

Thompson Springs

Project Team

Sammy's Place - Project Sponsor

Owen Gabbert, LLC – Development Consultant

Cove Built – General Contractor

Jones Architecture – Project Architect

Proud Ground – Community Land Trust Operator

Coyote Gardens - Landscape Architect

HHPR – Civil Engineer



Sammy's Place

Project Sponsor

The mission of Sammy's Place is to create *living, working, and respite choices, inspired by nature with people experiencing disabilities and those who share their journey.*

Sammy's Place is a group of individuals, family members, caregivers, and community members who believe everyone should have access to the possibility to dream, including people with intellectual and/or developmental disabilities (IDD). We are invested through our work together in a welcoming Oregon coastal region where everybody has what they need to fully participate and thrive in their community of choice.

Sammy's Place Values

- *Universal accessibility* - Everybody has what they need to thrive in their community of choice
- *Community* - Everybody thriving together in a welcoming environment
- *Growth* - Everybody supported in following their path that leads to life lived to the fullest
- *Nature* - Using the example of nature's reliance on interconnectedness for health as our guide

Our Vision - *A welcoming coastal region where everybody has what they need to fully participate and thrive in their community of choice.*

Sammy's Place is contributing to this solution by...

- *Elevating the voices of people and families experiencing I/DD. We do this by...*
 - Building networks among families and individuals experiencing I/DD, service providers, and state and local agencies
 - Educating professionals who administer within the system of care or create policy affecting those with I/DD
 - Giving a voice to those receiving I/DD services
 - Empowering individuals and families experiencing I/DD to exercise their own voice in their community
 - Excite people with I/DD about living an independent life
 - Recruiting support professionals
 - Representing coastal communities in statewide conversations about I/DD
- *Advancing universal accessibility in our local towns along the Oregon Coast. We do this by...*
 - Creating opportunities for affordable housing built with the principles of Universal Design
 - Modeling universal accessibility in our Thompson Springs housing project
 - Educating community leaders about universal accessibility
 - Removing barriers to accessing places, services, and products
- *Building a Support System alongside formal systems that is person-centered, and Creating a sustainable organization as a long-term resource for the Coast. We do this by...*
 - Following a strategic plan to guide our activities and resource allocation
 - Strengthening our finances through fund development, and controls planning
 - Fostering a professional team of staff, directors and volunteers
 - Adhering to best practices in business administration, Service Equity, and professional development



Sammy's Place



Sammy's Place



Housing for the I/DD Community



The Challenge – *While disability is a natural part of life, the Oregon Coast is not yet universally accessible and welcoming to people with disabilities.*

The Solution is to:

- *Celebrate unique strengths of every individual*
- *Include people with disabilities in processes and community*
- *Work to create the conditions for universal access that would allow any individual to participate and enjoy a place, product, service, or role independently*
- *Promote the understanding that universal access is a fundamental right*
- *Change cultural norms, attitudes, and perceptions of disability*

Thompson Springs can be a community where people of all abilities – including people with intellectual and development disabilities – can live together in a community that is built with the principles of universal design. The goal of universal design is to be intentional about envisioning and developing spaces that are universally accessible. Universal access is defined as having the supports or accommodations needed that would allow any individual to participate and enjoy a place, product, service, or role independently.



Jones Architecture

Project Architect

Jones Architecture is a design studio based in Portland, OR. Founded by Alan Jones in 2014, we produce award-winning, contextually-driven work that is worthy of its people and its place. Honest, straight-forward, and well-crafted projects inspire us. We find beauty in simplicity and have an affinity for buildings that are in harmony with their site and context. Small town and neighborhood placemaking is the cornerstone of our practice, with high-quality, human-centered housing at its core. Each member of our team strives to make a positive contribution to the built environment through vibrant and inclusive spaces that celebrate and enhance the unique character of local communities.



KINGFISHER | Pacific City, Oregon

Overlooking the Nestucca River in Pacific City, Oregon, Kingfisher will provide workforce housing to the local community. The building is comprised of three connected modules with simple, gable roofs that step in response to the curve of the river's shoreline. Each module has its own entry to enhance the feeling of this small beach community and provide opportunity for increased interaction between neighbors.



