

CLACKAMAS HEIGHTS MASTER PLANNING AND REDEVELOPMENT

MEETING NOTES: Advisory Group and Community Meetings

November 3rd 2009

The following items were identified by the community as important project goals and outcomes Master Planning for Redevelopment of Clackamas Heights.

Healthy Housing

Active living

- Walkability is important, pedestrian
 - Water features that are interactive, useful, and kid-friendly
 - Develop site as an accessible, walkable destination for residents and their neighbors
 - Promote walking for a healthy environment – link to destinations such as a park
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- Safe, well-lit paths that go places; ensure maintenance
 - Lighting: sidewalks, trails, streets
 - Work out room / gym
 - Areas for kids to play outdoors
 - Yards: private and sound proof
 - Services and retail nearby

Indoor environment

- Mold-free homes
 - Use non-toxic building materials
 - Incorporate healthy ventilation
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- Mold-free homes
 - Ventilation
 - Consider allergies, fresh air, asthma

Housing design

- More storage and closet space (including front closet and hallway)

**Clackamas Heights Master Plan
Input for Project Goals**

- Carpet
- Bigger kitchens
- Bedroom for each child
- More bathrooms
- Choices of housing for people with different needs – blind, disabled
- Walk-in showers
- Dishwasher and larger refrigerator
- Range of accessible features
- Washer/dryer hookups
- Architectural style should complement, fit in with surrounding neighborhood
- One-story residences only
- Private parking, driveways for safety and security
- Hardi-plank siding
- Computers in every housing unit; more technology
- More kitchen counter space
- 2 bathrooms in units
- ADA-compliant units; universal design

Tenure

- Possible ownership with an affordable housing covenant (Clackamas County Land Trust)
- No more residents on site than there are now
- More housing than before
- More involvement in choosing housing

Other

- Have economic opportunities to work – maybe get out of public housing
- Secure housing, medical, good schools
- Technology, technology, technology
- Opportunities to interpret cultural heritage and natural heritage (e.g. agriculture, environmental learning; site's relationship to Oregon Trail)

**Clackamas Heights Master Plan
Input for Project Goals**

- Access to computers
- Places free of crime and vandalism
- No net loss of affordable / subsidized (public) housing units.
- Keep scattered sites being sold now in the equation.
- Replace all units as soon as possible
- What is going to happen to OCVM property?

Environment and Green Living

Overall green building techniques

- Certified green building: LEED ND, Earth Advantage, Salmon Safe
- Design buildings to meet energy goals
- Consider lifecycle economics
- Seek synergies with energy, comfort, health
- Low impact development techniques like pervious asphalt
- Understand carbon footprint
- Environment-friendly lighting

Energy and water: quality, conservation, and production

- On-demand water
 - Energy efficient appliances
 - Design buildings for future climate
 - Orient buildings for solar power – passive and active
 - Rainwater harvesting
 - Establish predevelopment targets for water quality
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- Bioswales and other water systems
 - Find ways not to overload storm system
 - Solid foundation to help with energy efficiency
 - Storm windows
 - Solar panels

Clackamas Heights Master Plan
Input for Project Goals

- Energy efficient appliances
- Collect and reuse rainwater

Natural environment

- Wildlife corridors and open space connectedness to other areas
- Access to nature and outdoor activities – need local parks
- Restore the waterways for recreations and enjoyment

- Plants that don't cause allergies (e.g. cottonwoods)
- Connectivity
- More trees, vegetation and green areas
- Maintain and/or re-establish natural springs; don't divert or cap off

Other

- Develop community gardens and food systems
- Dedicated areas for smokers
- Separate areas for seniors

