



Addendum #1
Housing Authority of Clackamas County RFP# 2023-45:
Planning and Design Services for the Redevelopment of Clackamas Heights

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Response to Questions

Q: Should our proposals include a budget estimate for design services for every phase or only phase one?

A: If possible, include budget estimates for all phases contemplated.

Q: What is the demographic of the current residents?

A: See attached demographic report

Q: What is the current unit mix?

A: 1BD- 28 units, 2BD- 50 units, 3BD- 22 units

Q: What's changed from the previous master planning process completed in 2010?

A: The previous master plan is 10 years old and is not currently valid. The original master plan included the acquisition of adjacent, privately-owned sites, and these sites are no longer being considered as part of the redevelopment. We still anticipate using a phased approach to the redevelopment in order to minimize the relocation of existing Clackamas Heights residents.

Q: Will the redeveloped site require a replat?

A: Most likely. Cottage clusters require partitions—Oregon City allows 12 cottages per partition. New infrastructure will be required, including utility replacement and new street connections.

Q: Is there an option to rezone the site?

A: Yes, depending on site plan selected.

Q: Is there an expectation to save trees?

A: Yes, whenever feasible.

Q: What are your expectations for open space?

A: Our hope is that the redeveloped site will meet unit density expectations while providing a variety of open space options and amenities that preserve mature trees whenever feasible. In 2019, HACC commissioned a Cultural Resources Archaeological Subsurface Survey and Above Ground Survey of Clackamas Heights and evidence of potentially significant artifacts was discovered. We have attached a location map of the shovel probe. HACC is working with SHPO and our tribal partners to determine a strategy to best address these findings.

Q: What type of amenities should be considered?

A: Much will depend on the redevelopment plan selected. In general, we hope to include indoor resident gathering and dining spaces, features and spaces that support health and wellness, outdoor play areas, dining spaces and resident gardens, features that promote sustainability, livability and resiliency and trauma-informed, universal, and accessible design elements. We welcome innovative ideas and concepts.

Q: What about existing office buildings?

A: We want to include office space for staff and providers that will serve the residents such as leasing, property management, and services offices. HACC is hoping to relocate the Housing Authority's administrative offices to an off-site location that is more closely connected to transportation and resources.



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Q: What is the unit count you are hoping for?

A: Between 200-250 units.

Q: Is the previous team that put together the 2010 plan able to pursue this project?

A: Yes

Q: Is there anything that you would like to see carried forward from the previous master plan? A: We like the mix of open spaces, community gardens, and the mix of different housing types.

Q: What is your anticipated schedule?

A: The first phase of design is estimated at roughly 60 days. If the Authority pursues the second phase, it will be dependent upon the City of Oregon City's master plan requirements.

Q: The proposal states that the contract extends until 2028; when do you anticipate completing the master planning?

A: The master planning is expected to be complete within 12 months.

Q: Point scoring includes fee and concept planning, which is not outlined in the evaluation procedure. How detailed do you want the pricing to be?

A: Pricing should be broken down between each phase as well as further broken down by subcontractor if applicable.

Q: Are you expecting proposers to provide a schedule and estimate for BOTH cottage cluster and multifamily options?

A: Yes

Q: Would it be possible to get a copy of the sign-in sheet from the site walk?

A: Yes. See attached.



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Clackamas Heights Demographics

| Clackamas Heights Demographics | Count |
|---|-------|
| Total Number of Residents | 210 |
| Total # of households | 97 |
| Total # of children | 76 |
| Female (head of household with children) | 36 |
| Households by Age | |
| 0-5 | 12 |
| 6-17 | 64 |
| 18-50 | 74 |
| 51-61 | 25 |
| 62-82 | 35 |
| 83+ | 0 |
| Household Size Distribution | |
| 1 person | 36 |
| 2 persons | 31 |
| 3 persons | 15 |
| 4 persons | 10 |
| 5 persons | 3 |
| 6 persons | 2 |
| 7-10 persons | 0 |
| Elderly (age 62+) | 28 |
| Non-Elderly | 70 |
| Disabled | 42 |
| Non-Disabled | 56 |

| | |
|-------------------------------------|----|
| Race | |
| White | 83 |
| Black/African American | 7 |
| American Indian/Alaska Native | 1 |
| Asian | 0 |
| Native Hawaiian/Pacific Islander | 1 |
| White American Indian/Alaska Native | 3 |
| White, Black/African American | 1 |
| Ethnicity | |
| Latino or Hispanic | 3 |
| Not Hispanic of Latino | 94 |
| Other | 0 |
| Household AMI levels | |
| 0-30% AMI | 77 |
| 31%-50% AMI | 10 |
| 51%-80% AMI | 7 |
| 81%+ AMI | 3 |
| Tenure of tenants | |
| <1 year | 6 |
| 1-2 years | 5 |
| 2-5 years | 23 |
| 5+10 years | 24 |
| 10+20 years | 23 |
| Over 20 years | 16 |

