



BORA
PLACE

Housing Authority of Clackamas County

Park Place

Fall Resident Advisory Committee

October 3rd, 2024

AGENDA

Introductions & Overview 00:20

Planning Review 00:30

Home Design: Parts & Pieces 00:60

Porches

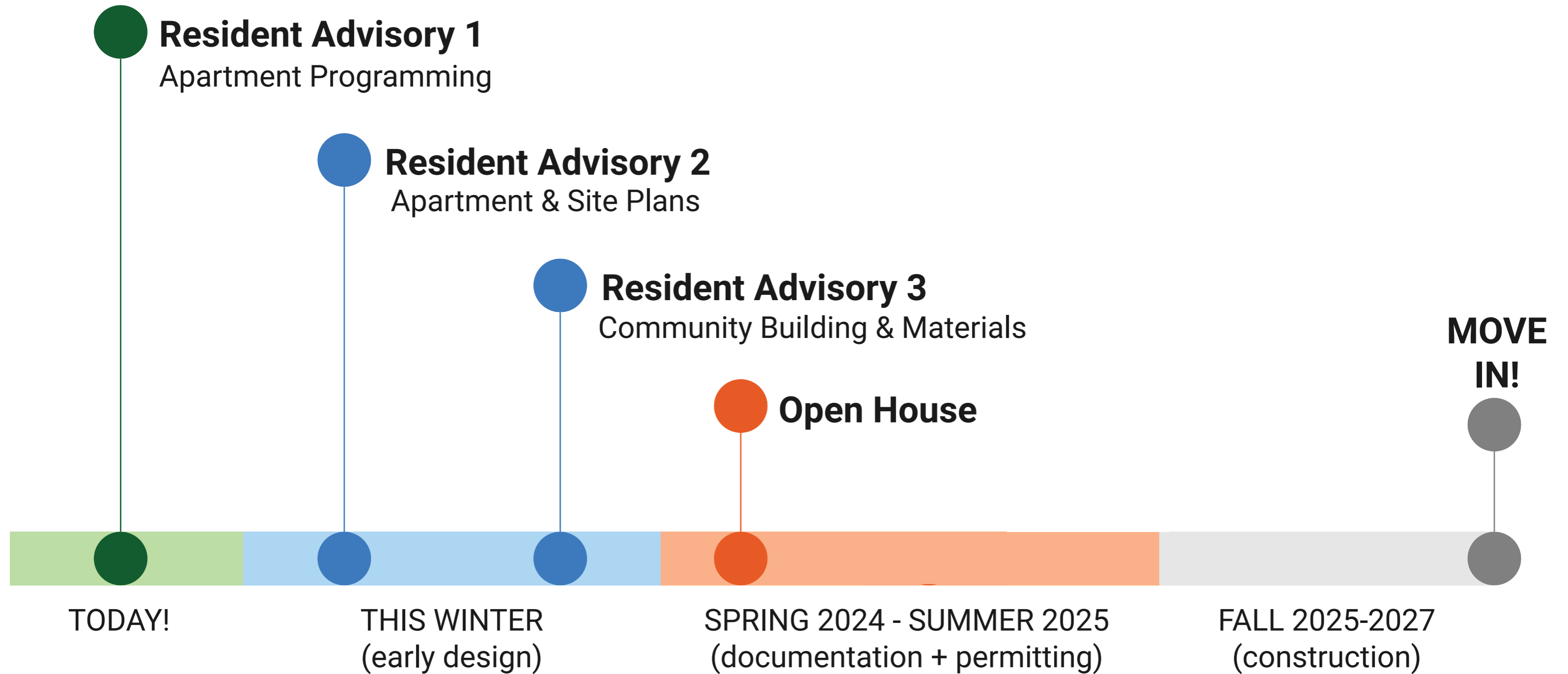
Kitchens

Bathrooms

Laundry Lounges

Bike Storage

RESIDENT ADVISORY COMMITTEE MEETINGS



INTRODUCTIONS

How long have you lived at Clackamas Heights or Oregon City View Manor?

What would make you excited to move to Park Place and to call it home?



WHAT WE'VE HEARD

- **Cottage Cluster style housing is preferred** to maintain both shared open space and the existing sense of community.
- Offices and larger gathering **amenities should be centrally-located** while daily amenities should be distributed per cluster.
- Site design should be **pedestrian-focused**.
- Site design should include natural spaces, quiet areas and shade.
Include activities for people of all ages and abilities.
- Community garden should have **space for kids and teens** to participate, should include covered space and messy areas.
- Community spaces should be usable after hours for events like **movie nights**.
- Residents want **new laundry machines and more of them**, conveniently located, preferably in their units.
- Neighbors shared **concern about increased traffic** and congestion.
- New buildings to be energy efficient and resilient with improved acoustic performance between units.
- **Residents hope that their homes will be equal or larger in size, each with a private entry and porch and within convenient distance to parking.**
- **Big dreams:** Community store, additional bus stop, neighborhood sidewalk connectivity, private laundry, screen doors, private or semi-private backyards



A VISION FOR COMMUNITY

Living in the Park

Cottage Cluster development will support both welcoming additional residents while embracing the uniqueness of this site - it's natural beauty, significant trees and sense of calm.

Valuing Community

Many residents already live in community. To bolster this the redevelopment will be an inclusive, pedestrian-centered neighborhood which supports relationship building and activity.

Livability & Privacy

New homes should support each household's independence and privacy, offering warm environments that are flexible to accommodate a range of lifestyles.

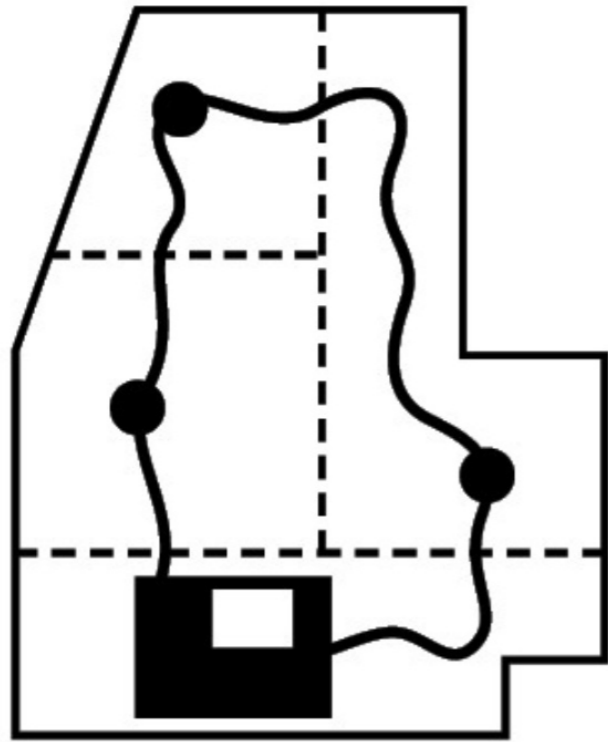
Synchronous Solutions & Simplicity

Resilience, Sustainability, Comfort and Opportunity are inter-related. Design for simplicity while prioritizing solutions that offer multiple resident benefits.

What's missing from these goals?

