

# Thompson Springs

## Project Team

**Sammy's Place - Project Sponsor**

**Owen Gabbert, LLC – Development Consultant**

**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 Clatsop County





Sammy's Place  
Tillamook County





**Sammy's Place  
Lincoln County**





# 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.



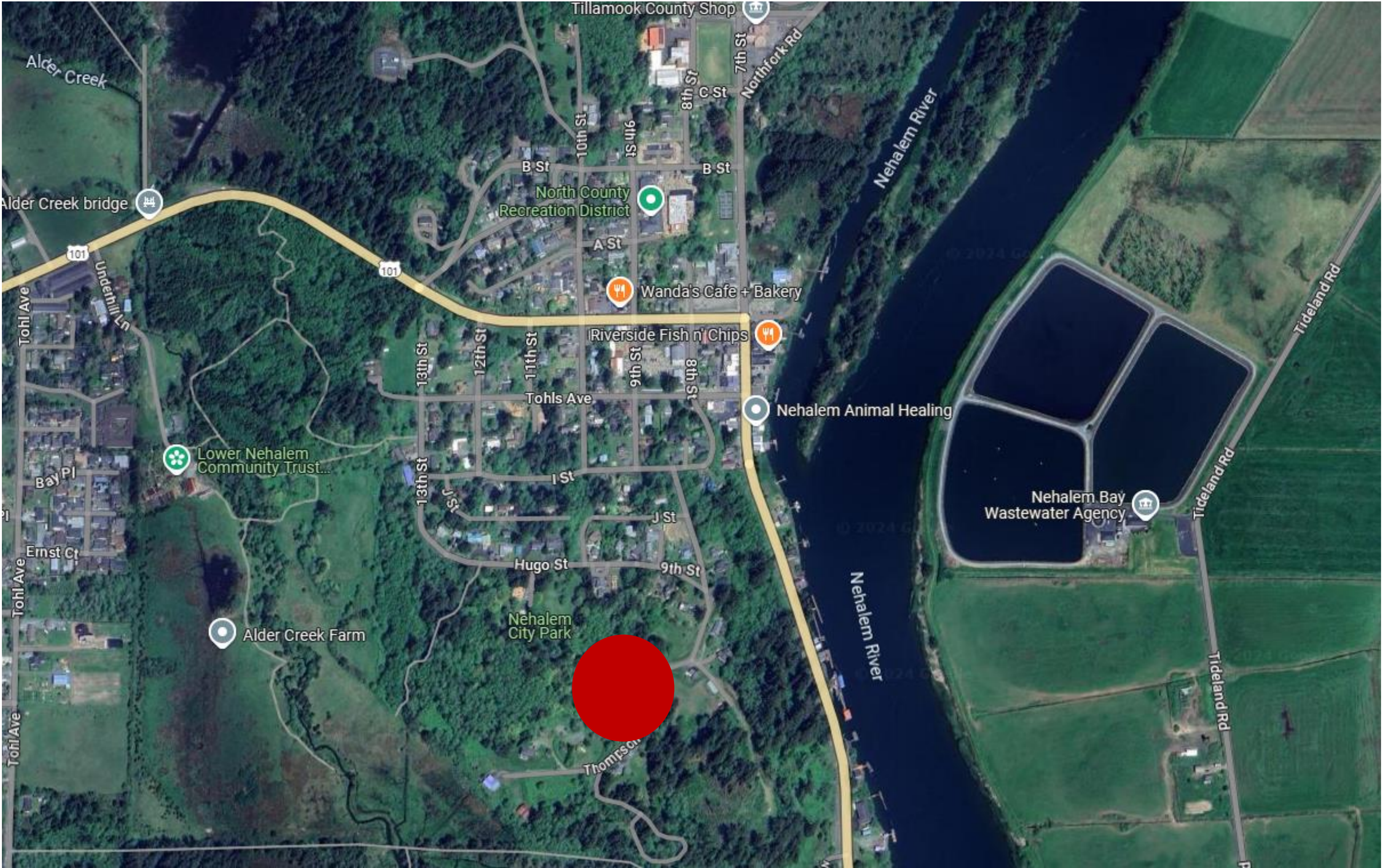
## Fremont and Williams | Portland, Oregon

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.

