

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Study Session Worksheet

Presentation Date: August 6, 2019 **Approx Start Time:** 10 AM **Approx Length:** 15 minutes

Presentation Title: Update on Phase 2: Park Ave Community Project – Park Ave Community Advisory Committee

Department: Transportation and Development (DTD) – Long-Range Planning

Presenters: Karen Buehrig, Long-Range Planning Manager, DTD; Ellen Rogalin, Community Relations Specialist

Other Invitees: Dan Johnson, Director, DTD; Lorraine Gonzales, Senior Planner; Jennifer Hughes, Planning Director

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Approval of membership for the Park Ave Community Advisory Committee.

EXECUTIVE SUMMARY:

On June 11, 2019 the BCC approved moving forward with Phase II: Park Ave Community Project. Since that time, staff has been working with the Procurement Division to release the Request for Proposals (RFP) for a consultant to work with the community to undertake the project.

At the same time, staff solicited interested community members for the Park Ave Community Advisory Committee (PACAC). On July 8, 2019 a postcard was mailed to property owners within one-half mile of the Park Ave Light Rail Station, which shared information about the project and invited people to apply to participate in the PACAC. Staff also sent an email to the contact list developed during Phase I, posted information on the project website and social media, as well as attended both the MAP-Implementation Team and the Oak Lodge Community Council (OLCC) meetings to share information about the recruitment. Additional contacts were made by staff canvassing businesses and mobile home parks in the area to encourage people to apply. Park Ave Project Management Team members also distributed information, encouraging people to apply for the PACAC positions.

The Phase I report included guidance for specific membership groups and representation for the PACAC (Attachment A). The PACAC will be made up of residents, commercial property and business owners within the project area (half-mile radius of the Park Avenue station) and representatives of broader interests that are impacted by the project. As of July 29, 2019, the application deadline, twenty-six (26) people had applied. The applications were reviewed and discussed by staff with representatives from MAP-IT and Metro.

Staff recommends the 18 applicants as outlined on pages 1-3 of Attachment B be approved for PACAC membership. Page 4 shows the other people who applied. A map showing the locations of all applicants and their recommendation status is also attached (Attachment C).

In addition to the initial members, staff recommends continuing to recruit for a resident of a mobile home park, additional business owners, youth and representation from Oak Grove Elementary School who will be able to represent the diverse racial and ethnic communities who work and attend school in the area.

FINANCIAL IMPLICATIONS (current year and ongoing):

The Phase II, Park Ave Community Project is included within the Long Range Planning budget and is funded by a Metro 2040 Planning and Development Grant.

STRATEGIC PLAN ALIGNMENT

1. How does this item align with your Department’s Strategic Business Plan goals?
 - Provides information to County decision-makers so they can plan and invest based on a coordinated set of goals and policies that guide future development.
2. How does this item align with the County’s Performance Clackamas goals?
 - This project supports the following goals: Grow a Vibrant Economy; Build a Strong Infrastructure; Ensure Safe, Healthy and Secure Communities

LEGAL/POLICY REQUIREMENTS:

Phase I of the Park Ave Community Project identified the BCC as approving the PACAC membership.

PUBLIC/GOVERNMENTAL PARTICIPATION:

The PACAC will provide guidance and recommendations for the Phase 2: Park Ave Community Project. Staff has been working closely with representatives from MAP-IT and other community representatives to move the project forward.

OPTIONS:

1. Approve the Park Ave Community Advisory Committee (PACAC) membership as outlined in Attachment B. In addition, ask staff to continue recruitment for a mobile home park resident, additional business owners, youth and representation from Oak Grove Elementary School who will be able to represent the diverse racial and ethnic communities who work and attend school in the area. As the additional members are identified, staff will work with the PACAC and Board of County Commissioners to add the members to the committee.
2. Request changes to the Park Ave Community Advisory Committee (PACAC) Membership as outlined in Attachment A.

