



Housing Authority of Clackamas County

## **Park Place**

BORA

**PLACE**

**Resident Advisory Committee #3**

February 20, 2025

# AGENDA

**Intro** 5 min

**Site Plan Update** 20 min

**Unit Design** 20 min

Updated Plans

Accessible Plans

Unit Quadplex Exteriors

**Community Building** 20 min

**Signage & Environmental Graphics** 15 Min

**Visioning Activity & Open Discussion** 40 Min

Card Collage

Packet & Model Review



# LAUNDRY UPDATE!

Hook-ups to be  
provided at all Units

Shared Laundry at  
Community Building



**Site Update**

# SITE DESIGN

## SD PLAN

### SITE DESIGN

- SD PLAN
- CURRENT DESIGN
- PARK LOOP
- CENTRAL PARK

### FIR GROVE

- EXISTING TREES
- CURRENT DESIGN
- PROGRAM
- EVENT DIAGRAM

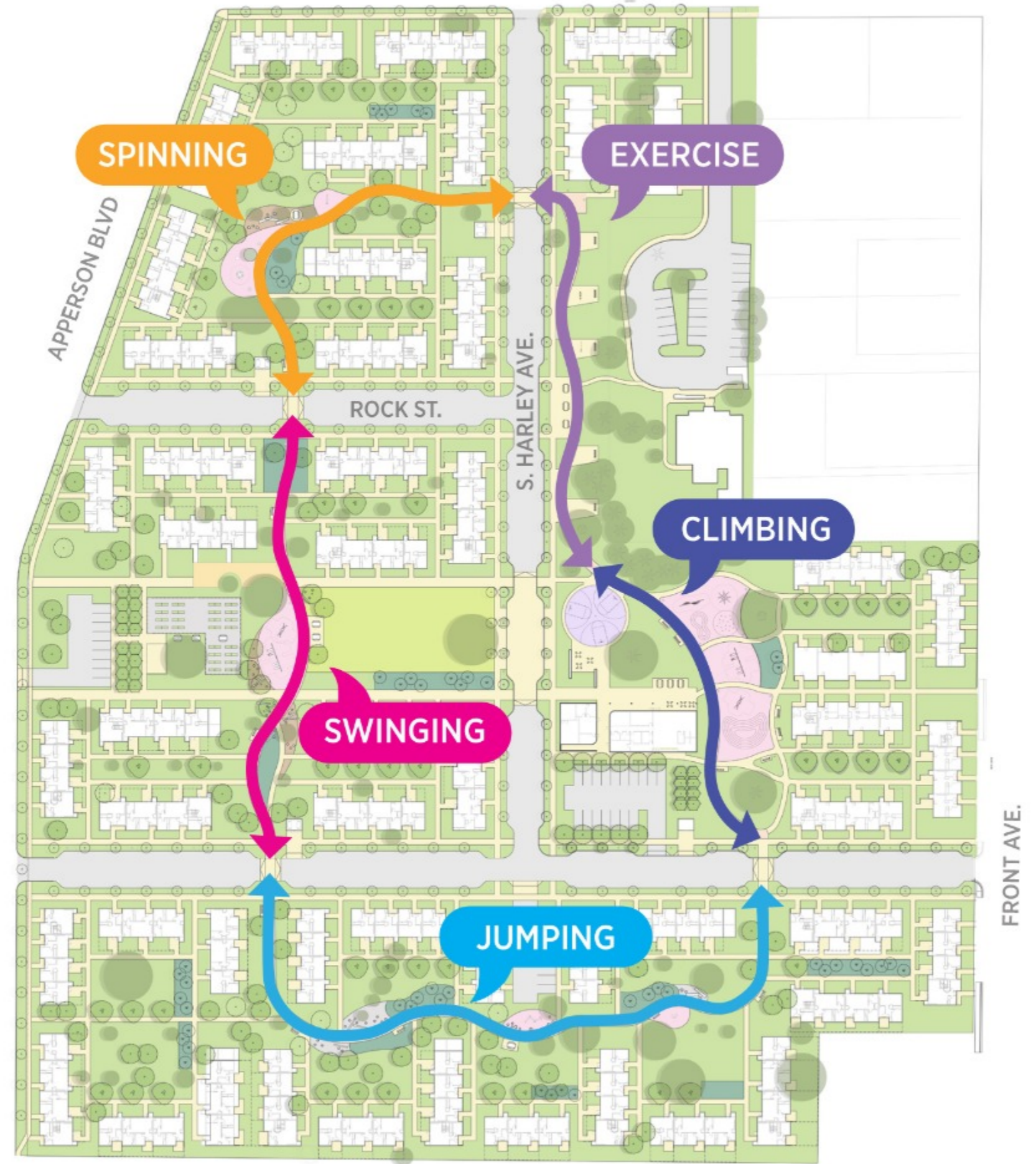


# SITE DESIGN CURRENT PLAN

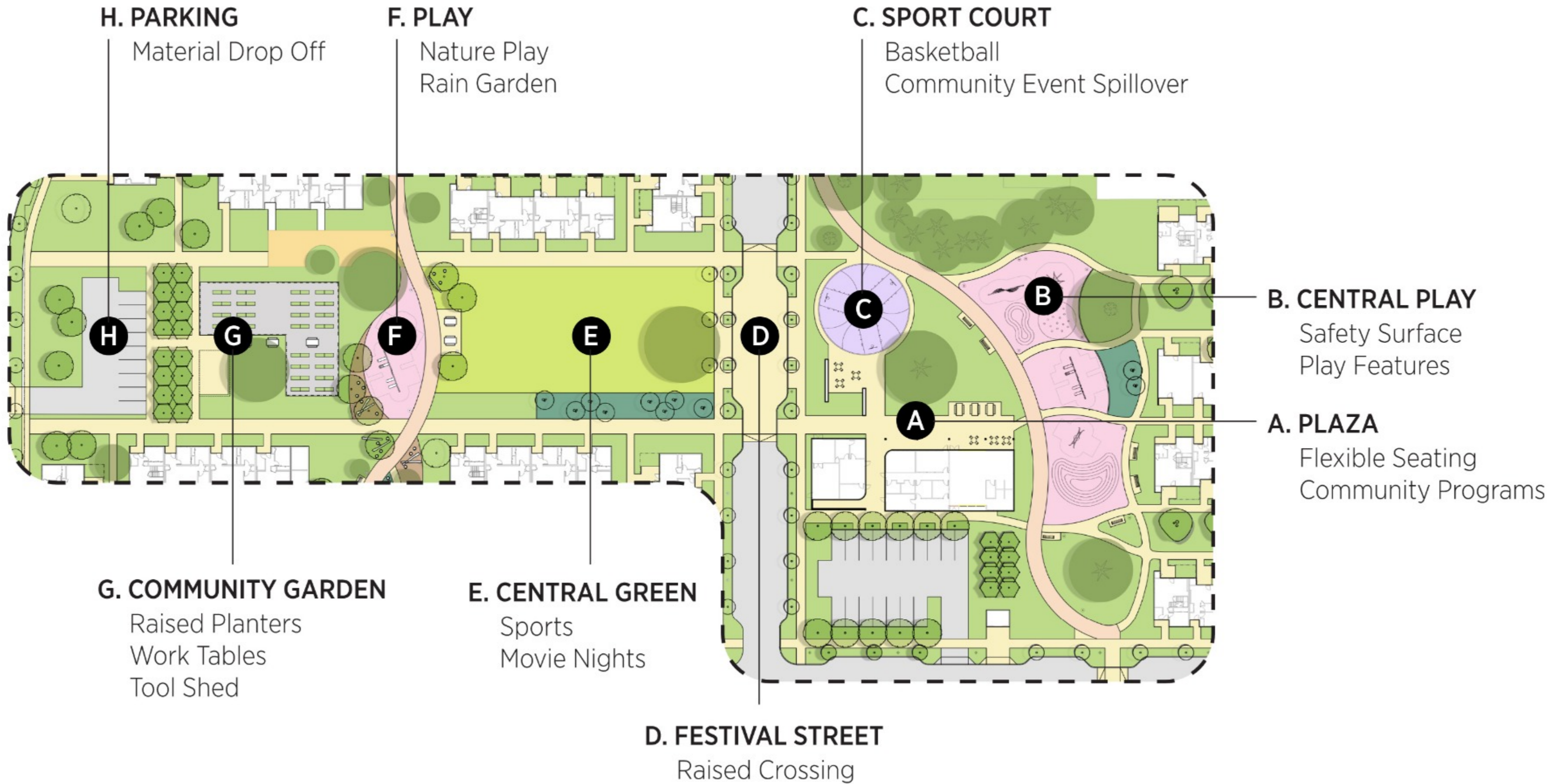
- 1 EXISTING OFFICE BUILDING
- 2 NEW PARK LOOP ALIGNMENT
- 3 EXISTING FIR GROVE



# PARK LOOP CURRENT PLAN



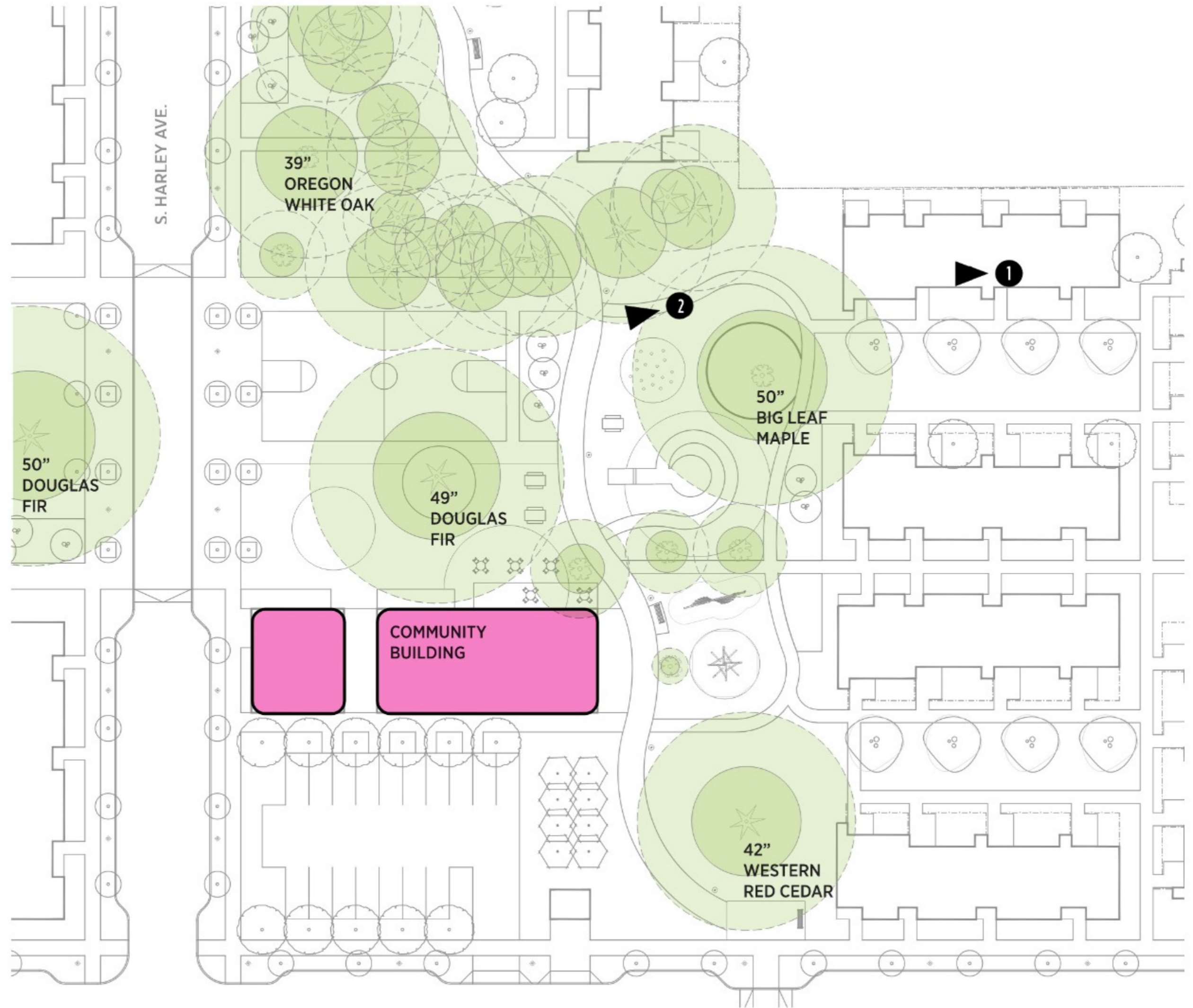
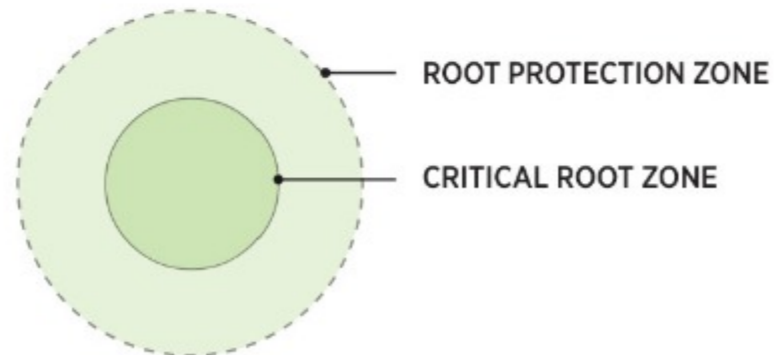
# CENTRAL PARK





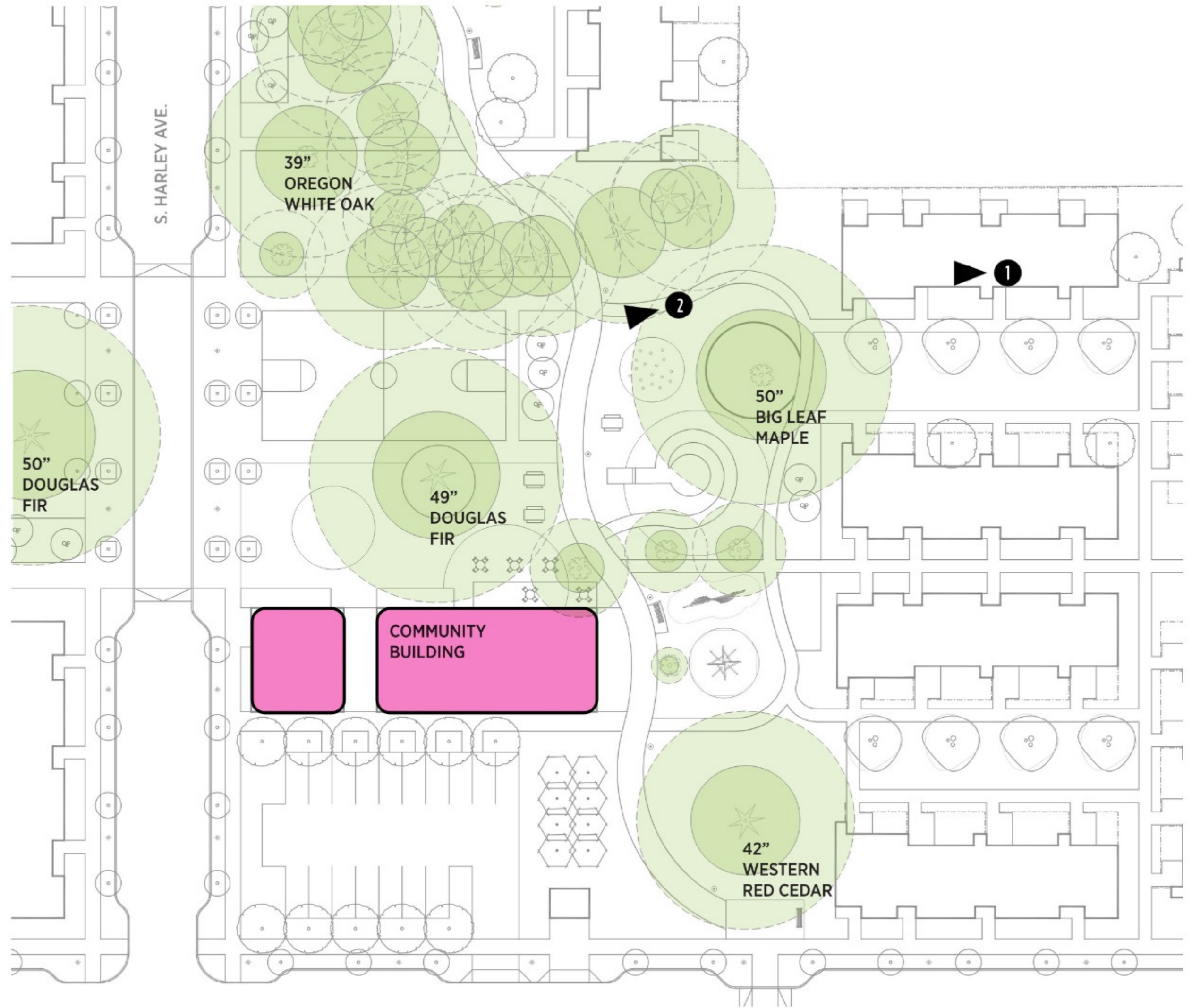
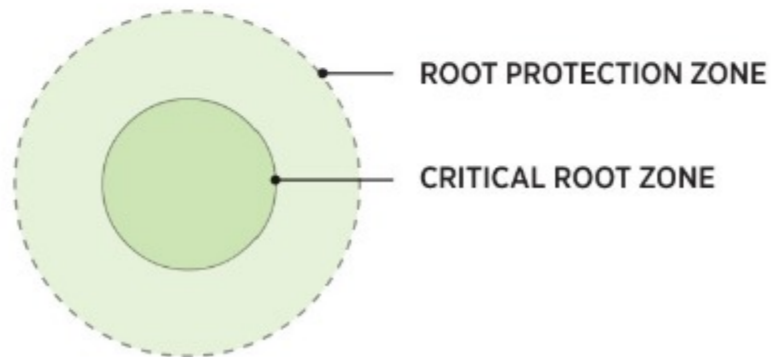
# FIR GROVE

