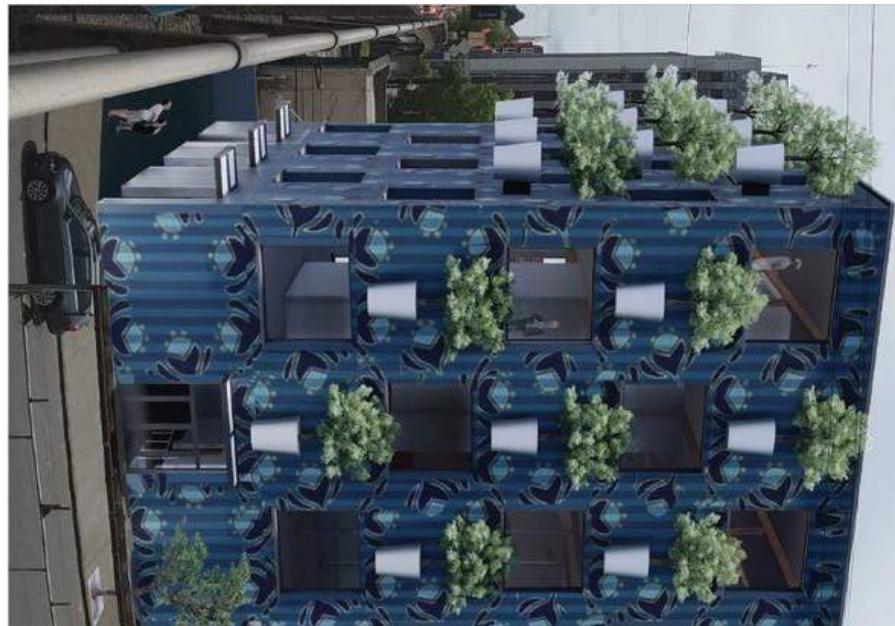


## Jobs & Business

**EMBRACE LOCAL BUSINESSES**  
(sidewalk cafe in Oregon City, OR)



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



**EMPHASIZE LOCAL BUSINESSES & COMMUNITY HUB**  
(Windhorse Coffee, Milwaukie, 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