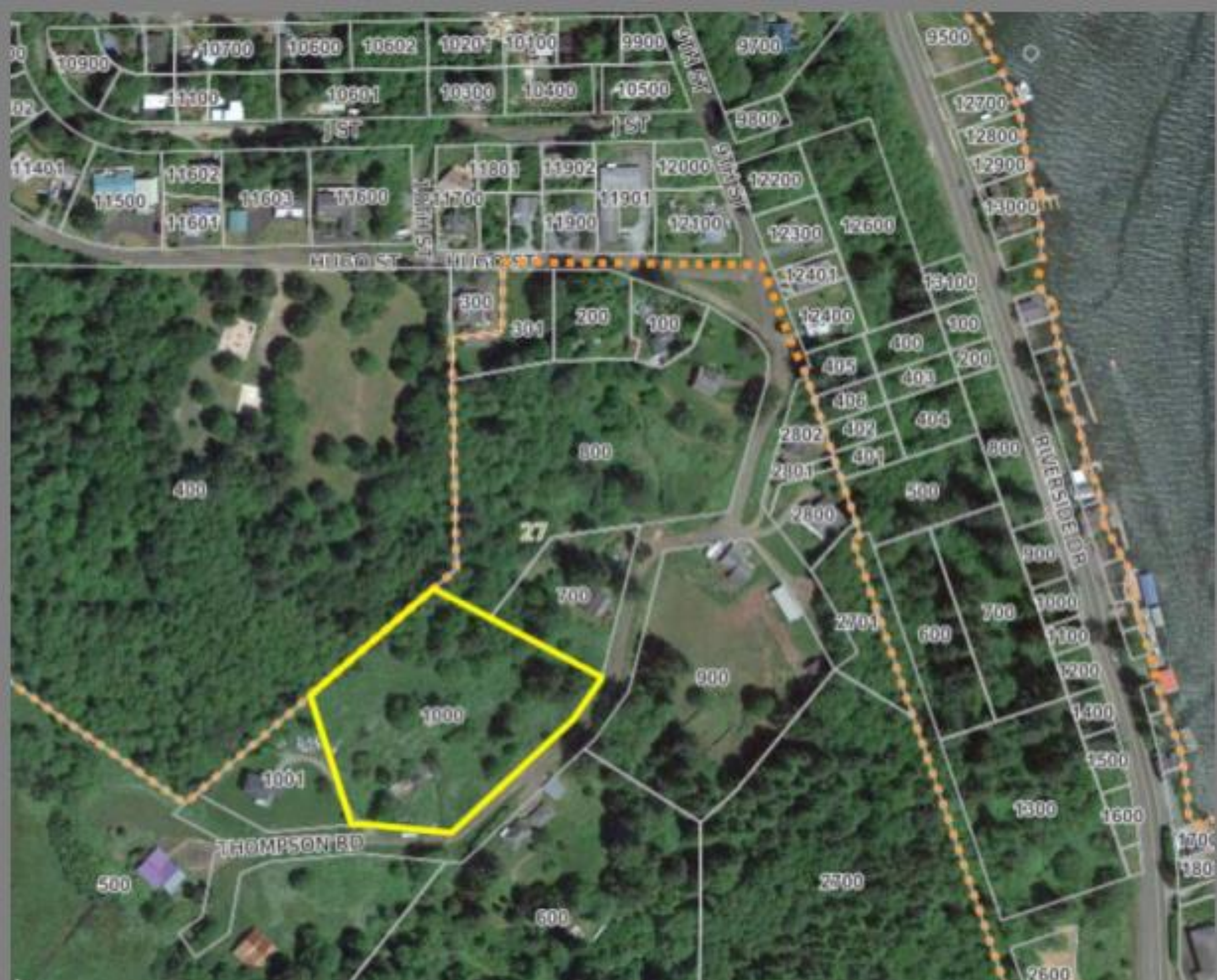




# Site Location









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

*Picea sitchensis* - SITKA SPRUCE

*Tsuga heterophylla* - WESTERN HEMLOCK

*Rhamnus purshiana* - CASCARA

*Acer circinatum* - VINE MAPLE

CANTILEVERED BOARDWALK

WETLANDS BOUNDARY

STREAM

EXISTING VEGETATION TO REMAIN

STORM FACILITY