## EXISTING TREES

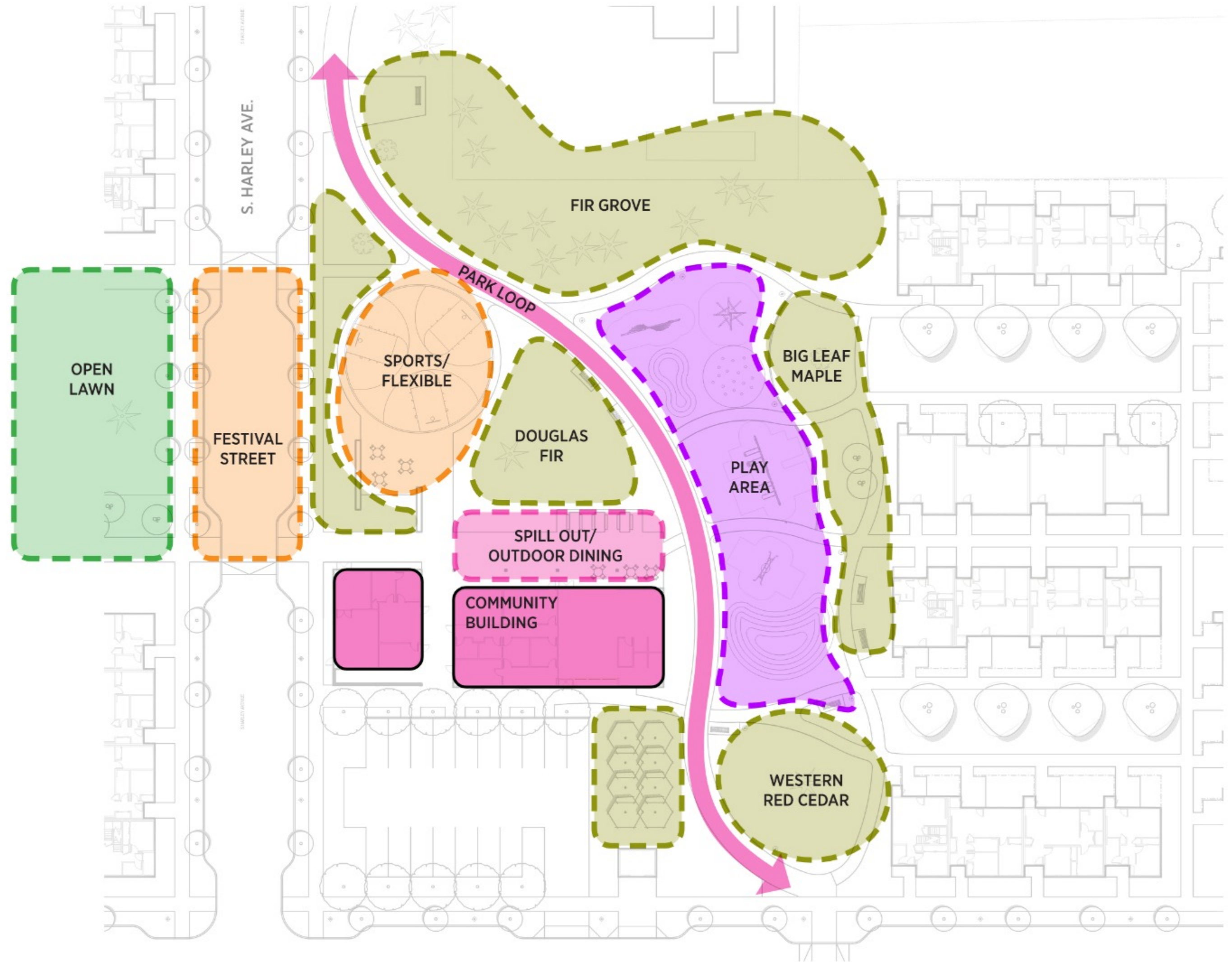


# FIR GROVE

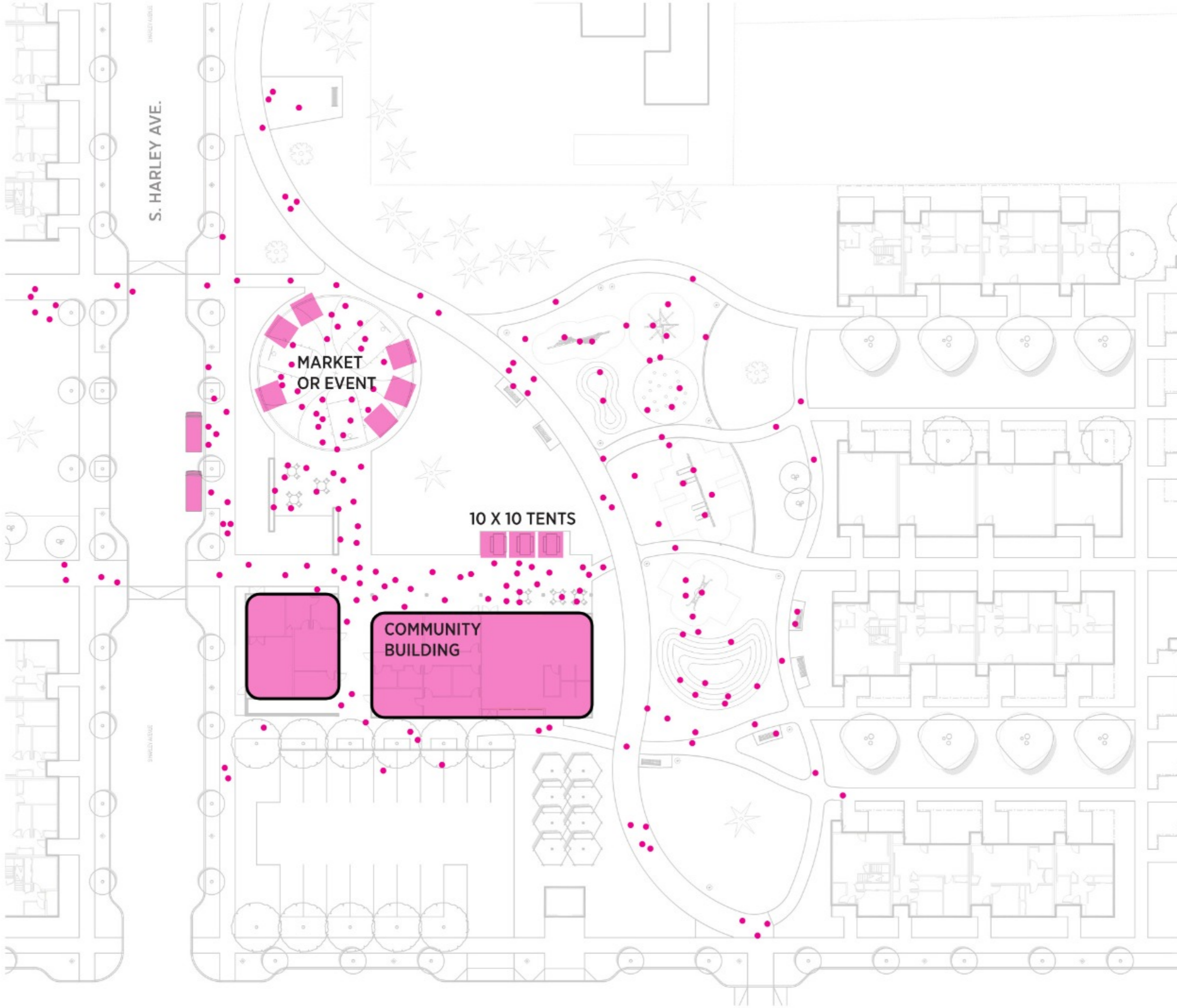
## EXISTING TREES



# FIR GROVE PROGRAM



# FIR GROVE EVENT DIAGRAM



# Unit Update

## Updates Based on What We Heard

### Units Preferences

- In unit Laundry hook-ups for all unit types
- Exterior storage located near kitchens
- Windows in bathrooms
- Include islands or peninsulas in 2, 3 & 4 bedroom unit kitchens
- Divided bathroom preferred in 3 & 4 bedroom units
- Maximize storage in bathrooms

