

Tree Program Plan
Albina Neighborhood Improvement Project

Prepared for presentation to the Albina
Neighborhood Improvement Committee
December 6, 1962

Mrs. Robert Kutch
Mr. Herbert Lewis
Mr. E. H. Thiel
Rev. F. J. Crear, Chairman

Tree Program Subcommittee

Tree Program Plan

A. Background:

The Tree Program Subcommittee has held eight meetings over a period of eight months to work out the program suggested by this report.

In addition to the many suggestions and ideas discussed by our individual members, we are also grateful for the help of a technical advisory committee including:

Dale Christiansen, Portland Park Bureau
Daryl May, Landscape Architect
Alex Pierce, Architect
Larry Rowse, Portland General Electric

Inventory of Trees

The first step was to inventory existing trees. Each tree was identified and located on the Tree Program Map. The many varieties discovered in the area are listed on Exhibit A.

Difficulties with Existing Trees

A tabulation of problems identified for many existing trees includes:

1. Growth of roots is causing expensive damage to curbs and sidewalks.
2. Certain varieties have grown too large and have become a hazard to homes and traffic because of age and weakened condition caused by the recent storm.
3. Many trees require tree surgery to retard spread of infestation of virus and fungus diseases.
4. Others drip sap or otherwise create an unpleasant area under the tree.

Opportunity for Planting Good Trees

After considerable review of tree varieties, the committee has selected trees which have the following advantages:

1. Grow rapidly.
2. Produce colorful leaves and blossoms.
3. Will not grow so large that they will break up curbs or sidewalks.
4. Are free of bugs and disease.
5. Leaves and limbs are easier to maintain.

For these reasons it is felt that property owners should be encouraged to purchase and plant the following trees in general conformance with the guide plan:

Flowering Cherry	Dogwood
Incense Cedar	Copper Beech
Pinus Contorta	Tri-Color Beech
Oriental Maple	Sweet Gum
Malus Floribunda	Elm - Camperdowni
Sunburst Locust	Mimosa
Tulip Tree	Vine Maple
Pin Oak	Sargent Cherry

Tree Program Map

The inventory of existing trees and suggested plan for planting the new trees throughout the project area have been indicated on a map which is incorporated as a part of this report and will be available for individual inspection at the Information Center.

The suggested guide for location of new trees is based on the following concerns:

1. Attractiveness and suitability to adjacent homes.
2. Visibility at intersections.
3. Relationship to existing trees which may be retained.
4. Possibility that some property owners may not want to cooperate.
5. Desire to establish a unified but informal planting which will be pleasing to residents and visitors after trees begin to bloom.

B. Procedure:

1. Explanation of Plan to Property Owners.

- a. Newspaper articles following meeting.
- b. Mailing to property owners with return envelope included.
- c. Four or five joint block meetings to explain the plan.
- d. Addition of one or two people to the Information Center staff for a short period of time to make individual contacts with property owners.
- e. Progress Report in ANIIC-DOPE.
- f. Use of attached forms:
 - (1) Form letter to property owners showing plan and alternate trees (Exhibit B)
 - (2) Form for approval of trimming and removal of trees (Exhibit C).
 - (3) Receipts for money received for new trees including variety selected and location for planting (Exhibit D).

2. Handling of Money

- a. Open bank account in name of ANIC.
- b. Duplicate receipt retained by property owner.
- c. Daily deposit in bank account.
- d. File of deposit slips at ANIC.
- e. Written monthly financial report to ANIC by Tree Subcommittee.
- f. Quotations will be solicited from nurserymen for cost of trees proposed in tree plan. Upon review of quotations, the Tree Subcommittee will select one nurseryman to provide and plant trees in the project area.
- g. Payment to nurserymen upon receipt of invoice and approval by Tree Subcommittee.
- h. Checks drawn only with signature of Committee Chairmen.
- i. Commitment of balancing funds by civic group to cover any:
 - (1) Difference created by flat fee for all trees.
 - (2) Hardship cases as funds are available.

3. Trimming and Removal of Trees

- a. Will be carried out on basis of authorization by property owner's signature.
- b. Field workers will be provided a list of reasons for removal or trimming of each tree and shall explain such justification to each property owner.
- c. PGE crew will follow the people who are collecting funds as each block is completed.
- d. Property owner will designate on form whether wood should be chipped up and carried away or cut to fireplace length and left on the property.
- e. PGE will also replace old cross-arms, wires and poles and install new lights (and convert old lights) as they proceed in each block.

4. Planting of Trees

- a. Trees purchased by property owner are to be planted and staked by nurseryman after trees have been trimmed and removed in each block.
- b. Location is to be identified on receipt showing "according to plan" or "as indicated below" (related to existing landmarks).

