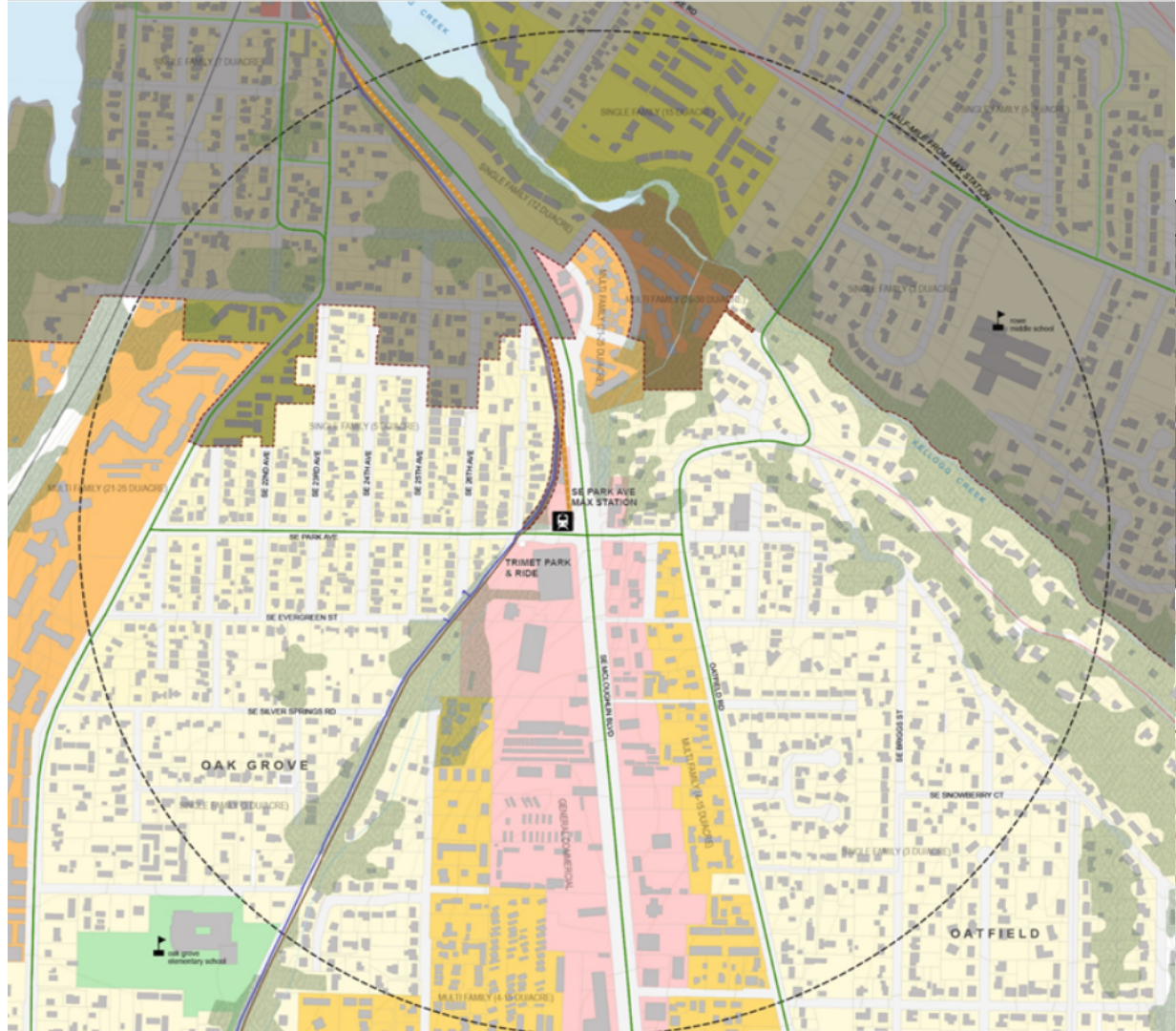


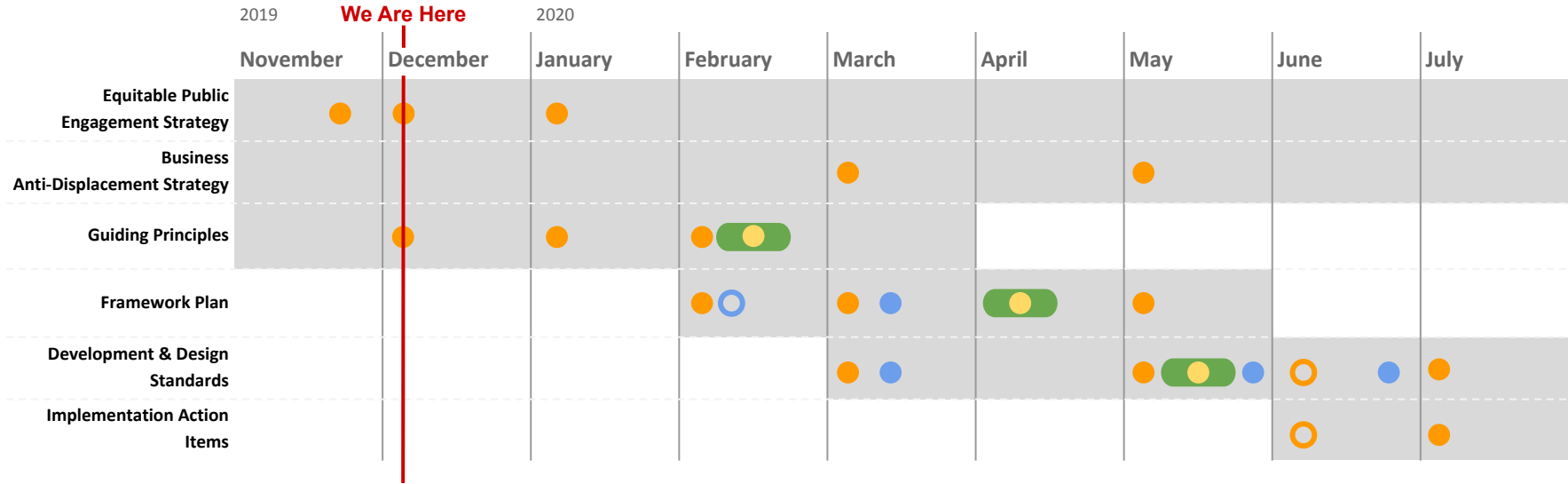
Park Ave Community Project Phase II

CAC Meeting
Dec. 11, 2019



PARK AVE COMMUNITY PROJECT

TIMELINE FOR TOPIC DISCUSSION WITH CAC



- Topic to be discussed at monthly CAC meeting (facilitated by consultant team)
- Topic to be discussed at monthly CAC meeting (not facilitated by CAC/County)
- Public Workshop
- Topic to be discussed with TAC (facilitated by consultant team)
- TAC Welcome Meeting (facilitated by County)
- Online Survey

PUBLIC ENGAGEMENT STRATEGY

Highly Impacted/Little Influence

Houseless people along corridor	Inform
St. John the Baptist Church/Spanish speaking	Inform
Persons with access issues	Inform/Consult
Low Income	Inform/Consult
Homebound	Inform/Consult
Mobile Home Park residents	Partner
Renters	Inform/Consult
People with Children/Grandchildren	Inform
People that ride transit	Inform/Consult
Users of Light Rail	Inform
Riverside Elementary Students	Inform/Consult
Milwaukie Senior Center	Inform/Consult
Willamette View Manor Employees	Partner
Friends of Trolley Trail	Partner
Broader Milwaukie area: city of Milwaukie	Inform

PUBLIC ENGAGEMENT STRATEGY

Highly Impacted/High Influence

Elks

Partner

Administrators of Willamette View and Rose Villa

Partner

Connections with Area Business Owners

Partner

McLoughlin Area Business Owners Association

Partner

Oak Grove Elementary School

Inform/Consult

Affordable Housing (Bridge Housing)

Partner

Island Station Neighborhood

Inform

PUBLIC ENGAGEMENT STRATEGY

Low Impact/Low Influence

Neighborhood concerts at home

Inform

Yoga groups

Inform

Villages at the Falls

Inform/Consult

Milwaukie Prosperity Committee

Inform/Consult

North Clackamas Chamber of Commerce

Inform/Consult

Milwaukie Rotary

Inform/Consult

Fred Meyer

Inform

TriMet

Inform/Consult

7-11 & retail

Inform/Consult

PUBLIC ENGAGEMENT STRATEGY

Low Impact/High Influence

Oak Grove Community Council

CPO

Planning Commission

County Commission

Partner

Inform/Consult

Inform/Consult

Inform/Consult

GUIDING PRINCIPLES

MAP COMMUNITY VISION

“In the future, our community is a fabric of thriving neighborhood shops, restaurants and services; is green and sustainable; healthy and safe; woven together by walkable tree lined streets, trails, natural areas and open spaces; strengthened by our diversified economy; great educational opportunities and engaged citizens”

GUIDING PRINCIPLES

MAP VALUES

- Community Connections
- Health and Safety
- Green and Sustainable
- Access and Connectivity
- Diverse and Inclusive
- Local Economy
- Local Self Determination

