



BORA
PLACE

Housing Authority of Clackamas County

Park Place

Resident Advisory Committee 02

December 12th, 2024

AGENDA

Introductions & Overview 00:10

Typical Block: Mail, Trash & Laundry 00:20

Home Design: Parts & Pieces

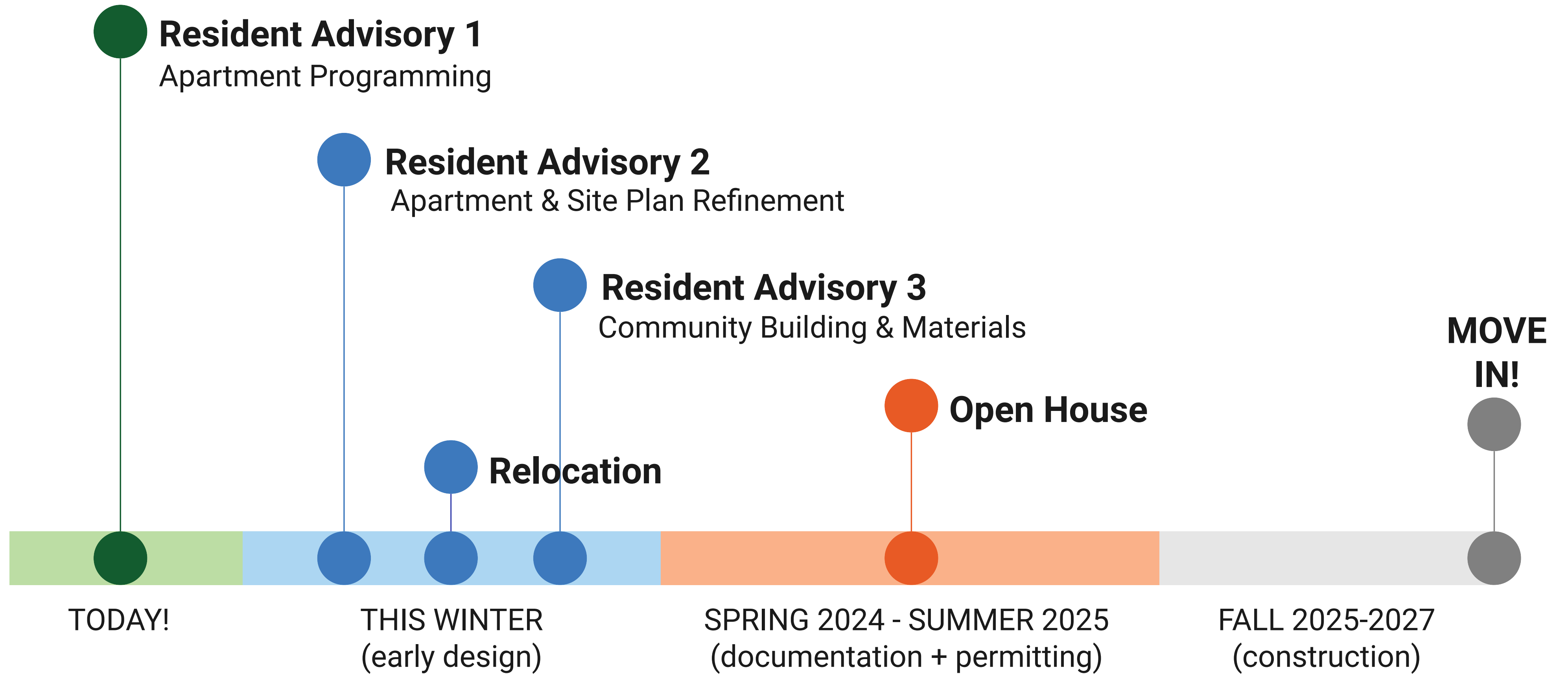
Putting the Units Together 00:20

Individual Unit Plans 00:20

Report Back 00:20

Community Building Overview 00:30

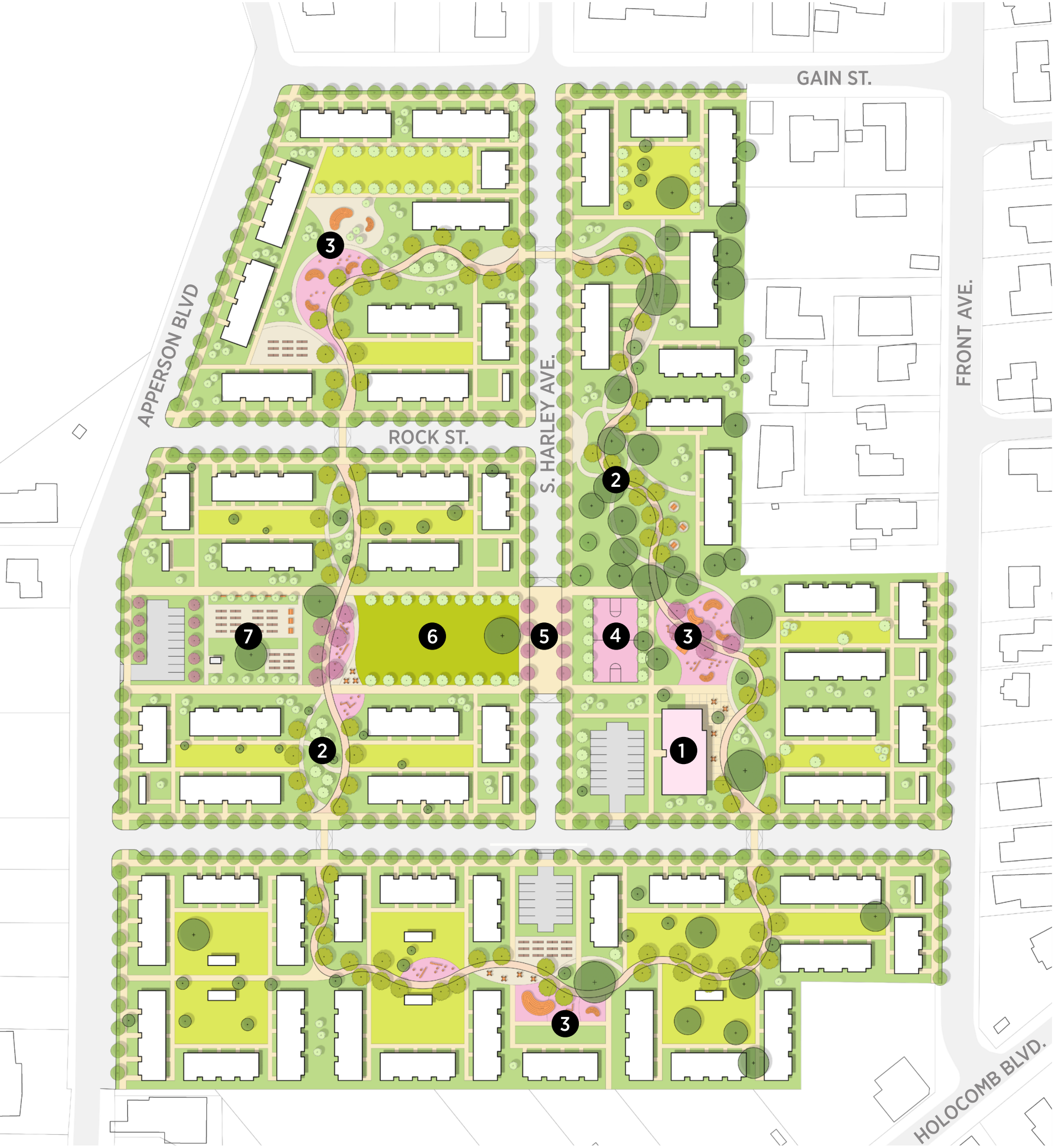
RESIDENT ADVISORY COMMITTEE MEETINGS



Typical Block:
Mail, Trash & Laundry

Site Overview




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



Shared Amenity Distribution

Symbol Key

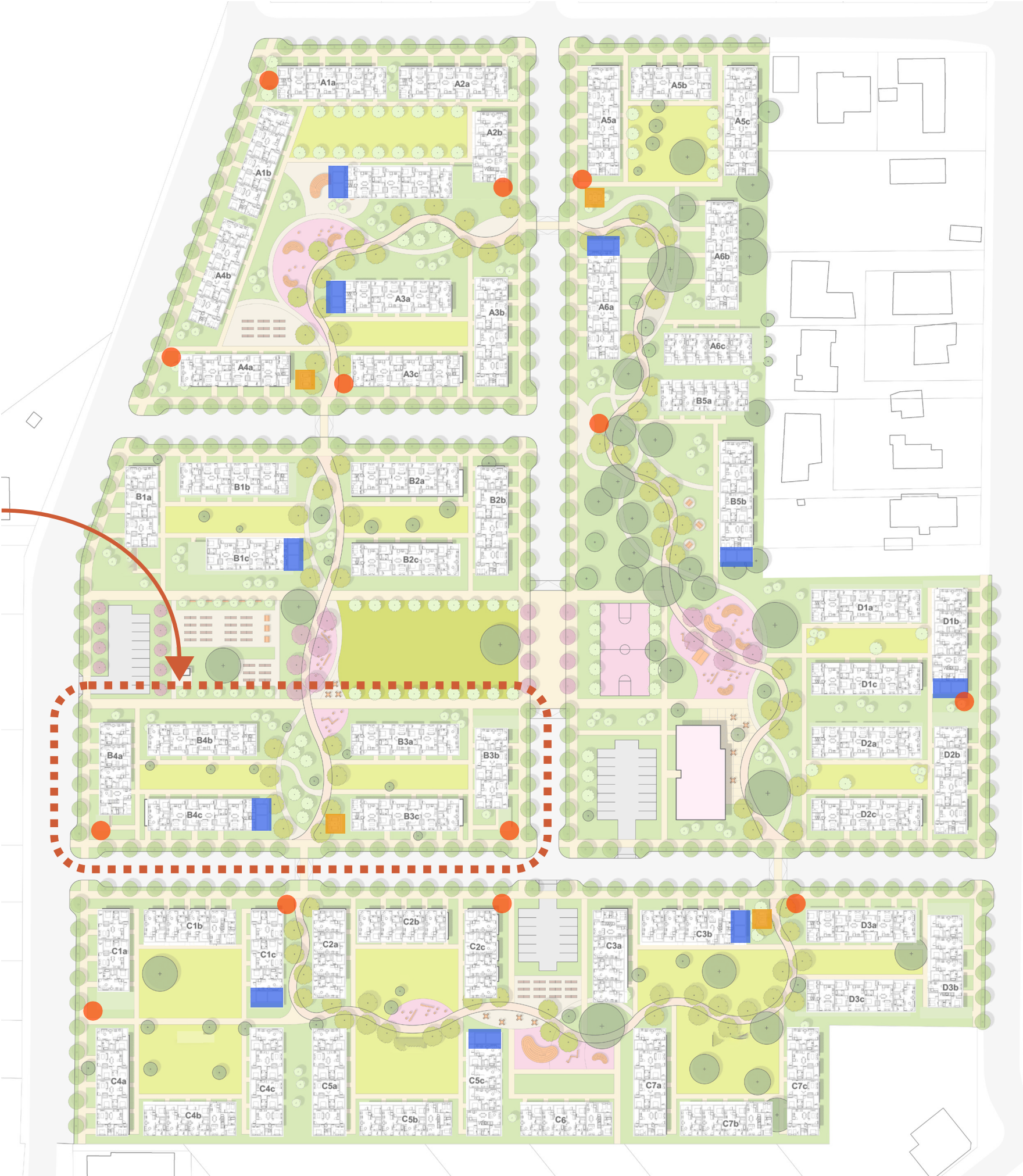
Proposed Locations

-  Laundry Location
-  Mailbox Location
-  Trash Location

UPDATE ON LAUNDRY




- Laundry hookups to be provided in all 3BD, 4BD and accessible units (66 total).
- Adding laundry hookups to 2BD units will be considered based on cost.
- 8-10 laundry lounges across site, approximately 1 per 16 units, excluding those with laundry hookups.

Enlarged area on next slide



Shared Amenity Distribution

Symbol Key Proposed Locations

-  Laundry Location
-  Mailbox Location
-  Trash Location



Home Design: *Parts and Pieces*

Unit Design: What we Heard

Entries

- "Front" entry should face the street/path (side opposite courtyard).
- Use nested entries at "front" and projected porches at "back", courtyard-facing entry. Size porch for small seating area.
- Kitchen should be adjacent to back door, courtyard, when possible and provide line of sight to exterior space.

Storage

- "Back" porch to include adjacent exterior accessed storage.
- Maximizing storage opportunities should be prioritized when approaching unit design.

Kitchen & Bath

- Limit corner cabinets when possible.
- Limit open shelving, if used
- Windows in kitchens are desirable.
- Island seating and storage would be beneficial.
- Non-Accessible units to have bathtubs.
- Accessible units to have roll-in showers & removable shower heads
- Provide tall linen storage where possible.