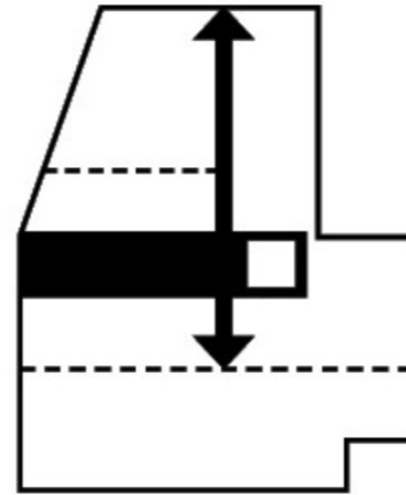


CONCEPTUAL EVOLUTION



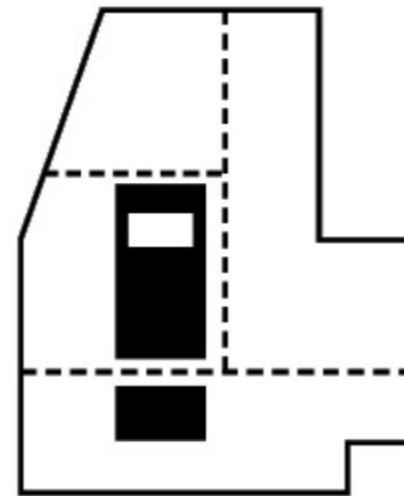
PARK LOOP

+

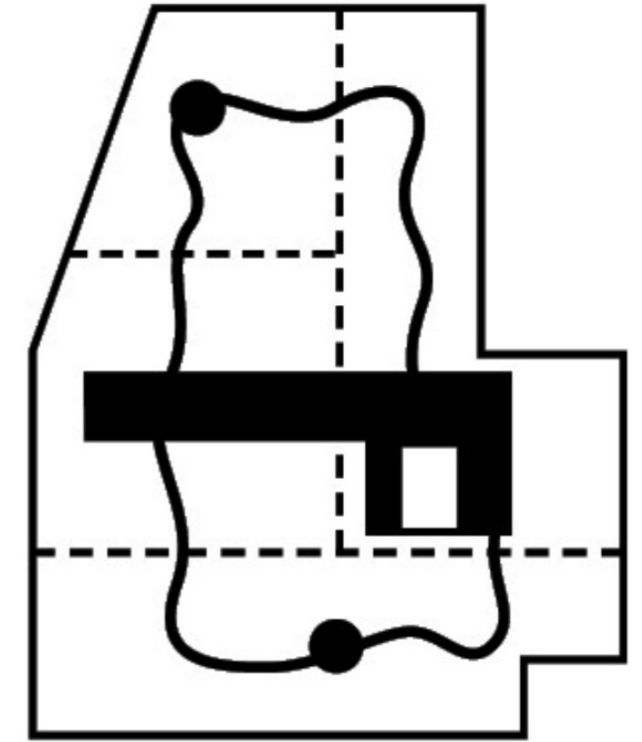


FESTIVAL STREET

=

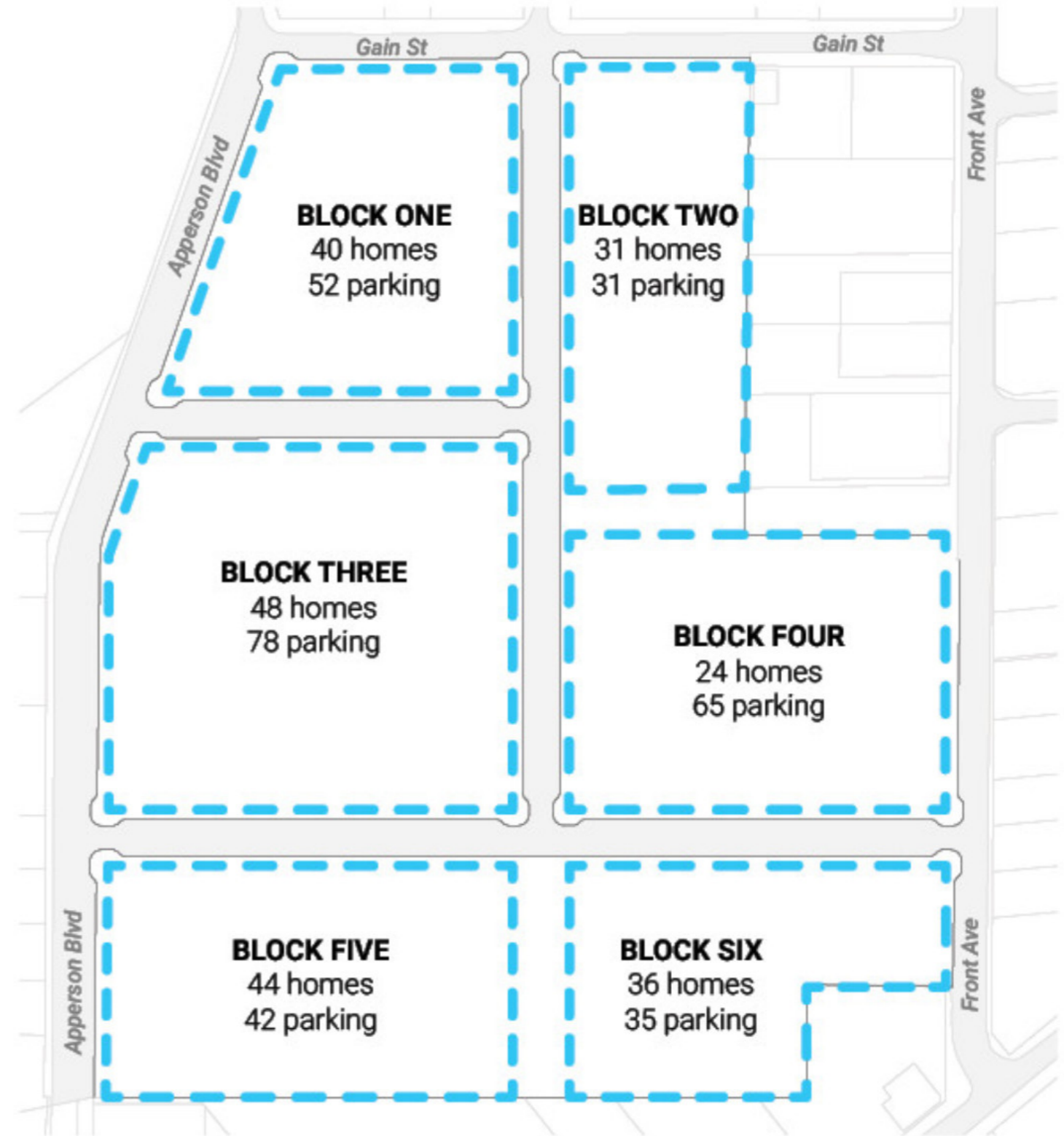
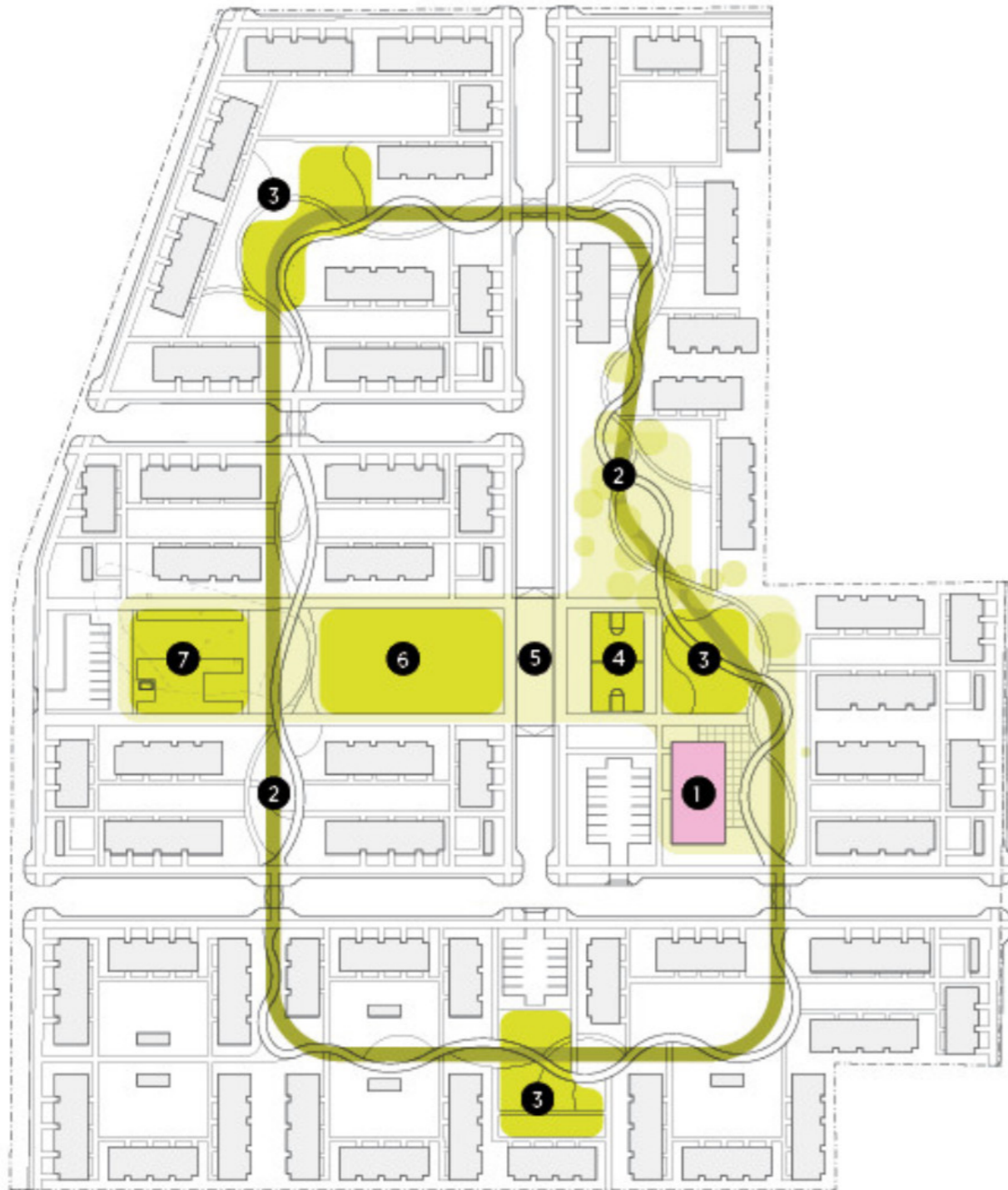