PRIVATE ROAD/  
PARKING AREA  
10,100 SF

STORM FACILITY

THOMPSON ROAD

MAILBOX LOCATION

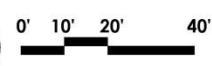
ENTRY COURTYARD

STORMWATER  
TO CASCADE  
OVER BOULDERS

STORMWATER OUTLET

SIGN

OVERFLOW OUTLET



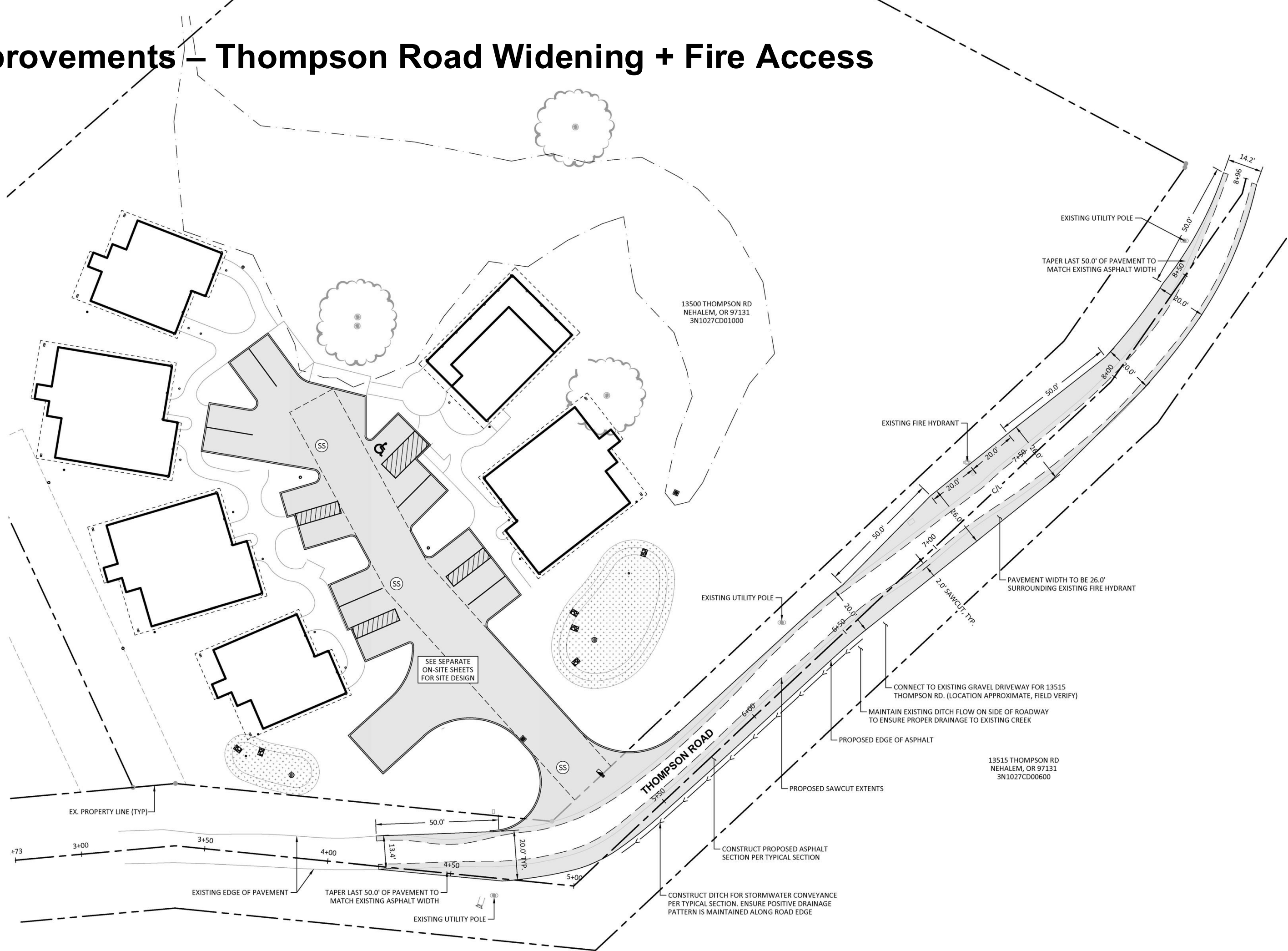
PRIVATE ROAD/ PARKING AREA: 10,100 SF

PARKING LOT LANDSCAPE BEDS: 1,737 SF (17% OF PARKING)