C. Cost of New Trees:

After investigation and discussion of the cost of trees, information on costs was gathered for trees with the following specifications:

1. Two or three year old trees grafted onto a six foot standard to provide:
 - a. Greater strength.
 - b. Protection from small children
 - c. Greater visibility.
 - d. Less hazard to autos and pedestrians.

2. Cost of tree to include planting and stakes as well as a guarantee that the tree will be replaced if it does not grow. Trees damaged by vandalism cannot be replaced free of charge.

Although the purchase price of all trees will not be the same, a flat fee charge of \$5.00 per tree is suggested for the following reasons:

1. Need to collect money from a large number of property owners.
2. Purchase of a large number of trees makes this reduction to \$5.00 flat fee possible.
3. Nurserymen cannot accept the chore of collecting the funds.
4. Easier to explain and understand.
5. Possibility of gaining financial support from a service group to cover any differences between flat rate and cost.

D. Timing:

It is essential that this work begin soon in order to have the trees planted by March. Therefore, it is suggested that persons be selected for contacting property owners, arrangements be made with PGE to schedule its work as the contacts are completed in each block, and arrangements be made with appropriate nurserymen to provide and plant trees as soon as PGE has completed its work.

Such contacts with property owners should begin the first week of January and proceed block by block in a rational order until a reasonable effort has been made to contact each property owner in the project area. It is estimated that time from authorization of work by the property owner until his new trees are planted should not exceed three or four weeks. By following the coordinated sequence of personal contacts, PGE work, and planting; the work should be completed throughout the project area by March 15, 1963.

E. Recommendation:

The members of the Tree Program Subcommittee recommend that the Albina Neighborhood Improvement Committee adopt the Tree Program Plan (including map) as a guide to the planting, trimming and removal of trees in the Albina Neighborhood Improvement Project.

ALBINA NEIGHBORHOOD IMPROVEMENT PROJECT

Existing Trees

Ailanthus	Hazelnut
Apple - Fruit	Holly - Ilex
Apple - Flowering	Horse Chestnut - White
Ash - Mountain	Horse Chestnut - Red
Bay	Laurel - English
Beech - American	Laurel - Portugal
Beech - Copper	Linden
Birch	Locust
Box Elder	Pear
Camellia	Pine
Cedar	Peach
Cedar - Deodar	Plum - Flowering
Cherry - Fruit	Privet
Cherry - Flowering	Maple - Macrophyllum
Clerodendron	Maple - Japanese
Cottonwood	Maple - Red
Crab	Monkey Tree
Cypress	Myrtle
Dogwood - White	Quince
Dogwood - Red	Rhododendron
Elm - American	Spruce
Elm - Camperdowni	Tulip Tree
Fig	Walnut - Black
Filbert	Walnut - English
Fir	Willow
Hawthorne	Magnolia

ALBINA NEIGHBORHOOD IMPROVEMENT COMMITTEE
3726 North Kerby Avenue
Portland 17, Oregon
AT 2-2214

Permit to Trim or Remove Trees in
The Albina Neighborhood Improvement Project

Location of Property:

Address _____
Legal Description _____

Trees to be Trimmed:

Number (Write 'None' if Zero) _____
On Property: _____
In Street Right of Way: _____
Comments (Variety, specific location of tree, etc.): _____

Trees to be Removed:

Number (Write 'None' if Zero): _____
On Property: _____
In Street Right of Way: _____
Comments (Variety, specific location of tree, etc.): _____

Disposition of Wood:

To be removed: _____
To be cut to fireplace length and left
on property _____

I hereby authorize and grant permission for trimming or removal of trees located on or adjacent to this property as indicated above. This work to be done at no expense to me.

Date _____

Property Owner

Permit Secured By:
Mail _____
Individual _____

Address

ALBINA NEIGHBORHOOD IMPROVEMENT COMMITTEE
3726 North Kerby Avenue
Portland 17, Oregon
AT 2-2214

Receipt for Purchase of Tree to be Planted in
The Albina Neighborhood Improvement Project

Name of Property Owner _____
Location of Property: _____
Address _____
Legal Description _____

Variety(ies) Selected: (Indicate Number of Trees)

Flowering Cherry	_____	Dogwood	_____
Incense Cedar	_____	Copper Beech	_____
Pinus Contorta	_____	Tri-Color Beech	_____
Oriental Maple	_____	Sweet Gum	_____
Malus Floribunda	_____	Elm - Camperdowni	_____
Sunburst Locust	_____	Mimosa	_____
Tulip Tree	_____	Vine Maple	_____
Pin Oak	_____	Sargent Cherry	_____

Location of Planting:
According to Plan: _____
As Indicated: _____

The above tree(s) to be planted on the above named property and guaranteed for one (1) year except in the case of vandalism.

