

## REQUEST FOR PROPOSALS

### ARCHITECTURAL AND ENGINEERING SERVICES – CLACKAMAS HEIGHTS MASTER PLAN

#### Addendum #1

**Issue Date:** February 13, 2019

**Site Visit Date:** February 7, 2019

It is the sole responsibility of the respondent to note the contents of this Addendum.

#### Attendees:

Name	Firm	Email address
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- 1. What is the unit/bedroom mix at Clackamas Heights? There are (28) 1 bedrooms, (50) 2 bedrooms and (22) 3 bedrooms**
- 2. Will residents be relocated all at once? Not necessarily, more likely the relocation will be phased.**
- 3. Will under/overhoused units be right sized before determining the mix of required replacement units? Yes, all units will be right sized and then the mix of replacement units determined.**

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4. **What are some of the challenges experienced in the master planning process in Milwaukie (Hillside Park)? Resident engagement in the process, family sized units in particular. The scale of the project, adequate funding for sustainability goals, project phasing, public opinion and the City of Milwaukie's planning for future growth are some of the challenging aspects of this process.**
5. **Where is the Holcomb property in relation to Clackamas Heights? How will this property be incorporated in the Clackamas Heights Master Plan? The Holcomb site is located along the southeastern border of Clackamas Heights. Sites located along Holcomb Blvd are zoned Commercial Mixed Use (CMU), and allows for the density required for multifamily development. We anticipate a closing on the Holcomb site late in the second quarter of 2019.**
6. **How are the units currently heated? All units currently have electric heat.**
7. **Are there underground storage tanks? No**
8. **Is there a record of existing heating/electric utility? Yes, HACC can request this from our maintenance department**
9. **Foundation type? Post & beam**
10. **When were roofs last replaced? Roof replacements were completed in 2001**
11. **Are there any historic trees on site? We will need to conduct a tree inventory with the site survey. HACC would prefer to leave any trees that we can.**
12. **What are the sustainability goals for the site, if any? We would like to be at least Earth Advantage Silver but the funding sources are not requiring that we meet any particular sustainability platform.**
13. **Will team members involved in the master plan contract would be precluded from involvement in potential future development on the site? No, firms that are involved in the master planning process will not be precluded from participating in future development on the site.**

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- 14. The RFQ references the desire for Mixed-use, Mixed-Income community. Can you elaborate on mixed-income? Mixed use will be a real challenge because there's no real access to commercial to support it. But for mixed income, we want to address housing types (through a detailed market analysis) that can let us know whether there's interest in housing at the market levels or at least 80 to 120% of AMI.**
  
- 15. The RFQ references improved site amenities, are there specific site amenities HACC is looking for? Specific site amenities will be determined through the course of the master planning process. Playgrounds, green space, etc. Is there a need/desire for maintain the enormous gardens? How would interested firms integrate that into the design? What about community room space?**
  
- 16. Does Clackamas Heights have a culturally diverse population? Are there residents whose English is not their first language? Clackamas Heights does not have a very diverse population currently. English is the first language of about 95% of households. Finding ways to encourage equity and diversity in the new neighborhood will be a component of the master planning process.**
  
- 17. Can you share who is on the selection committee? The selection committee has not been finalized at this time.**
  
- 18. The RFQ mentions that the HIA will be running concurrently with the design of the Master Plan. During the pre-proposal meeting, I thought it was mentioned that this piece was actually completed. Is that the case? A Health Impact Assessment (HIA) has not been completed at Clackamas Heights. It is the goal of HACC that a HIA will run concurrently with the master planning process.**

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