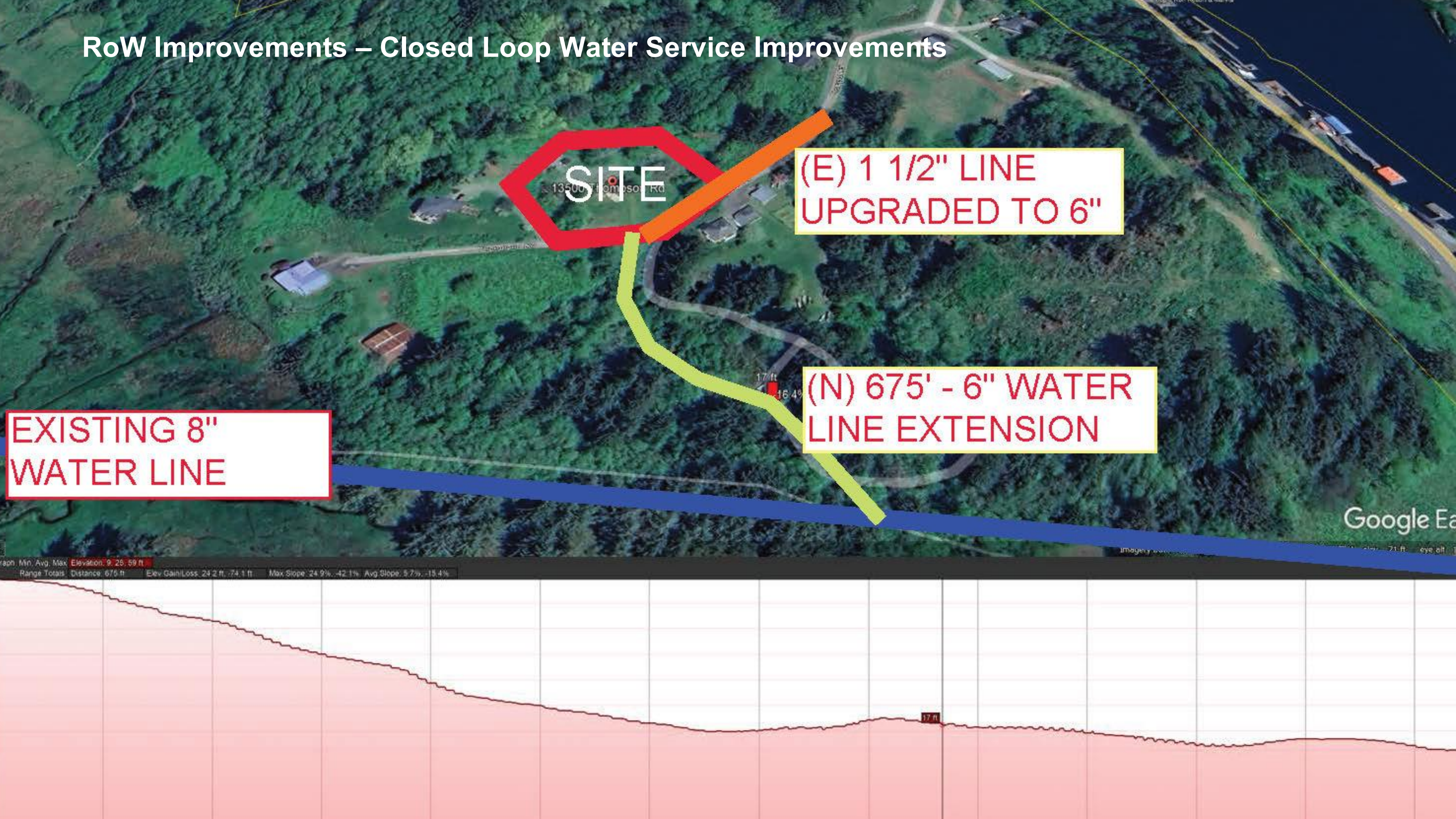


# RoW Improvements – Thompson Road Widening + Fire Access





# RoW Improvements – Closed Loop Water Service Improvements





# Community Building

## 7 PRINCIPLES OF UNIVERSAL DESIGN

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



**1 – Equitable**



**2 – Flexible**



**3 – Simple & intuitive**



**4 – Perceptible information**



**5 – Tolerance tolerance for error**



**6 – Low physical effort**



**7 – Size & space / approach & use**



# Community Building

## 7 PRINCIPLES OF UNIVERSAL DESIGN - COMMUNITY BUILDING FEATURES

*sources: Center of Excellence in Universal Design, Community Vision Design Guidebook*



### 1 – Equitable

- 1A Single-story, accessible & visitable



### 2 – Flexible

- 2C Community building provides a generous and flexible indoor-outdoor gathering space that can accommodate a variety of activities



### 3 – Simple & intuitive

- 3A Open floor plan to create a welcoming and inclusive space for community



### 4 – Perceptible information

- 4A Opportunity for color & texture to enhance and define the space



### 5 – Tolerance for error

- 5A Generous kitchen and gathering spaces



### 6 – Low physical effort

- 6A Barrier-free entry (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
- 7G Floor clearance – 60" turning radius or t-turn area provided
- 7H Storage located within reach – 18" to 48" above floor





