
Engagement Summary Visioning Survey & Community Advisory Committee Design Workshop

Park Place Redevelopment
April, 2024



INTRODUCTION

This report is a summary of the first resident Vision Survey and second Community Advisory Committee (CAC) meeting held on April 10, 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 results of our Vision Survey 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 and designs.

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.

PARK PLACE REDEVELOPMENT OVERVIEW



PROJECT OVERVIEW

What is the project?

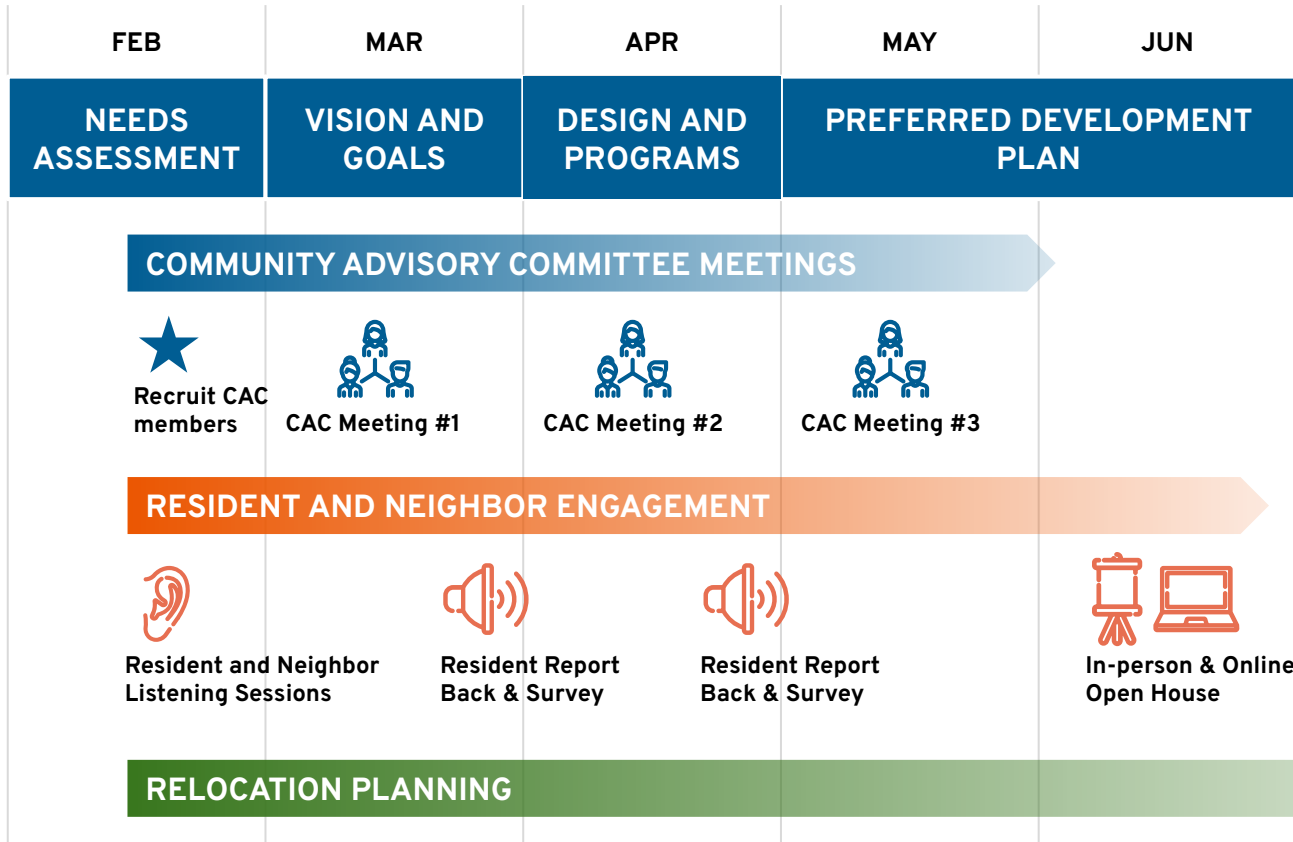
The Park Place Redevelopment will transform the 16 acre public housing complex, originally built in the 1940s, into a revitalized community with **up to 250 new homes**. There are currently 100 homes today.



