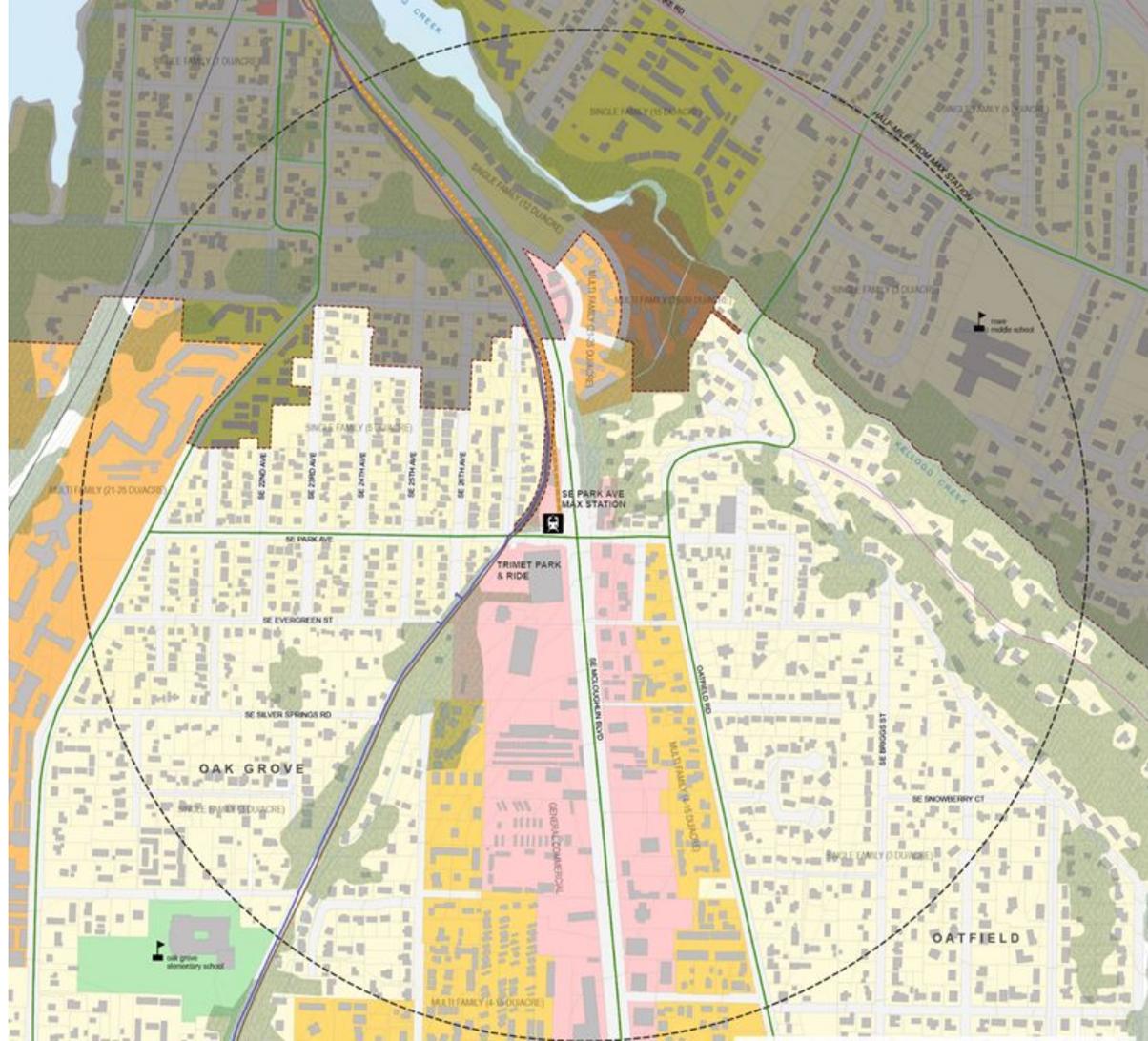


Park Ave Community Project Phase II

CAC Meeting
June 10, 2020



PARK AVE COMMUNITY PROJECT

GUIDING PRINCIPLES REFRESH

1. **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.
2. 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.
3. Provide safe locations, **crossings and connections for walking, biking, transit and parking**.
4. 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.
5. 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.
6. Promote **resilient, sustainable systems and infrastructure**.