OWENS II | Astoria, Oregon

Owned and operated by the Northwest Oregon Housing Authority (NOHA), Owens II is a multi-family affordable housing project located in Astoria, Oregon's Downtown Historic District. It provides housing, amenities, outdoor community spaces, secure parking, and support services for seniors and individuals with disabilities.



Owen Gabbert, LLC

Development Consultant

Owen Gabbert, LLC is a full-service real estate development and construction company focused on creative projects. We take pride in the quality of our work and our ability to offer our clients expertise in all project phases from entitlement work through construction completion. Our dedicated and consistent service at each step of the process leads to streamlined results and educated feedback throughout the project. Whether we're developing or building, we pursue projects that we believe are interesting and thoughtful, delivering spaces that are beautiful, enduring, and environmentally sound. Owen Gabbert, LLC has a coastal division, with dedicated construction staff at the Oregon Coast to oversee our construction projects there. Our construction team has done extensive work on the coast and it us a unique perspective on how to effectively develop in rural and coastal areas.

Kakuro | Portland, Oregon

Kakuro is a 6 unit, for sale, development focused on providing affordable missing middle housing in a neighborhood that has become prohibitively expensive for many home buyers. The project is located on a 5000 SF lot in North Portland with an existing 3-bedroom single family home. The existing home will remain in place, letting us leverage the value in the home to drive down the sales price of all the units, allowing us to reach our affordability goals.



Fremont and Williams | Portland, Oregon

Fremont and Williams is a 22-unit affordable development in Portland, OR. The project received LIFT rental financing through OHCS, and all of the units are affordable at 60% AMI. Owen Gabbert, LLC is co-developing the project with the Urban League of Portland to be in service to the African American community of North Portland.



Cove Built

General Contractor

Jason Stegner founded Cove Built in 2018 after more than 15 years of experience in commercial construction and project management. The company has quickly grown a reputation for quality workmanship, professionalism, and integrity on the north Oregon coast. Now based in downtown Manzanita, in Tillamook County Oregon, we employ a skilled crew of permanent employees and work with a wide network of sub-contractors to achieve projects of all shapes and sizes. We are especially inspired by projects with a community value or a mission and are comfortable working in the public, private, and non-profit sectors. Our goal is to work collaboratively with all stakeholders to build quality buildings that will be of service for years to come.