Legend:

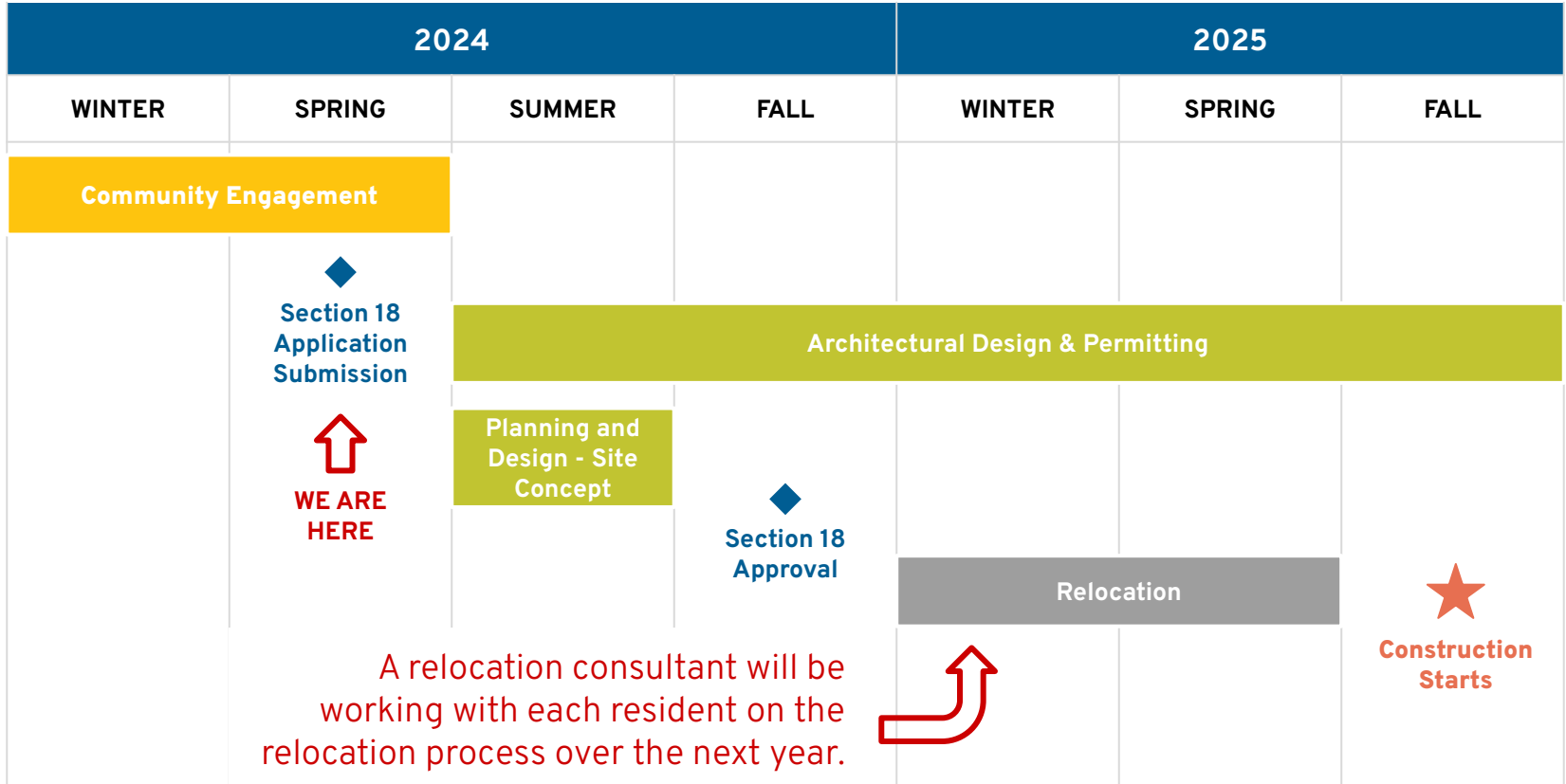
- 1 Community Gardens
- 2 Playground
- 3 HACC Office
- 4 Community Center
- 5 Park Place Church

