440



Students We Serve



DEMOGRAPHICS

Table with demographic data: American Indian/Alaska Native, Asian, Black/African American, Hispanic/Latino, Multiracial, Native Hawaiian/Pacific Islander, White. Includes student and teacher percentages.

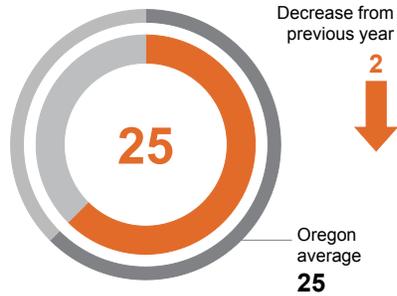
23% Ever English Learners, 10 Languages Spoken, 23% Students with Disabilities, 93% Required Vaccinations, 68% Free/Reduced Price Lunch

*Not enough students

School Environment

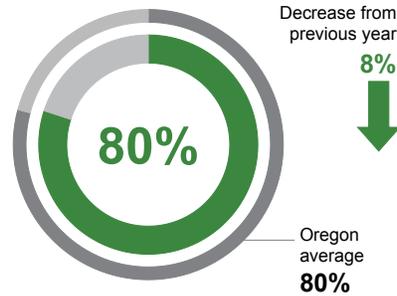
CLASS SIZE

Median class size.



REGULAR ATTENDERS

Students who attended more than 90% of their enrolled school days.



Academic Progress

INDIVIDUAL STUDENT PROGRESS

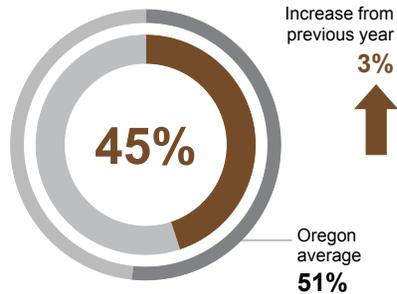
Year-to-year progress in English language arts and mathematics.



Academic Success

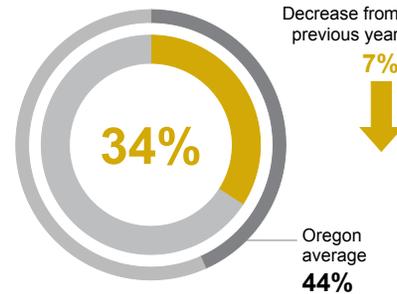
ENGLISH LANGUAGE ARTS

Students meeting state grade-level expectations.



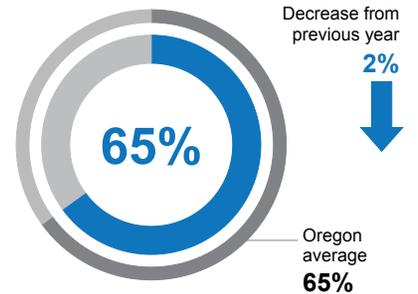
MATHEMATICS

Students meeting state grade-level expectations.



SCIENCE

Students meeting state grade-level expectations.



School Goals

As elementary students enter a vibrant neighborhood school, charter school, or magnet school, NCSD fosters a joy of learning, a positive vision for their future is nurtured, and a school environment where their cultural heritage is valued.

State Goals

The Oregon Department of Education is working in partnership with school districts and local communities to ensure a 90% on-time, four year graduation rate by 2025.

Safe & Welcoming Environment

NCSD believes the physical, social, and emotional safety of each student is a priority no matter their demographics or identity.



OREGON AT-A-GLANCE SCHOOL PROFILE CONTINUED
Lewelling Elementary School



PRINCIPAL: Kristi Weathers | GRADES: K-5 | 5325 SE Logus Rd, Milwaukie 97222 | 503-353-5440