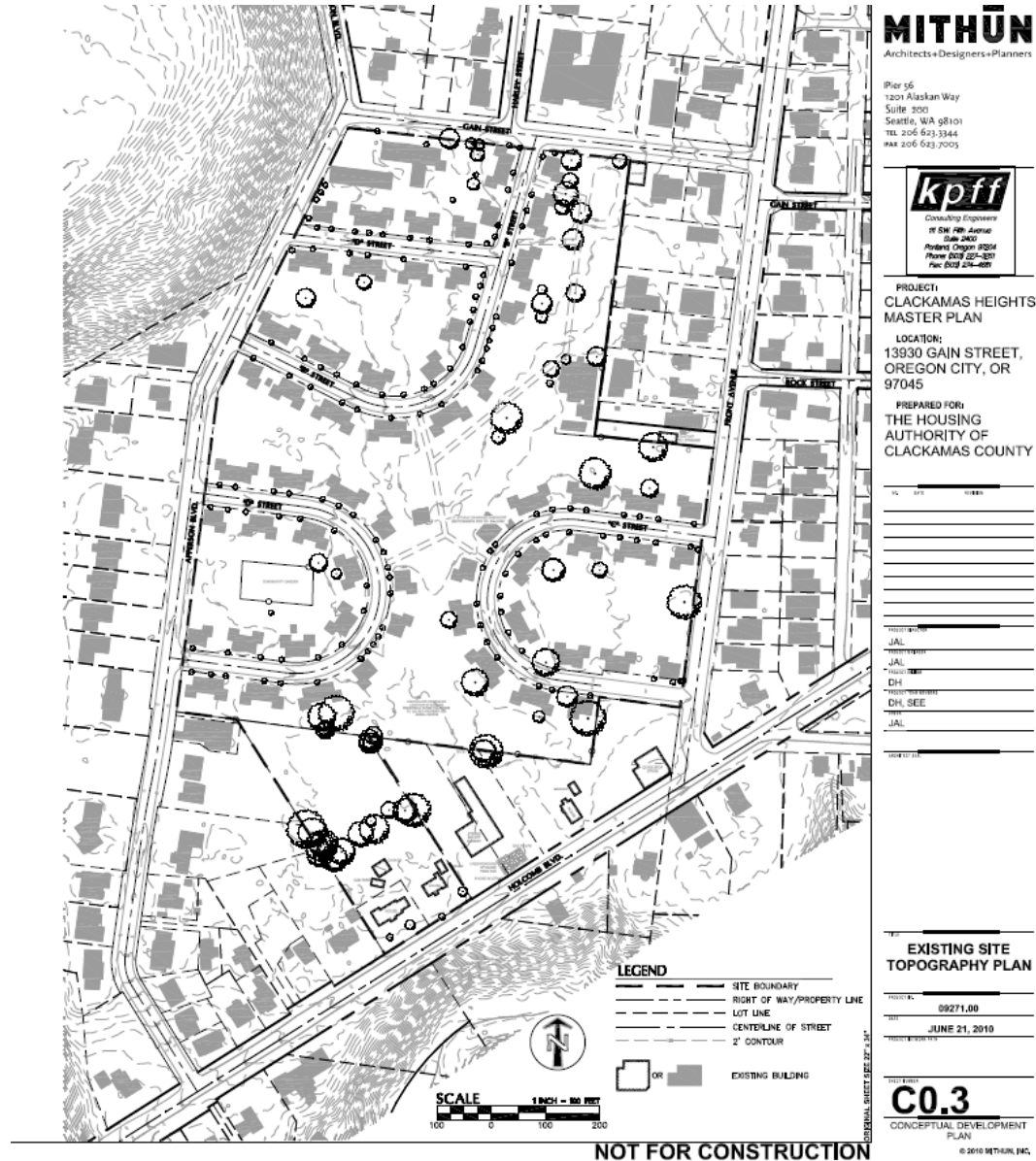
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Existing Natural Resources Plan