ENGAGEMENT TIMELINE



The CAC will meet one more time in May to advise HACC and the design team in finalizing a preferred development plan. Residents will have the opportunity to learn about the preferred development plan at In-person and Online Open Houses in early June.

REDEVELOPMENT TIMELINE





SURVEY #1:
VISIONING SURVEY

Visioning Survey - Who responded?

Resident responses

- **29 of 53 total survey responses (56%)** were from residents
- A majority of resident respondents were **white (62%)** and **female (77%)**
 - 15% identified as Black/African American; 23% identified as Slavic
- **77%** of survey respondents indicated **English** as their primary language at home, with ASL the second most represented language (6%)
 - Surveys were translated into Spanish and Russian. We received paper surveys from 6 Ukrainian/Russian-speaking residents
- **About 47%** of respondents **identified as living with a disability**. Of those who did, hearing, cognitive, and ambulatory difficulties were similarly represented

Опрос Мнений Перспектив Развития Park Place

* 6. Какие из этих мест поддержки наиболее важны или интересны для вас? (Пожалуйста, выберите не более 3 ответов)

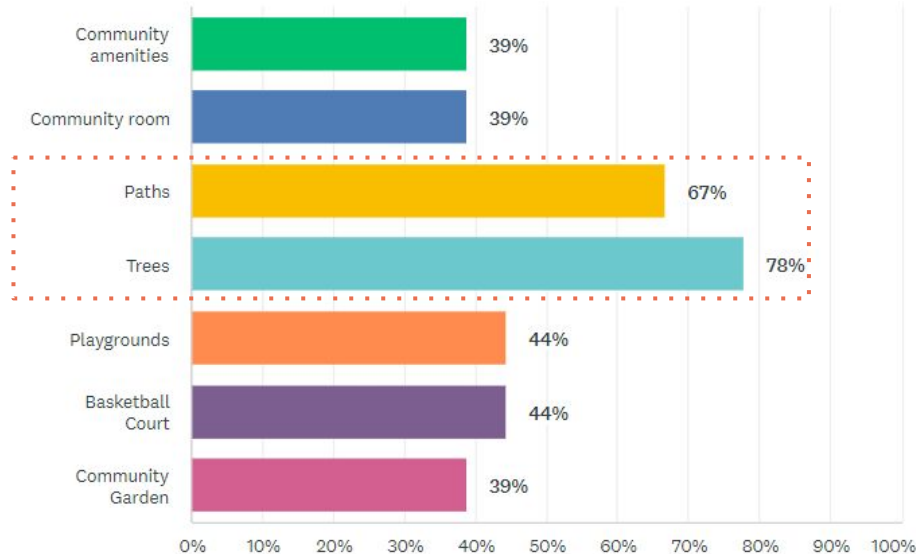


Excerpt of survey in Russian

Q2. What are your favorite places at Clackamas Heights or Oregon City View Manor? Select all that apply

Resident responses

Answered: 18 Skipped: 1



Residents reported that **trees and paths** are their favorite places on site

Q3 - What amenities at Clackamas Heights or Oregon City View Manor could be improved? How could they be improved?

