EMPHASIZE LOCAL BUSINESSES & COMMUNITY HUB
(Windhorse Coffee, Milwaukie, OR)

ICONIC/INNOVATIVE ARCHITECTURE
What will this look like in 20 years?

EMBRACE LOCAL BUSINESSES & COMMUNITY HUB
(sidewalk cafe in Oregon City, OR)
ACTIVE SIDEWALKS AND LOCAL BUSINESS ACTIVITY

NURSERY
Not along McLoughlin

HEALTHCARE
Zoom Care, 24 hr. clinic

CAREER DEVELOPMENT CENTER
Or trade/technical center.
NEIGHBORHOOD GROCERY STORE

DISTILLERY/BREWERY
Restaurants and bakeries

MAKERSPACE WITH 3D PRINTER

MAKERSPACE
MAKERSPACE FOR KIDS

LOCAL DRIVE THRU BUSINESSES
Depends on the business type; generally not desired.

CAR LOTS / AUTO SERVICES
Not a desirable use along McLoughlin.

SMALL COMMERCIAL USES
(McLoughlin Blvd., Park Ave Study Area)
Housing Choices

COTTAGE CLUSTER HOMES

HIGHER/MIXED DENSITY RESIDENTIAL WITH LOWER DENSITY TRANSITION

TOWNHOMES
MID-SIZE MULTI-FAMILY UNITS

ACCESSORY DWELLING UNITS (ADUs)

CO-HOUSING

HIGHER DENSITY RESIDENTIAL WITH GROUND FLOOR RETAIL/SERVICES
MOBILE HOME COMMUNITY
(Courtney Rd., Park Ave Study Area)

LANDSCAPING & ACCESSIBLE SIDEWALKS
Along McLoughlin

Safe Connections
For Walking, Biking, Transit Riding, and Parking

OFF-STREET MULTIMODAL ACCESS
On River Rc. and Oatfield
SAFE MULTI-MODAL CONNECTIONS
Connections to McLoughlin; Trolley Trail

BICYCLE AND PEDESTRIAN CROSSINGS
At Park & River Road; anywhere along McLoughlin.

ACCESSIBLE MID-BLOCK CROSSINGS
Along McLoughlin

BIKE LANES
Without reducing driving lanes along McLoughlin
SIGNALED PEDESTRIAN CROSSINGS
With timing to influence traffic flow.

STREETS FOR EVERYONE
Without reducing lanes for Hwy 99.

Community Gathering Spaces

OUTDOOR RESTAURANT SEATING
OUTDOOR GATHERING SPACES

SIDEWALK CAFE SEATING

SIDEWALK CAFE SEATING

INCREASE COMMUNITY AMENITIES
(Multnomah County Library - Kenton; Portland, OR)
CULTIVATE A COMMUNITY HUB
(Food truck pod on SE Division St. in Portland, OR)

PUBLIC ART THAT EMBRACES THE UNIQUE CHARACTER OF THE NEIGHBORHOOD

KIDS PLAY AREAS
(Salesforce Transit Center, San Francisco, CA)

COMMUNITY LIBRARY
(Salesforce Transit Center, San Francisco, CA)
FOOD CART POD ADJACENT TO TRANSIT
(Milwaukie, OR)

ACTIVE PUBLIC SPACES

SIDEWALK GATHERING SPACES

PARK AVE MAX STATION PLAZA
Green Spaces & Natural Assets

TROLLEY TRAIL
(Park Ave Study Area)

AMENITIES TO SUPPORT RECREATION
(Access to Public Restrooms)

OUTDOOR GATHERING SPACES
NATIVE PLANTINGS
Oak Savannas

POLLINATOR GARDENS
Incentivize

GREEN ROOFS

STREET TREES
Sustainability & Climate Resiliency

- PRESERVE TREES + plant native trees.
- PLANTING BUFFERS
- RESIDENTIAL PV SYSTEM
SOLAR PANELS & LANDSCAPE SCREENING
Need more parking -- add stories to the garage.

COMMERCIAL PV SYSTEM
Incentivize in development standards and balance with tree planting/shading.

FARMERS MARKET
Good activator for community space. Shared space throughout the week.

EV CHARGING STATIONS
Car share program
COMMUNITY GARDEN
Need with higher density housing.

COMMUNITY SUPPORTED AGRICULTURE (CSA)
Allow small agriculture uses in code to promote CSA.

STREET TREES AS SIDEWALK BUFFERS

BIOSWALE SIDEWALK BUFFERS
Along McLoughlin; Maintenance concerns.
GREEN ROOFS
Vertical greenery and green walls.