



## **Clackamas Heights Master Planning and Redevelopment Public Participation Plan**

Communicating with and involving the key stakeholders – and public – will be key to the Clackamas Heights Master Plan success and implementation. The purpose of the Public Participation Plan is to ensure that residents, neighbors, property owners, businesses, and other interested parties have convenient opportunities to become fully informed about the project and to provide input throughout the process. The Plan strives to focus on implementation needs: garner involvement and support; provide clear, consistent education and information; and ultimately create value for the project and property to realize build-out of the concept created.

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### **PURPOSE**

This document is a summary of the approach to public participation for the Clackamas Heights Master Planning process to begin in October 2009 and continue through to the submission of a HOPE VI Revitalization Grant to HUD in fall of 2010. It contains operating principles, proposed organizational structure, and a list of activities.

There are multiple direct stakeholders for the project including local governments (City of Oregon City and Clackamas County), property owners, neighbors, residents, community groups, and business owners adjacent to the Clackamas Heights property. The public outreach efforts include a program for citizen participation (building the plan with direct stakeholders) and a program for citizen education (informing the general public). In some instances, the method and type of outreach will be the same for all parties, and in other cases, it will be tailored to a specific group or message. This document is a breakdown of the public participation methods and it forms the basis of a working document for the planning process.

### **Desired Outcomes of the Clackamas Heights Master Planning Process**

- Identification of preferred redevelopment options for the Clackamas Heights community to enhance livability, community amenities, accessibility and energy efficiency.
- Build community partnerships between residents of Clackamas Heights, Park Place neighborhood members, and the larger Oregon City and Clackamas County community throughout the process.
- Completion of a concept plan for the Clackamas Heights Redevelopment that will be submitted to HUD as part of a HOPE VI Revitalization Grant.

### **OPERATING PRINCIPLES**

Public participation processes generally start by establishing goals for participation and operating principles. Below is a draft of these goals and principles, to be reviewed with the Clackamas Heights Redevelopment Advisory Group at their first meeting.

Public Participation Goal:

Include direct stakeholders to the greatest extent possible, while providing input and information opportunities for other interested parties, in order to develop a concept plan for redevelopment of Clackamas Heights.

Public Participation Principles:

1. Include direct stakeholders at key decision-making points/milestones throughout the process.
2. Develop avenues for partnering jurisdictions to participate throughout the process.
3. Maximize existing avenues for public participation, including the Park Place Neighborhood Association, civic organizations, etc.
4. Communicate with participants how their feedback is utilized in the process.
5. Be completely open to public input and ideas and provide timely feedback.
6. Respect community volunteers' time and ensure that when these resources are employed they are done so effectively and efficiently.
7. Ensure the public participation process opportunities are equitably provided across the spectrum of all interest groups.
8. Recognize that there are benefits associated with differences of opinion and ideals.
9. Work to build lasting community leadership and relationships, and lay the groundwork for development of private/public partnership opportunities.
10. Value the past and consider the future when making decisions.
11. Communication will be a two-way process between stakeholders and the Housing Authority of Clackamas County.
12. Provide a hospitable and welcoming environment to all participants.
13. Create opportunities to bridge issues, communities and neighborhoods, building upon common values.

## **ROLES AND RESPONSIBILITIES**

In order to meet the project's timeframe and to adhere to the guiding principles, a project advisory group will be formed, to be called the "Clackamas Heights Redevelopment Advisory Group". Decisions and information that emerge from the Advisory Group will be translated to the public-at-large in a variety of ways. Below is an outline of the anticipated roles and responsibilities within the public participation plan.

Advisory Group

The Advisory Group serves in an advisory capacity and its input will inform the development of the Concept Plan. The Concept Plan may be adopted by resolution by Oregon City Council and the HACC Board of Commissioners. The Advisory Group should strive to craft and recommend approaches and solutions that are workable for a wide range of needs and interests. While consensus is desirable, it is not the goal of the

Advisory Group. The group should engage in open and constructive dialogue to ensure that potential solutions are well tested and that diverging opinions are aired, discussed and documented.

Housing Authority of Clackamas County Board of Commissioners

The HACC Board of Commissioners holds the authority to approve, refine, or deny recommendations that arise from the Redevelopment Advisory Group as issues pertain to HACC. In this capacity, the HACC Board will support the Master Planning process by seeking more information where necessary, and working closely with HACC Staff and Advisory Group members to offer guidance and input on relevant issues.

City of Oregon City Board of Commissioners

The City of Oregon City Board of Commissioners holds the authority pertaining to proposed land use changes to approve or deny the concept plan as presented by the Master Planning team and HACC staff at the end of planning process.

Residents

Clackamas Heights Residents will provide essential input and support throughout the Master Planning process. A Resident Working Group will be formed to provide input on planning for Community Supportive Services (CSS) programming and site design for redevelopment of Clackamas Heights. This group will report back to the Advisory Group at each meeting to provide feedback on resident priorities for programming and design elements.

General public

General public includes, but is not limited to: Neighborhood/Business Associations, Residents, Civic Organizations, Ethnic Communities, Businesses, Property Owners, Special Interest Groups, and Social Service Providers. Information derived from the public will be provided to the Task Force, Planning Commission and City Council for their consideration in recommendations and decision-making. The Project Team will provide meaningful forums and will work with members of the community to provide fair and equitable opportunities to voice needs and opinions related to the development of the Clackamas Heights concept plan.

Project Team

Staff Project Team

The Staff Team is charged with project coordination to keep the project moving forward and on schedule. The team will meet regularly to coordinate tasks and problem-solve. Staff Team, with the assistance of the Advisory Group, also will provide operational guidance of the project.

Consultant Project Team

The Consultant Team will work closely with the Staff to develop the plan and keep the project on time. Consultants also will participate in public events and Advisory Group meetings, as requested.

## **PUBLIC PARTICIPATION ACTIVITIES**

A schedule for the Plan has been constructed to allow enough time for public input into the process, being mindful of the need to implement the Plan in a timely manner. The process is built upon past planning activities in the area.

Different stakeholders will require different levels of involvement and different opportunities for outreach – everything from a formal public hearing to reading an informational article in the newspaper. The public participation program outlined herein is intended to maximize diversity of participation within an efficient timeframe. :

- **Clackamas Heights Redevelopment Advisory Group Meetings-** 4 meetings
- **Community Design Workshop-** 4 day interactive workshop
- **Community Meetings-** 4 meetings during planning process
- **Stakeholder Interviews**
- **Project Website-** Frequently Asked Questions/general project information, meeting agendas & notes, draft documents, maps, and links to related sites.
- **Media Efforts-** Press releases and working with media in other ways.
- **Project Newsletters and Flyers-** Distributed to Clackamas Heights Residents, Park Place Neighbors, and Broader Community
- **Community Organization Announcements-** News and updates shared through community organization calendars
- **Information Kiosks-** Information posted on public kiosks at the Clackamas Heights property and Steve's Market on Holcomb Blvd.