PARK AVE COMMUNITY PROJECT

FRAMEWORK PLAN

What is a Framework Plan?

PARK AVE COMMUNITY PROJECT

FRAMEWORK PLAN

A Framework Plan illustrates a long term community vision for the study. **It is not a regulating plan** (this will come later alongside the Development and Design Standards), but it should inform the regulating plan.

PARK AVE COMMUNITY PROJECT

FRAMEWORK PLAN

A Framework Plan translates the community's Guiding Principles into a **map-based vision** for the area. It should illustrate variation in development character (and/or use) and intensity, identify hubs of activity, locate new connections and desired crossings, and illustrate open space/natural system networks at a high level.

PARK AVE COMMUNITY PROJECT

FRAMEWORK PLAN

A Framework Plan **depicts a 20 year vision** - it should be **aspirational** should **provide guidance** to inform standards and development, but should **remain flexible** enough to adapt to changing and unforeseen conditions.

PARK AVE COMMUNITY PROJECT

FRAMEWORK PLAN



EXAMPLE FRAMEWORK

Downtown Beaverton

- Established character areas (desired height, density, and character)
- Located connectivity improvements
- Noted key gateways and transition points

PARK AVE COMMUNITY PROJECT

FRAMEWORK PLAN

Our goal is to develop a Framework Plan **WITH** the CAC and the Park Ave Community.

PARK AVE COMMUNITY PROJECT

FRAMEWORK PLAN

To help get the ball rolling and prime the discussion, we have developed three Framework Alternatives as a starting point.

These are based on the input we received at the February Public Open House, and we have tried to illustrate a spectrum of options from limited to change to significant change.

PARK AVE COMMUNITY PROJECT

FRAMEWORK PLAN

These initial alternatives are intended only as a starting point for your input and we fully expect that they will change significantly by the end of the CAC meeting.

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FRAMEWORK PLAN

You do not need to choose an alternative. Our mission for the June CAC session is to capture any missing elements or eliminate elements not aligned with the community vision to get a set of Framework Alternatives (2-4) ready for public input.

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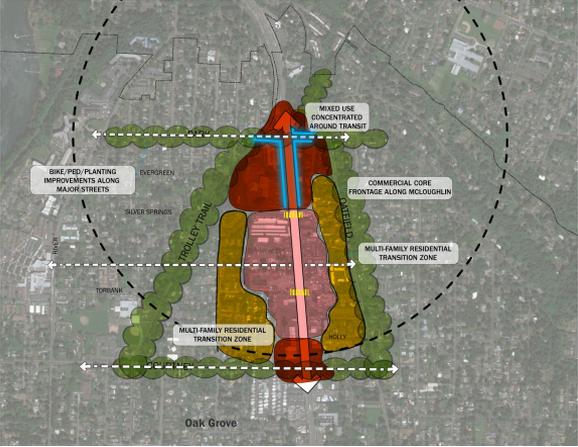
FRAMEWORK PLAN

Draft Framework Plan Schedule:

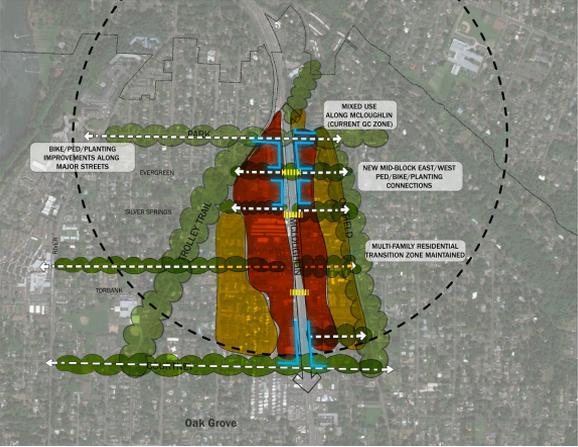
- June: CAC Drafts Framework Plan Alternatives
- June-July: Gather Public Input on Alternatives
- August: Refine Recommended Framework