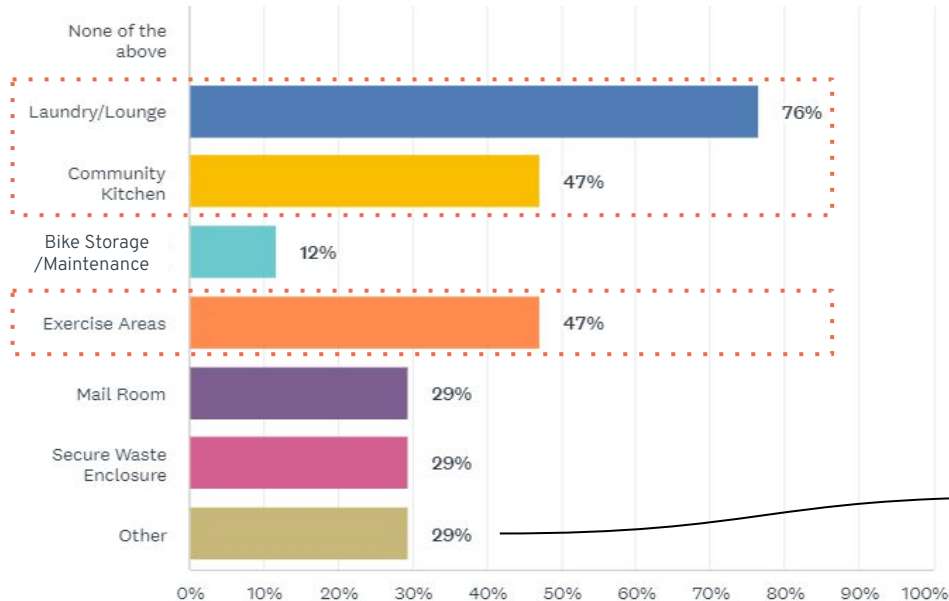
Resident responses

- **Recreation amenities** - update the playground to be inclusive of multiple activities and all ages, upgrading the community room, providing fenced yards for dog owners, add a pool/hot tub (possibly indoor)
- **Landscaping** - enhancing overall landscaping and maintenance, improving turf, increasing gardening space
- **Accessibility** - improving lighting around complex, ensuring amenities are accessible to those with disabilities

Q4. Which of these basic needs would you like to see on-site? (Please select up to 3 responses)

Resident responses

Answered: 17 Skipped: 2



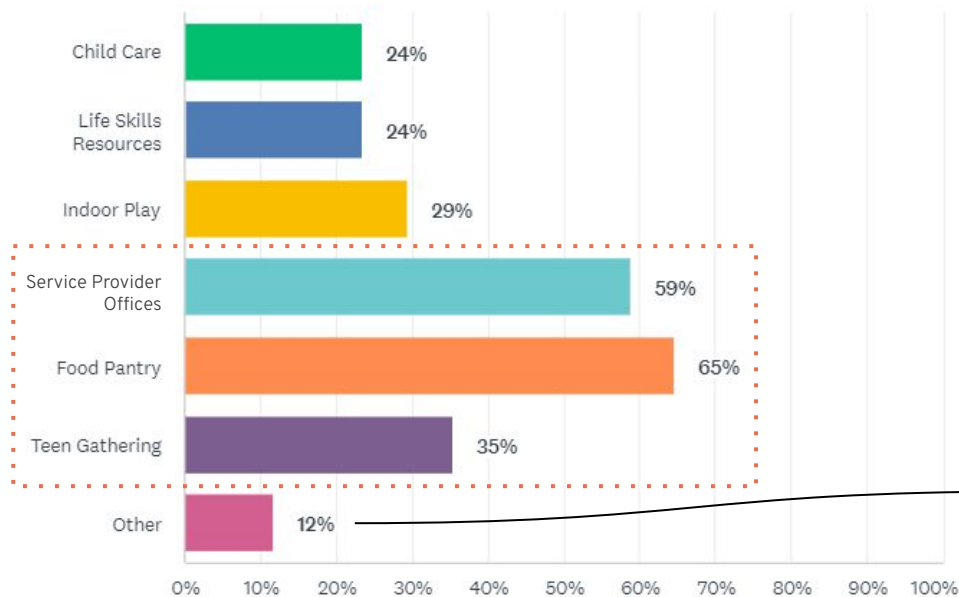
Residents said **laundry/lounge, community kitchens, and exercise areas** are top basic needs

- Recycling pick up
- Car wash area
- Covered bike area
- More room in the cottages

