

**CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS**  
**Sitting/Acting as:**  
**Board of Commissioners of the Housing Authority of Clackamas County**

**Study Session Worksheet**

**Presentation Date:** 10/01/2019 **Approx Start Time:** 11:00 AM **Approx Length:** 30 minutes

**Presentation Title:** Hillside Manor and Park – Update and Proposed Design Concept

**Department:** H3S/Housing Authority of Clackamas County (HACC)

**Presenters:** Stephen McMurtrey, Jill Smith, Lisa McLellan (Scott Edwards Architecture)

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

**This is a staff update on the re-development plans for Hillside Park. No action is required of the Board at this time.**

EXECUTIVE SUMMARY:

**Background:**

The Housing Authority of Clackamas County has the oldest Public Housing in the State of Oregon. HACC intends to take advantage of the tools the U.S. Department of Housing and Urban Development (HUD) is providing to make it possible to provide new upgraded housing stock. This will retain some subsidy to ensure continued service to the same families we currently serve.

Hillside Park, a Public Housing community serving 100 extremely low income families and individuals consists of 100 units of aging Public Housing. Currently the 16 acre site is underutilized and in desperate need of reinvestment to ensure long term affordability and to position the site for a new mixed use and mixed-income neighborhood.

In November 2017, the Housing Authority of Clackamas County (HACC) was awarded \$214,000 in funding from Metro for the Master Plan for the redevelopment of the Hillside Public Housing community including the following deliverables that lead to the vision for the site:

- Outreach/Communications (public involvement) Strategy
- Detailed site analysis
- Development capacity and market analysis
- Preferred Concept Design
- Financial Feasibility and Pro Forma Analysis
- Financing Plan for Federal, State, and local funding applications
- Economic Impact Analysis for job creation and economic opportunities
- Health Impact Analysis

The expected development outcomes from the completion of the Master Plan for the Hillside public housing community include:

- Mixed use, mixed income community that enables us to continue to provide deeply affordable housing to the people we are serving now.

- Create opportunities for expanded housing choice and different types of housing (e.g. multi-story apartments, single family units, duplexes)
- Improved pedestrian and transit access on the site,
- Potential for commercial uses such as the HACC administrative headquarters, and other uses.

HACC will use the Master Plan to leverage federal, state and local funding opportunities including the Rental Assistance Demonstration (RAD) program for Public Housing properties, Section 18 Demolition/Disposition program, Metro Affordable Housing Bond, Low Income Housing Tax Credits (LIHTC), and New Markets Tax Credits (NMTC). Each of these funding programs require significant site planning, community engagement, and financial feasibility modeling in order to be competitive.

The Master Plan for Hillside officially kicked off on June 27, 2018 at the Housing Authority's 80th Anniversary Celebration. To date, public engagement for the plan has included:

- Stakeholder Interviews
- Hillside Resident Listening Session
- Hillside Site Investigations
- Community Visioning Workshops
- Sustainability Workshop
- Hillside Park Door to Door Outreach
- Community Design Workshop
- Community Open House – 3 Design Concepts

The stakeholder committee formed consisted of: Electives for the City of Milwaukie, City of Milwaukie Staff, Milwaukie Police Department Chief of Police, members of the Milwaukie community, Oregon Food Bank representatives, Portland Sustainable Cities Initiative members, North Clackamas School District, Architects, members of the Health Impact Assessment Team, Residences of Hillside, and H3S/HACC staff. The Committee meets bimonthly for this process, as well as a planning committee that meets monthly. The planning committee consists of: County staff, Structure Development Advisors, economic consulting firms, attorneys, Hillside staff, architects, Health Impact Assessment Team members, City of Milwaukie staff, Metro staff and members of EnviorIssues. A demographic and site analysis have been conducted in order to target the needs of the community and the capacity of the site.

As part of a comprehensive approach to the development of the Master Plan, a Health Impact Assessment (HIA) team was formed that meets monthly to discuss and advocate for a process that is mindful of the current and future health conditions of residents. The HIA process has been managed by Clackamas County Public Health Department. The content of the HIA has been closely guided by a core group of practitioners including Abe Moland and Jaime Zentner in their positions at Clackamas County Public Health Department; Angel Sully and Jemila Hart at the Housing Authority of Clackamas County; Valeria Vidal at City of Milwaukie. The health impact assessment findings are being coordinated with the final development plan for the site and a full report will be available after the master planning process is complete.