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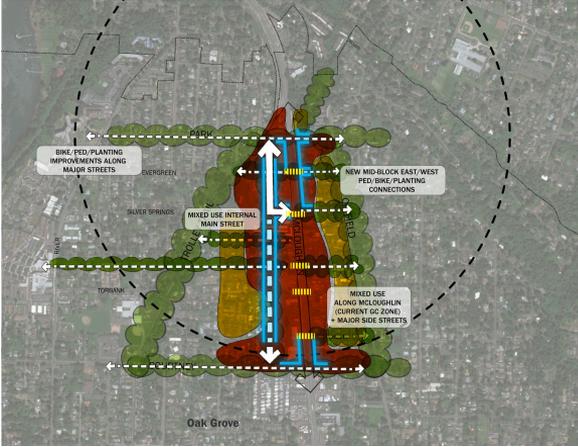
FRAMEWORK PLAN - DRAFT ALTERNATIVES



CONCENTRATED CORES



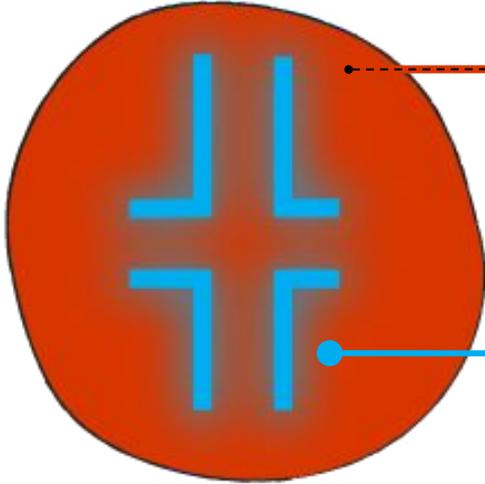
ACTIVATED CORRIDOR



NEIGHBORHOOD MAIN STREET

PARK AVE COMMUNITY PROJECT

FRAMEWORK PLAN - KEY ELEMENTS OF DRAFT ALTERNATIVES



NEIGHBORHOOD CENTER

Allows for a mix of uses. To promote walkability, surface parking is located behind or to the side of buildings. Buildings engage with the street through entry placement and minimal building setbacks.

ACTIVE GROUND FLOOR DESIGN

Contributes to an active public realm through design that engages sidewalks and streets through techniques like: frequent building entries, transparency of ground floors, building facade variation, and limited driveway access points.