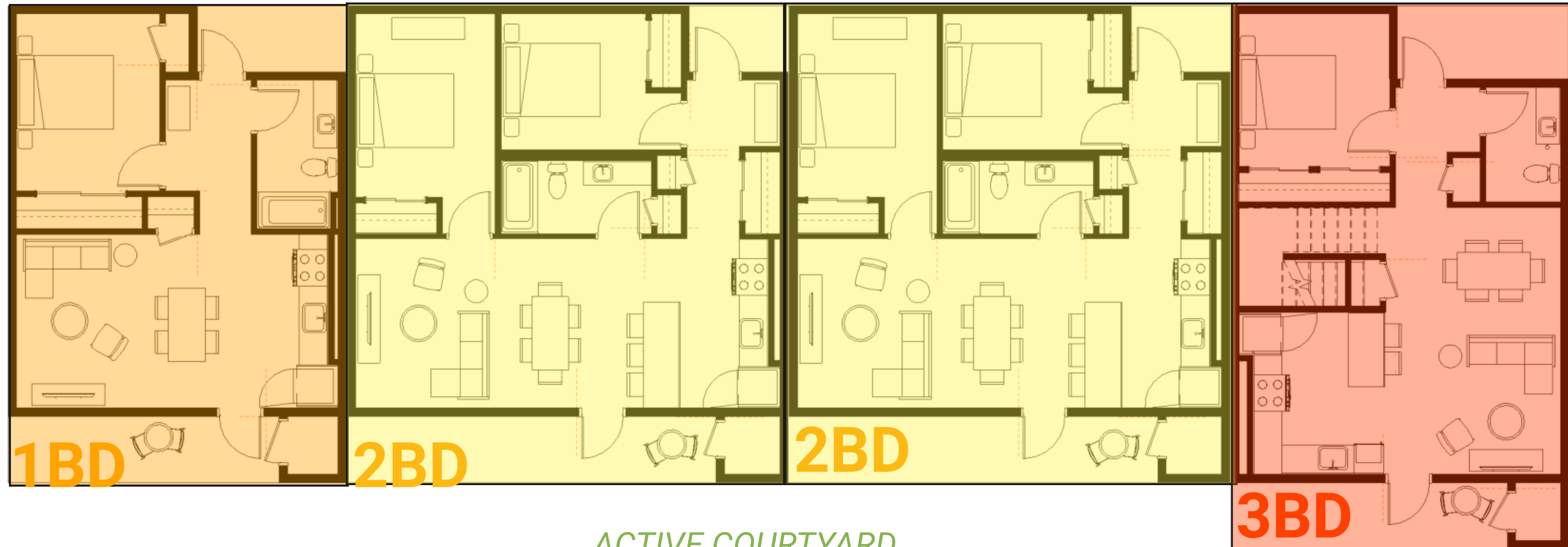


Quadplex Design

Typical Quadplex - 1,2,2,3



QUIET, PATH & STREET



ACTIVE COURTYARD

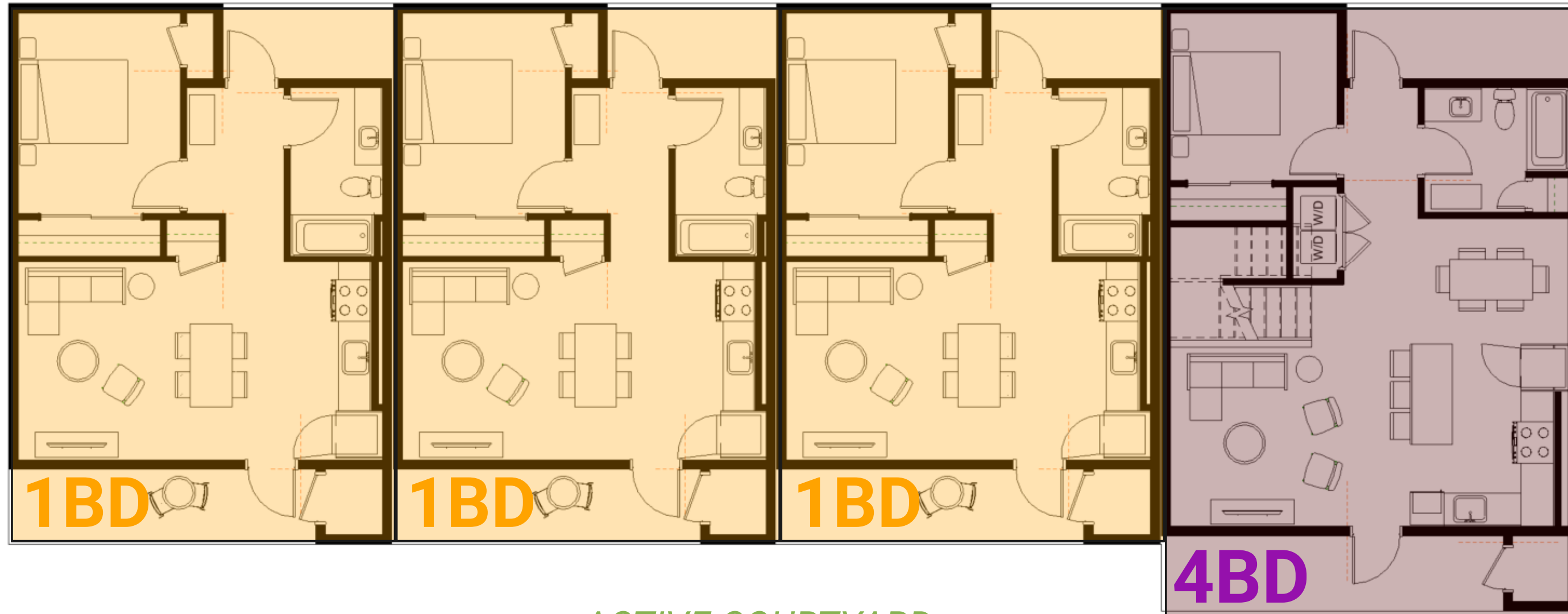


Quadplex Design

Typical Quadplex- 1,1,1,4



QUIET, PATH & STREET

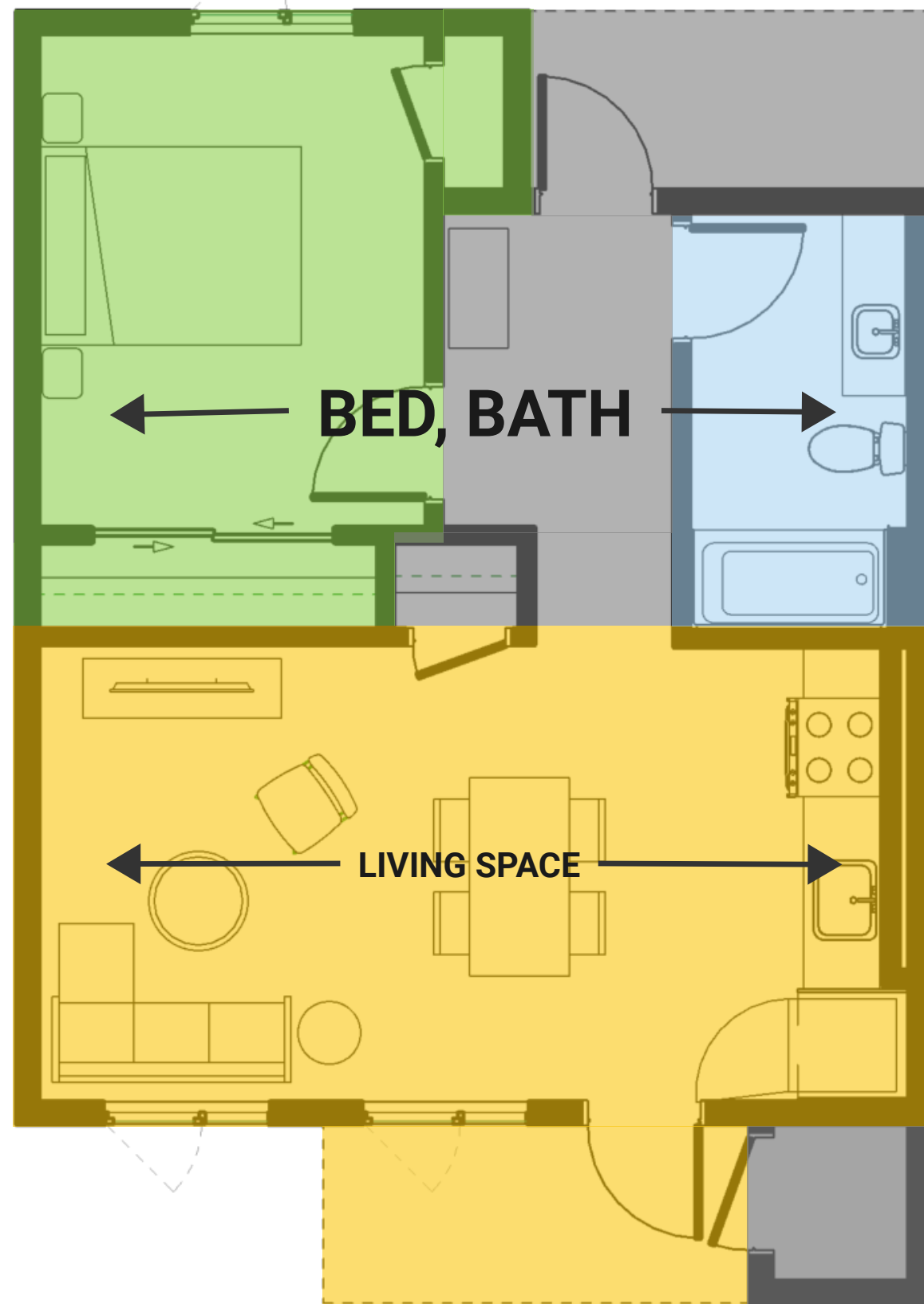


ACTIVE COURTYARD



Unit Design - Overview

QUIET, PATH & STREET



ACTIVE COURTYARD

Layout Approach

Living space oriented horizontally along courtyard

Defined Vestibule entry with front door visible from street / path