### **Next Steps**

- Final Community Meeting and Master Plan Process Wrap Up Meeting (October 2019)

FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget?  YES  NO

What is the funding source?  
Metro Community Planning and Development Grant

**STRATEGIC PLAN ALIGNMENT:**

- How does this item align with your Department's Strategic Business Plan goals?
  - Sustainable and Affordable Housing
  - Efficient & effective services
- How does this item align with the County's Performance Clackamas goals?
  - Public trust through good government
  - Ensure safe, healthy and secure communities

**LEGAL/POLICY REQUIREMENTS:**

**PUBLIC/GOVERNMENTAL PARTICIPATION:**

Participation with Metro through the entirety of the Hillside Master Planning process

**OPTIONS:**

No action is required at this time

**RECOMMENDATION:**

This is a staff update on the re-development plans for Hillside Park. No action is required of the Board at this time.

**ATTACHMENTS:**

- Hillside Master Plan proposed design concept

**SUBMITTED BY:**

Division Director/Head Approval

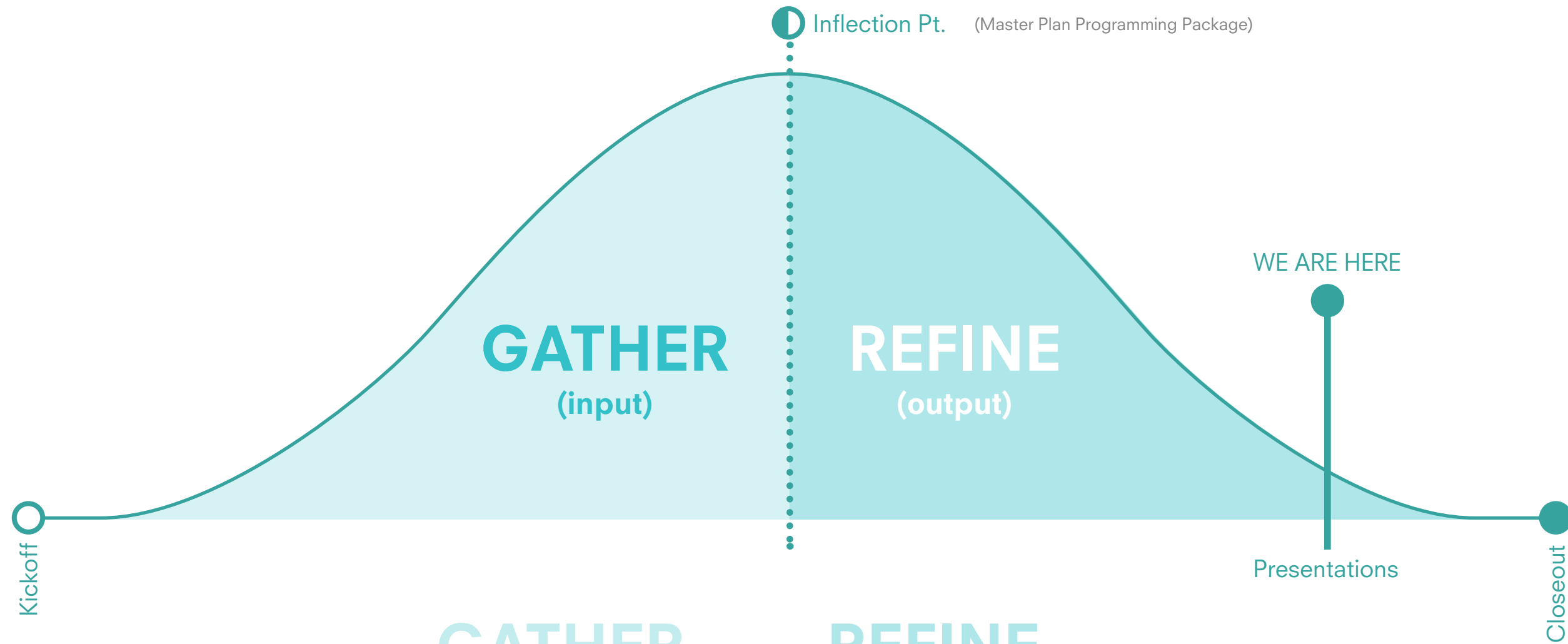
Department Director/Head Approval

County Administrator Approval

 HIS DEPUTY DIRECTOR / FOR RICHARD SWIFT

For information on this issue or copies of attachments, please contact Jill Smith @ 503-742-5336