# Community Building





# 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

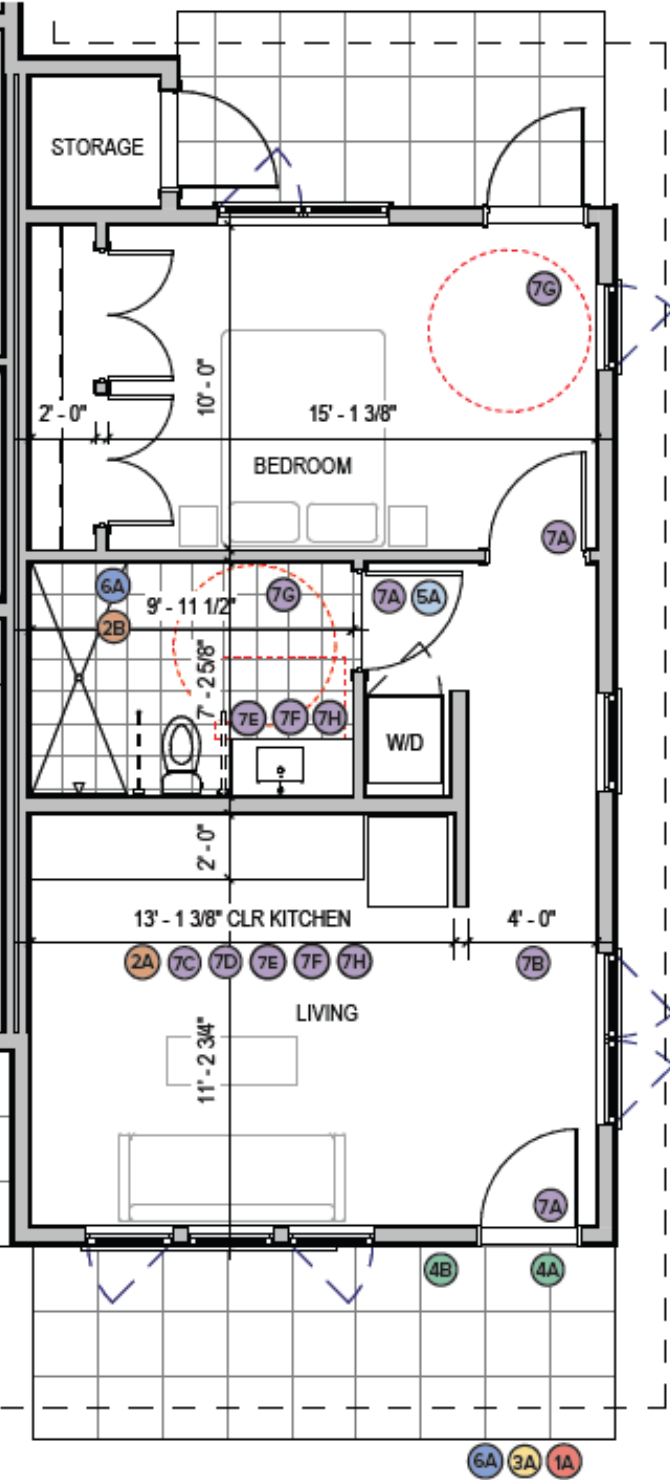


### 7 – Size & space / approach & use

- 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

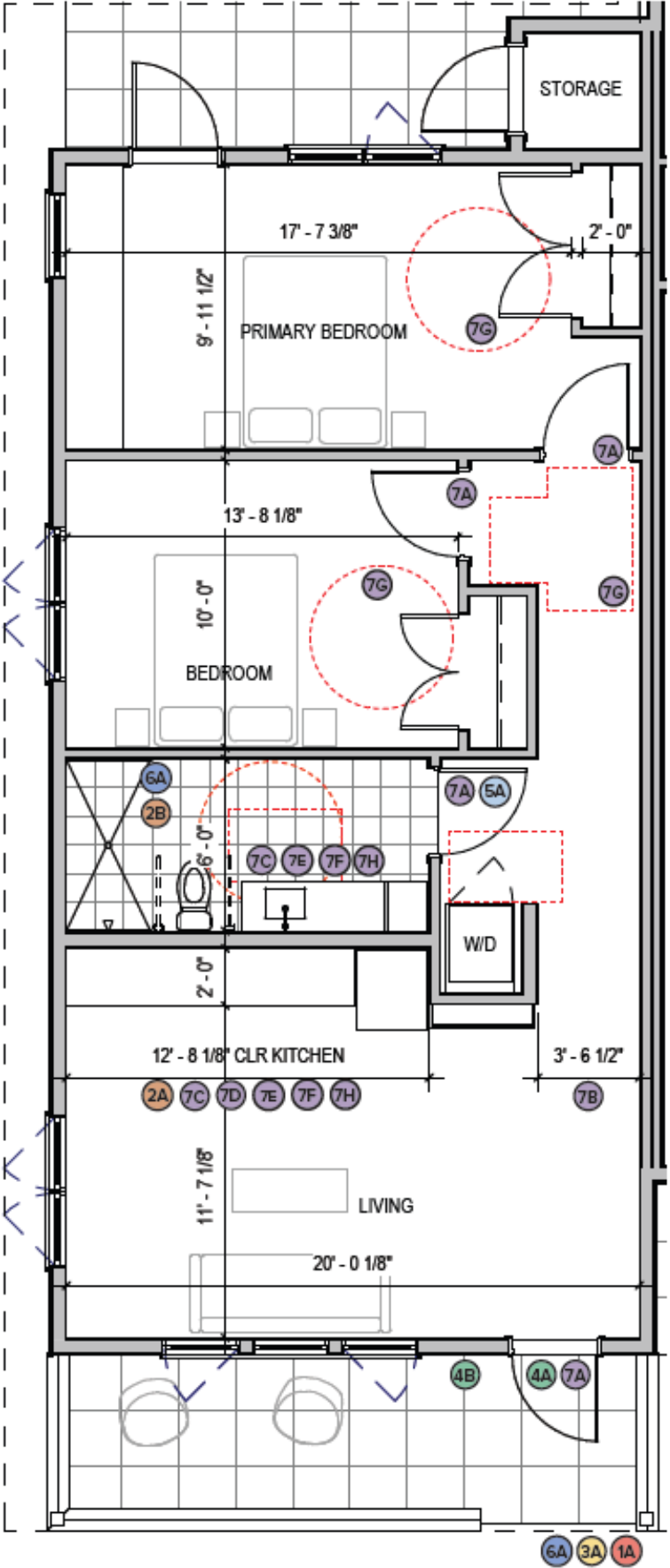
- 1 - Equitable**
  - 1A Single-story living, accessible & visitable
- 2 - Flexible**
  - 2A Removable cabinetry for flexible under-counter clearance
  - 2B Blocking provided for grab bars or other wall-mounted modifications
- 3 - Simple & intuitive**
  - 3A Direct access to unit entry from parking area
- 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**
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- 7 - Size & space / approach & use**
  - 7A Door with - 36" minimum
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  - 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**
  - 1A Single-story living, accessible & visitable
- 2 - Flexible**
  - 2A Removable cabinetry for flexible under-counter clearance
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- 3 - Simple & intuitive**
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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