CENTRAL PARK



REVISED
PARK LOOP

SITE ORGANIZATION



FINAL PLANNING SCHEME

- 1 COMMUNITY BUILDING
- 2 PARK LOOP
- 3 PLAY AREA
- 4 SPORTS COURT
- 5 RAISED CROSSING
- 6 OPEN SPACE
- 7 COMMUNITY GARDEN



UNIT SIZE

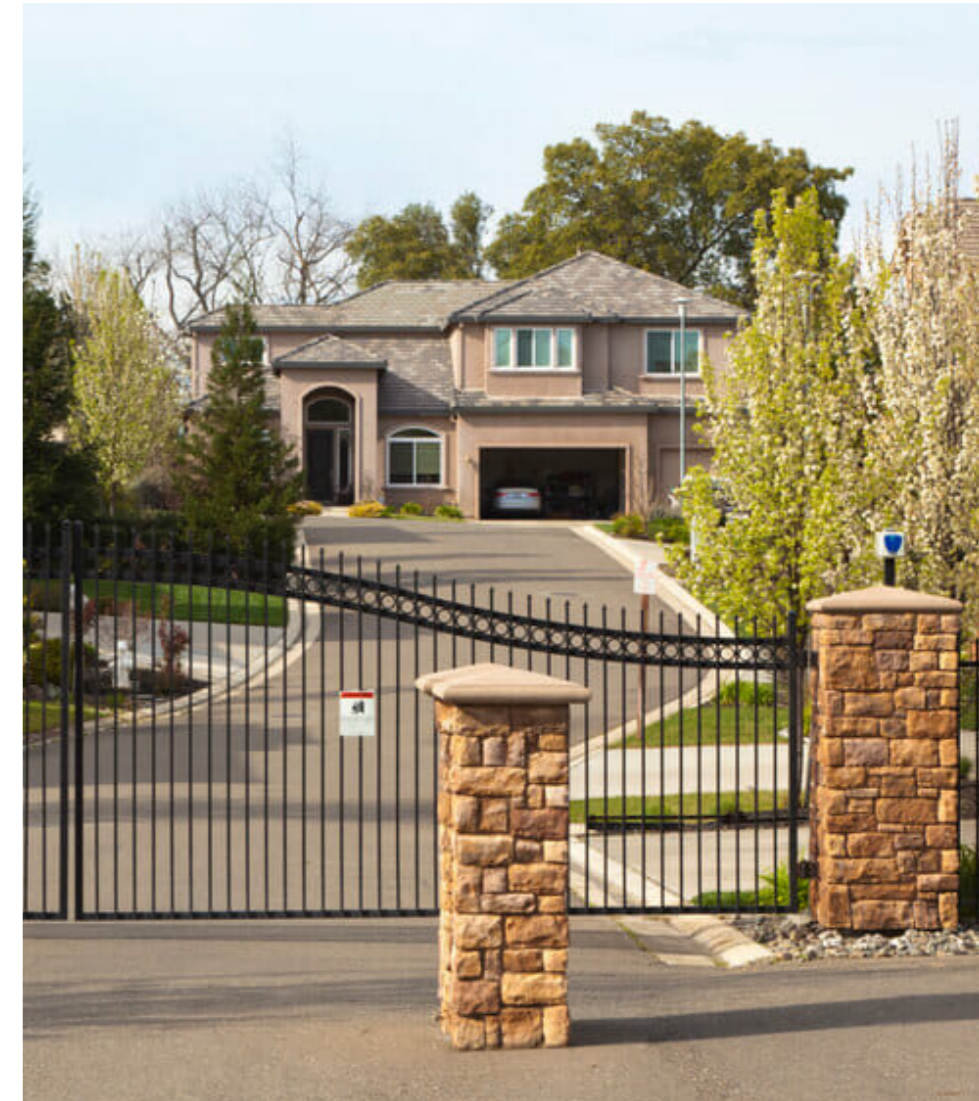
Unit Size Comparison

Clackamas Heights (CH) & Oregon City View Manor (OCVM) vs Proposed

Unit Type	CH	OCVM	Proposed
1 Bedroom	549 sf	531 sf	600 sf
2 Bedroom	665 sf	760 sf	800 sf
3 Bedroom	841 sf	965 sf	1,000 sf
4 Bedroom	N/A	1,120 sf	1,250 sf

Building code requires 2% of apartments be accessible. We are targeting 10-15%.