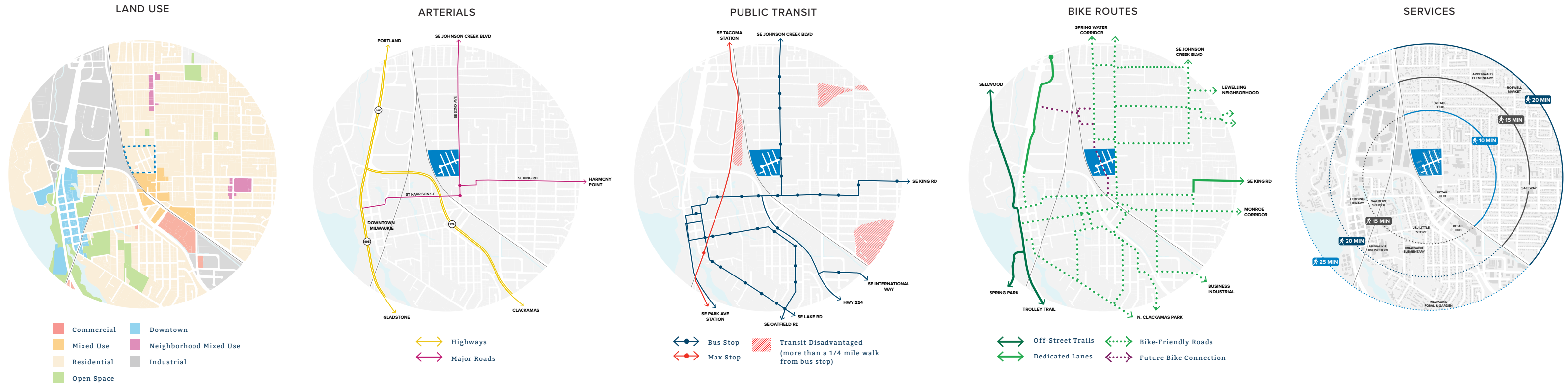
## GATHER

- Demographic Analysis
- Market Analysis
- Traffic Analysis
- Stakeholder Interviews
- Site Research
- Zoning Study
- Listening Sessions
- Outreach & Engagement Plan
- Sustainability Charrette
- Visioning Workshops

## REFINE

- Internal Design Workshops
- Community Design Workshops
- (3) Concept Design Options
- Open House & Online Open House
- Revise (1) Concept Design
- Presentations
- Master Plan Book