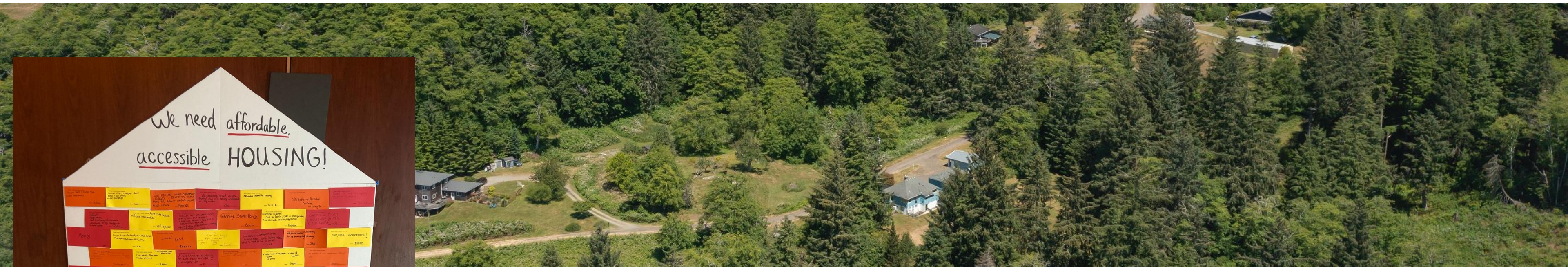
# Renderings





## 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





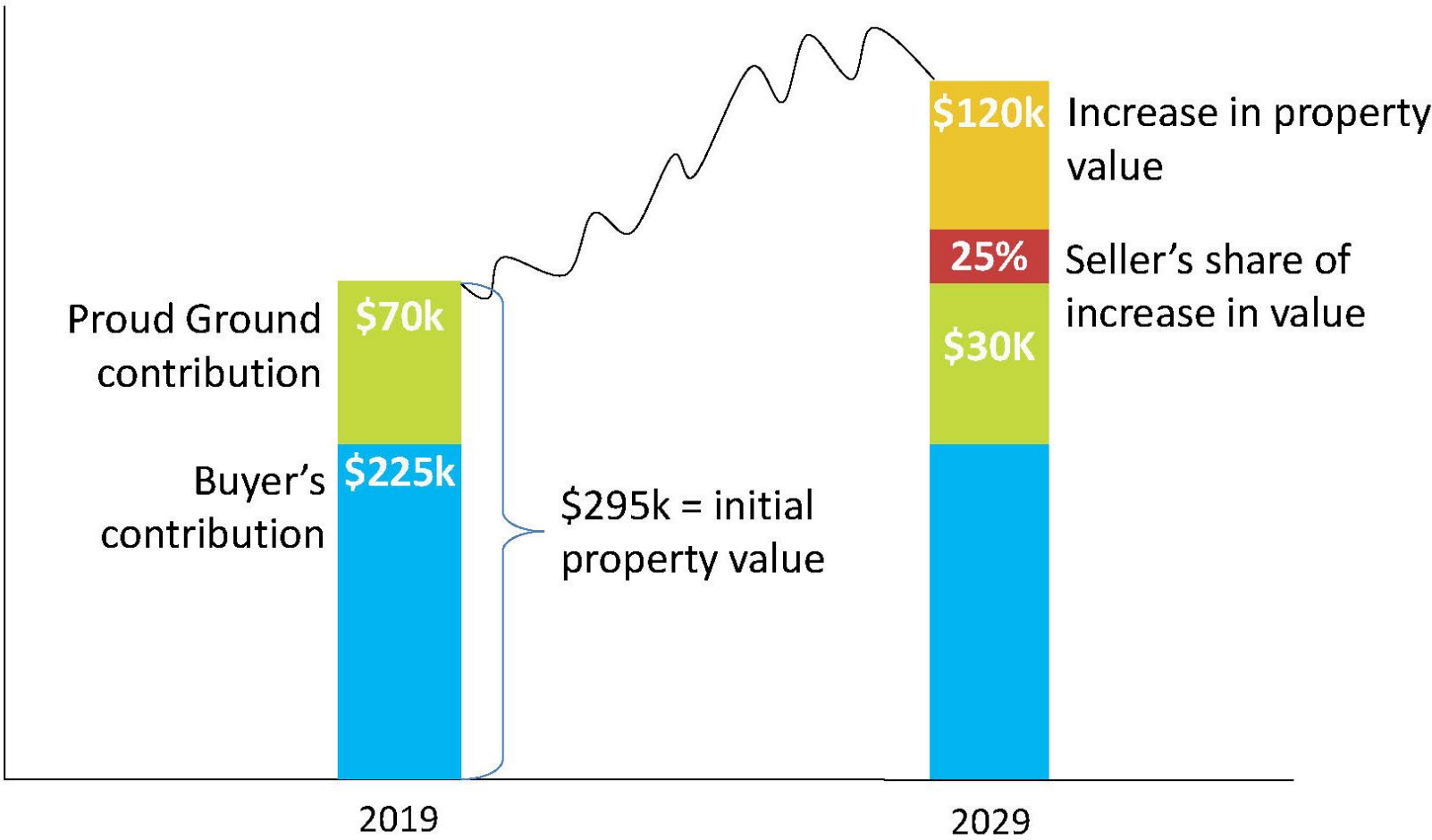
# Proud Ground - Community Land Trust Model

