

S|E A

Health, Housing
& Human Services 
CLACKAMAS COUNTY

Hillside Master Plan

December 04, 2019





Project Background

- | Currently a 16 acre site with 200 units of affordable housing
- | HUD Rental Assistance Demonstration Project (RAD)
- | Awarded a Metro 2040 Planning and Development Grant

Project Vision

The Hillside Master Plan will set the vision for a vibrant mixed-use, mixed-income community that preserves and rebuilds existing affordable housing at the 16 acre site, while creating new opportunities for expanding housing options and type.

Project Goals

- | Up to 400 new affordable housing units
- | Community gathering space
- | Enhanced outdoor recreation areas
- | Other amenities that will serve both Hillside residents and neighbors
- | A mixed-use community with potential new retail and office space

2018 GATHER

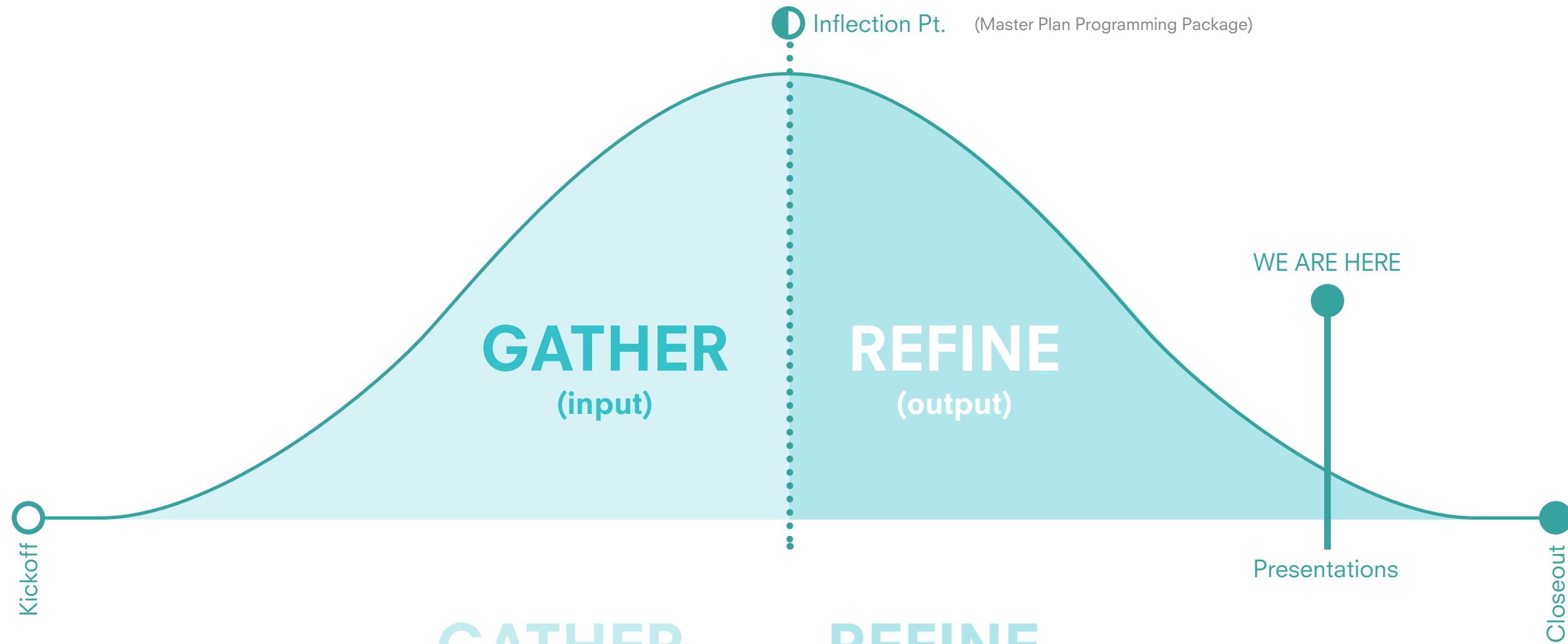
- Site analysis and engagement planning
- Identify community needs and interests