# CONNECTIVITY DIAGRAMS



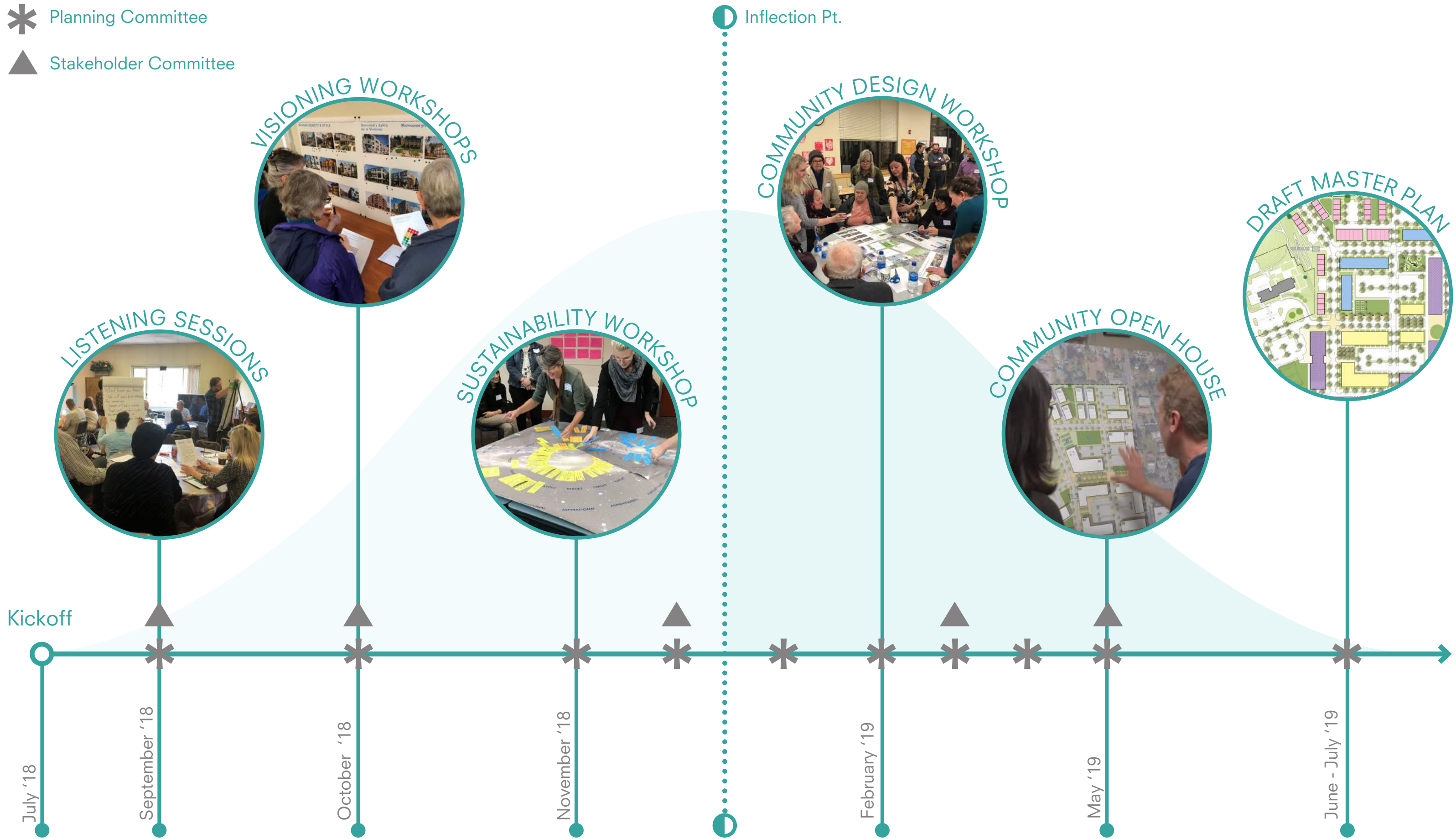
# CONTEXT DIAGRAMS



\* Planning Committee

▲ Stakeholder Committee

○ Inflection Pt.





- **Direct, focused outreach** to Park residents to boost their participation
- Use traditional and **electronic information sharing tactics**
- Consistent, relevant **information should be readily accessible** via the property management office and project website
- **Accessibility** should be thoroughly considered for all future engagement
- Make Hillside events **inclusive**
- Residents look forward to future opportunities to **share their perspective and ideas**
- The project team should develop materials and resources to **address key questions and concerns** related to project timescale, scope, relocation and rent impacts

Attendees were encouraged to move throughout the room to visit four stations addressing four categories.

Each station had 18 images for participants to “vote” on by applying stickers to the image.

Feedback results of the four categories:

**Housing Density and Style**

- 2-3 story buildings were preferred

**Neighborhood Character**

- Meandering paths, curbless streets, and community gathering spaces

**Healthy Community**

- Favored images showing community gardens, services, and access to local food

**Open Space**

- Structured playgrounds, open green spaces, dog parks, and landscaped areas were preferred

Small-table working groups each focused on a sustainability category:

- **Energy**
- **Health & Wellness**
- **Sense of Place/Green Infrastructure**

The working groups were tasked with identifying the **Top Ten Best Strategies** for their category, and to plot each strategy as “Baseline,” “Targeted,” and “Aspirational.”

Some strategies include:

- **Baseline:** multifunctional outdoor spaces & noise mitigation
- **Targeted:** 40% tree canopy & RideShare programs
- **Aspirational:** pedestrian overpass to downtown & EV-Ready Infrastructure

Around **60 community members and Hillside residents attended** the design workshop where participants could move 3D building blocks around on a site plan to create one’s vision of the future Hillside site.

Results from the design workshop based on 3 categories included:

**Building Density:**

- High density along SE 32nd and SE Meek St
- Low density along the north

**Open Space:**

- Evenly distributed parks, playgrounds, and community gardens
- Widen pedestrian access easement
- Sound wall along train tracks
- Dog park

**Community Center Location**

- 1-story or ground floor only with residential above
- Center lot or SE lot

Around **65 individuals attended** the open house where attendees could view the 3 design options, talk with members of the design team, and provide feedback on 8 design features.