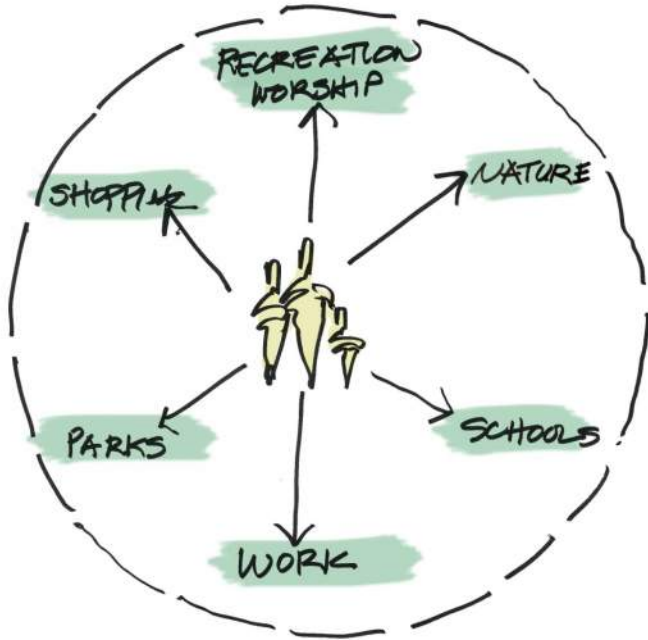
GUIDING PRINCIPLES

PHASE 1 KEY THEMES

1. Focus the project on the area ½ mile from the light rail station
2. Enhance connectivity
3. Encourage employment along McLoughlin Blvd.
4. Increase workforce housing
5. Focus on the side streets first for development
6. Natural areas are an asset, not a barrier

GUIDING PRINCIPLES

NEIGHBORHOOD LIVABILITY



- Places where residents have easy, safe, and convenient access to most daily needs (shopping, restaurants, workplaces, parks, schools, etc.)
- A strong blend of housing, businesses, and recreation
- Walking, biking, and transit options to work, school, home, and gathering places

GUIDING PRINCIPLES

ELEMENTS FOR SUCCESSFUL NEIGHBORHOODS

1. Cultivate a Compelling Mix of Uses
2. Embrace Density
3. Prioritize People Over Cars
4. Provide Safe and Effortless Connectivity
5. Enhance and Integrate Natural Elements
6. Offer Places to Gather & Linger Outdoors
7. Design for Human Scale
8. Establish a Unique and Authentic Identity

GUIDING PRINCIPLES

ELEMENTS FOR SUCCESSFUL NEIGHBORHOODS

1. **Cultivate a Compelling Mix of Uses**
2. Embrace Density
3. Prioritize People Over Cars
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GUIDING PRINCIPLES

CULTIVATE A COMPELLING MIX OF USES



MAKERSPACE

GUIDING PRINCIPLES

CULTIVATE A COMPELLING MIX OF USES



NURSERY/GARDEN CENTER



GUIDING PRINCIPLES

CULTIVATE A COMPELLING MIX OF USES

CHILDCARE FACILITIES

GUIDING PRINCIPLES

CULTIVATE A COMPELLING MIX OF USES



HEALTHCARE FACILITIES

A photograph of a computer lab or training facility. Several people are seated at long wooden tables, each with a laptop. They are viewed from behind, focused on their screens. The room has blue carpeting and white walls. A semi-transparent grey banner is overlaid at the top of the image, containing the text 'GUIDING PRINCIPLES' and 'CULTIVATE A COMPELLING MIX OF USES'.