Our Staff



19 Teachers



8 Educational assistants



1 Counselors



15% Average teacher turnover rate

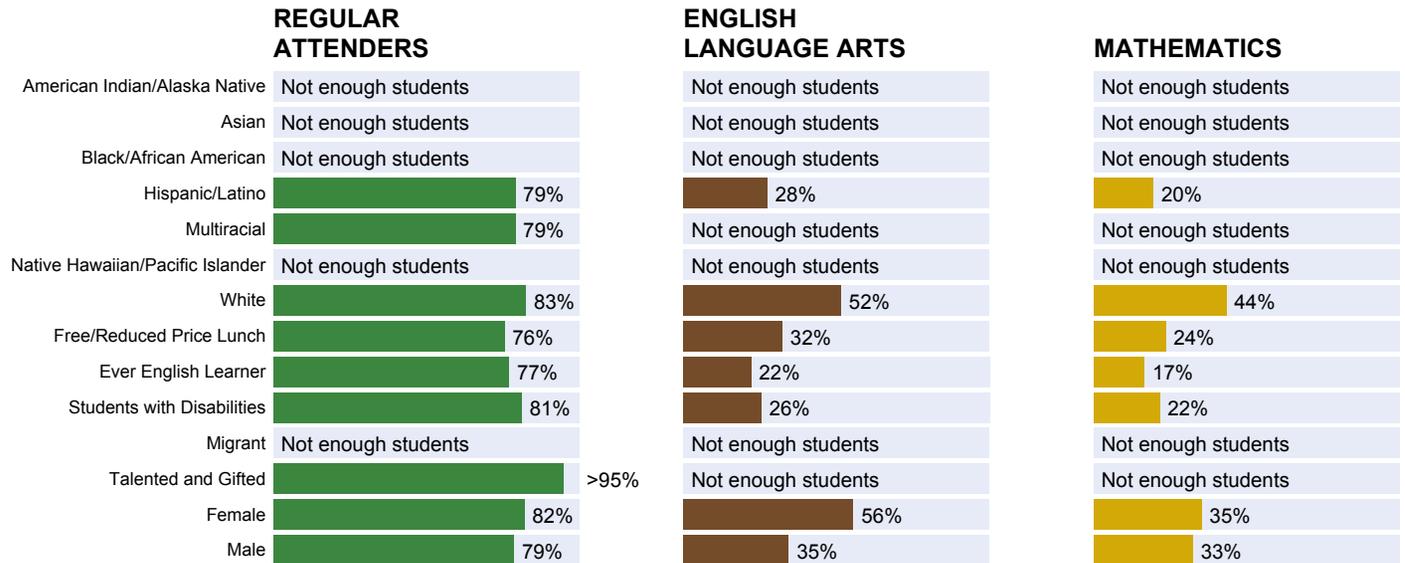


Teacher Experience Coming in 2018-19



Yes New principal in the last 3 years

Outcomes



About Our School

BULLYING, HARASSMENT, AND SAFETY POLICIES

NCSD believes safety in all its forms-- physical, emotional, and psychological, are essential for all students, families, and staff to feel if they are to be contributing members of the school community.

EXTRACURRICULAR ACTIVITIES

North Clackamas School District Day Care, PTA/PTO Sponsored Family Nights, Mad Science, Partnerships with Faith-Based Community, English Learner Family Night, Family Curriculum Night, Title I Family Night

PARENT ENGAGEMENT

Engaged parents/guardians are a key component in the academic success of many students. NCSD provides multiple forums for parents/guardians to become involved in their student's education, their school, and the larger NCSD community.

COMMUNITY ENGAGEMENT

North Clackamas Schools values the contributions of its community partners. Local businesses, social service organizations, and numerous individual volunteers add to the richness of the NCSD experience, both inside and outside of classrooms.

NEIGHBORHOOD HUBS TYPOLOGIES

MARCH 2019

EXISTING CONDITIONS

OPPORTUNITY SITE

Opportunity sites are locations that have been identified as potential hubs. They generally do not have existing neighborhood commercial uses and if they do, they may not conform with the development code in some manner.



Opportunity Site Example: Milwaukie Floral on Lake Road. Currently zoned R-7, residential. Not a commercial zone.

UNDERPERFORMING SITE

The Underperforming Hub generally consists of one or more small neighborhood-oriented convenience shops. The shops generally serve the immediate surrounding area and may sell convenience goods or provide services such as a laundromat. The neighborhood node may also be a location for an independent coffee shop or a coffee shop that is accessory to another use. These uses are generally small in site size and often provide limited off-street parking. This hub most likely has vacant, underutilized buildings or has been identified by the community as an area where they would like to see more commercial uses and/or gathering spaces.



