

Information from the public came during the citizen involvement process, described in more detail below. It also came from the **Citizen Advisory Committee (CAC)**, which consists of representatives from each of the neighborhood steering committees, area business associations, and the ROSE Community Development Corporation. This information either 1) found its way directly into one of the maps produced during the process or 2) was used as a check to assess staff perceptions and proposals.

Technical information came primarily from members of the **Technical Advisory Committee (TAC)**, which is composed of 30 representatives from City Bureaus and other governmental agencies. Some information came from experts in their field who testified before the Planning Commission in March and April, 1994. This information, too, either 1) found its way directly into one of the maps produced during the process or 2) was used as a check to assess staff proposals.

## **Citizen Involvement**

Citizen outreach began in the Spring, 1992, when staff scheduled meetings with neighborhood and business leaders in the proposed Outer Southeast Plan area to discuss proposed boundaries and scope of study for the project.

The following workshops and meetings were held to solicit opinions and concerns from the public:

**Fall, 1992.** Eleven public workshops. One workshop was held in each neighborhood.

Materials prepared for workshops. Flyers about the workshops were mailed to a compiled mailing list of persons, hand-delivered by neighborhood associations, and left at libraries.

Purpose. To find out what those living and doing business in outer southeast felt were the assets, problems and opportunities. Also to establish steering committees for each neighborhood.

**March-April, 1994.** One district-wide informational meeting. Two hearings before Planning Commission. 8 meetings Mt. Scott-Arleta, Foster-Powell, South Tabor, Montavilla, Powellhurst-Gilbert, Pleasant Valley, Lents, and Hazelwood/Mill Park neighborhoods.

Materials prepared for workshops.

1. A back-to-back map depicting the two alternative concepts.
2. A tabloid, sent to over 70,000 homes and businesses, which contained a questionnaire and an invitation for people to participate in Planning Commission hearings and neighborhood workshops.

- 3 Alternatives Discussion Draft, which
- Described each alternative concept
  - Proposed policies for Economic Development, Transportation, Housing, Open Space and Environment, Urban Design, and Public Safety
  - Included issue papers on density, design review, mixed residential/commercial zoning, public services, Urban Conservation Overlay Zone, environmental zoning and upland water quality, and future land division and Right-of-Way access

Purpose To solicit comments regarding two alternative zoning concepts and questionnaires presented in the tabloid Discussions in those workshops also focused on neighborhood plans

**Fall, 1994** Four 6-hour workshops on successive Saturdays beginning September 10 held at different locations in the plan district

Materials prepared for workshops

- 1 Tentative Proposed Zoning Map, available in extremely limited quantities, illustrating proposed zoning
- 2 Concept Map depicting subareas, proposed plan districts, and some Region 2040 concepts
- 3 Workshop Booklet, which contained the tentative proposed subarea policies, objectives and actions, and Zoning Code amendments

Purpose Solicit comments on the tentative proposed zoning map, policies, objectives and actions, and Code amendments

**Spring 1995** Public Hearings on the Proposed Plan and Map These hearings were held at Portland Adventist Medical Center Auditorium on March 14 and 28

Materials prepared for the hearings that were published February 1995

- 1 Proposed Outer Southeast Community Plan
- 2 Proposed Comprehensive Plan Map
- 3 Proposed Vision Plan Map
- 4 Ten proposed neighborhood plans for Centennial, Foster-Powell, Hazelwood, Lents, Mt Scott-Arleta, Mill Park, Montavilla, Pleasant Valley, Powellhurst-Gilbert, and South Tabor
- 5 Outer Southeast Business Plan
- 6 Proposed Environmental Zoning Study and Recommendations
- 7 Housing Unit Projection Appendix

Purpose Present a proposed plan and map for outer southeast Items 6 and 7 provide additional information to support the proposed plan

**June 20, 1995** Planning Commission hearing on Proposed Outer Southeast Community Plan amendment requests

Materials prepared for the hearings that were published June 20, 1995 hearing

- 1 Approved and Revised Amendments Document
- 2 Dropped Amendments Document

**Purpose** Compile requests for changes to the proposed plan and map The Planning Commission's tentative actions on the amendment requests were noted in these documents

**Citizen Advisory Committee** consisting of representatives from each of the neighborhood steering committees, area business associations and the ROSE Community Development Corporation During 1993 and most of 1994 the CAC met each month

**Meetings** Uncounted meetings were held with any organization which requested a speaker Not including meetings with plan steering committees, staff met with Southeast Uplift, church and non-profit organizations, business associations, and others who requested information

**Correspondence** In addition, persons with an interest in Outer Southeast have written with their concerns All letters and phone call requests have been compiled into a separate notebook, which will be available for reproduction in mid-March, 1995

**Response to Requests** Requests for changes to proposed zoning designations, in particular, and, to a lesser degree, policies, objectives and actions have come from workshops, meetings, Planning Commission hearings, correspondence, and phone calls These requests are being compiled into a separate log, identifying the nature of the request, where it originated (not necessarily identifying the individual), the current zoning or policy, and the proposed zoning or policy being addressed This Request Log should be published by March 14, 1995 and be available for anyone who requests a copy

## Appendix 7: Neighborhood and Business Plans

Ten of the eleven neighborhoods in the study area have prepared **Proposed Neighborhood Plans: Centennial, Foster-Powell, Hazelwood, Lents, Mt. Scott-Arleta, Mill Park, Montavilla, Pleasant Valley, Powellhurst-Gilbert, and South Tabor**. Each has gone through an extensive public involvement process, including public workshops on one or more draft plans. Each Neighborhood Association formed a Steering Committee composed of residents. Some neighborhoods were also able to recruit members of the business and institutional community to sit on their Steering Committees. **Brentwood-Darlington** completed a Neighborhood Plan which was adopted by City Council in 1991.

The process, begun in Fall, 1992 for most neighborhoods, was considerably shortened for Centennial. The latter began its process informally in August, 1994. The formal process began with a workshop on November 30, 1994. An initial draft plan was prepared for a January 19, 1995, workshop.

Early in the process, the **Outer Southeast Business Coalition** requested assistance from the Bureau of Planning to prepare a separate Business Plan. This request was granted, with much of the early assistance being provided by a student from Portland State University. The Coalition represents the following business associations: **82nd Avenue Business Association, Foster Area Business Association, Montavilla Business Association, and Gateway Boosters**. In mid-1994, the Portland Development Commission provided funds for the Coalition to hire a consultant to assist them on defining their priorities regarding zoning configurations. Some of the work generated during that effort has been used in the final preparation of the **Outer Southeast Business Plan**.

Initially, the Bureau of Planning provided staff only to the Lents, Mt. Scott-Arleta, Powellhurst-Gilbert, Foster-Powell, and Montavilla neighborhoods, since they were eligible for Housing and Community Development (HCD) funds. South Tabor and Pleasant Valley neighborhoods, which were not HCD eligible, prepared their plans with assistance from Southeast Uplift staff. Hazelwood and Mill Park neighborhoods, also ineligible for HCD funds, initially prepared a joint neighborhood plan with assistance from a student in urban planning at Portland State University. In March, 1994 Mill Park decided to develop its own independent Neighborhood Plan.

Early in 1994, the Bureau decided to offer planning assistance to all neighborhoods as well as the Business Coalition, no longer limiting their involvement to low-income neighborhoods. Work on the neighborhood

and business plans started up again during the summer of 1994, in preparation for publication of the Proposed Neighborhood/Business Plan

Specific policies, projects, programs, and regulatory provisions contained in each neighborhood and business plan are special to the residents and businesses in that neighborhood

In several cases, the boundaries of one neighborhood association overlap or include portions of another neighborhood association. Bureau of Planning staff has reviewed each plan to assure consistency with each other as well as with the Community Plan. However, it is possible that, sometime in the future, some policies, objectives, and actions might be interpreted in such a manner as to create a conflict. Should this occur, decisions will be made based on both the Comprehensive Plan and individual elements of the Outer Southeast Community Plan. It is understood by each neighborhood association that, to the extent that the two plans overlap, the neighborhoods will mutually collaborate on implementing policies, objectives, and actions.

## Appendix 8: Benefits of Density

It is a commonly held, though erroneous, belief that higher densities lead to higher crime rates, less recreational space, and more traffic congestion. Through careful planning and design of our environment, higher densities can have a positive effect upon our communities. Higher density can be a significant factor in lowering crime rates, reducing traffic levels, and supporting public open space.

Before continuing, it must be noted that "density" has historically been used as a derogatory term, suggesting "over-population." In fact, this connotation is a too-well entrenched myth. "Density," whether a population or structural concentration, can actually be a positive and vital factor in the drive to make neighborhoods more secure and livable. The Proposed Community Plan uses the concept of "density" as a neutral term and suggests how the proper use of density will benefit the Outer Southeast community.

Building positive density can make communities more secure and livable by **lessening** the opportunity for crime, **reducing** traffic volumes, and by **providing** shared recreational areas of our communities. Realization of these three objectives requires serious consideration of the following six factors: (1) transportation systems and land use patterns, (2) street design, (3) open space, (4) building use and design, (5) territorial behavior and social composition, and (6) management.

### TRANSPORTATION SYSTEMS AND LAND USE PATTERNS

In particular with regard to our goal of reduced crime, we have known for at least 30 years that crime can be discouraged by the simple presence, not only of law enforcement, but of citizens themselves. Jane Jacobs was one of the first researchers to suggest that the presence of pedestrian and auto traffic significantly affects crime rates. Eyes on the street make criminal activity less likely to occur. Pedestrian and auto traffic systems designed with this principle in mind significantly affect crime rates. More concentrated development patterns support mass transit options such as light rail and frequent bus service, putting more eyes on the street. In the same manner, higher concentrations of amenities such as parks and recreation centers serve to keep more eyes on the street.

### STREET DESIGN

Properly designed street systems will accommodate additional traffic volumes without lessening the livability of existing neighborhoods. Careful street layout and design assures that traffic is routed in a manner which protects and enhances neighborhood livability, while offering bicycle and pedestrian ways in proximity to work and play. Safe pedestrian-ways, bicycle paths, and

convenient public transit throughout the community can be supported only by more dense development patterns in the Outer Southeast community. Growth in the community is inevitable. Careful planning will ensure that we can continue to provide and maintain community needs as densities rise.

#### OPEN SPACE

The Outer Southeast Community Plan also capitalizes on increased density levels to acquire additional land for parks and recreation, thereby enhancing the amount of open space to be enjoyed by community residents. Convenient placement and careful planning will assure the preservation of open space in the outer southeast community.

#### BUILDING USE AND DESIGN

Whether density levels are high or low, building use and design are important factors in community livability and safety. Building use describes how the structure will be utilized, whether for business, residence, or recreation. A good mix of commercial and residential within the same area assures that the neighborhood will be watched day and night. High density encourages street activity at all times of the day, a strong deterrent to crime. The Outer Southeast Community Plan stresses round-the-clock utilization of the neighborhood by both commercial establishments and residents.

Building design refers to how the building is constructed to fulfill its function and is also a critical consideration in making our community safer. More eyes can be focused on the street by attention to the orientation of windows and doors. Proper placement can make it appear to passers-by that they are being observed. How the building is placed in relation to the street, how public and private spaces are defined and defended, and how automobiles are accommodated are important planning considerations. It is vital that structures be designed to blend into the existing neighborhood fabric.

#### TERRITORIAL BEHAVIOR AND SOCIAL COMPOSITION

Territorial behavior is an essential element in planning for more community density and the catalyst which puts other elements into productive motion. Only if residents and shop owners have a feeling of responsibility for a space can density be put to productive use. If residents and shop owners are proud of their area and feel responsible for its upkeep and safety, they will take advantage of all of the building and site features provided. Outer Southeast community urban design and public safety objectives tap the power of territoriality and pride in place while accommodating growth through more concentrated and dense development patterns.

Varied social composition is another vital consideration in achieving secure and livable neighborhoods with higher densities. The Outer Southeast Community Plan strives for a mixture in the social, ethnic, and economic milieu. Different cultural groups have different needs, will use different

services at different times, and will utilize both public and private spaces according to their individual characteristics. Each group thus contributes to the whole community in varied manners.

#### MANAGEMENT

A final essential consideration concerns those who manage community centers and attractions such as parks and shopping centers, malls, schools, institutions, churches, and residences. These caretakers and guardians provide the literal "seeing eyes." They encompass law enforcement personnel on bikes, foot, or on horses, they are private security officers and building managers for both residential and business establishments. Both police and managers must encourage appropriate use of private on-site and off-site spaces. We must remember that public spaces are not just the streets, the areas between and in front of buildings are also public space and are policed by those who feel a proprietary interest in them. For example, two decades ago, sidewalk cafes and vendors were not allowed. Today, they provide important crime deterrence by putting eyes on the street. Building managers must encourage tenants to extend their sphere of influence beyond the confines of the building. Pride of place and a sense of responsibility can significantly reduce crime rates. In turn, higher densities make possible those activities which induce a sense of pride and responsibility.

The outer Southeast community faces the challenge of remaining a safe and livable community as it experiences inevitable growth. Density will continue to be a pressing issue and can be used as a positive force in growth. The community can grow comfortably if attention is given to the factors of (1) transportation systems and land use patterns, (2) street design, (3) open space, (4) building use and design, (5) territorial behavior and social composition, and (6) management. In this way, a safe and livable community will be a reality along with higher density.



## Appendix 9: Zoning Code Chapters

(Current as of 9/26/95 Check current copy of the Zoning Code if relying on this information after this date )

1. **CHAPTER 33.295 SUPPLEMENTAL COMPATIBILITY STANDARDS**
2. **CHAPTER 33.405 ALTERNATIVE DESIGN DENSITY ZONE**

**CHAPTER 33.295**  
**SUPPLEMENTAL COMPATIBILITY STANDARDS**  
(Added by Ord No 167054, effective 10/25/93 )

Sections

General

- 33 295 010 Purpose
- 33 295 020 When These Regulations Apply
- 33 295 030 Project Thresholds
- 33 295 040 Projects Exempt from Standards and Design Review
- 33 295 050 Procedure
- 33 295 060 Steps Before Applying for a Building Permit
- 33 295 070 Additional Application Requirements

Standards

- 33 295 080 Standards for Primary Structures in Single Dwelling Zones
- 33 295 090 Standards for Accessory Structures in Single Dwelling Zones
- 33 295 100 Standards for Structures in R3, R2, and R1 Zones
- 33 295 110 Standards for Structures in RH, RX, C and E Zones
- 33 295 120 Standards for Structures in I Zones

**General**

**33.295.010 Purpose**

Standards that are applicable to a particular type of development project are listed in this Chapter by project type. Each standard should be viewed as an individual threshold. A project which does not meet a particular standard may meet the objectives of the standards. However, making this determination requires the exercise of judgment which is not permitted outside of a public review process. The objective nature of each standard establishes a threshold beyond which the specific solution proposed requires the use of a judgment on the issue of compatibility and/or the issue of the quality of the street environment. Because these standards are designed to function without the use of such judgments they, by their nature, are prescriptive and from a design perspective, conservative. These provisions are intended to

- A. Ensure that new development is compatible with and enhances the character of Portland's neighborhoods,
- B. Ensure the compatibility of new development in historic design zones,
- C. Enhance the character and environment for pedestrians in areas designated as design zones,
- D. Offer developers the opportunity to comply with specific objective standards as an alternative to the design review process. This alternative is offered to streamline the development review process by reducing the time and cost for design review. These standards are objective and can be checked for compliance during the building permit issuance process.
- E. Allow a significant increase in the area subject to design review and historic design review without creating a major increase in the workload of the Design or the Historical Landmarks Commissions or their staff within the Bureau of Planning,

- F. Avoid imposing significant additional fees on development projects located within the Albina Community to pay the public costs of design review,
- G. Reduce the time and cost of the design review process for business and development,
- H. Provide a review procedure that, while improving project compatibility, will not significantly delay project approval, and
- I. Provide objective standards that developers may use for smaller projects as an alternative to design review procedures that include the potential of public hearings at the local level and appeal into the court system

### 33.295.020 When These Regulations Apply

- A. **Projects that may comply with the provisions of this Chapter to meet design review requirements.** Compliance with the standards of this chapter is an alternative to the Type II design review hearings process in the following instances
  - 1 Development projects in design and historic design zones that meet the project threshold requirements of Section 33 295 030 may meet these standards as an alternative to the design review procedure that would otherwise be required, or
  - 2 Development projects located within the Alternative Design Density Overlay Zone that take advantage of the development opportunities created by that zone and meet the project threshold requirements of Section 33 295 030,
- B. **Limited applicability.** Use of the provisions of this chapter as an alternative to other design review procedures is limited to projects located within the Albina Community Plan study area. Projects located within the Albina Community Plan study area and that are subject to the Lloyd District Special Design Guidelines are prohibited from utilizing the provisions of this chapter
- C. **Institutional developments.** In Institutional Residential (IR) Zones the standards that must be met for development are those contained in the institution's approved Impact Mitigation Plan. Design review is not required for institutional developments that are allowed under an existing approved Conditional Use Master Plan or other conditional use permit
- D. **Institutional development.** Institutional developments on R zoned sites other than the IR Zone may not use the supplemental compatibility standards. These projects must go through a Type II design review process
- E. **Modification of an existing structure.** Projects which are modifying existing development are required to meet the applicable standards for the part or parts of the development that are being modified only. Parts of the existing development not being modified are not required to meet the standards of this chapter. Projects of such a size or cost that trigger the nonconforming development compliance provisions of Chapter 33 258 must also meet the applicable landscaping, site development and parking standards of this chapter for all improvements required to be made by the provisions of Chapter 33 258

### 33.295.030 Project Thresholds

Projects required to go through design review may meet the objective standards of this chapter as an alternative. Projects must meet all of the elements in this section to be eligible for review under the provisions of this chapter. Under Subsection A, threshold standards are set based on the relative intensity of the base zone. Less intense zones have lower thresholds than more intense zones. Under Subsection B, threshold standards are set to require significant historical resources to use the Type II design review process. Projects not meeting the threshold requirements must go through the design review process applicable to the site's location. Projects exempt from the requirement to go through design review or comply with the provisions of this chapter are listed in Section 33.295.040 Projects Exempt from Standards and Design Review.

- A. Thresholds by zone.** The upper limit of project size for projects eligible to use these supplemental compatibility standards as an alternative to the Type II design review process is shown on Table 295-1.

<b>Zones</b>	<b>Threshold</b>
Single Dwelling Zones	Up to 5 dwelling units
R2 & R3 Zones	Up to 10 dwelling units
R1 Zone	Up to 40 dwelling units
RH, RX, C, E & I Zones	Project cost up to \$5 million. The threshold value is the sum of all construction costs shown on all building permits associated with the project, including site preparation, in 1993 dollars adjusted for inflation.
IR Zone	Threshold is set as part of the institution's Impact Mitigation Plan.

- B. Thresholds for historic resources.** A project is eligible to use these supplemental compatibility standards when it does not include modification of a structure, tree or other object that is

1. A Portland Historic Landmark, or
2. On the National Register of Historic Places, or
3. A Rank I historic resource in Portland's Historic Resources Inventory

### 33.295.040 Projects Exempt from Standards and Design Review

The following are exempt from design review process in design and historic design zones located within the Albina Community Plan study area except those areas also located within the Lloyd District area of the Central City Plan. Areas within the Lloyd District area are subject to the requirements and thresholds of the Special Design Guidelines for that area.