GUIDING PRINCIPLES

CULTIVATE A COMPELLING MIX OF USES

JOB/CAREER TRAINING FACILITIES

GUIDING PRINCIPLES

CULTIVATE A COMPELLING MIX OF USES



DISTILLERY/BREWERY

GUIDING PRINCIPLES

CULTIVATE A COMPELLING MIX OF USES



NEIGHBORHOOD GROCERY

GUIDING PRINCIPLES

CULTIVATE A COMPELLING MIX OF USES



CAFES/COFFEE SHOPS

GUIDING PRINCIPLES

CULTIVATE A COMPELLING MIX OF USES



RESTAURANTS/BARS

GUIDING PRINCIPLES

ELEMENTS FOR SUCCESSFUL NEIGHBORHOODS

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GUIDING PRINCIPLES

EMBRACE DENSITY

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



GUIDING PRINCIPLES

EMBRACE DENSITY



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

GUIDING PRINCIPLES

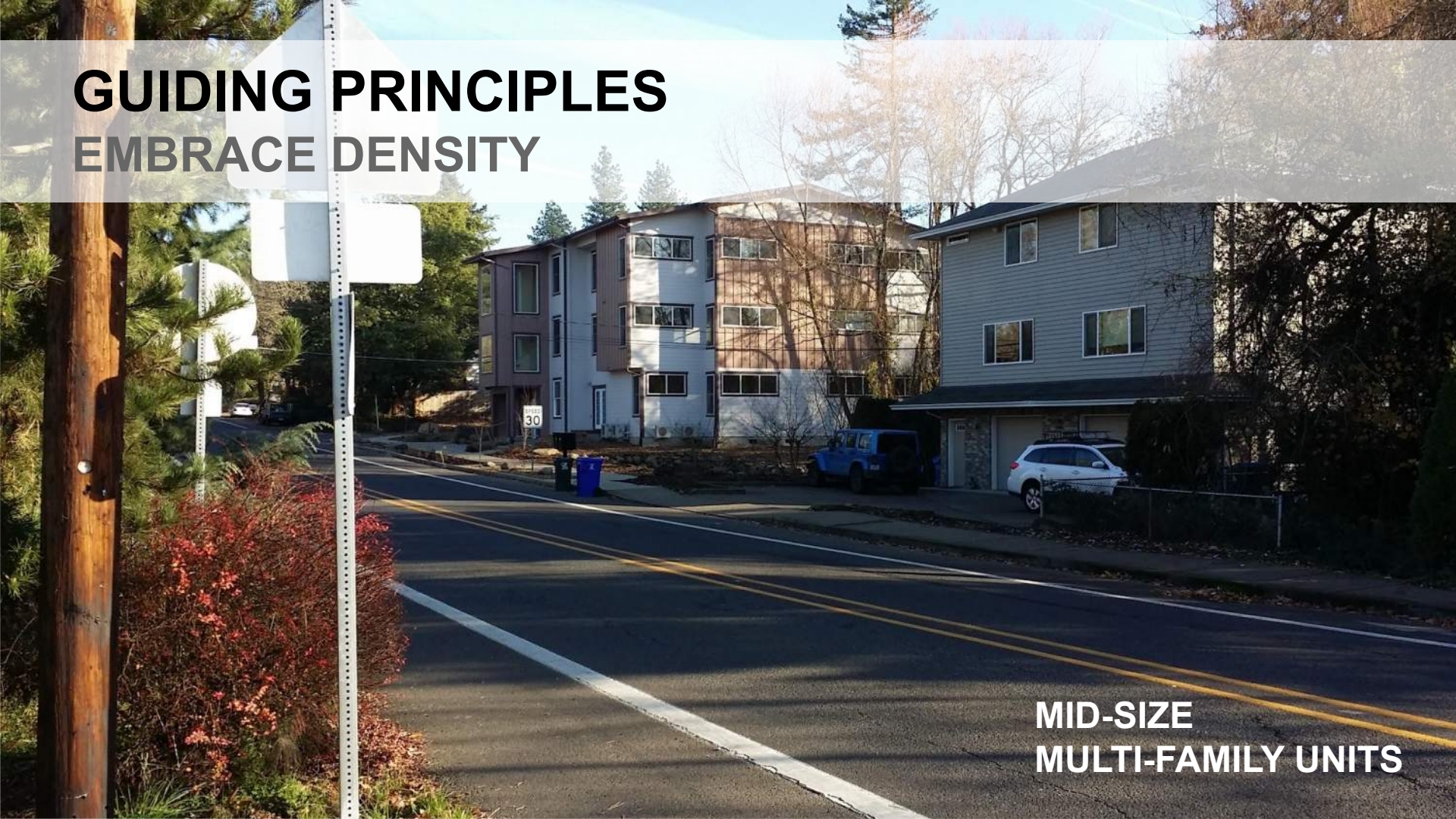
