

November 2010



# WHAT'S NEW IN THE *North Clackamas Revitalization Area*

**You're invited to the Hawthorne Park public planning meeting November 30 – and bring the kids!**



A new park is being planned in the North Clackamas Revitalization Area urban renewal district, and we need your help to make sure it will meet the needs of you, your family and community.

Hawthorne Park will come to life at the corner of King Road and 75<sup>th</sup> Avenue. The one-acre park site is adjacent to the new Hawthorne Park residential development. Park design and construction will be paid for by a grant from the Metro Nature-in-Neighborhoods program and funds from the Clackamas County Development Agency.

The Metro grant requires the park design to enhance the natural experience and sense of nature for residents, and balance active recreation space with natural areas. **In order to meet these goals the park will**

**not include items such as large play fields or turf areas, basketball courts or typical metal play structures.** The design will seek to utilize native vegetation, minimize impervious surfaces and use sustainable design features to reduce watering and maintenance, and incorporate nature-based play areas.

Other important considerations include safety and security, neighborhood accessibility and proximity to the new Hawthorne Park residences. The Hawthorne Park Project Advisory Committee, which held its first meeting November 16, was introduced to concepts of nature play, rain gardens and swales, and other ideas for making the park a great place for community to relax and have fun.

## **HAWTHORNE PARK COMMUNITY MEETING**

**6-8 p.m., Tuesday, November 30**

**Linwood Avenue Church of Christ, 10110 SE Linwood**

***Help plan a new park for your community!***

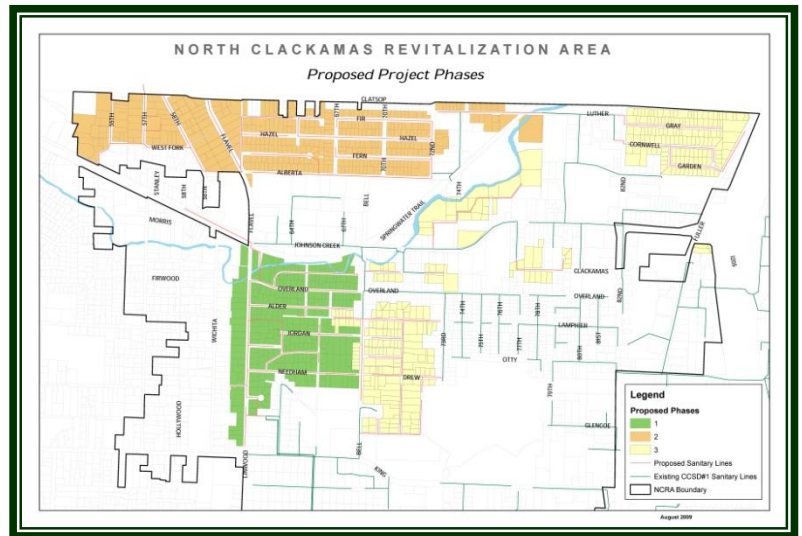
The first public meeting is scheduled from 6-8 p.m., Tuesday, November 30, at Linwood Avenue Church of Christ at 10110 SE Linwood Ave., Clackamas. People of all ages are invited to attend to learn about park options and share ideas for what the park should look like and what it should offer.

For more information, contact Ken IteI, 503.742.4324 or [kennethite@co.clackamas.or.us](mailto:kennethite@co.clackamas.or.us), or go to [www.clackamas.us/transportation/renewal/northclack](http://www.clackamas.us/transportation/renewal/northclack).

## Sewers keep coming!

Clackamas County Service District #1 (CCSD #1) is continuing to install sanitary sewers. The Development Agency is reducing property owners' costs by prepaying system development charges (SDCs) for each developed property. The Agency recently extended the credits to cover each housing unit on a residential lot.

Every single-family housing unit and non-residential developed lot in the NCRA that does not currently have sewer service is entitled to a \$2,200 SDC credit. (Multi-family housing units and mobiles homes receive a \$1,760 SDC credit since they are assessed at 80% of the rate of single-family homes.) The Agency and CCSD#1 are also offering a \$1,250 discount on



final assessments. Sewer hook-up grants and other assistance are also available.

Construction on Phase 1 (green on the map) is nearly finished. Phase 2 work (orange) will begin soon, followed by Phase 3 (yellow) in fall 2011. All the work is scheduled to be done by the end of 2012. For information: Kathy Frasier, 503-742-4566, [www.RiverHealth.org](http://www.RiverHealth.org) or 503-742-4561.



## If you're in the Milwaukie service area...

Sewer line installation to serve about 220 properties northeast of the city is expected to be complete Jan. 1, 2011. Milwaukie residents will receive the same SDC and assessment benefits noted above. More information at <http://www.ci.milwaukie.or.us/communitydevelopment/ne-milwaukie-sewer-extension-project>.

## AND THERE'S MORE . . .

**PAVING** -- With \$150,000 of Community Development Block Grant funds, Needham Court, May Street, Overland Street, and Alder Drive between Linwood and Bell were paved this fall. Another \$150,000 will be available for more paving, planned for summer 2011.

**ROAD SYSTEM PLANNING** -- Street, curb and sidewalk improvements were a priority of residents when the NCRA was created in 2006, and it's time to begin planning. First, we need to hear what you want the NCRA road system to be like. Where should most through traffic go? Where would you like sidewalks? How about street-lighting? Watch for information in 2011 about planning the future of your streets.

**HOUSING** -- NCRA housing programs focus on individual properties or projects, including: owner-occupied rehabilitation loans and grants, home access and critical repair grants, rental property rehabilitation loans, and help with down-payments and closing costs for first-time homebuyers.

**FULLER ROAD STATION AREA PLAN** -- The Fuller Road light rail station and park-and-ride lot adjacent to I-205 is planned to invigorate area development within walking distance of the station. The Plan proposes changes to support Transit-Oriented Development (TOD) around the station, including designating the area a "Station Community," redeveloping with a denser street network, and planning for a mix of housing, office, institutional and commercial uses. For more information, contact Shari Gilevich 503.742.4523 or [sharig@co.clackamas.or.us](mailto:sharig@co.clackamas.or.us) or go to [www.clackamas.us/transportation/fuller/](http://www.clackamas.us/transportation/fuller/).

For more information about any projects in the NCRA, go to <http://www.clackamas.us/transportation/renewal/northclack.htm> or contact Ken Itel at 503-742-4324 or [kennethite@co.clackamas.or.us](mailto:kennethite@co.clackamas.or.us).