In the event of any unforeseen circumstance preventing such planting, the money will be refunded in full.

Number of Trees Selected: _____
at: \$ 5.00
Total Received: \$ _____

Date _____

Field Worker

24 January 1962

Attachment to memo regarding ANIP park site:

Excerpts from the Urban Renewal Manual

Engineering 11-1-1 dated 12/21/61

Eligible Project Improvements

- (9) Local parks and playgrounds, except those with interior access drives or parking areas. The following related items are eligible:
 - (a) Pedestrian walks.
 - (b) Permanently affixed benches and seats.
 - (c) Lighting.
 - (d) Permanent equipment for tot-lots.
 - (e) Fencing.

Conformance with Local Standards

Project improvements that conform to local standards which are (1) related to project needs and (2) in effect and being generally observed throughout a community will be acceptable to HHFA from the standpoint of design, unless the standards are found to be too low to support the urban renewal objectives.

With Part I of the Application for Loan and Grant, the LPA shall provide a full description of all pertinent local design standards affecting project improvements. If there are no established local standards, the LPA shall describe those used and the basis for their adoption. Justification shall be submitted for any standards higher than those generally observed in the community. (See Chapter 11-2.)

Improvements of Excess Size or Capacity

If an otherwise eligible project improvement is of excess size or capacity under the "conformance with local standards" policies set forth above, the following policies apply.

The portion of the total cost of an oversized project improvement that may be included in Gross Project Cost shall be based on the ratio of the size or capacity meeting the "conformance with local standards" policies to the total size or capacity of the improvement. Specifically:

- (1) If the ratio is less than 10 percent, no part of the cost is eligible.
- (2) If the ratio is more than 80 percent, the full cost is eligible.
- (3) If the ratio is between 10 percent and 80 percent, the portion of the cost that is eligible is equal to that ratio.

Financing 17-4-2 dated 7/3/61

Determination of Eligibility and Benefit

In using the chart, calculations of relative benefit developed from estimates of the number of families expected to reside in the project area shall be based on one or both of the following, as appropriate:

- (1) Extent of residential redevelopment which marketability studies and FHA reviews indicate as appropriate for the area.
- (2) Number of families expected to reside in areas for which conservation or reconditioning activities, including code enforcement, have been carried out.

In no case shall the calculation of benefit assume residential redevelopment in excess of that possible under the maximum densities established in the Urban Renewal Plan.

Type of Facility

6. Parks and Playgrounds

Determination of Relative Benefit

Project families in service area divided by total families in service area.

FEDERAL HOUSING ADMINISTRATION
PORTLAND, OREGON INSURING OFFICE
REHABILITATION REQUIREMENTS
SECTION 220
PORTLAND URBAN RENEWAL
ALBINA AREA

PRELIMINARY COPY
DATE JUN 19 1961

The following is provided for the information of owners and others concerned with mortgage insurance under Section 220 in connection with properties involving rehabilitation in the Albina Area. Part A lists applicable requirements. Part B is provided to clarify the FHA's position with respect to the acceptability or non-acceptability of certain major conditions or features noted in typical properties in the area, about which there may be some doubt. Part C, attached are examples of rehabilitation of typical properties, suggesting possible rehabilitation of similar properties, although variations in condition and arrangement, as well as price or rental expectancy, may alter the extent of change and refurbishing that would be necessary.

PART A

1. Properties to be rehabilitated must comply with the General Acceptability Requirements of the FHA Minimum Property Requirements and meet the objectives of all other requirements as interpreted by the FHA. In addition:

- a. In properties having not more than two living units, proposed construction, other than repairs, alterations and additions to existing structures, shall comply with the Minimum Property Requirements for Properties of One or Two Living Units.
- b. In properties having three or more living units, new structures or additions to existing construction, shall comply with all specific requirements of the Minimum Property Requirements for Properties of Three or More Living Units except that modifications meeting the objectives of the MPR are permissive, when necessitated by existing conditions which are to remain.

PART A (Cont'd.)

2. Under Section 220 (d) (3) (a), properties shall contain not more than 11 living units at completion; under 220 (d) (3) (B), properties shall contain 5 or more living units at completion.

3. Properties must comply with applicable laws, codes, ordinances and deed restrictions.

4. The property at the completion of rehabilitation must be safe and sound in all physical respects and be refurbished and altered to bring the property to a desirable marketable condition which will continue during the life of the mortgage.