EMBRACE DENSITY



**MID-SIZE
MULTI-FAMILY UNITS**

GUIDING PRINCIPLES

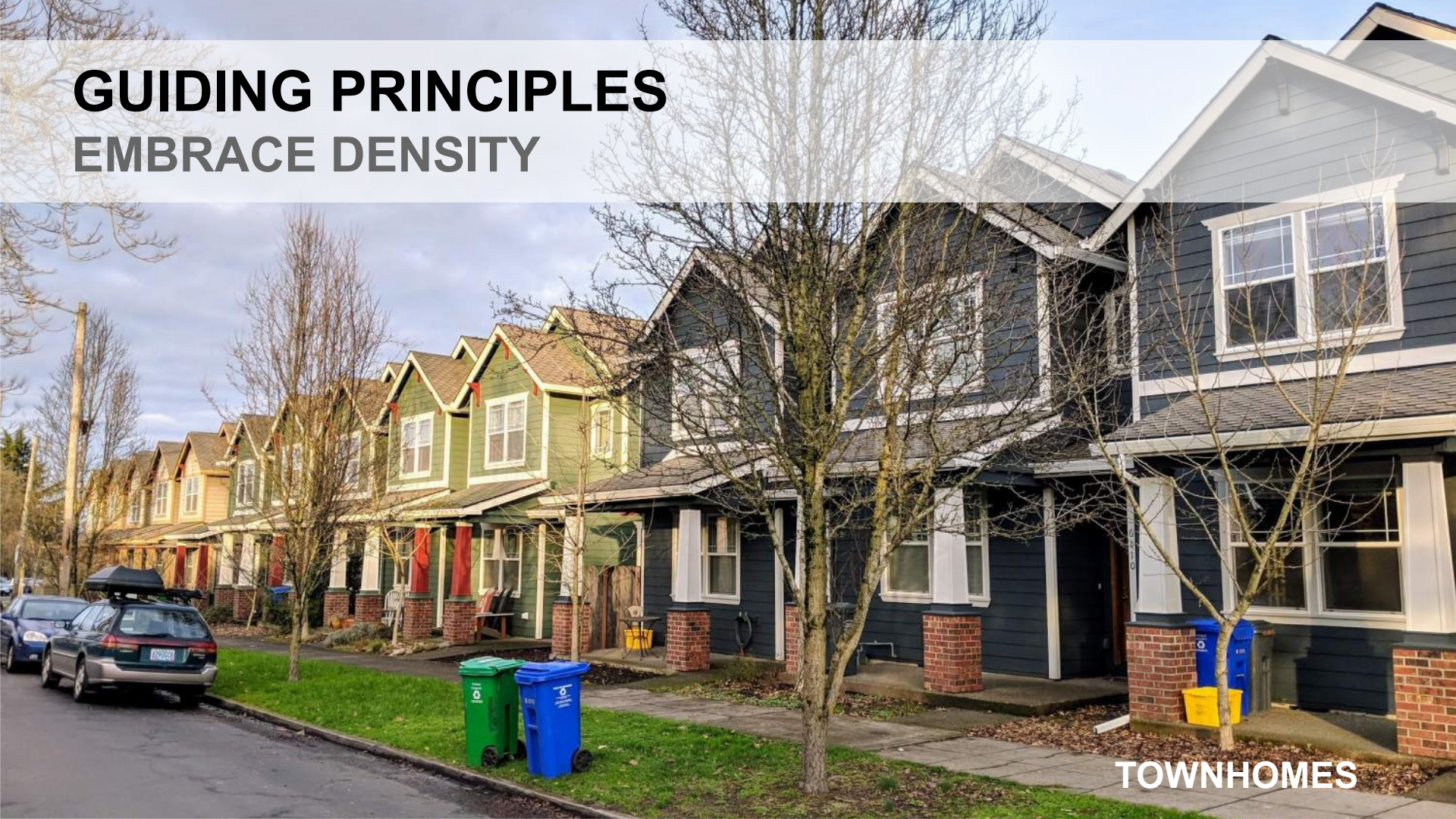
EMBRACE DENSITY



**MID-SIZE
MULTI-FAMILY UNITS**

GUIDING PRINCIPLES

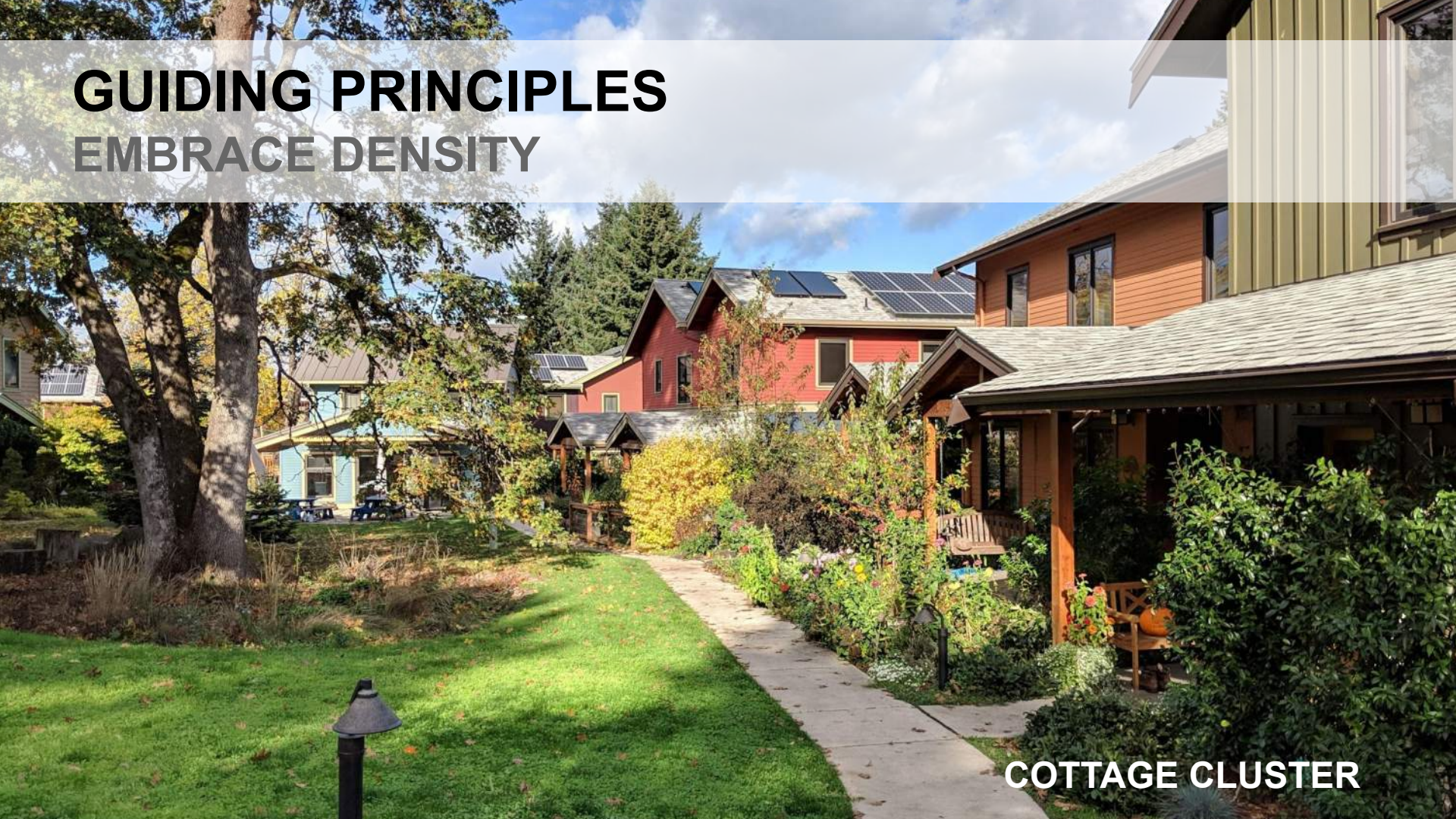
EMBRACE DENSITY



TOWNHOMES

GUIDING PRINCIPLES

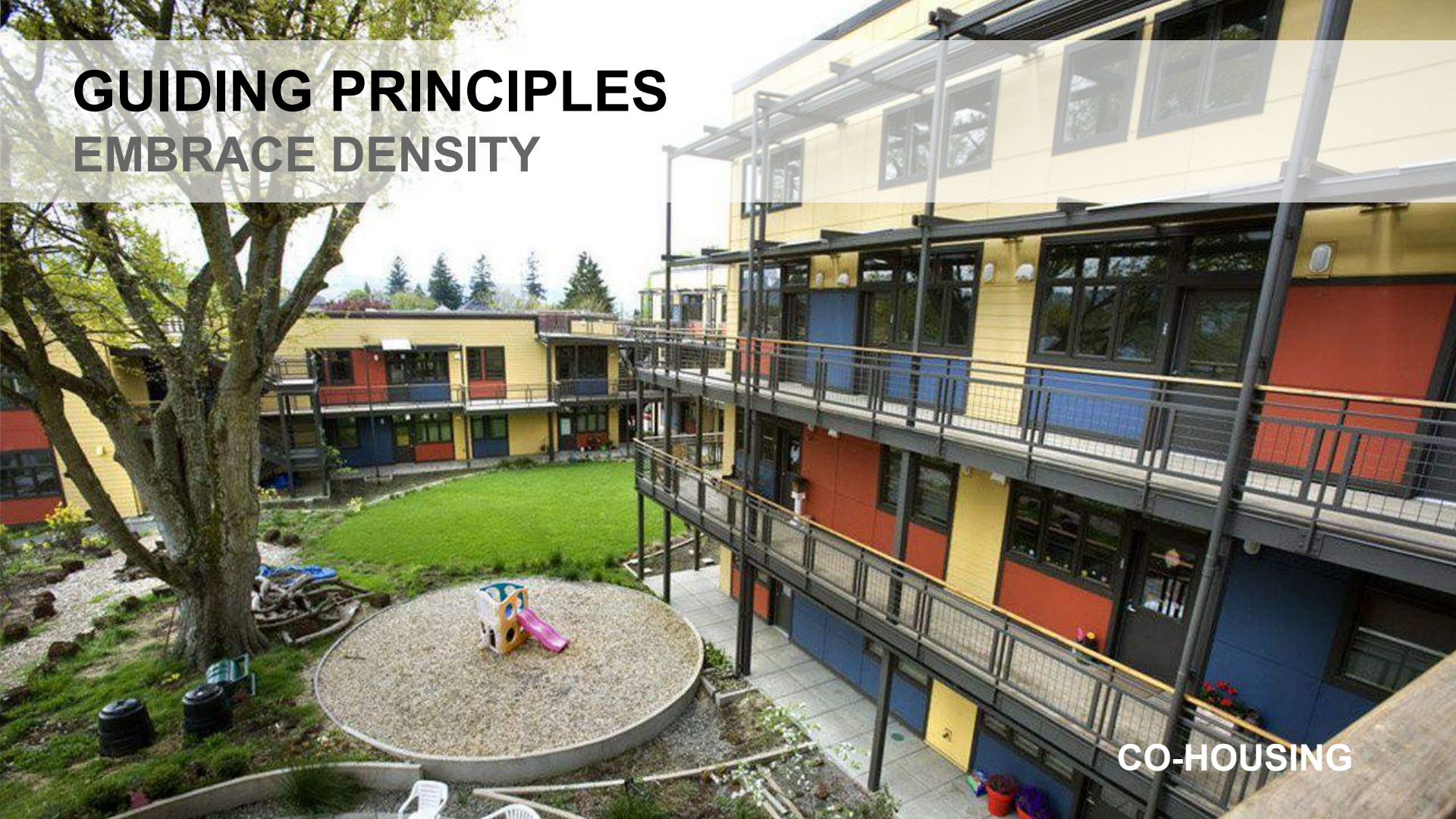
EMBRACE DENSITY



COTTAGE CLUSTER

GUIDING PRINCIPLES

EMBRACE DENSITY



CO-HOUSING

GUIDING PRINCIPLES

EMBRACE DENSITY



CO-HOUSING

GUIDING PRINCIPLES

EMBRACE DENSITY



CO-HOUSING

GUIDING PRINCIPLES

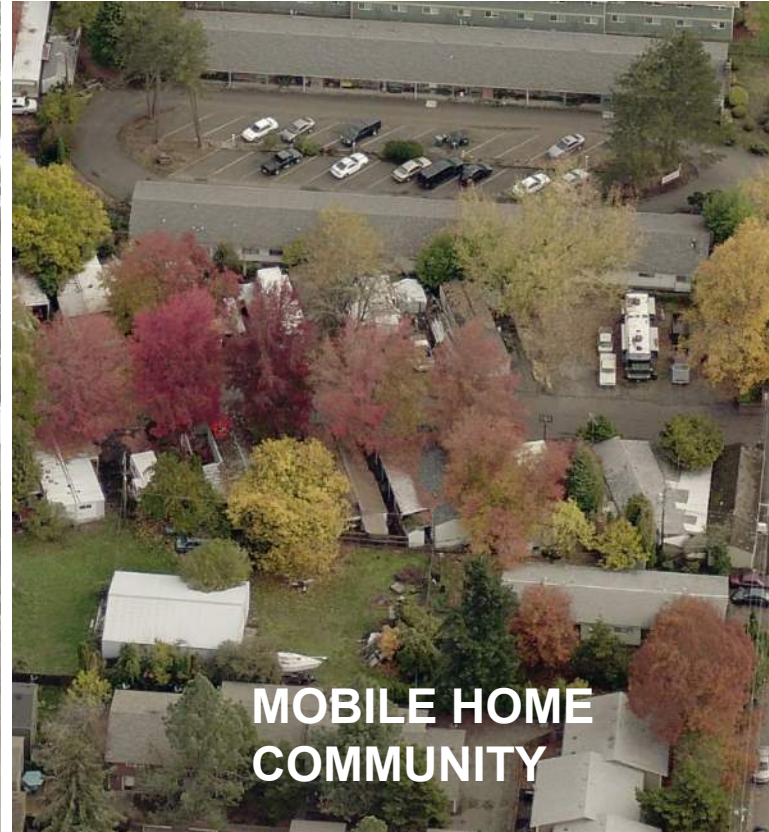
EMBRACE DENSITY



ACCESSORY DWELLING UNITS

GUIDING PRINCIPLES

EMBRACE DENSITY



**MOBILE HOME
COMMUNITY**

GUIDING PRINCIPLES

ELEMENTS FOR SUCCESSFUL NEIGHBORHOODS

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GUIDING PRINCIPLES