Exterior storage accessed from the courtyard side with outdoor patio



Unit Design - 1 Bedroom

QUIET, PATH & STREET

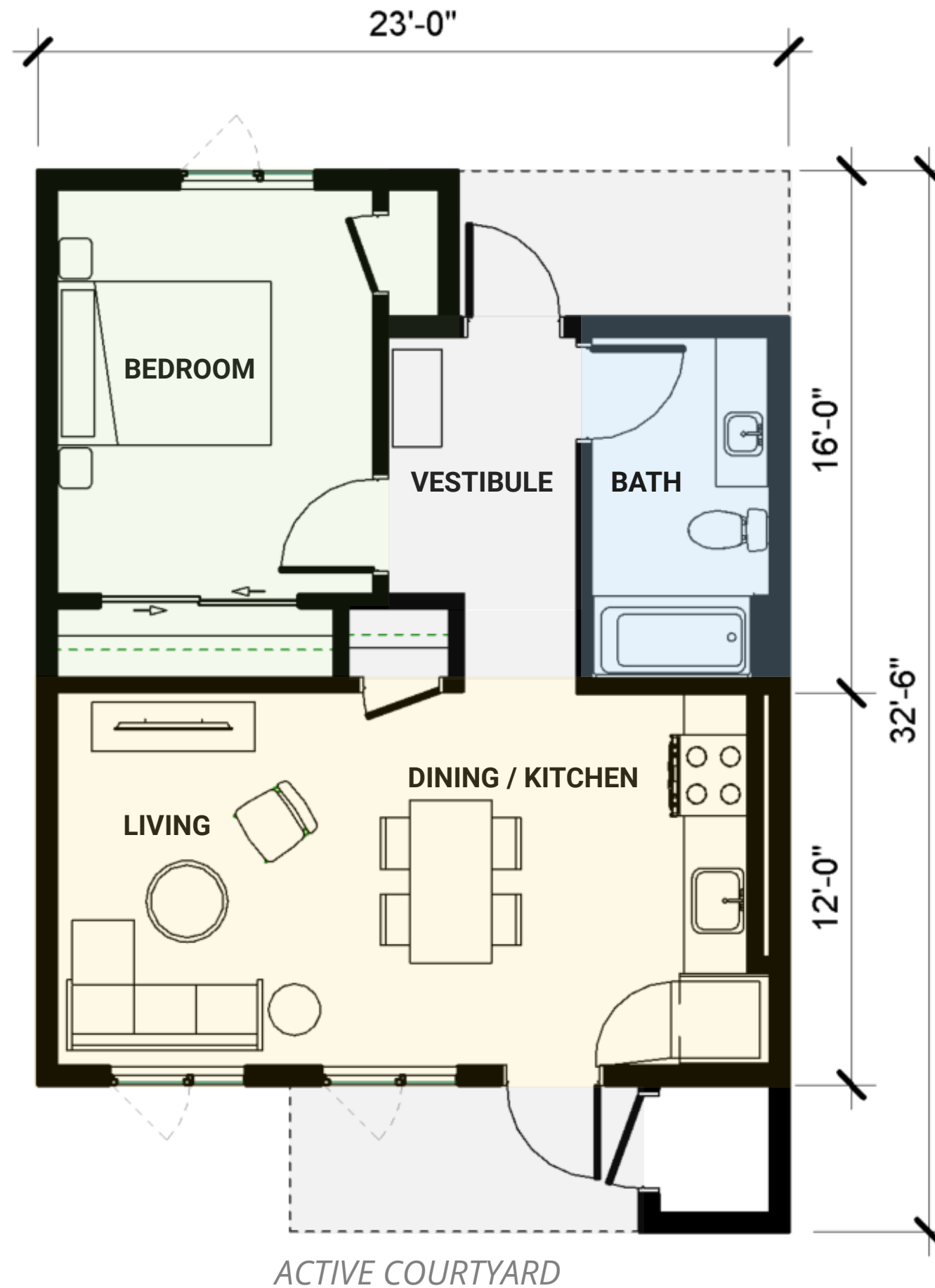
Unit Questions:

Would you prefer the dining entry closet face the dining or hallway?

Would you prefer a tall storage cabinet or more counterspace in the bathroom?

Would you prefer the entry doors swing into apartment or out?

Would you like a small window into the bathroom?



1 BR 605 sq/ft

Unit Design - 2 Bedrooms

QUIET, PATH & STREET

Unit Questions:

Which version do you prefer?