Underperforming Hub Example: 32nd Ave at Olsen St. A mix of vacant buildings with some commercial activity.

HUB TYPOLOGIES

GATHERING/EVENT SPACE

The Gathering/Event space is typically a space that is publicly owned, an institution, or a non-profit without a commercial component. Examples could include parks, schools, community centers, etc. These spaces offer opportunities for neighborhood meetings, concerts, community gardens, tool libraries, and similar uses.



Gathering/Event Space Example: Community Garden on the Hector Campbell school grounds.

MICRO-HUB

The Micro-Hub provides an opportunity to site what are typically temporary uses that may only exist in the space for the day, once a week, for a few months, and/or are not a traditional brick and mortar store. They may share a space, like in a parking lot, of an existing use. Examples could include food carts/trucks, craft/art carts, weekly farmers market, a neighborhood tool shed, or a neighborhood bike repair stand.



Micro-Hub Example: Community bike repair shed.

TRANSITIONAL HUB

The Transitional Hub is an Underperforming Hub coupled with a Micro-Hub offering a variety of uses or services. This combination is a way to enhance and transition the underperforming hub without requiring permanent improvements or parking facilities. They are envisioned as a way to encourage the expansion of services at an existing hub so that permanent improvements will follow.



Transitional Hub Example: Lents Neighborhood International Farmers Market. Using a vacant site, it is set up next to other brick and mortar businesses.

NEIGHBORHOOD HUB

This type of hub provides a cluster of three or more small commercial businesses. These businesses typically provide small-scale, convenient services to nearby neighbors and may include a convenience store, coffee shop, a salon, a florist, a book store, or a similar use. The Neighborhood Hub typically will consist of one-story buildings with some off-street parking. The Neighborhood Hub may be surrounded by single family development.



Neighborhood Hub Example: Small-scale commercial buildings clustered together surrounded by single-family homes in NE Portland.

NEIGHBORHOOD MIXED USE HUB

This typology represents an area with a cluster of larger commercial uses and businesses. These businesses typically provide services to the surrounding neighborhood, but may also attract those from all over the city. Examples could include a restaurant/café, a small-scale grocery store, a brewery/pub, offices, etc. A Neighborhood Mixed Use Hub may also include housing. This type of hub is generally located in proximity to medium or high-density housing.



Neighborhood Mixed Use Hub Example: Sellwood Library with apartments above on a higher traffic street with apartment buildings nearby.

MIXED USE CENTER

This typology is for an area that provides a mix of retail, commercial, and housing in a denser environment. An example could be a 3-story building with a coffee shop and retail business on the bottom and housing and/or office space on the 2nd and 3rd floors. This area is intended to hold multiple retail or commercial businesses along with multi-family or attached housing. This type of center is typically in an area where there is higher density, more traffic, and easy access to transit.