- A. Uses in the Rail Lines And Utility Corridors category,
- B. Uses in the Agriculture category, except when the use is entirely within a building in a C, E, or I zone,
- C. Projects which are limited to the repair of a structure,

- D. Projects limited to modifications to a structure to meet the Americans With Disabilities Act's requirements in a C, E, or I zone,
- E. Uses and facilities in the Parks and Open Areas category that do not require a conditional use review,
- F. Developments subject to environmental review under Chapter 33 430
- G. Development projects that do not require a building permit,
- H. Electrical wiring, HVAC or plumbing work on an existing structure, and
- I. Building alteration projects which are limited to modification of the interior of an existing building and which will not result in alteration of a right-of-way facing exterior elevation
- J. Design review for a Conditional Use Master Plan in compliance with the conditions of an approved conditional use

### 33.295.050 Procedure

Determination of compliance with these standards is done as part of the building permit process. Applicants for projects that do not meet the standards of this chapter may request review through the design review procedures presented in Subsection C and D of this Section

- A. **Purpose.** The individual standards address a range of purposes associated with ensuring that new development is compatible with the character of existing development and helps to create a positive environment for pedestrians
- B. **Adjustments and exceptions.** Adjustments to these standards are prohibited. Applicants wishing to depart from any of the standards of this chapter must go through a design review procedure
- C. **Alternative Type II Design Review option.** Projects that exceed the thresholds in Section 33 295 030, or that do not comply with the standards of this chapter are reviewed through a Type II design review process. During the Type II design review procedure the guidelines of design acceptability are those adopted for the community plan area the project is located within (initially limited to the Albina Community Plan study area). The design review process is intended to be a flexible procedure where issues of impact and design solutions are reviewed without regard to the specific objective standards of this chapter but with regard to the design guidelines applicable to the area. A project going through a Type II review will not be held responsible for the standards of this chapter. The project must meet the applicable design guidelines. During the design review process the standards of this chapter will not be considered as minimum or maximum parameters of acceptable building design
- D. **Alternative Type III Design Review option.** This option is offered to a limited number of applicants who volunteer to go through the Type III hearing process. Review of these projects will include consideration of both the applicable design guidelines and supplemental compatibility standards. Under this option during design review the supplemental compatibility standards will have the status of guidelines that may be waived by the review body. The Bureau of Planning will use the results of these review cases to identify and make needed improvements and corrections to the supplemental compatibility standards and to the area's design

guidelines This Type III option with fee waiver is available only until December 31, 1995

Applicants who volunteer to undergo the Type III design review process may receive a waiver of the required fee Fees will be waived for the first 2 projects of each of 7 types that volunteer to go through the Type III design review procedure The 7 project types are accessory structures in single dwelling zones, single dwelling developments, multi-dwelling developments in R2 or R1 zones, residential or mixed residential and other use development in C, E, RH or RX zones, commercial development in C zones, employment development in E zones, and industrial development in I zones

### **33.295.060 Steps Before Applying for a Building Permit**

**A. Neighborhood contact requirement.** Before applying for a building permit, an applicant using the provisions of this chapter must complete the provisions listed below The neighborhood contact steps are not required for those projects that are exempted by 33 295 060 B

- 1 The applicant must contact the neighborhood association for the area, by registered or certified mail, to request a meeting The neighborhood association should reply to the contact within 14 days and hold a meeting within 30 days of the date of the initial contact If the neighborhood association does not reply to the applicant's letter within 14 days, or does not hold a meeting within 30 days, the applicant may apply for a building permit without further delay The neighborhood may schedule the meeting with its board, its general membership or one of its committees
- 2 The purpose of the meeting is to allow neighborhood residents and the developer to discuss concerns about the design of the proposal The focus of the meeting should be the design of the project and not whether the project will be built The discussion at the meeting is advisory only and is not binding on the applicant
- 3 After the meeting and before applying for a building permit, the applicant must send a letter to the neighborhood association The letter will explain changes, if any, in the project's design the applicant is making
- 4 Application for a building permit Building permit application must be accompanied by 3 copies of the letter requesting the meeting with the neighborhood association and 3 copies of the follow-up letter

**B. Projects exempt from the neighborhood contact requirement.** Projects that include the development of fewer than 4 residential dwelling units and those that include the development of less than 10,000 square feet of new interior space for business use are exempt Projects in an IR Zone with an approved Impact Mitigation Plan or Conditional Use Master Plan are also exempt from this requirement

**33.295.070 Additional Application Requirements**

A building permit reviewed against the objective standards of this chapter requires more information than for a building permit not affected by these provisions. Table 295-2 lists the additional information that must be submitted for different types of development projects.

<b>Table 295-2 Supplemental Application Information Required</b>	
<b>Zones</b>	<b>Additional Information Needed</b> Letters listed refer to the subsections that follow this table
Accessory Structures in Single-Dwelling Zones	A, C, & E
Principal Structures in Single Dwelling Zones and R1, R2 and R3 Zones	A, B, C, D, & E
All Structures in RH, RX, C, E, & I Zones	A & C

- A. Site plan.** A site plan, at a scale of 1/8 inch = 1 foot or larger, showing the building footprint and overhangs of the proposed development and all other buildings on the site. The site plan must show the existing topography of the site and indicate finished grades. Access routes for pedestrians must also be shown. The site plan must show the grade of the right-of-way or right-of-ways on which the site fronts, the location of on-site parking and maneuvering, exterior storage and landscape improvements. The site plan must indicate proposed uses.
- B. Vicinity area plan.** A vicinity plan showing development on lots that
1. Adjoin the site, and
  2. Share one or more right-of-way frontages with the site.
- The vicinity plan must show footprints of all buildings, the footprint of the proposed development, and the lot lines. The vicinity plan must be drawn at a scale of 1 inch = 30 feet or larger.
- C. Building elevations on the lot.** The right-of-way facing elevation of all buildings on the project site, including proposed buildings. Buildings that have 2 or more right-of-way facing elevations must submit elevations drawn for each right-of-way facing elevation. Elevations must be drawn at a scale of 1/8 inch = 1 foot or larger and must show materials, roof slope, ground floor location, trim, doors and windows.
- D. Building elevations in the vicinity area.** Right-of-way facing elevations of all buildings on the lots included on the vicinity plan. Elevations must show the building elevation area, height and roof slope. Elevations must be drawn at a scale of 1/8 inch = 1 foot or larger.
- E. Nearby area building heights.** Include the height of all primary structures within 150 feet of the project site that share a right-of-way frontage with the project site.

## Standards

### **33.295.080 Standards for Primary Structures in Single Dwelling Zones**

The standards applicable to primary structures in single dwelling zones are listed in this section. Applicants not wishing to comply with the standards of this chapter must seek approval of their project through a design review procedure.

- A. Site design standards.** All of the standards included in this Subsection must be met.
- 1 Landscape and site design
    - a Fences up to 36 inches in height are allowed in the front setback area. Fences built in the front setback may be up to 50 percent sight-obscuring. Fences are not required.
    - b Landscaping must be provided between dwelling structures and the street, as follows:
      - (1) Plants must be used to mark borders and edges, including the edges of buildings and at least one edge of each walkway and driveway. Edge landscape borders must be at least 18 inches wide. Edge landscape areas must be planted with shrubs or flowers to cover 75 percent of the edge landscape area with growing plants within 3 years of planting. Mulch (as a ground cover) must be confined to areas underneath plants and is not a substitute for plants. Edge landscape areas may be interrupted, or crossed by walkways, stairs and steps which are less than 4 feet wide and by driveways which are less than 9 feet wide, and
      - (2) Trees must be provided in front setback areas. One tree must be provided in front of each house or rowhouse. Houses and rowhouses on corner lots must also provide trees along the second street frontage. One tree for each 30 feet of frontage on the second street is required. Trees planted must be solar friendly. The City Forester maintains a list of trees classified as solar friendly.
    - c The Woodlawn street pattern. Within the Woodlawn Neighborhood where sites are being redeveloped that include vacated portions of the angled street pattern buildings must be placed to reproduce the open area that once was the street.
  - 2 Building setback. A primary building that faces a right-of-way may be no closer to the front lot line than the adjacent structure that is closest to the front property line. The structure may be set back no farther than the adjacent structure that is farthest from the front property line. In any case, the structure may not be set back from the front lot line more than 25 feet. Primary structures in the Irvington and Piedmont historic design zones are exempt from this standard.



### 3 Building height, bulk and roof slope

- a The area of the front elevation of a structure may be up to 150 percent of the average size of the primary structures in the vicinity area, or 1,500 square feet, whichever is less. The area of the front elevation of the structure must be at least 50 percent of the average size of the primary structures in the vicinity area that are in the same use category. The maximum size limitation of this standard is not applicable to buildings being developed on a site or portion of a site within 250 feet of a transit street.
- b New primary structures must be no more than 120 percent of the height of the tallest existing primary structure in the nearby area. The nearby area includes structures within 150 feet of the site and which share a right-of-way frontage with the site. New primary structures must also be no more than 150 percent of the average height of the primary structures located in the vicinity area. New primary structures must be at least 70 percent of the average height of the primary buildings located in the vicinity area.
- c The front elevation of large structures must be divided into smaller areas or planes. When the front elevation of a structure is more than 750 square feet in area divide the elevation into distinct planes of 500 square feet or less. This can be done by
  - Creating a covered porch that is the full width of the house,
  - Creating a bay window or other building extensions of at least one foot or more,
  - Creating a roof pediment that is the full width of the house, or
  - Setting part of the facade back one or more feet from the rest of the facade.

For the purpose of computing compliance with this standard, areas of wall that are entirely separated from other wall areas by a projection, such as the porch or a roof over a porch, are also individual building wall planes.
- d The roof pitch of a primary structure must be set within the range created by the primary structures in the vicinity area. The structure's roof pitch may be no flatter than the pitch of the vicinity area structure with the shallowest roof pitch. The structure's roof pitch may be no steeper than the pitch of the vicinity area structure that has the steepest pitch. In any case, a roof pitch of less than 4/12 is not allowed.

### 4 Main entrance

- a The primary structure's main entrances must be provided with a front porch. If the porch projects out from the building it must have a roof. If the roof of a required porch is developed as a deck or balcony it may be flat. The porch must be at least 6 feet wide and 4 feet deep if it provides the entrance to a single dwelling unit. If the porch provides the entrance to 2 or more dwelling units it must be at least 9 feet wide and 7 feet deep.

- b Primary structures must be oriented with their main entrance facing the street the site fronts on. If the site is on a corner it may have its main entrance oriented to either street or to the corner.

## 5 Parking

- a Parking, loading and motor vehicle maneuvering areas may not be located between the building's porch or porches and an adjacent street.
- b If the lot is served by an alley, access and egress for motor vehicles must be to and from the alley, access from a street frontage is not allowed.
- c If there is no alley and motor vehicle access is from the street, parking must be either in a garage that is attached to the primary structure, in a detached accessory structure located at least 60 feet from the front property line or in a parking area at the side or rear of the site. If parking is provided in a garage attached to the primary structure, and the garage door faces a street, the garage must have the entire area above it developed as at least 1 story of interior living space. Single story attached garages are not allowed.

**B. Building design standards.** Development outside of historic design zones must meet 7 of the 9 standards of Paragraph 1. Development inside historic design zones must meet all of the applicable standards listed in Paragraphs 1 and 2. Standards specific to a particular historic design zone or zones are not applicable to development outside those historic design zones.

### 1 Building design

- a Plain concrete block, plain concrete, corrugated metal, plywood and sheet pressboard may not be used as exterior finish materials. Sheet pressboard is pressboard that is more than 8 inches wide. However, plain concrete and plain concrete block may be used as foundation materials when the foundation material does not extend more than 3 feet above the finished grade level adjacent to the foundation wall.
- b Emphasize each residential structure by including a roof dormer or at least one bay window on the street-facing elevation, or by providing a roof gable that faces the street. One of these features must be provided for each dwelling unit in the residential structure.
- c When using wood products for siding, use shakes, shingles, or painted horizontal siding. Horizontal siding used must be shiplap or clapboard siding composed of 3 to 8 inch wide boards, or vinyl or aluminum siding which is in a clapboard or shiplap pattern where the boards in the pattern are 8 inches or less in width. Plywood and pressboard panels are not allowed exterior finish material but composite boards manufactured from wood or other products, such as hardboard or hardplank, may be used when the board product used is less than 8 inches wide. Stop the siding material used at window and door trim edges. Use of cast stone and brick on building exteriors is encouraged.
- d When remodeling existing wood frame buildings with wood siding, retain the original siding or replace or cover the existing siding with 3 to 8 inch wide boards, shakes, shingles or brick. If new horizontal board siding is

applied to the wood frame building, the siding material used must meet the requirements of Subparagraph C

- e Street facing windows must be vertical (taller than they are wide) A horizontal (wider than it is tall) window opening may be created by using a set of 2 or more windows Sets of 3 or more windows placed together to create a horizontal grouping may use up to 2 sizes of windows When 2 sizes are used the smaller window size must be on the outer edges of the set or grouping The central window or windows in a grouping may be vertical, square or horizontal as long as the outer windows in the grouping are vertical Windows in rooms with a finished floor height 4 feet or more below grade are exempt from this requirement
  - f Use trim to mark all building roof lines, porches, windows and doors that are on a building's street facing elevation or elevations
  - g Garage doors that are part of the street facing elevations of a primary structure may be up to 75 square feet in area No more than one garage door per dwelling may be on a structure's street facing elevation
  - h All roof-mounted equipment, including satellite dishes and other communication equipment, must be screened from view by a parapet or other similar architectural feature The equipment may not be visible from the recreational trails or from the sidewalks of right-of-ways adjacent to the site Solar heating panels are exempt from this screening requirement
  - i Exterior stairs and fire escapes must not be placed on a structure's street facing elevation
- 2 Additional standards applicable in historic design zones
- a Each primary residential structure must be designed to reflect, on its right-of-way facing elevation, all floor levels in the building, including the attic Building elevations can reflect the different floor levels through the use of porch roofs, changes in materials or texture of materials, location of pediment and roof lines, overhangs and setbacks
  - b When using wood products for siding, use shingles, or painted horizontal siding, not shakes Horizontal siding used must be shiplap or clapboard siding composed of 3 to 4 inch wide boards, or vinyl or aluminum siding which is in a clapboard or shiplap pattern where the boards in the pattern are 4 inches or less in width Plywood and pressboard panels are not allowed exterior finish material but composite boards manufactured from wood or other products, such as hardboard or hardplank, may be used when the board product used is less than 4 inches wide Stop the siding material used at window and door trim edges Use of cast stone and brick on building exteriors is encouraged
  - c Certain building features of an existing structure which are on a street facing elevation must be retained as part of any project which is altering the structure Building features which must be retained are entrances, doors, windows, exterior siding and the following projecting features front porches, balconies, bay windows, dormers and dormer windows

- d Each primary residential structure must have either a pediment or a dormer
- e Porches must be at least 6 feet deep and at least 8 feet wide
- f Support corners of porch roofs with ornamental columns. Corners of porches must be supported by a column following one of these patterns: Doric or Ionic columns, rounded columns that are turned on a lathe, large (8 by 8 inches up to 24 by 24 inches) square columns that are divided visually into clear areas of top, center and bottom or are tapered to be smaller at their tops, and groupings of 2 or 3 smaller square columns (generally 4 by 4 inches but up to 8 by 8 inches) that are also divided visually into clear areas of top, center and bottom. Where the corner of the porch abuts the building an engaged column must be used.
- g New development must retain the existing topography of the site. While a building site may be excavated to allow a lower story below grade, the finished grade of the site must be the same as that which existed prior to development. The ground floor of a primary structure that is entirely above grade must be either
  - (1) At least 3 feet above grade, or
  - (2) Locate the ground floor a distance above grade that falls within the range established by the existing primary structures in the vicinity area.Developments where all dwelling units meet Americans with Disabilities Act requirements are exempt from this standard.
- h Retaining walls more than 4 feet in height must be built using stone, cast stone or brick or faced with these materials. Retaining walls that are 4 feet in height or less are not subject to this standard.
- i On street-facing elevations new development must use stone or cast stone as a foundation material or face their foundation with cast stone, stone or cast in place stone. The stone, cast stone, or cast in place stone must be the material used between the finished building grade and the ground floor.
- j In the Irvington and Eliot historic design zones, the front facade of residential buildings must have vertical proportions, i.e., they must be higher than they are wide. Where a building's size requires horizontal proportions the street facing elevation must be divided into visually distinct areas that have vertical proportions. This may be done through setbacks, use of vertical elements such as columns or multi-story bay windows, changes in materials or other architectural devices.
- k In the Irvington and Piedmont historic design zones new primary structures must be set back 25 feet from the front property line.

**33.295.090 Standards for Accessory Structures in Single-Dwelling Zones.**

The standards for accessory structures in single and multi-dwelling zones are listed in this section. Applicants not wishing to comply with the standards of this chapter must seek approval of their project through a design review procedure.

**A. Site design standards.** All standards included in this Subsection must be met

## 1 Building setback

a Large accessory structures must be at least 60 feet back from the front property line. A large accessory structure is

- (1) More than 10 feet in height and over 1 foot in width, or
- (2) More than 6 feet across, on any elevation that faces a right-of-way adjacent to the site, or
- (3) Larger than 100 square feet in total surface area on any elevation that faces a right-of-way adjacent to the site

## 2 Building height and roof slope

a Large accessory structures may be up to 25 feet in height

b Roof slopes of accessory structures that are more than 15 feet in height must be the same as the predominant roof slope of the primary structure

**B. Building design standards.** Accessory structures outside historic design zones must meet the building design standard of Paragraph 1. Projects in historic design zones must meet all of the standards listed in Paragraphs 1 and 2

## 1 Building design

a Exterior finish materials. Plain concrete block, plain concrete, corrugated metal, plywood and sheet pressboard may not be used as exterior finish materials. Sheet pressboard is pressboard that is more than 8 inches wide. However, plain concrete and plain concrete block may be used as foundation materials when the foundation material does not extend more than 3 feet above the finished grade level adjacent to the foundation wall.

## 2 Additional building design standards applicable in historic design zones

a Exterior material type, size and placement, must be the same on accessory structures as on the primary structure. Stop siding at window and door trim edges in the manner that is used in the primary structure.

b Include trim on edges of elements of the accessory structure that is the same in type, size and location as the trim that is used in the primary structure.

c Windows in any elevation which faces the right-of-way the site fronts on must either match those in the primary structure in proportion (relationship of width to height) and orientation (horizontal or vertical) or be vertical in their proportions and orientation.

d Pediments and dormers. Each accessory structure that is over 20 feet in height must have either a roof pediment or a dormer.

### **33.295.100 Standards for Structures in R3, R2, and R1 Zones**

The standards applicable in R3, R2 and R1 zones are listed in this section. The standards are applicable to single dwelling and multi-dwelling developments. Applicants not wishing to comply with the standards of this chapter must seek approval of their project through a design review procedure.

#### **A. Site design standards.**

##### **1 Landscape and site design**

- a** For new developments utility lines that connect main utility lines to the development must be underground within the site.
- b** All primary structure elevations that face a right-of-way must have landscaping along their foundation or be provided with an arcade. When landscaping is provided along the foundation it must be at least 3 feet deep and meet the L2 standard of Chapter 33 248, Landscaping and Screening. Masonry walls or berms may not be substituted for required low shrubs. However, flowers may be substituted for the required low shrubs. Landscaping along foundations need not include trees. This landscaping requirement does not apply to portions of the building facade that provide access for pedestrians to the building. The L2 landscaped area may be moved to the outer edge of a porch when a porch is provided. An arcade is a part of the primary structure that meets the following requirements:
  - (1) The arcade must be at least 6 feet deep between the front elevation and the parallel building wall,
  - (2) The arcade must consist of a series of arched openings that are each at least 6 feet wide and which run the full length of the street facing elevation,
  - (3) The arcade elevation facing a street must be at least 16 feet in height and at least 25 percent solid, and may be up to 50 percent solid,
  - (4) The arcade must be open to the air on 3 sides, none of the arcade's street facing or end openings may be blocked with glass, lattice, glass block or any other material, and
  - (5) Each dwelling that occupies space adjacent to the arcade must have its main entrance opening into the arcade.
- c** Fences up to 36 inches in height are allowed in the front setback area. Fences built in the front setback may be up to 50 percent sight-obscuring. Fences are not required.

d Landscaping must be provided between dwelling structures and the street, as follows

- (1) Plants must be used to mark borders and edges, including the edges of buildings and at least one edge of each walkway and driveway. Edge landscape borders must be at least 18 inches wide. Edge landscape areas must be planted with shrubs or flowers to cover 75 percent of the edge landscape area with growing plants within 3 years of planting. Mulch (as a ground cover) must be confined to areas underneath plants and is not a substitute for plants. Edge landscape areas may be interrupted, or crossed by walkways, stairs and steps which are less than 4 feet wide and by driveways which are less than 9 feet wide, and
- (2) Trees must be provided in front setback areas. One tree must be provided in front of each house or rowhouse. Houses and rowhouses on corner lots must also provide trees along the second street frontage. One tree for each 30 feet of frontage on the second street is required. Trees planted must be solar friendly. The City Forester maintains a list of trees classified as solar friendly.

## 2 Building setback

- a A primary building that faces a right-of-way may be no closer to the front lot line than the adjacent structure that is closest to the front property line. The structure may be set back no farther than the adjacent structure that is farthest from the front property line. In any case, the structure may not be set back from the front lot line more than 25 feet.
- b Reinforce the sense of enclosure at intersections in 2 situations. Where two or more streets designated as pedestrian paths cross and at all intersections within designated pedestrian districts. Reinforce the intersection by
  - (1) Locating the street facing exterior walls of primary structures on corner lots at the property lines or within 10 feet of the property lines. If a site has more than 1 corner this requirement must be met on at least 1 of the site's corners,
  - (2) Landscaping to the L1 standard of Chapter 33 248 if the building is setback from the property line in the space between the building and the sidewalk,
  - (3) Locating the corner of the building at or within 10 feet of at least 1 corner of the lot,
  - (4) Building at least 1 of the street facing exterior facades to be at least 40 feet long,
  - (5) Building the highest point of the building's street facing elevations at a location within 25 feet of the corner,
  - (6) Building the exterior right-of-way facing walls at least 20 feet high at all locations within 40 feet of the corner, and

(7) Locating the main building entrance on a street facing wall and at or within 25 feet of the corner. The main building entrance is the entrance that most visitors and tenants are expected to use. It is the widest entrance of those provided. Where the building has a series of separate entrances only 1 such entrance need be within 25 feet of the corner.

c Where sites are being redeveloped that include vacated portions of the angled street pattern in the Woodlawn neighborhood, structures must be placed to reproduce the open area that once was the right-of-way.