2019 REFINE

- Develop and refine design concepts



A stakeholder advisory committee comprised of residents, service providers, neighbors, businesses, and other key stakeholders will meet and advise the project team throughout the process



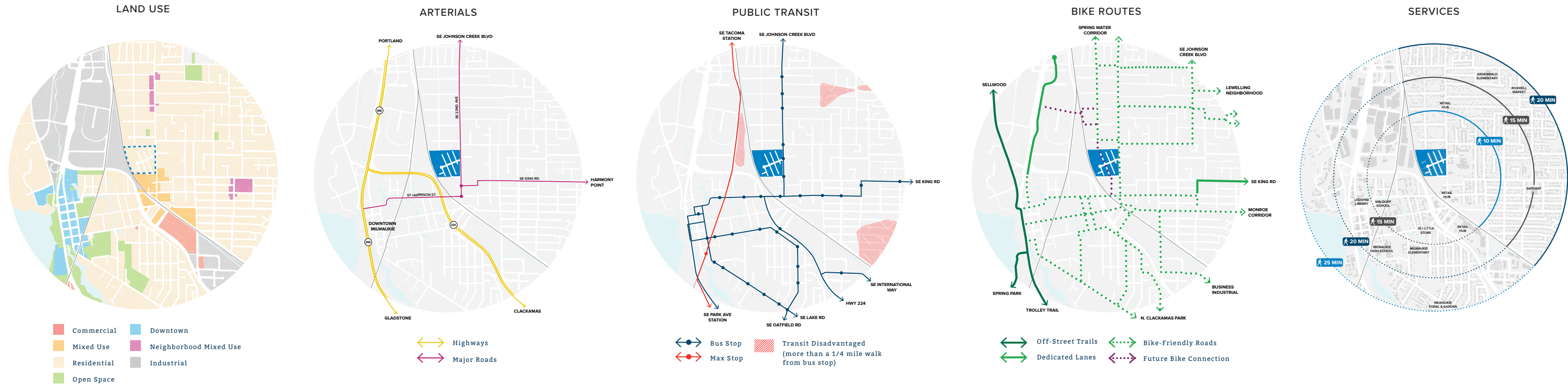
GATHER

- 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



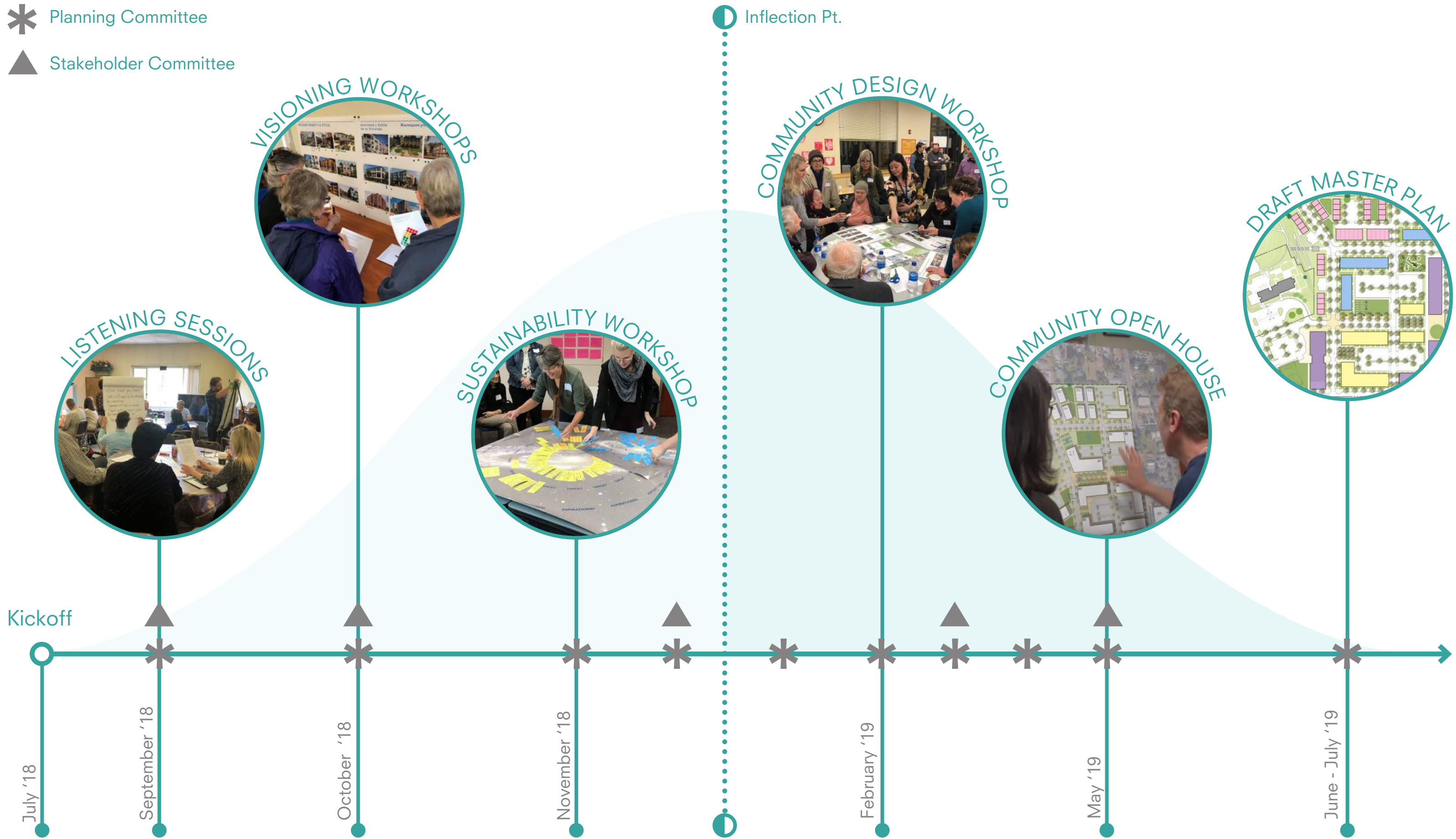
CONTEXT DIAGRAMS



* Planning Committee

▲ Stakeholder Committee

○ Inflection Pt.





Positive Values of Current Site

- **Green space**
- **The people**
- **Affordability**
- **Access to transit**

Vision for the Future

- **Access to fresh, healthy food**
- **Accessibility to services**
- **Preserve neighborhood feel while feeling less isolated**
- **Different housing types to encourage more diverse community**
- **Enhance recreation**
- **Gathering spaces**
- **Energy efficiency**
- **Improved safety**

Housing Density and Style

- 2, 3 and 4 story buildings were preferred. Taller buildings were strongly disliked
- 4 story buildings received more favorable comments when there was larger sidewalks and green space in front of them

Neighborhood Character

- Meandering paths, curbside streets, large sidewalks, 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 groups identified the **Top Ten Best Strategies** for each category. Some strategies include:

- **Baseline:** Multi-functional outdoor spaces, Community Gardens, Technology and internet access & noise mitigation
- **Targeted:** 40% tree canopy, RideShare programs
- **Aspirational:** Pedestrian overpass to downtown, Electric Vehicle Car Share, 50% Tree Canopy

Around **60 community members and Hillside residents attended** the design workshop

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 in-person open house

The online open house had **277 unique visitors;**

249 visited the English site

20 visited the Russian site

8 visited the Spanish site

Feedback included:

