



March 25, 2019

Mr. Pete Walter, AICP
Planner
Oregon City Community Development
698 Warner Parrott Road
Oregon City, OR 97045

Subject: File LEG-18-000001 Revision of Park Place Concept Plan

Dear Mr. Walter,

The Park Place Neighborhood Association (PPNA) held a Steering Committee meeting in January at which time our chair, Greg Stone, advised us of requests for upcoming potential changes which will affect the Park Place Concept Plan, adopted in 2008. The comments heard were clear. No one really understood nor comprehended the hundreds of pages in the new Code adoption document requests from the developers. Attendees of this January meeting requested the City Staff explain it in citizen language. People expressing their opinions found it difficult to make an intelligent response to something we didn't comprehend. Some of those present reviewed the original Park Place Concept Plan, 2008 as they had spent many, many hours working on it.

People from the neighborhood were appointed to take part in the designing of the Park Place Concept Plan. These representatives spent many hours over many months in intense and detailed meetings. Cutting edge architects and engineers were brought in by the City (at great expense). The national award-winning Sera Architects (whose tag line is 'Sustainable Development for the Built Environment') guided the vision the focus group had for the Plan. The design standards under question were seriously debated and thought out carefully.



This plan is for a 'village', the largest residential and mixed-use development ever to be built in the City. It is meant to be an innovative and forward-looking development, one that builds community, one with lots of open space and homes with porches looking out on the street and neighbors.

In the Concept Plan:

Page 26 under "Housing": *It is recommended that additional design standards be instituted in the Concept Plan.*

Page 27: you'll read that we want: *To create a richer, more diverse community*

That we want the Village to be *'community-oriented with architectural elements that encourage "eyes on the street" and neighbor interaction. Including "Multi-family housing clustered around common open spaces (instead of parking lots) to help foster a sense of community that usually isn't found in conventional apartment complexes. Vehicle access is provided in the rear and with alleys*

Page 62, Under "Implementation": *Create design standards for Park Place in order to ensure diverse, compact, attractive, and community-oriented residential development and compatibility with existing and surrounding neighborhood character and scale.*

The Park place Neighborhood created design standards to ensure the above and we trust you'll honor all the work that went into the Concept Plan and keep these standards and design codes as written. If ICON doesn't want to build to code, then other developers will seek the opportunity to consider it.

Conclusion, all the considerations are in question now; there is no reason to rush through a code change when there is no solid Master Plan. The Park Place Concept Plan was approved after much consideration.

To be clear, design standards have been reviewed thoroughly by members of the community and the city, these parties have reached an agreement with an approved concept plan. Why is this being questioned now that development is imminent? Why are developers questioning what the community, tax payers and city/staff has already approved?



Oregon City is now in the process of completely revising the Municipal Code (OCMC). Within this process is the proposal to completely eliminate the sections pertaining to the architectural design standards for the Park Place (OCMC 17.21) and South End (OCMC 17.22) concept plans. In reviewing some other documents, it seems to us that this change was being implemented to satisfy Metro's Equitable Housing Initiative which is geared to provide affordable housing. An analysis of this can be seen on their website; oregonmetro.gov. The net result of this will be an increase in the density of the Portland metropolitan area.

How does this affect Oregon City? The city is now on a course to change the concept plan zoning and architectural design to achieve the affordable housing goal. The question then arises as to what is affordable. The Metro website shows various levels of income and what they can afford for housing costs. Will the changes the developers are asking for in the OC Code fit the Metro scenario and still maintain quality of life that OC presently has.

Even though countless hours were spent on the concept plans to get them to final approval, they are just that: Plans. They are always subject to change. PPNA believes there should be minimal changes now and a better analysis when a master plan is closer.

PPNA does not approve of the proposed amendments to the Concept Plan.

In reading the developer's comments they have requested relief to build historic single-family structures as required in the codes above. Eliminating the two sections would be premature at this point. The new homes being built today are about as cookie style as you can get, and it's quite possible there will be some drastic changes as the denser zoning takes effect. There is no variety. It is time to get more creative.

Respectfully submitted,
Park Place Neighborhood Association