The online open house had **277 unique visitors**; 249 visited the English site, 20 visited the Russian site, and 8 visited the Spanish site. The site enabled those not able to attend the in-person open house to provide feedback.

**Results included:**

Concept 1: Community Heart was preferred for the location of commercial space and the location of the community center.

Concept 2: Promenade was preferred for the location of the community center

**Concept 3: Green Network was the most preferred concept in terms of street layout, location of density, mix of housing types, and distribution of open space**





**LOW DENSITY  
ALONG NORTH**

**HIGH DENSITY  
ALONG MEEK & 32ND**

### TABULATIONS

Lot A	= 1.25 ac	100 du/ac
Lot B	= 1.39 ac	71 du/ac
Lot C	= 1.36 ac	40 du/ac
Lot D	= 1.38 ac	34 du/ac
Lot E	= 1.29 ac	81 du/ac
Lot F	= 1.05 ac	38 du/ac
Lot G	= 1.52 ac	17 du/ac
Lot H	= 2.68 ac	37 du/ac
Lot J	= 1.95 ac	0 du/ac
Lot K	= 0.85 ac	14 du/ac
<b>Total</b>	<b>= 14.72 ac</b>	

Hillside Manor (existing)	= 100 units
Hillside Park (replacement units)	= 100 units
Net New Units (to be developed)	= 400 units

**Grand Total = 600 units**

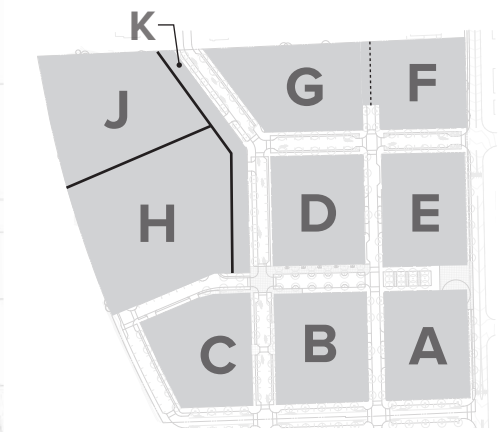
Off-street parking = 327 stalls

On-street parking = 163 stalls

**Total = 500 stalls**

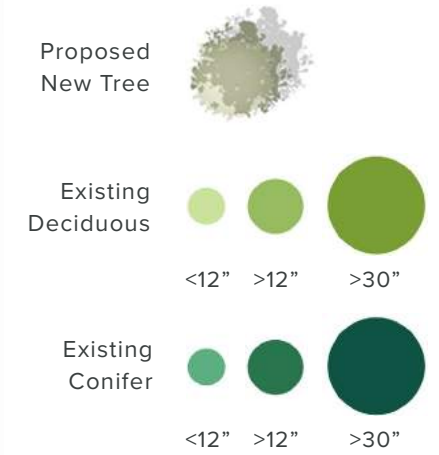


### KEY PLAN



### LEGEND

- parking ratio
- .5 | 3/1 — # of stories / over commercial
- E1 | 50 — # of units
- Building

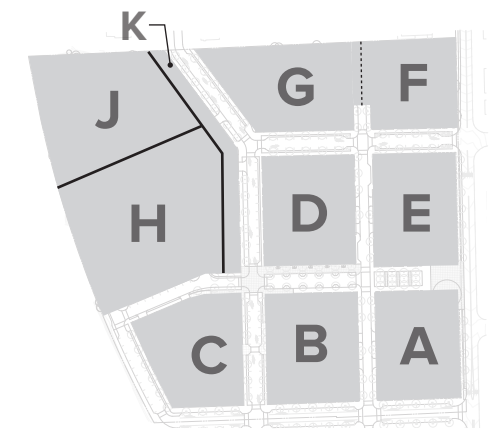


- Townhouse
- Walk-Up Apartment
- Apartment Building (residential all floors)
- Mixed-Use Apartment Building
- Commercial ground floor
- Community center ground floor

