
WELCOME!

Park Place Redevelopment

Community Advisory Committee - Meeting #1

March 13, 2024 | 12:00PM - 2:00PM



CLACKAMAS
COUNTY

BORA

PLACE



INTRODUCTIONS

Housing Authority of Clackamas County
Affordable Housing Developer and Property Owner

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Architecture and Landscape
Design Consultants

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AGENDA

01

LISTENING SESSION &
INTERVIEW RECAP
(10 min)

02

SITE PROGRAMMING
(45 min)

03

BREAK
(5 min)

04

AMENITIES & SERVICES
(45 min)

05

NEXT STEPS/CLOSING
(5 min)

Community Advisory Committee

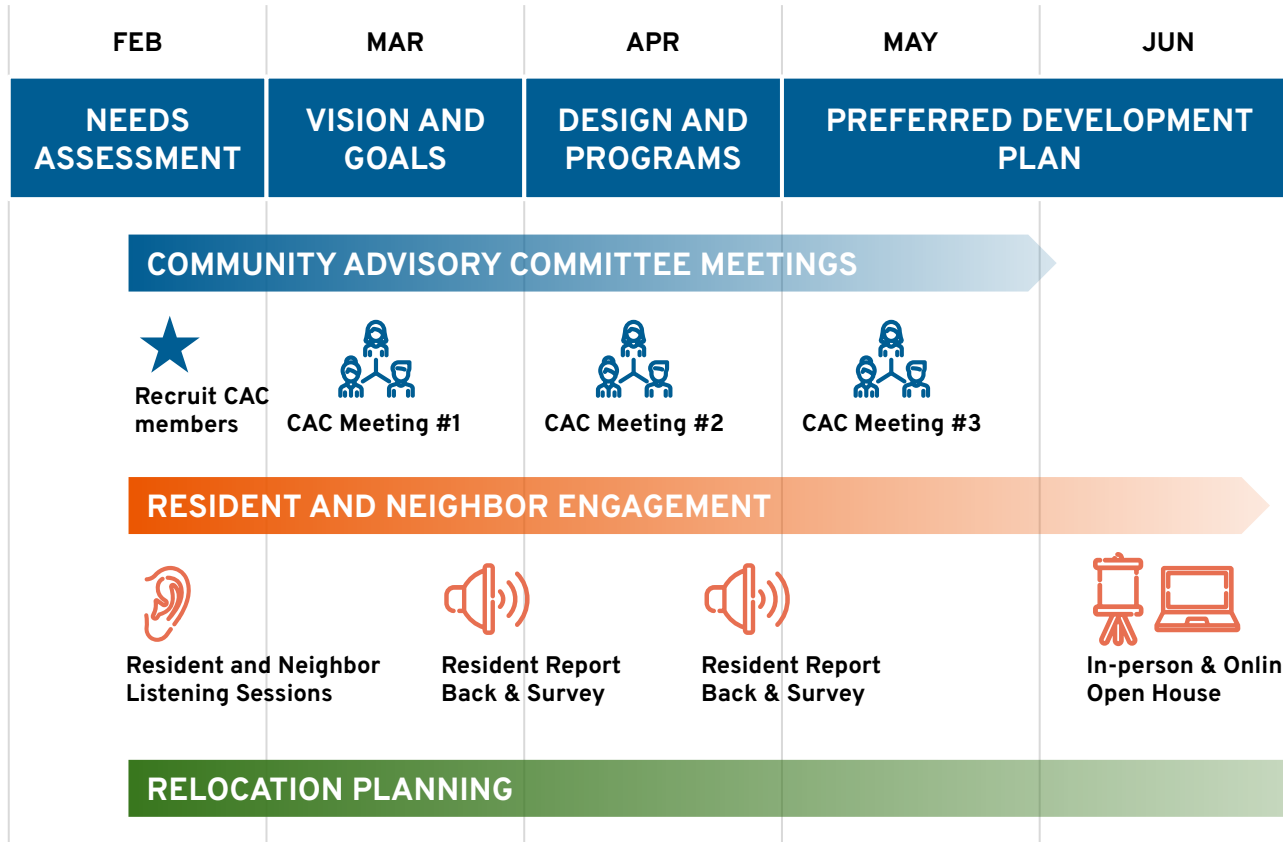
What will the CAC do? Why is it valuable?