SPACE IS NOT NEUTRAL



*reinforces dominant culture -
intimidating - claustrophobic - stale -
hierarchical - power imbalance -
exclusive - inaccessible -
uncomfortable - cold - institutional -
unwelcoming - punitive - biased*

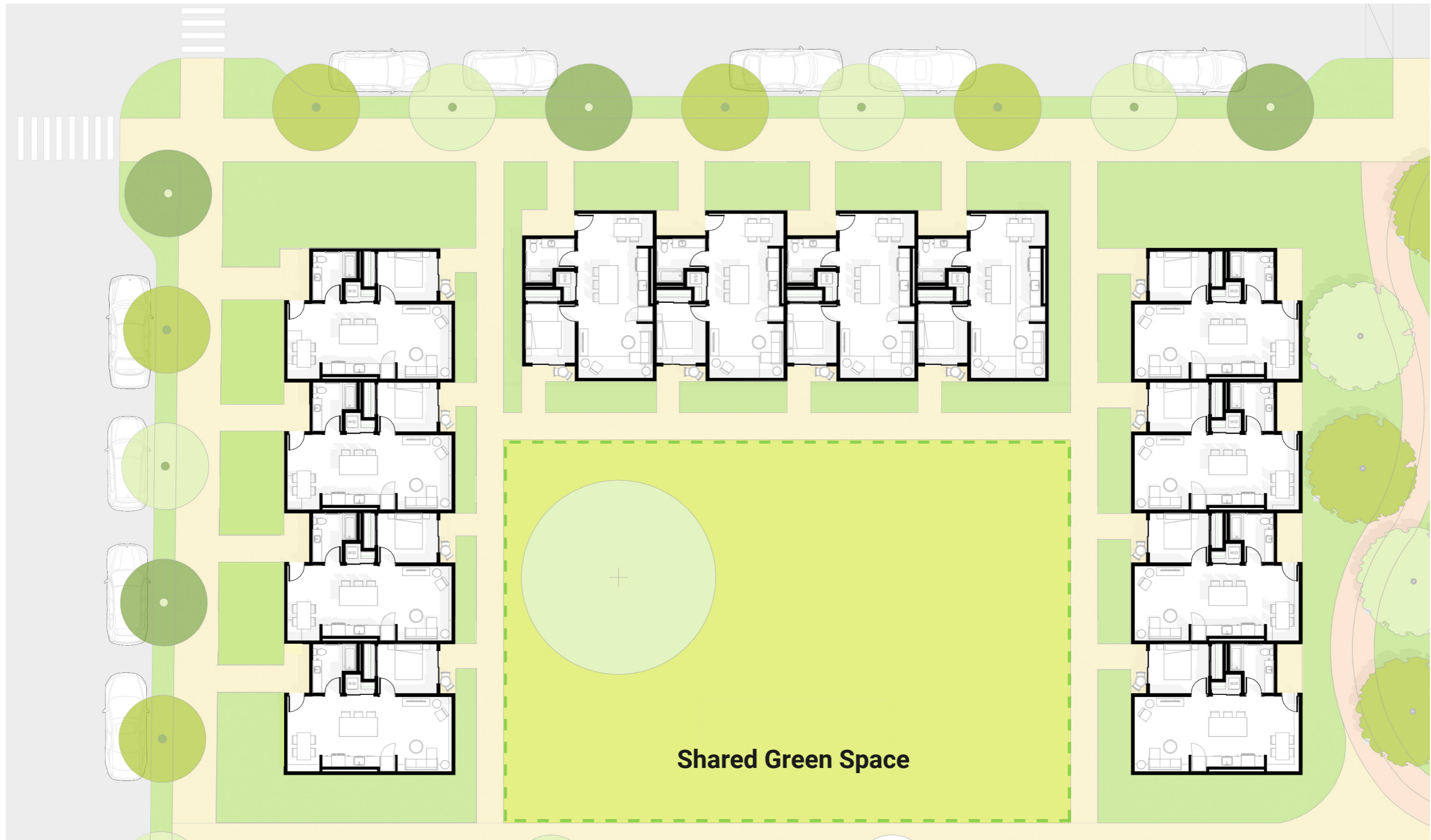
SPACE IS NOT NEUTRAL



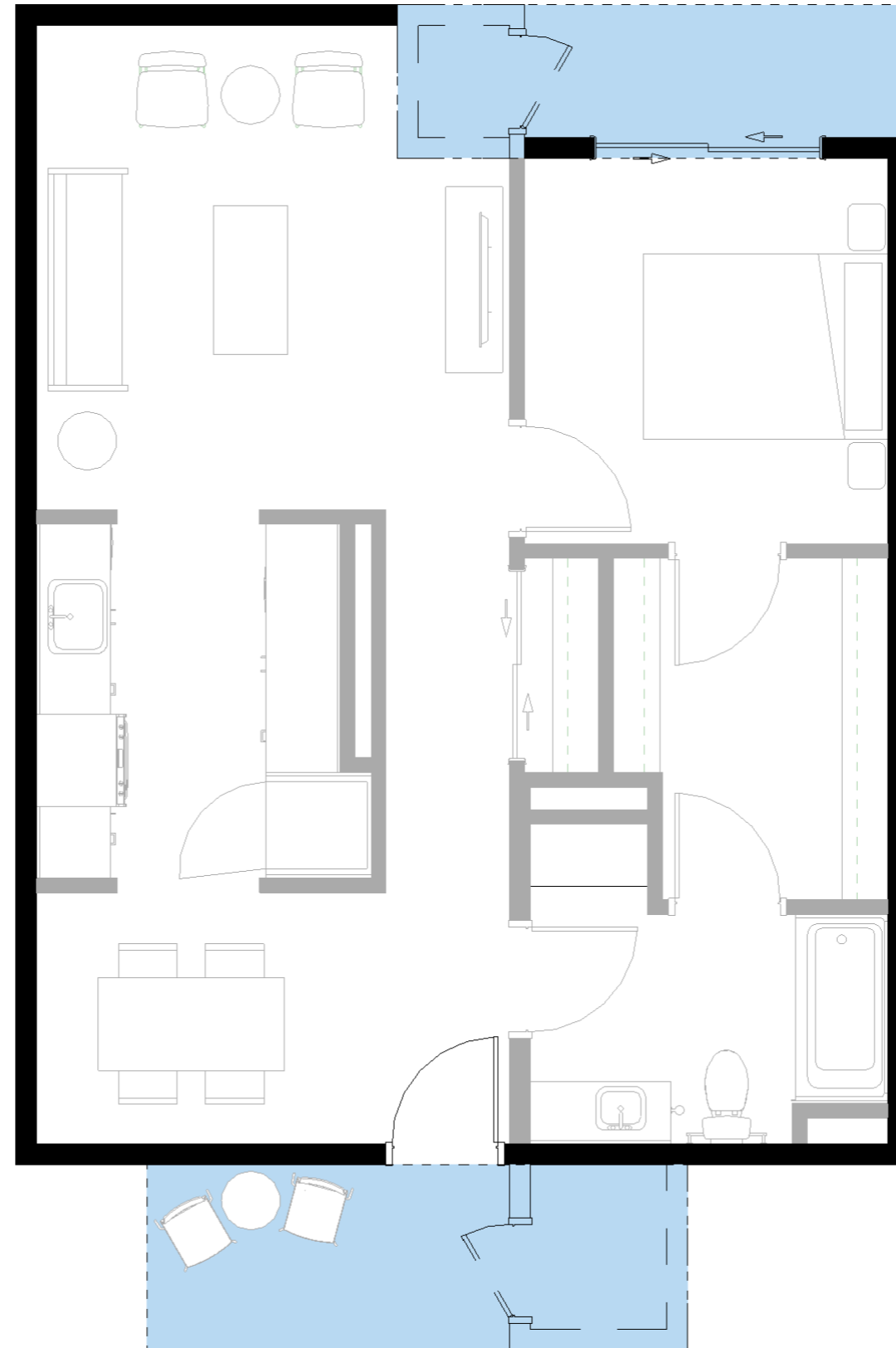
What makes a space feel welcoming or comfortable to you ?