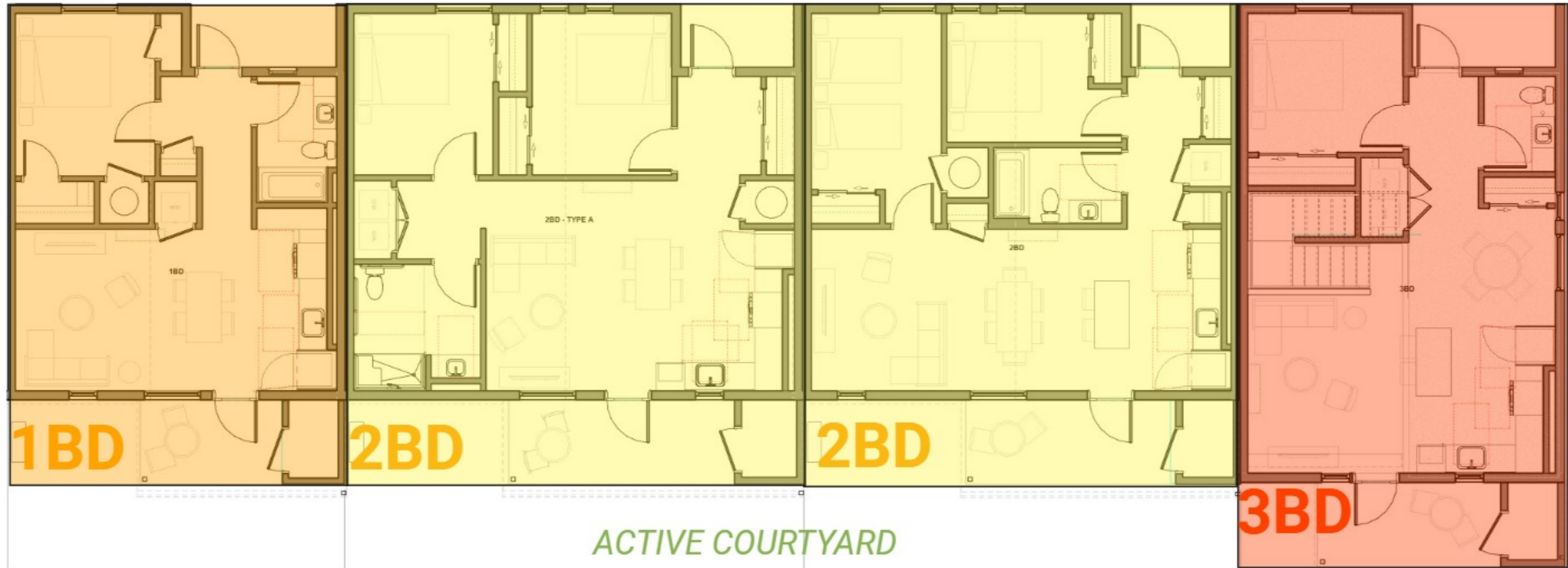


# Quadplex Design

*Typical Quadplex - 1,2,2,3*

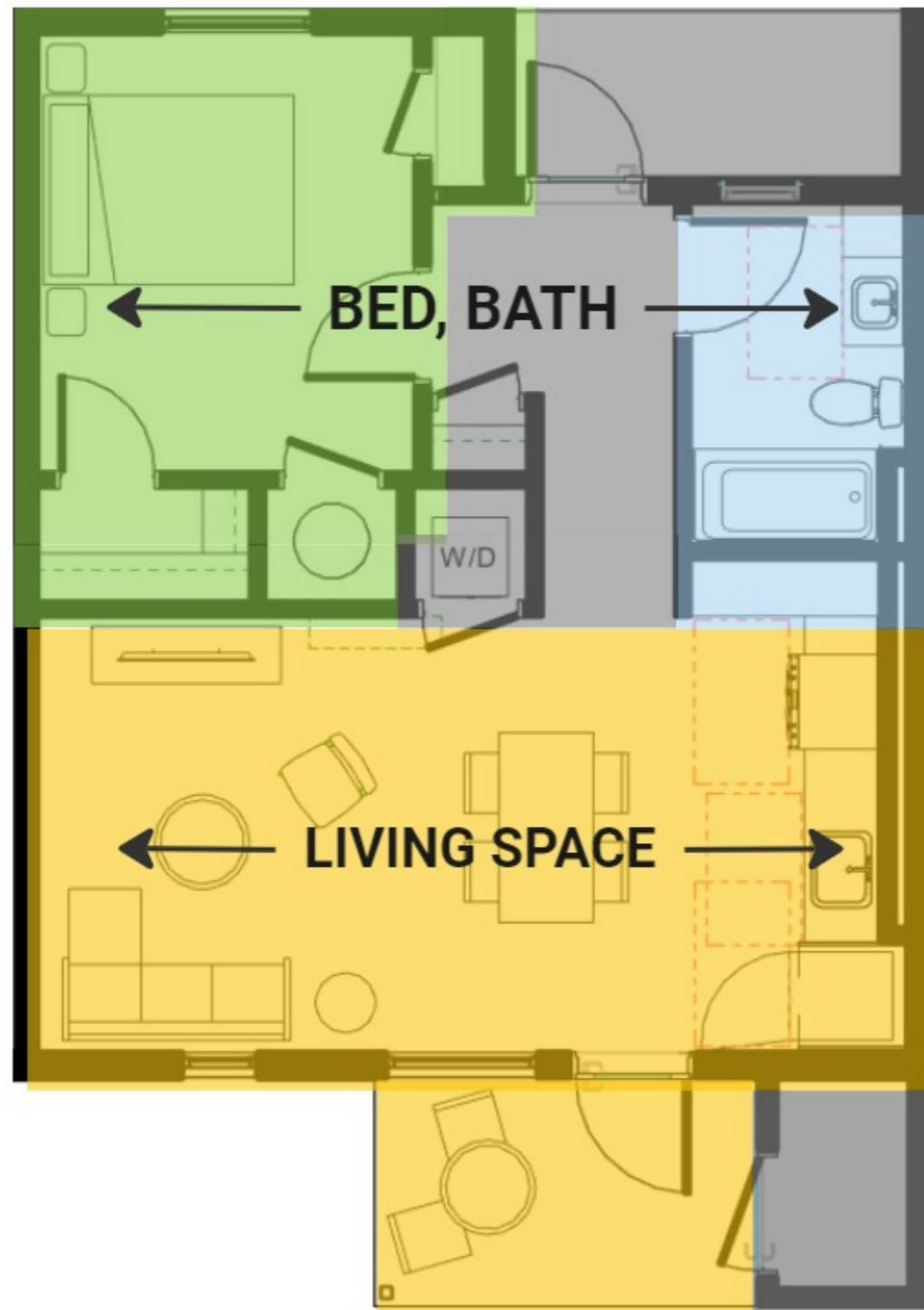


*QUIET, PATH & STREET*



# 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 & 2 Bedroom

QUIET, PATH & STREET



1 Bedroom

**Updates:**  
Stacking W&D Hook-ups  
Additional Kitchen Storage  
Water Heater in Unit



2 Bedroom

**Updates:**  
Stacking W&D Hook-ups  