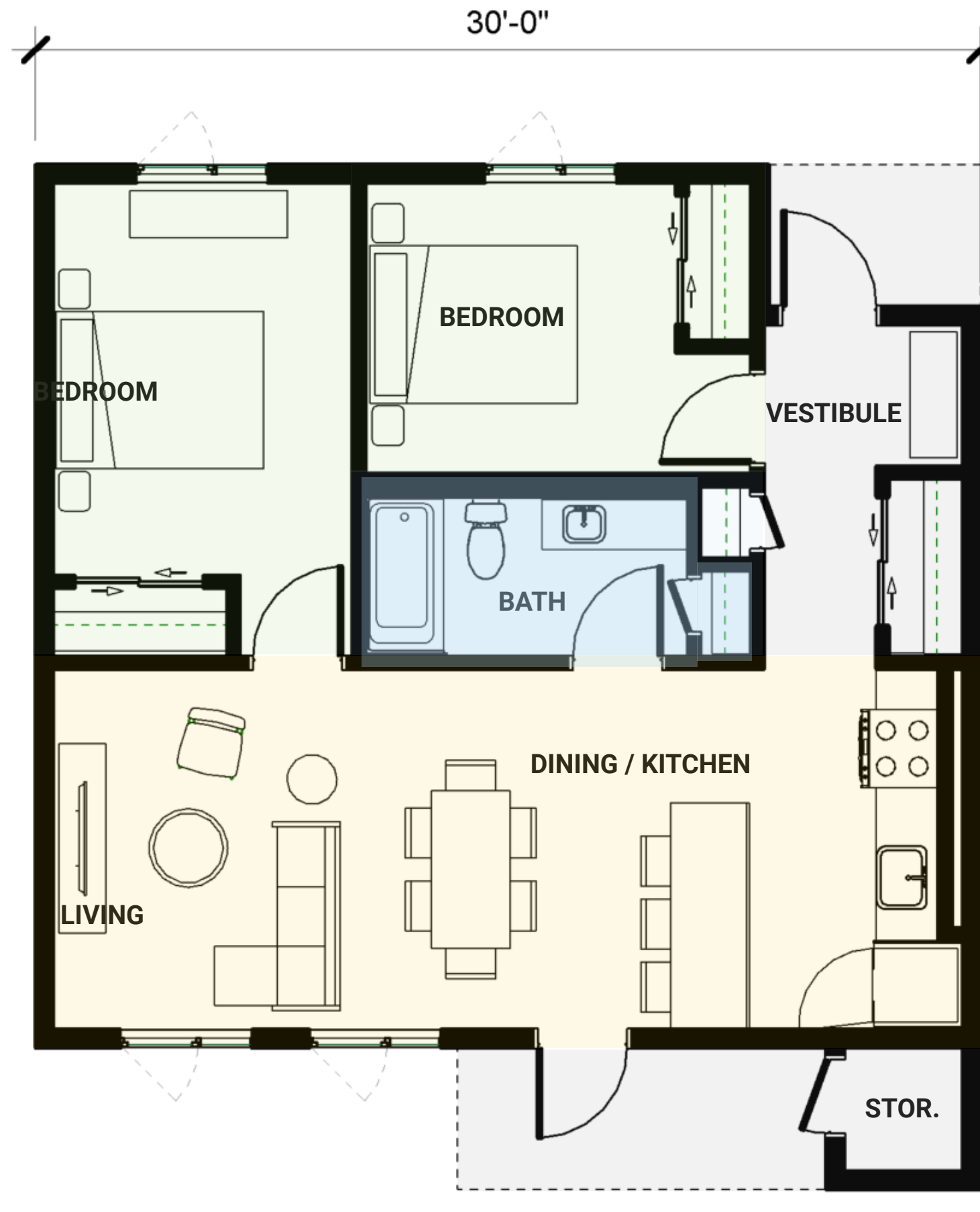
In "alternate" would you prefer the bedroom entry from the vestibule or dining room?

Would you prefer the entry doors swing into apartment or out?

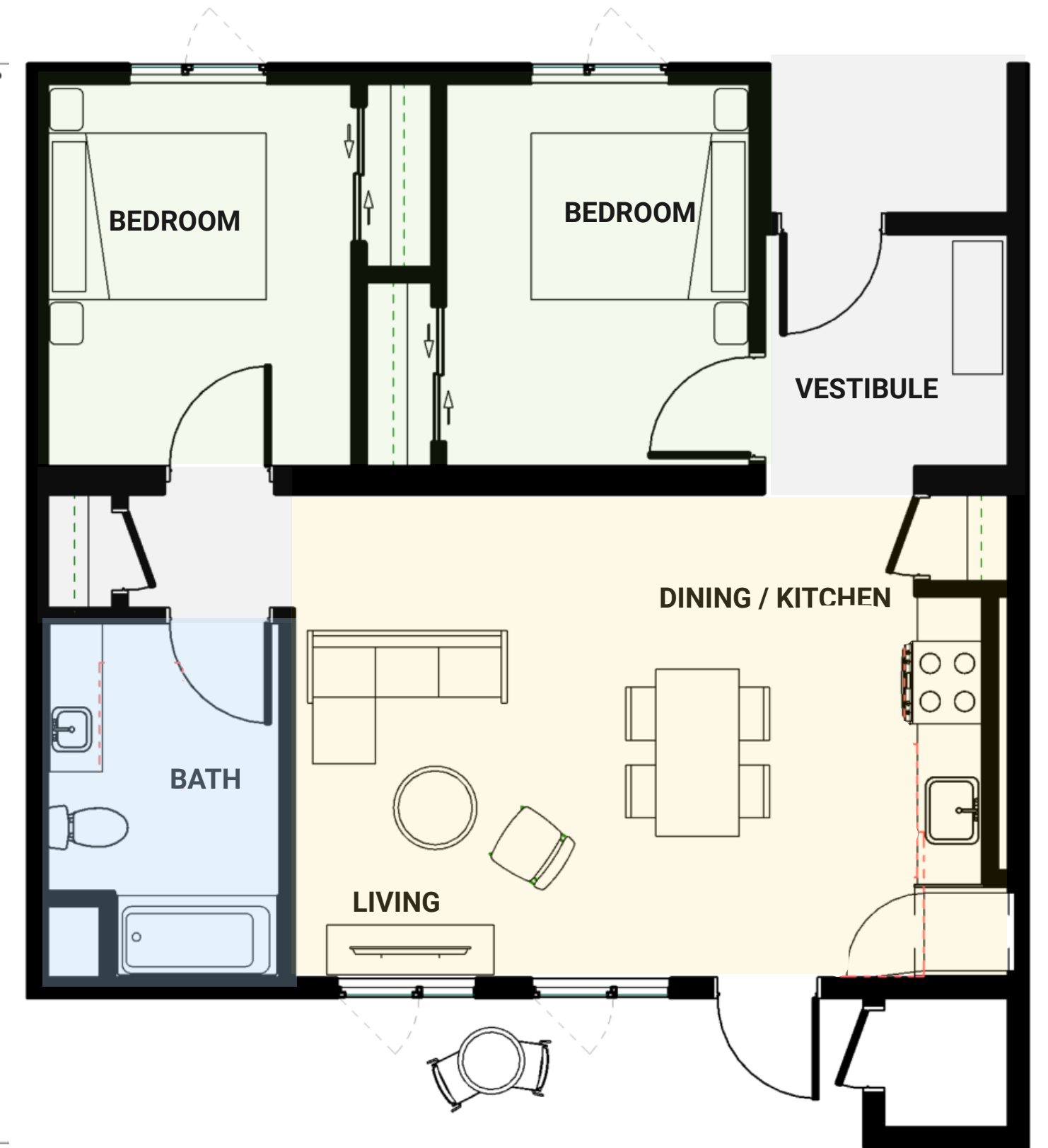
Would you prefer a smaller bathroom and more hallway storage in either option?

How about more counterspace vs a tall cabinet in the bathroom?

Do you like the kitchen with the peninsula or would you prefer an L-shaped kitchen?



2 BR 816 sq/ft



2 BR ALTERNATE 816 sq/ft

ACTIVE COURTYARD

Unit Design - 3 Bedrooms

Unit Questions:

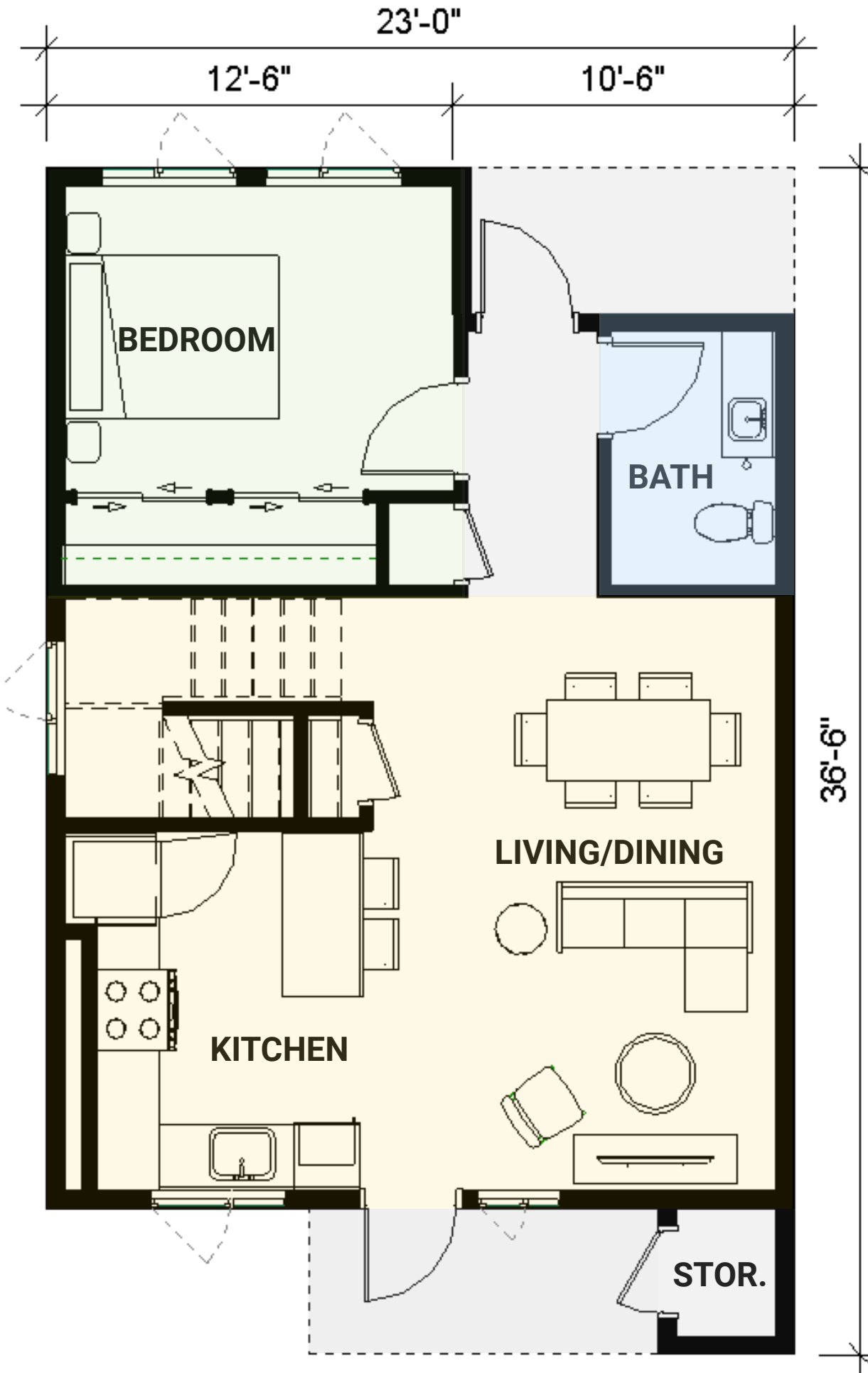
Would you prefer the entry doors swing into apartment or out?