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

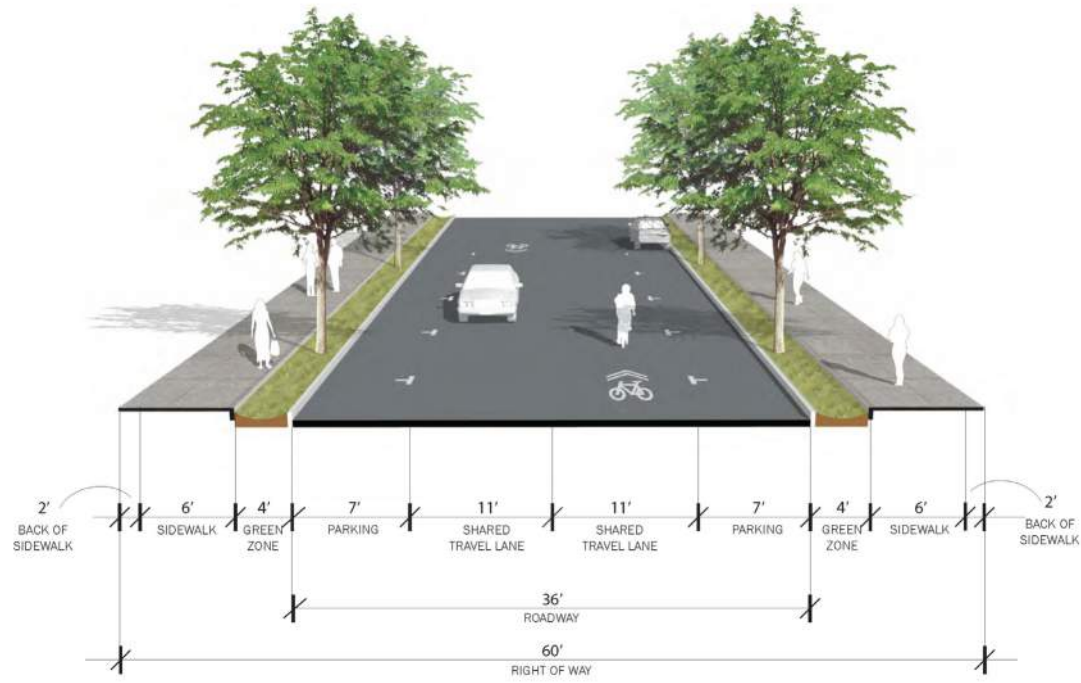
Concept 2: Promenade was preferred for the location of the community center