### 3 Building height, bulk and roof slope

a The area of the front elevation of a structure may be up to 150 percent of the average size of the primary structures in the vicinity area, or 1,500 square feet, whichever is less. The area of the front elevation of the structure must be at least 50 percent of the average size of the primary structures in the vicinity area that are in the same use category. The maximum size limitation of this standard is not applicable to buildings being developed on a site or portion of a site within 250 feet of a transit street.

b New primary structures must be no more than 120 percent of the height of the tallest existing primary structure in the nearby area. The nearby area includes structures within 150 feet of the site and which share a right-of-way frontage with the site. New primary structures must also be no more than 150 percent of the average height of the primary structures located in the vicinity area. New primary structures must be at least 70 percent of the average height of the primary buildings located in the vicinity area.

c The front elevation of large structures must be divided into smaller areas or planes. When the front elevation of a structure is more than 750 square feet in area divide the elevation into distinct planes of 500 square feet or less. This can be done by

- Creating a covered porch that is the full width of the house,
- Creating a bay window or other building extensions of at least one foot or more,
- Creating a roof pediment that is the full width of the house, or
- Setting part of the facade back one or more feet from the rest of the facade.

For the purpose of computing compliance with this standard, areas of wall that are entirely separated from other wall areas by a projection, such as the porch or a roof over a porch, are also individual building wall planes.

d The roof pitch of a primary structure must be set within the range created by the primary structures in the vicinity area. The structure's roof pitch may be no flatter than the pitch of the vicinity area structure with the shallowest roof pitch. The structure's roof pitch may be no steeper than the pitch of the



vicinity area structure that has the steepest pitch. In any case, a roof pitch of less than 4/12 is not allowed.

4 Main entrance

- a The primary structure's main entrances must be provided with a front porch. If the porch projects out from the building it must have a roof. If the roof of a required porch is developed as a deck or balcony it may be flat. The porch must be at least 6 feet wide and 4 feet deep if it provides the entrance to a single dwelling unit. If the porch provides the entrance to 2 or more dwelling units it must be at least 9 feet wide and 7 feet deep.
- b Primary structures must be oriented with their main entrance facing the street the site fronts on. If the site is on a corner it may have its main entrance oriented to either street or to the corner.

5 Parking

- a Motor vehicle parking, maneuvering and loading areas may not be located between the primary structure and right-of-ways the structure fronts on. If a development has more than 2 streets that it fronts on this requirement must be met only for 2 of the street frontages. An exception is allowed for single dwelling developments. Each dwelling unit in a single dwelling development is allowed one 9 foot wide driveway.
- b Vehicular access. Access to motor vehicle parking and maneuvering areas is not allowed from streets designated as regional trafficways or major city traffic streets. Access to sites abutting these streets must be from local service streets or collector streets. If a site has frontage on major city traffic streets or regional trafficway only, up to 24 feet of driveway width is allowed for the first 200 feet of street frontage. An additional 24 feet of driveway is allowed for each additional 400 feet of frontage or fraction thereof.
- c If the site is served by an alley, access and egress for motor vehicles must be to and from the alley, in such cases access through the front setback is not allowed.
- d If there is no alley and motor vehicle access is from the street, parking must be either in a garage that is attached to the primary structure, in a detached accessory structure located at least 60 feet from the front property line or in a parking area at the side or rear of the site. If parking is provided in a garage attached to the primary structure, and the garage door faces a street, the garage must have the entire area above it developed as at least 1 story of interior living space. Single story attached garages are not allowed.

**B. Building design standards.** Development outside of historic design zones must meet 7 of the 9 standards of Paragraph 1. Development in historic design zones must meet all of the applicable standards listed in Paragraphs 1 and 2. Standards specific to a particular historic design zone or zones are not applicable to development outside those historic design zones.

1 Building design standards

- a Plain concrete block, plain concrete, corrugated metal, plywood and sheet pressboard may not be used as exterior finish materials. Sheet pressboard is pressboard that is more than 8 inches wide. However, plain concrete and plain concrete block may be used as foundation materials when the foundation material does not extend more than 3 feet above the finished grade level adjacent to the foundation wall.
- b Emphasize each dwelling unit by including a roof dormer or bay window, or windows on the street-facing elevation, or by providing a roof gable that faces the street. One of these features must be provided for each dwelling unit in the residential structure.
- c When using wood products for siding, use shakes, shingles, or painted horizontal siding. Horizontal siding used must be shiplap or clapboard siding composed of 3 to 8 inch wide boards, or vinyl or aluminum siding which is in a clapboard or shiplap pattern where the boards in the pattern are 8 inches or less in width. Plywood and pressboard panels are not allowed exterior finish material but composite boards manufactured from wood or other products, such as hardboard or hardplank, may be used when the board product used is less than 8 inches wide. Stop the siding material used at window and door trim edges. Use of cast stone and brick on building exteriors is encouraged.
- d When remodeling existing wood frame buildings with wood siding, retain the original siding or replace or cover the existing siding with 3 to 8 inch wide boards, shakes, shingles or brick. If new horizontal board siding is applied to the wood frame building, the siding material used must meet the requirements of Subparagraph C.
- e Street facing windows must be vertical (taller than they are wide). A horizontal (wider than it is tall) window opening may be created by using a set of 2 or more windows. Sets of 3 or more windows placed together to create a horizontal grouping may use up to 2 sizes of windows. When 2 sizes are used the smaller window size must be on the outer edges of the set or grouping. The central window or windows in a grouping may be vertical, square or horizontal as long as the outer windows in the grouping are vertical. Windows in rooms with a finished floor height 4 feet or more below grade are exempt from this requirement.
- f Use trim to mark all building roof lines, porches, windows and doors that are on a primary structure's street facing elevation or elevations.
- g Garage doors that are part of the street facing elevations of a primary structure may be up to 75 square feet in area. No more than one garage door per 16 feet of building frontage is allowed.
- h All roof-mounted equipment, including satellite dishes and other communication equipment, must be screened from view by a parapet or other similar architectural feature. The equipment may not be visible from the recreational trails or from the sidewalks of right-of-ways adjacent to the site. Solar heating panels are exempt from this screening requirement.

- 1 Exterior stairs and fire escapes must not be placed on a structures street facing elevation
- 2 Additional building design standards applicable in historic design zones
  - a Each primary residential structure must be designed to reflect, on its right-of-way facing elevation, all floor levels in the building, including the attic Building elevations can reflect the different floor levels through the use of porch roofs, changes in materials or texture of materials, location of pediment and roof lines, overhangs and setbacks
  - b When using wood products for siding, use shingles, or painted horizontal siding, not shakes Horizontal siding used must be shiplap or clapboard siding composed of 3 to 4 inch wide boards, or vinyl or aluminum siding which is in a clapboard or shiplap pattern where the boards in the pattern are 4 inches or less in width Plywood and pressboard panels are not allowed exterior finish material but composite boards manufactured from wood or other products, such as hardboard or hardplank, may be used when the board product used is less than 4 inches wide Stop the siding material used at window and door trim edges Use of cast stone and brick on building exteriors is encouraged
  - c Certain building features of an existing structure which are on a street facing elevation must be retained as part of any project which is altering the structure Building features which must be retained are entrances, doors, windows, exterior siding and the following projecting features front porches, balconies, bay windows, dormers and dormer windows
  - d Each residential structure must have a pediment, dormer or street-facing gable with a window within the gable area In multi-dwelling structures at least 1 single pediment or dormer must be used in the primary structure's right-of-way facing exterior elevation for every 40 feet of building length along the facing street elevation,
  - e Support corners of porch roofs with ornamental columns Corners of porches must be supported by a column following one of these patterns Doric or Ionic columns, rounded columns that are turned on a lathe, large (8 by 8 inches up to 24 by 24 inches) square columns that are divided visually into clear areas of top, center and bottom or are tapered to be smaller at their tops, and groupings of 2 or 3 smaller square columns (generally 4 by 4 inches but up to 8 by 8 inches) that are also divided visually into clear areas of top, center and bottom Where the corner of the porch abuts the building an engaged column must be used
  - f New development must retain the existing topography of the site While a building site may be excavated to allow a lower story below grade, the finished grade of the site must be the same as that which existed prior to development The ground floor of a primary structure that is entirely above grade must be either
    - (1) At least 3 feet above grade, or

- (2) Locate the ground floor a distance above grade that falls within the range established by the existing primary structures in the vicinity area

Developments where all dwelling units meet Americans with Disabilities Act requirements are exempt from this standard

- g Retaining walls more than 4 feet in height must be built using stone, cast stone or brick or faced with these materials Retaining walls that are 4 feet in height or less are not subject to this standard
- h No lot in a historic design zone may be developed exclusively for parking Parking is allowed only as an accessory activity associated with another legal use located on the lot
- i In the Kenton and Mississippi Avenue historic design zones on street-facing elevations new development must use stone or cast stone as a foundation material or face their foundation with cast stone, stone or cast in place stone The stone, cast stone, or cast in place stone must be the material used between the finished building grade and the ground floor
- j In the Irvington and Eliot historic design zones, the front facade of residential buildings must have vertical proportions, i e , they must be higher than they are wide Where a building's size requires horizontal proportions the street facing elevation must be divided into visually distinct areas that have vertical proportions This may be done through setbacks, use of vertical elements such as columns or multistory bay windows, changes in materials or other architectural devices
- k In the Irvington and Piedmont historic design zones new primary structures must be set back 25 feet from the front property line

### **33.295.110 Standards for Structures in the RH, RX, C and E Zones**

The standards applicable to primary structures in RH, RX, C and E zones are listed in this section The standards are applicable to either single use or mixed use structures Applicants not wishing to comply with the standards of this chapter must seek approval of their project through a design review procedure

**A Site design standards.** All of the standards included in this Subsection must be met

#### **1 Landscape and site design**

- a For new developments utility lines that connect main utility lines to the development must be underground within the site
- b All primary structure elevations that face a right-of-way must have landscaping along their foundation or be provided with an arcade When landscaping is provided along the foundation it must be at least 3 feet deep and meet the L2 standard of Chapter 33 248, Landscaping and Screening Masonry walls or berms may not be substituted for required low shrubs However, flowers may be substituted for the required low shrubs Landscaping along foundations need not include trees This landscaping requirement does not apply to portions of the building facade that provide

access for pedestrians to the building. The L2 landscaped area may be moved to the outer edge of a porch when a porch is provided. An arcade is a part of the primary structure that meets the following requirements:

- (1) The arcade must be at least 6 feet deep between the front elevation and the parallel building wall,
- (2) The arcade must consist of a series of arched openings that are each at least 6 feet wide and which run the full length of the street facing elevation,
- (3) The arcade elevation facing a street must be at least 16 feet in height and at least 25 percent solid, and may be up to 50 percent solid,
- (4) The arcade must be open to the air on 3 sides, none of the arcade's street facing or end openings may be blocked with glass, lattice, glass block or any other material, and
- (5) Each dwelling that occupies space adjacent to the arcade must have its main entrance opening into the arcade.

c Outdoor storage is not allowed.

d Development in C and E zones must meet the sign regulations of the CM zone. Signs may not be visible from any c, p, or n overlay zone located within 1,000 feet of the development site, or from any regional trafficway.

## 2 Building setback

a Primary structures housing ground floor commercial or residential uses that front onto one or more transit streets, Pedestrian Paths or are within a Pedestrian District must locate an exterior wall within 5 feet of the right-of-way. Where the site abuts 2 or more such streets the building must meet this requirement on at least 2 streets. The area between the building and the adjacent street must be hard-surfaced for use by pedestrians as an extension of the sidewalk except where residential dwellings are located on the ground level. The area between the building and the sidewalk may be landscaped to an L1 standard (Chapter 33 248, Landscaping and Screening) adjacent to residential dwelling units. Motor vehicle parking, loading and maneuvering areas are not allowed between a building and a transit or pedestrian street.

b Reinforce the sense of enclosure at intersections in two situations. Where two or more streets designated as pedestrian paths cross and at all intersections within designated pedestrian districts. Reinforce the intersection by

- (1) Locating the street facing exterior walls of primary structures on corner lots at the property lines or within 10 feet of the property lines. If a site has more than 1 corner this requirement must be met on at least 1 of the site's corners,
- (2) Landscaping to the L1 standard of Chapter 33 248 if the building is setback from the property line in the space between the building and the sidewalk,

- (3) Locating the corner of the building at or within 10 feet of at least 1 corner of the lot,
  - (4) Building at least 1 of the street facing exterior facades to be at least 40 feet long,
  - (5) Building the highest point of the building's street facing elevations at a location within 25 feet of the corner,
  - (6) Building the exterior right-of-way facing walls at least 20 feet high at all locations within 40 feet of the corner, and
  - (7) Locating the main building entrance on a street facing wall and at or within 25 feet of the corner. The main building entrance is the entrance that most visitors and tenants are expected to use. It is the widest entrance of those provided. Where the building has a series of separate entrances only 1 such entrance need be within 25 feet of the corner.
- c. When a building does not have commercial or residential uses on its ground floor, or is outside a historic design zone, it must be separated from sidewalks by a landscape buffer. The landscape buffer must be at least ten feet wide and be landscaped to meet the L2 standards of Chapter 33 248, Landscaping and Screening. The trees provided within this landscape buffer may not be used as a substitute for required street trees. As an alternative to providing a ten foot wide landscape buffer, the development may provide a 5 foot landscape buffer meeting the L2 standard and provide improvements to the adjacent street that are consistent with a street design plan that has been developed for the street and approved by the Portland City Planning Commission.
- d. Where E, C, RX or RH zones abut or are across a street from R2 zoned sites or sites with a single dwelling zoning designation, the following step down of building bulk is required:
- (1) Sites within 25 feet of an R2 or lower density zone are subject to the building height and minimum setbacks standards of the adjacent lower density residential zone, and
  - (2) Sites that would be within 25 feet of an R2 or lower density zone were it not for an intervening right-of-way are subject to the building height and minimum setback standards of the lower density residential zone. The lower density residential zone's height and setback standards must be met in areas that are within 15 feet of the intervening right-of-way.
- e. Within the Woodlawn Neighborhood where sites are being redeveloped that include vacated portions of the area's angled street pattern structures must be placed to reproduce the open area that once was the right-of-way.
3. Building height. Structures may be up to 55 feet in height in RH, RX and E zoned areas.

#### 4 Main entrance

- a Primary structures must be oriented with their main entrance facing the street the site fronts on. If the site is on a corner it may have its main entrance oriented to either street or to the corner.
- b Main entrances of non-residential developments along a transit street, transitway or pedestrian path or within a pedestrian district must meet requirements listed below. Access to residential uses are not subject to these requirements.
  - (1) The main building entry must be visible from the adjacent transit or pedestrian street, and
  - (2) A walkway connection is required between the building's main entry or entries and the street. This walkway must be at least 6 feet wide and be paved with a different material and texture than the material used to pave any parking or motor vehicle maneuvering areas on the site.
- c The main building entrances to residential portions of the development must be provided with a front porch. If the porch projects out from the building it must have a roof. The porch must be at least 6 feet wide and 4 feet deep if it provides the entrance to a single dwelling unit. If the porch provides the entrance to 2 or more dwelling units it must be at least 9 feet wide and 6 feet deep.

#### 5 Parking

- a For residential development projects, parking, loading and motor vehicle maneuvering areas may not be between the building and an adjacent street. When the development abuts more than 2 streets this requirement must be met only on 2 street frontages.
- b Access to motor vehicle parking and maneuvering areas is not allowed on streets designated as regional trafficways or major city traffic streets. Access to sites abutting these streets must be from Local Service Streets or Collector Streets. If a site has frontage on major city traffic streets only, up to 24 feet of driveway width is allowed for the first 200 feet of street frontage. An additional 24 feet of driveway is allowed for each additional 400 feet of frontage or fraction thereof.
- c For mixed use, commercial or employment development projects motor vehicle parking, loading and maneuvering areas may not be located between the building's main entrance and an adjacent transit street or pedestrian path or any street within a pedestrian district. All entrances meeting either of the following criteria will be considered main entrances.
  - (1) The entrance or entrances with the widest door or doors. If several entrances are the same size all are subject to this standard, or
  - (2) The principal entrance leads directly to an elevator lobby, a reception area or a retail store.

- d Where parking is allowed between the building and the street, no more than one double-loaded aisle of parking is allowed between the building and the street
- e No more than 50 percent of the project's site may be used for motor vehicle parking and maneuvering
- f Access to motor vehicle parking and maneuvering areas must be located at least 50 feet from any adjacent residential zone
- g Parking, loading and motor vehicle maneuvering areas must be separated from adjacent residentially zoned lots by a 6 foot wide landscaped area planted to meet a L3 high screen standard. The 6 foot wide L3 standard must also be provided along street edges of parking, loading and motor vehicle maneuvering areas that are across a local service street from R-zoned land

**B. Building design standards.** Development outside of historic design zones must meet 4 of the 5 standards in Paragraph 1. Development in nonresidential historic design zones may choose to not meet up to 3 of the applicable standards listed in Paragraphs 1 and 2. Development in residential historic design zones must meet all of the applicable standards listed in Paragraphs 1 and 2. Standards specific to a particular historic design zone or zones are not applicable to development outside those historic design zones.

1 Building design standards

- a Plain concrete block, plain concrete, corrugated metal, plywood and sheet pressboard may not be used as exterior finish materials. Sheet pressboard is pressboard that is more than 8 inches wide. However, plain concrete and plain concrete block may be used as foundation materials when the foundation material does not extend more than 3 feet above the finished grade level adjacent to the foundation wall.
- b All roof-mounted equipment, including satellite dishes and other communication equipment, must be screened from view by a parapet or other similar architectural feature. The equipment may not be visible from the recreational trails or from the sidewalks of right-of-ways adjacent to the site. Solar heating panels are exempt from this screening requirement.
- c All street facing elevations of development must meet the Ground Floor Windows Standards of the base zone regardless of the distance to the adjacent street. Base zone exceptions to this requirement which allow buildings set back more than 15 feet to not provide ground floor windows are superseded by this standard. This standard does not apply to development where the ground floor use is residential.
- d All exterior building materials must be finished. Two or more colors or materials must be used in finishing the exterior of the building. All metal trim such as gutters used on the exterior of the building must be anodized or painted. Galvanized or coated sheet metal may not be left unfinished. Wood may be painted, stained or covered with a clear water repellent coating.



- e Structures with walls with more than 1,500 square feet must incorporate fascias, canopies, arcades, building setbacks of 3 feet or more or other multidimensional design features to break up large wall surfaces on their street facing elevations. Wall surfaces must visually be divided by such features into areas of 750 square feet or less.
- 2 Additional building design standards applicable in historic design zones
- a No setback is permitted from street lot lines. When a site abuts 2 or more streets development is required only to meet this standard on two frontages.
  - b When using wood products for siding use shingles, or painted horizontal siding, not shakes. Horizontal siding used must be shiplap or clapboard siding composed of 3 to 4 inch wide boards, or vinyl or aluminum siding which is in a clapboard or shiplap pattern where the boards in the pattern are 4 inches or less in width. Plywood and pressboard panels are not allowed exterior finish material but composite boards manufactured from wood or other products, such as hardboard or hardplank, may be used when the board product used is less than 4 inches wide. Stop the siding material used at window and door trim edges. Use of cast stone and brick on building exteriors is encouraged.
  - c The ground level of primary structures must be distinctly separated visually from upper stories. This may be done through introduction of a cornice above the ground level, establishment of an arcade, changes in material or texture or development of a band of clerestory windows on the building's street facing elevation.
  - d In RH zones certain building features of an existing structure which are on a street facing elevation must be retained as part of any project which is altering the structure. Building features which must be retained are entrances, doors, windows, exterior siding and the following projecting features: front porches, balconies, bay windows, dormers and dormer windows.
  - e All glass in ground level street facing windows and doors must be clear or ornamental stained glass. Reflective or opaque glazed surfaces are allowed for restrooms only.
  - f Provide clerestory windows above all windows and doors on the ground floor of a street facing building elevation of buildings or parts of buildings housing commercial uses.
  - g Flat roofs must be surrounded by a parapet that is at least 18 inches in height.
  - h In the Russell Street Historic Design Zone all windows in the street facing elevations of the building's top floor must incorporate a round arch form in the window framing.
  - i In the Mississippi Avenue and Russell Street Historic Design Zones street facing building facades are to be red brick or a combination of block (basalt or cast stone) and red brick. Up to 20 percent of the facade may be stone or precast concrete.

- j In the Kenton Historic Design Zone all new buildings in commercial zones must use cast stone on their street facing elevations. At least 50 percent of the total exterior wall surface of these elevations must be cast stone.
- k Wood facades in Woodlawn Commercial buildings and commercial portions of mixed use buildings must use wood as their exterior finish material on their street facing elevations.
- l In the Russell Street, Woodlawn and Piedmont Historic Design Zones commercial and mixed use buildings street facing elevations must be at least 20 feet in height.

**33.295.120 Standards for Structures in I Zones**

The standards applicable to structures in I zones are listed in this section. Applicants not wishing to comply with the standards of this chapter must seek approval of their project through a design review procedure.