Manzanita City Hall | Manzanita, Oregon

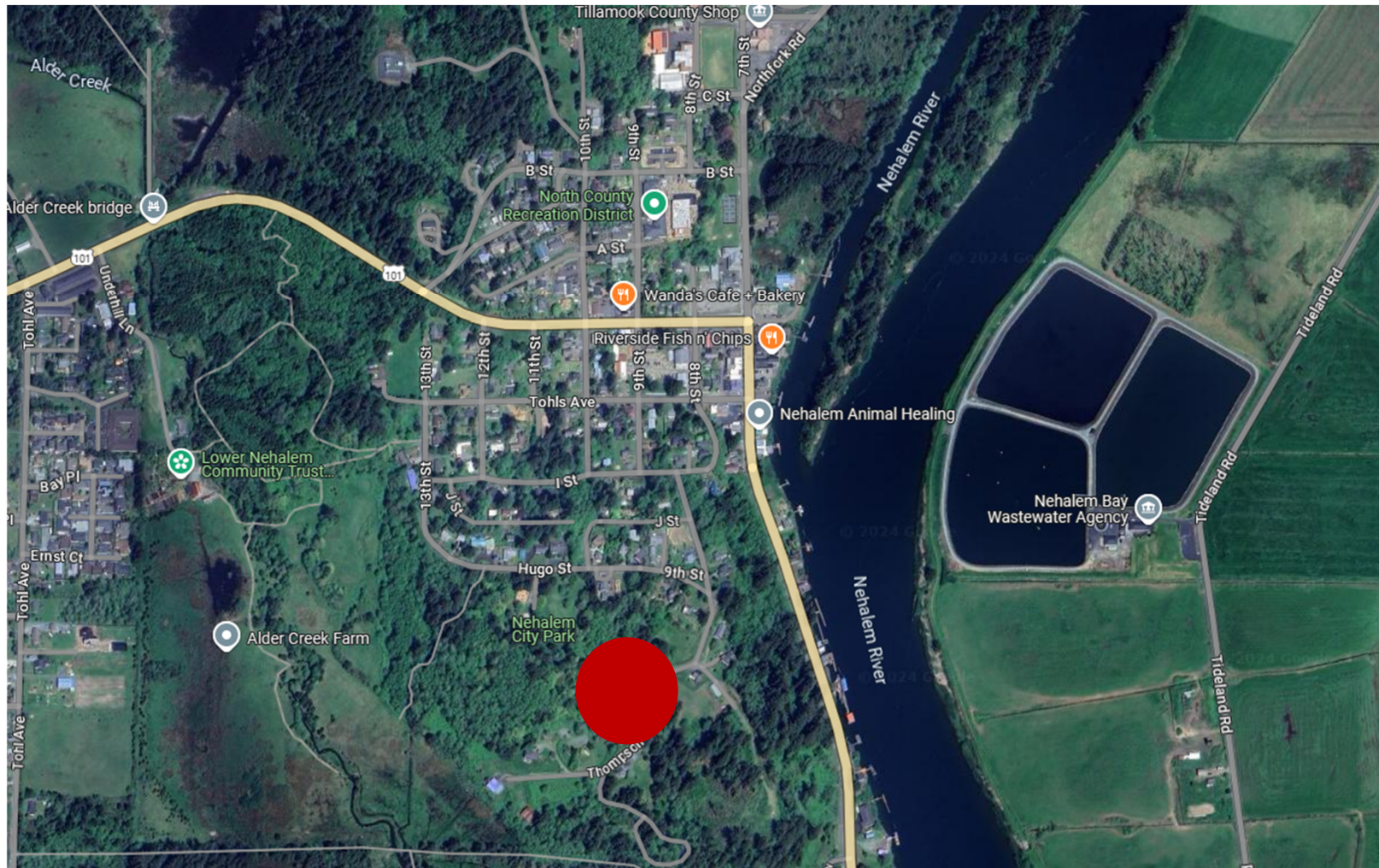
The city of Manzanita has contracted Cove Built LLC to construct a new city hall and police station. The 6000 square foot building will incorporate city offices, a city council chamber, and a new police station. Demolition and abatement work were completed in January 2024. Construction is set to begin April 2024 and run through mid-2025.

Bayside Commons | Nehalem, Oregon

This 24-unit workforce housing project in Nehalem Oregon has added much needed housing to its community. In addition to being attractive, the units are warm, safe, spacious, and filled with natural light and ventilation. They are also Earth Advantage certified, and built to last for decades with minimal maintenance. To ensure an open, rural campus feel, the apartments are organized into six four-unit standalone buildings..



Site Location



ENTRY PLANTINGS

PARKING ISLANDS
1,737 SF

DISTURBED AREAS
TO BE SEEDED WITH RED FESCUE AND WHITE YARROW

WETLAND TRANSITION

RIPARIAN RESTORATION
REMOVE INVASIVE BLACKBERRY

Corylus cornuta - BEAKED HAZELNUT

Thuja plicata - WESTERN RED CEDAR

Myrica californica - PACIFIC WAX MYRTLE

Chamaecyparis nootkatensis - ALASKAN WEeping CEDAR

(3) TRASH CORRALS 3.5' x 8'

Amelanchier alnifolia - SERVICEBERRY

CANTILEVERED BOARDWALK

Acer circinatum - VINE MAPLE

Tsuga heterophylla - WESTERN HEMLOCK

Rhamnus purshiana - CASCARA

Picea sitchensis - SITKA SPRUCE

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PRIVATE ROAD/
PARKING AREA
10,100 SF

STORM FACILITY

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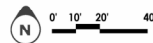
EXISTING VEGETATION TO REMAIN