Unit Components

ENLARGED CLUSTER PLAN



UNIT COMPONENTS - UNIT ENTRIES



Does the courtyard feel like the "front" or the "back" yard?

Which rooms would you like facing the "front" vs the "back"?

Where would you prefer storage? What would you store?

UNIT COMPONENTS - KITCHEN



SINGLE WALL

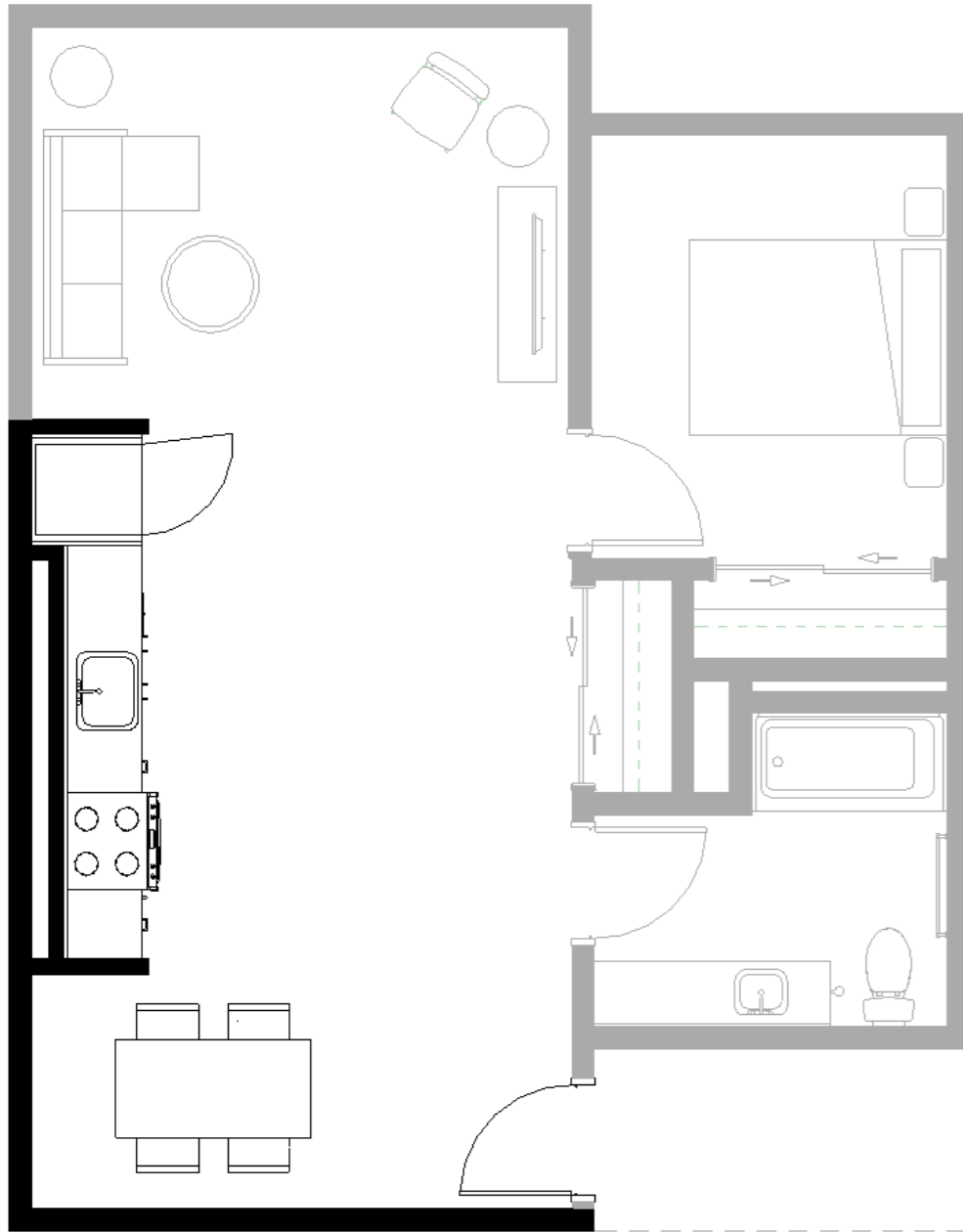