**A. Site design standards.** Development must meet all of the standards in this subsection.

1 Landscape and site design

- a For new developments utility lines that connect main utility lines to the development must be underground within the site.
- b All primary structure elevations that face a right-of-way must have landscaping along their foundation or be provided with an arcade. When landscaping is provided along the foundation it must be at least 3 feet deep and meet the L2 standard of Chapter 33 248, Landscaping and Screening. Masonry walls or berms may not be substituted for required low shrubs. However, flowers may be substituted for the required low shrubs. Landscaping along foundations need not include trees. This landscaping requirement does not apply to portions of the building facade that provide access for pedestrians to the building. The L2 landscaped area may be moved to the outer edge of a porch when a porch is provided. An arcade is a part of the primary structure that meets the following requirements:
  - (1) The arcade must be at least 6 feet deep between the front elevation and the parallel building wall,
  - (2) The arcade must consist of a series of arched openings that are each at least 6 feet wide and which run the full length of the street facing elevation,
  - (3) The arcade elevation facing a street must be at least 16 feet in height and at least 25 percent solid, and may be up to 50 percent solid,
  - (4) The arcade must be open to the air on 3 sides, none of the arcade's street facing or end openings may be blocked with glass, lattice, glass block or any other material, and
  - (5) Each dwelling that occupies space adjacent to the arcade must have its main entrance opening into the arcade.

- c On sites outside historic design zones at least 15 percent of the total site area must be landscaped. Other landscaping requirements for a development may be counted toward the 15 percent requirement. However, the total amount of landscaped area required from this provision in combination with other requirements may be greater than the 15 percent minimum.
- d Outdoor storage is not allowed.
- e Development in C and E zones must meet the sign regulations of the CM zone. Signs may not be visible from any c, p, or n overlay zone located within 1,000 feet of the development site, or from any regional trafficway.
- f Reinforce the sense of enclosure at intersections in 2 situations. Where two or more streets designated as pedestrian paths cross and at all intersections within designated pedestrian districts. Reinforce the intersection by:
  - (1) Locating the street facing exterior walls of primary structures on corner lots at the property lines or within 10 feet of the property lines. If a site has more than 1 corner this requirement must be met on at least 1 of the site's corners,
  - (2) Landscaping to the L1 standard of Chapter 33 248 if the building is setback from the property line in the space between the building and the sidewalk,
  - (3) Locating the corner of the building at or within 10 feet of at least 1 corner of the lot,
  - (4) Building at least 1 of the street facing exterior facades to be at least 40 feet long,
  - (5) Building the highest point of the building's street facing elevations at a location within 25 feet of the corner,
  - (6) Building the exterior right-of-way facing walls at least 20 feet high at all locations within 40 feet of the corner, and
  - (7) Locating the main building entrance on a street facing wall and at or within 25 feet of the corner. The main building entrance is the entrance that most visitors and tenants are expected to use. It is the widest entrance of those provided. Where the building has a series of separate entrances only 1 such entrance need be within 25 feet of the corner.

## 2 Main entrance

- a Main entrances of non-residential developments along a transit street, transitway or pedestrian path or within a pedestrian district must meet requirements listed below. Access to residential uses are not subject to these requirements.
  - (1) The main building entry must be visible from the adjacent transit or pedestrian street, and

- (2) A walkway connection is required between the building's main entry or entries and the street. This walkway must be at least 6 feet wide and be paved with a different material and texture than the material used to pave any parking or motor vehicle maneuvering areas on the site.

### 3 Parking

- a Parking between the building and the street. No more than 1 double-loaded aisle of parking is allowed between the building and the perimeter landscaping that buffers the parking area from the sidewalk and adjacent street.
- b No more than 50 percent of the project's site may be used for motor vehicle parking and maneuvering.

**B. Building design standards.** Development outside of historic design zones must meet 4 of the 5 standards in Paragraph 1. Development in historic design zones may choose to not meet up to 3 of the applicable standards listed in Paragraphs 1 and 2. Standards specific to a particular historic design zone or zones are not applicable to development outside those historic design zones.

#### 1 Building design standards

- a Plain concrete block, plain concrete, corrugated metal, plywood and sheet pressboard may not be used as exterior finish materials. Sheet pressboard is pressboard that is more than 8 inches wide. However, plain concrete and plain concrete block may be used as foundation materials when the foundation material does not extend more than 3 feet above the finished grade level adjacent to the foundation wall.
- b All roof-mounted equipment, including satellite dishes and other communication equipment, must be screened from view by a parapet or other similar architectural feature. The equipment may not be visible from the recreational trails or from the sidewalks of right-of-ways adjacent to the site. Solar heating panels are exempt from this screening requirement.
- c Ground Floor Windows. All street facing elevations of development must meet the Ground Floor Windows Standards requirements of the EX zone. As an alternative to providing ground floor windows a project may provide public art if the following conditions are met:
  - (1) The area of the ground level wall that is covered by the art must be equal to the area of window that would otherwise have been required,
  - (2) The artist and the specific work or works of art are approved by the Portland Metropolitan Arts Commission, and
  - (3) The art is composed of permanent materials permanently affixed to the building. Acceptable permanent materials include metal, glass, stone and fired ceramic materials.

- d All exterior building materials must be finished. Two or more colors or materials must be used in finishing the exterior of the building. All metal trim such as gutters used on the exterior of the building must be anodized or painted. Galvanized or coated sheet metal may not be left unfinished. Wood may be painted, stained or covered with a clear water repellent coating.
  - e Structures with walls with more than 1,500 square feet must incorporate fascias, canopies, arcades, building setbacks of 3 feet or more or other multidimensional design features to break up large wall surfaces on their street facing elevations. Wall surfaces must visually be divided by such features into areas of 750 square feet or less.
- 2 Additional building design standards applicable in historic design zones
- a No setback is permitted from street lot lines. When a site abuts 2 or more streets development is required only to meet this standard on two frontages.
  - b The ground level of primary structures must be distinctly separated visually from upper stories. This may be done through introduction of a cornice above the ground level, establishment of an arcade, changes in material or texture or development of a band of clerestory windows on the building's street facing elevation.
  - c Glass used in ground level street facing windows and doors must be clear or ornamental stained glass. Reflective or opaque glazed surfaces are allowed for restrooms only.
  - d Flat roofs must be surrounded by a parapet that is at least 18 inches in height.
  - e Provide clerestory windows above all windows and doors on the ground floor of a street facing building elevation of buildings or parts of buildings housing or designed to house commercial uses.
  - f In the Russell Street Historic Design Zone, all windows in the street facing elevations of the building's top floor must incorporate a round arch form in their window framing.
  - g In the Mississippi Avenue and Russell Street Historic Design Zones, street facing building facades must be red brick or a combination of block (basalt or cast stone) and red brick. Up to 20 percent of the street facing facade may be stone or precast concrete.
  - h In the Russell Street Historic Design Zone commercial and mixed use structures street facing elevations must be at least 20 feet in height.

**CHAPTER 33.405**  
**ALTERNATIVE DESIGN DENSITY ZONE**  
(Added by Ord No 167054, effective 10/25/93 )

Sections

General

- 33 405 010 Purpose
- 33 405 020 Short Name and Map Symbol
- 33 405 030 Applying the Alternative Design Density Overlay Zone

Use Regulations

- 33 405 040 Regulations for Accessory Rental Units

Development Standards

- 33 405 050 Bonus Density for Design Review
- 33 405 060 Attached Residential Infill on Vacant Lots
- 33 405 070 Alternative Development Options in the R2 and R2 5 Zones
- 33 405 080 Nonconforming Multi-Dwelling Housing
- 33 405 090 Design Review
- 33 405 100 Review for Timeliness

**General**

**33.405.010 Purpose**

The purpose of the Alternative Design Density Zone is to foster owner occupancy, focus development on vacant sites, preserve existing housing and encourage new development that is compatible with and supportive of the positive qualities of residential neighborhoods. The overlay zone allows households in Portland to use their existing housing to supplement their income through addition of accessory rental units and allowances for home occupations. The zone allows the construction of new "owner occupied duplex units" where the duplex is a means of reducing the cost of new owner occupied housing. The concept for the zone is to allow increased density for development that meets additional design compatibility requirements. The type of additional density allowed will foster opportunities for owner occupancy.

**33.405.020 Short Name and Map Symbol**

The Alternative Design Density Zone is referred to as the ADD zone, and is shown on the Official Zoning Maps with the letter "a" map symbol.

**33.405.030 Applying the Alternative Design Density Zone**

The Alternative Design Density Zone may be established or removed as the result of an area planning study, reviewed through the legislative procedure. Establishment or removal of the Alternative Design Density Zone through a quasi-judicial procedure is prohibited. The ADD zone has no effect on projects in RH, RX, EX and CX zones. When property is rezoned to one of these zoning designations from a zone that is accompanied by the "a," the ADD zone will be deleted from the Official Zoning Map.

## Use Regulations

### 33.405.040 Regulations for Accessory Rental Units

- A. **Size of structure.** There is no minimum structure size
- B. **Creation of an accessory rental unit.** An accessory rental unit may be created through
  - 1 Internal conversion of existing living area, basement or attic,
  - 2 Addition of new square footage to the house,
  - 3 Construction of new single-dwelling detached house with an internal accessory unit. Addition of an accessory rental unit is prohibited in a new or existing attached housing constructed under the provisions of 33 405 060 Attached Residential Infill on Vacant Lots
- C. **Location of entrances.** Only one entrance to the house may be located on the front of the house, unless the house contained additional doors on its front before the addition of the accessory rental unit
- D. **Parking.** No additional parking is required for the accessory rental unit
- E. **Owner occupancy.** The dwelling unit must be owner-occupied when converted. When an accessory rental unit is built as part of a new house, the first occupant must be the owner. Owner-occupancy of either the primary or the accessory unit must continue after the creation of the accessory unit. If there is no owner-occupant living in either the primary or the accessory unit occupancy of the accessory rental unit is prohibited
- F. **Other uses.** An accessory rental unit is allowed in a house with a Type A home occupation. A site with an accessory rental unit may have no more than one home occupation
- G. **Covenants with the City.** The owner must execute a covenant with the City as described under Section 33 700 060. The covenant must require that for either of the housing units to be occupied at least one of the housing units must be owner-occupied
- H. **Design review required.** Development taking advantage of the provisions of this section must be approved through the design review process set out in Section 33 405 090

## Development Standards

### 33.405.050 Bonus Density for Design Review

- A. **Purpose.** This section is intended to encourage the provision of well designed housing that is attractive and compatible with an area's established character. Increased density through this bonus provision is allowed in areas zoned for multi-dwelling development. These areas include those within the ADD zone that have a base zone of R1, R2, or R3

- B. Where the bonus may apply.** The bonus density for design review is applicable in areas within the ADD zone that are zoned R3, R2, or R1. It is not, however, allowed on sites in design or historic design zones.
- C. Bonus density.** Fifty percent more dwelling units than allowed by the base zone is granted for projects that voluntarily go through a Type III design review process. The development will be judged against the guidelines for design review applicable to the district. Where no district design guidelines exist the Portland Central City Fundamental Design Guidelines will be used.
- D. Relationship to other density bonuses.** Development taking advantage of the provisions of this section is not eligible for density bonus allowed by other sections of the code, including Section 33.120.265, Amenity Bonuses.

### **33.405.060 Attached Residential Infill on Vacant Lots**

- A. Purpose.** The increased density permitted by this section encourages infill development in areas that are generally well served by existing public services. The increase allows the area to absorb additional growth without creating market pressure that might lead to the early removal of existing sound housing. The increased density will lower the cost of housing while increasing opportunities for owner-occupied housing. Required design review of new development ensures that the new housing will make a positive contribution to the neighborhood's character.
- B. Where these regulations apply.** The development site must have been vacant for at least five years.
- C. Attached residential infill.** Attached residential development is allowed if
  1. The proposed development meets all development standards for attached residential development in the R2.5 Zone.
  2. A land division creating an individual lot for each attached housing unit is also required.
  3. The development has been approved through the design review process set out in Section 33.405.090.

### **33.405.070 Alternative Development Options in the R2 and R2.5 Zones**

- A. Purpose.** The provisions of this section are intended to encourage new owner-occupied development in areas zoned R2a and R2.5a. They are also intended to offer opportunities for enhancing the variety of housing types and building forms that are found in areas zoned for attached residential development. Such areas generally include an existing mixture of single-dwelling detached and small multi-dwelling development. A variety of types of housing in areas receiving infill development will improve continuity with the character of the existing buildings.



- B. Owner-occupied triplex.** Development may include up to three dwelling units if they meet all the following requirements
- 1 The owner must execute a covenant with the City as described under Section 33 700 060 The covenant must prohibit occupancy of any of the three units unless at least one of the three is owner-occupied,
  - 2 The proposed development conforms with the maximum height, minimum setbacks, maximum building coverage, and required outdoor area requirements for attached housing projects in the R2 5 zone,
  - 3 One dwelling unit is allowed for each 1600 square feet of site area However, no more than three dwelling units may be placed on a single lot,
  - 4 Dwelling units in owner-occupied triplexes may not include or add accessory rental units, and
  - 5 At least 1 parking place must be provided for each dwelling unit
- C. Flag lot rowhouse development.** Lots in the R2 and R2 5 zone may be developed as flag lots when the proposed development meets all of the following requirements
- 1 All base zone regulations must be met, unless otherwise stated in this section or in Chapter 33 277, Residential Flag Lots In the case of a conflict between the provisions of this section and the provisions of Section 33 277 the provisions of this section control
  - 2 Both attached or detached dwellings are allowed
  - 3 The average area of the lots created must be at least 2,500 square feet Each must be at least 1,600 square feet
  - 4 Detached structures on a flag lot are required to have an eight foot setback from all lot lines Attached structures on flag lots are required to have an eight foot setback along those lot lines that abut a lot which is not a part of the flag lot development
- D. Detached houses on lots averaging 2,500 square feet.** A site in a R2 or R2 5 zoned area may be developed with detached dwellings on individual lots that average 2,500 square feet, or more, when all of the following requirements are met
- 1 All base zone requirements must be met, unless otherwise stated in this section
  - 2 Average lot size must be at least 2,500 square feet Minimum lot size is 1,600 square feet
  - 3 Minimum lot width is 16 feet and minimum lot depth is 40 feet
- E. Design review required.** Developments taking advantage of the provisions of this section are subject to the design review process set out in Section 33 405 090

### **33.405.080 Non-Conforming Multi-Dwelling Housing**

- A. Purpose.** These provisions are intended to foster the continuation of housing that is both affordable and compatible with its surroundings
- B. Damage or destruction.** When a residential structure that contains nonconforming residential density is damaged or destroyed by fire or other causes beyond the control of the owner, the nonconforming residential density rights are maintained if the structure is rebuilt within 5 years. The structure may be rebuilt with the old number of units, and the development standards imposed by Section 33 258 060 (B) Nonconforming Residential Densities, will not apply to the building's coverage, setbacks, length, number of parking spaces, location of parking, height, amount of landscaped area and amount and location of outdoor areas. If not rebuilt within 5 years, the lot is considered vacant and is subject to the base zone density and development standards
- C. Design review requirement.** Development taking advantage of the provisions of this section is subject to design review, as set out in Section 33 405 090

### **33.405.090 Design Review**

- A. Purpose.** Design review is required for projects taking advantage of the provisions of the Alternative Design Density Zone. In some cases the ADD Zone permits densities and types of development that would otherwise not be allowed. Design review ensures that development is compatible with the positive qualities of the surrounding area
- B. Design review required.** Developments taking advantage of the provisions of this chapter are subject to design review
- C. Review Procedures.** The developer may choose 1 of the following 2 procedures for design review
  - 1 Administrative review. Development meeting the Supplemental Compatibility Standards of Chapter 33 295 may be approved administratively. Compliance with these non discretionary standards will be reviewed as part of the building permit process, or
  - 2 Type II review. Development may be reviewed using the Type II design review process. The guidelines for this review are those for the community plan area the development is in. If the site is not in an area included in an approved community plan, the Central City Fundamental Design Guidelines apply

### **33.405.100 Review for Timeliness**

The ADD Zone must be reviewed for possible changes in both map application and content at or before the first update of the Albina Community Plan

## Appendix 10: Region 2040 Plan: A Summary

On December 8, 1994 the Metro Council adopted its Region 2040 Growth Concept and accompanying map. The Growth Concept, which grew out of the Region 2040 planning process, establishes the form for long term growth management of the region, including a general approach to approximately where and how much the Urban Growth Boundary (UGB) should be expanded, what ranges of density are estimated to accommodate projected growth within the boundary, and which areas should be protected as open space.

The Growth Concept is designed to accommodate 720,000 additional residents and 350,000 additional jobs. The total population to be served within the Metro boundary by the year 2040 is projected to be 1.8 million residents.

The basic philosophy of the Growth Concept is to preserve access to nature and build better communities. Fundamental to the Growth Concept is a multi-modal transportation system which assures mobility of people and goods throughout the region and includes the coordination of the transportation system with land uses. To do this, the Growth Concept

- Creates compact, higher density centers of employment, housing and transit service within the Urban Growth Boundary
- Makes these centers more "walkable", so that more transportation trips will remain local and become more multi-modal
- Recognizes and protects open spaces both inside the UGB and out. The latter would be protected from further development pressures through strengthening the Rural Reserves, a special category already in place for farms, forestry, natural areas or rural-residential use
- Provides the basis for a truly multi-modal transportation system, one in which transportation is viewed as a range of travel modes and options. These modes and options include the automobile and efficient movement of freight, but emphasize alternatives such as transit, bicycle and pedestrian networks

Some of the Growth Concepts of direct interest to the Outer Southeast Community Plan include the following:

- Regional Centers Gateway is designated as a Regional Center
- Town Centers Lents and Pleasant Valley (outside of the City boundaries, but of potential impact on the southeast part of the Plan area) are designated as Town Centers
- Main Streets Portions of Foster Road, Division, Woodstock, 82nd and 122nd are designated as main streets
- Corridors Halsey, Burnside, Stark, Division, Powell, Foster,

- 82nd, and 122nd are all designated as Corridors
- Urban Reserves A portion of the Mt Scott/Johnson Creek Subarea has been designated as Urban Reserves
- Open Space A portion of the Mt Scott/Johnson Creek Subarea has been designated as potential open space
- High Capacity Transit The I-205 corridor from Gateway south to the plan area boundary has been designated as a potential HCT Corridor
- Inner Neighborhoods All of the plan area has been designated as Inner Neighborhoods

All of the above terms are defined in Appendix 1, Glossary The Recommended Outer Southeast Community Plan encompasses these Growth Concepts within its recommendations For purposes of the Recommended Outer Southeast Community Plan, the Region 2040 Growth Concept is called "Region 2040 Plan "

## Appendix 11: Affordable Housing

Portland's rising housing costs have been in the news lately. It was recently reported on the evening news that a median income family (earning about \$42,000) can only afford 44% of the housing currently offered for sale in the Portland area. In the past, the metropolitan area and the outer southeast, in particular, have had very affordable housing. This may no longer be the case in the future. The attractiveness of the Portland metropolitan area and continuing in-migration continues to drive up property values and housing costs in many parts of the city. Steady growth and increased demand could mean upward pressure on housing prices and rents seriously reducing the amount of housing affordable to those with limited incomes.

Providing an adequate amount of housing for the current and new residents, is a major goal of the Outer Southeast Community Plan. A related objective is that this housing be available in adequate amounts at a range of prices so that it is affordable to outer southeast residents of all income levels. New housing units are generally more expensive than older housing. Single family detached homes are generally more expensive than attached single-family or multifamily housing. The Outer Southeast Community Plan proposes to expand the area on which alternatives to the single family detached home can be built.

### What is Affordable Housing

Housing that is considered "affordable" is housing that costs not more than 30% of a household's gross income. This is the definition used in the 1993 Comprehensive Housing Affordability Strategy (CHAS) published by the Cities of Portland and Gresham and Multnomah County. This includes mortgage payments or rents, taxes, insurance and utilities. If housing costs more than 30% of a household's gross income, that household is considered to have a "cost burden". By comparing rents and housing prices to household income levels, the affordability of the existing housing for current residents can be estimated.

### Who Needs Affordable Housing

The Housing Condition and Affordability section of the Outer Southeast Community Plan Background Report uses 1990 Census information to match household income levels and housing costs. Following is a summary of information compiled for 10 outer southeast neighborhoods. Information for

Centennial, Wilkes and areas that do not lie within neighborhood boundaries were available when the Background Document was drafted

In 1990, over 70% of both owner and renter households with incomes **under \$10,000** were paying more than 30% of their income for housing costs. Households supported by wage earners making low wages or dependent on government benefits such as AFDC, SSI or a low SSA entitlement are likely to have a cost burden. For example, someone working full time (40 hours a week) for the minimum wage in Oregon, \$4.75 an hour makes about \$9,880 a year.

Among households that have incomes **between \$10,000 and 19,999** a year, the number with a cost burden drops to between 55-70% for renter households and 25-54% of owner households in outer southeast neighborhoods.

In the **\$20,000 to \$34,999** income group, no outer southeast neighborhood has more 20% of their households paying more than 30% of their income for housing with the exception of Pleasant Valley owner households. Thirty percent of the owner households pay more than 30% of their income for housing costs in that neighborhood.

Among households that make **\$35,000** or more a year, no renter households and no more than 3% of owner households pay more than 30% of their income on housing.