**HIGHER/MIXED DENSITY RESIDENTIAL  
WITH LOWER DENSITY TRANSITION**



**COTTAGE CLUSTER HOMES**



**TOWNHOMES**



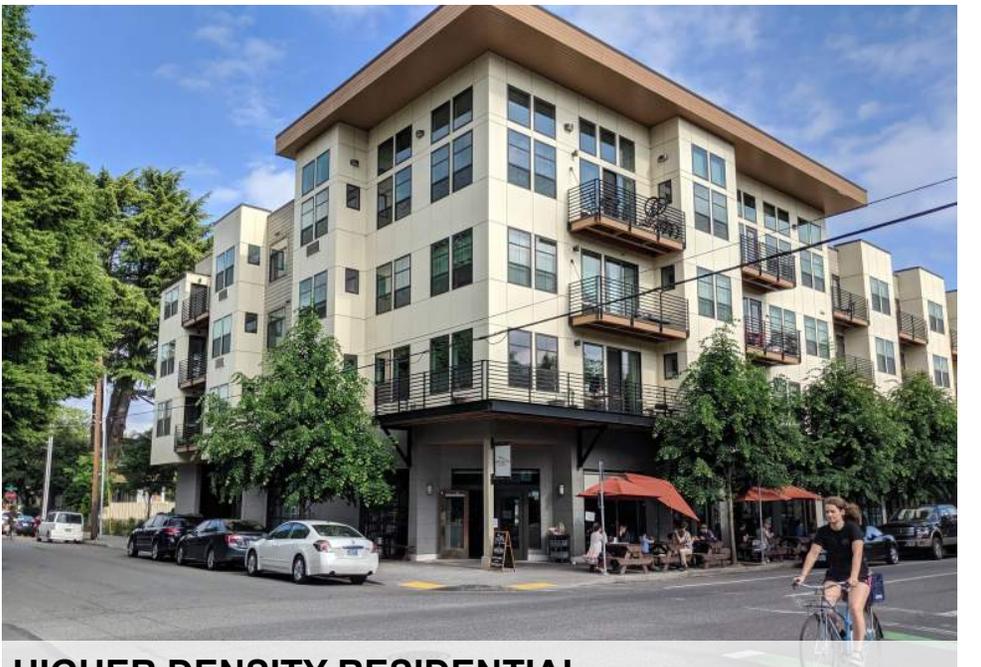
**MID-SIZE MULTI-FAMILY UNITS**



**ACCESSORY DWELLING UNITS (ADUs)**



**CO-HOUSING**



**HIGHER DENSITY RESIDENTIAL  
WITH GROUND FLOOR RETAIL/SERVICES**



**MOBILE HOME COMMUNITY**  
(Courtney Rd., Park Ave Study Area)

## Safe Connections

For Walking, Biking, Transit Riding, and Parking



**LANDSCAPING & ACCESSIBLE SIDEWALKS**  
Along McLoughlin



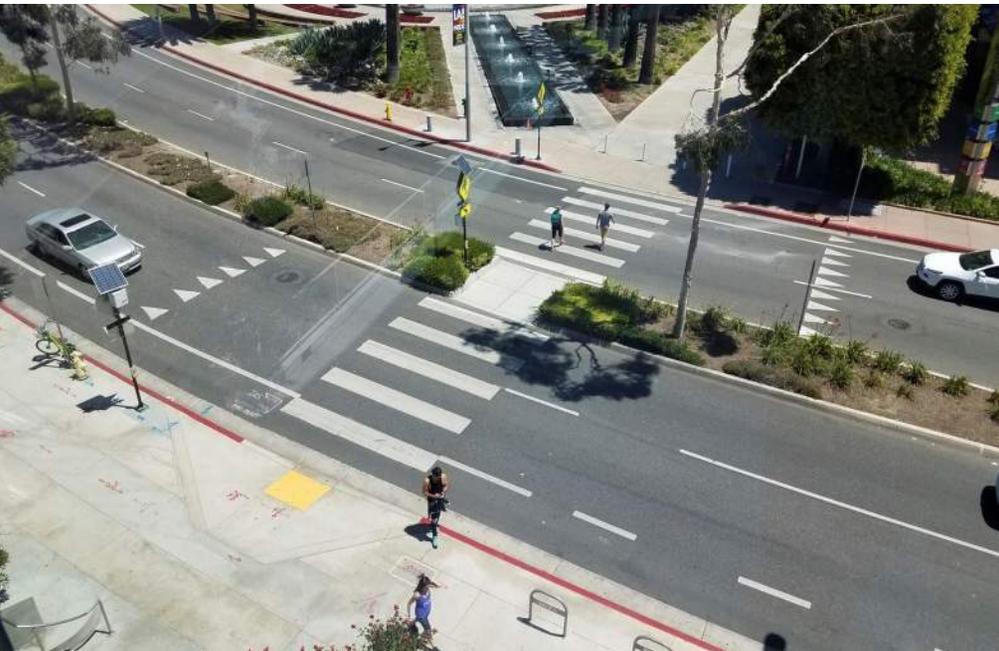
**OFF-STREET MULTIMODAL ACCESS**  
On River Rc. and Oatfield