BUILT-IN ISLAND



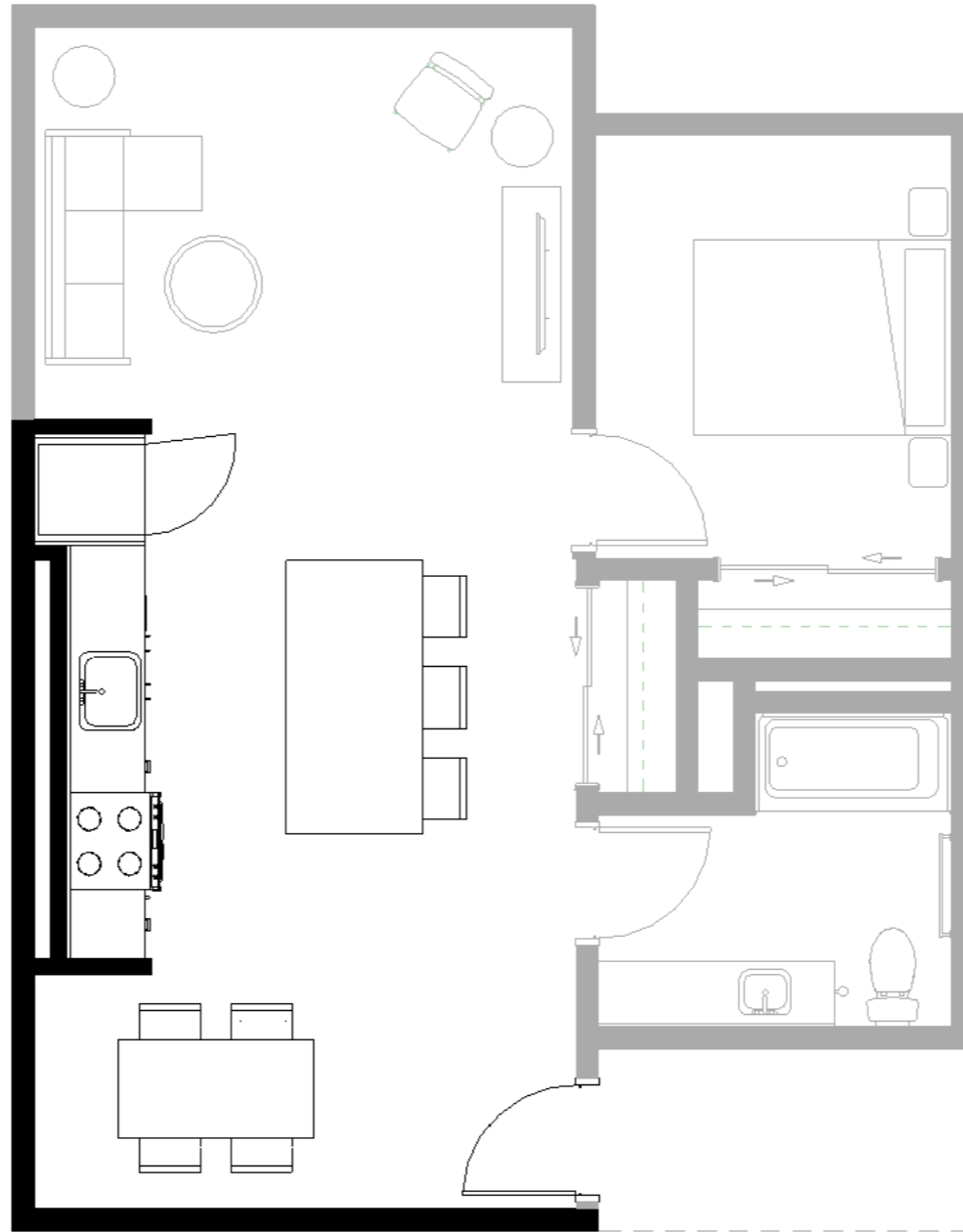
GALLEY

UNIT COMPONENTS - KITCHEN



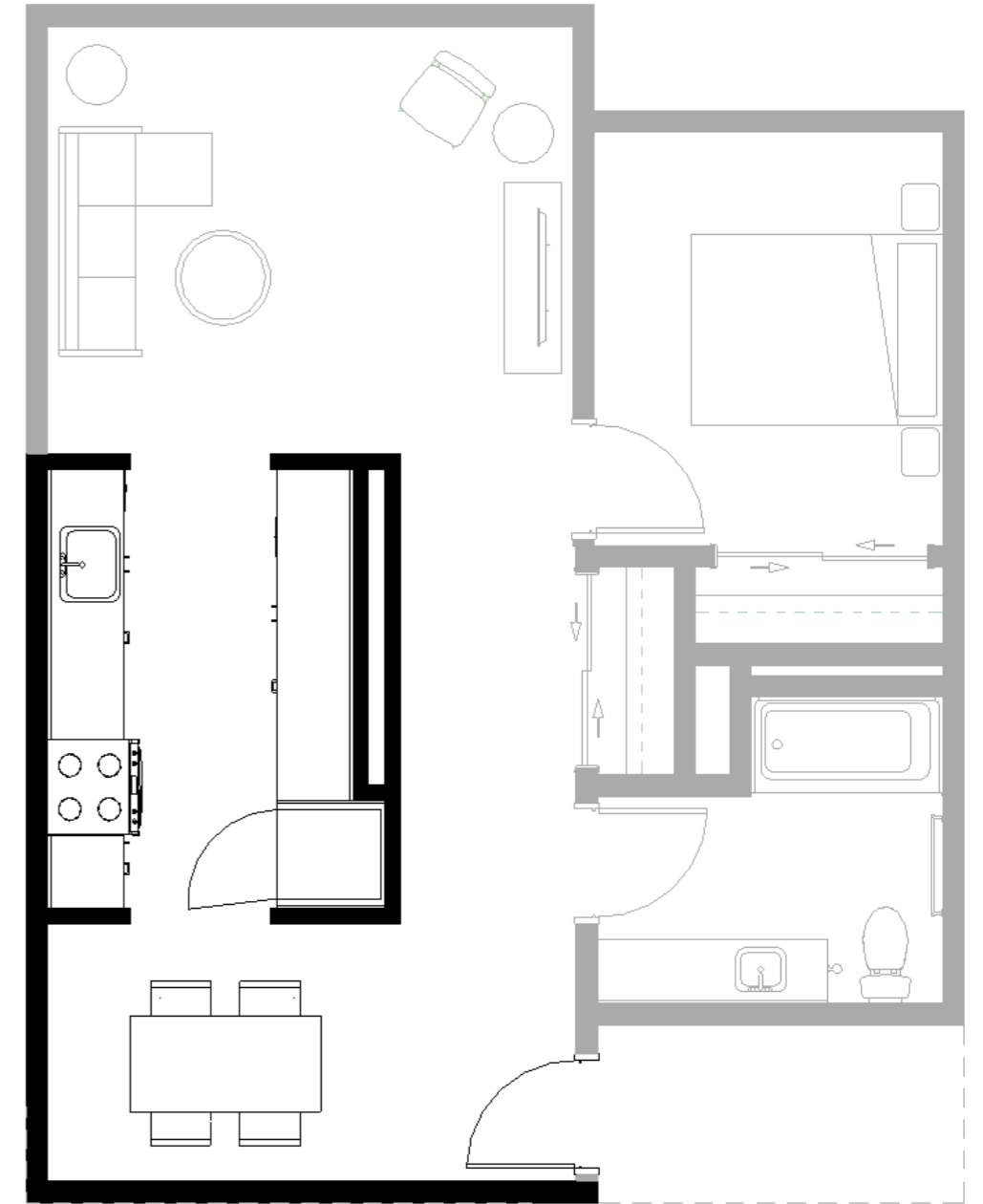
SINGLE WALL

How connected should the kitchen be to the outdoor space?



BUILT-IN ISLAND

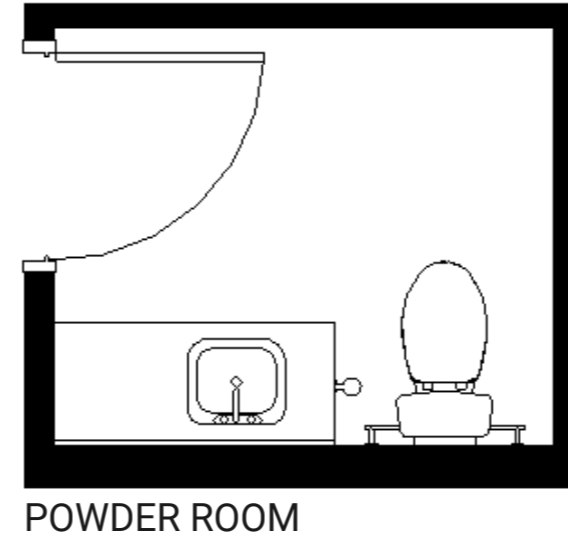
How open should the kitchen be to the living space?



