

**OVERLAND PARK URBAN RENEWAL PLAN  
FORMATION CITIZEN ADVISORY COMMITTEE  
SUMMARY MEETING MINUTES**

**Meeting Date:** September 21, 2005

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

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

Committee Members:

- √ David Bradley, Southgate CPO
- √ Greg DeGrazia, North Clackamas County Chamber of Commerce
- √ Jerry Foy, Business Owner
  - Carl Grossman, Economic Development Commission
  - Terry Hauck, Clackamas County Planning Commissioner
- √ Judy Kolias, Southgate CPO
- √ Karen Liebert, Larry’s Restaurant
- √ Norbert Loske, Overland Park Coalition Against Drug Crime
- √ David Mansfield, Property Owner
- √ Martha McLennan, NW Housing Alternatives
- √ Peter Schraner, Euro Custom Cabinets
  - Jim Smelser, JD Construction
- √ Ron Wienenga, Johnson Creek Watershed Council

Staff:

- √ Barbara Cartmill, Clackamas County Development Agency
- √ Gary Cook, Clackamas County Development Agency
- √ Rene Eyerly, Parametrix
- √ Ellie Fiore, Parametrix
- √ Michael Harrison, Parametrix
- √ Charles Kupper, Spencer & Kupper
- √ Lori Phillips, Clackamas County Development Agency
- √ Ellen Rogalin, Clackamas County Development Agency

**Prepared By:** Ellie Fiore, Parametrix

**Meeting Purpose:** The purpose of the Citizen Advisory Committee (CAC) meeting was to finalize the project boundary and list of project categories and allocate funds for the project categories.

**Meeting Summary:** Meeting participants were seated at one of four tables upon arrival. The CAC met together, and members of the public were seated at the remaining three tables. The project boundary and list of project categories were discussed with the group

as a whole. The group discussion was then followed by individual table discussions. The first topics discussed at the tables were what meeting participants “liked” and “disliked” about the list of project categories. Individuals were then asked to rank and/or assign dollar values to the various project categories. Following this exercise, there was a Question and Answer period.

### **Discussion Points & Outcomes:**

#### Group Presentation:

Barbara Cartmill opened the meeting by providing background on the project and reviewing the work that had been done to date. Next, Barbara reviewed the proposed change to the Revitalization Area (RA) boundary (moving the southern RA border from Monroe Street to King Road). Barbara explained that a review of demographic information had shown that the area between King Road and Monroe Street had different indicators than the other neighborhoods that it was acceptable to remove the area from the project.

Charles Kupper presented the list of project categories that was developed with assistance from the public, CAC, and the Technical Advisory Committee (TAC), and explained that the public had the opportunity to provide input on how the urban renewal revenue is allocated.

Meeting attendees were provided with a handout of the list of project categories, and Charles reviewed the new projects the TAC requested and added them to the list of project categories. The new projects were:

- Reducing flood hazards by purchasing frequently flooded properties
- Replacement of the Bell and Linwood bridges over Johnson Creek
- Subsidizing sprinkler systems for multi-family and commercial development

The group was then given instructions for the individual table discussions. Based on a comment from a member of the public, it was decided that meeting participants could either assign dollar values to project categories or simply rank the project categories from most preferred to least preferred.

#### Citizen Advisory Committee:

At the conclusion of the group presentation, the individual table discussions began. The CAC members discussed what they personally liked about the draft project list. CAC comments included (note: unless specifically mentioned, the comments below represented the thoughts of individual CAC members, not the CAC as a whole):

- The list of project categories includes most of the projects they support, and it represents projects the neighborhoods need (this comment was made by five members of the CAC)
- The funding amount allocated to sewers is acceptable
- Replacement of the Johnson Creek bridges is a good idea

Next, the CAC members discussed what they disliked about the draft plan. CAC comments included:

- The problems in the area south of King Road are comparable to the problems found in the rest of the proposed RA. The area south of King Road should be left in the RA boundary (all but one CAC member agreed on this point)
- Land acquisition is not tied to a specific project or goal. Land banking without a development plan should be avoided
- Crime prevention is not specifically mentioned on the list of project categories
- Sprinklers should be left as the responsibility of the developer
- Stormwater improvements should be added to the list of project categories

Additional CAC member comments included:

- It is important to create visible impacts in the neighborhood. Projects that can make a bigger positive impact on the neighborhood should be high priority
- Less expensive projects may be higher priority
- Crime prevention can be achieved through urban design and other improvements
- The legal requirements for installing sprinklers in new development should be researched before sprinklers are added to the list of project categories
- Monroe Street is officially designated as a connector between 82nd Avenue and the City of Milwaukie. Monroe Street's current condition does not allow for this use. Monroe Street road improvements would be possible if the area south of King Road was included in the RA boundary

After the table discussion, the CAC members individually assigned dollar values to project categories and/or ranked them for preference.

Question and Answer Period:

At the conclusion of the table exercises, meeting attendees were invited to participate in a question and answer period. Questions and answers were as follows:

Q) Will neighborhoods be rezoned as a part of the urban renewal process?

A) No. The Clackamas County Development Agency can recommend changes in zoning but cannot put the changes into effect. Zoning changes must go through a separate public process, overseen by the Clackamas County Department of Transportation & Development Planning Division.

Q) What happens to land the County acquires when the urban renewal program comes to an end?

A) The Development Agency will transfer ownership of purchased land to others prior to the termination of the urban renewal program. For example, land that is purchased by the Development Agency for the creation of parks will be transferred to the North Clackamas Park and Recreation District.

Q) Will the needs and wishes of businesses take priority over neighborhood families?  
A) No. The priorities and concerns of citizens are very important to the project. Public comments will be taken into account as projects are considered for funding.

Q) There are many run-down properties south of King Road that could benefit from urban renewal projects—why is the area south of King Road being taken out of the RA?  
A) No final decision has been made on the project boundary and most CAC members are in favor of keeping the area in the boundary.

Q) Will the CAC committee continue to meet and advise the County after the urban renewal plan is approved?  
A) No. After the urban renewal plan is adopted, public input will be solicited as projects are proposed for funding. In addition, the public can testify at Development Agency budget hearings to signal their support or disapproval of individual urban renewal projects.

Q) Is the City of Milwaukie likely to try and annex the area once sewers are put in?  
A) If the City of Milwaukie provides sewers, the City determines any conditions. If WES (County service district) provides sewers it will likely involve multi-jurisdictional agreements that will have public involvement and input. Annexation by the City of Milwaukie requires a separate public process, initiated by the City.

Next steps:

The final draft RA plan will be crafted and shared with the public for comment at the October 26, 2005, CAC meeting. The final draft RA plan is expected to be complete prior to the October CAC meeting and posted on the Clackamas County website for review. For people without internet access, copies will be available at the Sunnybrook Service Center – Contact Barb Cartmill at 503-353-4326.