- Be a sounding board for HACC and the consultant team
- Help the project team make informed decisions that are aligned with the needs of the community
- To facilitate communication between project team and residents

What is the commitment?

- Participate in at least **three meetings over 3-4 months**
 - Vision workshop
 - Design workshop
 - Preferred development plan meeting
- 2-hour, in-person meetings in the CH community room
- Compensation available

PROJECT TIMELINE



PROJECT OVERVIEW

What do we hope to accomplish during the Park Place Redevelopment engagement meetings?

1

Encourage an open dialogue with residents and the neighborhood

- Provide ample opportunities for residents and neighbors to weigh in
- Center resident voices in shaping the new vision, program and design
- Be transparent about what is and isn't possible and communicate knowns and unknowns in the process.

2

Create a plan that is fair, equitable and reflects community values

- Upgrade old streets
- Update the community with new sustainable homes that are built for families of today with the future in mind
- Increase the number of homes to meet the needs of different households and incomes

1. LISTENING SESSION RECAP

What We Heard at the Listening Session

- **Clackamas Heights is a tight knit community**
- **Concerns about relocation process, timing, and relocation options**
 - Residents will be working with a relocation consultant to ensure they are housed during development and will have the option of coming back to Park Place or relocating somewhere else when construction is complete.
- **Residents much prefer keeping a similar development style, such as cottage cluster housing, as opposed to a multi-story, apartment-style development**
 - Some features that exist today are important to maintain such as backyard and outdoor space, “eyes on street” and kid-safe amenities, walking paths, and ground level front door entrances
 - Desire to incorporate climate resilience and sustainable building materials

What We Heard at the Listening Session

- **We heard concerns about traffic congestion, parking, pedestrian-friendly streets, and enhanced public transit access** given there will be more units and residents in the new development
- **Other ideas for amenities** in the new development include playgrounds, pathways to exercise and walk dogs, dog parks, and nearby laundry facilities
- **Desire for discussing existing and future on-site community programs/services** and rethinking the existing community center

What We Heard From Service Providers

- **Coordinators also prefer keeping a similar development style, such as cottage cluster housing**, as opposed to a multi-story, apartment-style development
- **Desire to revive service programs** that used to be offered but died down during COVID, such as women's groups, afterschool programming, workforce services, repair cafes, parent-teacher teas, movie nights
- **Desire for new programs**, such as mobile medical/dental services, digital literacy services, site-wide wifi, and a designated space for residents to access translation/interpretation services
- **Dedicated office space** for service coordinators is a priority need including private offices for one-on-one conversations with residents separate from property management offices.
- **Other desired spaces and amenities** include programmed space for teens, playground, multiple laundry facilities, covered outdoor space, sport courts, courtyards with permanent grills, trails and paths, community boards, hammocks/outdoor lounge and picnic areas, dog park
- **Community garden is beloved** but space is limited
- **Desire for centrally located, flexible, and soundproof community space** for events, classes, meetings