Q5. Which of these support spaces are the most important or exciting to you? (Please select up to 3 responses)

Resident responses

Answered: 17 Skipped: 2



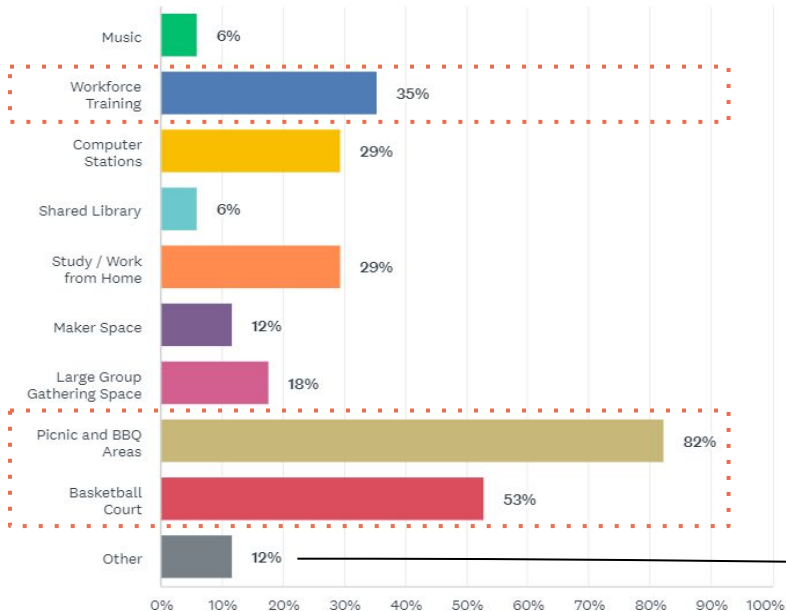
Residents think **service provider offices, food pantry, and teen gathering space** are the most important support spaces

- Library
- Community Resources

Q6. Which of these activities are the most important or exciting to you? (Please select up to 3 responses)

Resident responses

Answered: 17 Skipped: 2



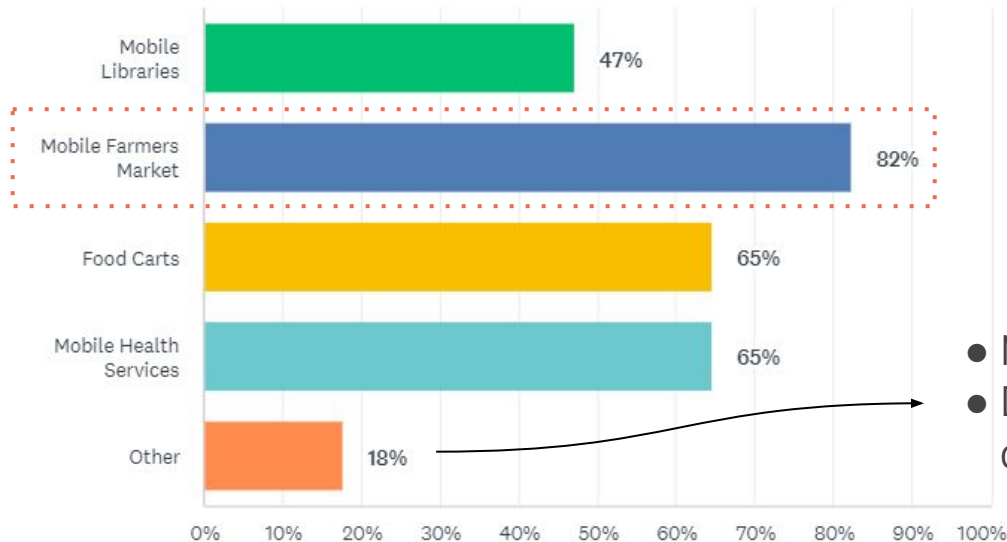
Residents are the most interested in **picnic and BBQ areas, basketball courts, and workforce training**

