



ARDENWALD-JOHNSON CREEK  
NEIGHBORHOOD DISTRICT ASSOCIATION  
SPECIAL MEETING MINUTES  
WEDNESDAY, FEBRUARY 24<sup>TH</sup>, 2021

**Special Meeting Re: Hillside Development**

**Meeting Location:** Zoom; 6:30 p.m.

**Chairman:** Matt Rinker, (971) 336-8663, [MattRinker@hotmail.com](mailto:MattRinker@hotmail.com)  
<https://us02web.zoom.us/j/88968122811?pwd=b2VWd01VbEFuRE53eE1ITzBVdFRJUT0>

**Board Present:** Matt Rinker, Erin Jansen, Travis Tomlinson, Lisa Gunion-Rinker, Elvis Clark,

**Guests Present:** Angel Sully, Harry and Sharon, Ronelle, Tom Weedman, Kiera MacMillan, Debbie Cleek, Jill Smith, Devin Ellin, Pam Denham, Ryan McCluckie, Rennee Moog, Marti,

**1. Introductions**

**2. Update on the Hillside Court Redevelopment Project –**

Presenters:

Jill Smith – Director of Housing and Housing Services and Executive Director for the Housing Authority for Clackamas County

Angel Sully – Housing Director of Housing Authority

Devin Ellin – Interim Housing Director of Housing Authority in charge of managing the project

Ryan McCluckie – Architect for company on the project

Debbie Cleek – With Booking Group, working on getting the master plan to be approved with the city.

Status: Planning Commission Meeting rescheduled to March 23<sup>rd</sup>. More time for comments

History: Extensive community engagement plan including listening sessions, design workshops, sustainability work shops and an open house that produced the draft master plan based on community input. There have been some changes since this time to meet city standards. Currently there are 100 tower buildings, and 100 park units. Will add 400 units for a total of 600 units.

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There will be on and off street parking spaces for 489 cars. The site is zoned to match the corresponding density in the adjacent area. 40% tree canopy coverage. Lots of diverse trees, hopefully including some fruit bearing trees. Roads connect at both Dwyer and Meek street.

29<sup>th</sup> street will remain a pedestrian and bike street, with emergency ballards that can be removed by emergency vehicles only.

32<sup>nd</sup> at Meek street will be widened to allow for a passing lane for left turns

What's next: Expect about 7 years until final completion, but there will be phases that will make it not so impactful to the neighborhood.

**Community Questions:**

*How many on street parking spots are there for each retail space? Are they dedicated for the retail businesses? Parking on 32<sup>nd</sup> avenue, will hopefully be signed for limited times (2 hr limit) so that the businesses can use them, and there will be a couple of spots in the back parking lot for staff of those businesses.*

*As Lots A and E are sold to private interests, will HACC/County still have some way of ensuring these private interests operate in a good neighbor like way? Not exactly, but they will vet all buyers*

*Are there any development renderings/sample pictures? Not at this time!*

*Our concern is how this may impact the surrounding property value. Expect surrounding home values to go up, and there is emphasis on home ownership for the development, which should increase property values.*

*What (if anything) is being put into place to ensure the trees survive over a longer period of time and that any that die are replaced? Bonding? Insuring? Will existing mature trees be preserved? Great Question! Not sure yet, but they will become city property and hopefully can be followed up with them.*

*Breakdown of Market Rate v. Affordable Housing: It is skewed toward market rate housing, with nearly 300 units for affordable housing.*

*Can we do anything about the concrete? 80% hard surface, 20% soft, not a huge change over what is there now, biggest change is the amount of open space and better usage of space in general.*

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*29<sup>th</sup> street staying as a pedestrian street* – analyzed both ways for the traffic study, and it turned out that even if it was open, it didn't impact the traffic flow very much, but the city has not made a final decision regarding what 29<sup>th</sup> looks like, and it will be based on neighbor comments to the planning commission – so chime in to the planning commission if you want this to stay a bike/ped way. The hearing is currently on March 23<sup>rd</sup>, the notice will go out on March 3<sup>rd</sup>, and at that time you can submit comments in writing until the hearing, or attend the hearing in person on the 23<sup>rd</sup>!

**3.Adjournment!** 7:43 p.m.