RECOMMENDATION:

Staff recommends Option 1 - Approve the Park Ave Community Advisory Committee (PACAC) membership as outlined in Attachment B. In addition, ask staff to continue recruitment for a mobile home park resident, additional business owners, youth and representation from Oak Grove Elementary School who will be able to represent the diverse racial and ethnic communities who work and attend school in the area. As the additional members are identified, staff will work with the PACAC and Board of County Commissioners to add the members to the committee.

ATTACHMENTS

- A. Park Avenue Community Advisory Committee (PACAC) Membership
- B. Recommendation for Park Ave Community Advisory Committee
- C. Map showing location of all applicants

SUBMITTED BY:

Division Director/Head Approval _____

Department Director/Head Approval _____

County Administrator Approval _____

For information on this issue or copies of attachments, please contact Karen Buehrig @ 503-742-4683

**Park Avenue Community Advisory Committee (PACAC) Membership –
From “Memorandum 3: Recommended Revised Phase 2 Scope of Work”**

The PACAC will be made up of project area residents, commercial property and business owners within the half-mile radius of the Park Avenue station, as well as representatives of broader interests that are impacted by the project.

The membership will provide a balanced representation of geographic and special interest stakeholders, including residents, businesses, and commercial property owners within the project area, and diverse representation including a balance of races/ethnicities, gender, age, sexual orientation, ability, family structure, etc. At least two of the representatives will be from marginalized communities that are often under-represented in the decision-making process, including people of color and those with lower incomes. As much as possible, the membership will be made up of people who live, work and/or own property or a business in the project area.

The members will be recommended by Clackamas County with review by Metro and final appointment by the Board of County Commissioners. Members will be nominated as follows:

Staff nominates the below representatives as follows:

- 1 resident that is a home owner
- 1 resident that is a mobile home owner or renter
- 1 resident that is a renter in a multi-family residence
- 1 resident that is a renter in a single-family residence
- 1 MAP-IT residential representative
- 2 business owners
- 2 commercial property owners (not residential)
- 1 owner or manager of a multi-family residential property or mobile home park

Clackamas County will nominate eight community representatives with expertise in the following areas of special interest:

- 1 representative of senior interest groups
- 2 representatives of youth interest groups
- 1 representative of Oak Grove Elementary School
- 1 representative of multi-modal transportation interests
- 1 representative of natural habitat protection and enhancement interests
- 1 representative of affordable housing advocacy
- 1 representative of social justice advocacy

Staff Recommendation for Park Ave Community Advisory Committee
Last update: July 30, 2019