Additional Storage throughout  
Water Heater in Unit

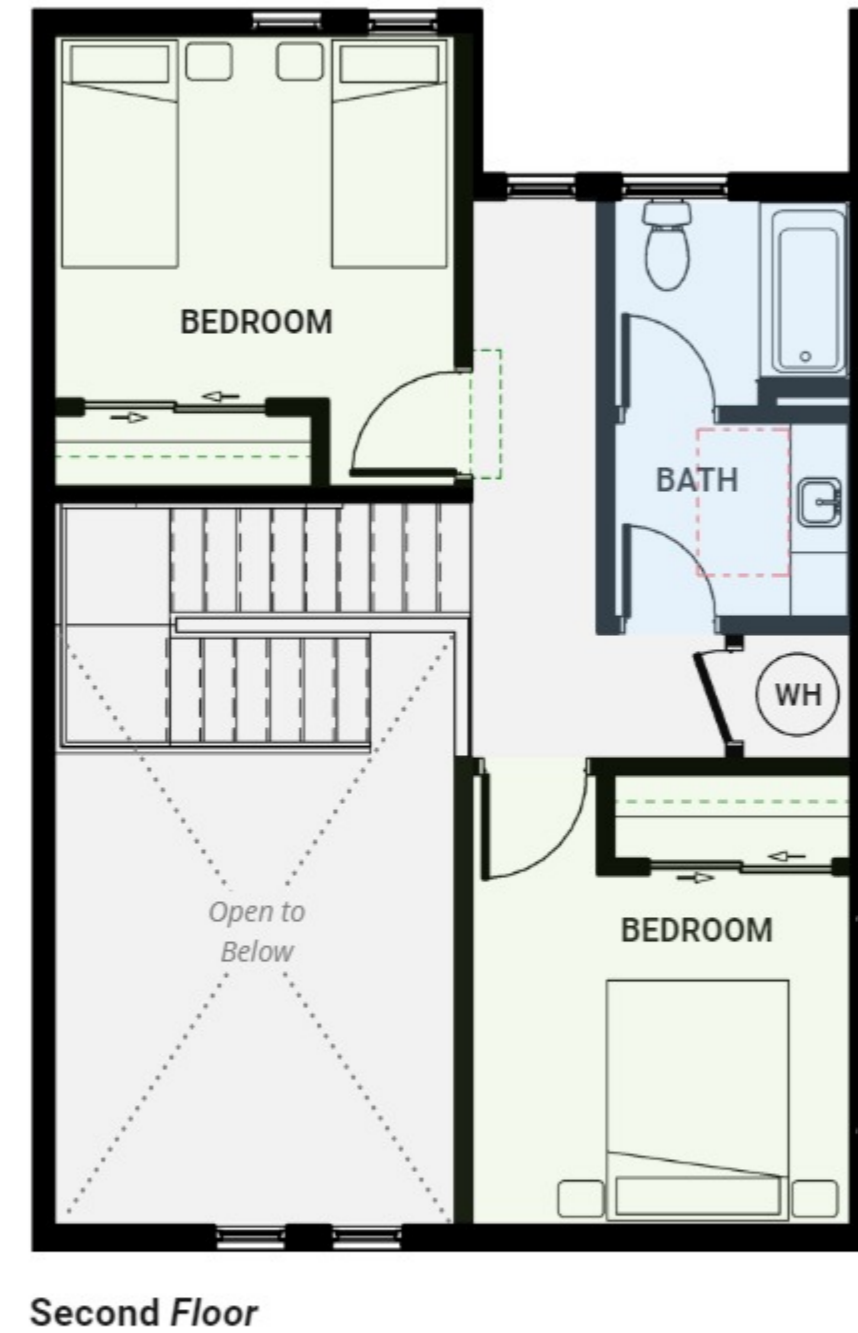
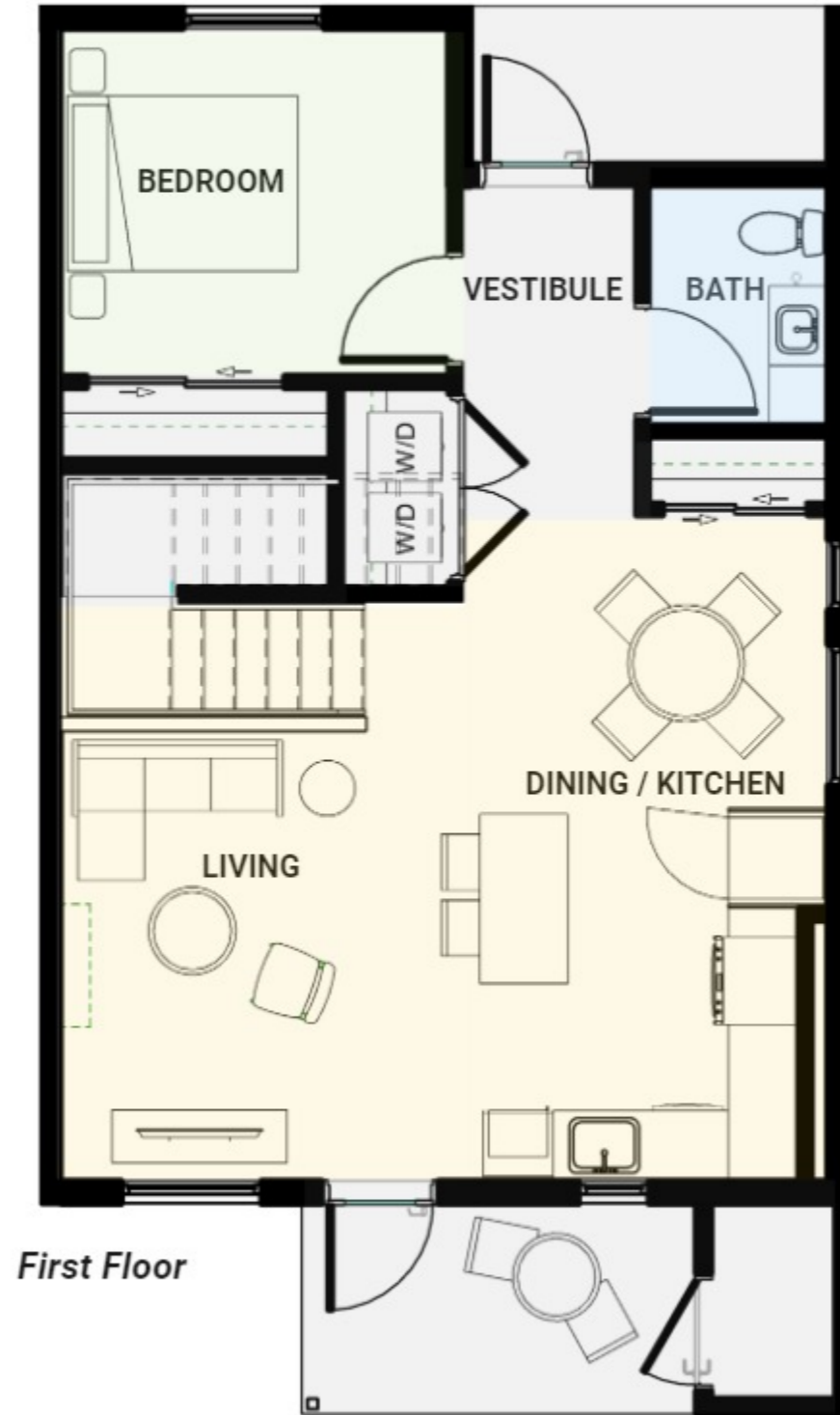
ACTIVE COURTYARD

# Unit Design - 3 Bedroom

QUIET, PATH & STREET

## Updates:

- Kitchen Relocation
- W&D Hookups
- Additional Storage at Dining
- Second Floor Reconfiguration
- More Defined Entry at Exterior
- Water Heater in Unit