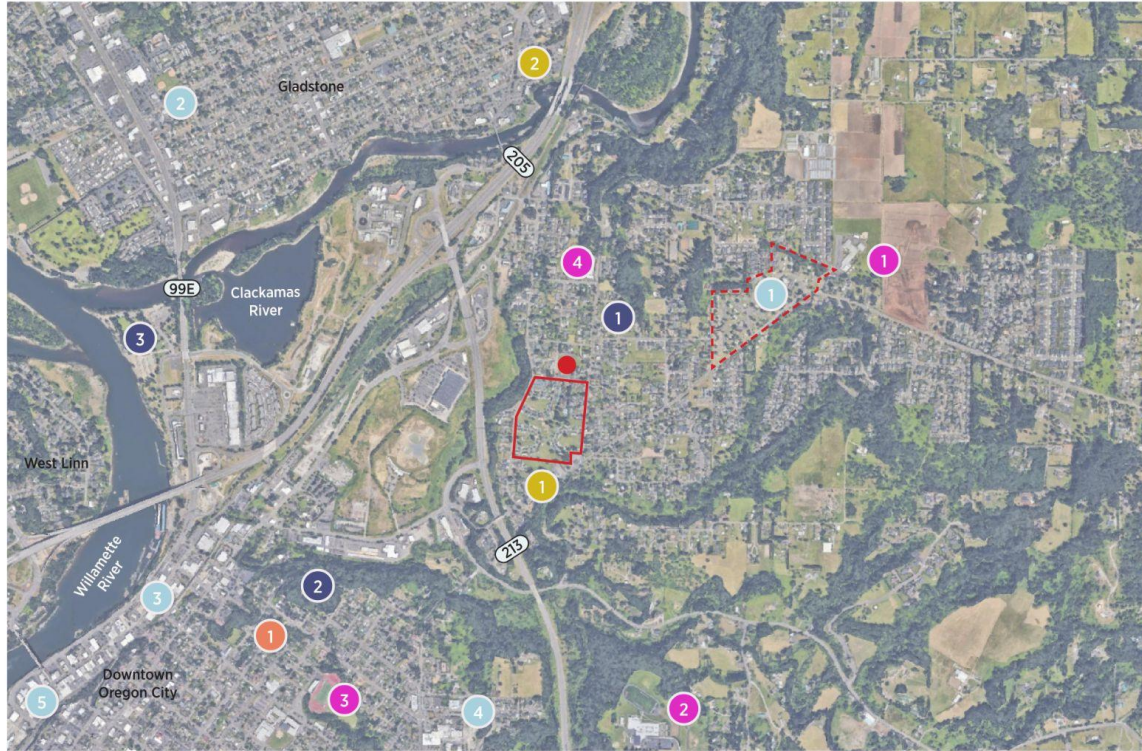


2. SITE PROGRAMMING: GETTING TO KNOW THE SITE



Neighborhood

Regional Amenities



- Clackamas Heights Site
- - - OCVM
- Park Place Church

SCHOOL DISTRICT

- 1 Holcomb Elementary School
- 2 Tumwata Middle School
- 3 Clackamas Academy of Industrial Sciences (CAIS)
- 4 Alliance Charter Academy

GROCERY STORES

- 1 Holcomb Market
- 2 Safeway

AFFORDABLE HOUSING

- 1 Oregon City View Manor
100 units
- 2 River Glen
44 units
- 3 Afiya Apartments
16 units
- 4 Fisher Ridge
1 unit of 19
- 5 Royal Building (Elderly)
33 units