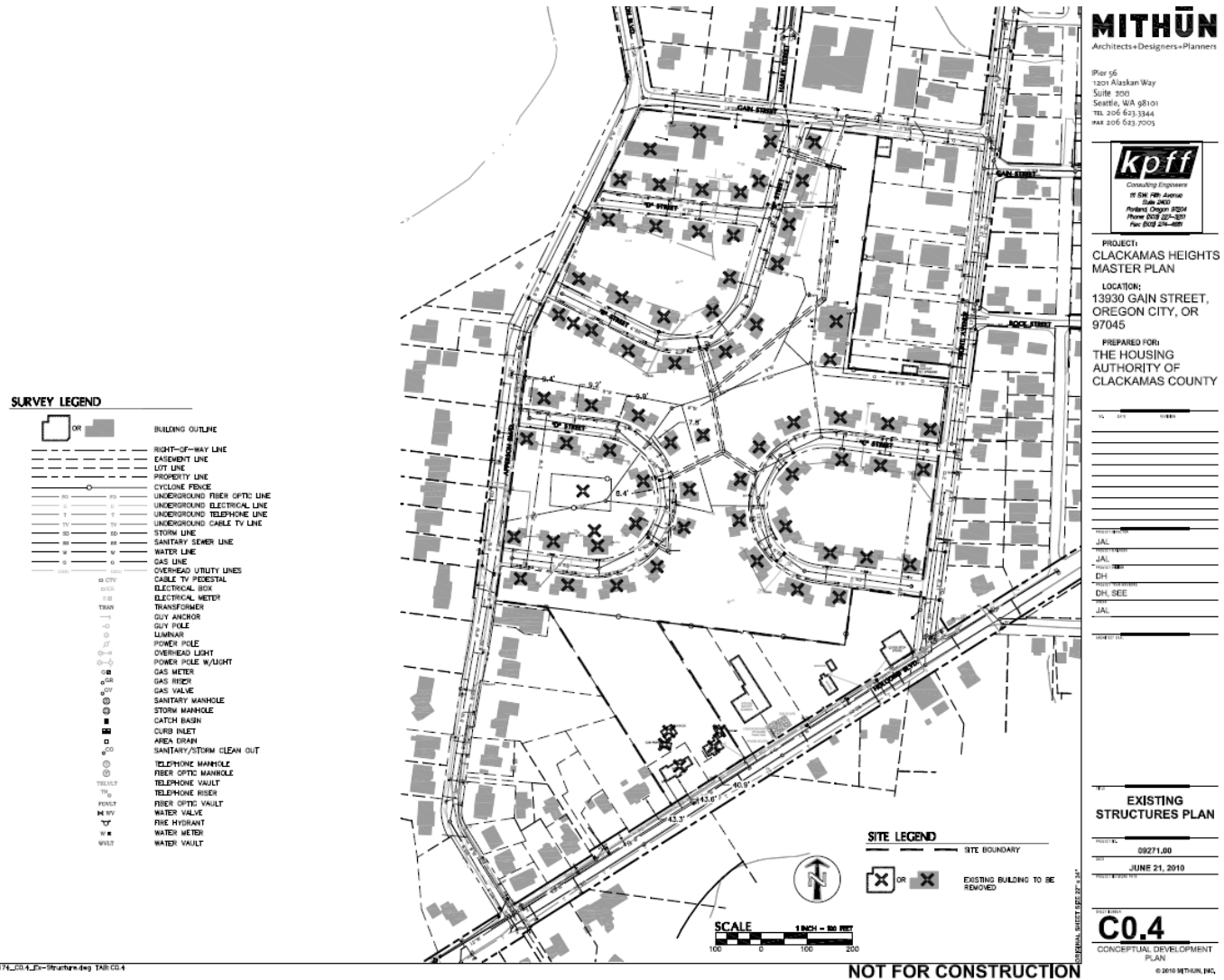
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Existing Site and Topography Plan



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Existing Structures Plan



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Existing Public Utilities Plan



MITHUN
Architects+Designers+Planner

Pier 56
1201 Alaskan Way
Suite 2000
Seattle, WA 98101
TEL 206 623 3344
FAX 206 623 7005



PROJECT:
**CLACKAMAS HEIGHTS
MASTER PLAN**

LOCATION:
13930 GAIN STREET,
OREGON CITY, OR
97045

PREPARED FOR:
**THE HOUSING
AUTHORITY OF
CLACKAMAS COUNTY**

| | |
|----------|-------------|
| DATE | DESCRIPTION |
| JAN 2010 | PRELIMINARY |
| JAN 2010 | REVISED |
| CH | DESIGNED |
| DH | CHECKED |
| JAN 2010 | REVISED |
| JAN 2010 | REVISED |
| JAN 2010 | REVISED |

**EXISTING PUBLIC
UTILITIES PLAN**

DATE: 09271.00
DATE: JUNE 21, 2010

C1.1
CONCEPTUAL DEVELOPMENT
PLAN

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Map: Revised Site Boundaries



Map with w/ Revised site boundaries for 35 GL 243

Cultural Resources Archaeological Subsurface Survey and Above Ground Survey of Clackamas Heights for the Clackamas Heights Master Plan, Clackamas County, Oregon



Figure 8 Map of Site 1

P:\Housing Authority of Clackamas County (HACC)\P0023543W\Execution\Environmental\Reports\Cultural

17
 *Buffered site boundary*
 *Area where an archaeological monitor should be on site*



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Preliminary Geotechnical Findings

GEOCON
NORTHWEST, INC.