The extent to which existing work may be used or new work required must be determined in each instance as may be necessary to meet the desired objectives. In this regard, characteristics of living unit arrangement, design, finish, equipment and other building features shall be judged on the basis of suitability for the rehabilitated property and appeal to the determined market segment. The acceptability of individual properties or projects will be determined by the FHA on the basis of the needs and merits of each project or case as presented.

5. Non-residential Use. Any non-residential use of the property shall be subordinate to the residential use of character of the property.

In properties having not more than four living units, the area of non-residential space including storage related to such use shall not exceed 25% of the total floor area of the structures on the property. In properties of five or more living units, the floor area devoted to non-residential use, other than garage space essential to the needs of the occupants, shall not exceed ten per cent (10%) of the gross area devoted to residential use, including public halls, elevators, etc. Laundry, garage space for tenants, storage rooms, and other service space remote from living units but essential to the residential use and occupancy, as well as basement storage or service space essential to the non-residential occupancy, are not considered in the foregoing. The non-residential use must conform to good standards of planning and zoning, and should be beneficial, without being

PART A (Cont'd)

detrimental, to the residential use of the project, and should provide for the dispensing of services and the marketing of goods needed by the residential tenants of the proposed project, as well as the neighborhood.

PART B

When appropriate to the class of dwelling, the following features of questioned acceptability will be considered acceptable:

Required Yards and Setbacks:

- 1. Minimum front setback 15 feet from front property line.
- 2. Minimum side yard of 5 feet for 1 story and 6 feet for 2 story is required. The distance between living quarters on adjacent lots shall not be less than 10 feet.
- 3. Properties having living room with principal source of light and ventilation from a side yard shall have a side yard setback of at least 15 feet.
- 4. 20 feet minimum required between dwelling and rear lot line.
- 5. 6 feet minimum required between dwelling and accessory building.

Natural Light and Ventilation

- 1. Required windows in habitable rooms:
 - a. Total glass area: Not less than 10 per cent of superficial floor area.
 - b. Ventilating area: Not less than 1/2 of glass area of room.
 - c. Bathrooms: Same as a and b above, or artificial light and mechanical ventilation consisting of exhaust fan discharged through vent to outside air.
- 2. Adequate ventilation shall be provided for attic and basementless spaces to prevent conditions conducive to decay, dampness and deterioration of structure.
- 3. Gravity or mechanical ventilation other than a window shall be provided over each gas range in a kitchen.

-1-

PART B (Cont'd)

Space Requirements:

1. Each living unit shall contain not less than one bathroom and three habitable rooms, at least one of which shall be a bedroom.
2. At least one room in each living unit shall have a floor area of not less than 150 square feet. Habitable rooms other than kitchens shall have a floor area of not less than 80 square feet. The area occupied by a stair shall not be considered a part of any habitable room. The minimum width of any habitable room other than a kitchen shall not be less than 8 feet.
3. Kitchen to be not less than 50 square feet in area and not less than 7 feet in width.
4. Ceiling height in habitable rooms shall be not less than 7'6", except that rooms above the first floor with sloping ceilings shall have a clear height of 7'6" for at least one-half of the required room area. Under sloping ceilings, the area with less than 5 feet clear headroom shall not be included in determining the required floor area.
5. The bathroom shall be adequate for a watercloset, lavatory and tub or shower. Arrangement of fixtures shall provide for comfortable use of each fixture and permit at least a 90-degree door swing.
6. Closets and general storage shall be provided and shall be conveniently accessible to the rooms which they serve and adequate for the size of the living unit.
7. Habitable rooms, in 5 or more living units, to be eligible for a one room count shall be a minimum size of:

a. Bedrooms	90 sq. ft.
b. Living Rooms	150 " "
c. Kitchens	50 " "
d. All other habitable rooms	70 " "
e. D. A.	45 " " ($\frac{1}{2}$) Room Count

PART B (Cont'd.)

Access and Privacy

1. Each entrance shall be connected to the public right-of-way by a suitable walk or drive.
2. Sole vehicular access shall not be by an alley.
3. Each bedroom shall have access to a bathroom or a compartment containing a water closet and a lavatory, without passing through another bedroom or other habitable room. An exception to this requirement may be made for a third bedroom.
4. Provide a door for each opening to a bedroom, bathroom and toilet compartment.

Plumbing

1. Each living unit shall contain at least one kitchen sink, one water closet, one lavatory, one bathtub or shower, and one laundry tray or other suitable facility.
2. Each lavatory, kitchen sink, bathtub or shower and laundry tray shall be provided with an adequate supply of both hot and cold water.

Heating

1. Adequate vented heating facilities shall be provided in each dwelling or unit. Existing unvented gas heaters and gas outlets shall be removed.
2. Domestic water heating and storage equipment shall be installed to provide an adequate supply of hot water to all plumbing fixtures except water closets.