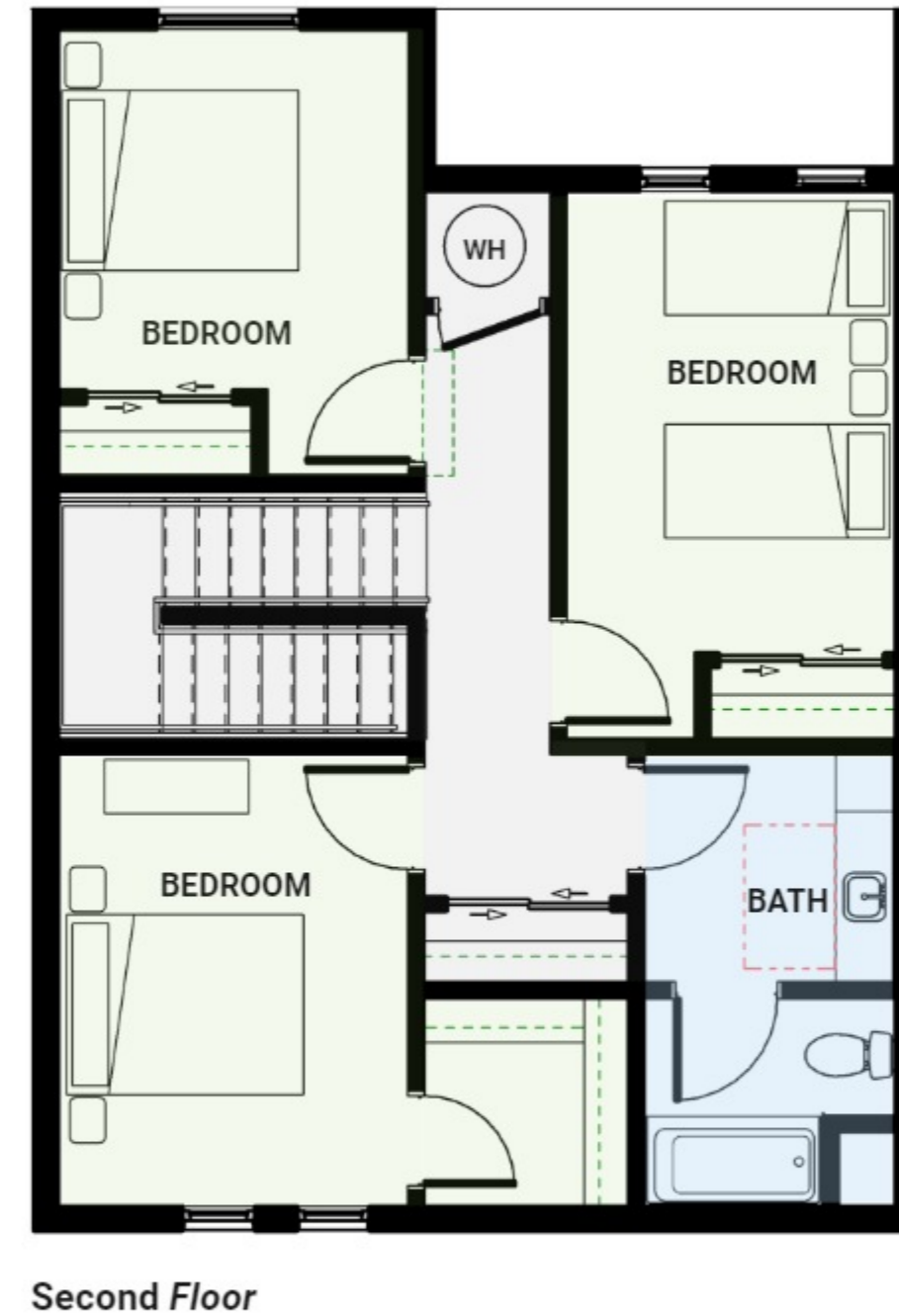
ACTIVE COURTYARD

# Unit Design - 4 Bedroom

QUIET, PATH & STREET

## Updates:

- Kitchen Relocation
- W&D Hookups
- Entry Closet
- Second Floor Reconfiguration
- Additional Second Floor Storage
- More Defined Entry at Exterior
- Water Heater in Unit



ACTIVE COURTYARD

# Unit Design Accessible - 1 & 2 Bedroom

QUIET, PATH & STREET



1 Bedroom - Accessible

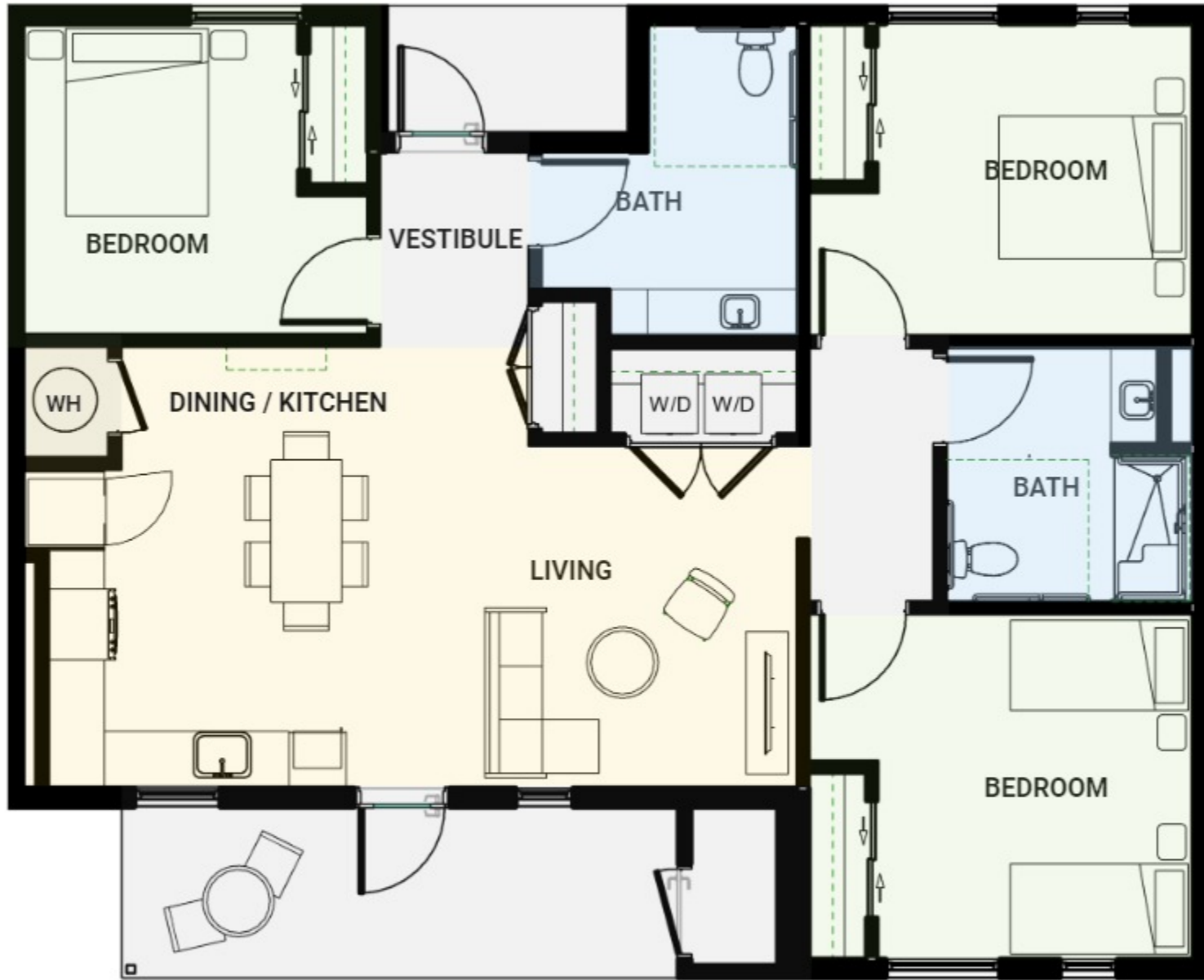


2 Bedroom - Accessible

ACTIVE COURTYARD

# Unit Design Accessible - 3 & 4 Bedroom

*QUIET, PATH & STREET*



**3 Bedroom - Accessible**



**4 Bedroom - Accessible**

*ACTIVE COURTYARD*

## Units - Exterior Expression



**Gable Style Quadplex - Street-facing Elevation**



**Shed Style Quadplex - Courtyard-facing Elevation**



**Perspective - Courtyard Interior**



**Perspective - Looking Into Courtyard From Park Loop**

# Units - Exterior Expression Across Site



# **Community Building**



## What We Heard

### Desired Community Building Uses

- Reservable space for parties or large gatherings
- Community Food Pantry
- Community Classroom Space (cooking classes)
- Social Gathering Space