PARK AVE COMMUNITY PROJECT

FRAMEWORK PLAN - DRAFT ALTERNATIVES



PEDESTRIAN & BIKE IMPROVEMENTS

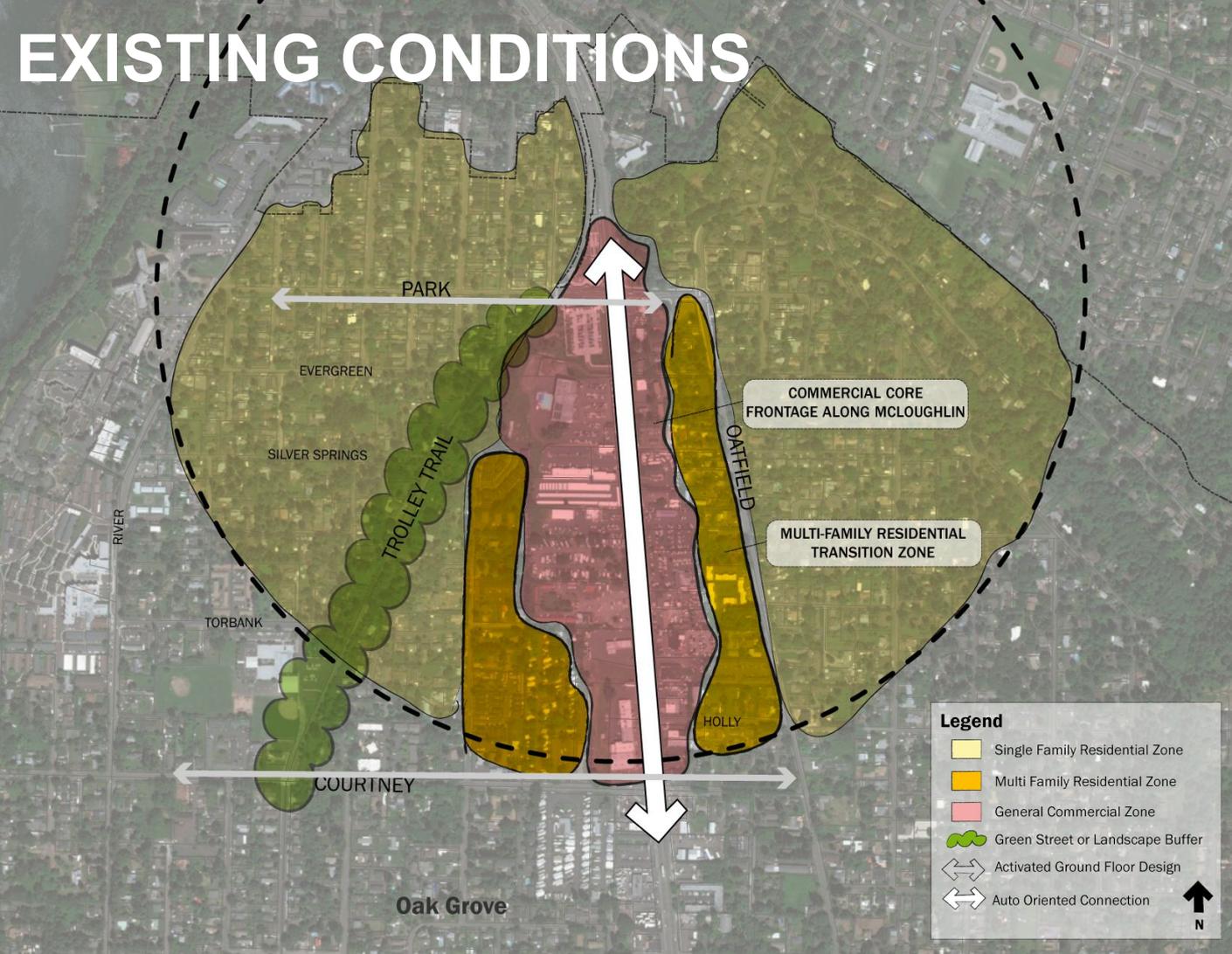
Provide sidewalks with landscape/planting buffers between sidewalk and any vehicles. Provide buffered/protected bike lanes.



PROPOSED CROSSING IMPROVEMENTS

Provide a designated and safe pedestrian and bicycle crossing. Treatments at each crossing vary based on conditions.