Electricity

1. Ceiling fixtures shall be installed in kitchens and dining rooms, controlled by wall switches. Suitable fixtures and switches shall be installed in all other rooms and halls. Each habitable room shall have at least two duplex convenience outlets.
2. An outside fixture shall be installed at main entrance, and each exterior unit entrance.

PART B (Cont'd.)

Parking

Onsite parking shall be provided by a garage, carport or paved parking space for each dwelling unit. Parking spaces, if used in lieu of garages, shall not be located forward of front wall of main buildings.

Features Noted in the Renewal Area which are Not Acceptable in any Property.

1. Dirt floors in garages and basements.
2. Baths and/or kitchens serving more than one family.
3. T.C. bell pipe chimneys.
4. Bathrooms or toilet compartments opening directly into any room where food is prepared or served.
5. Buildings constructed on wood mud sills resting directly on the ground.

PART C

EXAMPLES OF REHABILITATION OF TYPICAL PROPERTIES

1. Type and Description: Detached, 1½ story, single family, frame dwelling. This property is a well maintained and improved, standard plan, three-bedroom home, about 35 years old.

This is a "B" Type (sound condition - minor repair).

Location: 4114 N. Haight St.

Exterior: The roof should be renewed in the near future, and when this is done, the property would be acceptable under Title 203 B.

Interior: Not required, but desirable, would be replacement of the old-fashioned leg type bathtub.

PART C (Cont'd.)

2. Type and Description: Detached, 2 story, single family, frame dwelling.

This is a full 2 story, square plan house, about 60 years old, with some neglected maintenance.

This is a "C" type (Major repair).

Location: 4104 N. Haight St.

- Exterior:
- a. Install new siding
 - b. Install new gutters and downspouts.
 - c. Paint exposed woodwork and sheet metal.
 - d. Install new windows throughout.
 - e. Repair garage.
 - f. New carpentry and foundations

- Interior:
- a. New wiring and electric fixtures
 - b. New plumbing
 - c. New floor covering
 - d. New dry wall or fabric wall and ceiling covering.
 - e. New painting and decorating
 - f. New carpentry and concrete basement floor
 - g. Repair heating system
 - h. New attic insulation

The above exterior and interior requirements are necessary to meet "203" standards. In addition, the following "Suggestions for Improvement" are deemed to be advisable.

- a. New front and rear porches.
- b. Bring front and service walks up to "203" standards
- c. Move sink from pantry to kitchen

PART C (Cont'd.)

3. Type and Description: Detached, 1½ story, two family, frame dwelling.

This property is well-maintained, with an improved bungalow style house about 50 years old. There is an attractive 3-room rental unit in the basement which fails to qualify for 203b because of inadequate light, ventilation, and ceiling height. No requirements are suggested, since the property is so well maintained. This property is unacceptable because of the non-conforming living unit in the basement.

This is an "A" Type (Sound condition - no repair)

Location: 3806 N. Albina St.

4. Type and Description: Detached, 1½ story, single family, frame dwelling. This property is well maintained, with an improved 1-story and attic, 2-bedroom bungalow, with no bedroom or lavatory on the first floor. This property could be made to qualify under 203b at not excessive expense.

This is a "B" Type (Sound condition - minor repair)

Location: 3828 N. Commercial St.

Exterior: a. New paint on exterior exposed woodwork and sheet metal.

Interior: a. New wall covering on second floor.

b. New painting and decorating throughout.

c. Clean up basement, including new foundation above grade.

The above exterior and interior requirements are necessary to meet "203" standards. In addition, the following "Suggestions for Improvement" are deemed advisable.

a. Lower 1st floor ceiling

b. Remove partition between living room and dining room.

PART C (Cont'd.)

- c. Replace windows.
- d. Provide new landscaping.
- e. Provide new carport.

5. Type and Description: Detached, 1½ story, single family, frame dwelling.

This is a 70 year old bungalow with considerable obsolescence. The location of the bath between the dining room and the kitchen is a non-correctable feature.

This is a "C" Type (Major repair)

Location: 3618 N. Haight St.

- Exterior:
- a. Repair front porch.
 - b. Repaint exterior wood trim.

- Interior:
- a. Clean up basement, including new foundations above grade, and replacing unsound (dry rot) members.
 - b. Provide new heating system for 1st and 2nd floors.
 - c. Provide new wiring and light fixtures for whole house.

The above exterior and interior requirements are necessary to meet "203" standards. In addition, the following "Suggestions for Improvement" are deemed advisable.