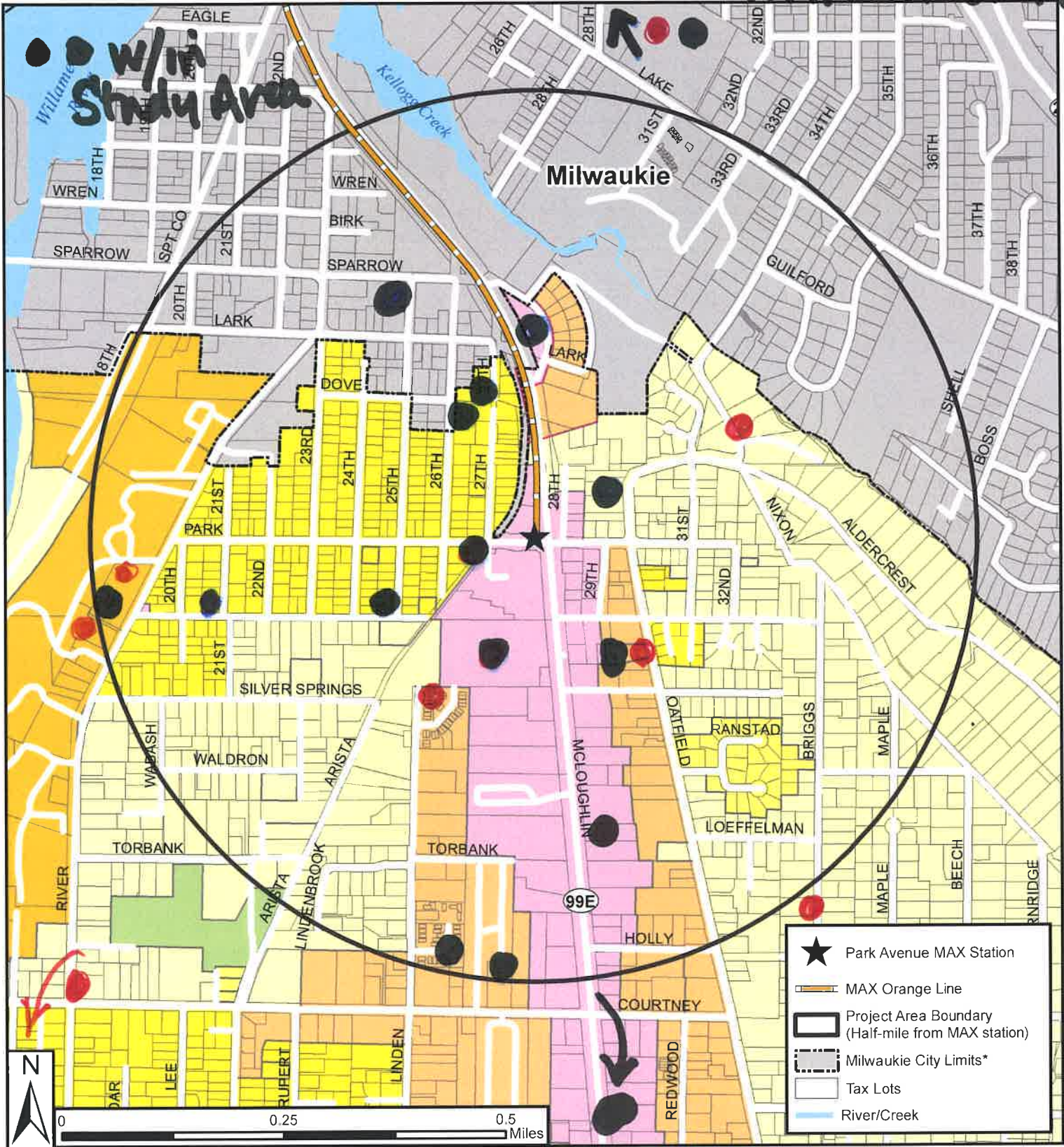
| # | Name | In Study Area? | Occupation | Exp / Ed Background | Representation |
|---|---------------------|--|--|---|---|
| 1 | Barnhouse, Monica | Yes, works in the study area | Business manager – retail used cars (North West Truck & SUV) | Worked in the car industry as a business manager for the last 25 years. During that time worked with the public and the state. I know change needs to happen to make this community prosper. I uses the path to bike with my grandchildren. | Business – Manager of business along McLoughlin |
| 2 | Chapman, Valerie E. | Yes, lives in study area | Minister / community organizer (retired) | Multi-modal transportation, natural habitat protection and enhancement, affordable housing advocacy, social justice advocacy. Have lived in Oak Grove since 1981. | MAP-IT - Residential |
| 3 | Chaimov, Ellen | No | North Clackamas School District teacher (retired) | Most of my teaching career was at Oak Grove Elementary. I have lived in the Oak Grove area for 36 years and would love to see carefully considered development and improvement in the area that would benefit area children and families. | Oak Grove Elementary School |
| 4 | Cunningham, Molly | Yes, lives in study area | Social worker (retired) | Participated on Park Avenue Project Management Team. Experience in community outreach. Involved in the music community and projects to support environmental protection Support nonprofits and organizations providing services for people with disabilities, older adults, children and animals. | Homeowner |
| 5 | Ember, Nate B H | Yes, lives and works (home occupation) in study area | Architect, planner | Multi-modal transportation / Natural habitat protection and enhancement: Urban design & planning education, multiple planning and architecture projects. Own an architecture & development company focused on housing justice and affordability. | Multi-modal Transportation Interests |
| 6 | Filipek, Dustin | Yes, lives in study area | Accountant (CPA) | Education and experience of using and understanding financial forecasting and financial statements. Worked with various real estate developers, as well as non-profits who work in the low income housing sectors. Primary mode of transportation is biking, walking or public transportation,. Lived and own/rent an apartment / condo / townhouse / duplex since 2018 | Multi-family Renter |