Would you prefer more counterspace or a tall cabinet in the bathroom?

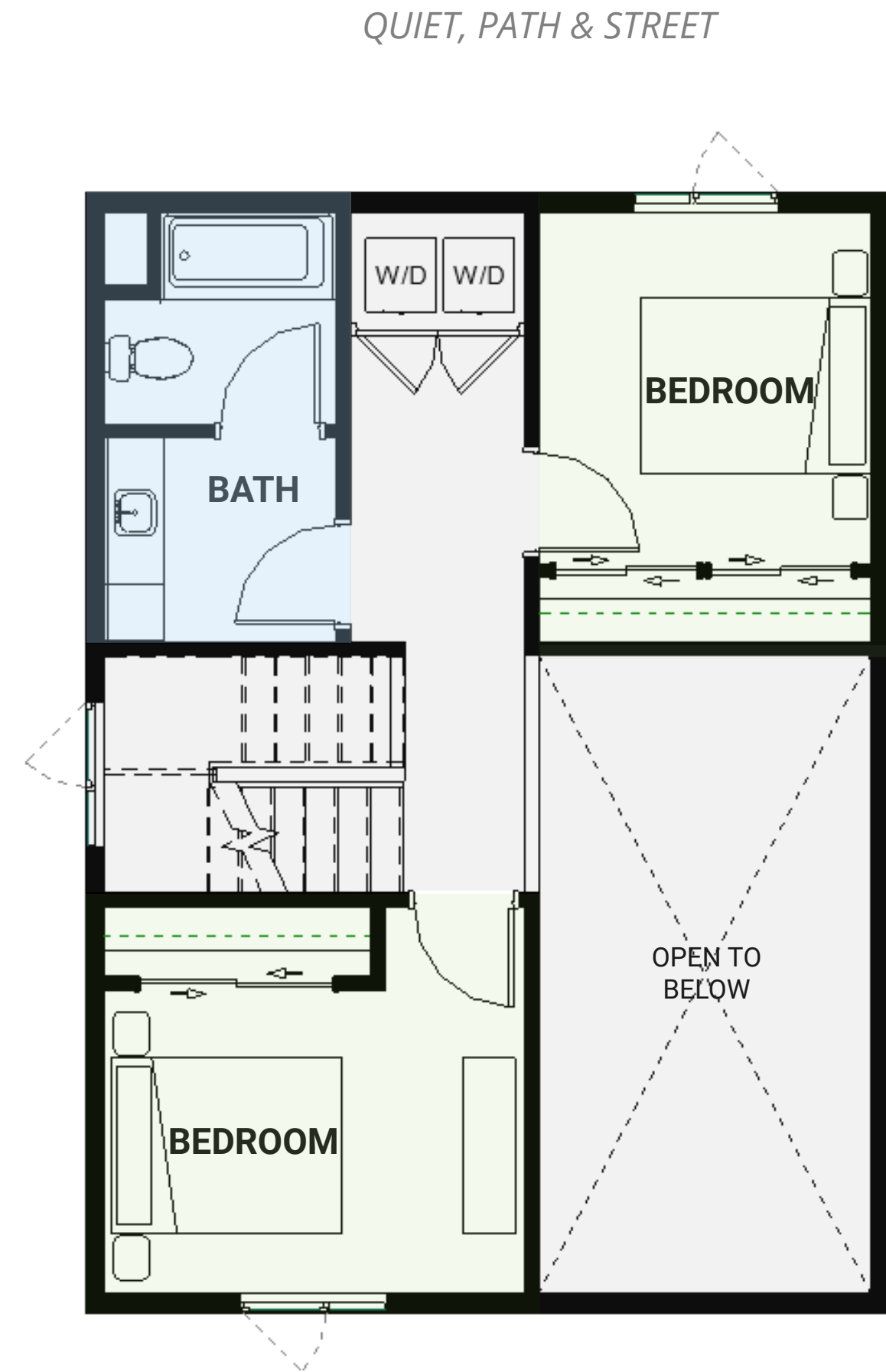
Would you prefer a U-shaped kitchen?

Would you like a small window into the bathroom?

Do you like the divided layout of the upstairs bathroom?



3 BR, 1st Floor
1216 sq/ft



2nd Floor

ACTIVE COURTYARD

Unit Plans - 4 Bedrooms

Unit Questions:

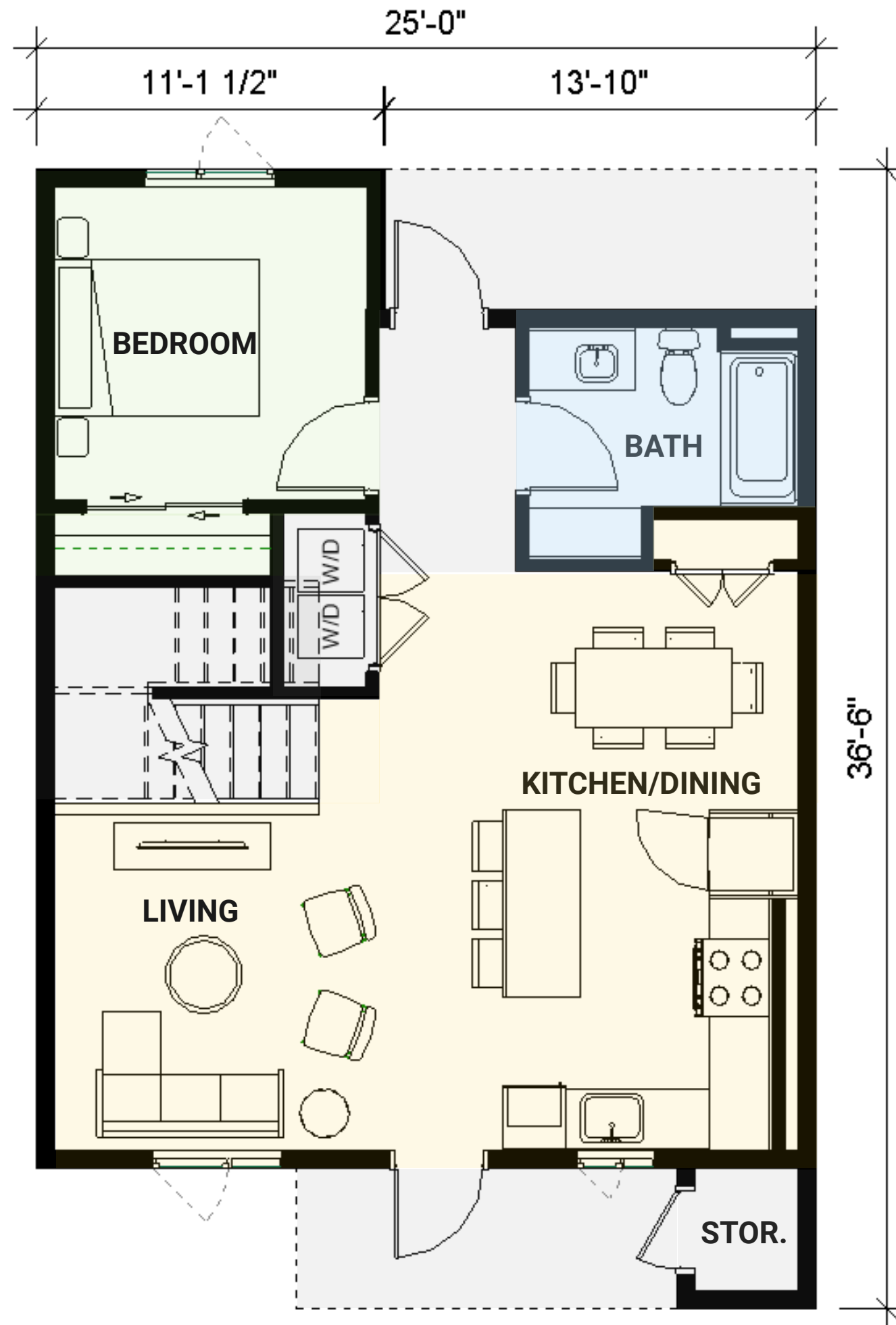
Would you prefer the entry doors swing into apartment or out?

Would you prefer the second sink, a divided layout or additional storage in the upstairs bathroom?