	Owner Household	Renter Household	Total	Owner paying over 30% of income	Renter paying over 30% of income	Total	% paying over 30% of income
Brentwood-Darlington	2,261	1,572	3,833	445	565	1,010	26%
Foster-Powell	1,456	1,058	2,514	356	367	723	29%
Hazelwood	3,719	2,756	6,475	514	1,062	1,576	24%
Lents	2,928	2,744	5,672	544	1,045	1,589	28%
Mill Park	1,206	879	2,085	145	470	615	29%
Montavilla	3,181	2,592	5,773	609	897	1,506	26%
Mt Scott	1,511	1,327	2,838	301	547	848	30%
P V	985	166	1,151	192	56	248	22%
P G	2,572	2,582	5,154	552	974	1,526	30%
South Tabor	1,428	1,083	2,511	236	395	631	25%
	21,247	16,759	38,006	3,894	6,378	10,272	27%

At the time of the 1990 Census, it was primarily households that had incomes of less than \$20,000 a year that had excessive housing costs whether they were owners or renters. These comprise about 38% of all outer southeast neighborhood **renter households, 6,894**, and 18% of **owner households, 3,895**. Although income and housing cost figures need to be adjusted upward from 1990 levels, it is estimated that over **10,000 households** have housing costs that are excessive. These households need housing that is more affordable than the housing they are currently buying or renting.

Affordability is largely a problem for lower income households in the outer southeast. In some areas of the country, both low and middle income households pay excessive housing costs. If wage levels do not rise as much as housing costs in outer southeast over the next 20 years, more households will have excessive housing cost burdens. These households will have to settle for substandard housing, if any is available, or move out of the area. The provision of adequate affordable housing at a range of price levels will ensure that those who live in the community can afford to stay there. It will also ensure that those who work in the community can afford to live there.

### **The Relation of Wages and Other Income Sources to Housing Costs**

The growth and creation of more high-wage jobs would eliminate excessive housing costs for many outer southeast households. Improving the incomes of all households may be an uphill struggle, however. For instance, national and global economic changes have led to a decrease in manufacturing jobs and an increase in lower-paying service jobs. In Multnomah County between 1980 and 1993, manufacturing jobs declined by 5% and jobs in services increased 41%. The average covered wage in the services category in Multnomah County was about \$24,000 a year in 1993. The average manufacturing wage was \$33,000 a year.<sup>1</sup>

Even if the number of good paying jobs in the plan area grows, not all residents will be able to obtain these jobs. For instance, many jobs in retail sales and services do not pay high wages but they constitute a large percentage of jobs in the community. Housing needs to be provided for these people who have modest incomes as well as those that are better off. Also, a growing number of households will no longer have members in the workforce as the population ages in the next 20 years. The oldest baby boomers will be 60 in

---

<sup>1</sup> These figures were taken from those compiled by Portland Development Commission on January 23, 1995 for its "Presentation to the Multnomah County Commission on the Strategic Investments Program". Sources of their information were the Census and the State Employment Division.

the year 2006 Generally retired households have less income than those with members still in the workforce and they are also likely to be smaller

The chart below taken from the CHAS Community Profile published in December 1993 matches wage information and housing costs using 1991 information

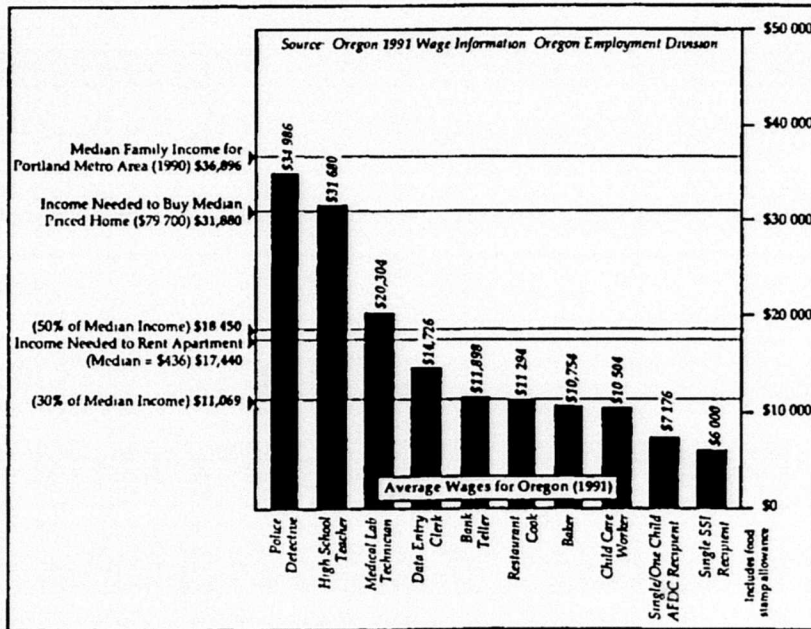


Figure 1  
Housing Cost/Wage Comparison

Obviously, households with more than one income can afford more expensive housing Single-income households will have great difficulty purchasing single family homes unless the wage earner has a good paying job Households with only one income or two low incomes may find multifamily housing more affordable The income needed to rent a median priced apartment is much less than is needed to purchase a single family home, more than a \$10,000 difference Housing in manufactured home or mobile home parks is another less expensive alternative

An adequate supply of both multifamily housing that can be either rented or purchased as condominium units may suit the needs of many households better than an increase in the amount of single family homes Row houses, townhouses, manufactured housing and mobile homes located on small lots in parks also provide alternatives that are generally more affordable than single family detached homes

These smaller units also may more desirable to smaller households In ten outer southeast neighborhoods (excluding Wilkes and Centennial) more than



60% of the households had either one or two people. In the next 20 years, Metro projects that household size for the census tract in outer southeast will decrease from 2.57 persons per household to 2.31 persons.

### **Subsidized Housing**

Some households are so low income that they need subsidized housing. Unfortunately, subsidized housing is in short supply. According to the 1993 CHAS Community Profile:

- Over 8,000 households are on the waiting list for Section 8 assistance and HAP Public Housing in Multnomah County.
- In the western part of the U.S., only 22% of eligible households received federal housing assistance.

Federal funding for housing assistance has been declining for the last decade and a half and shows no signs of improving. Local initiatives such as setting up housing trust funds and providing support for local community development corporations.

### **Providing Affordable Housing**

A number of measures can be taken to help provide housing that is affordable to those of limited means. The emphasis in the plan is allowing construction of alternatives to the single-family detached dwelling. New housing units, both multifamily and single family, usually command higher prices and rents than existing housing. New attached housing is assumed to be less expensive than new detached housing. Land and construction costs are usually less than single family detached. Once the units are purchased or rented, utility costs are usually less because of common wall construction.

The plan also contains proposals that make single family detached housing more affordable. The most significant of these is the application of the Alternative Design Density overlay zone which makes it easier for homeowners to create accessory rentals. One of the reasons that this overlay was originally proposed was to provide a way for home owners to help pay their mortgage costs.

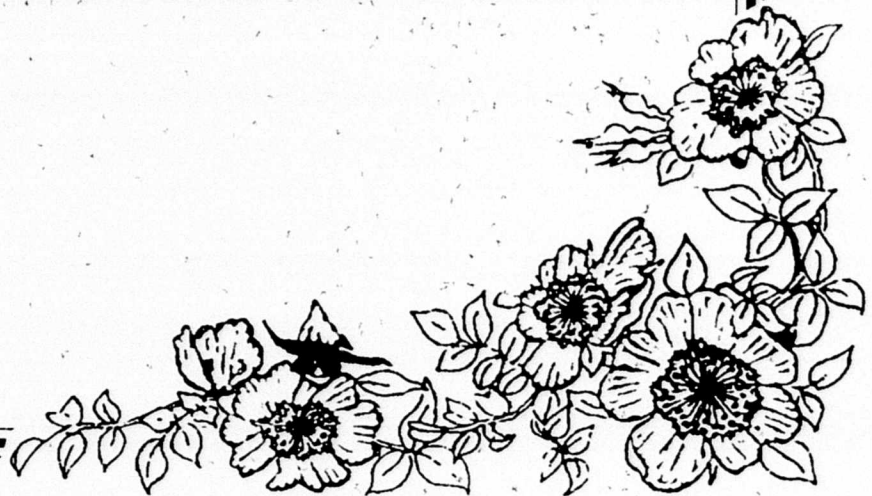
Outer Southeast Community Plan proposals that contribute to housing affordability include

- Applying the Alternative Design Density overlay to all residential areas within 1/4 mile of a transit line except in environmentally constrained areas The overlay
  - Liberalizes the rules for adding a accessory rental in a single family dwelling
  - Allows row houses on vacant lots in the R7a and R5a zones
  - Owner occupied triplexes in R2a and R2 5a These can be detached units
  - Flag lot row house development in R2a and R2 5a
  - Detached houses on lots averaging 2,500 square feet in R2a and R2 5a
- Decreasing minimum lot sizes in the eastern part of the plan area from 10,000 and 7,000 square feet to 5,000 and 2,500 square feet by changing R10 and R7 zoned areas to R5 and R2 5 This should decrease land costs for single family and attached single family dwellings
- Increasing the amount of area in which a variety of housing types is allowed The area covered by Attached Residential, R2 5, and Medium Density Multi-Dwelling, R2, designations have been increased in the plan area
- Applying the "distressed area" designation to Foster-Powell, Mt Scott-Arleta, and the northern two-thirds of Lents so these neighborhoods area eligible for a limited tax abatement for construction of new single family housing Brentwood-Darlington has the "distressed area" designation

Making sure that affordable housing is close to transit is also a feature of the Outer Southeast Community Plan The recommended plan map puts higher density designations along streets with current or planned transit service The Alternative Design Density overlay is applied within 1/4 mile of all transit streets This makes it easier for residents of higher density housing to reduce their reliance on the automobile and decreases their transportation costs

# **OUTER SOUTHEAST COMMUNITY**

## **Recommended CENTENNIAL NEIGHBORHOOD PLAN**



City of Portland  
Bureau of Planning  
Portland, Oregon  
October, 1995

**Exhibit B**

To help ensure equal access to information, the City of Portland Bureau of Planning offers the following services to disabled citizens:

- Interpreter (two working days notice required);
- Accessible meeting places;
- Audio Loop equipped hearing rooms in City Hall and the Portland Building; and
- Planning documents printed in large type sizes for the visually-impaired (two working days notice required).
- If you have a disability and need accommodation, please call 823-7700 (TDD 823-6868). Persons needing a sign language interpreter must call at least 48 hours in advance.

**Recommended**

**Centennial  
Neighborhood Plan**

**October, 1995  
Bureau of Planning  
Portland, Oregon**

Funding for the Bureau of Planning's participation was provided as a part of the OSE Community Plan project. Financial support was provided by the Portland Bureau of Housing and Community Development (Federal Community Development Block Grant funds), the Portland Department of Transportation (Regional Rail Program), the Portland Bureau of Environmental Services, and the City of Portland's General Fund.

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Gretchen Kafoury, Commissioner of Public Affairs  
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### Thanks to the following

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David Douglas High School Student Volunteers  
Powell Valley Road Water District (for meeting space)

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**The Bureau of Planning appreciates the time given to developing this Plan by each member of the Committee.**



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March 7, 1995

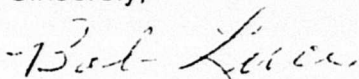
Ellen Ryker  
Portland Bureau of Planning  
1120 SW 5th  
Portland, OR 97204

Dear Ms Ryker

The Centennial Community Association adopted the 1995 draft neighborhood plan at our special association meeting on February 27, 1995, with the intent to submit amendments of numerous items of community wide interest

We collectively wish to express our vote of thanks to you for your continual patience and help with the plan development. We look forward to our future meetings, for help with the procedures required to submit plan amendments

Sincerely,



Bob Luce, Chairman  
Centennial Community Association

## Introduction

### Neighborhood Description<sup>1</sup>

The Centennial Neighborhood was established in about 1927 as the Lynch District. It is predominantly single-family residential in character and is built up mainly of streets in a grid pattern of long blocks. Neighborhood identity comes from its schools (primarily Centennial Unified), parks, churches and natural features such as Johnson Creek and many remaining fir trees, dogwood trees and others native to the area. Natural features, Johnson Creek and Powell Butte, serve as landmarks of the community's southern boundaries.

It is composed primarily of developed single-family neighborhoods, with multi-family developments along major arterials. Small clusters of vacant parcels are scattered throughout the neighborhood. Commercial activities are concentrated along SE Stark, SE Division and SE Powell Boulevard/SE Powell Valley Road.

The neighborhood has convenient access to the east-west arterials of SE Stark, SE Division and SE Powell Boulevard. North-south access is provided by SE 148th and SE 162nd Avenues. Vehicular access to the I-205 interstate freeway system is provided at the freeway's interchanges with SE Division and SE Powell. The automobile continues to be the primary mode of transportation for area residents and businesses. Limited north-south Tri-Met bus services and Park-and-Ride facilities permit public transportation users to connect with the newly constructed Light-Rail Transit System on East Burnside.

Water services are provided by Portland, Rockwood, Powell Valley and Lorna Water Districts. A full range of fire protection services are provided by Portland and Gresham Fire Districts. Operation of sanitary sewer disposal systems are under the auspices of the Bureau of Environmental Services.

Educational services for kindergarten through high school are provided by Centennial, David Douglas and Reynolds School Districts. Located within the neighborhood are Lynch View, Lynch Wood, and Alder elementary schools and Harold Oliver primary and intermediate schools. Local library services are provided by Multnomah County libraries located at SE Morrison and SE 122nd (Midland) and SE 179th and Stark (Rockwood). Powell Butte Nature Park on the Plan's southern boundary, is a regional resource which will provide area residents, labor force, businesses and community services with active and passive recreational opportunities.

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<sup>1</sup> This section was taken from Centennial Community Plan, Bureau of Planning, December, 1988, pp 4-5

## History

The Centennial neighborhood was originally known as the Lynch area before the Centennial High School was built as an addition to the Gresham High School district. The high school was named thus because its construction coincided with the Oregon State Centennial. Most of the grade schools have retained Lynch as a part of their name since then, as, for example, Lynch Wood, Lynch View, and so on.

The Lynch area was settled as a farming area and subdivided into small acreages during the late 1920s and early 1930s. Stark Street was originally named Baseline Road and Division Street was named Section Line Road. North-south streets were named after people. For example, Fisher Road is now 148th and Barker Road is now 162nd. Much of the area was divided into small homesite garden lots of three acres or so.

During the 1950s a demand for additional housing began to attract developers. Troh's airport moved out, the potato patches left, and many of the small farm tracts gave way to housing. Most of the growth has been good for the new residents, and we hope to enhance the livability through this plan.

## Neighborhood Profile

In 1990, Centennial neighborhood had 19,166 people and 7,182 households within its 2,119 acres. Ninety-four percent of its population is Caucasian. Hispanics and Asian/Pacific Islanders are at almost 3% each. About 11% of the population is 65 and over, and 24% is aged 15 and under. Sixty-four percent of the population over 25 hold a high school diploma, 15% have a Bachelor's Degree, and about 2% have a graduate or professional degree.

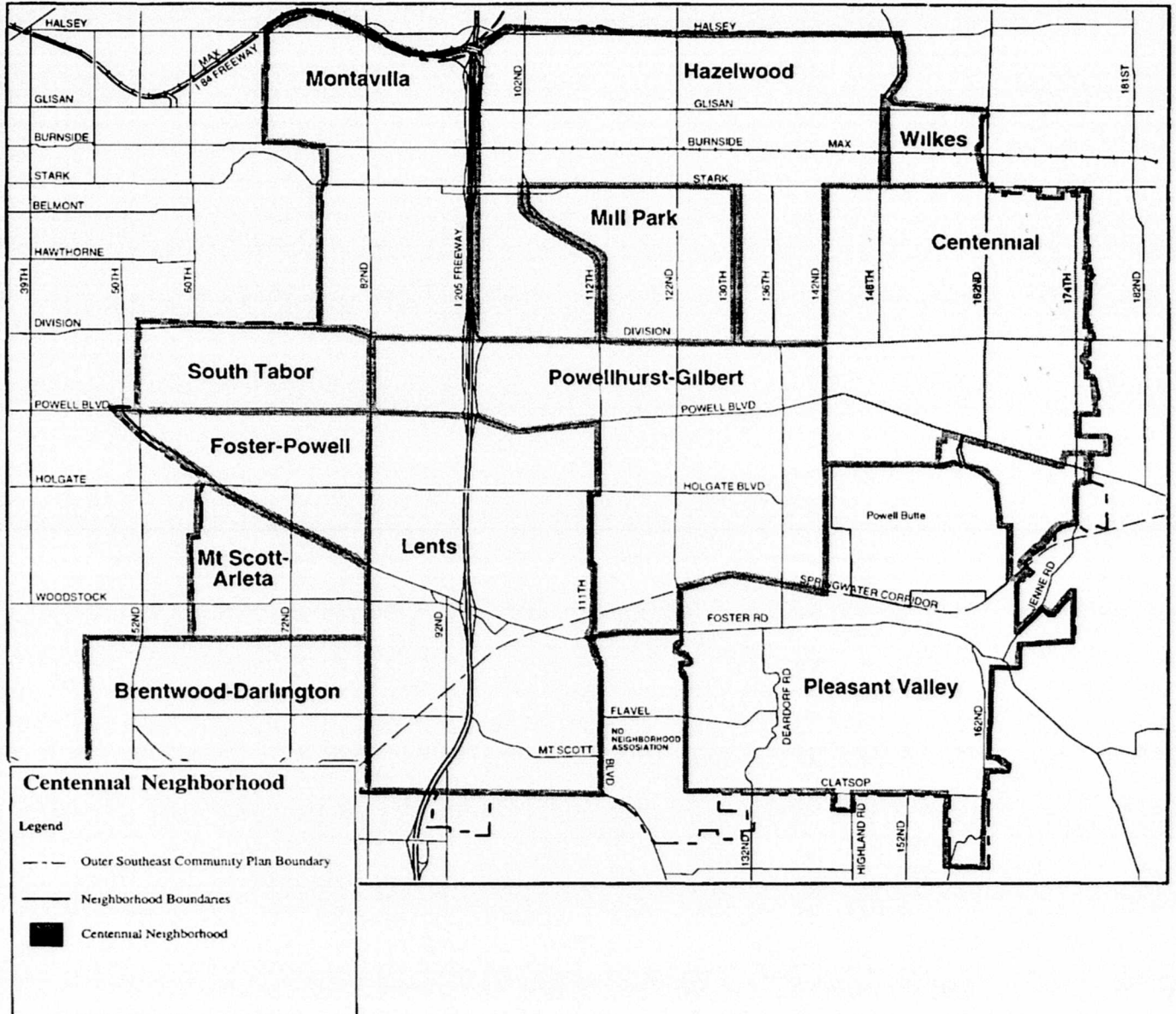
In 1989, 65% of the population aged 16 and over were employed. Thirty-two percent were employed in service occupations, 20% in manufacturing and 12% in sales. Twenty percent of the workers were employed as technical or administrative support staff and 16% were employed in managerial and professional specialty occupations. In 1990, 73% of workers aged 16 and over drove to work alone. Fourteen percent carpooled, while 7% took public transportation and 4% worked at home.

The median household income in 1989 was \$28,365, compared to the median for East Portland of \$26,790 and \$25,592 for the City of Portland. Of the 7,403 housing units, 61.6% were owner-occupied and 3.5% were vacant. Centennial contains a variety of housing types, with 67% being single unit, 3% duplexes, 22% apartments, and 8% mobile homes.

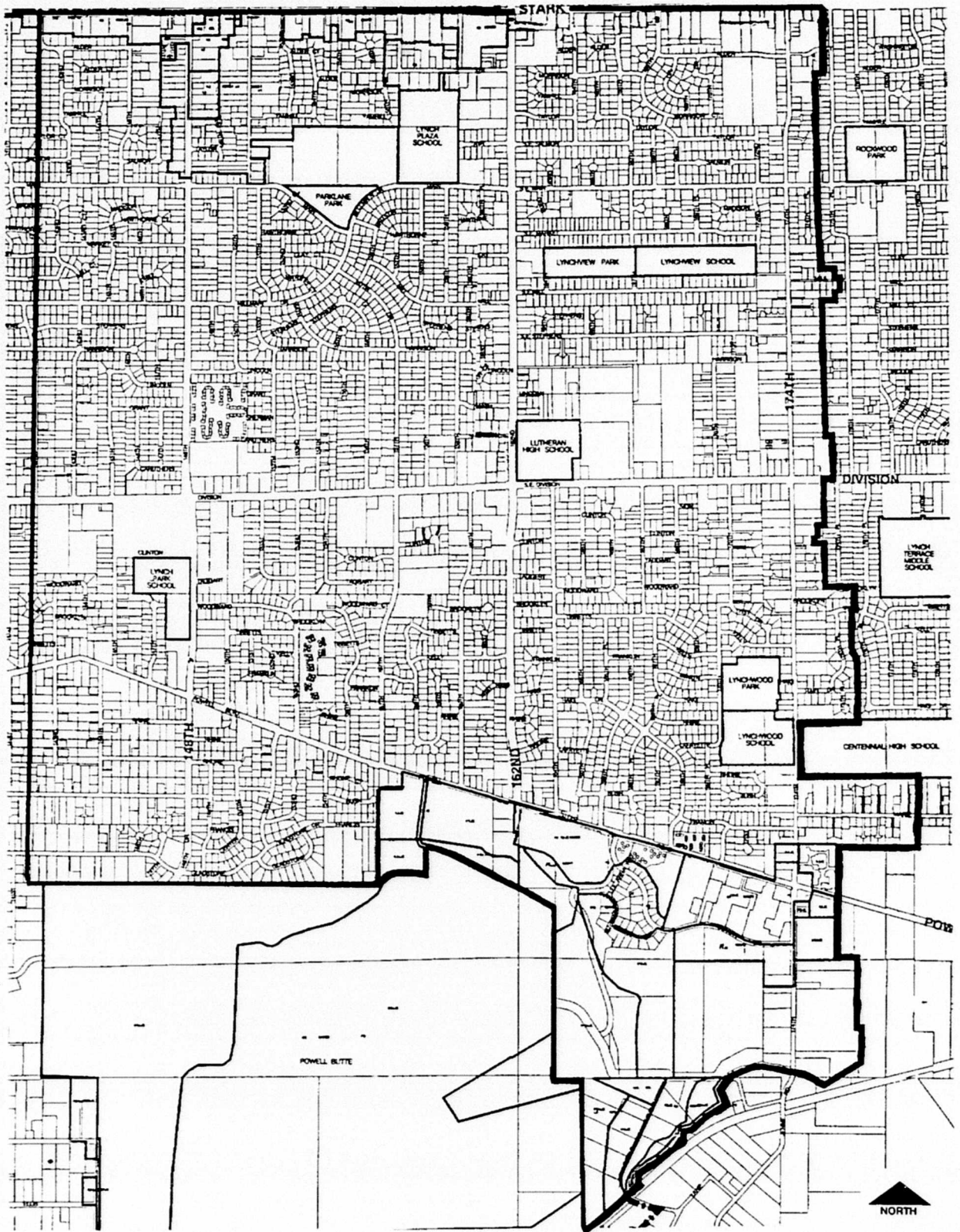
Centennial has four elementary schools: Lynch Wood, Lynch View, Harold Oliver, and Alder. It also includes the Franciscan Montessori Earth School. The neighborhood borders Powell Butte and contains three small neighborhood parks adjacent to Lynch Wood, Lynch View and Harold Oliver schools.