PUBLIC PARK

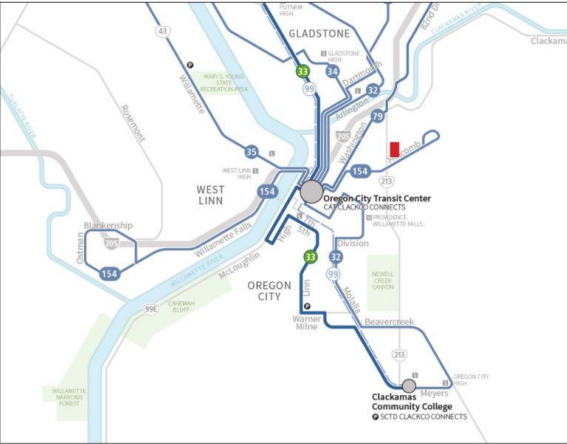
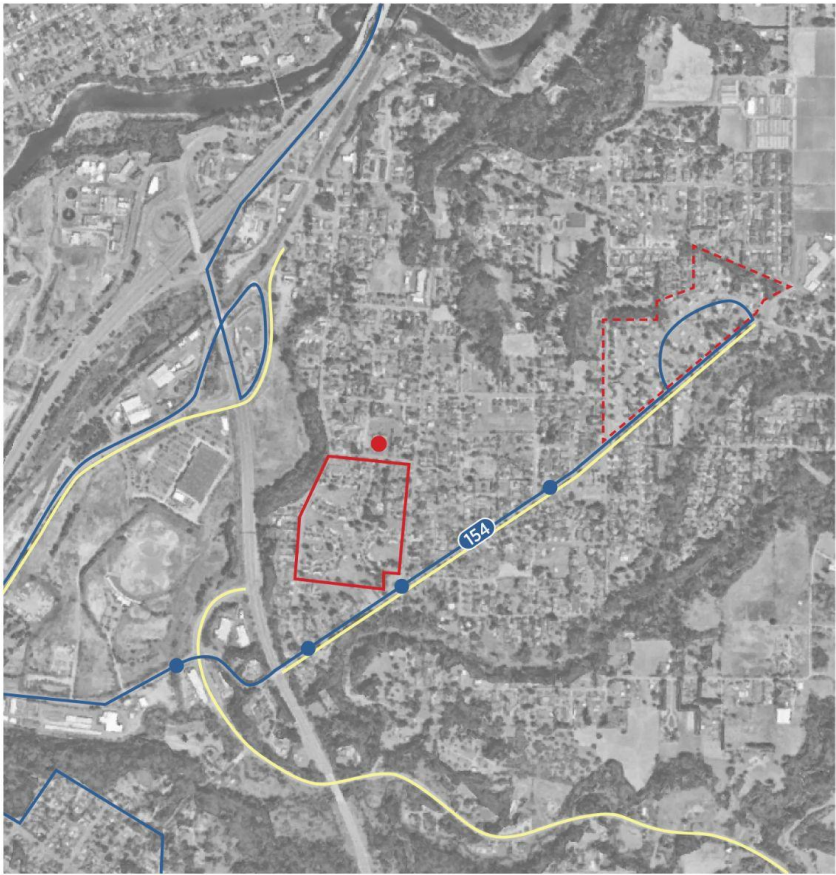
- 1 Park Place City Park
- 2 Atkinson Park
- 3 Clackamette Park