● Bowling

Q7. Which of these mobile amenities would you like to see on-site? (Please select all that apply)

Resident responses

Answered: 17 Skipped: 2



Residents would especially like to see a **mobile farmers market** on-site

- Mobile veterinary services
- Donation services for community resource sharing



CAC MEETING #2:
DESIGN
WORKSHOP

CAC Design Workshop Plan

Meeting Location	Date & Time	Format	Staffing
Park Place Church	04/10/24 12-2pm	In-person meeting	HACC Design team Engagement consultants

Purpose: Share and get feedback on initial design concepts

Workshop Agenda:

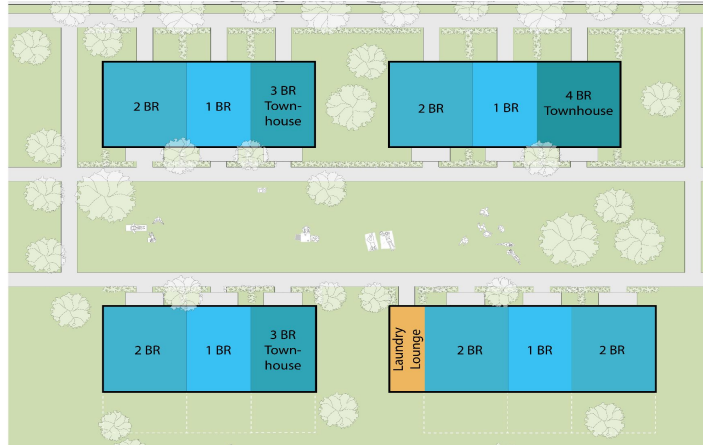
- Recap discussion at the first meeting and results of the resident Visioning Survey
- Presentation and discussion
 - **Site Considerations:** Cluster types, distribution of amenities, parking trade-offs, archeological survey
 - **Proposed Site Concepts:** Festival Street, Central Park, and Park Loop

Attendance: 14 Community Advisory Committee (CAC) members attended. All are residents from Clackamas Heights or Oregon City View Manor.

WHAT WE HEARD:
CLUSTER TYPES



Cluster Types



We discussed configurations for cluster housing types and what CAC members would like to see incorporated into the design.

CAC members would like to see:

- Front doors facing parking areas versus facing courtyards
- More conventional house numbering. The way homes are currently numbered is confusing.
- Low-water landscaping
- Landscaping used strategically to dim noise and provide privacy to units

WHAT WE HEARD:
**DISTRIBUTION OF
AMENITIES**



Distribution of Amenities

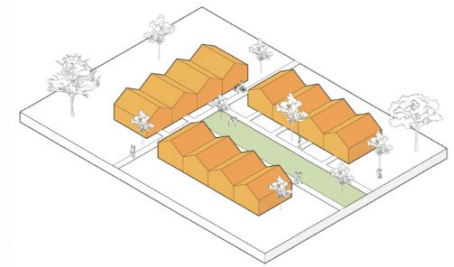
	Cluster	Block	Site	Total
Playground	3	4	3	10
Resident Services	2	2	4	8
Gardening	5	6	1	12
Laundry Lounge	9	2	0	11
Dog Park	1	1	5	7
Food Pantry	2	5	3	10
Boot / Pet Wash	0	0	6	6
Exercise Areas	6	3	2	11
Community + Kitchen	3	3	4	10
BBQs	4	4	1	9
Bike Storage	3	4	1	8
Study / Work Space	4	3	2	9
Mail	10	1	0	11

During the design workshop, CAC members expressed concerns about communal facilities within clusters. Key concerns include:

- Safety within clusters
- Having communal laundry services
- Lack of privacy
- Shared garbage dumpsters (smells, security)