- a. Relocate and enlarge present garage.
- b. Redecorate first floor.

2

THE URBAN RENEWAL PLAN

The Plan must be complete in all respects. It is advisable that the Plan be developed in no greater extent or detail than is necessary to meet the requirements set forth below and the requirements of State and local law. All maps which are a part of the Plan, except the boundary map (B1), may be diagrammatic only. Illustrative site plans should be made a part of the Plan only when required by State or local law, and in such cases, must be clearly identified as illustrative only.

The Plan shall not contain any provisions restricting the occupancy or use of any part of the project area on the basis of race, creed, or color.

OUTLINE OF PLAN

PREPARATION OF PLAN

A. TABLE OF CONTENTS

Include all exhibits which are a part of the Plan.

B. DESCRIPTION OF PROJECT

Include text and maps as appropriate.

1. Boundaries of Urban Renewal Area

Accurate description in a form which is capable of only one interpretation and a map which clearly and firmly establishes the perimeter boundary of project, and clearly delimits areas specifically to be excluded from project area.

No field survey required if boundary can be established unequivocally by reference to established features.

If bearings are used they shall be true bearings, not magnetic bearings.

2. Types of proposed renewal actions

Brief summary statement covering clearance and redevelopment, conservation, or reconditioning; provision of public improvements; and any other significant actions as appropriate.

C. LAND USE PLAN

1. Land Use Map, showing:

Show major thoroughfares and important public streets and other public streets whose locations are fixed or, if tentative, are subject to only minor modification.

a. Thoroughfare and street rights-of-way

In any portion of project area planned for conservation or in a reconditioning project area, show all public rights-of-way.

b. All other public uses and, as required, institutional or special purpose uses

Include all easements and institutional or other limited special purpose uses to be established by the Plan whose locations are fixed or which, if tentative, are subject to only minor modification.

In any portion of project area planned for conservation or in a reconditioning project area, show definite locations for all institutional or special purpose uses requiring land acquisition.

c. Land uses not covered by C1a and C1b

Land uses need not be broken down in greater detail than the categories established in the local zoning ordinance.

2. Land Use Provisions and Building Requirements

To be prepared for each use category mapped under C1b and C1c.

a. Statement of uses to be permitted, including any contemplated public housing in residential areas.

Uses must be detailed to the extent necessary to carry out the objectives of the Plan.

Residential uses will not be permitted in areas acquired and planned for industrial redevelopment; in some cases a similar prohibition on residential uses in commercial areas may be necessary.

b. Additional regulations, controls, or restrictions to be imposed by the Plan on the sale, lease, or retention of all real property acquired

The full provisions of all controls to be established by the Plan must be set forth in the Plan, and any changes in or additions to them must be similarly incorporated in the Plan by amendment. Reference to any documents which are not a part of the Plan will not be acceptable.

Adequate provisions shall always be made to control maximum densities, land coverage, setbacks, off-street parking and loading, and the building height or bulk to be permitted or required.

Statements covering C2a and C2b shall be so drafted that they may be recorded in public land records.

Unless required by State or local law, the Plan shall not include controls on rentals, sales prices, income limits, construction methods or materials, or financing methods.

11/22/60

11/22/60

OUTLINE OF PLAN

PREPARATION OF PLAN

c. Statement specifying (1) the time the provisions and requirements established under C2a and C2b will be in effect, including any provisions for renewal or extension thereof, and (2) the date, on or after local approval of the Plan, when period of duration becomes effective.

d. Applicability of provisions and requirements under C2a and C2b to real property not to be acquired.

Brief statement of the extent to which the provisions and requirements of C2a and C2b are to be applicable to properties which are not to be acquired. As a minimum, these provisions and requirements shall be applicable to property in a clearance area which is not to be acquired when the owner thereof acquires project land.

D. PROJECT PROPOSALS

Include text and maps as appropriate.

1. Land Acquisition

a. Identification of real property proposed to be acquired for:

Include maps identifying properties to be acquired for the purposes specified.

(1) Clearance and redevelopment, including spot clearance, and development of vacant land

(2) Public facilities

(3) Conservation or reconditioning

b. Statement of the special conditions under which properties not designated for acquisition may be acquired and, when possible, identification of any properties which may fall within this category

c. Statement of the special conditions under which properties identified to be acquired may be exempted from acquisition and, when possible, identification of any properties which may fall into this category.

2. Conservation or Reconditioning

Property Conservation Standards or Property Reconditioning Standards to be established for real property within the project area which is not to be acquired.

For residential properties in conservation areas, Property Conservation Standards shall be not less than the modified FHA Minimum Property Standards developed for the area as a basis for insuring Section 220 mortgages.