Community Amenities

Public / community facilities

- Parks and open spaces are needed that are inviting, accessible and are a destination that draw people in.
 - Active recreation facilities (Play fields, etc) for all ages
 - Water feature for play (fountain for interaction)
 - Garden space – enhance existing, if feasibility
- Community center for residents and maybe open to the neighborhood.
- Place for teens to participate in positive activities – maybe offer youth programs
- Integrate with surrounding neighborhood – avoid alienating neighbors, stigmatizing CH residents
- Library
- Re-open Park Place School

**Clackamas Heights Master Plan
Input for Project Goals**

- Better access to supermarkets, healthcare, pharmacy, entertainment
- Fitness center with sauna
- Swimming pool
- Dome over garden area with retractable roof

Commercial / retail services

- Grocery store, other services – restaurant, cleaners, gas station
- Daycare
- Healthcare clinic on site or adjacent – maybe outsource clinic 2-3 days per week
- On-site farmers market

Other

- Lighting within site and also fits style of neighborhood
- One full time police officer for CH site

Sustainable & Safe Transportation

Bikes / peds

- Safe pathways that serve peds, bikes and that connect to public transit and other services
- Bike trails
- Improve bike/ped safety along Holcomb and across 213

- Safe ped transportation that connects to areas outside of CH/neighborhood
- Walking paths
- Sidewalks on both sides of street
- Safe bike connection to Clackamas Town Center

Transit

- How can this project leverage better transit service?

**Clackamas Heights Master Plan
Input for Project Goals**

- Need more transit servicing the neighborhood – every 15 minutes or at least one per hour
- Shuttle bus to transit stops or transit center

Streetscape

- Sidewalks with planting strips and/or walking trails with lighting

Connectivity

- Need to get people across 213 and into regional center
- Better street connections through the site
- Safer transportation alternatives to/from school

Other

- Limit parking and number of vehicles per household
- Streets are narrow, on-street parking can limit vehicle movement and be a safety hazard

Community Building

Community gathering space

- Place where people can gather that is open – community room isn't always open, not inviting to everyone, attached to HACC offices
 - Focal point: garden/plaza/gathering place that the entire community can use
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- Kids and teen activities
 - Computer lab and computer classes
 - More playgrounds
 - Preserve open space
 - Barbeque / picnic area

Community services

- Economic integration, mixed income

**Clackamas Heights Master Plan
Input for Project Goals**

- Good for schools, kids, demonstration that redevelopment is a good thing for a community
- Ex: Gladstone Center for Children and Families – social integration
- Live all aspects of life in the community: recreation, occupation, support (daycare), conduct business.
- Conflict resolution – build skills on being a good neighbor
- Connections without using car transportation

- Go beyond CH for upgrades of older homes
- Incorporate history of neighborhood into site / learning opportunities: Oregon Trail
- Open and inviting to the rest of the neighborhood
- More stores
- Farmer’s market on site to sell things
- Community classes: art, sewing, cooking, architecture/design
- Community book group

Safety measures

- Foot patrol, safer park
- Better use of open space – inviting, safer paths, benches
- Community policing/surveillance

- Better street lighting and reflectors

Other

- Residents needs should be given greatest emphasis
- 1:1 ratio for housing should be the starting place

Economy

Transportation

- Transportation to/from work

**Clackamas Heights Master Plan
Input for Project Goals**

- Bus service

Target industries

- Agricultural production opportunities: green houses. School has land. Can get food growing for kids/for sale/ sustainable community
- Take advantage of all the governments located in Oregon City (city, county, state)

Skill development / job services

- Wifi service
- Bring services to where people live: HeadStart, YMCA, community center with opportunity for child care, classes, pool
- Job skill assessment of entire community and promote economic opportunities linking to local skill base
- Central job recruitment and announcements for neighborhood
- Hire locals for construction and maintenance of new CH

- Employment / job training opportunities for youth
- Partner with business training programs
- High quality education
- Modern education suited for today's marketplace
- Include opportunities for homeless in the area

Other

- Secure access to food, meal programs

- Need healthcare in area – clinic a few days / week

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- = Community Meeting
 - = Advisory Group