Amenities shared within a cluster

- Mail
- Laundry Lounge
- Exercise Areas
- Study / Work Space



Single Cluster

Amenities shared within 4-6 clusters

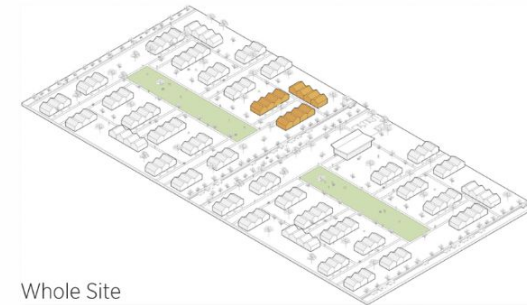
- Gardens
- Food Pantry
- Playground
- BBQs
- Bike Storage



4-6 Clusters

Amenities shared across entire site

- Boot / Pet Wash
- Dog Park
- Resident Services
- Community Room + Kitchen



Whole Site

WHAT WE HEARD:
**ARCHAEOLOGICAL
SURVEY**



Archaeological Survey

- Survey was reviewed by State Historic Preservation Offices (SHPO) and Confederated Tribes of the Grand Ronde.
- Two sites required further study. Nothing of significance was found at one (east) and the other (west) contained small stone shards indicating a possible short-term encampment.
- Artifacts were not deemed to be significant, however out of caution they are to be left undisturbed during redevelopment.

We shared findings from the archaeological survey and heard **no major comments or concerns from CAC members about this topic.**



