



## Community Forum 12.15.09

### Meeting Notes

A community forum was held at the Park Place Evangelical Church on December 15th, 2009. 35 community members attended in addition to members of HACC staff, and Deb Meihoff, a sub consultant with Mithun. Other guests included Tom Brennan, subconsultant to Mithun, Bob Cullison, Oregon City Public Works Department, and xx Oregon City School District.

The meeting was introduced by HACC Executive Director, Trell Anderson. Attendees introduced themselves and stated where they live and for how long.

Deb Meihoff, facilitator, reviewed the agenda and ground rules for the meeting.

The Clackamas Heights Cultural Audit video was shown. A copy of the short film, featuring Park Place residents, businesses, and other partners, will be available for viewing online – check the project website.

The open forum discussion was kicked off by referencing the [“Things We Know”](#) project document which outlines the known and unknown facts about the project as of December, 2009.

Additional questions and discussion centered on the following topics:

- **What steps will be taken to improve security in the neighborhood?** *Increased security of the community can be achieved through good design. Emphasizing an “eye’s on the street” design that encourages interaction and limits the amount of darkened, hidden areas in the community can significantly impact security. Recognizing that current neighbors feel police response is inadequate, other options include a Police Satellite Office in the redesigned Clackamas Heights (depends on funding), and the creation of a Neighborhood Watch for Park Place. Trell Anderson stated that these meetings could be held at the Clackamas Heights community center, and that HACC would be willing to support the group with needed safety supplies such as flashlights and vests. In addition, it is important to recognize that the City of Oregon City Police Department only has 4 on-staff officers at any given time, for the entire city. HACC staff will continue conversations with the Oregon City Police to determine the current safety/security issues and how redevelopment may assist with improvements. (Trell Anderson, HACC)*
- **Will carports be included?** *Parking options have not been decided as of this point, but it is a possibility. The design team will continue to talk to stakeholders about the options as more information is known about the types of housing to be developed.*

- **What are the transportation options?** *Public transportation is currently very limited on the site and in the Park Place neighborhood in general. The project transportation planners are looking at a variety of improved transportation options including public transit or public/private transit, pedestrian and bike safety improvements, and working with county transportation programs to improve options in the area. ( Tom Brennan, Nelson/Nygard)*
- **How did HACC reach the 200-300 unit range?** *The Redevelopment Advisory Group was recently presented with three test fits for the site that included different unit mixes. We know that in order to be financially viable and, therefore, good stewards of the public's money, the site needs to include at least 200 units. The different test fits included a unit range of 130-150 which would not require a zoning change for the property, a test fit of 200-250 which would require a zoning change, and a third option of 300 units which would also require a zoning change. The third higher density test fit could have the most potential influence on TriMet for increasing and/or improving public transit in the area, given that one of their expanded service requirements relies on higher population levels than currently exist in the Park Place neighborhood. (Andrea Sanchez, HACC)*
- **How and when are decisions made regarding:**
  1. Type of occupants in community spaces
  2. Commercial and Retail spaces

*A market study is being performed by one of the consultants, which will take into account the needs of the Park Place community and what is being provided in nearby existing and planned developments HACC is exploring the financial feasibility of incorporating the existing retail along Holcomb into new development. HACC is also committed to including community space on the site – how much, what types of community spaces, and where they'll be located will be determined through the planning process (Deb Meihoff and Andrea Sanchez).*
- **What is the planned future use of the Park Place School?** *At this time, Oregon City is not planning on selling the building. The school was closed due to declining enrollment in the district. Holcomb Elementary still has room for 100 more children. There would need to be an area increase of 500 children to make reopening of the Park Place School a financially viable possibility. ( Ted Thonstad, Oregon City School District)*
- **If there will be more people and households in Clackamas Heights, what will the street improvements be?** *The master plan, with the City's guidance, will determine what improvements need to be made on site and nearby.*
- **What about planned improvements along Holcomb, particularly in the "S" curve, to improve pedestrian safety?** *To date, no improvements are planned for this portion of the street. ( Bob Cullison, Public Works, Oregon City)*
- **What is the status of "The Rivers" development?** *The Developer is CenterCal Properties and as of 12/15 the project is "back on". The project, at least in the initial phases, appears to be mostly commercial/retail ( Bob Cullison, Public Works, Oregon City)*
- **What is the status of "The Cove" project?** *Construction plans for Phase 1 & 2 are being review by the City. These include 224 apartments for Phase 1 within the next two years. The Cove is a public/private*

*partnership development between Oregon City Urban Renewal Commission and Pacific Property Search, a private developer. ( Bob Cullison, Public Works, Oregon City)*

- **What is the status of improvements to Highway 213, including a new 'jug handle' access ramp?** *The City/State have received funding to improve safety of the 213 corridor between I-205 and Redland Road. The planned improvements include constructing a looped access road, the 'jug handle', which would result in removal of cross-traffic and left turns on 213. Construction is expected to be completed in the Winter of 2012. (Bob Cullison, Oregon City Public Works)*