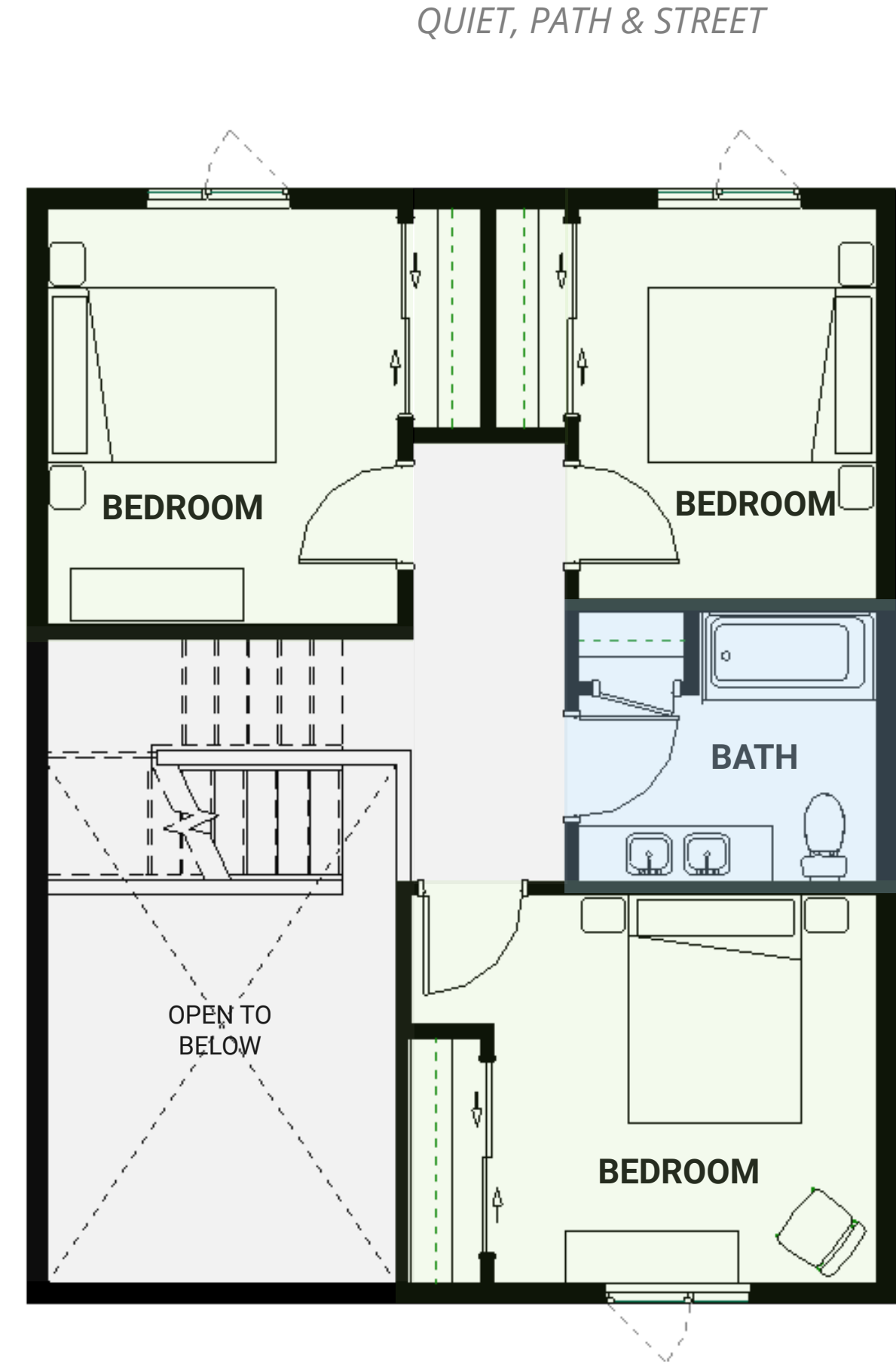
Would you prefer a U-shaped kitchen?

Would you like a small window into the bathroom?

Would you prefer a divided layout in the upstairs bathroom instead of two sinks?



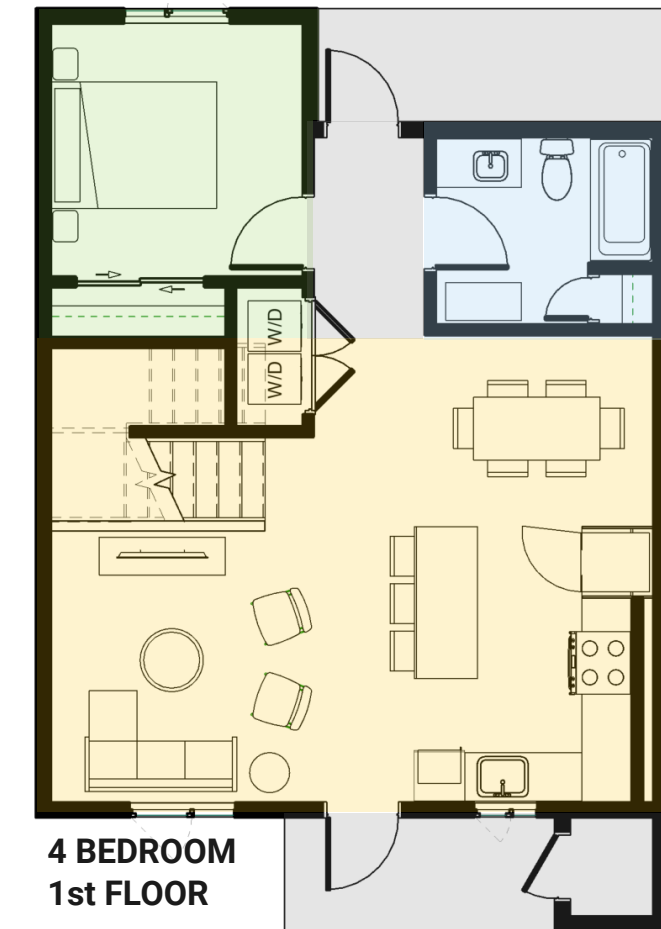
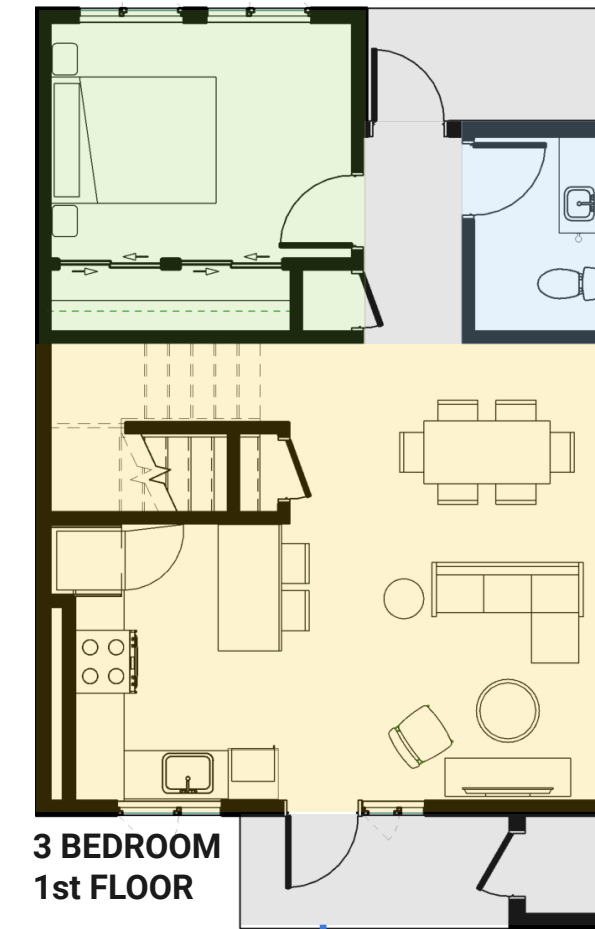
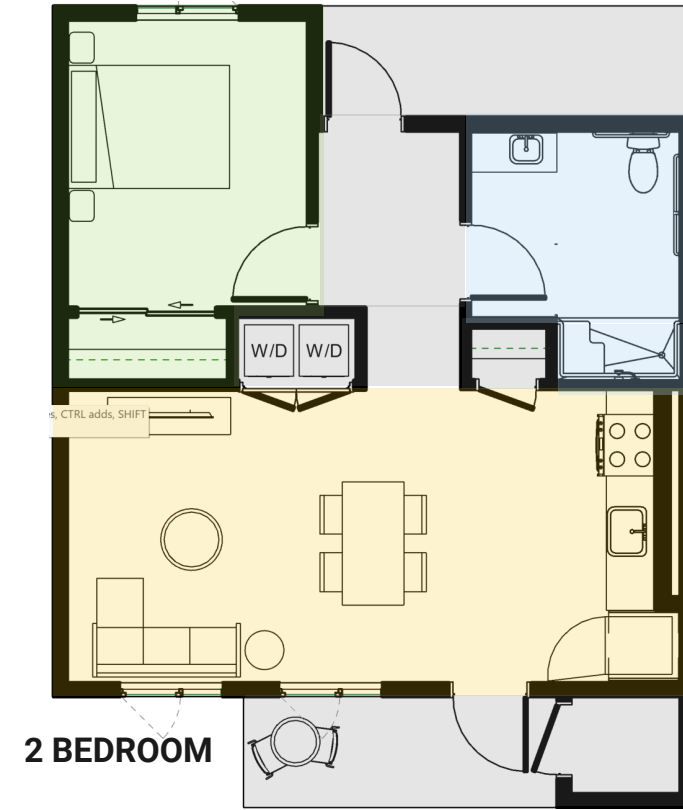
4 BR, 1st Floor
1400 sq/ft