SHORT AND LONG-TERM TYPOLOGIES

HUB	EXISTING TYPOLOGY	SHORT-TERM TYPOLOGY (5-10 Years)	LONG-TERM TYPOLOGY (10-20 Years)
#1 Downtown Milwaukie	Mixed Use Center	Mixed Use Center	Mixed Use Center
#2 Island Station (Bluebird St. & 22nd)	Underperforming Hub	Transitional Hub	Neighborhood Hub
#3 Lake Road (Milwaukie Floral)	Opportunity Site	Transitional Hub	Neighborhood Hub
#4 Lake Road (Lake Rd & Freeman)	Opportunity Site	Micro-Hub and Gathering/Event Space	Micro-Hub and Gathering/Event Space
#5 Linwood (Railroad Ave & Linwood)	Underperforming Hub	Transitional Hub	Neighborhood Hub
#6 Linwood (Wichita Town Center & Wichita Community Center)	Neighborhood Mixed Use Hub and Gathering/Event Space	Neighborhood Mixed Use Hub and Gathering/Event Space	Neighborhood Mixed Use Hub and Gathering/Event Space
#7 Hector Campbell (Sunny Corner Market)	Underperforming Hub	Transitional Hub	Neighborhood Hub
#8 Hector Campbell (42nd Ave - King Rd to Monroe)	Neighborhood Mixed Use Hub	Neighborhood Mixed Use Hub	Neighborhood Mixed Use Hub
#9 Lewelling (Vacant Building at Standley & Hazel Pl & Ball-Michele Park)	Opportunity Site	Transitional Hub	Neighborhood Hub
#10 Ardenwald (32nd Ave & Olsen St)	Underperforming Hub	Transitional Hub	Neighborhood Hub
#11 Ardenwald (Roswell Market)	Underperforming Hub	Transitional Hub	Neighborhood Hub
#12 Hector Campbell (Campbell Community Garden)	Gathering/Event Space	Gathering/Event Space & Micro-Hub	Gathering/Event Space & Micro-Hub
#13 Lewelling (Johnson Creek & Stanley Ave)	Underperforming Hub	Transitional Hub	Neighborhood Hub



Milwaukie Community Facts (2016-2017)

Socioeconomic and demographic data for Milwaukie

Population (2016):
20,643

Pop. Change (2010-2016):
1.2% growth

Median Family Income:
\$71,685

Median Household Income:
\$55,880

Unemployment:
5%

Sources: U.S. Census American FactFinder (2012-2016); Oregon Department of Education, North Clackamas School District, Bureau of Labor Statistics, Bureau of Economic Analysis

Housing (2016)

Occupied	8,883	96%
Vacancy	399	4%
Homeowners	5,288	60%
Renters	3,595	41%
Median Home Price	\$245,000	
Median Rent	\$972	
GROSS RENT AS A % OF HOUSEHOLD INCOME		
Less than 15%	296	8%
15%-30%	1,422	41%
30% or greater	1,792	51%

Race and Ethnicity (2016)

RACE		
White	18,277	89%
People of Color	2,366	11%
Black or African American	436	2%
American Indian and Alaska Native	296	1%
Asian	709	3%
Native Hawaiian and Other Pacific Islander	24	0%
Some other race	207	1%
Two or more races	694	3%
HISPANIC OR LATINO		
Hispanic or Latino	1,552	8%
Not Hispanic or Latino	19,091	93%

Education (2016)

Number of Schools in Milwaukie (K-12): 8
 Number of Students (K-12): 2,476
 Percent of population with high school degree or higher: 94%
 Percent of population with Bachelor's Degree or higher: 29%
 Students eligible for free or reduced lunch (NCSD): 35.5%



Business, Employment, and Income (2016)

Number of Businesses: 15,833
 Top 3 Industries (by total employees): Government, Healthcare, Professional, Scientific, and Technical Services, Education, Metal Manufacturing
 Labor Force Participation Rate: 62%
 Unemployment Rate: 5%
 Poverty Rate: 12%

Community Assets and Livability

23 Parks and Natural Areas

Located along **Springwater Corridor Regional Trail**

9 Neighborhoods & 7 Neighborhood District Associations

Leading Library

- 2015 circulation: **700,000+**
- 2015 Patron Visits: **256,971**

Transit

Access to **8 TriMet bus routes:** (29, 32, 33, 34, 70, 75, 99, 152)

Access to **TriMet Orange Line** (Main St. Station, Tacoma Station)