WHAT WE HEARD:
PARKING
CONSIDERATIONS



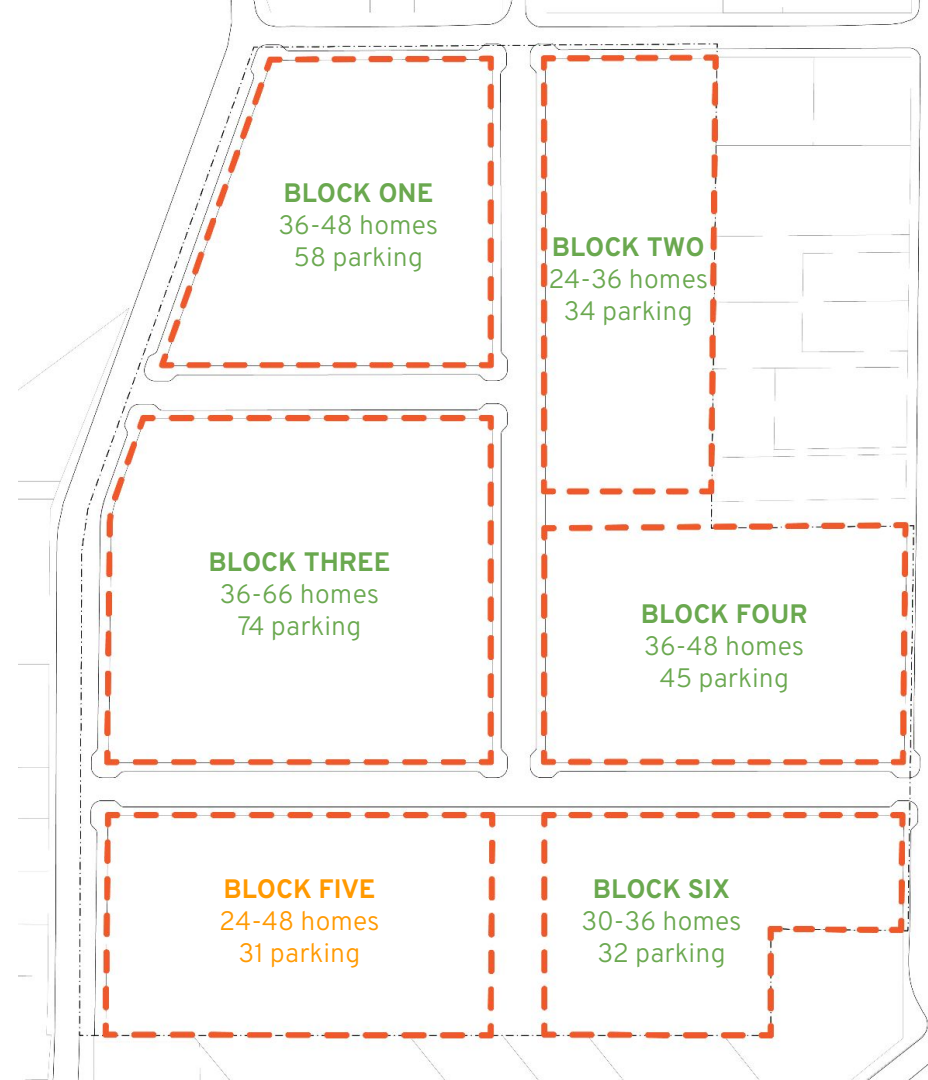
Parking Considerations

- **Convenience:** Evenly distribute parking amongst units with additional located near key amenities
- **Adequacy:** Minimum of 1 parking space per unit. All schemes show 228 apartments and 274 parking spaces.
- **Accessibility:** High need for accessible parking

We discussed potential parking configurations and the amount of parking.

CAC members expressed the following concerns about parking:

- Allocation of parking spaces (households taking more than their allotted space)
- CAC members would like parking close to homes for convenience and easy access



WHAT WE HEARD:
SITE CONCEPTS

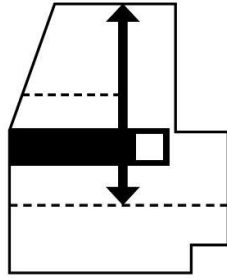


3 CONCEPTS

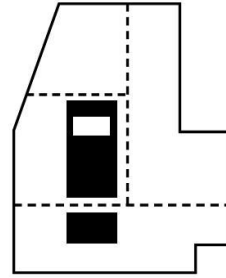
We reviewed 3 potential site design concepts.

Here's what we heard:

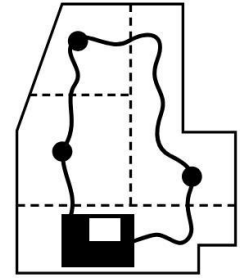
- CAC members agree that all three schemes would benefit from wayfinding signage pointing to locations of pathways and units
- CAC members agree that all three schemes offer better connectivity through the site



FESTIVAL STREET



CENTRAL PARK



PARK LOOP

01 FESTIVAL STREET PLAN

- Embraces the street
- Amenities are connected
- Open space aligns with archeological site

CAC members like:

- Incorporation of quiet areas
- Long walkway for activities (especially for youth)
- Smaller, dispersed play areas to mitigate noise

- ❶ COMMUNITY BUILDING
- ❷ PLAY AREA
- ❸ RAISED CROSSING
- ❹ OPEN SPACE
- ❺ COMMUNITY GARDEN



02 CENTRAL PARK PLAN

- Centralized amenities are highly visible
- Open space is accessible from all sides

CAC members like:

- Connectivity throughout the site
- Residents would like to see accessibility considerations in the community garden

- 1 COMMUNITY BUILDING
- 2 PLAY AREA
- 3 OPEN SPACE
- 4 COMMUNITY GARDEN



03 PARK LOOP PLAN

- Pedestrian paths are emphasized
- Amenities are distributed

CAC members like:

- Pathways that are better connected to each other and existing street grid
- The number of play areas distributed across the site
- Balance of private and community spaces
- Allows for some homes to be quieter

CAC members dislike:

- Amenities are less centralized
- There is less space between buildings

- ❶ COMMUNITY BUILDING
- ❷ PARK LOOP
- ❸ PLAY AREA
- ❹ OPEN SPACE
- ❺ COMMUNITY GARDEN



**LET US KNOW
WHAT YOU THINK!**



We want to hear from you!

Please complete this survey to tell us what you think about the site design concepts and distribution of amenities. You can complete the survey anytime between now and **Monday, May 13**.

Click on the link below or scan the QR code to take the survey:

www.surveymonkey.com/r/park-place-design-survey

You will have an opportunity to learn about the preferred development concept at an In-person Open House on Wednesday, June 5 or via our Online Open House in early June.

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!



**Scan to take
the survey!**