GALLEY

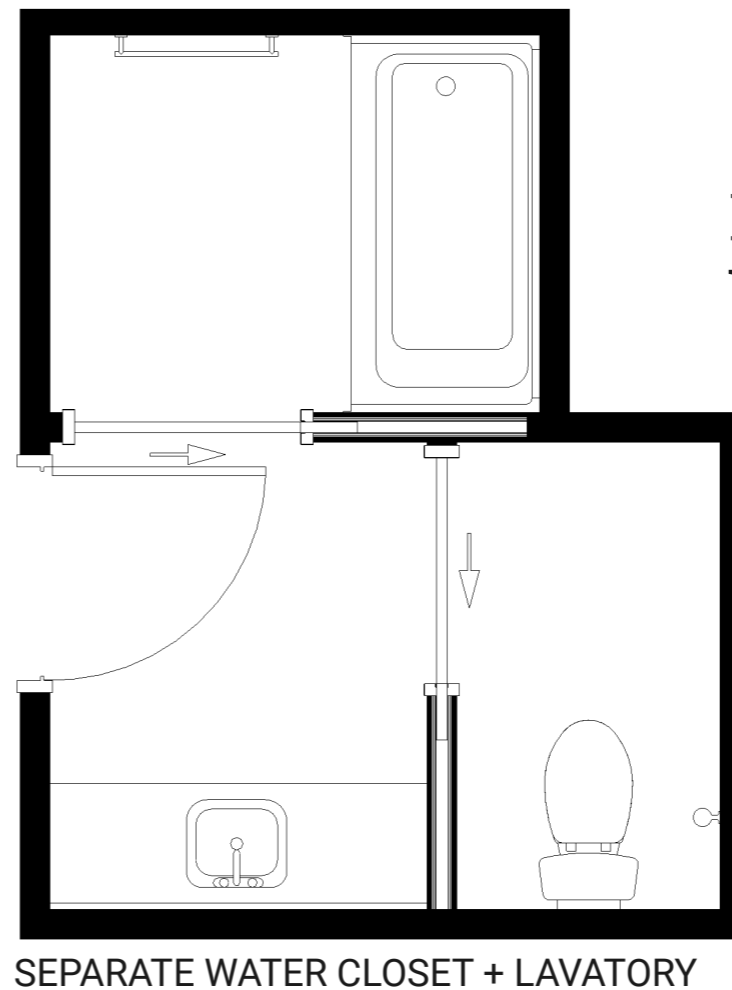
Open shelving? Tall pantry? Other storage?

UNIT COMPONENTS - BATHROOM

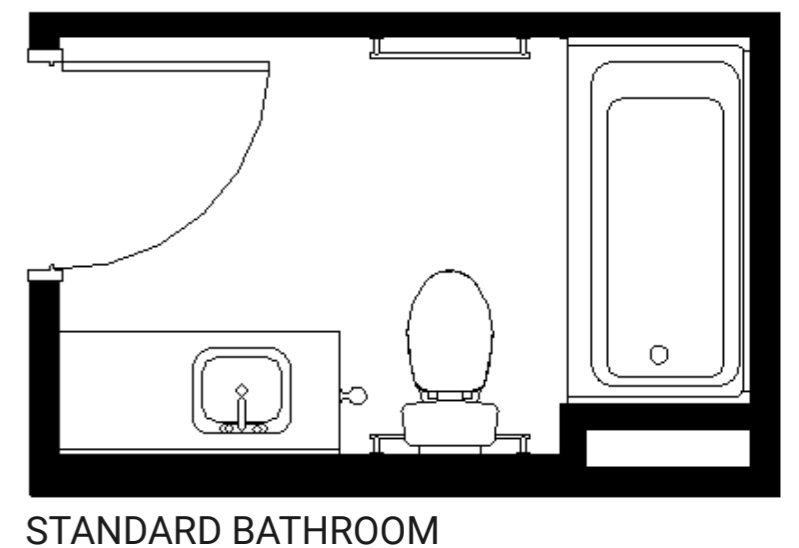
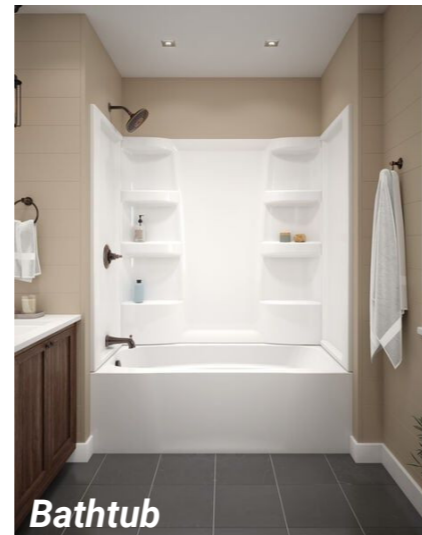
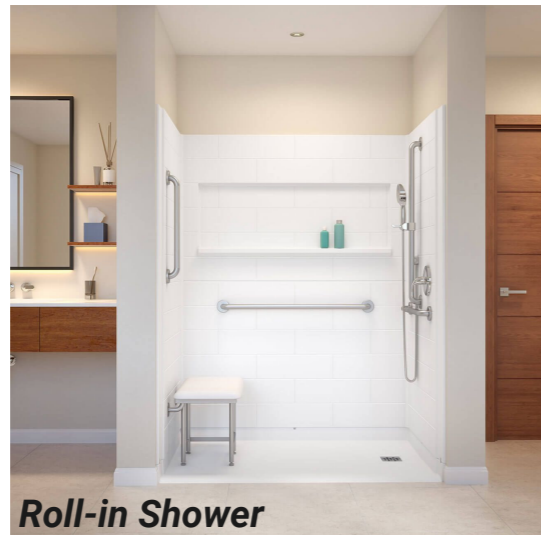


Transfer shower vs roll-in shower vs bathtub?

Tall storage vs countertop storage?