EXISTING CONDITIONS

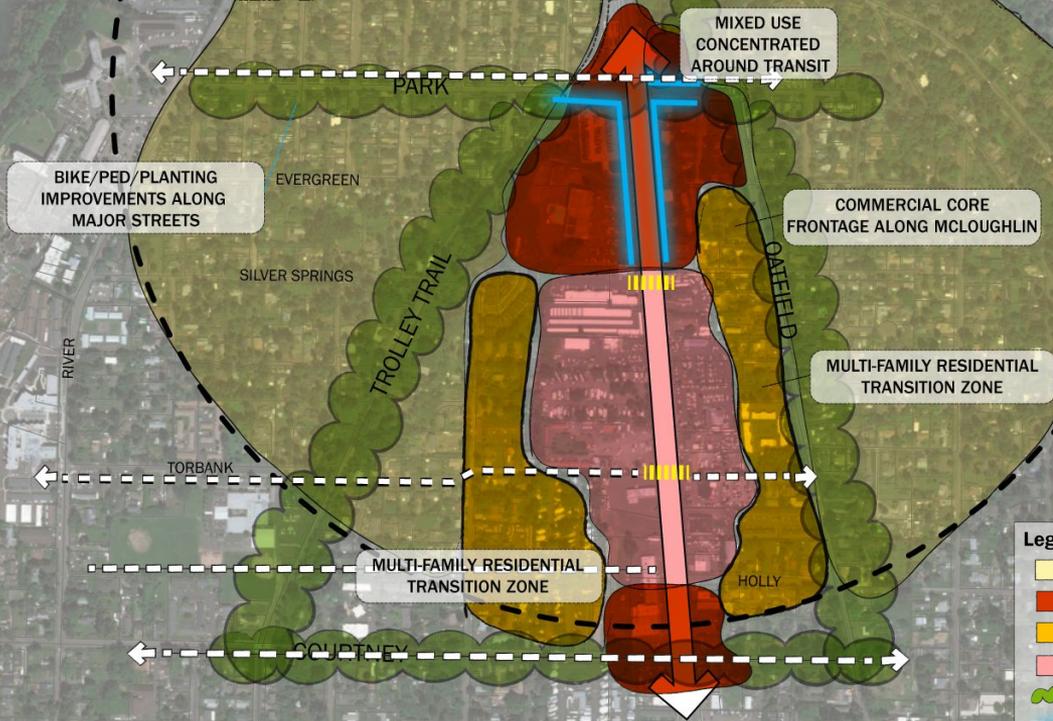


Legend

- Single Family Residential Zone
- Multi Family Residential Zone
- General Commercial Zone
- Green Street or Landscape Buffer
- Activated Ground Floor Design
- Auto Oriented Connection