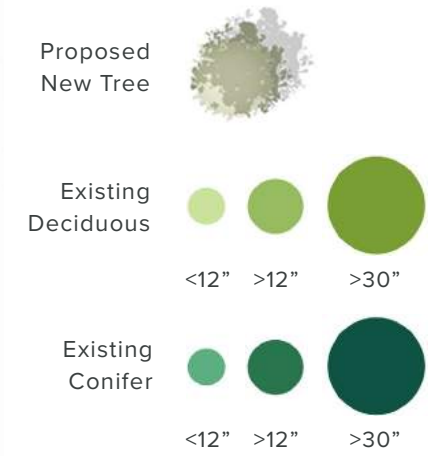




### KEY PLAN



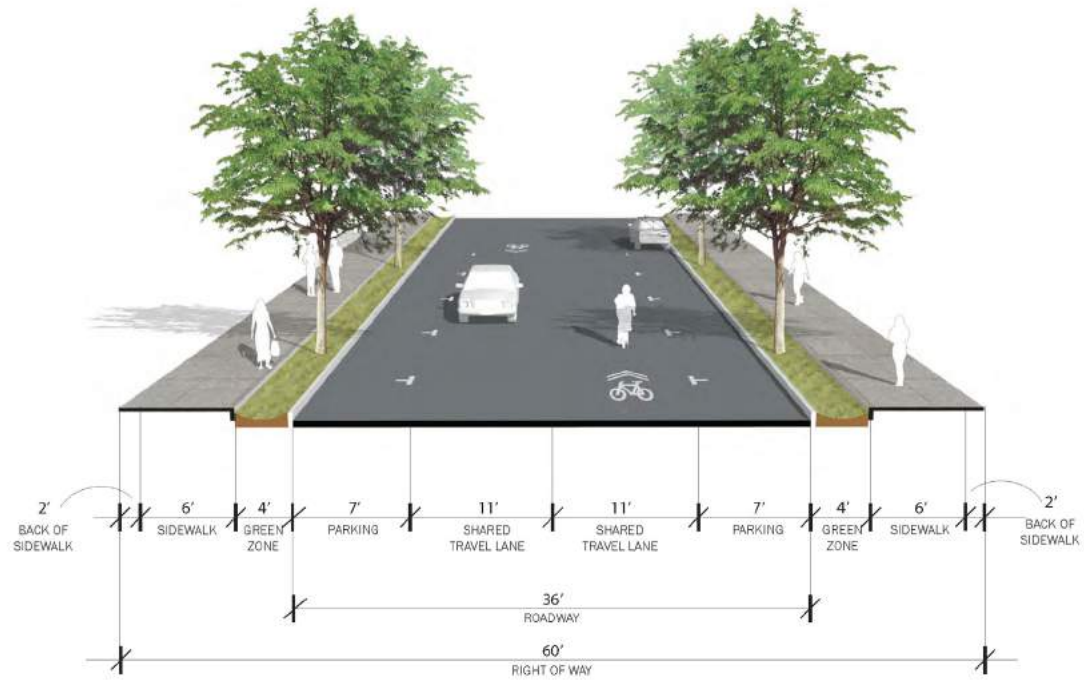
### LEGEND



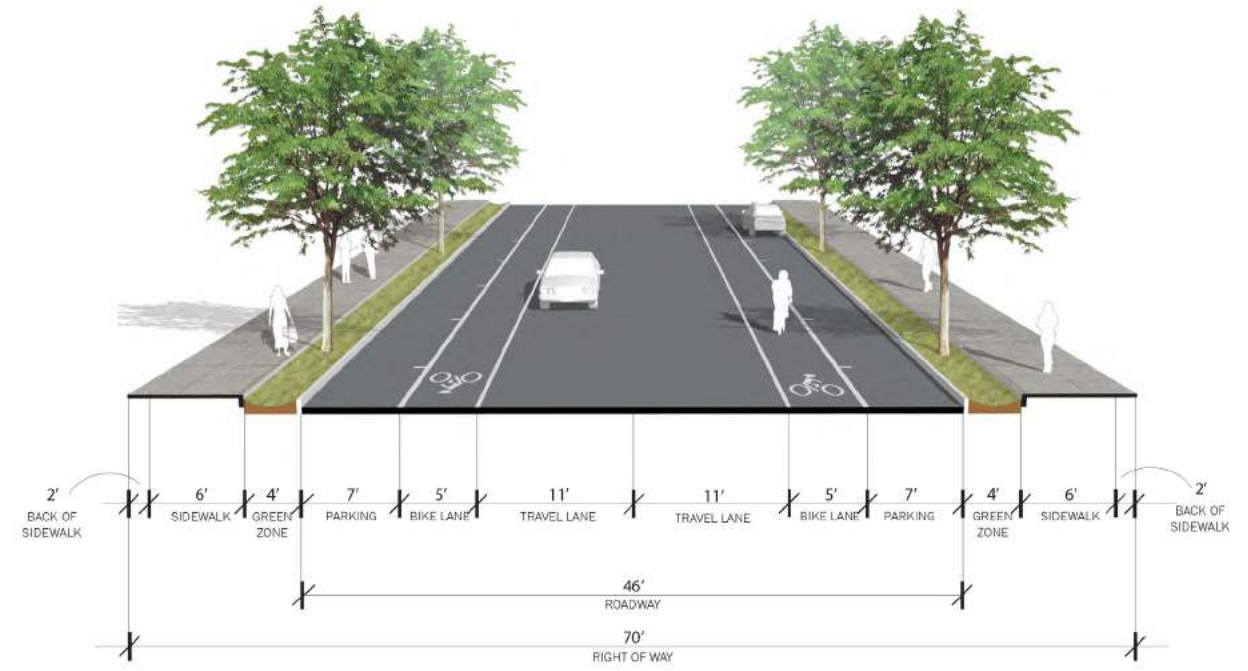