COMMUNITY CENTER

- 1 Barclay Community Center

Neighborhood

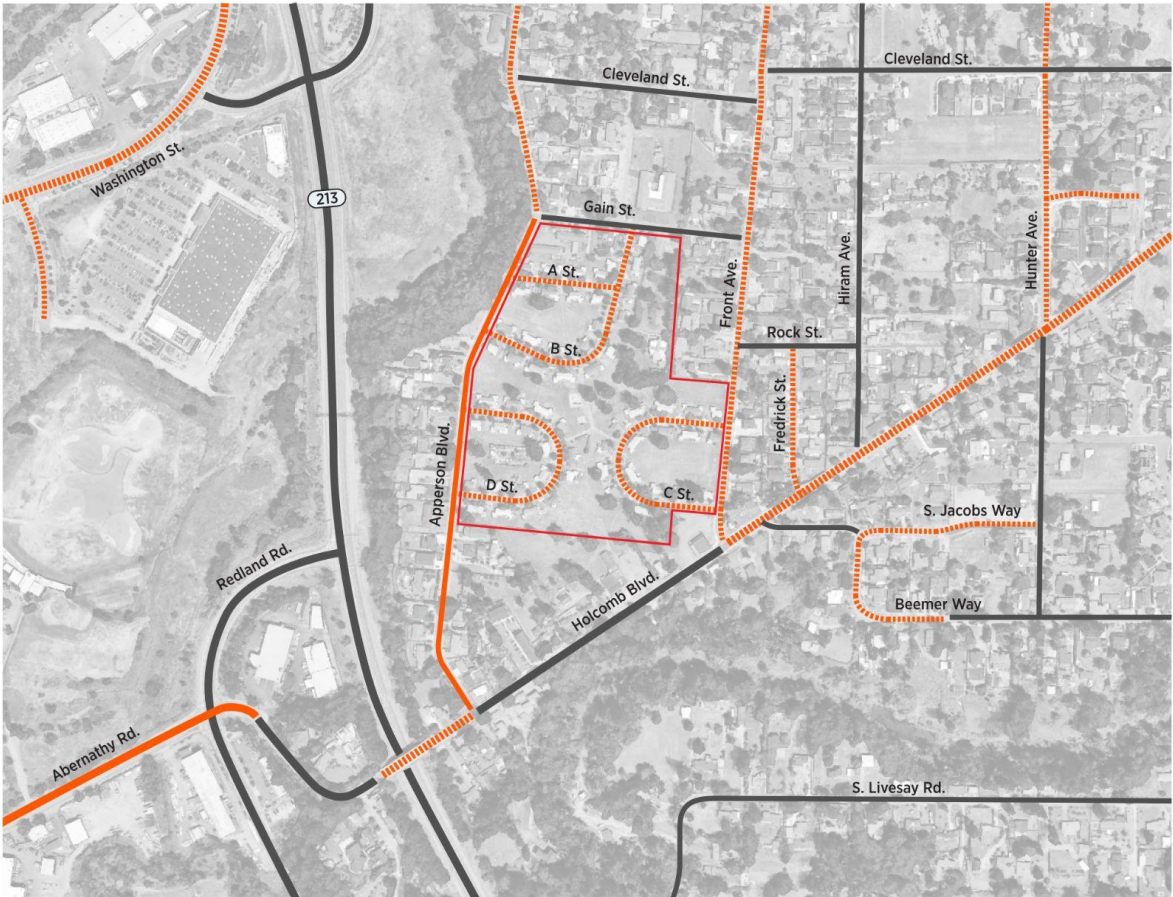
Public Transportation



- Clackamas Heights Site
- - - OCVM
- Park Place Church
- Bus Route
- Bus Stop
- Designated Bike Lane

Neighborhood

Sidewalks



- Clackamas Heights Site
- Sidewalk on both sides
- - - Sidewalk on one side
- No Sidewalk