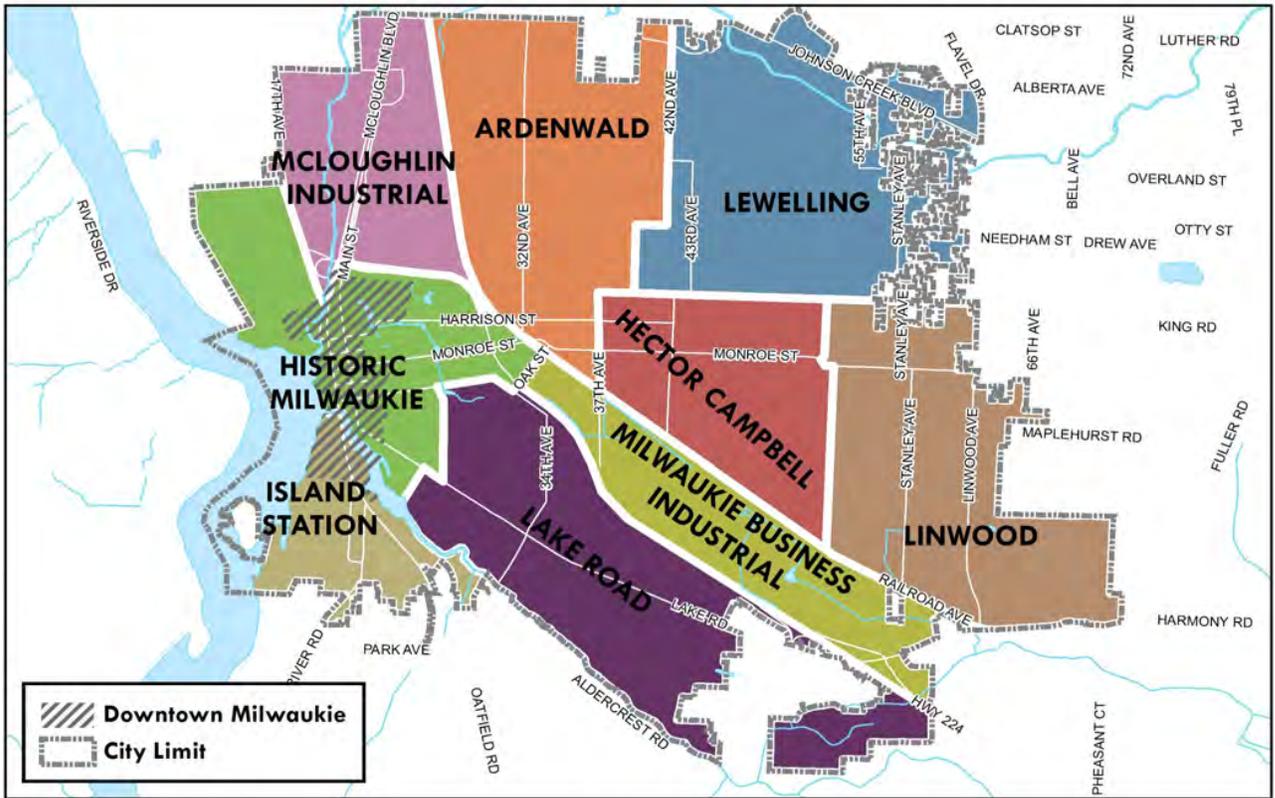


Transportation

Average Commute Time: 25 min

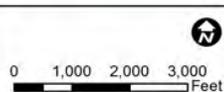
Commuter Mode Split

Drove alone	75%
Carpooled	8%
Public transportation	6%
Walked	2%
Other means	4%
Worked at home	5%



Milwaukie Neighborhoods

Milwaukie Planning Dept.
Data: City of Milwaukie GIS; Metro RLIS
Date: 1/12/2016
Author: Planning Staff



The information depicted on this map is for general reference only. The City of Milwaukie does not accept any responsibility for errors, omissions or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product.



HOME » Neighborhood Hubs Project

Neighborhood Hubs Project



BACKGROUND

The idea for **Neighborhood Hubs** was developed by Milwaukie community members during the City's 2017 **Community Vision and Action Plan** process. Neighborhood Hubs are intended to provide neighborhood gathering places and locations where residents have access to a variety of services or goods within walking or biking distance of their homes. Hubs are envisioned to vary in size and intensity. They could be as small as a mobile neighborhood tool library (tool sharing) or as large as a cluster of mixed use buildings with housing above shops and services.