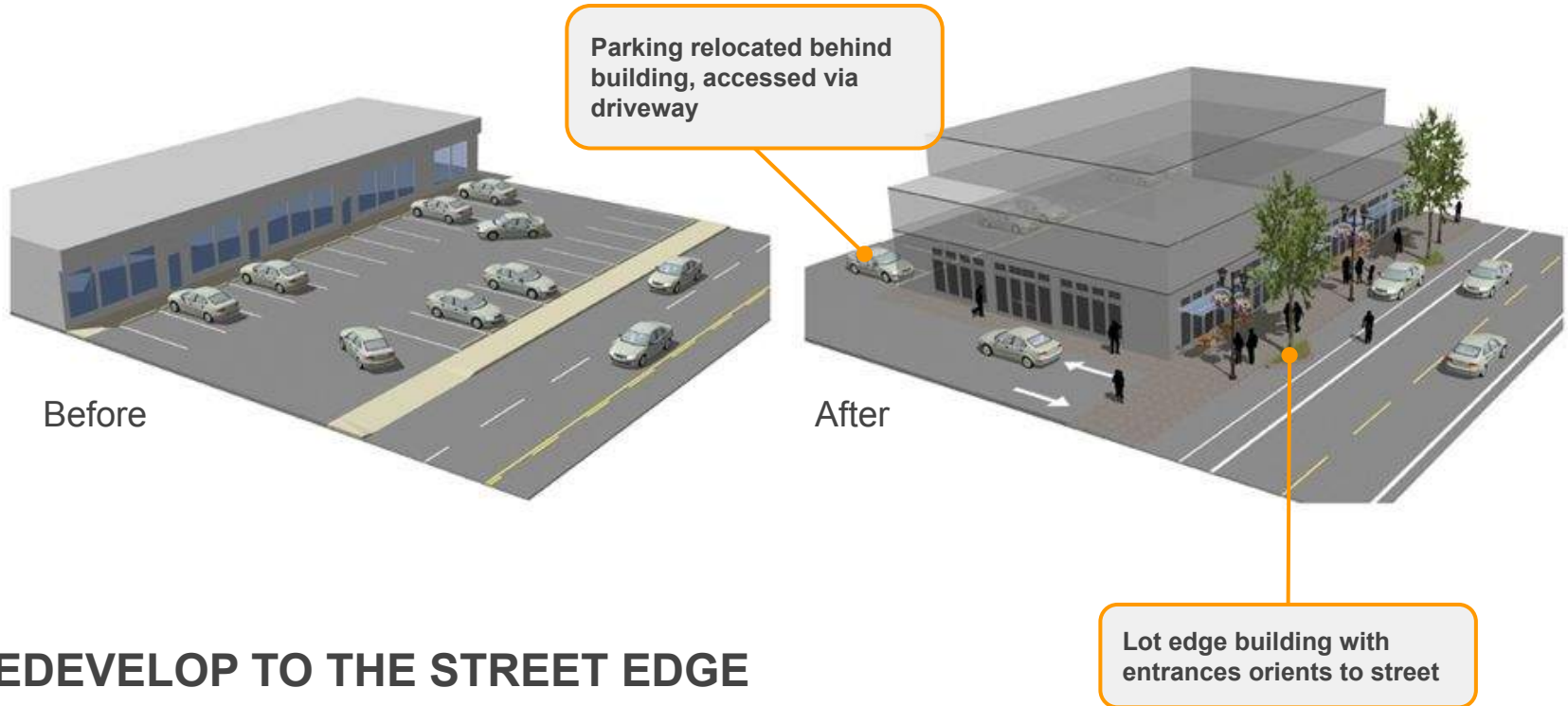
PRIORITIZE PEOPLE OVER CARS



ACTIVE STREET FRONTAGE

GUIDING PRINCIPLES

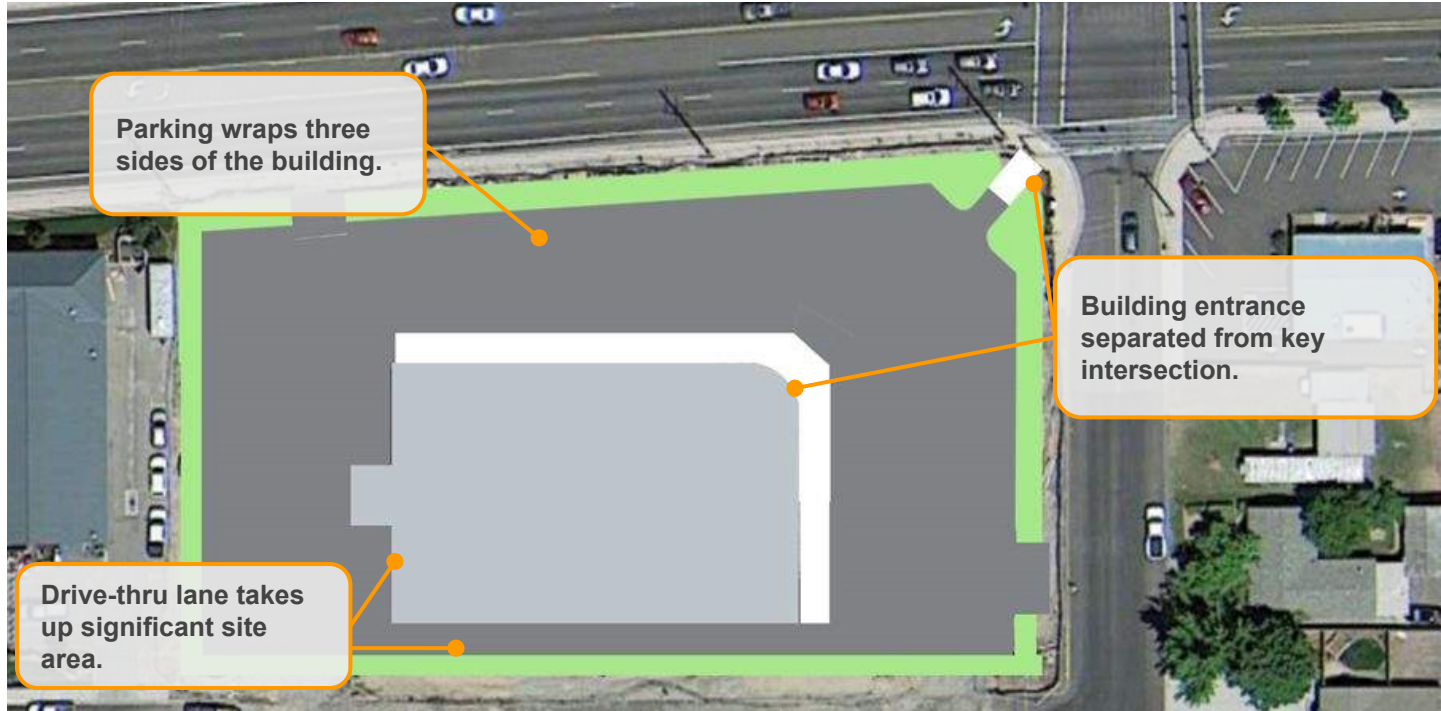
PRIORITIZE PEOPLE OVER CARS



REDEVELOP TO THE STREET EDGE

GUIDING PRINCIPLES

PRIORITIZE PEOPLE OVER CARS



TYPICAL STAND-ALONE RETAIL

GUIDING PRINCIPLES

PRIORITIZE PEOPLE OVER CARS

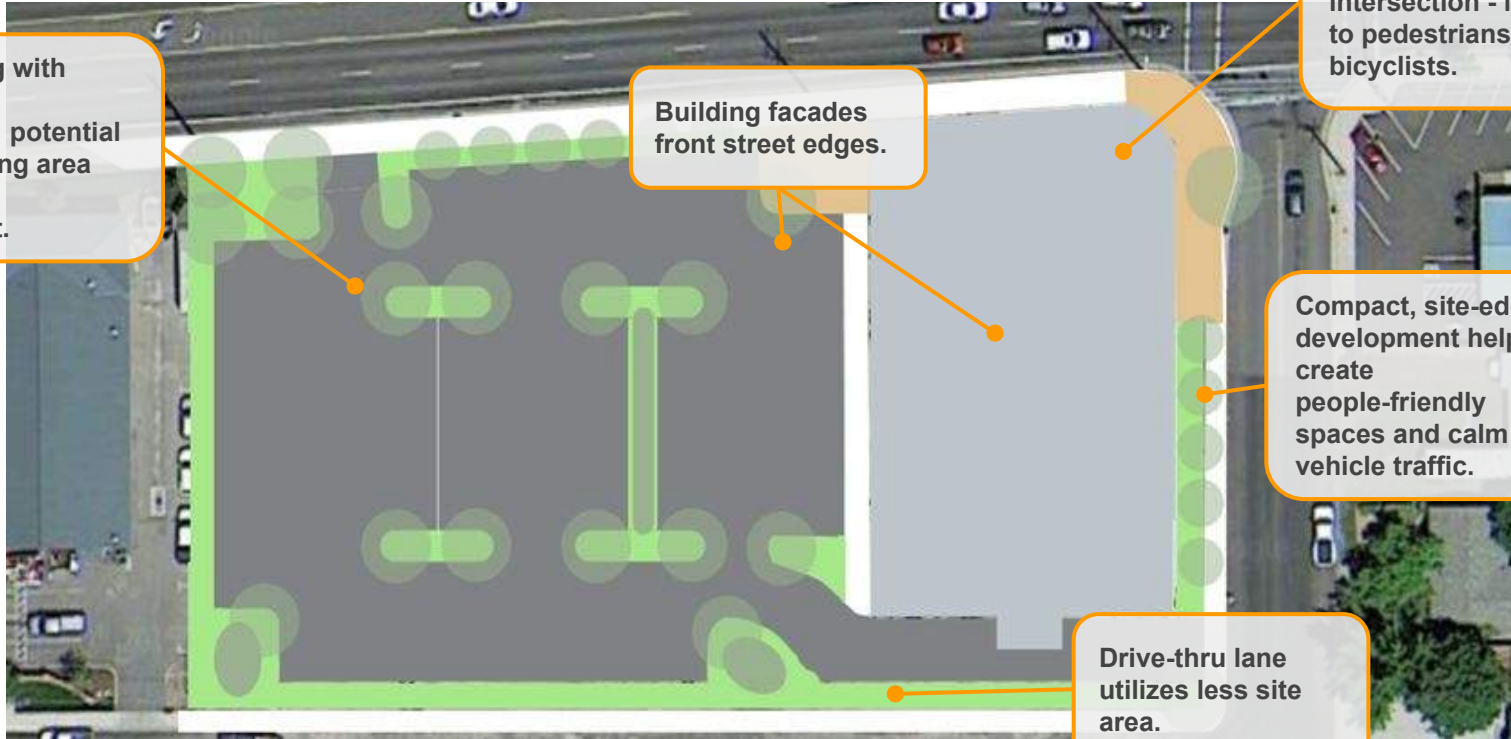
More parking with additional landscaping; potential shared parking area for adjacent development.

Building facades front street edges.

Building entrance positioned at intersection - inviting to pedestrians and bicyclists.

Compact, site-edge development helps create people-friendly spaces and calm vehicle traffic.

Drive-thru lane utilizes less site area.