MAILBOX LOCATION

ENTRY COURTYARD

STORMWATER
TO CASCADE
OVER BOULDERS

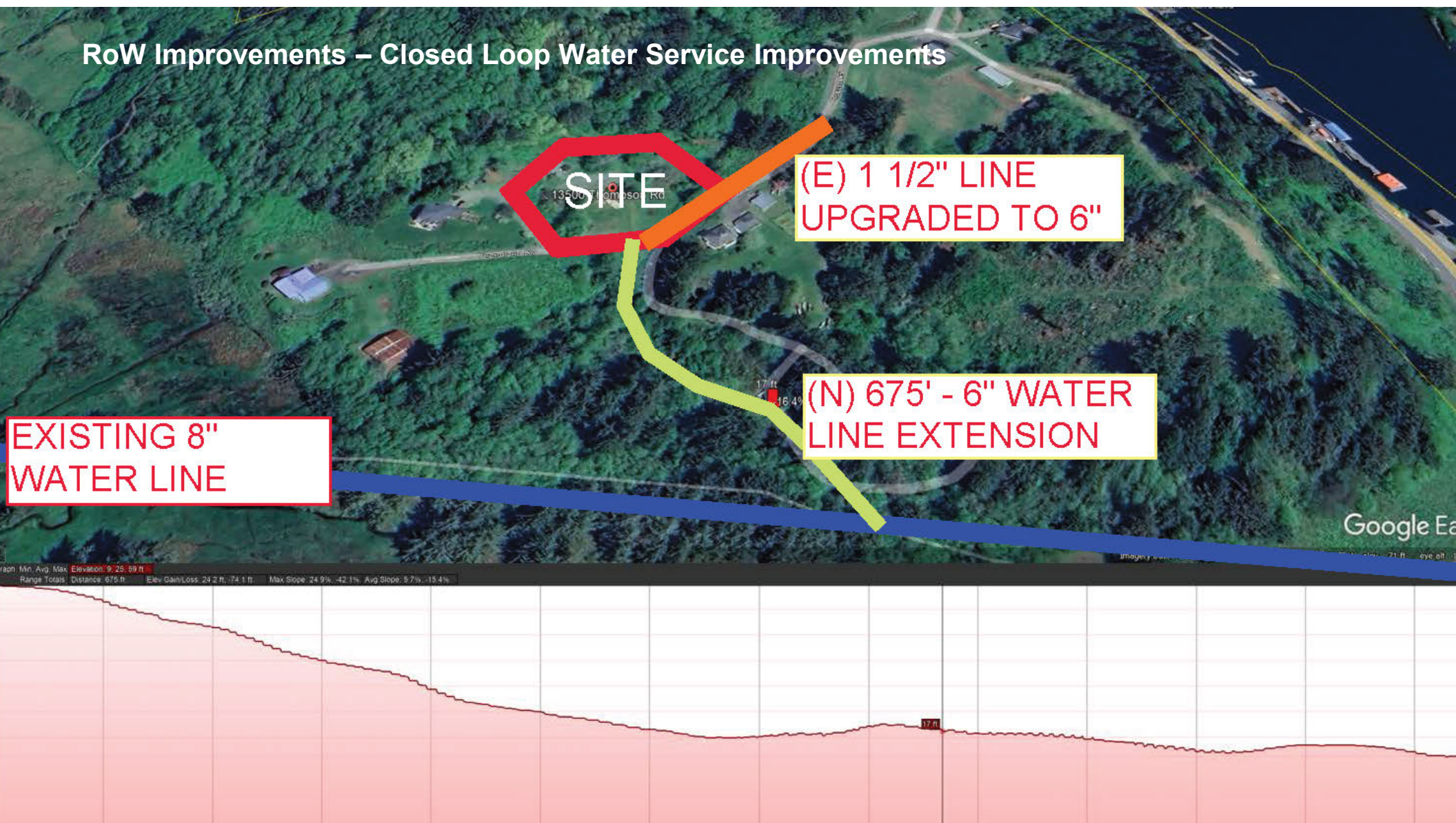
STORMWATER OUTLET
SIGN
OVERFLOW OUTLET



PRIVATE ROAD/ PARKING AREA: 10,100 SF
PARKING LOT LANDSCAPE BEDS: 1,737 SF (17% OF PARKING)

[illegible]

RoW Improvements – Closed Loop Water Service Improvements



Unit Plans

7 PRINCIPLES OF UNIVERSAL DESIGN

Sources: Center of Excellence in Universal Design, Community Vision Design Guidebook