### Boundary

Point of beginning, at 142nd and Stark East on Stark to 162nd or Gresham City Limits, then follow City of Portland boundary east, paralleling Stark to City boundary east of 174th Avenue South on City boundary to Johnson Creek Southwest along Johnson Creek to the Powell Butte Park boundary Follow the Park Boundary North and then West to its junction with a line equivalent to 142nd and then North on that line to Stark Street, the beginning point



# CENTENNIAL NEIGHBORHOOD



## Purpose of this Plan

The Centennial Neighborhood Plan will help guide our neighborhood through changes anticipated over the next 20 years. It will provide direction on matters of land use, social and economic development programs and capital expenditures for our neighborhood. It will help residents, property owners, business owners, and others thinking of locating or investing here understand the desires and vision its current residents have for their future. Finally, it will be used by the neighborhood association to determine if land use changes are in agreement with our overall goal.

### Relationship to the Outer Southeast Community Plan and the Comprehensive Plan

The Centennial Neighborhood Plan is part of the Outer Southeast Community Plan. It is anticipated that the Outer Southeast Community Plan, and the neighborhood and business plans developed with it, will be adopted as part of Portland's Comprehensive Plan. The Outer Southeast Community Plan, when complete, will create an overall framework for the twenty-six square mile plan area. This framework will establish programs, policies, and regulations, and identify actions which are applicable to or are needed to benefit residents of the entire study area. Policies, projects, programs and other provisions which are unique to Centennial are contained in the Centennial Neighborhood Plan. The neighborhood plan also reinforces community plan elements applicable to the Centennial neighborhood.

Development of neighborhood plans within the context of the Outer Southeast Community Plan ensures that the provisions developed for each neighborhood are coordinated with actions planned for the rest of the district. Compatibility of the elements included in the Outer Southeast Community Plan as well as the neighborhood plans with the City's Comprehensive Plan are major objectives of the process being used for development of the Outer Southeast Community Plan. This process has assured that the initial version of each neighborhood plan was developed at the same time that the framework for the overall plan was being established. Review and refinement of the district and neighborhood plans has progressed as a single process through the development of successive drafts.

The *Centennial Neighborhood Goal* (p 11) is adopted by ordinance as part of the overall Comprehensive Plan Vision. Policies 1 through 6 and their associated objectives are also adopted by ordinance as policies and objectives of the Comprehensive Plan. Adoption of the Centennial Neighborhood Plan policies and objectives as part of the Comprehensive Plan will make them part of the state-wide planning system in Oregon. This status assures that these policies and objectives will be weighed as a part of future consideration of changes in Comprehensive Plan land use designation within the Centennial Neighborhood.



The Action Charts for Policies 1 - 7 are recommended for adoption by resolution. They are a starting place. All actions have an identified implementor. They will be adopted with the understanding that some will need to be adjusted and others replaced with more feasible proposals. Identification of an implementor for an action is an expression of interest and support with the understanding that circumstances will affect the implementation leader's ability to take action.

*No other part of this plan is adopted, either by resolution or ordinance. All other elements of this plan, including appendices, other text, and the Neighborhood Association Advocacy Agenda, is for information purposes only. They are not part of the City's adopted Comprehensive Plan, the Outer Southeast Community Plan, nor the City's adopted Centennial Neighborhood Plan.*

## **Plan Structure**

The Centennial Neighborhood Plan consists of several parts. They are the Neighborhood Goal, Comprehensive Plan Policies and Objectives, Action Charts, a Neighborhood Association Advocacy Agenda, and appendices. Some of this material will be adopted by the City Council and will be included as a part of the Outer Southeast Community Plan and Portland's Comprehensive Plan. Other material will be approved by City Council by resolution. Items adopted by resolution are advisory to decision makers, but do not have the force of law. The Neighborhood Association-Specific Advocacy Agenda is intended solely for the neighborhood's own guidance and is not part of the City's Comprehensive Plan, the Outer Southeast Community Plan, or the adopted Centennial Neighborhood Plan.

Goal The Centennial Goal Statement illustrates where the Plan is leading and identifies what Centennial wants to achieve as a neighborhood. An abbreviated form of this Neighborhood Goal ties the Centennial Neighborhood Plan to the Outer Southeast Community and Portland's adopted Comprehensive Plan. It will be adopted as part of the Outer Southeast Community Plan Vision and the City's Comprehensive Plan Vision statement. It sets the stage for the Policies and Objectives.

Policies and Objectives The Centennial Neighborhood Plan's Policies and Objectives address the aspects of the Centennial Neighborhood over which those participating in the planning process wish to provide guidance to decision makers. Policies 1 - 6 are adopted as part of the Outer Southeast Community Plan and Comprehensive Plan by ordinance. The Policies guide actions of both the neighborhood and other agencies for specific areas such as housing, public safety and transportation. The objectives detail ways in which to carry out those policies. The six policy areas to be adopted by City Council are Business Development (Policy 1, page 17), Community Design and Livability (Policy 2, page 19), Environment and Parks (Policy 3, page 23), Housing (Policy 4, page 29), Public Safety (Policy 5, page 33), and Transportation (Policy 6, page 37).

Action Charts The Action Charts specify projects, programs and regulatory measures that carry out the Neighborhood Plan's Policies. They are assigned a time frame and implementor to carry them out. Implementors have expressed interest and/or support for the action with which they are linked. Implementors are named with the understanding that circumstances may affect the implementation leader's ability to take action.

Programs and projects will be adopted by resolution, which means they will not have the force of law and are not part of Portland's Comprehensive Plan. Regulatory measures which propose amending Zoning Designations or the Zoning Code will be approved by ordinance at the same time as other portions of the Centennial Neighborhood Plan that amend the City's Comprehensive Plan, Zoning Map and Zoning Code.

Advocacy Agenda The Neighborhood Association Advocacy Agenda is internal to the Centennial Neighborhood and will be adopted by the Centennial Community Association only. It addresses advocacy items which address issues of significance either beyond the scope of the community planning process, areas outside the city or Neighborhood Association boundaries, or issues that the neighborhood association would like considered. The Centennial Community Association is solely responsible for implementing these actions. These actions will be used to guide the work of the Neighborhood Association. They may also be the subject of requests for capital improvement projects and grant applications. No portion of this Agenda has been nor will be adopted by City Council. In no instance will any item included in these sections be used for individual land use site specific issues. The presence of these items in this part of the plan does not reflect or imply any support by the City or its bureaus for these actions.

### **Previous Neighborhood Plans**

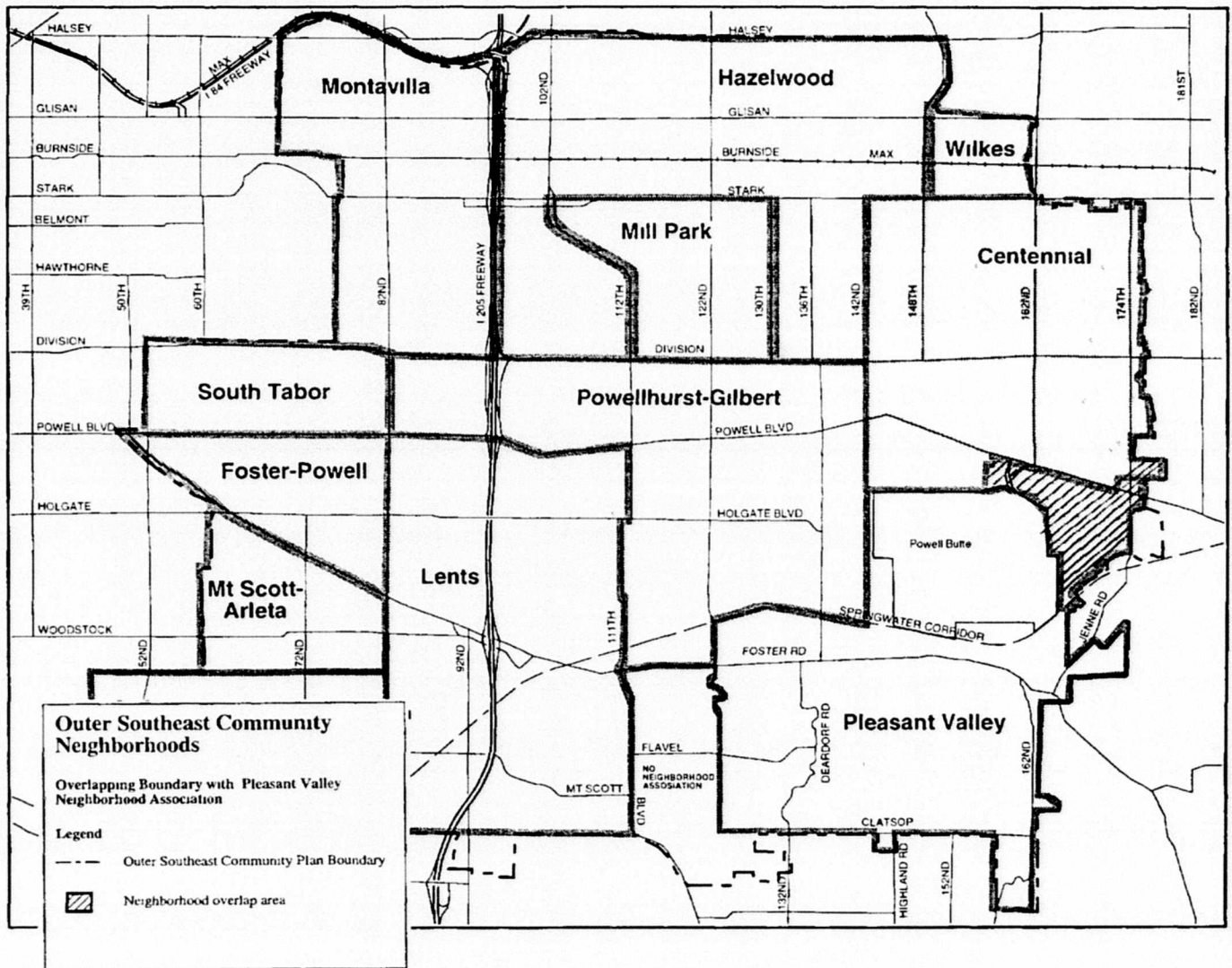
In 1977, Multnomah County adopted its Comprehensive Framework Plan. As part of the planning process, the County and residents within the study area formed into distinct units to prepare community plans. The Centennial Community Plan was adopted in April, 1979.

As part of Portland's annexation of the Centennial neighborhood into the City of Portland, the Community Plan was reformatted and adopted in 1988 as part of the City's Comprehensive Plan. Several of the provisions of that plan, especially elements relating to design review, site review and tree-cutting, still remain desirable to residents today.

## Overlapping Boundary with the Pleasant Valley Neighborhood Association

The boundaries of the Centennial Community Association include portions of land also identified in the Bylaws of the Pleasant Valley Neighborhood Association, which has prepared a neighborhood plan as part of the Outer Southeast Community Plan as well

Bureau of Planning staff has reviewed each plan to assure consistency with each other as well as the Community Plan. However, it is possible that, sometime in the future, some policies, objectives and actions might be interpreted in such a manner as to create a conflict. Should this occur, decisions will be made based on both the Comprehensive Plan and individual elements of the Outer Southeast Community Plan. Further, it is understood that, to the extent that the two plans overlap, the neighborhoods will mutually collaborate on implementing policies, objectives and actions.



## The Planning Process

The Community Planning Process for the Outer Southeast District began in early 1992. However, Centennial did not participate in those early definitive meetings for several reasons - initial confusion as to the actual existence of the Centennial Community Association (CCA) as a real neighborhood association, the early decision not to provide Planning Bureau staff for neighborhoods which were not classified as low-income, and the fact that most of Centennial was not in the City of Portland when the process started. Adding to the confusion was the mistaken belief by most residents of Centennial that the earlier plan, adopted by the Portland City Council in 1988, would automatically be included in the Outer Southeast Community Plan.

It was not until August, 1994 that residents of Centennial realized that, not only would the earlier plan not be continued as Centennial's neighborhood plan, but that the neighborhood might be left with nothing unless a completely new plan were written. In the meantime the owner of a large lot on the north slope of Powell Butte began cutting the trees on his lot, thereby generating controversy among both immediate neighbors and other residents. This gave impetus to the CCA to prepare a new plan as part of the Outer Southeast Community Planning process.

Members of the Community Association formed a Steering Committee to start a neighborhood planning process and to request assistance from the Bureau of Planning. A workshop on November 30, 1994 gave residents and businesses the opportunity to voice their concerns and raise problems, as well as talk about the things they really liked about their neighborhood and wanted to keep intact. A draft was prepared and distributed to all participants of the first workshop. It was also available at the East Portland District Coalition office and at the Midland Branch Library. A second workshop on January 19, 1995 gave participants the opportunity to critique and respond to that draft plan. This Proposed Plan incorporated comments made at both workshops and was the result of many hours of weekly meetings by members of the Steering Committee.

During Planning Commission hearings, several amendments to the Neighborhood Plan were requested. Planning Commission approved a number of these amendments, which have been incorporated into this Recommended Plan.

## The Next Step

This Recommended Plan is being presented to City Council along with the recommended Outer Southeast Community Plan and neighborhood and business plans. Changes to this Plan as a result of City Council hearings and review will be made. Adoption as part of the Portland's Comprehensive Plan is anticipated in winter, 1996.

## Centennial Neighborhood Goal

**Maintain the character of our established neighborhoods. Help ensure that the neighborhood will be a stable, safe and secure area for individuals and families, the raising of children, transportation, and transaction of business. Do this by generally maintaining current land use patterns while allowing for gradual growth.**

**Protect existing single-family housing from market pressure for redevelopment by placing multi-family zones along major arterials: Division, Stark and portions of Powell (close to shopping and transportation). Multi-family homes are envisioned as attractive homes that are well landscaped, provide open space, and recreational areas for adults and/or children. Desirable single and multi-family housing will continue to attract newcomers from both urban and suburban areas.**

**Work to enhance the pleasant appearance of the neighborhood and increase services to our residents. We will also work to promote parks, greenspaces, bicycle and pedestrian paths, quality housing and vital businesses. We will protect and preserve our natural and forested areas for future residents.**

35464

**Policies, Objectives  
and Implementation Actions**

## Policies, Objectives & Implementation Actions

The following statements are policies and objectives to be included in Portland's Comprehensive Plan. Inclusion of this statement in the Comprehensive Plan will make the Centennial Neighborhood Plan a part of Portland's Comprehensive Plan, excluding only the Neighborhood Association Advocacy Agenda, which is adopted by the Centennial Community Association only. Future land use changes in the Outer Southeast Community Plan area will be required to conform with the Outer Southeast Community Plan and applicable neighborhood plans as well as the city-wide Comprehensive Plan. The Centennial Neighborhood Plan goal, policies, and objectives will be adopted as part of the City's Comprehensive Plan by ordinance. These policies read:

### Comprehensive Plan Policies 2.26 and 3.9

#### 2.26 *Outer Southeast Community Plan*

*Promote the economic vitality, diverse residential character, unique environmental quality, and livability of outer southeast Portland by including the Outer Southeast Community Plan as a part of this Comprehensive Plan.*

#### 3.9 *Outer Southeast Community Plan Neighborhoods and Business Plan*

*Include as part of the Comprehensive Plan neighborhood and business plans developed as part of the Outer Southeast Community Plan. Neighborhood and business plans developed as part of the Outer Southeast Community Plan are those for Centennial, Foster-Powell, Hazelwood, Lents, Mt. Scott-Arleta, Mill Park, Montavilla, Outer Southeast Business Coalition, Pleasant Valley, Powellhurst-Gilbert, and South Tabor. Use the Neighborhood Plans to guide decisions on land use, transportation and capital expenditures, community development programs, where applicable.*

#### *Objectives:\**

*A. Maintain and encourage the suburban nature, pleasant appearance, and safety of Centennial.*

\* The other objectives associated with Policy 3.9 pertain to other neighborhoods within the Outer Southeast Community Plan study area.

## Comprehensive Plan Policies



**Policy 1. Business Development****Encourage and support businesses which enhance the neighborhoods.**

(To be adopted by City Council)

**Objectives**

- 1 Encourage commercial business owners/operators to talk with residents of the neighborhood
- 2 Encourage additional professional offices, medical facilities, restaurants, small shops and other non-polluting businesses to locate in Centennial
- 3 Enhance the attractiveness of existing commercial centers by improving the appearance of parking areas and commercial structures, adding landscaping and by encouraging greater compatibility with adjacent developments
- 4 Revitalize older commercial areas
- 5 Locate future commercial activities at major intersections along SE Stark, Division and Powell
- 6 Protect the viability of existing businesses

## Action Chart: Business Development

#	Actions	Time				Implementors
		On-going	Adopt with Plan	Next 5 Yrs	6 to 20 Yrs	
	<b>PROJECTS</b>					
B1	Work with local businesses to form the Centennial Business Association			X		CCA
B2	Develop a Centennial Neighborhood flag, and encourage businesses to fly one			X		CCA
	<b>PROGRAMS</b>					
B3	Work with business owners of older shopping areas and existing parking lots to improve landscaping, site image, and physical appearance a Encourage the use of screening to hide unsightly conditions and materials b Encourage owners to add more trees			X		FOT, CCA
B4	Promote the Centennial area with activities such as picnics, carnivals, festivals and perhaps a Centennial parade	X				CCA
B5	Regarding liquor dispensers 1 Ensure that the CCA is consulted about the siting of future liquor establishments in order to avoid proliferation of on and off-site alcohol sales 2 Attempt to increase the space between liquor dispensers 3 Limit liquor dispensing sites	X				CCA, EPDC
B6	Revitalize older commercial areas a Work with appropriate agencies, businesses and owners to revitalize the Dollar Shopping Center at 162nd & Division, the shopping area at 162nd & Stark, and the bowling alley area at 164th & Powell b Identify other commercial areas for revitalization			X		CCA
B7	Apply for grants to assist commercial centers to gain more landscaping			X		CCA, BA, OSEBC
B8	Keep businesses on major arterials from expanding into residential neighborhoods	X				CCA
	<b>REGULATIONS</b>					
B9	Buffer single-family homes from commercial areas to mitigate noise and traffic and to promote attractive appearance of development Consider landscaping and sight-obscuring fencing		X			BOP

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## Policy 2. Community Design and Livability

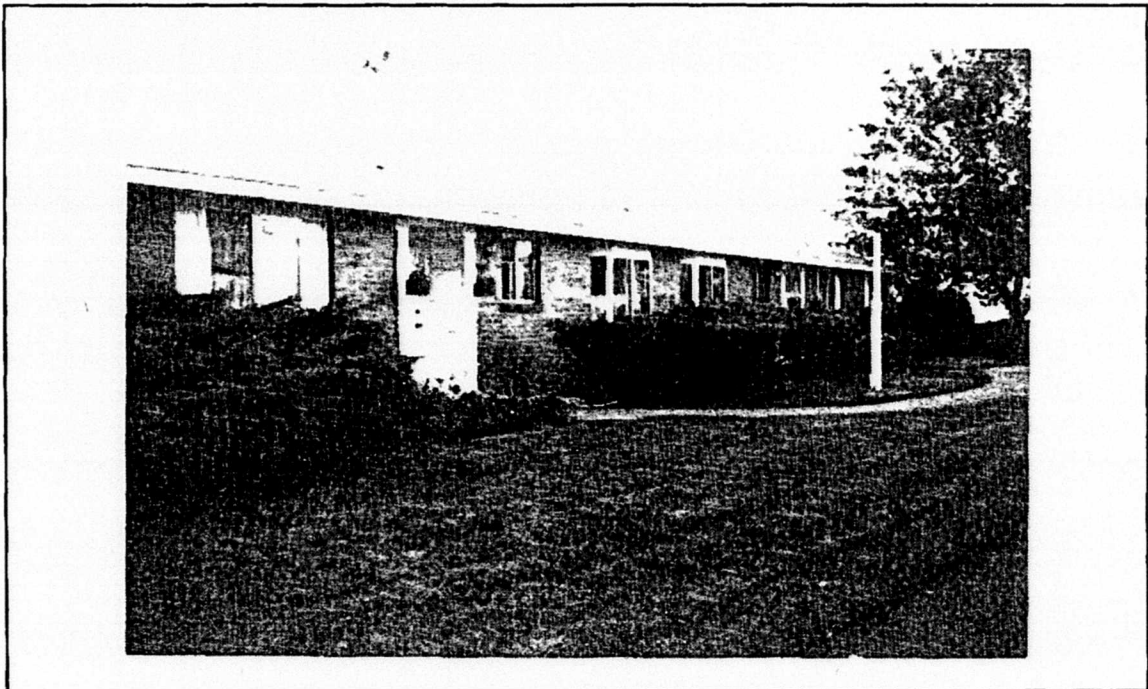
Quality development is important to residents of Centennial. The Centennial Community Association believes that design and site review with community involvement has the potential of ensuring well planned, high quality development, compatible with the neighborhood.