RECONFIGURED SITE PLAN

GUIDING PRINCIPLES

PRIORITIZE PEOPLE OVER CARS



RECLAIMING PARKING FOR ACTIVE USES

GUIDING PRINCIPLES

PRIORITIZE PEOPLE OVER CARS



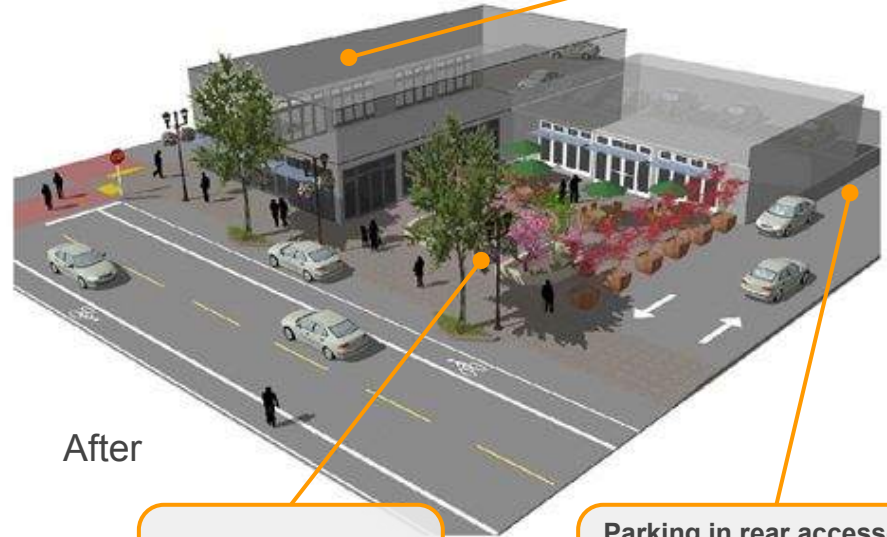
RECLAIMING PARKING FOR ACTIVE USES

GUIDING PRINCIPLES

PRIORITIZE PEOPLE OVER CARS



Before



After

Building addition replaced parking and creates enclosed plaza

Plaza/patio for outdoor seating and retail space.

Parking in rear accessed by driveway. Other parking in district-serving locations.

BUILDING ADDITION WITH PLAZA

GUIDING PRINCIPLES

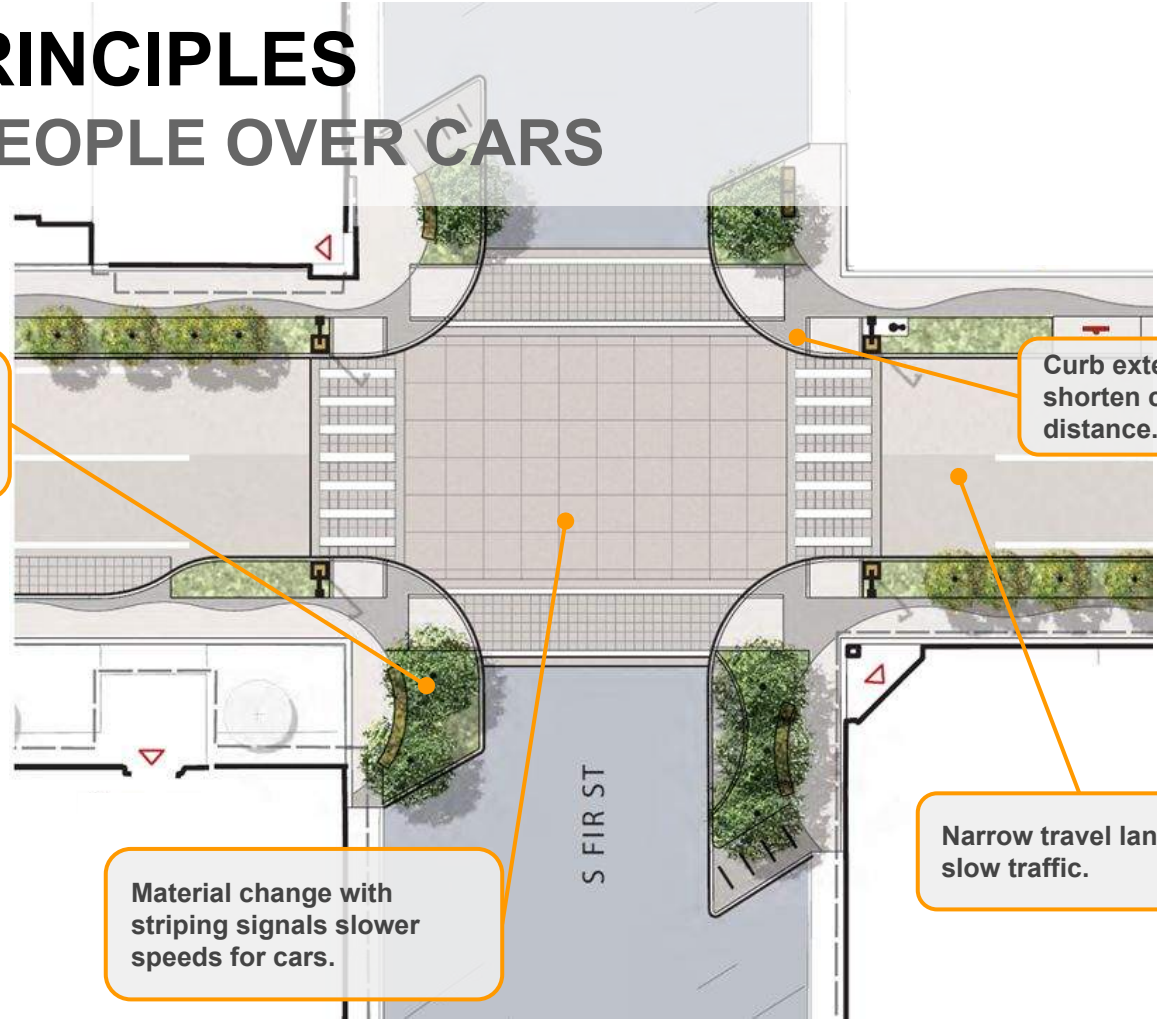
PRIORITIZE PEOPLE OVER CARS



SHORT CROSSING DISTANCES

GUIDING PRINCIPLES

PRIORITIZE PEOPLE OVER CARS



Seating, landscaping, and pedestrian-scale lighting.