# Community Building - Exterior Expression



*What inspiration can we draw from Oregon City's historical fabric?*

- Appreciation of simple forms
- Porch / covered areas
- Gable roofs
- Vernacular style

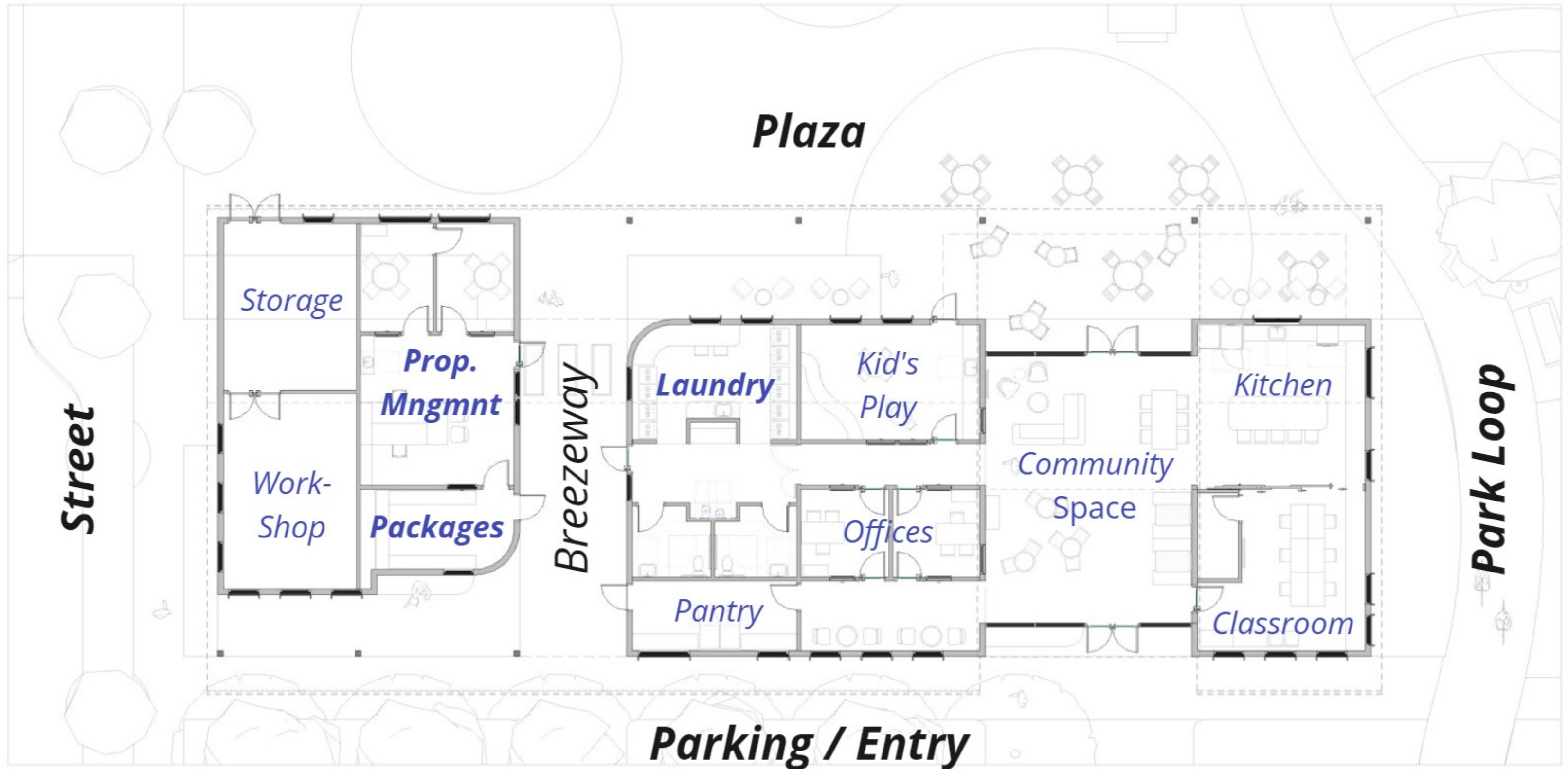


*How does the community building expression start to respond to resident's homes?*

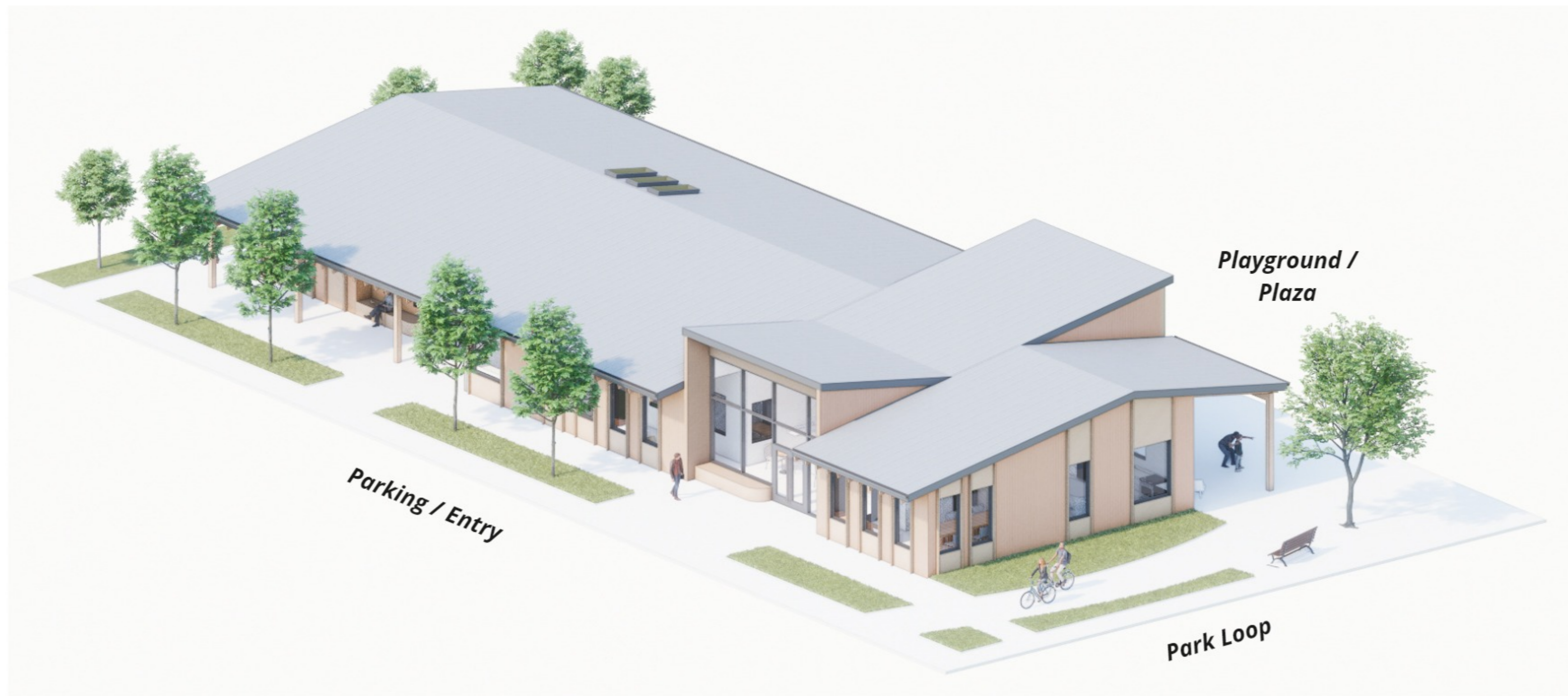
- More agrarian in form
- Open + inviting (barn door)
- Simple and timeless