1 – Equitable

- Single-story living, accessible & visitable



2 – Flexible

- Removable cabinetry for flexible under-counter clearance.
- Blocking provided for grab bars or other wall mounted modifications



3 – Simple & intuitive

- Direct access to unit entry from parking area
- Clear sight lines throughout the site



4 – Perceptible information

- Direct visual access to exterior.
- Clearly marked unit address / identification



5 – Tolerance tolerance for error

- Out-swing door at bathroom in case of falls
- Generous maneuvering space at hallways and shared paths



6 – Low physical effort

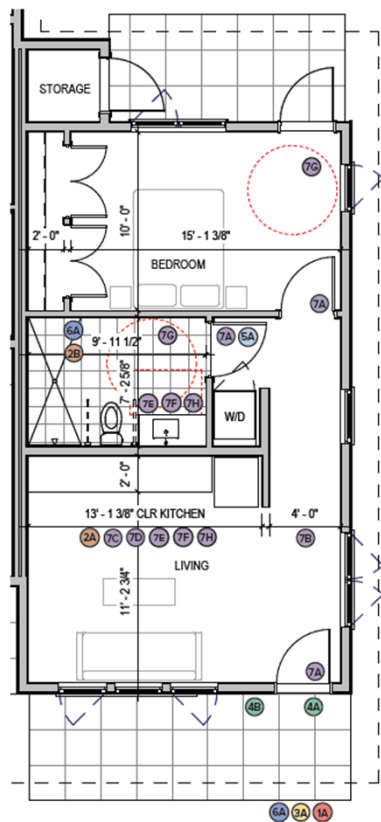
- Barrier-free (no steps)
- Minimized slopes at shared site pathways



7 – Size & space / approach & use

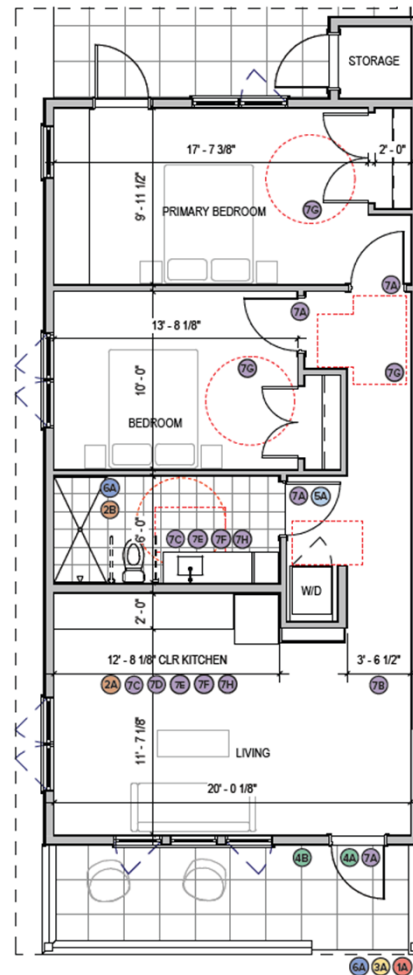
- Door width – 36" minimum
- Clear circulation path – 42" minimum
- Approach clearance – 48" clear in front of all cabinets / appliances
- Preparation areas & under-counter appliances
- Counter height – 34" to 36"
- Under-sink clearance via removable cabinetry
- Floor clearance – 60" turning radius or t-turn area provided
- Storage located within reach – 18" to 48" above floor