2nd Floor

ACTIVE COURTYARD

Unit Design Scheme Overview

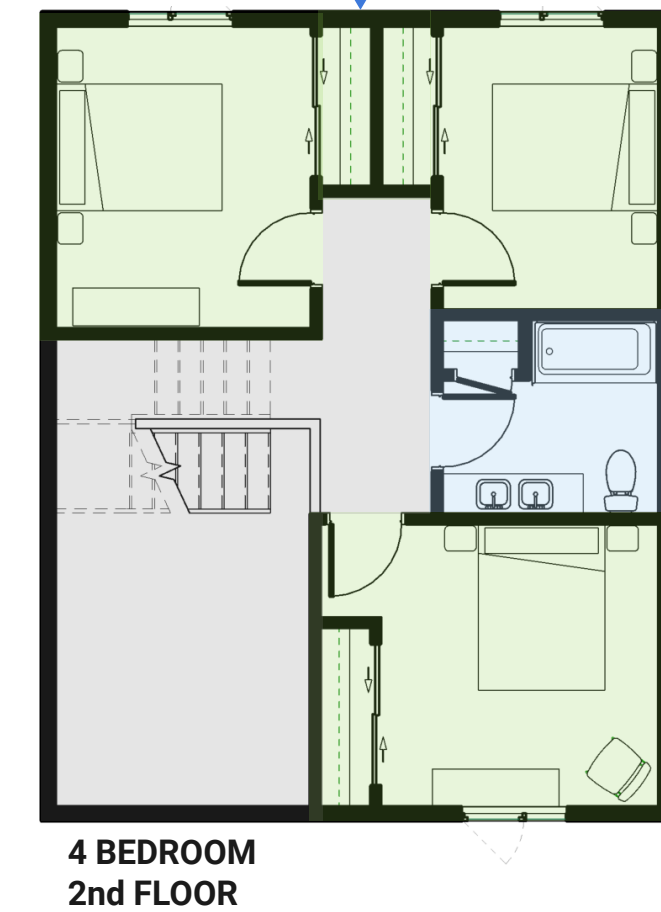
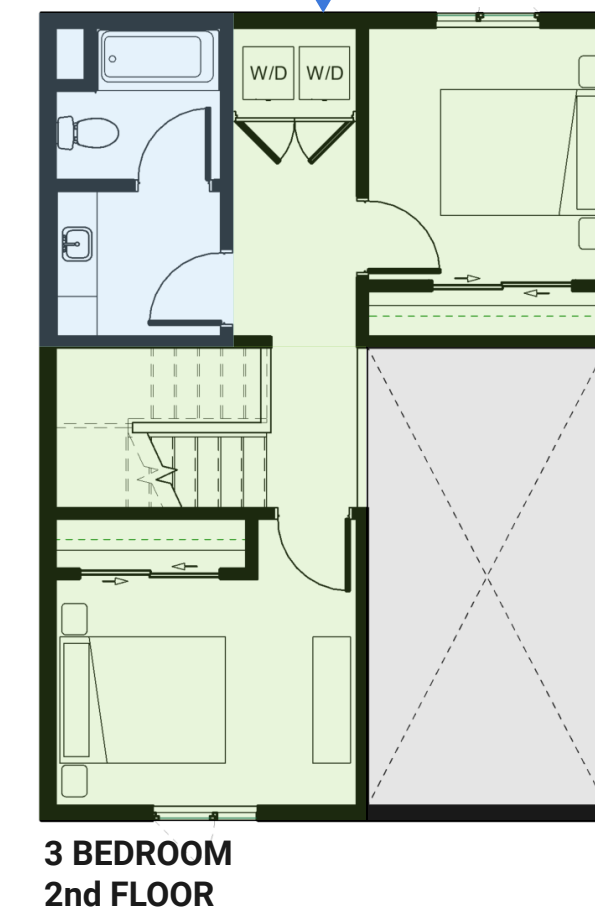


Layout Approach

Living space oriented horizontally along courtyard

Defined Vestibule entry with front door visible from street / path

Exterior storage accessed from the courtyard side with outdoor patio



Unit Design - Precedent Images

Kitchen

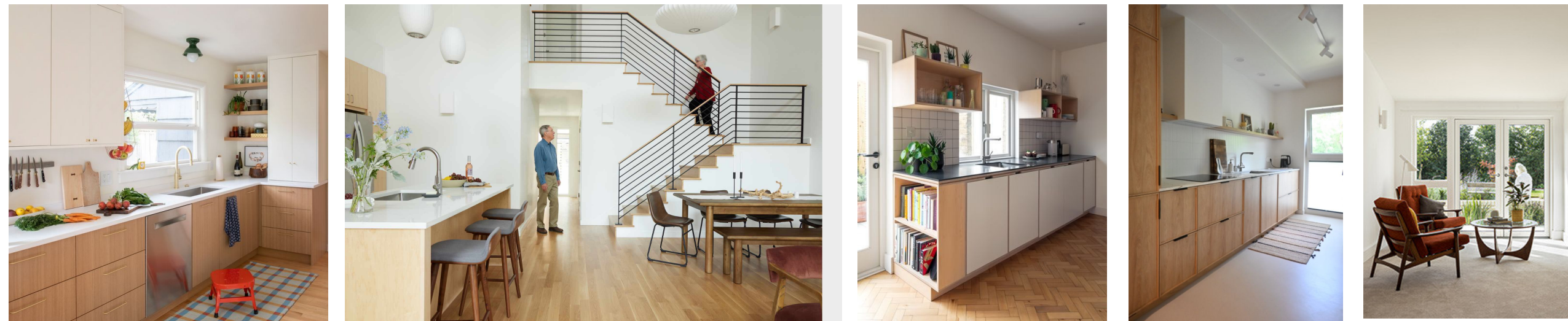


Image Questions:

What do you like or dislike about these kitchens and bathrooms?

For cabinets, do you prefer wood, white, or color, or a combination?

Do you prefer the darker or lighter flooring in these images?

Would you like a small window into the bathroom?

Which bathroom linen storage do you like?

Bathroom



Breakout Discussion Groups

Breakout into groups by unit size

- Review questions & prompts listed on handouts
- Identify a notetaker to report discussion back to the larger group
- Ask any clarifying questions needed during discussion



Community Building

Community Building

COMMUNITY BUILDING

Prop Mgmt

Package Rm

Res Svcs

Food Pantry

Kids Play

Teen Rm

Community Rm w/ Kitchen

Computer Area

(2) Unisex Restrooms

DESIGN DRIVERS AND ADJACENCIES

- Property Management at "front door" near parking
- Teens want a perception of privacy (but not without oversight)
- Kids room to adjacent to Community Room, both fronting onto the play area
- Honor the existing tree
- Co-locate food pantry with Res Services
- Co-locate Computer Area with Community Room
- Provide some separation b/t Res Svcs & Prop Mgmt