Neighborhood

Site Surroundings



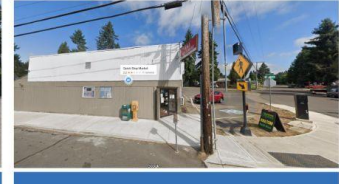
1. Park Place Church



2. Wooded Area



3. Holcomb Market



4. A&L Quick Mart



5. Multifamily Housing



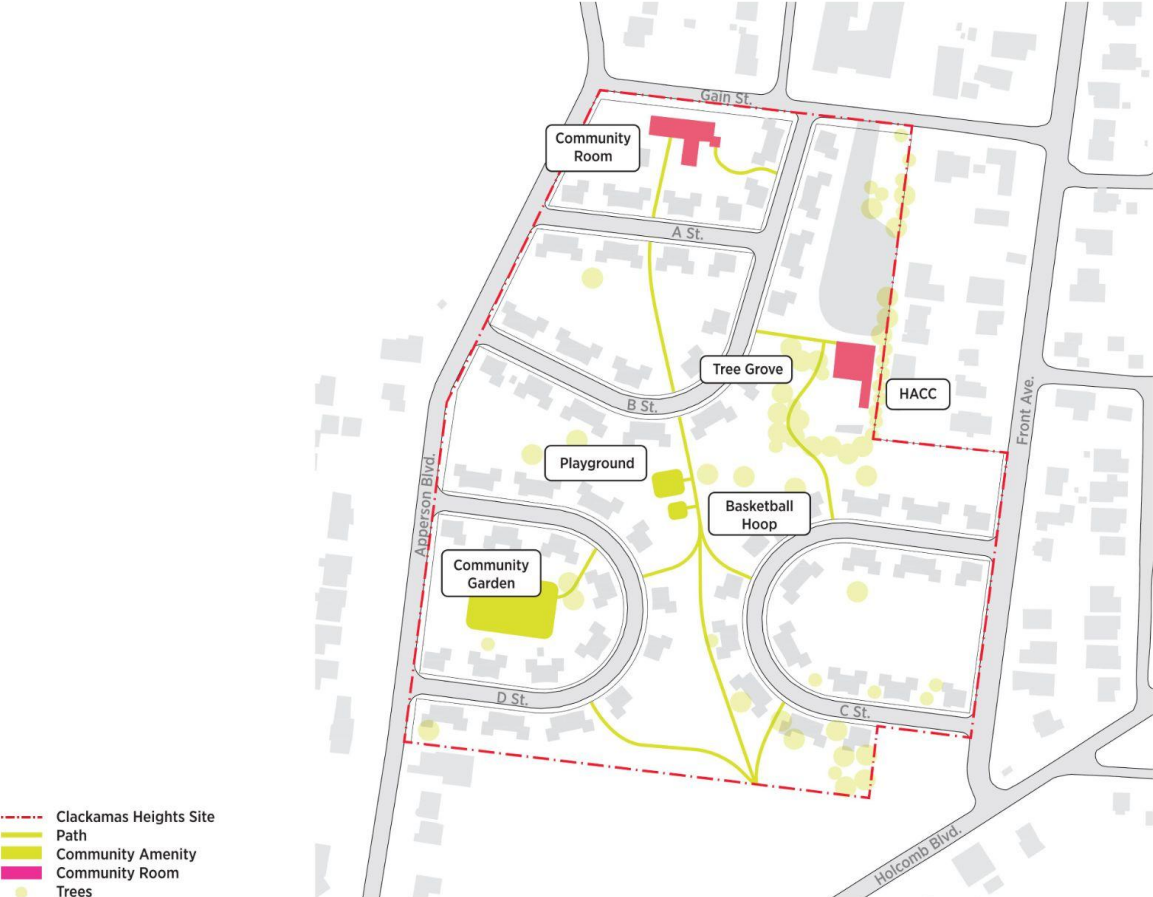
6. Single Family Housing

2. SITE PROGRAMMING: ACTIVITY



Existing Site

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



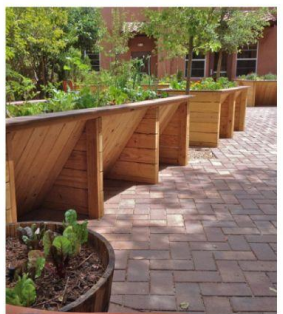
Paths + Parks

What type of spaces do you want to see?



Play Areas + Community Garden

What type of spaces do you want to see?