Curb extensions shorten crossing distance.

Material change with striping signals slower speeds for cars.

Narrow travel lanes slow traffic.

INTERSECTIONS

GUIDING PRINCIPLES

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GUIDING PRINCIPLES PROVIDE SAFE AND EFFORTLESS CONNECTIVITY



MARKED CROSSWALKS

GUIDING PRINCIPLES

PROVIDE SAFE AND EFFORTLESS CONNECTIVITY



MULTI-USE PATHS

GUIDING PRINCIPLES

PROVIDE SAFE AND EFFORTLESS CONNECTIVITY



MULTI-USE PATHS

GUIDING PRINCIPLES

PROVIDE SAFE AND EFFORTLESS CONNECTIVITY



PROTECTED BIKE LANES

GUIDING PRINCIPLES

PROVIDE SAFE AND EFFORTLESS CONNECTIVITY



PROTECTED BIKE LANES

GUIDING PRINCIPLES

PROVIDE SAFE AND EFFORTLESS CONNECTIVITY



ACCESSIBLE FOR ALL USERS

GUIDING PRINCIPLES

PROVIDE SAFE AND EFFORTLESS CONNECTIVITY



BEFORE

Potential to rehab existing development to be more pedestrian-oriented

Well-marked pedestrian crossing

New development built up against the sidewalk with parking in rear

Housing above ground floor commercial



Wide right-of-way redistributed to pedestrians, bicycles, and landscaping

Pedestrian-scale lighting and streetscape elements

Active ground floor building design

AFTER

GUIDING PRINCIPLES

ELEMENTS FOR SUCCESSFUL NEIGHBORHOODS

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GUIDING PRINCIPLES

ENHANCE AND INTEGRATE NATURAL ELEMENTS



**CONNECTIONS TO
NATURAL FEATURES**

GUIDING PRINCIPLES

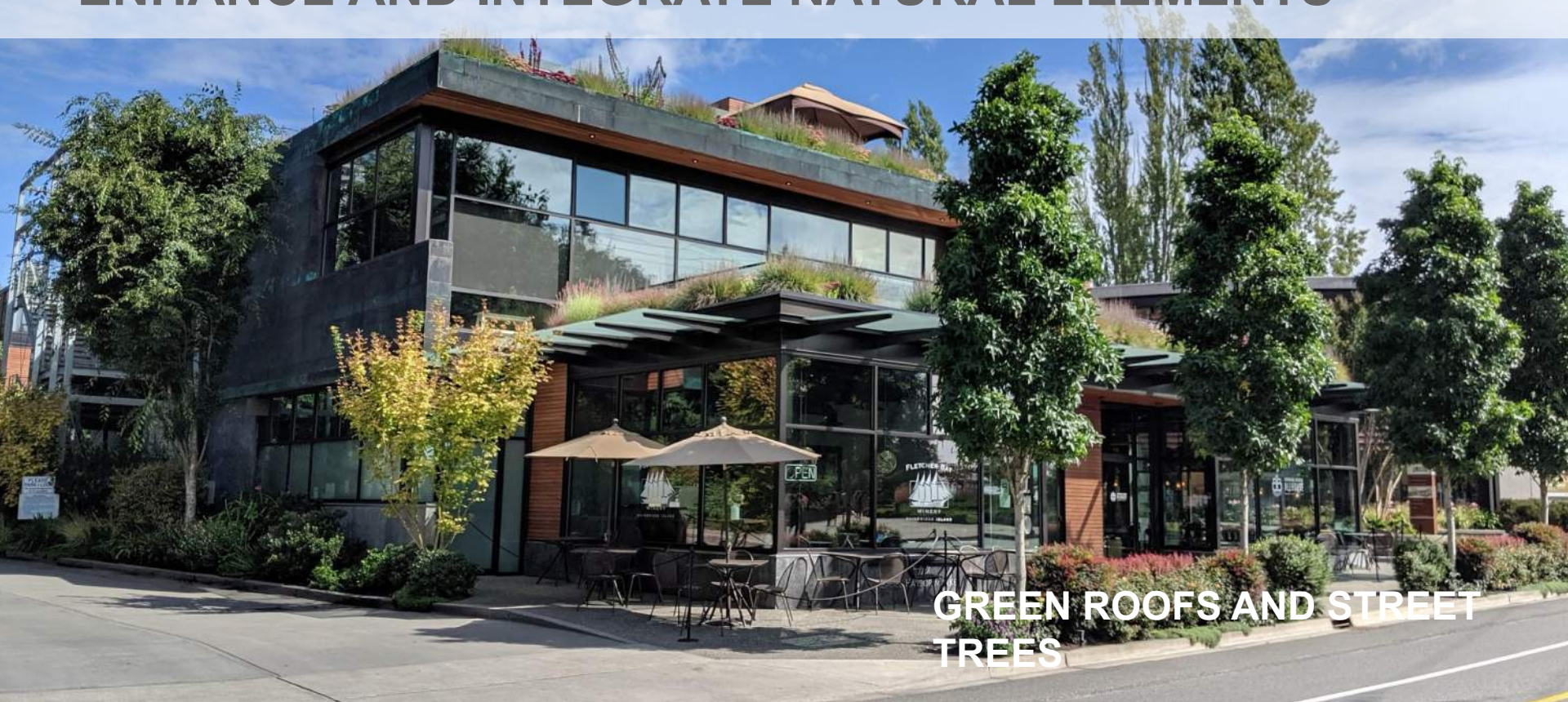
ENHANCE AND INTEGRATE NATURAL ELEMENTS



DISTRICT-WIDE
SIDEWALK PLANTING ZONES

GUIDING PRINCIPLES

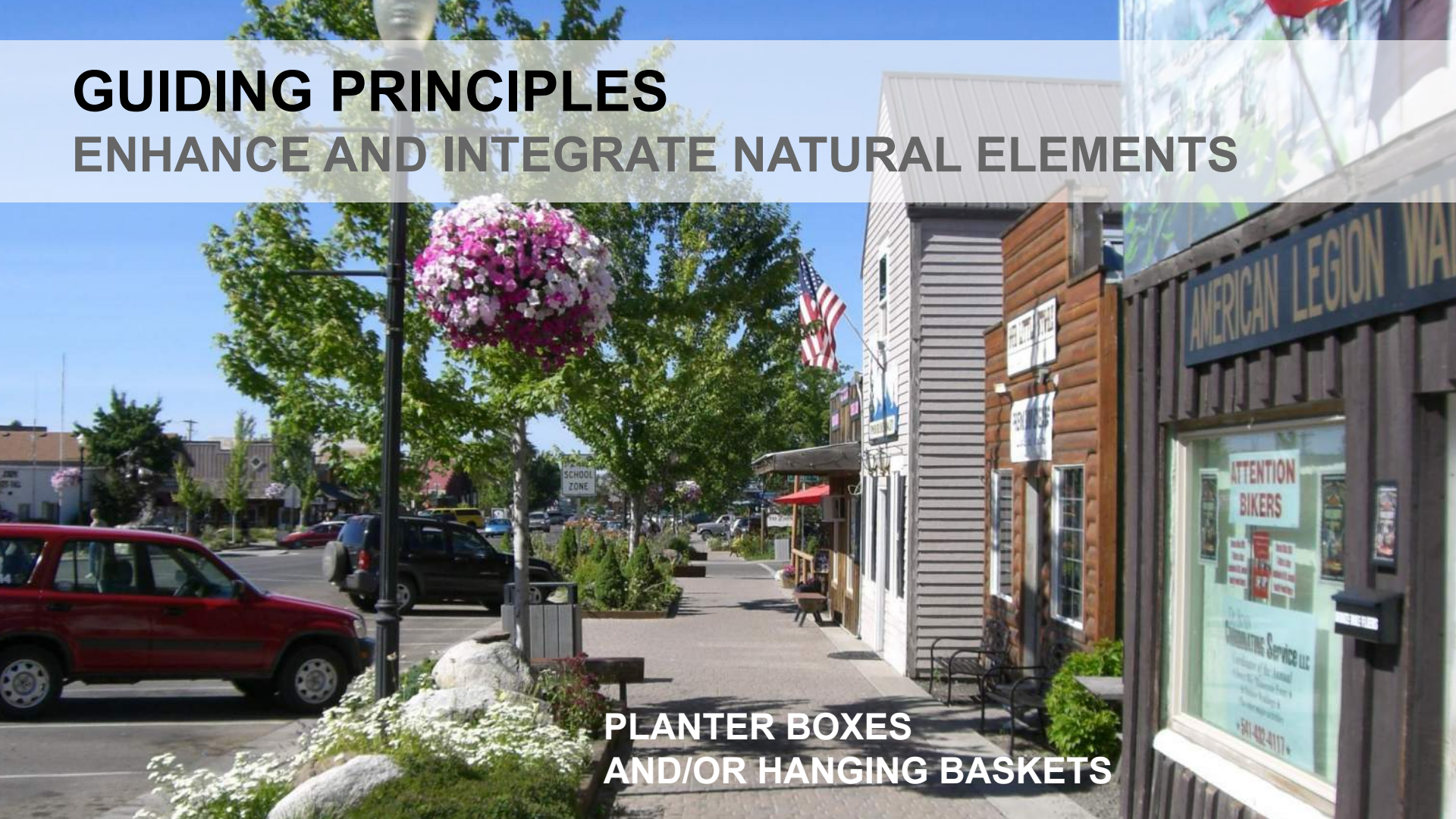
ENHANCE AND INTEGRATE NATURAL ELEMENTS



**GREEN ROOFS AND STREET
TREES**

GUIDING PRINCIPLES

ENHANCE AND INTEGRATE NATURAL ELEMENTS



**PLANTER BOXES
AND/OR HANGING BASKETS**

GUIDING PRINCIPLES

ELEMENTS FOR SUCCESSFUL NEIGHBORHOODS

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GUIDING PRINCIPLES

OFFER PLACES TO GATHER AND LINGER OUTDOORS



PUBLIC WATER FEATURE OR PARK

GUIDING PRINCIPLES

OFFER PLACES TO GATHER AND LINGER OUTDOORS



PUBLIC PLAZA

GUIDING PRINCIPLES

OFFER PLACES TO GATHER AND LINGER OUTDOORS



OUTDOOR SEATING

GUIDING PRINCIPLES

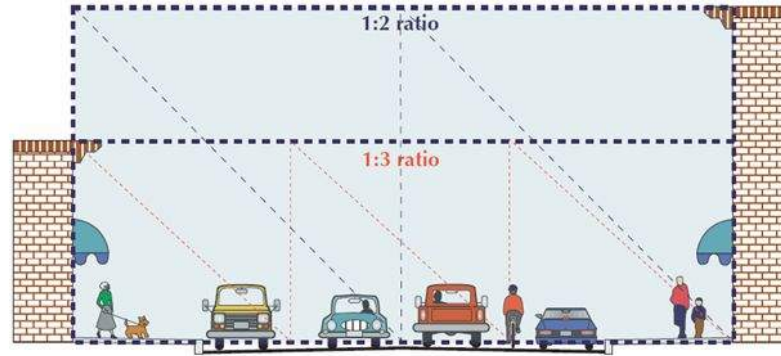
ELEMENTS FOR SUCCESSFUL NEIGHBORHOODS

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GUIDING PRINCIPLES

DESIGN FOR HUMAN SCALE

Human scale height-to-width ratios fall between 1:3 and 1:2 as measured from the building fronts or large trees if present.