N ↑

CONCENTRATED CORES

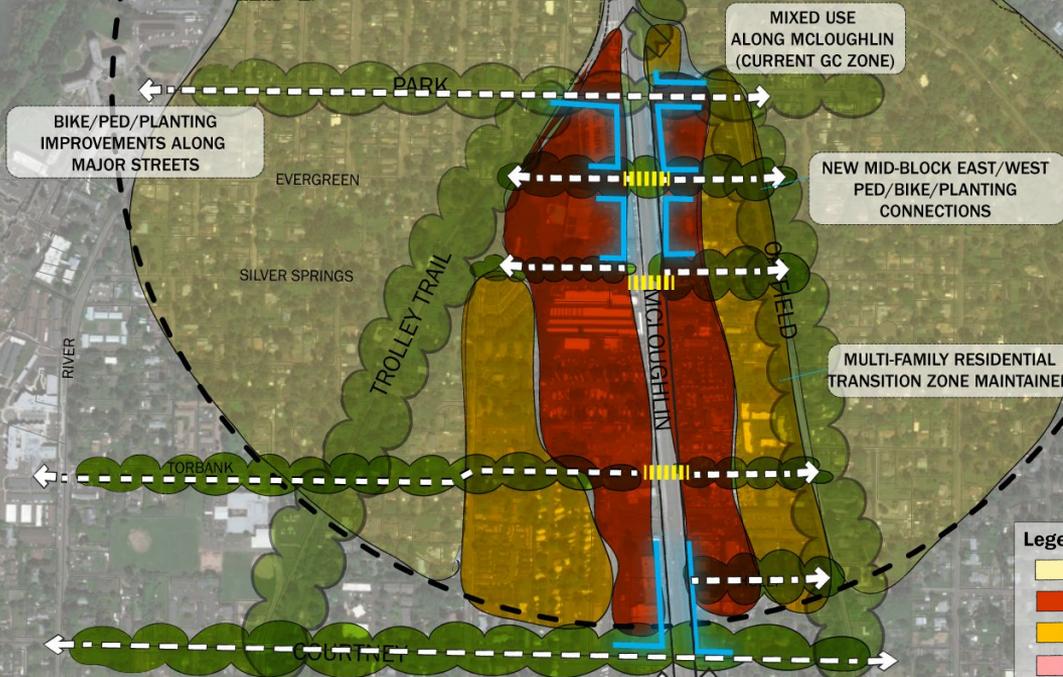


Legend

- Single Family Residential Zone
- Neighborhood Center
- Multi Family Residential Zone
- Commercial Core Zone
- Green Street or Landscape Buffer
- Activated Ground Floor Design
- Proposed Crossing Improvements
- Bike & Pedestrian Connection
- Auto Oriented Connection

Oak Grove

ACTIVATED CORRIDOR



MIXED USE
ALONG MCLOUGHLIN
(CURRENT GC ZONE)

NEW MID-BLOCK EAST/WEST
PED/BIKE/PLANTING
CONNECTIONS

MULTI-FAMILY RESIDENTIAL
TRANSITION ZONE MAINTAINED

Legend

- Single Family Residential Zone
- Neighborhood Center
- Multi Family Residential Zone
- Commercial Core Zone
- Green Street or Landscape Buffer
- Activated Ground Floor Design
- Proposed Crossing Improvements
- Bike & Pedestrian Connection
- Auto Oriented Connection

Oak Grove

NEIGHBORHOOD MAIN STREET



Oak Grove



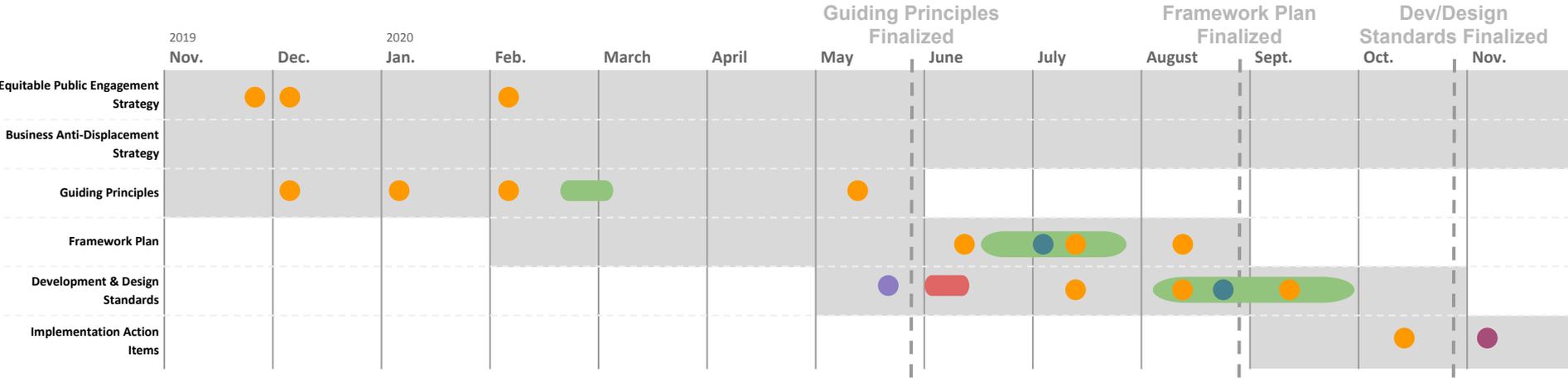
CREATE YOUR OWN ALTERNATIVE



We would love to see your ideas! Feel free to sketch your own ideas to share with the group. You could photograph or email in advance of the meeting, share during the meeting itself, or send a follow up sketch.

PARK AVE COMMUNITY PROJECT

DRAFT TIMELINE FOR TOPIC DISCUSSION WITH CAC (05.12.2020)



● Topic to be discussed at monthly CAC meeting

● Topic to be discussed with TAC

■ Public Engagement

● County/Consultant Team Existing Code Review

● Presentation to Board of County Commissioners

■ Consultant Team Interviews Developers

THANK YOU!

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