### CALCULATIONS

Based on average 30' mature street tree canopy

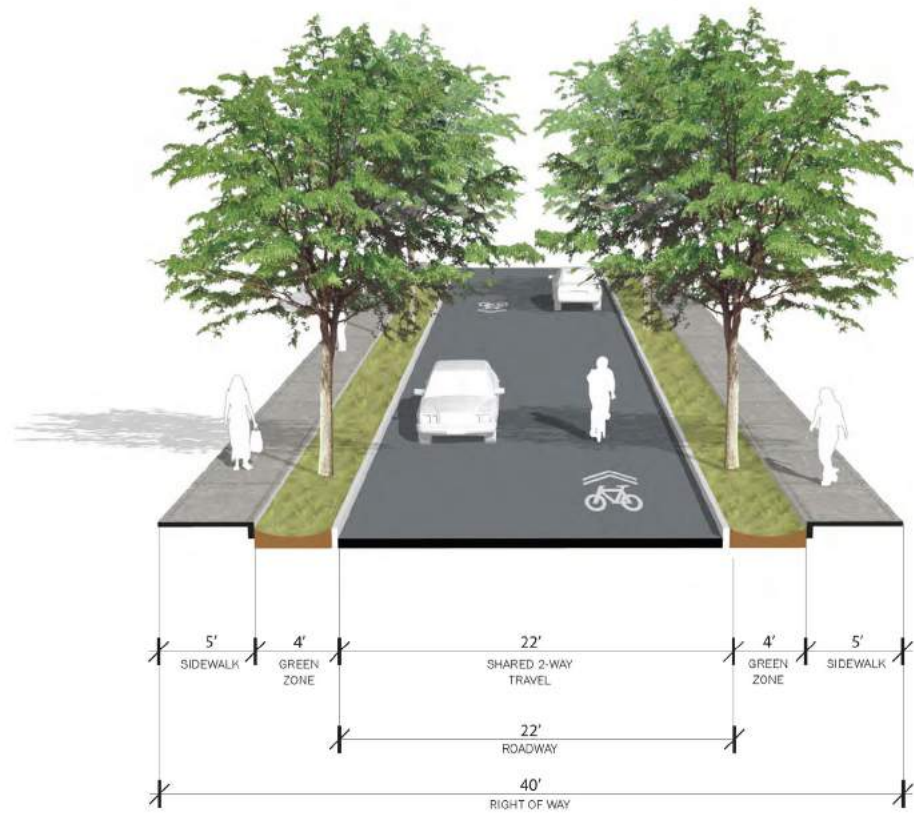
Tree canopy (entire site).....	<b>40%</b>
Open space (entire site).....	<b>43%</b>