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.

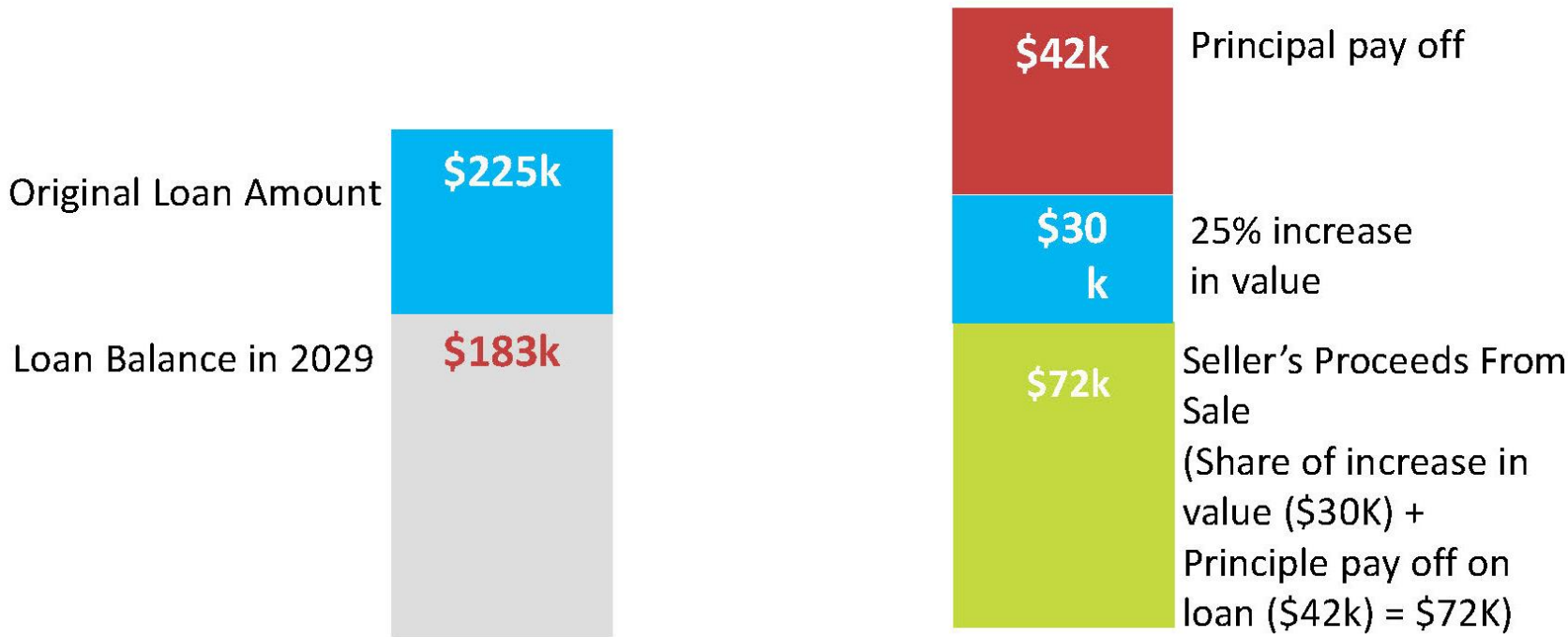




# Proud Ground – Unit Resale



## The resale formula

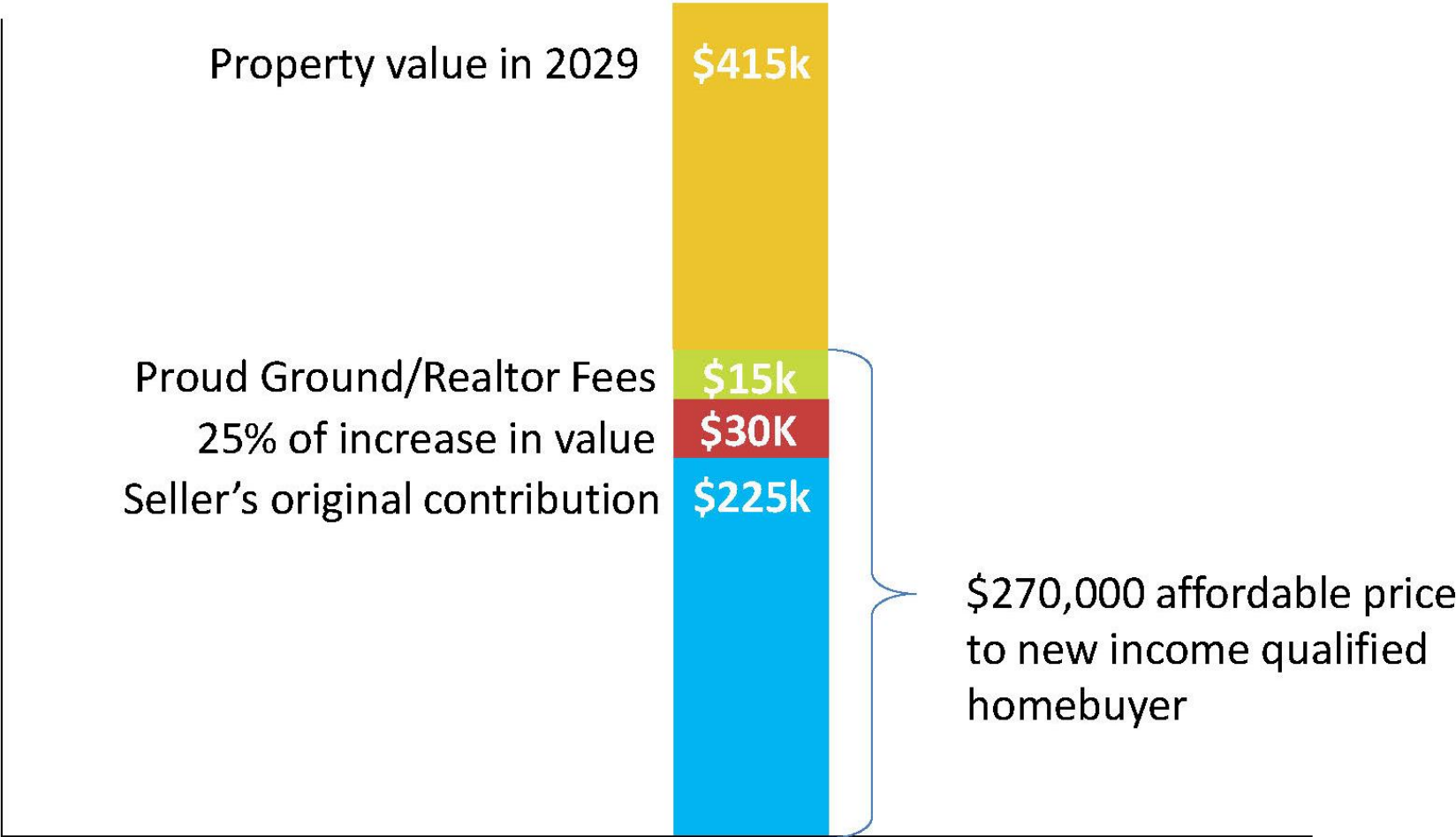


## Wealth created by seller





# 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 forested landscape. In the background, there are several mountain peaks, some with patches of brown, possibly indicating deforestation or fire. A winding road or path cuts through the forest. On the right side, a body of water, likely a lake or reservoir, is visible. Several small buildings or houses are scattered throughout the forest, including a prominent one with a blue roof in the lower left and another with a dark roof in the center. The overall scene is a mix of dense evergreen and deciduous trees.

# THANK YOU

For questions contact: Julie Chick:  
[julie@oregoncoast.org](mailto:julie@oregoncoast.org)

*Communities of All Abilities Succeeding Together*





**The housing crisis can feel overwhelming — but you *can* help.  
Support Thompson Springs: Housing Designed for Access. Built for Community.**

**[www.sammysplace.info](http://www.sammysplace.info)**