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

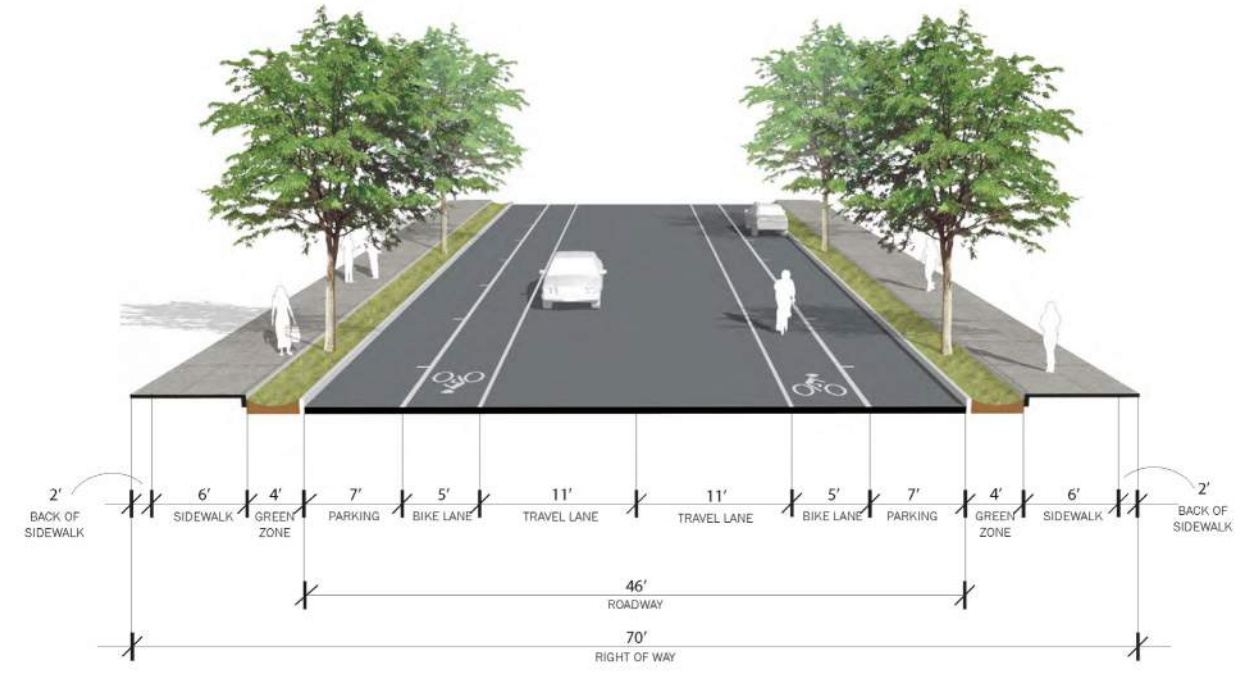


**LOW DENSITY
ALONG NORTH**

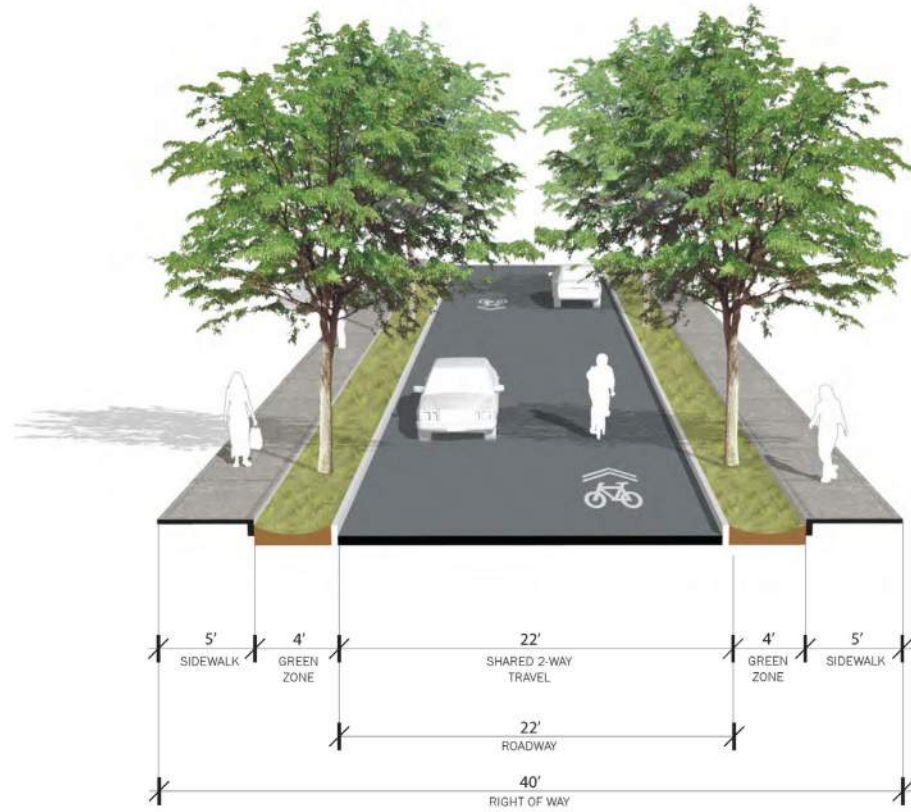
**HIGH DENSITY
ALONG MEEK & 32ND**



SECTION A
LOCAL STREET



SECTION B
SE MEEK STREET



SECTION C
ALLEY STREET



SECTION D
SE HILLSIDE CT

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
Total	= 14.72 ac	

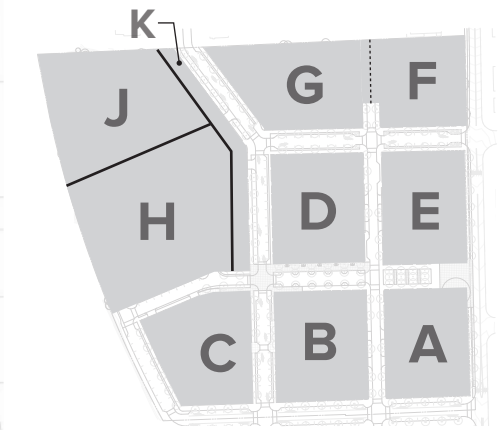
Hillside Manor (existing)	= 100 units
Hillside Park (replacement units)	= 100 units
Net New Units (to be developed)	= 400 units

Grand Total = 600 units

Off-street parking	= 327 stalls
On-street parking	= 163 stalls
Total	= 500 stalls