GEOTECHNICAL/ENVIRONMENTAL CONSULTANTS



File No. P1710-05-01
November 11, 2009

Ms. Mary K. Bradshaw
Development Project Manager
Housing Authority of Clackamas County
P.O. Box 1510
Oregon City, Oregon 97045

SUBJECT: CLACKAMAS HEIGHTS DEVELOPMENT
OREGON CITY, OREGON
PRELIMINARY GEOTECHNICAL FINDINGS

Dear Ms. Bradshaw:

Geocon Northwest has completed the field exploration for the subject property. This letter presents the preliminary findings from our field exploration and geotechnical observations.

Five exploratory borings were completed with a truck-mounted drill rig within the site to investigate the underlying soil and geologic conditions and obtain soil samples for laboratory testing. The borings were drilled to depths ranging from 14 to 26.5 feet below existing grade.

The upper 12 to 18 feet of material consisted of moderately stiff to stiff silt. Standard Penetration Test (SPT) values in the silt soil ranged from 5 to 14 blows per foot. Dense to very dense silty to clayey gravel was encountered below the silt soil. The gravel had SPT blow counts ranging from 19 to 43. Refusal was encountered within approximately 3 to 5 feet of the silt/gravel contact.

Several infiltration tests were performed at depth within the exploratory borings. The infiltration test depths ranged from 10 to 15 feet. The infiltration test results were highly variable and ranged from less than 0.01 inches/hour to 7 inches/hour. The following table presents the infiltration test results:



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Clackamas Heights
Oregon City, Oregon
Preliminary Geotechnical Findings

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| Infiltration Test Location | Depth (ft) | Infiltration Rate |
|----------------------------|------------|-------------------|
| B-1 | 10 | 4 |
| B-2 | 12.5 | 1.2 |
| B-3 | 10 | <0.01 |
| B-4 | 15 | 7 |
| B-5 | 10 | 0.25 |

Conventional spread and wall footings are anticipated to be suitable for supporting the proposed buildings. A significant geotechnical issue for site development will be grading the site with the moisture-sensitive silt soils. It is recommended that site grading operations be performed during dry weather.

At this time we are continuing to perform laboratory testing and geotechnical engineering analysis. Upon completion we will submit our report.

If you have any questions regarding the information herewith, or if you desire further information, please contact the undersigned at (503) 626-9889.

GEOCON NORTHWEST, INC.

A handwritten signature in black ink that reads "Wesley Spang".

Wesley Spang, Ph.D., P.E.
Principal Engineer

cc: Mr. Josh Lighthipe, KPFF Consulting Engineers



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Site Walk Contact List

List of Attendees-Clackamas Heights site walk Tuesday, May 16, 2023

| Name | Company | Email |
|--------------------|----------------------|--|
| Jennifer Nye | Salazar Architects | jnye@salazararch.com |
| Ken Pirie | Walker Macy | kpirie@walkermacy.com |
| Michael Bonn | Ankrom Moisan | MichaelB@ankrommoisan.com |
| George Signori | Ankrom Moisan | georges@ankrommoisan.com |
| Ben Schonberger | Winterbrook Planning | ben@winterbrookplanning.com |
| Kim Krippahae | Holst | kimk@holstarc.com |
| Sarah Lundy | MWA | Slundy@mwaarchitects.com |
| Taryn Wheeler | MWA | twheeler@mwaarchitects.com |
| Josh Lighthipe | KPFF | jlighthipe@kpf.com |
| Aaron Clark | Lenity Architects | aaronc@lenityarchitecture.com |
| Bob Boilean | LRS Architects | Bboilean@lrsarchitects.com |
| Calista Fitzgerald | LRS | Cfitzgerald@lrsarchitects.com |
| Matt Butts | Mackenzie | Mbutts@mcknze.com |
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| Cory Hanbecker | Holst | chanbecker@holstarc.com |
| Brian Squillace | Bora | squillace@bora.com |
| Tori Halligan | Place | Tarn.tori.halligan@place.com |
| Caitlin McKee | Access Architects | caitlinm@accessarch.com |