Design and site review can enhance the attractiveness of new development and maintain property values. They are especially important in view of future development to accommodate new population growth. They can also help to prevent traffic congestion.

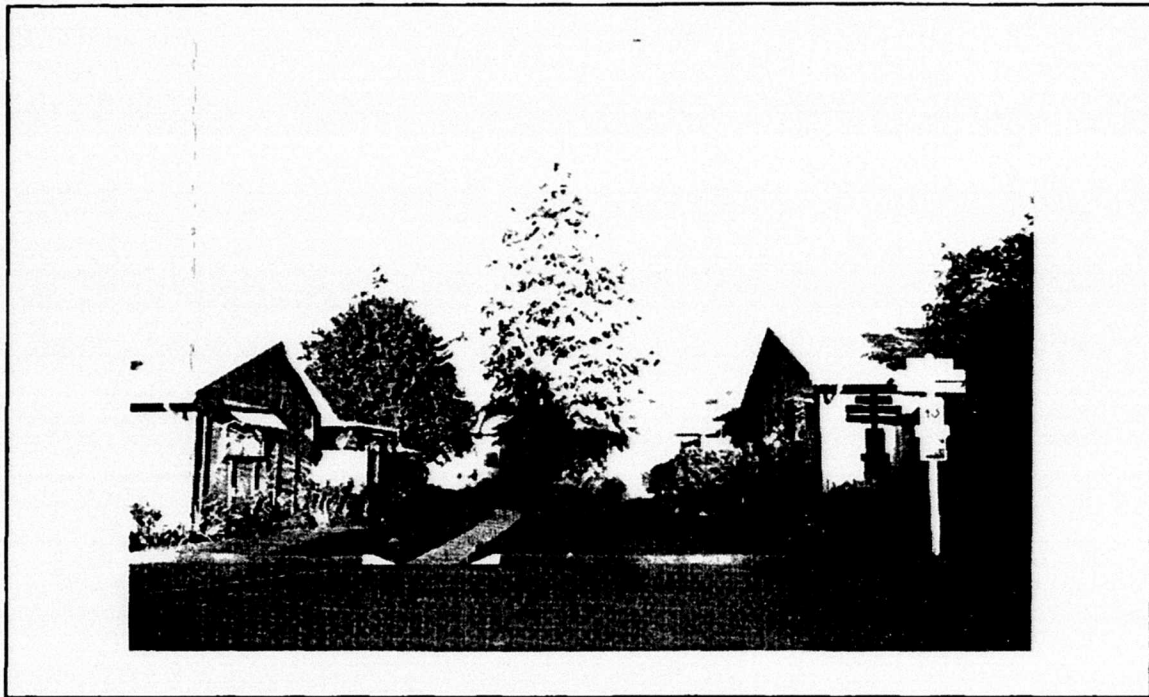
Design and site review of multi-dwelling projects should incorporate standards which provide for significant open spaces, adequate landscaping, and recreational areas for adults and children.

Adequate landscaping, buffers, set backs and screening for commercial and multi-family is needed to protect privacy, ensure pleasant surroundings and reduce noise for adjacent single-family zones.

Examples of good design for multi-dwelling projects



Concord Plaza Apartments 148th near Powell



Laissez Faire Estates

**Enhance Centennial's livability by protecting, maintaining and improving the quality and suburban character of the physical environment.**

(To be adopted by City Council)

**Objectives:**

- 1 Encourage development projects to meet the voluntary design guidelines included in this plan for the Centennial Neighborhood
- 2 Assure that all new developments - single and multi-family housing, commercial and business - are planned and constructed to minimize adverse impact on the community and neighborhood, including traffic and traffic patterns
- 3 Support planning, design, and site development that enhances livability, provides connectivity, and reduces traffic impacts
- 4 Preserve and restore neighborhood attractiveness and maintain livability
- 5 Encourage development to be compatible with the character of the neighborhood

## Action Chart: Community Design and Livability

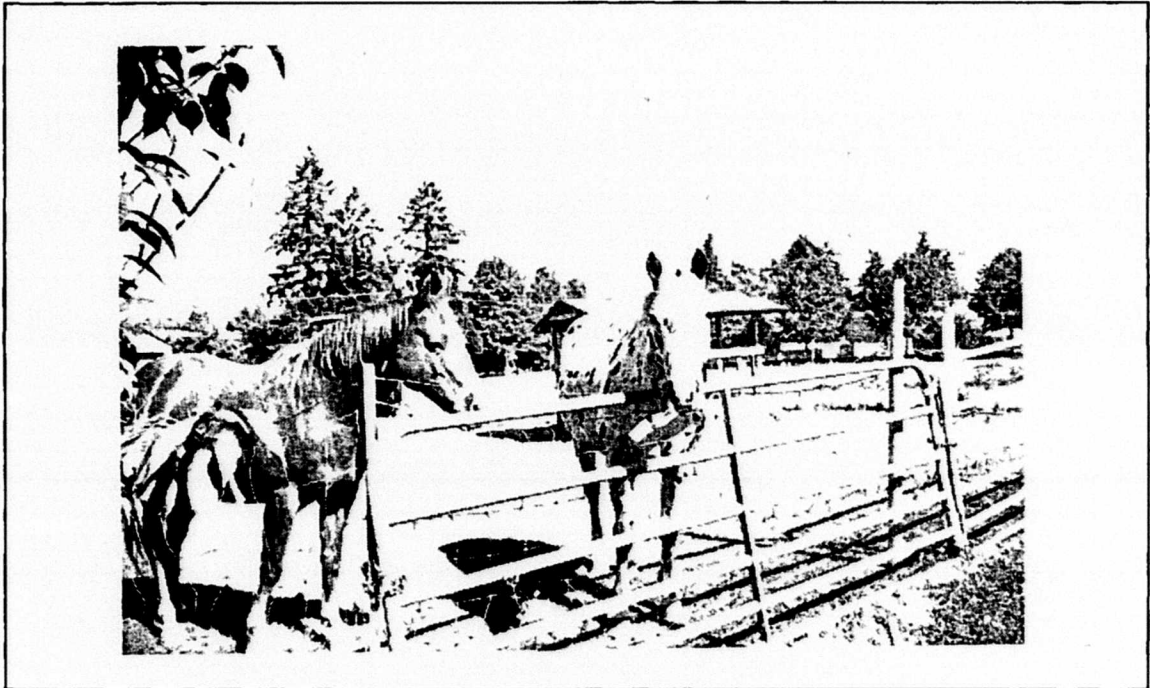
#	Actions	Time				Implementors
		On-going	Adopt with Plan	Next 5 Yrs	6 to 20 Yrs	
	<b>PROJECTS</b>					
CD1	Support developer fees to pay for improving and creating parks, streets and schools	X				CCA
	<b>PROGRAMS</b>					
CD2	Encourage developers of multi-family housing to meet with the Centennial Community Association on their project and use guidelines in Appendix B	X				CCA
CD3	Have neighborhood cleanups of junk, and large yard debris items. Sponsor paint parties. Ask master gardeners for advice if necessary.	X				CCA
CD4	Encourage members of the community to maintain and improve the appearance of their property and public areas. Provide recognition to neighborhoods within Centennial which show outstanding pride in ownership.	X				CCA
CD5	Promote neighborhood maintenance activities, such as neighborhood clean-ups, graffiti removal, and paint-a-thons.	X				CCA
CD6	Monitor land use requests for compatibility with objectives.	X				CCA
CD7	Work with appropriate agencies to provide frequent litter receptacles in parks and along major streets.	X				CCA
CD8	Support land use adjustments which meet the Goal of the neighborhood.	X				CCA
CD9	Support residential uses on residentially zoned land.	X				CCA
CD10	Seek alternatives to flag lot development.			X		CCA
CD11	Work with developers to retain trees on lots and removal of only those trees on or near foundation building site.	X				CCA
	<b>REGULATIONS</b>					
CD12	Support and improve enforcement of the following codes: a Zoning Code b Building Code c Parking Code d Nuisance Code	X				CCA

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### Policy 3. Environment and Parks

This policy addresses both the environment of Centennial's main physical attractions, particularly in the Powell Butte portion of the neighborhood, and the need for neighborhood parks to serve the local residents

Centennial wants to protect and preserve its significant natural features. This includes wooded areas, steep slopes, wetlands, wildlife habitats, wildlife corridors, open spaces, Johnson Creek, and the Springwater Corridor. Centennial borders on Powell Butte Park and supports its continued use as a nature park.



Horses on Farmhouse for Meadowland Dairy next to Powell Butte

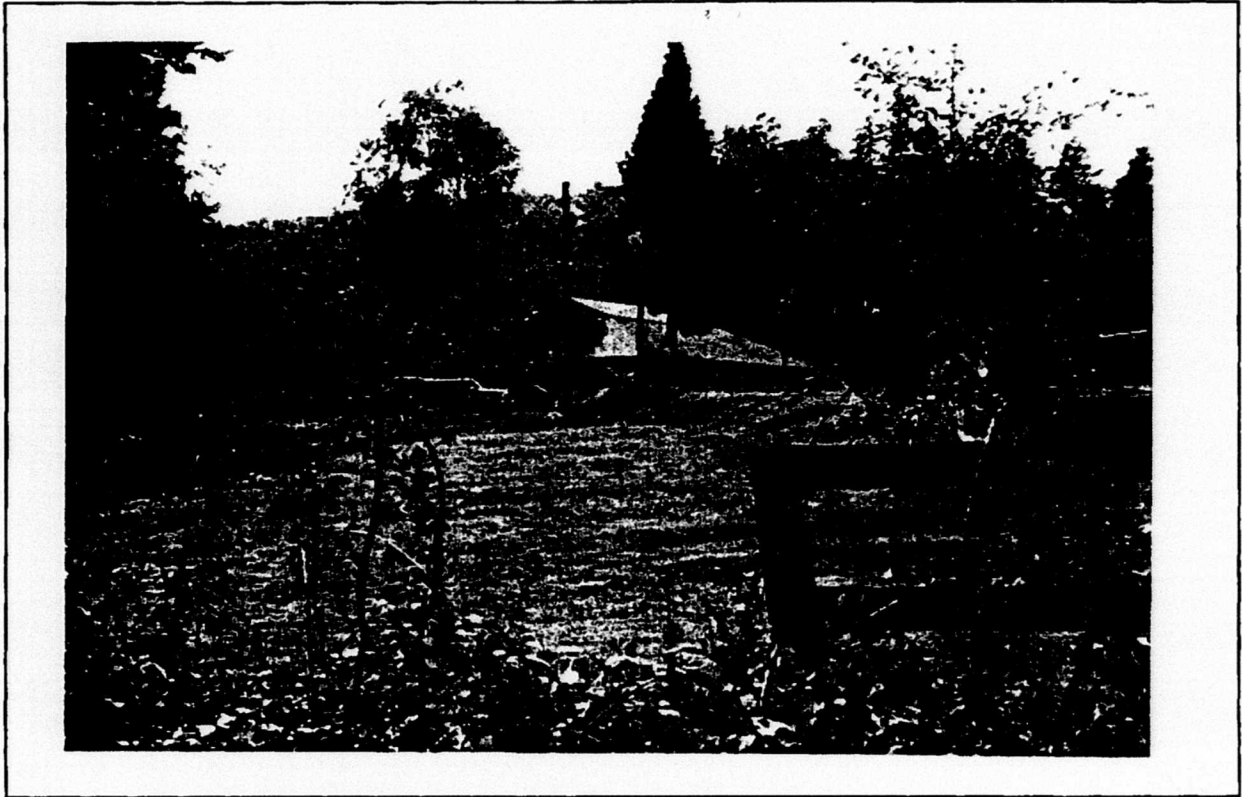
During the summer, steep forested slopes on the north side of Powell Butte were clear-cut. This action precipitated grave concern by residents. Protection of remaining and future wooded areas in Centennial lies at the heart of this policy.



Wooded northern slope of Powell Butte

Regarding neighborhood parks, Centennial has only three small parks - Lynch Wood, Lynch View, and Parklane, all of which are adjacent to schools. The Bureau of Parks and Recreation designated this part of Portland as park deficient in 1994. In April, 1994 124 residents signed a petition asking that the City purchase the 20-acre landfill site at 155th north of SE Main Street as a park. This land could supply needed baseball and soccer fields not only to Centennial residents, but to neighborhood residents in Wilkes, Hazelwood, Mill Park and Powellhurst-Gilbert.

This policy strongly endorses, not only park acquisition to relieve the park-deficiency, but also equipping and maintaining all parks better than they are at the time of this plan's adoption.



Portland Gun Club at the base of Powell Butte

**Protect, preserve and enhance parks, natural areas and environmentally sensitive areas, such as wooded areas, wetlands, wildlife habitats, wildlife corridors, steep slopes and open spaces, in the Centennial neighborhood.**

(To be adopted by City Council)

**Objectives.**

- 1 Provide adequate number and size of parks and open space for present and future residents
- 2 Promote programs that encourage use of neighborhood parks
- 3 Ensure that parks are safe, attractive, and usable with well-maintained facilities and landscaping
- 4 Connect parks in Centennial by safe, well-marked bike and pedestrian paths



- 5 Consider protecting those portions of Centennial containing wetlands, Johnson Creek and its watershed, Springwater Corridor, wildlife habitats and corridors, wooded areas and drainageways and slopes over 15%, especially the slopes of Powell Butte, through an Economic, Social, Environmental, and Energy (ESEE) Analysis process

**Action Chart: Environment and Parks**

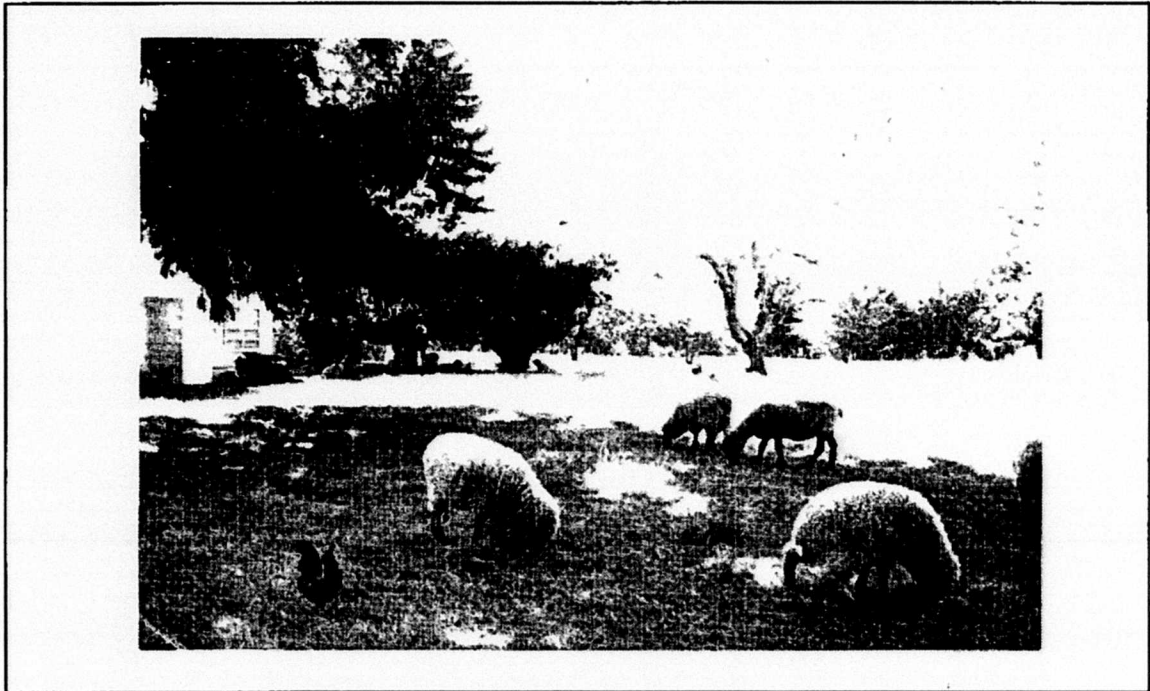
#	Actions	Time				Implementors
		On-going	Adopt with Plan	Next 5 Yrs	6 to 20 Yrs	
<b>PROJECTS</b>						
EP1	Improve, maintain, and install playground equipment and picnic tables in Parklane, Lynch View and Lynch Wood Parks			X	X	Parks
EP2	Regarding park property and facilities, request the Bureau of Parks and Recreation to 1 Acquire park land south of Division 2 Obtain the 20 acre landfill site at 155th north of SE Main for open space (park) Consider installing soccer and softball fields, baseball diamonds and community gardens as part of the master plan			X	X	CCA
EP3	Encourage the City and/or Metro to purchase the slopes of Powell Butte, especially the heavily forested area, and include them in the Park			X		CCA
EP4	Work with the Bureau of Parks and Recreation and Metro to purchase the North Slope of Powell Butte, especially the heavily forested area, and include in the Park			X		CCA, Parks
EP5	Establish and maintain summer youth recreation programs in parks such as Parklane, Lynch View, Lynch Wood and Powell Butte			X		CCA
<b>PROGRAMS</b>						
EP6	Encourage programs between the Bureau of Parks and Recreation and schools Encourage school districts to keep school sports fields open for public use		X			CCA
EP7	Sponsor neighborhood parties, picnics, sports and meetings in parks	X				CCA
EP8	Support urban forestry program and monitor implementation of the tree protection ordinance	X				CCA
EP9	Work with the Bureau of Planning to ensure that wooded areas in new developments are preserved Encourage flexible placement and design of buildings, parking areas, driveways and streets, and other elements	X				CCA, PDOT
EP10	Encourage use of trash receptacles and litter pickup in parks	X				CCA

#	Actions	Time				Implementors
		On-going	Adopt with Plan	Next 5 Yrs	6 to 20 Yrs	
EP11	Work with the appropriate agencies to preserve natural drainageways in Centennial to handle surface runoff and to provide corridors for wildlife habitat	X				CCA
EP12	Work with the Bureau of Parks and Recreation to enforce scoop law in parks	X				CCA
EP13	Sponsor and conduct nature study and walks on Powell Butte and along the Springwater Corridor	X				FOPB, CCA
EP14	Improve security in parks by 1 Increasing lighting 2 Installing emergency phones 3 Creating citizen patrols 4 Requesting the police to conduct periodic drive-by checks 5 Enforcing closing time (1 hr after dark) 6 Encouraging citizens to use parks 7 Using CPTED (Crime Prevention Through Environmental Design) techniques 8 Encouraging citizens to report vandalism and graffiti 9 Preventing cars from driving in parks by installing high curbs, logs, and chams at driveways 10 Preventing overnight parking where transients park to illegally camp overnight in Powell Butte Park			X		CCA, PPB, EPDC
EP15	Work with the Bureau of Environmental Services to ensure that developments provide on-site water retention if needed	X				CCA
EP16	Explore with the Bureau of Parks and Recreation additional funding for parks			X		CCA
EP17	Work to ensure that no logging occurs inside the Centennial neighborhood	X				CCA
EP18	Monitor all environmental zones and regulations to ensure their enforcement	X				CCA
EP19	Monitor the enforcement of the Erosion Control Code and ensure its implementation in the Centennial neighborhood					CCA
EP20	If the 174th Street station is moved, request the Portland Fire Bureau to consider donating the building to the Neighborhood Association			X		CCA
EP21	Encourage the reduction of pesticide use in parks and on commercial and private yards	X				CCA

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## Policy 4. Housing

The Centennial neighborhood is a well established suburban community. The neighborhood is comprised of a diverse mixture of housing styles and types, most of which are detached single-family homes. The neighborhood has a high percentage of owner-occupied housing (61.6%), which is a sign of a vibrant and desirable community. Single-family homes within the area are primarily one-story ranch style homes of post World War II construction with lot sizes predominantly 7-10,000 square feet. Larger lots are interspersed primarily south of Division Street and east of 162nd Avenue.



