Hillside Master Plan

December 04, 2019
Project Background
| Currently a 16 acre site with 200 units of affordable housing
| HUD Rental Assistance Demonstration Project (RAD)
| Awarded a Metro 2040 Planning and Development Grant

Project Vision
The Hillside Master Plan will set the vision for a vibrant mixed-use, mixed-income community that preserves and rebuilds existing affordable housing at the 16 acre site, while creating new opportunities for expanding housing options and type.

Project Goals
| Up to 400 new affordable housing units
| Community gathering space
| Enhanced outdoor recreation areas
| Other amenities that will serve both Hillside residents and neighbors
| A mixed-use community with potential new retail and office space
A stakeholder advisory committee comprised of residents, service providers, neighbors, businesses, and other key stakeholders will meet and advise the project team throughout the process.
HILLSIDE MASTER PLAN
Housing Authority of Clackamas County

GATHER
- Demographic Analysis
- Market Analysis
- Traffic Analysis
- Stakeholder Interviews
- Site Research
- Zoning Study
- Listening Sessions
- Outreach & Engagement Plan
- Sustainability Charrette
- Visioning Workshops

REFINE
- Internal Design Workshops
- Community Design Workshops
- (3) Concept Design Options
- Open House & Online Open House
- Revise (1) Concept Design
- Presentations
- Master Plan Book

MASTER PLAN DEVELOPMENT TIMELINE
HILLSIDE MASTER PLAN
Housing Authority of Clackamas County

WHERE WE HAVE BEEN

Kickoff

July ’18

LISTENING SESSIONS

September ’18

VISIONING WORKSHOPS

October ’18

SUSTAINABILITY WORKSHOP

November ’18

COMMUNITY DESIGN WORKSHOP

February ’19

COMMUNITY OPEN HOUSE

May ’19

DRAFT MASTER PLAN

June – July ’19

Planning Committee

Stakeholder Committee
Positive Values of Current Site
- Green space
- The people
- Affordability
- Access to transit

Vision for the Future
- Access to fresh, healthy food
- Accessibility to services
- Preserve neighborhood feel while feeling less isolated
- Different housing types to encourage more diverse community
- Enhance recreation
- Gathering spaces
- Energy efficiency
- Improved safety

Housing Density and Style
- 2, 3 and 4 story buildings were preferred. Taller buildings were strongly disliked
- 4 story buildings received more favorable comments when there was larger sidewalks and green space in front of them

Neighborhood Character
- Meandering paths, curbless streets, large sidewalks, and community gathering spaces

Healthy Community
- Favored images showing community gardens, services, and access to local food

Open Space
- Structured playgrounds, open green spaces, dog parks, and landscaped areas were preferred

Small-table working groups each focused on a sustainability category:
- Energy
- Health & Wellness
- Sense of Place/Green Infrastructure

The groups identified the Top Ten Best Strategies for each category. Some strategies include:
- Baseline: Multi-functional outdoor spaces, Community Gardens, Technology and internet access & noise mitigation
- Targeted: 40% tree canopy, RideShare programs
- Aspirational: Pedestrian overpass to downtown, Electric Vehicle Car Share, 50% Tree Canopy

Around 60 community members and Hillside residents attended the design workshop

Building Density
- High density along SE 32nd and SE Meek St
- Low density along the north

Open Space
- Evenly distributed parks, playgrounds, and community gardens
- Widen pedestrian access easement
- Sound wall along train tracks
- Dog park

Community Center Location
- 1-story or ground floor only with residential above
- Center lot or SE lot

Around 65 individuals attended the in-person open house

The online open house had 277 unique visitors;
- 249 visited the English site
- 20 visited the Russian site
- 8 visited the Spanish site

Feedback included:
Concept 1: Community Heart was preferred for the location of commercial space and the location of the community center.
Concept 2: Promenade was preferred for the location of the community center.
Concept 3: Green Network was the most preferred concept in terms of street layout, location of density, mix of housing types, and distribution of open space.
LOW DENSITY
ALONG NORTH

HIGH DENSITY
ALONG MEEK & 32ND

WHAT WE HEARD
HILLSIDE MASTER PLAN
Housing Authority of Clackamas County

TREE CANOPY & OPEN SPACE

LEGEND

Proposed New Tree

Existing Deciduous

Existing Conifer

<12”

>12”

>30”

CALCULATIONS

Based on average 30’ mature street tree canopy

Tree canopy (entire site).........................40%

Open space (entire site).........................43%
HILLSIDE MASTER PLAN
Housing Authority of Clackamas County

NEXT STEPS

GATHER & REFINE
July 2018 - July 2019

PRE APP
Dec 12, 2019

PRELIMINARY DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN
Comprehensive Plan Amendment/Zone Change
CITY COUNCIL & PLANNING COMMISSION APPROVAL

PRELIMINARY PLAT (PHASE 1)
Create lots A, B
CITY COUNCIL & PLANNING COMMISSION APPROVAL
STAFF APPROVAL

FINAL PLAT (PHASE 1)

PRELIMINARY PLAT (PHASE 2, 3, etc)
2 = Create lot C
3 = Lots D - G (K)
CITY COUNCIL & PLANNING COMMISSION APPROVAL
STAFF APPROVAL

FINAL PLAT (PHASE 2, 3, etc)

Processes Run Concurrently
All phases in 7 years

COMMUNITY ENGAGEMENT