
Park Place Redevelopment Project

Summary of the Community Advisory Committee's Visioning Workshop

March 2024



INTRODUCTION

This report is a summary of the first Community Advisory Committee (CAC) meeting held on March 13, 2024. The CAC is made up of 15 residents from Clackamas Heights and Oregon City View Manor (OCVM). The CAC is a sounding board for the Housing Authority of Clackamas County and is helping the project team to make informed decisions about the future redevelopment of Park Place.

This summary provides an overview of the redevelopment project and what we heard from CAC members thus far. We want to hear from you, too! We want to hear residents' ideas and concerns about the site concept, amenities, and programs.

Please review this short summary and take a 10-minute survey at the end to share your preferences and ideas!

Future plans for Oregon City View Manor and Clackamas Heights

OCVM and Clackamas Heights will both be changing from Public Housing to Section 8 by way of the Section 18 program. All residents at both sites will be relocated, with Clackamas Heights relocating first (likely in early 2025), and OCVM relocating later (likely beginning in 2026). After relocation, OCVM will be sold. Residents from Clackamas Heights and OCVM will be given the option to move to a new home at Clackamas Heights once the redevelopment is complete.

HACC plans to redevelop the property with **cottage cluster housing**. CAC members like cottage cluster housing, as opposed to large multifamily apartment housing, because it is similar to the design of their current homes.

They like that cottage cluster housing allows for:

- Yard space
- Outdoor space
- Private, ground-level entrances
- Stoops or porches
- Walking paths

What Are Cottage Clusters?



Cottage Clusters are a type of residential development that arranges a group or 'cluster' of homes around a shared open space, often connected with pathways, or shared common areas. The cottage cluster concept **emphasizes a sense of community, sustainability, efficient land use, and diverse housing options** to create **vibrant and inclusive living environments**.

We asked CAC members about their favorite places and areas that could be improved. Here's what we heard.

CAC members like:

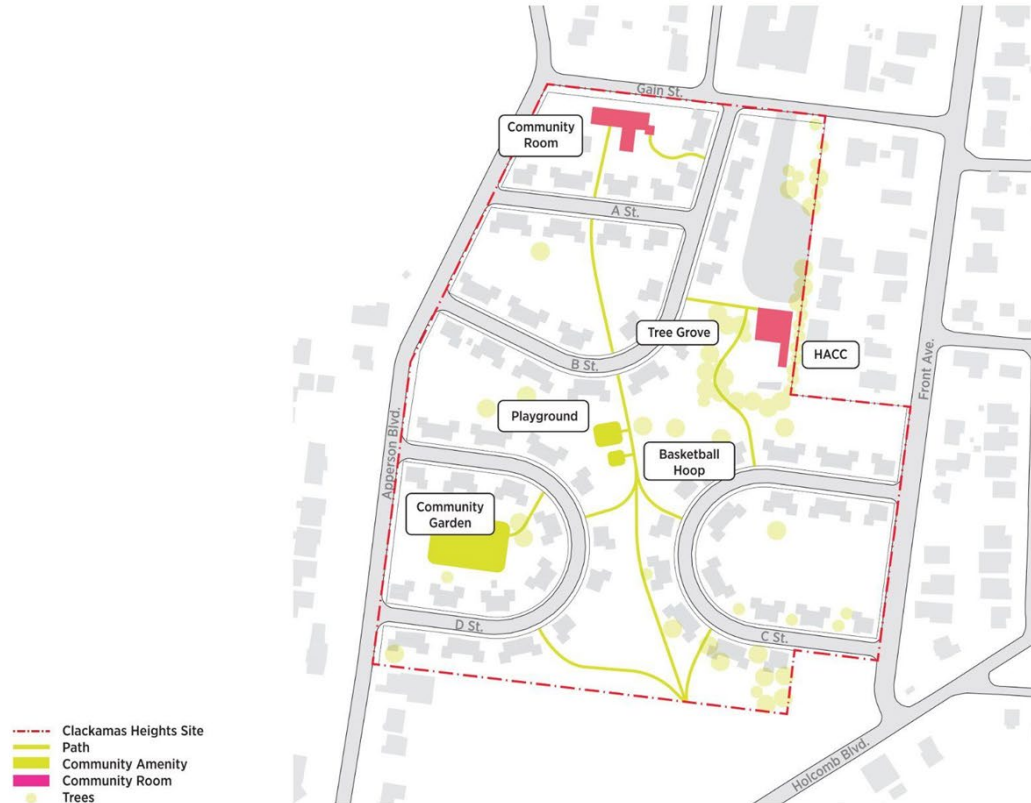
- Open space
- Front porches and patios
- Quiet spaces on-site
- Community garden
- Large, mature trees

CAC members would like to see:

- More shady outdoor areas
- Better lighting for pathways, streets, and outdoor spaces

Existing Site

Where are your favorite places? Which areas could be improved?



Paths + Parks

What type of spaces do you want to see?

CAC members want to see:

- Paved paths for walking and biking
- Natural spaces with trees
- Designated dog areas
- Covered outdoor areas
- Quiet outdoor areas
- Basketball courts and sports fields
- Well-lit paths and outdoor areas

CAC members were not as excited about unprogrammed grassy spaces.



Play Areas + Community Garden

What type of spaces do you want to see?

CAC members want to see:

- Play areas and playgrounds that are shaded, safe, and have activities for people of all ages and abilities
- Larger community garden with space for kids and teens to learn and work
- Covered space near the community garden



Community Amenities

CAC members value:

- New laundry machines
- Space for teens to gather
- Space with wifi
- Mobile farmers market or food pantries with affordable groceries
- Community center that is usable after-hours for events like movie nights
- Mobile pet clinics
- Quiet areas for older adults
- *CAC members do not see a need for a boot wash station.

CAC members told us where amenities should be located:

- **Close to their homes:** laundry, mailboxes, and garden spaces close to their homes
- **Throughout the site in locations they share with close neighbors:** grills, bike storage, food pantry, community space, and more gardening space
- **Somewhere central for the entire site to use:** large outdoor spaces like parks/playgrounds, resident service offices



Laundry / Lounge



Group Cooking



Bike Storage / Maintenance



Mail Room



Boot Wash Station



Secure Waste Enclosure

Which of these are the most important or exciting to you?



Child Care



New Parent Resources



Indoor Play



Service Provider Offices



Food Pantry



Teen Gathering



Music



Workforce Training



Computer Stations



Shared Library



Study / WFH



Maker Space



Celebrations



Mobile Libraries



Mobile Farmers Markets



Food Carts



Mobile Health Services

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MARCH 8, 2024

Others?

Additional Feedback

Here are some additional needs and concerns we heard from CAC members:

- **Safety:** It is unsafe to walk to Holcomb, especially for kids.
- **Parking:** CAC members like to be able to see their cars from their homes.
- **Internet:** It is challenging to get reliable internet access on-site.

We want to hear from you!

Please provide your feedback using the below survey by **Thursday, April 4.**

<https://www.surveymonkey.com/r/ParkPlaceSurvey>

You will have another opportunity to weigh in on the site design and programs in late April.

- For more information, please contact Gloria LaFleur, Housing Developer at HACC at **GLaFleur@clackamas.us**.

Thank you for your interest and participation in the Park Place Redevelopment Project!