3. Redevelopers' Obligations

Statement of the obligations to be imposed upon redevelopers to assure construction of improvements within a reasonable time and in conformity with the Plan.

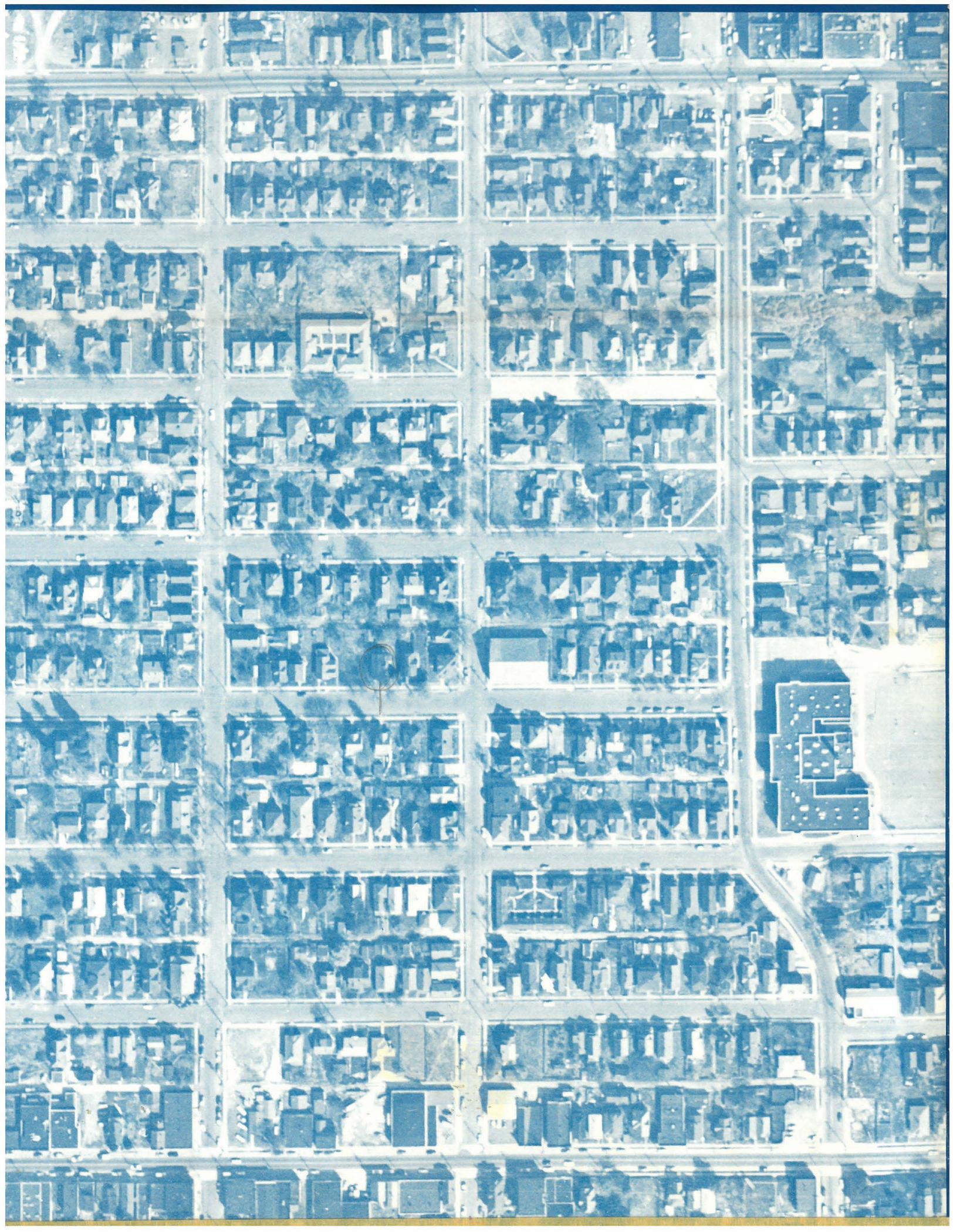
E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

F. PROCEDURE FOR CHANGES IN APPROVED PLAN

Statement of procedure by which amendments, or other changes in the Plan, will be effected after local approval.

