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# The Print

Clackamas

Oregon City, Oregon Clackamas Community College Vol. XXVIII No. 14

Wednesday, March 1, 1995

## AT A GLANCE

- Compiled by Cori Kargel  
Copy Editor
- ✓ Spring term registration is fast approaching. Registration for returning students with appointments starts Monday. New students with appointments can start registering March 13. Open registration starts March 15. Registration will be held until April 1. For more information, call ext. 2254.
- ✓ The next Coffee House Live will feature the "Local's Only" Top 10 grunge band, Nero's Rome. Check them out from 11:30 a.m. to 1 p.m., today, in the Skylight Dining Room in the Community Center.
- ✓ Petitions for graduation are now being accepted at registrar's office and the Help Center. The graduation ceremony will be June 9. Information on the ceremony will be sent out during Spring term. For more information, call ext. 2254.
- ✓ The College Foundation will honor donors at the dedication of the Family Resource Center. The center was paid for entirely with donations. The dedication will be at 2 p.m., Thursday, in the Gregory Forum. There will then be an open house and the unveiling of the donor plaque at 3 p.m. in the Family Resource Center. For more information, call ext. 2402 or 2456.
- ✓ The bookstore will resume book buy-backs during finals week, starting March 13. For more information, call ext. 2248.
- ✓ Come listen to Diana Golden tell about her experiences during the German Holocaust. The Social Sciences Department is sponsoring the presentation, which will be held from 1 to 3 p.m., today, in the Gregory Forum.
- ✓ The CCC Theatre Department will be looking for four women and three men to perform in the upcoming environmental comedy "Betty the Yeti." Auditions will be from 3 to 5 p.m., March 6, in the McLoughlin Theatre. For more information, call ext. 2356.
- ✓ Learn how to avoid scams at a seminar sponsored by the Seasoned Adults Enrichment Program. Cost is \$3. The seminar will be from 9:30 to 11:30 a.m., today, in room H111 of the Harmony Center. For more information, call ext. 3212.
- ✓ The North American Open Poetry Contest will be awarding a total of \$24,000 in prizes to more than 250 poets. The contest is open to everyone. The deadline is March 31. For more information, call Pamela Roberts at (410) 356-2000.
- ✓ The Book Mart will be open from 9 a.m. to 5 p.m., March 13 to 17, 27 to 31 and April 3 to 5 in the Community Center.

## Apartment complex to benefit CCC

by Christina Snavely  
Opinion Editor

How many times have you sat at the exit of Clairmont Dr. and cursed yourself and those around you as you attempt to turn left onto Beavercreek Road?

You sit for what feels like forever, and finally, in a fit of insanity, you gun it, causing many vocal and visual reactions from those around you.

Well, good news. Have you seen that construction on Beavercreek Road (you know, the project that adds additional terror to your attempt to exit safely)? Well, when they're finished, we will have an additional lane and a traffic light!

This progress is due in part to Paul Ables, a local businessman who is building 260 low-income apartments on 15 acres to the north of our campus.

The city of Oregon City approved Ables' building permit, with a couple of conditions. Those conditions have certain influences on the college. The road improvements and the traffic light will affect faculty, students and staff.

"They are building on our property. They will have to hook up to our electricity to run the light," said Gary Dirrim, dean of college services.

"He (Ables) gets a tax credit which comes from the federal government and the state, then allocates those on a project-by-project basis. He came with a plan to the state and said, 'This is what we're going to do. If you give me tax credit, I'll build 260 low-income housing units, and at the end of 20 years, I'll give the whole site to a non-profit entity,'" Dirrim said.

The school's involvement works in two steps. "There are two contracts. The first just takes a look at giving him a license to come on our property and make the roadway improvements that



Photo by Chad Pateson

The new apartment complex located on campus will benefit students and staff who use the Beavercreek Road entrance, as well as create low-income housing near the school.

you see taking place on Beavercreek Road right now. We have not dedicated that land to him yet.

"What we're trying to do is hold title to it, to keep the pressure on to encourage him to enter into a thorough, meaningful discussion on doing the comprehensive contract. The comprehensive contract is the one that will give us the apartments in 20 years," Dirrim said.

He went on to say that "Ables would like to have us give \$150,000 cash to him to build a child-care facility that's inside the apartment complex.

"If we put up the \$150,000 today, and we say that that could earn 6 percent over 20 years, I think that's still less than \$500,000. Whereas, this could have a value in excess of \$7 million and would have an annual cash flow of about \$600,000."

The process is still in its early stages right now, and progress toward completion of the comprehensive contract is on Ables' back burner. Dirrim cited some reasons for the delay.

"There is no timeline, really. I'm just anxious to get this nailed down. One of the reasons is that Ables wants to get those 260 apartments rented. For every day that he's not, and he's behind schedule right now, and it's costing him \$3,700 a day," Dirrim said.

"So, I think he's quite focused now. He's not worrying about having to put this dedication deal together; he's worried about getting those roadway improvements done, the boundary project done and the apartments completed so he can start leasing those turkeys.

"Once he gets over that initial hump, then we'll be able to

start sitting down with the lawyers and putting together the comprehensive contract," Dirrim said.

The school has some security by contracting in two stages. Ables will pay Clackamas \$51,000 for the land, then when the comprehensive contract is finalized, it will give back the \$51,000. If, for some reason, the contract doesn't go through, the college keeps the money and receives value for the land it gave up.

Dirrim was asked if he saw a future for the \$60,000 Clackamas will earn annually. "We don't even know if this is going to materialize yet, but I think a fantastic place for something like that to go to would be scholarship money."

So, soon we will have a better entrance and exit, and we will have to come up with something new to complain about.

## Writers awarded for their achievements

Anjanette Booth  
News Editor

The Writers' Club award ceremony was held on Feb. 24 to recognize the winners of the 1995 Writers' Contest.

"It's great to see such talented students being recognized for their work," said Diane Averill, English instructor

The top three winners in the categories of fiction, poetry and essay were able to read their

work in front of an audience of teachers, staff and students. They will also have their work published in the literary magazine on campus "Synesthesia."

First place winners in each category received an award of \$40, second place winners received \$30 and third place winners received \$20.

Gustav Anderson won first place in the fiction category for his work, "Old Grey." Second

place was taken by Matt Russel for "The Woods" and third place was awarded to Erick Mertz for "Skates."

In the poetry category, Anna Walker won first prize for her piece, "Birth Right Lost." Matthew Donahue took second place with "Sophomore Revisited" and third place was received by Todd McNamee for "Nightmare From the Night Before."

"A Different World," by

Marsh Perkett, won first place in the essay category with Scott Tubs finishing second for "My Dad" and Donna Creek taking third for "The Education Issue: A choice or a stand."

Each winner was chosen from over 103 entries received for the contest.

For information about the winning entries or how to get involved in the contest, contact Diane Averill at ext. 2370.

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