# Community Building - Overview



# Community Building - Overview



# Community Building - Overview



# **Signage & Environmental Graphics**

# SIGNAGE OVERVIEW

## 1 UNITS



Directing visitors & residents to individual houses

## 2 PARK LOOP



Directing visitors & residents to park loop amenities and the community building

## 3 ARTWORK



Opportunities for artwork at all scales throughout the site

# 1 UNITS HOUSE NUMBERS

## Street-facing:

- Required by code
- Typical, pin-mounted numbers



## Courtyard-facing:

- Bold & colorful
- Painted





## 2 PARK LOOP NAVIGATION

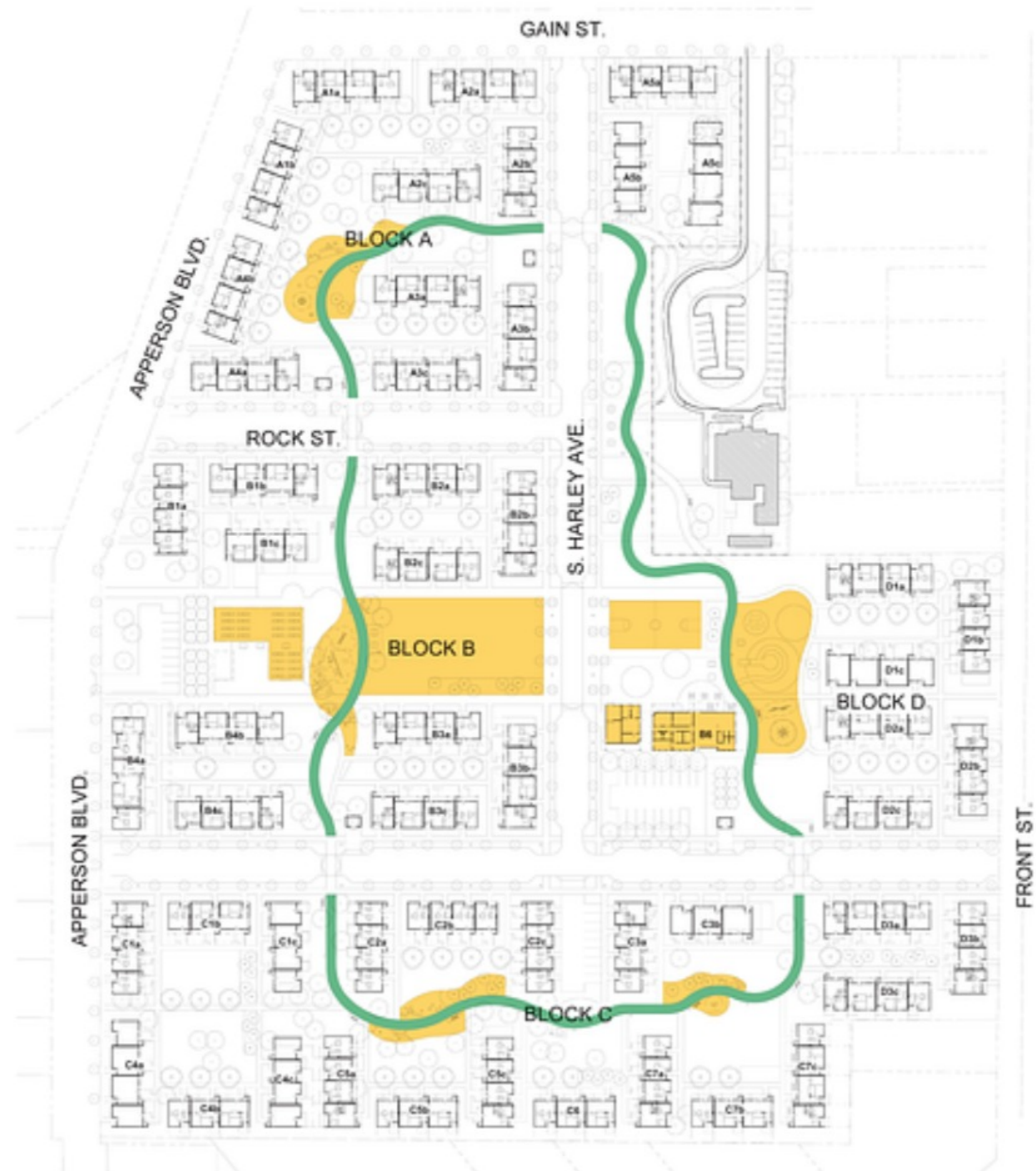
### Maps



### Directional Signage



### Amenity Identification



### 3 ARTWORK OPPORTUNITIES

#### Murals

Landmarks that function as wayfinding cues



#### Crosswalks

Interactive, playful moments at raised crosswalks



#### Scavenger Hunt

Integrated shapes hidden around the park loop



#### Learning Moments

Signage describing local plants & distance indicators along the park loop





*Do you like the idea of addresses facing courtyards as being a bit more bold and playful?*



*Any fun ideas for wayfinding through the site? What do you like?*

# **Visioning Activity & Open Discussion**

## 1 CARD COLLAGE

**Prompt: Select a combination of words and images that represent community.**

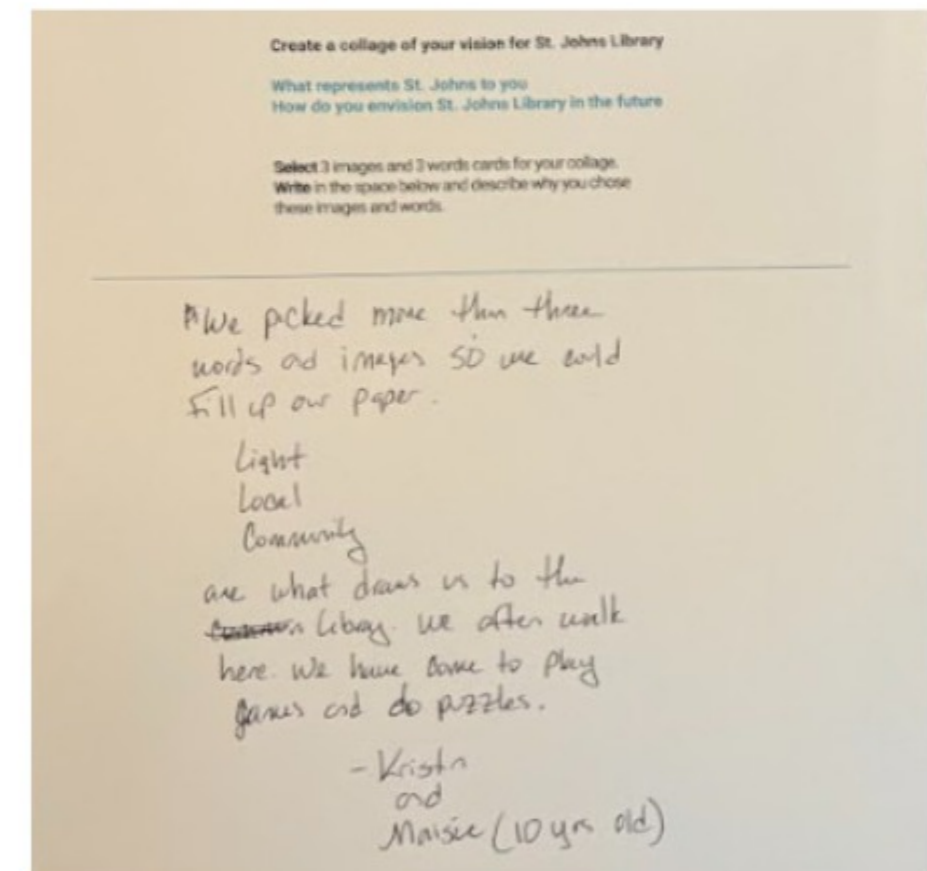
Each person has 9 sections to fill with the provided word and images cards.

Blank cards included to add your own words if preferred.

Write a few sentences about why you made those selections on the back.

### Think About...

- When do you feel most connected to other people?
- What do you find most valuable about being with other people?
- Where do you find inspiration within your community?
- What do you think makes your community special?
- What traditions should we keep alive?
- What words and images represent the future of the community?



## Discussion Questions

What kind of community spaces, services or events would you like to see?

Do the most recent units updates respond to recent feedback? What do you like and what could still use improvement?

How do you imagine using the back porch space provided at each unit?