11/22/60

10/11/60





STRUCTURE CONDITION

FIGURE 3
OREGON R-8
MARCH 1962

LEGEND

- MINOR OR NO REPAIRS
- REPAIRS NEEDED
- POSSIBLE DEMOLITION

NOTE:

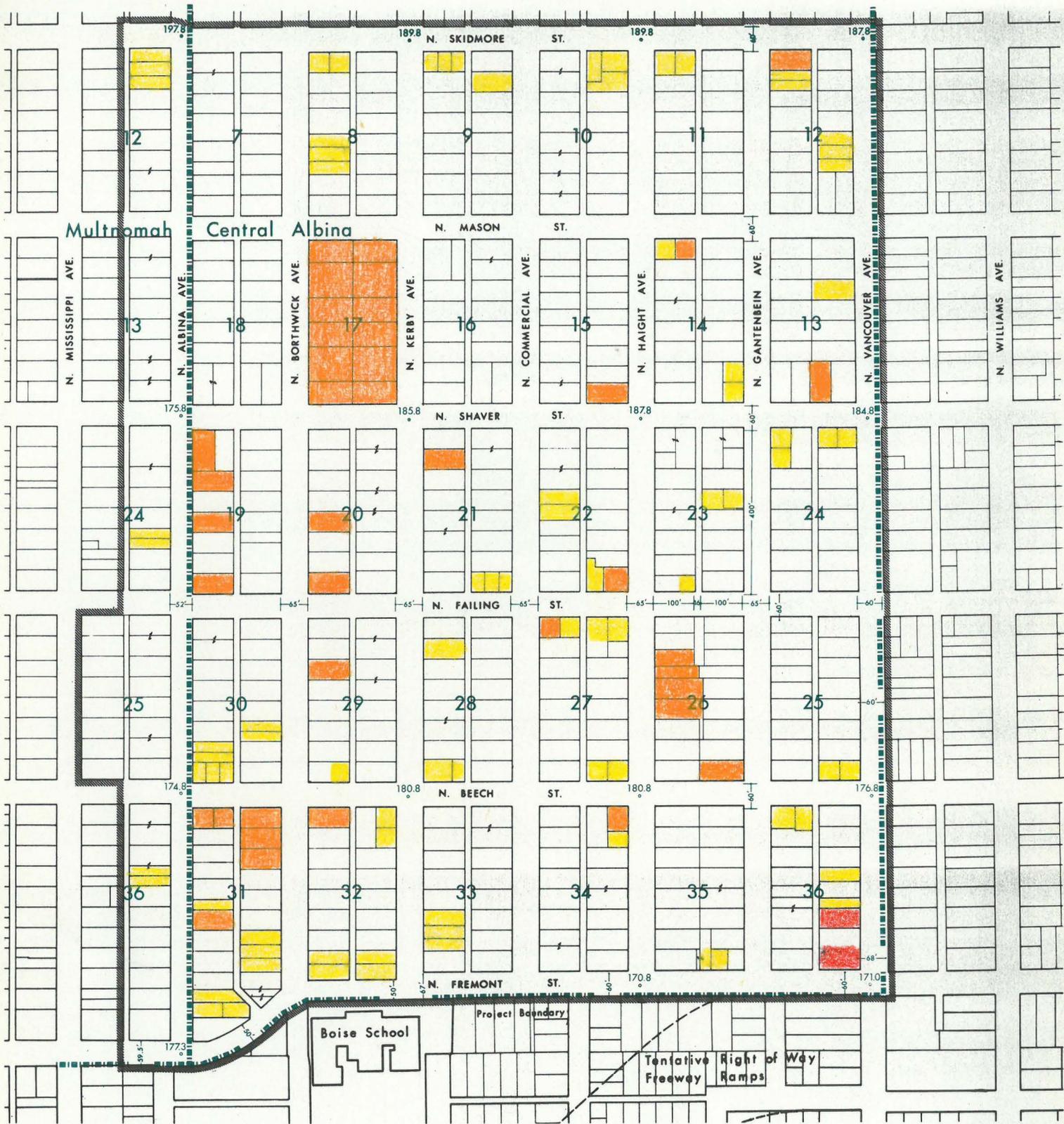
THE CONDITION OF THE PROJECT STRUCTURES WAS DETERMINED THROUGH INTERIOR AND EXTERIOR SURVEYS CONDUCTED BETWEEN NOV. 1961 AND MARCH 1962

sub-standard lots

- 2 or more D.U.'s
- single family
- single family & commercial combined

ALBINA NEIGHBORHOOD
IMPROVEMENT PROJECT
PORTLAND, OREGON

PORTLAND DEVELOPMENT COMMISSION
CITY OF PORTLAND
MULTNOMAH COUNTY, OREGON
PREPARED BY
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PROJECT DESCRIPTION

FIGURE 1
OREGON R-8
MARCH 1962

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LEGEND

- SUBDIVISION BOUNDARY
- TYPICAL BLOCK DIMENSIONS
- SIGNIFICANT ELEVATIONS

SUB STANDARD LOTS

- 2 or more D.U.'s
- single family
- single family & commercial combined