Unit Plans



- 7 PRINCIPLES OF UNIVERSAL DESIGN - UNIT FEATURES**
sources: Center of Excellence in Universal Design, Community Vision Design Guidebook
- 1 - Equitable
 - 1A Single-story living, accessible & visitable
 - 2 - Flexible
 - 2A Removable cabinetry for flexible under-counter clearance
 - 2B Blocking provided for grab bars or other wall-mounted modifications
 - 3 - Simple & intuitive
 - 3A Direct access to unit entry from parking area
 - 4 - Perceptible information
 - 4A Direct visual access to exterior
 - 4B Clearly marked unit address / identification
 - 5 - Tolerance tolerance for error
 - 5A Out-swing door at bathroom in case of falls
 - 6 - Low physical effort
 - 6A Barrier-free (no steps)
 - 7 - Size & space / approach & use
 - 7A Door with - 36" minimum
 - 7B Clear circulation path - 42" minimum
 - 7C Approach clearance - 48" clear in front of all cabinets / appliances
 - 7D Preparation areas & under-counter appliances
 - 7E Counter height - 34" to 36"
 - 7F Under-sink clearance via removable cabinetry
 - 7G Floor clearance - 60" turning radius or t-turn area provided
 - 7H Storage located within reach - 18" to 48" above floor
- Design items in development
- Water heater size and location
 - Kitchen layout and appliances
 - Electrical panel location

SCALE: 3/16" = 1'-0"
OVERALL FOOTPRINT: 18'-6"W X 32'D
AREA: 592 SQFT
1-BED



- 7 PRINCIPLES OF UNIVERSAL DESIGN - UNIT FEATURES**
sources: Center of Excellence in Universal Design, Community Vision Design Guidebook
- 1 - Equitable
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 - 7F Under-sink clearance via removable cabinetry
 - 7G Floor clearance - 60" turning radius or t-turn area provided
 - 7H Storage located within reach - 18" to 48" above floor
- Design items in development
- Kitchen layout and appliances
 - Electrical panel location
 - Data panel location

SCALE: 3/16" = 1'-0"
OVERALL FOOTPRINT: 21'W X 42'D
AREA: 882 SQFT
2 BED
THOMPSON SPRINGS
October 25, 2024

Renderings



Expected Home Sales Prices

Home Type	Quantity
2 Br Home – I/DD Units – Below 80% AMI	5
1 Br Home – Below 80% AMI	3
1 Br Home - 120% AMI	1
2 Br Home - 120% AMI	1



HOME BUYER ASSISTANCE PROGRAM

In addition to the affordable sales prices, the Thompson Springs project is seeking additional dollars to fund a home buyer assistance program.

We are currently working to build an HBAP model for the Thompson Springs project and are considering elements such as down payment assistance, home buyer education and accessibility grants to cover the cost of installing assistive technology and homebuyer specific accessible features.

Committed Primary Funding Sources

OHCS LIFT Homeownership - Construction - \$1,820,0000

Tillamook County - Land Contribution

Tillamook Housing Production Solutions Fund – Construction - \$40,000

KUNI Foundation - \$840,000

Fairview Trust – Design and Entitlement - \$620,025

Collins – Pre-Development - \$100K

Fairview Trust - \$620,025

DEQ + City of Nehalem – Original Site Remediation

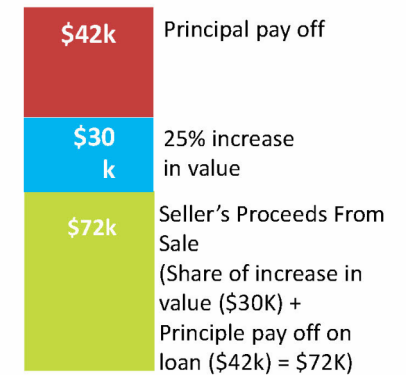
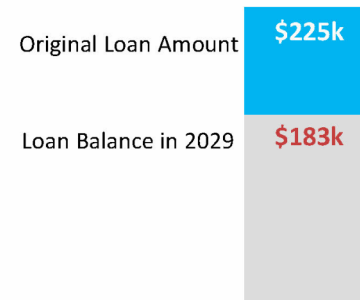
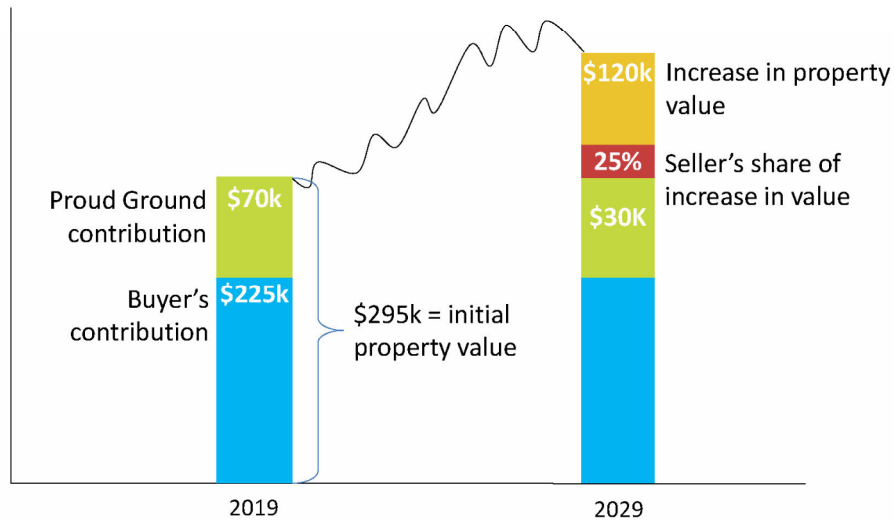