**SECTION A**  
LOCAL STREET



**SECTION B**  
SE MEEK STREET



**SECTION C**  
ALLEY STREET



**SECTION D**  
SE HILLSIDE CT

### PHASE 01: LOTS A & B

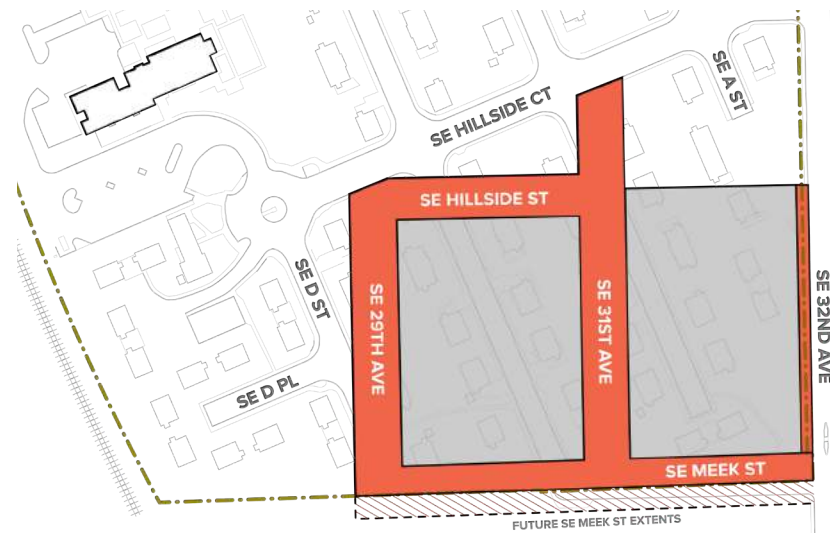
DEMOLITION



STREETS TO VACATE



NEW STREETS



### PHASE 02: LOT C

DEMOLITION



STREETS TO VACATE



NEW STREETS

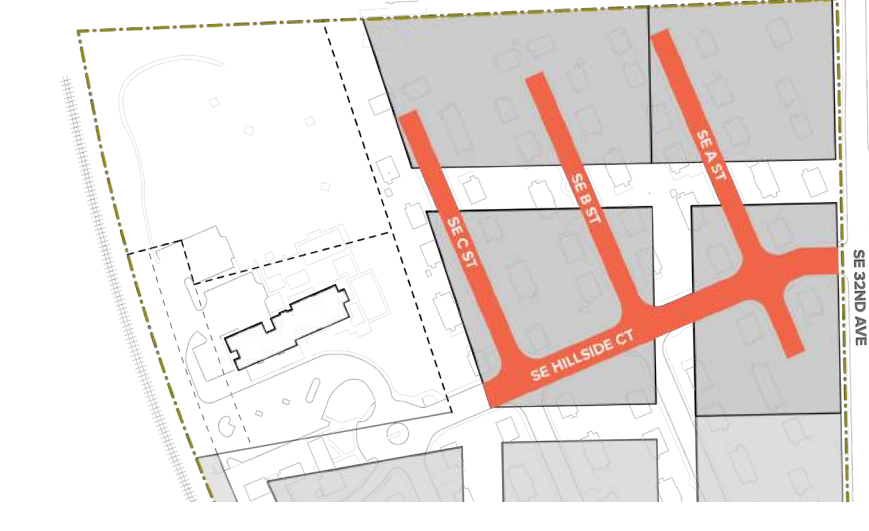


### PHASE 03: LOTS D-K

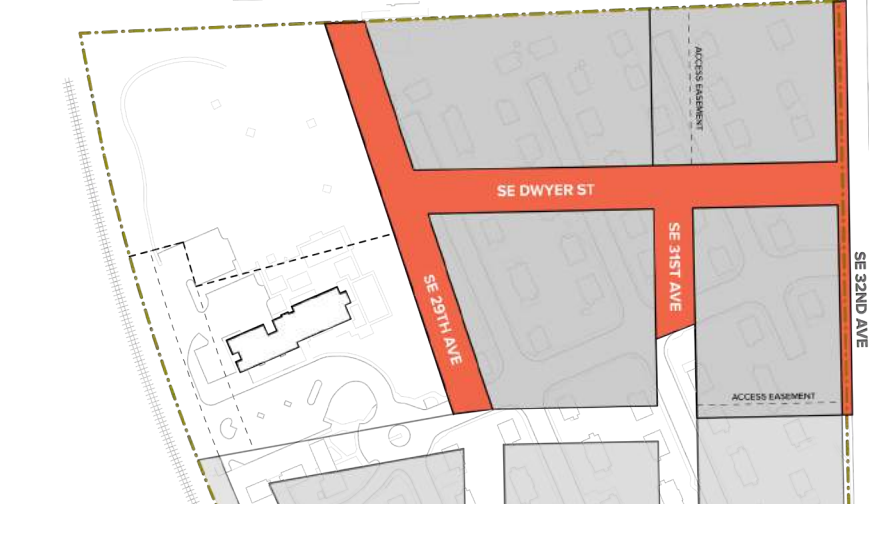
DEMOLITION



STREETS TO VACATE



NEW STREETS











**Q & A**