MANAGEMENT & MAINTENANCE

Shop

Office

Storage

Prop Mgmt

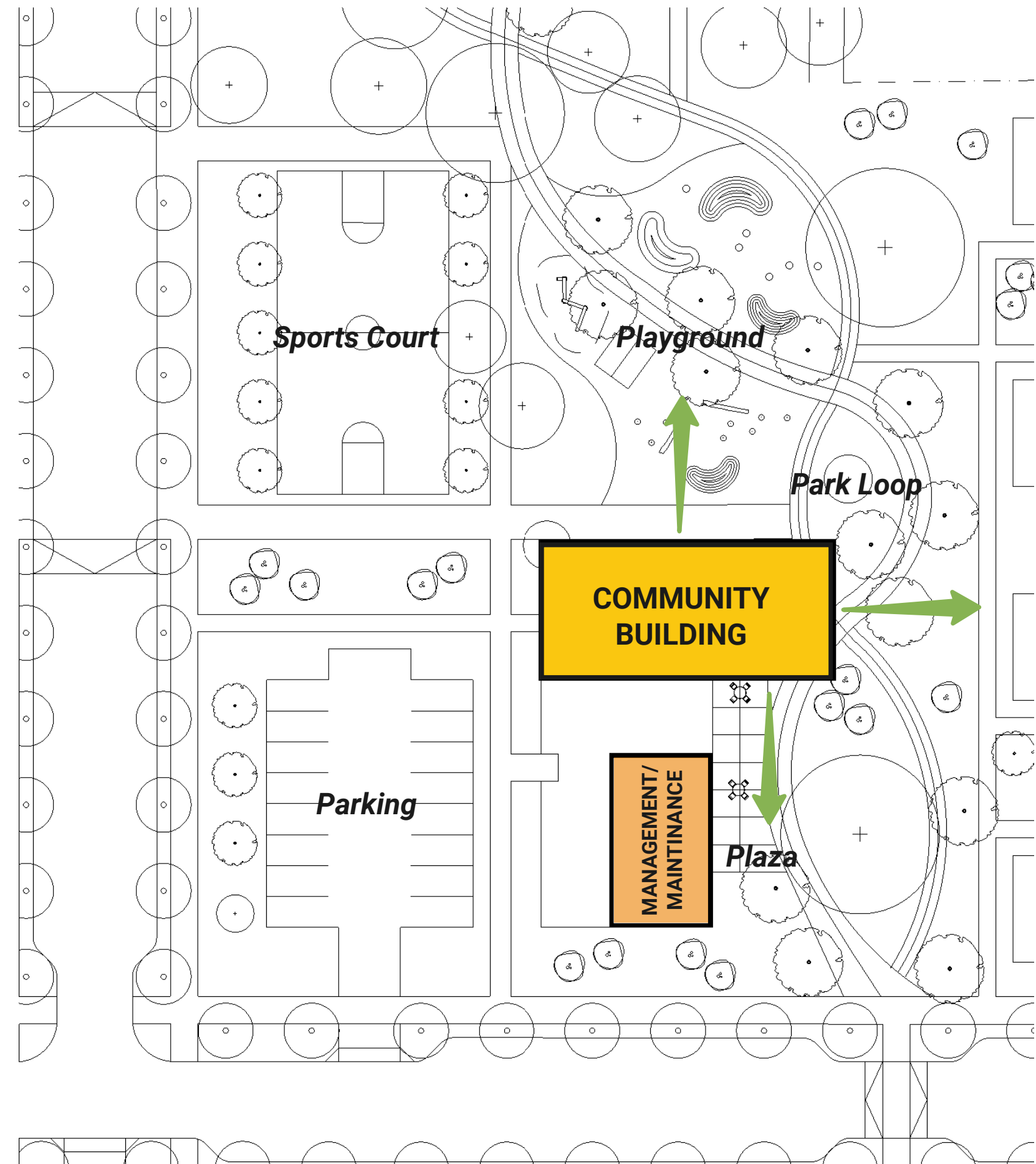
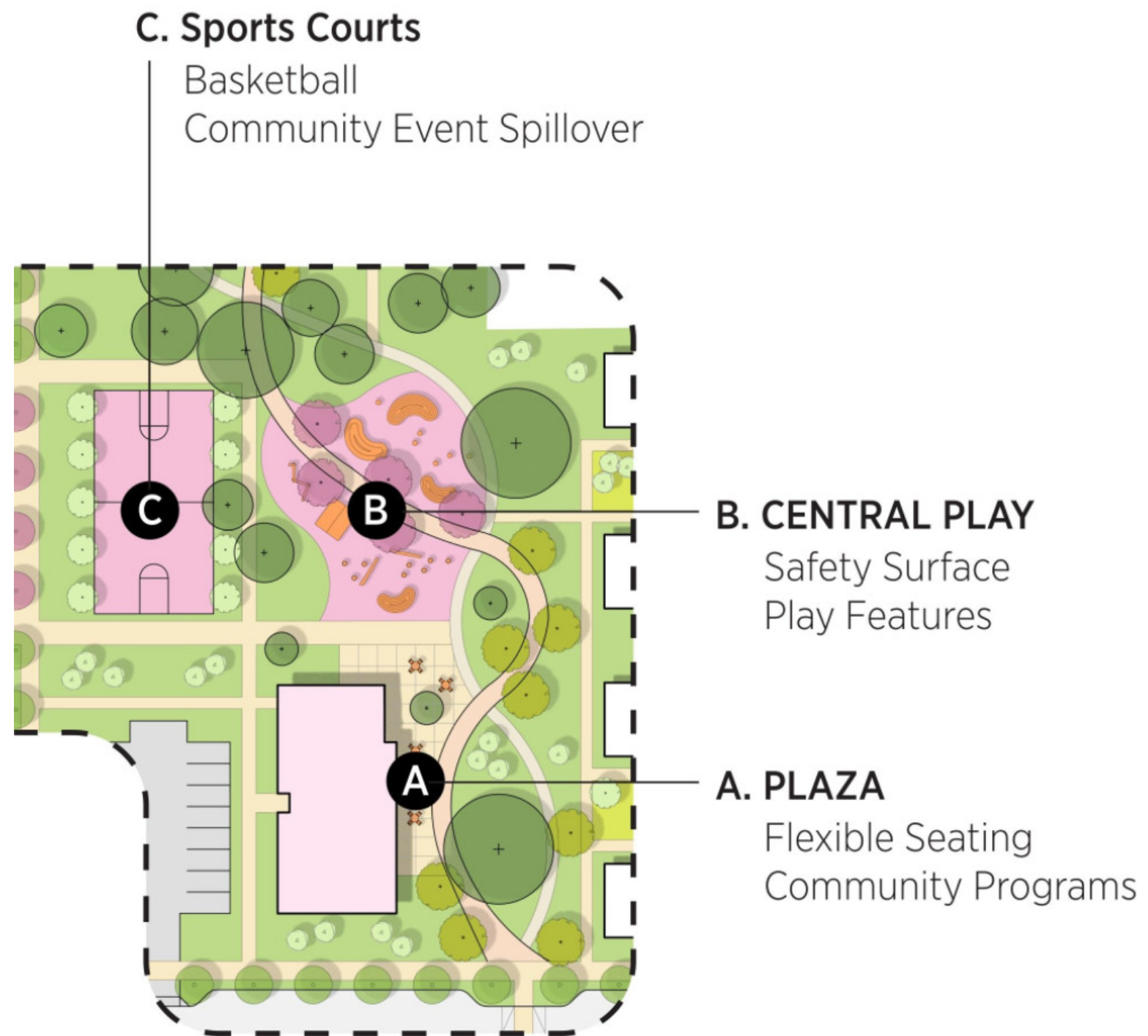
Package Rm

*Enlarged area
on next slide*



Community Building - Initial Space Planning

Diagram 1



Community Building - Initial Space Planning

Reference Images



Connection to Exterior



Kitchen / Community Room



Entry Vestibule



Community Room



Teen Lounge



Kitchen



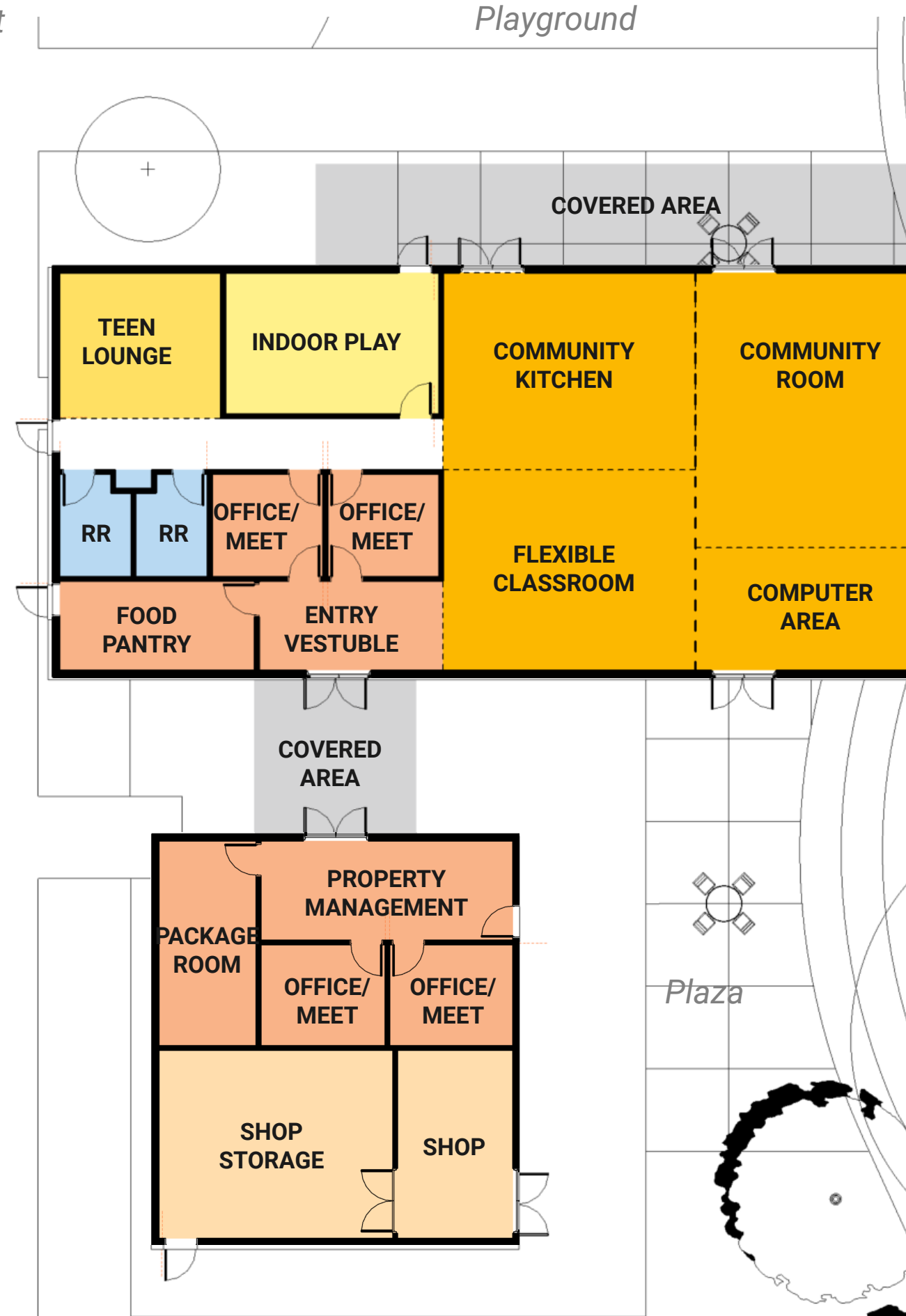
Indoor Play

Sports Court

Diagram 1



Playground



Questions:

Does the indoor play area being closed off seem like the right approach?

Do you think you would use the community room after hours, if so how? (parties, kitchen rental, open space to meet up with neighbors)

How can you imagine using a flexible classroom space?

Would you prefer a package room or parcel locker?

Plaza

Parking

Thank You!

Next Meeting: February 20th