ATTACHMENT B

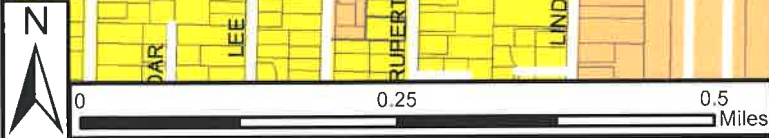
| # | Name | In Study Area? | Occupation | Exp / Ed Background | Representation |
|----|-----------------------|--|---|--|----------------------------------|
| 7 | Grau, Sherry | No | Project Manager, Affordable Housing Development | Worked in affordable housing industry for over 20 years. Currently work for BRIDGE Housing as Development Project Manager. Interested in redeveloping the Vintage Mustang site across from the Park Avenue station. Rental Housing Development Finance Professional. | Affordable Housing Advocacy |
| 8 | Hamilla, Zachary D. | Yes, lives in study area | Adjunct professor; previously military intelligence analyst | Experience with multi-modal transportation. Academic background in government and political science. Son is not yet in school, Oak Grove El. Is our neighborhood school. 36 years old. | Youth Interests |
| 9 | Harvey, Donald | Yes, lives in study area | Artist | Multi-modal transportation; natural habitat protection and enhancement. Rents a single family house. | Single-family Home Renter |
| 10 | Householder, Kimberly | Yes, lives in study area | Barber | Natural preservation, greenways and community building. Live, own/lease commercial/ residential property in project area.-- | Natural Habitat Protection |
| 11 | Kell, Lee Davis | Yes, commercial property in study area | Lawyer | Economic development: City of Portland Real estate/developer: Lawyer Other: Neighborhood associations Elks Lodge volunteer | Commercial Property – Elks Lodge |
| 12 | Lohmann, Danielle | Yes, lives in the study area | Produce Manager | BS, management and information systems; MS, management coursework in economic geography and statistical analysis. Lived in project area since 2017. Work at home, full-time; own home. Zoned to Oak Grove El, however student at Riverside El (bilingual program). 40 years old with two children (2 and 6). | Youth Interests |
| 13 | McLeod, Sandra | No, but represents property owners in study area | President of real estate company | Real estate/developer | Commercial Property Owner |
| 14 | Muir, Ann | Yes, lives in study area | Clergy (retired) | Use TriMet, particularly MAX, fairly often. Committed to bring our property to backyard habitat standards. Worked in housing advocacy throughout 35-year career. Advocate for housing, homeless issues, LGBTQ issues, against racism and religious intolerance. Served on variety of community groups over past 40 years, both standing and ad hoc committees. | Social Justice Advocacy |

| # | Name | In Study Area? | Occupation | Exp / Ed Background | Representation |
|----|--------------------------|--|--|---|-----------------------------|
| 15 | Nikolas, Cynthia Lucille | Yes, lives in study area | Property owner, manager, Steeves Mobile City | Family has owned and managed a mobile home park since 1956. Around 1988 or so became a 55+ and older community. First-hand knowledge of the living situations of some of today's older citizens and the difficulties some of these seniors face. Lived in area since 1967 | Manager of Mobile Home Park |
| 16 | Snoeberger, Casey | Yes, lives in study area | Digital taxonomist and analyst | Owned multiple residential lots within the focus area since 2012. Primary residence has been in the focus area since 2012. (I hear the Orange line train bells as they traverse the station.) | Homeowner |
| 17 | Van Valkenburg, Craig | Yes, works in study area | CEO, Continuing Care Retirement Community | Natural habitat protection and enhancement; real estate/developer; 38 years in healthcare, senior living development, financing, operations, strategic planning, master site planning, governance and philanthropy. Willamette View CEO. | Senior Interests |
| 18 | Vips | Yes, works and owns business in study area | Hospitality owner / operator | Real estate/developer Other: As a local business owner, I would like to see the right development in the community. Lived in and owned a family business in the project area since 1984. | Business Owner |