**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



**SIGNALLED 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**

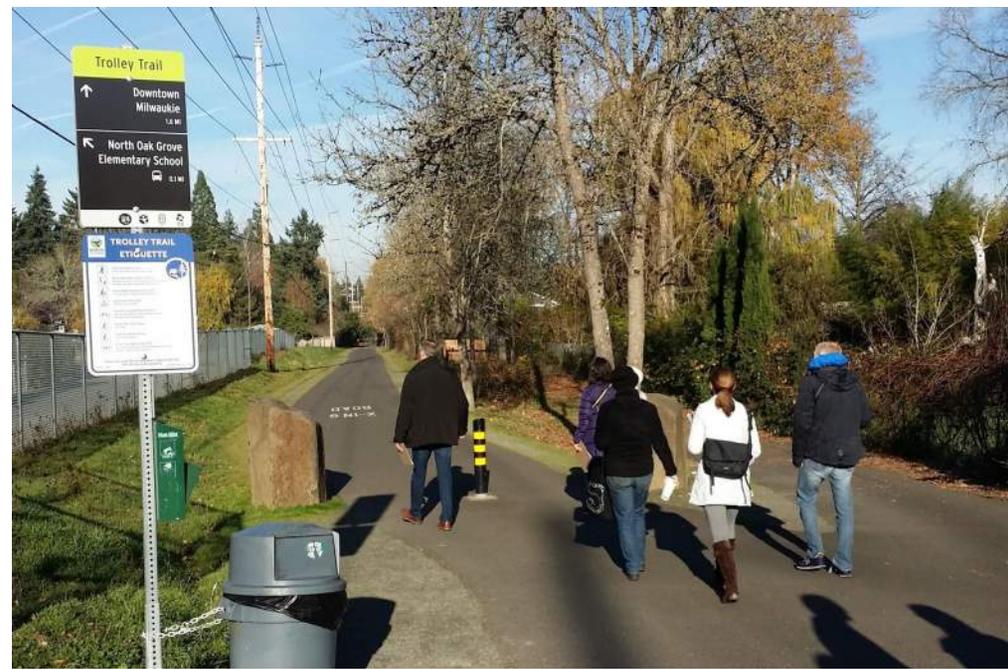


**SIDEWALK GATHERING SPACES**



**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.



**EV CHARGING STATIONS**  
Car share program



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



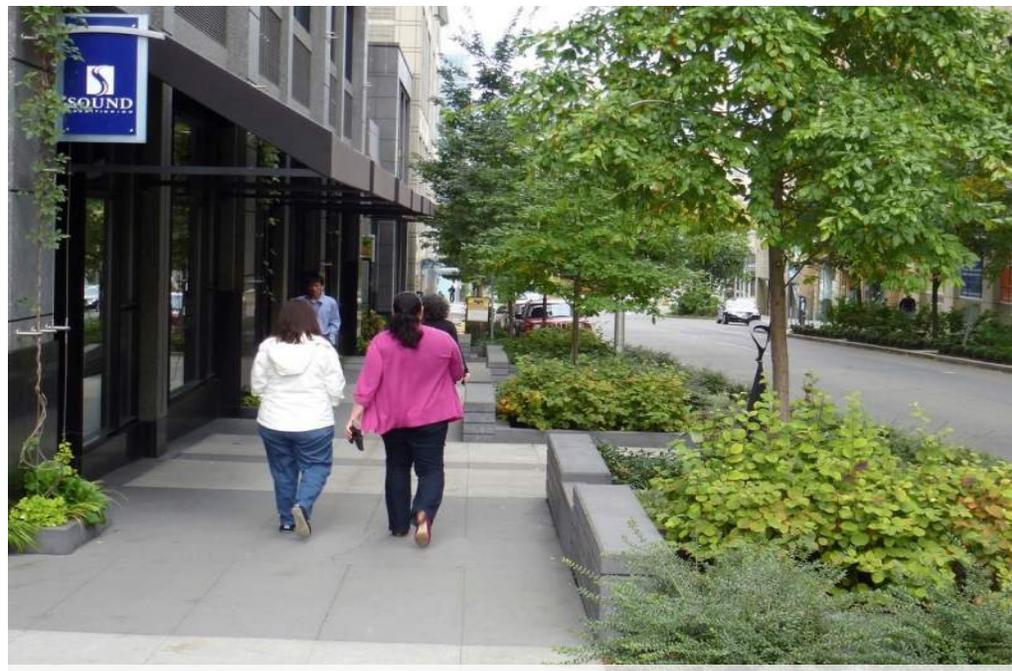
**COMMUNITY GARDEN**  
Need with higher density housing.



**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.