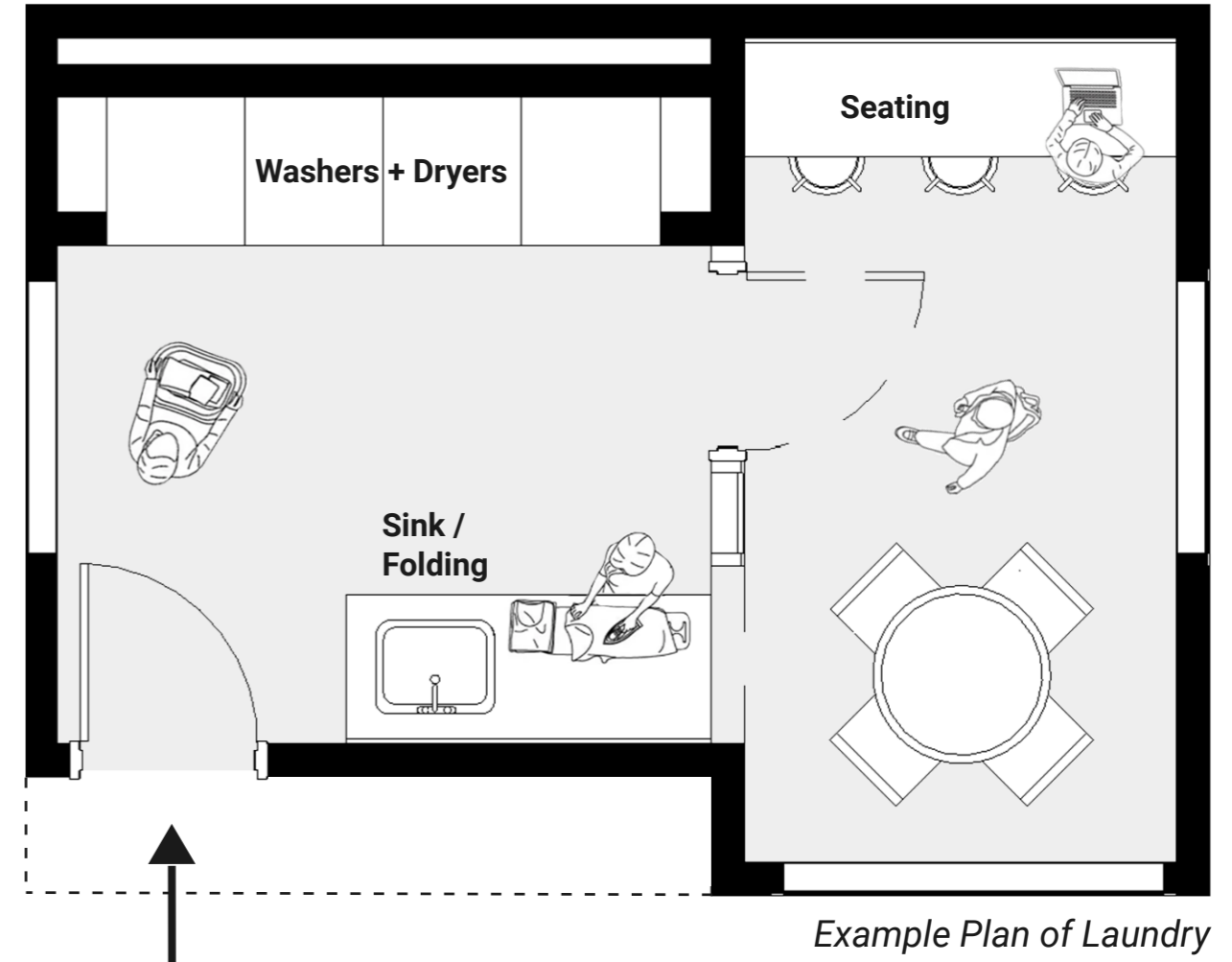


Does a separated bathroom seem helpful?



Laundry & Bike Storage

LAUNDRY



Is it desirable to have a sink in this space?

What furniture should be in this space, if any?

What other activities could you use this space for?

BIKE STORAGE

 Bicycle Shelter

This site plan shows how bicycle shelters might be distributed at major gathering/social spaces across the site with fewer bicycle spaces needed.

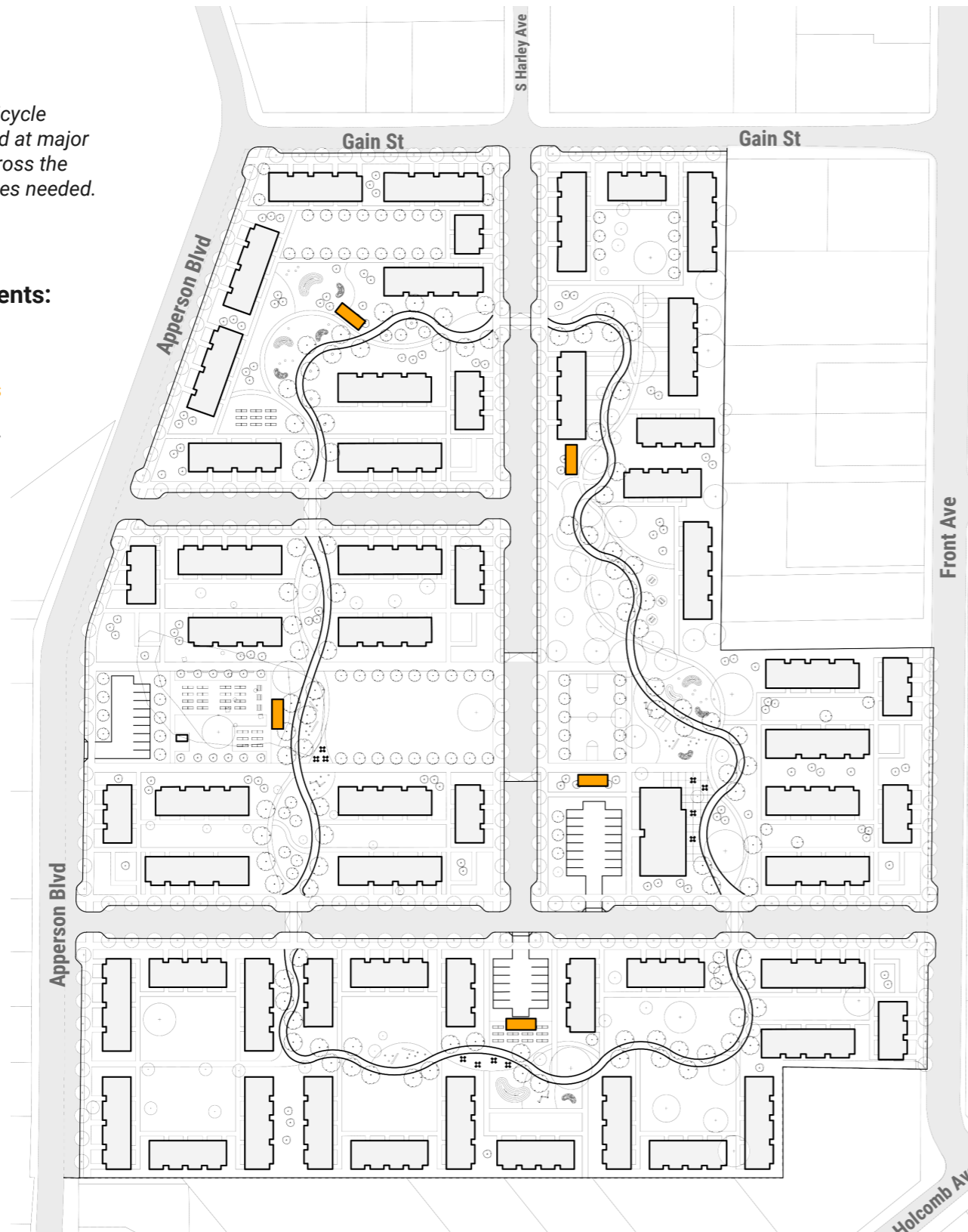
Oregon City Requirements:

1 Bike Space per 10 Units

224 Units = **23 Bike Spaces**

1 Bicycle Space per Cluster

~5 Bicycles per Shelter



How many bikes does your family have?
E-bikes? Strollers? Kids bikes?

Would you keep them in a shared shelter to minimize clutter at your house?



Dedicated Bike Room



Bicycle Shelter



Flexible Use Shelter



At Unit Bicycle Shelter

Thank You!