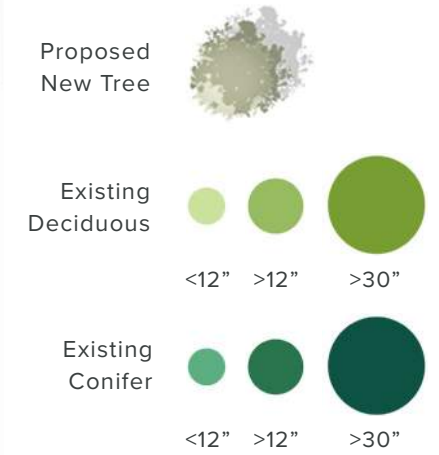


KEY PLAN



LEGEND

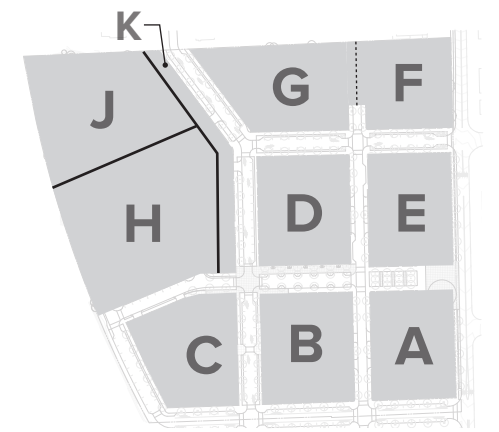
- parking ratio
- .5 | 3/1 — # of stories / over commercial
- E1 | 50 — # of units
- Building



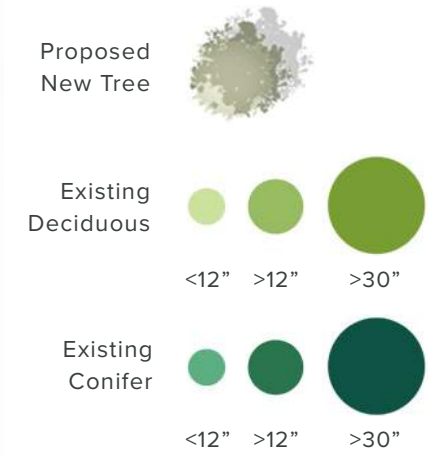
- Townhouse
- Walk-Up Apartment
- Apartment Building (residential all floors)
- Mixed-Use Apartment Building
- Commercial ground floor
- Community center ground floor



KEY PLAN



LEGEND



CALCULATIONS

Based on average 30' mature street tree canopy

Tree canopy (entire site).....	40%
Open space (entire site).....	43%



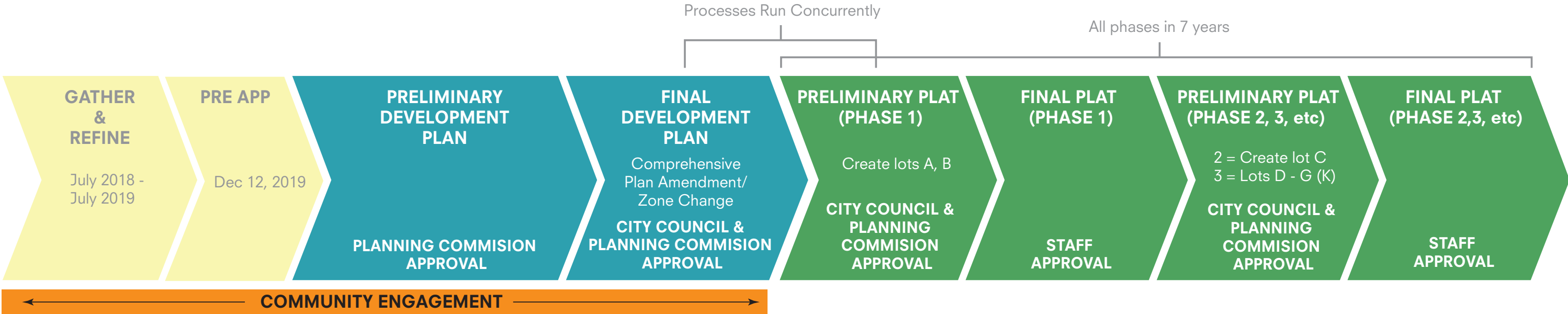




HILLSIDE MASTER PLAN

Housing Authority of Clackamas County

NEXT STEPS



Q & A