| Applicants not recommended for PACAC membership | | | | |
|--|---------------------|-------------------------|--|---|
| # | Name | In Study Area? | Occupation | Exp / Ed Background |
| NR-1 | Anderson, Trell | No | Nonprofit affordable housing | Affordable housing advocacy, real estate / developer, community development. Affordable housing, kids programs and schools, senior services and housing, walking and biking opportunities, equity work. |
| NR-2 | Boults, Elaine | Yes | | I have been a bicycle commuter and now, as a retiree, walk/bike in my daily routines as much as possible. Living near the MAX was one of the criteria in purchasing our home. |
| NR-3 | Edge, Joseph P. | No | Software engineer | MAP-IT, Milwaukie Planning Commission, North Clackamas Urban Watersheds Council, Oak Grove Community Council, Clackamas County Pedestrian/Bikeway Advisory Council. Attended Oak Grove Elementary School. |
| NR-4 | McHarness, Donald D | Yes | Environmental engineer (retired) | I use the Orange Line. I bicycle on the Trolley Trail. I would like to see a Starbucks near the end of the Orange Line. |
| NR-5 | Morris, Mike | Yes | Construction | I live in the area and subject to any changes that will be proposed and supported. I often walk from my residence to the 7-11 at Park Ave. & McLoughlin Blvd. I work in construction and deal with construction activities and their impacts on the public both short term and long term. |
| NR-6 | Muir, Kina | Yes | Private music instructor / musician | Active volunteer for several organizations, primarily focusing on the homeless crisis and helping unhoused individuals and families in transition. Social justice advocacy – 7 years as coordinator / department head for large-scale event recycling, compost & waste removal, and 2 years as sustainability director has provided me with many experiences coordinating team efforts and creating an operations model which functions as a microcosm of a town. Have also formed partnerships with city & county personnel and developed excellent communication skills and a strong drive to work together toward a common goal. |
| NR-7 | Pfaff, Scott | Yes, work in study area | Real estate/ developer | Property development |
| NR-8 | Powers, Carol | No | District secretary, exec. secretary, machine sales – retired | Oak Grove Community Council, attend JLCPO and MAP-IT meeting when possible, Lions Sight & Hearing chair for four area zip codes, Milwaukie Center volunteer; attended/volunteer work in area schools |



- ★ Park Avenue MAX Station
- MAX Orange Line
- ▭ Project Area Boundary (Half-mile from MAX station)
- - - Milwaukie City Limits*
- ▭ Tax Lots
- River/Creek



CLACKAMAS COUNTY DESIGNATIONS

| | |
|--|--|
| | Single-Family Residential, 7,000 sq ft min (R-7) |
| | Single-Family Residential, 8,500 sq ft min (R-8.5) |
| | Single-Family Residential, 10,000 sq ft min (R-10) |
| | Medium-Density Residential District (MR-1) |
| | High-Density Residential (HDR) |
| | Open Space Management |
| | General Commercial (C-3) |

*NOTE: The review of development and design standards proposed to occur during Phase II will only apply to commercial areas in unincorporated Clackamas County that are within or intersecting the project boundary

Park Avenue Community Project

STUDY AREA

Department of Transportation & Development
150 Beaver Creek Rd. Oregon City, OR 97045

see for PACAC
December 10, 2013
NOT Recommended