1:3 height-to-width ratio creates a human scale Main Street

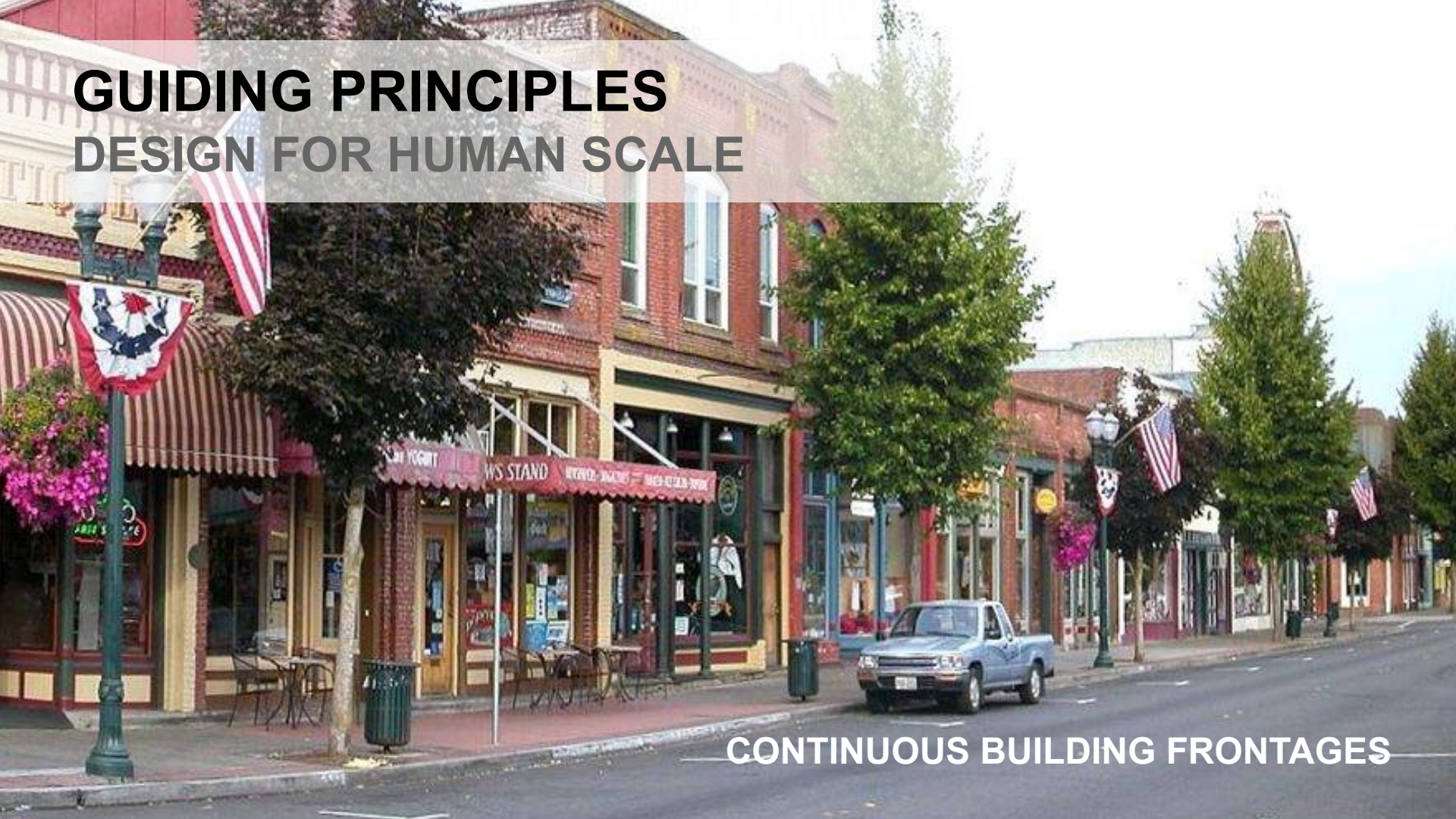


1:7 height-to-width ratio creates a scale uncomfortable for pedestrians



GUIDING PRINCIPLES

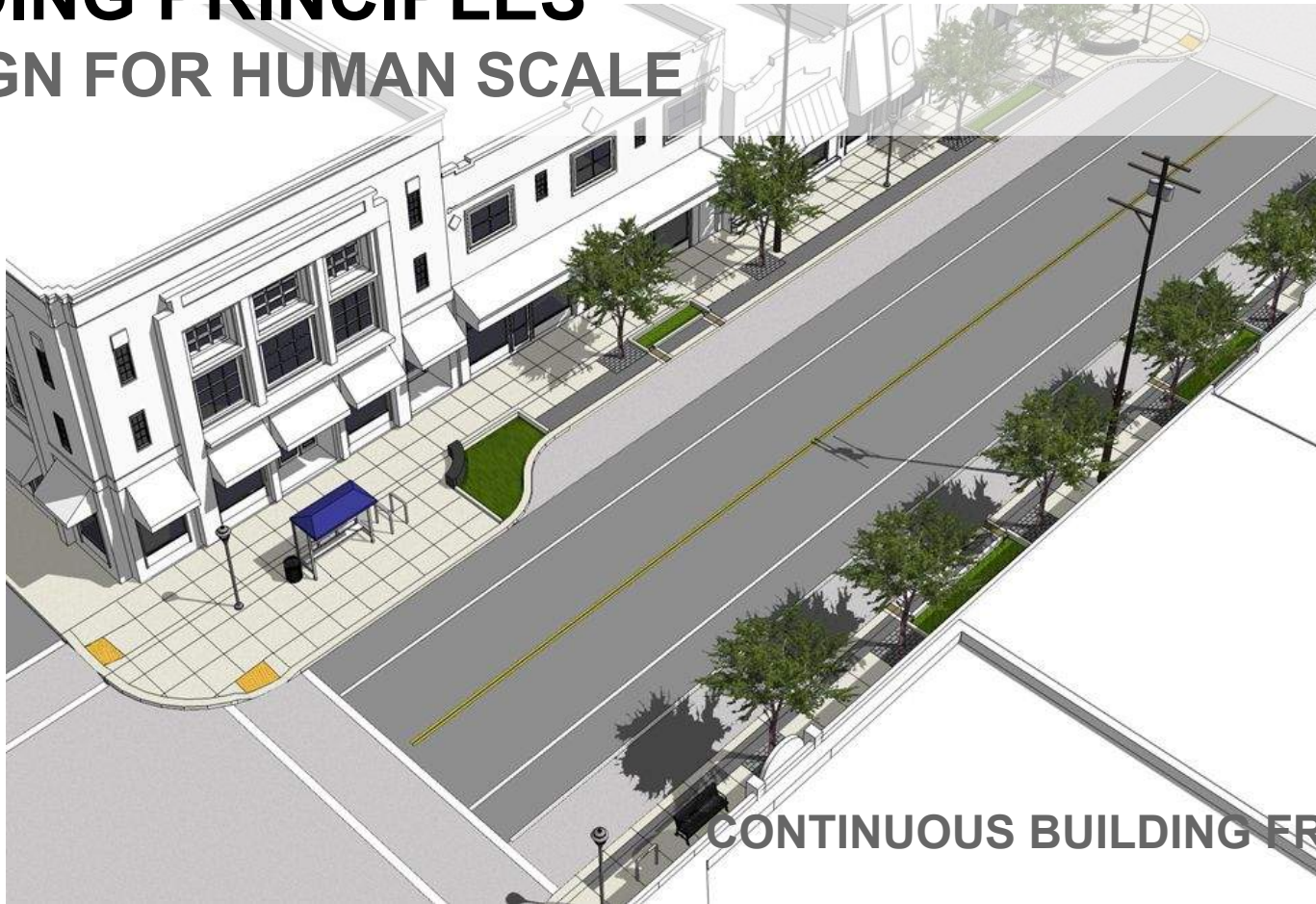
DESIGN FOR HUMAN SCALE



CONTINUOUS BUILDING FRONTAGES

GUIDING PRINCIPLES

DESIGN FOR HUMAN SCALE



CONTINUOUS BUILDING FRONTAGES

GUIDING PRINCIPLES DESIGN FOR HUMAN SCALE

Transparent
ground floors

Human scale lighting
and plantings

Bike racks

Street trees

Sidewalk seating

ACTIVE SIDEWALKS



GUIDING PRINCIPLES

ELEMENTS FOR SUCCESSFUL NEIGHBORHOODS

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- 8. Establish a Unique and Authentic Identity**

GUIDING PRINCIPLES

ESTABLISH A UNIQUE AND AUTHENTIC IDENTITY

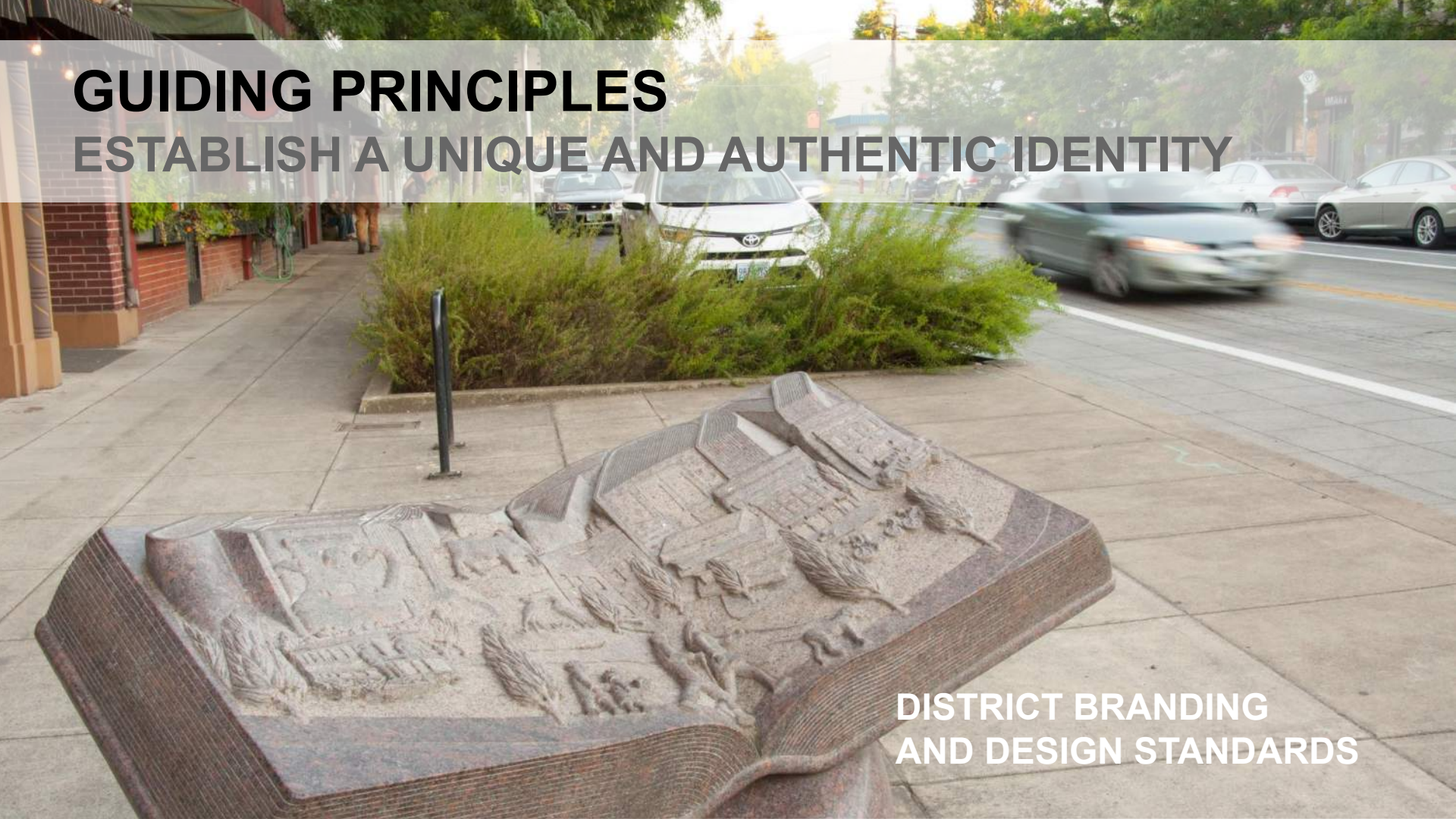


DISTRICT BRANDING
AND DESIGN STANDARDS

GUIDING PRINCIPLES

ESTABLISH A UNIQUE AND AUTHENTIC IDENTITY

**DISTRICT BRANDING
AND DESIGN STANDARDS**



GUIDING PRINCIPLES

ESTABLISH A UNIQUE AND AUTHENTIC IDENTITY



BEFORE



AFTER

ADAPTIVE REUSE OF EXISTING
STRUCTURES

GUIDING PRINCIPLES

ESTABLISH A UNIQUE AND AUTHENTIC IDENTITY



ENGAGE LOCAL BUSINESSES
AND CREATE COMMUNITY SPACES

GUIDING PRINCIPLES

ESTABLISH A UNIQUE AND AUTHENTIC IDENTITY



COUNTRY BARN PLANT NURSERY

GUIDING PRINCIPLES

ESTABLISH A UNIQUE AND AUTHENTIC IDENTITY



PIONEER QUILT SHOP

CAC HOLIDAY HOMEWORK:

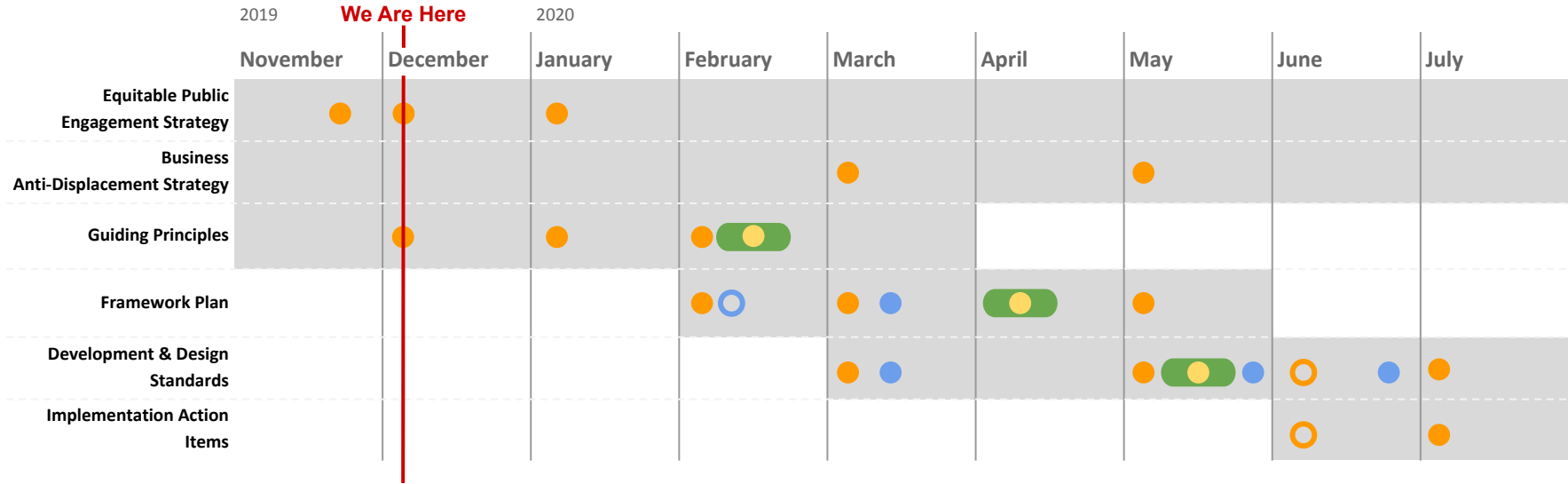
Think of a public place (or two) that you really love to visit, or where you really love to spend time...

....what is it about that place that draws you in and makes you want to linger?

For our next CAC meeting, find an image of that place(s) and note some of the features that make it a great place. We will share and discuss with the group on Jan. 8.

PARK AVE COMMUNITY PROJECT

TIMELINE FOR TOPIC DISCUSSION WITH CAC



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- Topic to be discussed at monthly CAC meeting (not facilitated by CAC/County)
- Public Workshop
- Topic to be discussed with TAC (facilitated by consultant team)
- TAC Welcome Meeting (facilitated by County)
- Online Survey

THANK YOU!

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Erin Reome

erinr@seradesign.com