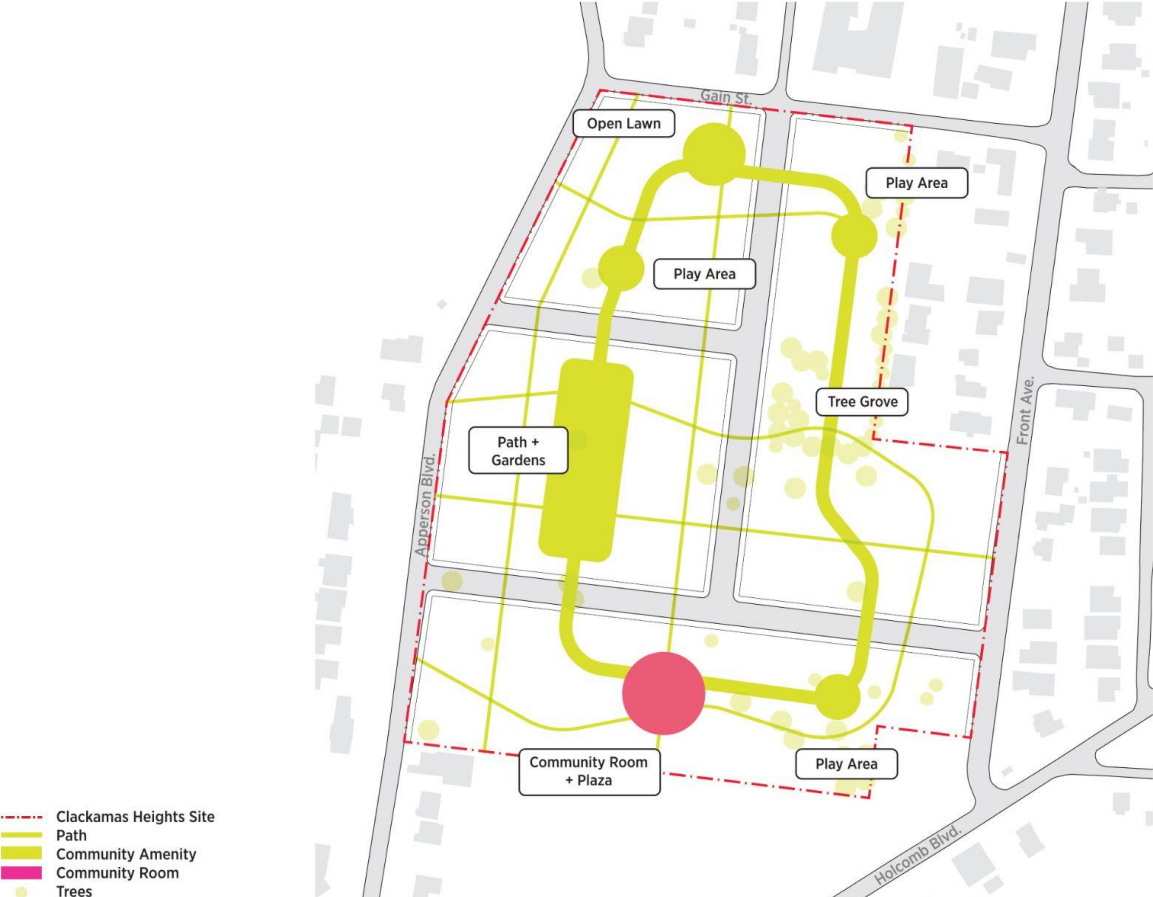


2. SITE PROGRAMMING: DISCUSSION



Proposed Site Concept

Connected Amenities





3. BREAK (5 mins)

4. AMENITIES & SERVICES

Community Amenities

Basic Needs



Laundry / Lounge



Group Cooking



Bike Storage / Maintenance



Mail Room



Boot Wash Station



Secure Waste Enclosure

Community Amenities

Support Spaces



Laundry / Lounge



Group Cooking



Bike Storage / Maintenance



Mail Room



Boot Wash Station



Secure Waste Enclosure



Child Care



New Parent Resources



Indoor Play



Service Provider Offices



Food Pantry



Teen Gathering

Community Amenities

Intergenerational Hobby / Vocational



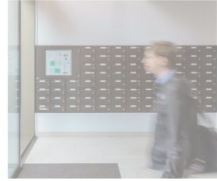
Laundry / Lounge



Group Cooking



Bike Storage / Maintenance



Mail Room



Boot Wash Station



Secure Waste Enclosure



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

Community Amenities

Mobile Amenities



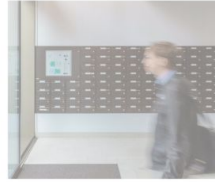
Laundry / Lounge



Group Cooking



Bike Storage / Maintenance



Mail Room



Boot Wash Station



Secure Waste Enclosure



Child Care



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Maker Space



Celebrations



Mobile Libraries



Mobile Farmers Markets



Food Carts



Mobile Health Services

4. AMENITIES & SERVICES: DOT ACTIVITY / DISCUSSION

Community Amenities



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

Others?

4. COTTAGE CLUSTERS & DISTRIBUTION OF AMENITIES



What Are Cottage Clusters?