As part of its current update to Milwaukie's Comprehensive Plan, the City is currently exploring options for how to make the hub vision a reality. The City is working with Scott Edwards Architecture, Angelo Planning, and Johnson Economics to create at least one hub concept for each neighborhood in the city. While most of the development of these hub concepts will happen through private development,

having a community-supported plan of action to help guide and spur the creation of these hubs is important to the City. The City is not planning on buying property to create these hubs. Instead, as time goes on, property owners may choose to sell and redevelop based on these hub concepts or be developed by current property owners. In addition, the City could support creation of the hubs through changes in its zoning code, development and co-funding of public facility improvements, and/or coordination with private property owners, developers, and/or neighborhood groups and residents.

CURRENT UPDATES

MARCH 2019 - Continued outreach will be done to update the community on the project.

We'll be at these NDA meetings to discuss updates to the project:

Don't know what Neighborhood District Association (NDA) you are apart of? **[Find out here!](#)**

- March 11th - [Hector Campbell NDA meeting](#)
- March 13th - [Lake Road NDA meeting](#)
- March 13th - [Lewelling NDA meeting](#)
- March 14th - [Linwood NDA meeting](#)
- March 20th - [Island Station NDA meeting](#)
- March 25th - [Ardenwald/Johnson Creek NDA meeting](#)

DECEMBER 2018 (ONGOING) - An economic analysis of each of the proposed hub is being done to assess the feasibility of the hubs based on potential future scenarios.

AUGUST 2018 - Additional outreach has been conducted for the Milwaukie community during this month. City staff and consultants have been working since the May 2018 NDA sessions to find specific locations for hubs and design concepts for the hubs. In August, City staff asked Milwaukie community members if the locations chosen for these neighborhood hubs are correct and if the proposed draft concepts are headed in the right direction. During the month, staff met with community members at Lewelling and Ardenwald-Johnson Creek concerts in the park, a morning at the Milwaukie Farmers Market, the Hector Campbell NDA and Island Station NDA picnics. This outreach helped the City receive almost 400 survey results and countless conversations with community members. A summary of the survey results can be found under the Supporting Documents below.

MAY 2018 - City staff and staff from Scott Edwards Architecture attended each NDA meeting to start brainstorming ideas for hubs and possible locations. Notes from these brainstorm sessions can be found below under Supporting Documents.

MARCH 2018 - City staff attended each Neighborhood District Association (NDA) meeting to start the conversation about these Neighborhood Hubs concepts and the expected 1-year timeline for the project. Any ideas or concepts that come out of the hubs process and relate to the need for policy or land use changes will be added into the Comprehensive Plan update that is currently happening.

Contact Us!

Have further questions about the Neighborhood Hubs Project? Please contact Mary Heberling, Assistant Planner, at heberlingm@milwaukieoregon.gov or 503-786-7658.

To stay informed about the project and other opportunities to provide input, join the email list for the **Comprehensive Plan update and Hubs Project**, contact David Levitan, Senior Planner, at plan@milwaukieoregon.gov.

SUPPORTING DOCUMENTS



May 2018 NDA Brainstorming Sessions Notes (2 MB)



Neighborhood Hubs Info Flyer (1 MB)



Draft Neighborhood Hubs Concepts_August 2018 (8 MB)



Map of Proposed Hubs_August 2018 (3 MB)



Neighborhood Hubs Survey Summary Report - September 2018 (796 KB)



Draft Proposed Hub Typologies - March 2019 (2 MB)



MAP - Proposed Hubs and Transit Lines (5 MB)



MAP - Proposed Hubs and Current Zoning (4 MB)

SHARE

Planning

Contact

6101 SE Johnson Creek Blvd
Milwaukie, OR 97206

planning@milwaukieoregon.gov

General Phone 503.786.7600
Planner on Duty 503.786.7630
Fax 503.774.8236

Planning, Building, & Engineering Counter Hours:

Monday, Tuesday, Wednesday
9 a.m. - 12 p.m. & 1 p.m. - 3 p.m.
Thursday, Friday
8:30 a.m. - 12:30 p.m.

Community Development Hours of Operation:

Monday - Friday
8 a.m. - 5 p.m.

[STAFF DIRECTORY](#)

Upcoming Events

Comprehensive Plan Advisory Meeting 17

09/05/2019 - 6:00pm

[VIEW PLANNING CALENDAR](#)



10722 SE Main St.
Milwaukie, OR 97222