Proud Ground - Community Land Trust Model

Proud Ground stands as one of the nation's foremost Community Land Trusts. Our commitment lies in safeguarding neighborhoods by guaranteeing that working families can not only reside in their community but also maintain the affordability of their homes for generations to come. As a Community Land Trust, Proud Ground homeowners are members, in addition to current supporters within our service area who make a gift of \$25 or more. Members are invited to the annual membership meeting and have voting rights in shaping our organizational decisions. This ensures that the very community members we serve have a direct role in steering our mission-driven initiatives.



Proud Ground – Unit Resale



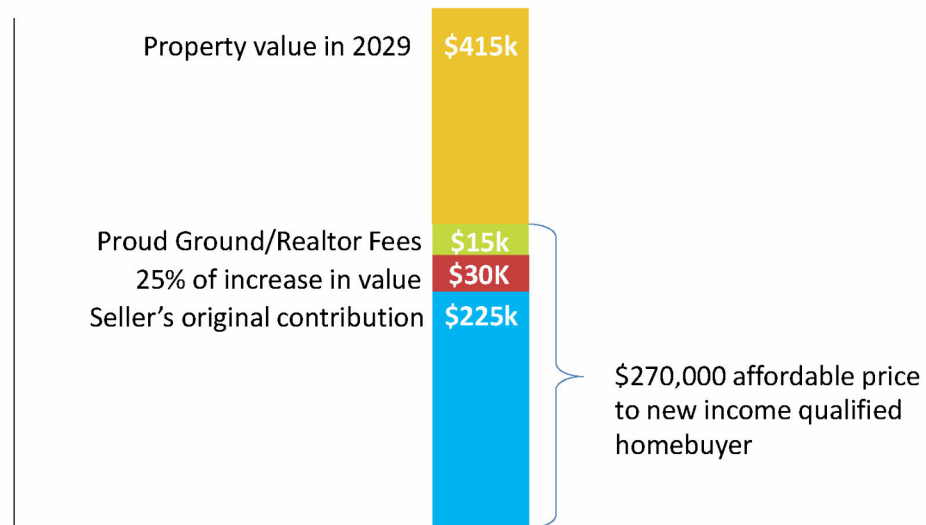
The resale formula



Wealth created by seller



Proud Ground – Unit Resale



Price to next homebuyer



Proud Ground



Impacts of Homeownership

- 1) **employment gains increase**, with **71%** of Proud Ground homeowners reporting that homeownership contributed to increase in pay and **47%** pursuing additional education or workforce training
- 2) **children in homeownership do better in school**, with **almost half** of Proud Ground homeowners with children reporting increases in their children's educational outcomes
- 3) **civic engagement improves** as a result of homeownership, with **40%** of homeowners participating in community service since becoming homeowner

Post Purchase Stewardship Services

- Homeowner Support & Education
- Land lease compliance (occupancy, improvements, financing, etc.)
- Management of resales
- Referral & preference at resale

An aerial photograph of a lush green valley. In the foreground and middle ground, there are dense forests of evergreen and deciduous trees. Several small buildings, including houses and a larger structure, are scattered throughout the valley. A dirt road winds through the trees. In the background, a range of mountains with some rocky peaks is visible under a clear blue sky. To the right, a calm lake is nestled among the trees.

THANK YOU