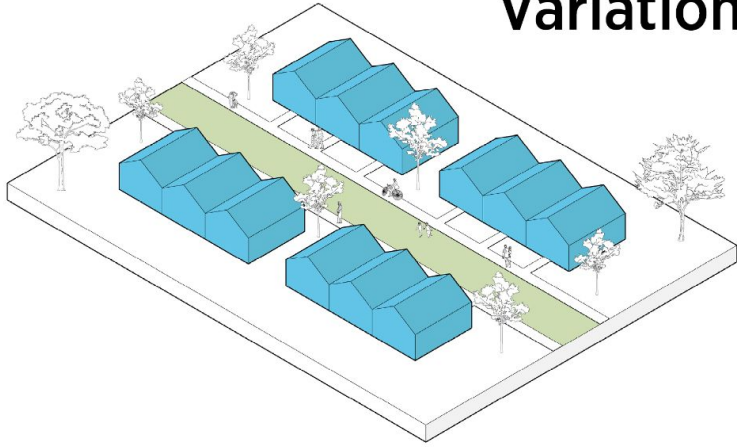


Cottage Clusters are a type of residential development that arranges a group or 'cluster' of homes around a shared open space, often connected with pathways, or shared common areas. The cottage cluster concept **emphasizes a sense of community, sustainability, efficient land use, and diverse housing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

Cottage Clusters

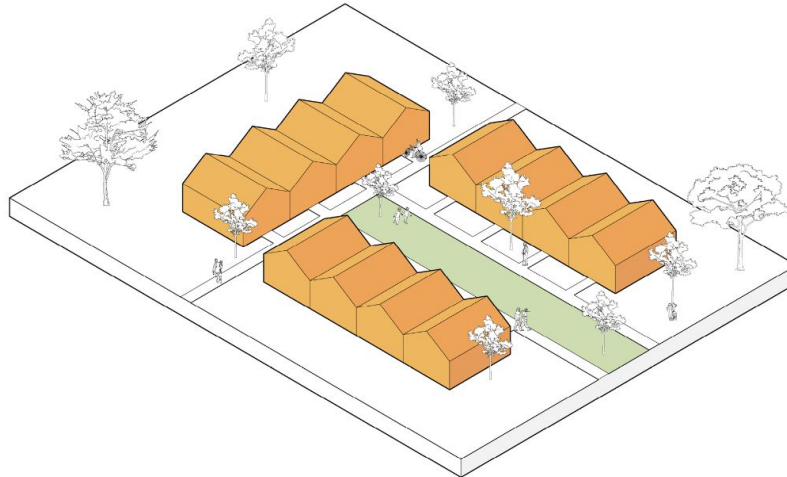
Neighborhood Cluster

Variation One



The diagrams below depict zoning regulations around cottage clusters and show two potential neighborhood groupings that could be made into larger communities when replicated.

Variation Two



Cottage Clusters

Community Scale



Cottage Clusters

Site Scale



When cottage cluster principles are scaled up to larger sites, they have the potential to create extremely diverse communities that are interconnected through green spaces and walking paths.

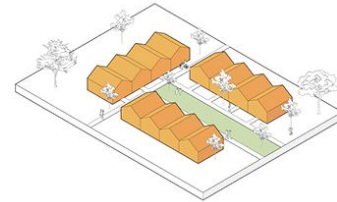
4. AMENITIES & SERVICES: ACTIVITY

Amenity Activity Sheet

Which amenities are most important to have close to you?

- 1). Playground (Pre-K)
- 2). Resident Service Offices
- 3). Gardening Areas
- 4). Laundry Lounge
- 5). Playground (Elementary)
- 6). Dog Park
- 7). Food Pantry
- 8). Boot/Pet Wash
- 9). Exercise Areas
- 10). Community Room + Kitchen
- 11). BBQ's
- 12). Bike Storage
- 13). Study/Work Spaces
- 14). Mail

Amenities shared within a cluster



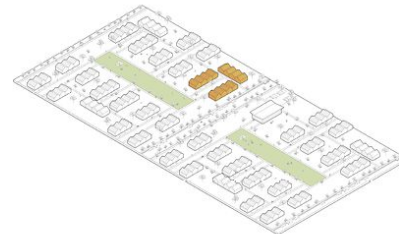
Single Cluster

Amenities shared within 4-6 clusters



4-6 Clusters

Amenities shared across entire site



Whole Site

5. NEXT STEPS/ CLOSING

CAC Meeting Dates

March 13
12-2pm

Provide feedback on
development vision and
goals

April 10
12-2pm

Provide feedback on design
and amenities

May 8
12-2pm

Provide feedback on the
preferred development
plan

We look forward to seeing you again soon!