

# OVERLAND PARK URBAN RENEWAL PLAN

## URBAN RENEWAL PLAN CITIZEN ADVISORY COMMITTEE

### SUMMARY MEETING MINUTES

**Meeting Date:** July 27, 2005

**Location:** Sunnybrook Service Center, 9101 SE Sunnybrook Blvd., Clackamas, OR

**Meeting Attendees (“√” if present) & Distribution:**

- √ David Bradley, Southgate CPO
- √ Barbara Cartmill, Clackamas County Development Agency
- √ Gary Cook, Clackamas County Development Agency
- √ Greg DeGrazia, North Clackamas Chamber of Commerce
- √ Carl Grossman, Economic Development Commission
- √ Michael Harrison, Parametrix
  - Terry Hauck, Clackamas County Planning Commissioner
  - Christine Hurst, Johnson Creek Watershed Council
- √ Judy Koliass, Southgate CPO
- √ Charles Kupper, Spencer & Kupper
  - Karen Liebert, Larry’s Restaurant
- √ David Mansfield, Property Owner
- √ Martha McLennan, NW Housing Alternatives (CC Land Trust)
- √ Peter Schraner, Euro Custom Cabinets
- √ Jim Smelser, JD Construction
- √ Teresa Swanson, Overland Park Coalition Against Drug Crime

**Prepared By:** Michael Harrison

**Issue Date:** August 12, 2005

**Meeting Purpose:**

Explain Clackamas County’s interest in creating an urban renewal area in Overland Park, provide a briefing on urban renewal, review the outcome of stakeholder interviews, discuss project vision & guiding principles, and review proposed project boundaries.

**Meeting Summary:**

The Urban Renewal Plan Citizen Advisory Committee (URPCAC) members were generally supportive of creating an urban renewal area and had no recommended changes to the project Vision & Guiding Principles. Some URPCAC members were interested in increasing the size of the proposed district to include more land to the south. Committee discussion flowed smoothly and allowed time to brainstorm possible urban renewal projects.

## **Discussion Points & Outcomes:**

1) The URPCAC discussed the Board of County Commissioners' direction to not gentrify the neighborhood and the fact that neighborhood improvement can lead to higher property values. *Outcome: There was a discussion that, so long as you don't significantly change the overall character of the neighborhood, property values will not increase significantly.*

2) There was a discussion of whether the County would or could use condemnation as a tool to address crime plagued houses. *Outcome: The committee was informed that Clackamas County is unlikely to use condemnation, as it is an expensive and controversial tool. However, the possibility exists that public / private partnerships can address crime plagued houses, utilizing urban renewal funds in some capacity.*

3) The committee was notified that National Night Out would occur on August 2, 2005. *Outcome: Teresa offered to make an announcement at the event to raise interest in the Overland Park Urban Renewal Plan study and encourage public involvement.*

4) There was a request to use urban renewal funds to help property owners develop new homes on vacant lots and improve existing homes. *Outcome: Home construction and home remodeling grants / loans will be placed on the list of projects to consider.*

5) The committee discussed the need for new sewers if empty lots were to be used for new home construction. *Outcome: Barbara indicated that the Overland Park Urban Renewal Plan won't generate enough funds to add sewers throughout the neighborhood. However, Barbara stated that WES (Water Environment Services for the County) and the City of Milwaukie are meeting and discussing completing sewers for the area. Both WES and Milwaukie are represented on the Overland Park Urban Renewal Area Technical Advisory Committee and Barbara will keep the URPCAC apprised of their progress.*

6) There was much discussion about the quality of the roads in the neighborhood and who was responsible for maintaining various roads. A desire was expressed for roads to be improved using project funds. There was also a desire expressed to fund projects that add assessed value first, like development, and leave road projects for a later phase. *Outcome: Barbara offered to bring road ownership and maintenance information to the committee. Charles informed the committee that urban renewal funds, by law, cannot be used for road maintenance, however, roads could be completely rebuilt with urban renewal funds if the roads are significantly deteriorated. Road construction will be placed on a list of projects to consider. Staff noted that revenue in the area will be low and wholesale road improvements are not affordable.*

7) Concerns rose that the current zoning in the neighborhood prevents development. A desire for smaller lots and smaller setbacks was expressed. *Outcome: Gary indicated that the Clackamas County Development Agency may make zoning recommendations at the conclusion of the Overland Park Urban Renewal Plan study. Assistance with zone changes and obstacles to development will be placed on the list of projects to consider.*

8) There was an inquiry made as to whether the County was analyzing land ownership patterns to see if there were opportunities for larger development to occur. *Outcome: Gary indicated that such a study was underway.*

9) Projects that might reduce crime in the neighborhood were discussed. *Outcome: Curbs, streetlights, and sidewalks will be added to the list of projects to consider.*

10) The committee discussed the need for additional parks in Overland Park. *Outcome: Barbara mentioned that there are no parks in the eastern section of Overland Park, so building a park in that area will be added to the list of projects to consider.*