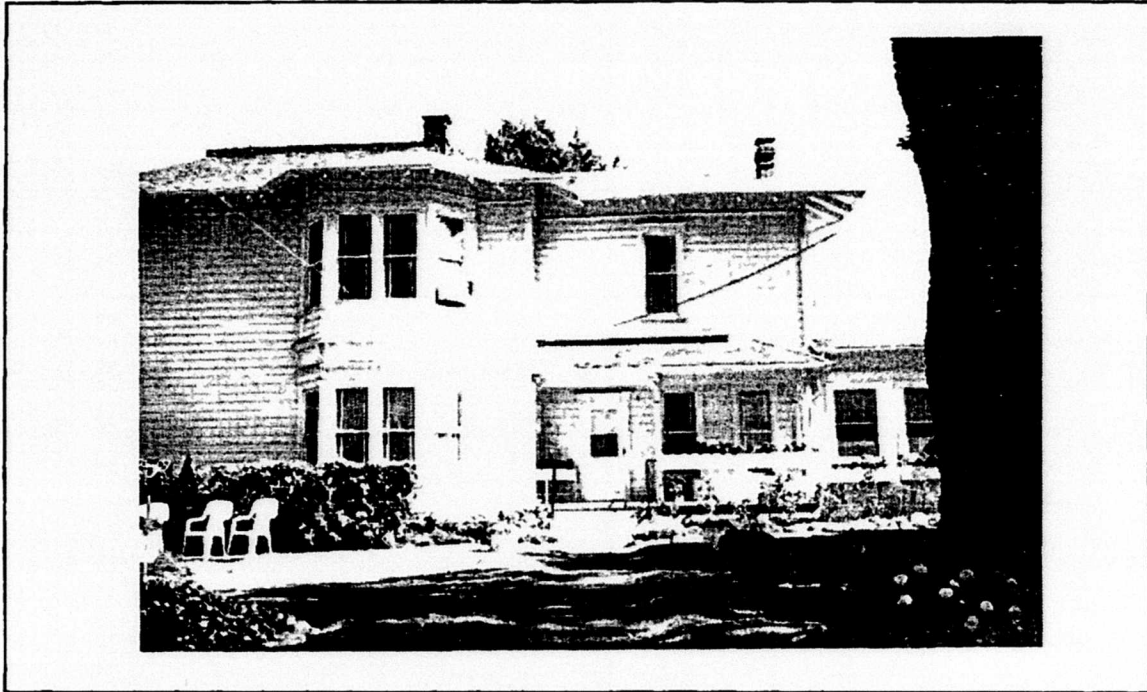
Sheep and chickens on vacant lot near 174th and Stark zoned for multi-dwelling housing

The neighborhood currently has a variety of multi-family housing. The majority of apartment complexes are located on the major east-west arterials near retail services. Numerous mobile home parks dot the neighborhood. Southeast 148th Avenue has numerous multi-family developments between Stark and Taylor streets and a condominium development north of Division. Other multi-family housing is located sporadically along 162nd Avenue.

The Centennial community actually is comprised of several well defined sub-neighborhoods. These neighborhoods are primarily defined by the major arterials and

cross streets. Grade schools are conveniently located within these neighborhoods and are situated near the north-south collector streets.

Residents of the neighborhood feel it is close to being fully developed, with the exception of an area south of Powell Boulevard and east of Powell Butte. Other vacant sites within the neighborhood will be developed as sewer service becomes available.



Farmhouse for Meadowland Dairy next to Powell Butte

Residents of the neighborhood indicated their preference, during two workshops, to 1) retain the single-family character of the neighborhood as it grows, 2) see future new housing enjoy good continuity with the design and character of existing housing to ensure market appeal and value of the neighborhoods, 3) encourage growth to occur through infill on vacant sites, and 4) encourage any future multi-family growth to occur along the major east-west arterial streets where currently zoned. Residents favor protecting established single-family housing areas rather than rezoning to multi-family because the removal of sound housing neither enhances nor preserves the neighborhood. Redevelopment would change the look and feel of the area, altering our sense of place and identity.

In summary, the Centennial neighborhood is a well planned community based on over 15 years of effort on the part of community members to establish and maintain a long range land use planning framework. This framework has been responsive to local issues, neighborhood concerns, development constraints and opportunities. Neighborhood residents desire to maintain the community's appeal in order to attract future residents and businesses.

**Maintain and reinforce the residential and suburban character of the Centennial neighborhood. Promote home ownership in Centennial. Support new single-family housing through infill.**

(To be adopted by City Council)

**Objectives**

- 1 Maintain home ownership at current level by encouraging programs which enhance the market appeal of housing stock, foster pride and promote home ownership in the neighborhood
- 2 Enhance and preserve the established residential character of Centennial
- 3 Preserve and improve the existing housing stock through rehabilitation
- 4 Support future growth of multi-family housing in areas along Division, Stark and portions of Powell, in order to minimize potential noise, traffic congestion and air pollution on local streets
- 5 Encourage a high level of quality and livability in existing manufactured and mobile home parks

## Action Chart: Housing

#	Actions	Time				Implementors
		On-going	Adopt with Plan	Next 5 Yrs	6 to 20 Yrs	
	<b>PROGRAMS</b>					
H1	Encourage developers to construct new housing which is compatible with existing housing	X				CCA
H2	Work with owners and managers to improve quality and desirability of existing apartment complexes and rental housing a Support programs which provide access for landlords to resources and technical expertise necessary to improving apartment complexes b Encourage landlords to use existing education and training programs provided through the Portland Police Bureau aimed towards attracting stable, long term tenants to the area	X				CCA
H3	Work with the Bureau of Buildings to develop a process that will expedite identification in Centennial of dilapidated and/or derelict housing a Identify dilapidated and/or derelict housing for rehabilitation or condemnation b Notify citizens at neighborhood association meetings when derelict or dilapidated housing have been identified c Work with the Bureau of Buildings to expedite the nuisance, abatement and condemnation processes when dilapidated or derelict housing is identified			X		CCA
H4	Encourage owner-occupied housing around schools and parks	X				CCA
H5	Regarding existing mobile home parks, work with the appropriate agency(ies) to assure that a Current housing code regulations regarding mobile homes are enforced b Transient mobile home spaces are not allowed c Permits and inspections are required in order to increase the number of mobile homes or when moving a mobile home onto a vacant space	X				CCA

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## Policy 5. Public Safety

Safety, both actual and perceived, is a key element in defining the livability of an area. Centennial is a very safe neighborhood with a strong sense of well-being and livability. As the neighborhood grows, the proper steps must be taken in advance to make sure that the neighborhood maintains this low incidence of crime.

The occurrence of graffiti is currently very low in the Centennial neighborhood. Since graffiti communicates gangs, drugs, crime and danger, it can degrade a neighborhood and lower property values.

It has been shown that proper design, a planned environment, an active citizenry, along with teamwork between public officials, the police department and the neighborhood residents, can reduce the incidence and fear of crime, so as to maintain a quality of life that supports productive and happy living conditions for residents.

Such things as adequate lighting, fencing, landscaping and street design, programs such as Neighbor Watch, and close cooperation between the community, the police and public officials are successful in maintaining a low incidence of crime. Too, a very active anti-graffiti and graffiti cleanup program, in the cooperation of the police and the community, will maintain Centennials' high standards of livability and the current feeling of safety in this neighborhood.

This plan emphasizes that criminal activity will not be tolerated in this neighborhood.

**Assure a secure and safe living environment for families, children, and all residents, businesses, and visitors to the neighborhood. Reduce the already low incidence of crime as the population in our neighborhood grows.**

(To be adopted by City Council)

### Objectives

1. Maintain and improve police, fire, and medical emergency services to an adequate level, equal to other parts of the city.
2. Continue Police, East Portland District Coalition, and Centennial Community Association Crime Prevention programs.
3. Reduce criminal activity, including eradication of gang graffiti and vandalism.
4. Continue youth crime prevention programs.

## Action Chart: Public Safety

#	Actions	Time				Implementors
		On-going	Adopt With Plan	Next 5 Yrs	6 to 20 Yrs	
	<b>PROJECTS</b>					
PS1	Develop a Centennial community policing program and office in cooperation with the Police Bureau Promote good communications between police, EPDC, and citizen patrols so the programs will be successful			X		CCA, PPB
PS2	Develop fire prevention programs in conjunction with the fire departments			X		CCA, PFB
	<b>PROGRAMS</b>					
PS3	Request that police and fire department officials come to Centennial Community Association meetings to talk about their services	X				CCA
PS4	Develop and identify block homes which can provide assistance to children in emergencies			X		CCA
PS5	Establish and support a Centennial Community Association liaison with the local schools to support crime prevention in and around the schools and programs that discourage drugs and gang activity			X		CCA
PS6	Develop a system that ensures prompt removal of graffiti and cooperation of businesses a Maintain paints and supplies at fire stations for graffiti cleanup operations b Work together with EPDC with lookout volunteers to report any new graffiti and find volunteers to remove it c Obtain police cooperation in a strong effort to respond to areas that are targeted for gang graffiti and support strong punitive actions against perpetrators that are apprehended d Encourage schools, churches, and the media to portray graffiti as blighting to the community e Obtain help from the electric companies and the City in keeping graffiti off traffic boxes and electric boxes			X		CCA, PFB, EPDC
PS7	Support recreation and jobs programs for local youth	X				CCA
PS8	Include representation of residents and business persons on police and fire advisory committees	X				CCA
PS9	Assure that landlords are provided with information on eviction techniques through the police and landlord program and assisted where possible in removing non-law-abiding tenants	X				CCA



#	Actions	Time				Implementors
		On-going	Adopt With Plan	Next 5 Yrs	6 to 20 Yrs	
PS10	Encourage community policing and interaction with residents, businesses, and schools	X				CCA
PS11	Support programs such as Neighborhood Watch, Citizen Patrols, Drug Free School Zones, EPDC Crime Prevention Fairs and Combat Auto Theft	X				CCA
PS12	Compile and maintain a Centennial Community Association mailing list of people and businesses to receive notifications of crime prevention programs a Provide citizens with training and educational materials relating to crime prevention and identifying and reporting criminal activities such as drug sales, drug house, and gang activity b Provide residents with sources of information on crime prevention that covers such items as alarms, locks, lighting, environmental design, watchdogs, and gun safety			X		CCA
PS13	Help inform business associations and businesses on crime prevention	X				CCA, PPB
PS14	Request the appropriate agencies to take actions to prevent crime at transit shelters, shopping areas and park and ride lots 1 Have lot attendants where possible 2 Install "emergency-only" phones at bus stops and park and ride lots			X		CCA
PS15	Request the Bureau of Parks and Recreation to provide transparent protecting fences for child safety around playgrounds in all parks except Parklane			X		CCA
PS16	Work with appropriate agencies, businesses and developers to maintain good visibility through lighting and design, especially around businesses, parks and apartments Encourage the orientation of windows and porches to face the street	X				CCA
PS17	Encourage after school programs and sports at community schools	X				CCA
PS18	Promote and advertise the Police Activity League (PAL) Program	X				CCA, PPB
PS19	Request that the Centennial and David Douglas School Districts establish all school areas as drug-free zones			X		CCA

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## Policy 6. Transportation

The major streets running through the Centennial neighborhood are used heavily by people passing through on their way to other areas. Its main east-west streets lead directly to I-205, although Powell and Division are not full interchanges. Two of the north-south streets, 148th and 162nd, are listed as transit streets, but have no bus service. The third north-south street, 174th, is listed as a pedestrian-path. It is a narrow two-lane road with no curbs or sidewalks for over 95% of the distance from Stark to Powell.

Except for Powell and 174th, the main streets have curbs, but lack completed sidewalks. Powell is a two-lane road with adequate paving for two lanes. Part of the pavement on both sides of the street have been striped for bike lanes. A safety hazard for bikes, pedestrians and vehicles is created when all modes of transportation attempt to use the same paved area.

A lot of the neighborhood streets have neither curbs or sidewalks, although there are some streets that have curbs but no sidewalks.

When buses pick up or discharge passengers along Division, Stark and Powell, they do not clear the traffic lanes.

**Upgrade the transportation system, and encourage the use of all forms of transportation, including alternative modes, in the Centennial neighborhood, making sure that they are compatible with one another and with the other goals of the plan.**

(To be adopted by City Council)

### Objectives

- 1 Improve the transportation network in Centennial to City standards
- 2 Reduce speeding on local streets, particularly near parks and schools
- 3 Support alternate forms of transportation, such as walking and biking, and provide pedestrian and bicycle linkages within Centennial
- 4 Minimize congestion and auto pollution
- 5 Direct non-local traffic away from local streets

## Action Chart: Transportation

#	Actions	Time				Implementors
		On-going	Adopt with Plan	Next 5 Yrs	6 to 20 Yrs	
<b>PROJECTS</b>						
T1	Request completion of sidewalks and curbs on Division, Stark, Powell, 148th and 162nd, including accessible curb ramps				X	CCA
T2	Participate in Bicycle Master Plan to identify bike routes, especially between parks and schools Support implementation of the Bicycle Master Plan			X		CCA
<b>PROGRAMS</b>						
T3	Improve bus service on Powell, Division, and Stark			X		TM
T4	Work with owners to install curbs and sidewalks, including provisions for handicapped use, on all other streets			X		CCA, PDOT
T5	Regarding street lights, a Identify areas without street lights which result in a traffic safety hazard b Request PDOT to improve present street lights to assure traffic safety c Request that street lights be erected where needed for traffic safety purposes			X		CCA
T6	Install additional bus shelters on Stark, Division and Powell, and replace those which have been damaged and assure proper maintenance		X			TM
T7	Support the use of environmentally sound buses		X			CCA
T8	Regarding signals on all streets, request PDOT and ODOT to maximize traffic flow while protecting pedestrian movement and safety			X		CCA
T9	Identify street corners where water tends to accumulate and notify PDOT promptly		X			CCA
T10	Identify all local streets where speeding occurs, evaluating especially streets adjacent to parks and schools a Prioritize streets in order of importance b Study the use of speed bumps and photo radar to slow traffic c Request assistance from PDOT to resolve speeding problems			X		CCA
T11	Request the City to repair potholes in streets		X			CCA
T12	Request PDOT to evaluate the traffic and transportation problems listed in Appendix C Work with PDOT on studies and methods of implementation				X	CCA

#	Actions	Time				Implementors
		On-going	Adopt with Plan	Next 5 Yrs	6 to 20 Yrs	
T13	Request PDOT to improve street signs <ul style="list-style-type: none"> <li>• Include block numbers on all street signs</li> <li>• Post "Dead-end" signs where this kind of street occurs</li> <li>• Identify street names at all intersections</li> <li>• Post a "No Parking" sign at the crosswalk at Lynch Wood School &amp; 174th</li> </ul>			X		CCA

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## Neighborhood Association Advocacy Agenda

The Neighborhood Association Advocacy Agenda is for the guidance of only the Centennial Community Association. It has been adopted by the Centennial Community Association only. City Council will not take action on this Agenda. No portion has been nor will be adopted by City Council. The Advocacy Agenda is not a part of the Comprehensive Plan nor the Outer Southeast Community Plan. In no instance will any item included in these sections be used by the City in considering individual land use site specific issues. The Community Association can advocate for these changes at City Council hearings on the Recommended Outer Southeast Community plan or on their own with City and other bureaus.

This Advocacy Agenda is divided into two sections. Section I includes items which solely pertain to the Centennial Community Association, are beyond the scope of the plan, or are outside of the Community Association or City boundaries. Some good ideas that lack implementors are also included. Implementors are organizations or agencies which agree to take the lead responsibility for carrying out an action item.

Points that conflict with City policy are identified in Section II, with the appropriate policy referenced. These statements are included in this document out of respect for the hard work the Centennial neighbors have brought to their plan process. They are not adopted nor endorsed by the City in any way and are not a part of the City's Comprehensive Plan, the Outer Southeast Community Plan, or the City's adopted Plan.

### Section I

This section includes points which solely pertain to the Centennial Community Association, are beyond the scope of the plan, are outside of the Neighborhood Association or City boundaries, or are good ideas which lack implementors.

- 1 The following areas do not lie within the boundaries of the Centennial Community Association. However, since they are heavily used by residents of the Neighborhood or because residents feel strongly about that area, CCA wishes to make the following comments:
  - a Maintain Powell Butte as a natural area and wildlife habitat with compatible uses of hiking, jogging, riding, biking and wildlife viewing. Educate and enforce usage of trails to minimize erosion in meadows and steep slopes. Maintain or increase Multnomah County Sheriff mounted posse patrols in Powell Butte Park.
  - b Protect Beggar's Tick Marsh and Lava Buttes.

- c Keep all environmental zones in place on Powell Butte, Kelly Butte, Freeway Land Company site, Beggars Tick Marsh, and Johnson Creek outside of Centennial's boundaries
- 2 Do not zone the portion of Johnson Creek in Centennial for industrial uses Do not zone any portion of Centennial for industrial uses which might create pollution
- 3 Retain existing environmental zones in Centennial, especially those along Johnson Creek and Springwater Corridor
- 4 Support the location of new multi-family housing on Stark, Division, and Powell, as shown on the Outer Southeast Current Zoning Map, May, 1993
- 5 Retain R3 as a zoning category Request the City to keep areas zoned R3 in 1994 as R3 into the future
- 6 Discourage growth within neighborhood boundaries of additional mobile home parks for single-wide mobile homes
- 7 Request that the City clean streets more frequently and institute a leaf pick-up program in Centennial
- 8 Support the continuation of a fire station within Centennial

## Section II

This section identifies those items that conflict with City policy and/or Metro or State goals, policies or guidelines The appropriate policy is referenced for each item

- 9 Designate slopes greater than 15%, including the east and north slopes of Powell Butte, with environmental zoning

*The Economic, Social, Environmental and Energy (ESEE) Analysis is prepared to evaluate lands and water which are considered to contain environmental values Slopes of 15% must contain other environmental values and qualities to justify the imposition of an environmental overlay*

- 10 Discourage new small neighborhood commercial businesses from locating in residential areas

*The City's policy is to encourage small neighborhood commercial businesses to locate in residential areas so as to encourage a greater use of bicycles and walking for shopping, to provide jobs near homes, and to recognize the close ties and sense of community between neighborhood businesses and local residents*

- 11 Request PDOT and ODOT to widen Powell to at least three lanes

*The City designs roads based on many criteria Putting such a limitation on design configurations could compromise other criteria*

- 12 Lobby the City to reinstitute design and site review

*When parts of Outer Southeast were annexed into the City, the City tried to create parallel zoning tools in Title 33 that would allow the Planning Bureau to have something very close to the design and site review which had been allowed in Multnomah County Since site review was administrative and basically discretionary with no appeal provisions, the City was sued As part of the Zoning Code Rewrite Project, design and site review, except within specially designated design districts or developments meeting certain criteria, was dropped However, Planning Commission addressed the need for elements of good design and siting by adding new quantitative standards into the Code that would take the place of design and site review in some cases.*

- 13 Ensure fire response time to maintain the highest insurance rating possible

*The issue of response time should not be addressed in the Plan because it is part of the complicated system of dealing with public safety Decreasing response time does not always increase public safety Also, this is a city-wide issue*

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## Appendices



**Appendix A**  
**Key to Implementing Organizations**

BES	Bureau of Environmental Services
BOB	Bureau of Buildings
BOP	Bureau of Planning
Business	Owners, operators, or managers of businesses in Centennial
CCA	Centennial Community Association
EPDC	East Portland District Coalition
FOPB	Friends of Powell Butte
FOT	Friends of Trees
JCRMP	Johnson Creek Resources Management Plan
ODOT	Oregon Department of Transportation
Parks	Bureau of Parks and Recreation
PFB	Portland Fire Bureau
PPB	Portland Police Bureau
PDOT	Portland Office of Transportation
SD	Centennial, David Douglas and Reynolds School Districts

## Appendix B Recommended Guidelines for Development Projects in the Centennial Neighborhood<sup>2</sup>

The Centennial Community Association and residents of the Centennial neighborhood have consistently voiced their desire to retain the neighborhood's single-family homes

When new multi-family housing is to be built in the Centennial neighborhood, this Plan requests that the developer use the following guidelines to help ensure the projects' compatibility with Centennial's established character. These Guidelines are voluntary. They are not mandatory. The hope is that buildings can be designed and sited to be satisfactory to both residents and the neighborhood association and to the developer. Residents especially encourage developers to provide significant open spaces and/or small parks, adequate landscaping, recreational areas and children's playgrounds in their developments.

The Centennial Community Association recognizes that when this Plan was adopted design and site review were not required. Should standards be prepared which would require design and site review in all situations, these guidelines would no longer be needed. In the meantime, we would encourage the City to advocate that developers contact and work with the neighborhood on their developments, using these guidelines.

- 1 In each multi-family development of four or more units, set aside open space adequate for all types and numbers of residents. Include a children's play area as part of the open space.
- 2 Place the play area away from the parking lot in a safe location. This play area should be enclosed by some type of fence, benches, wall or planters.
- 3
  - a Screen and buffer the units from noise and other nuisances through landscaping, fences, walls, and/or berms.
  - b Use techniques of Crime Prevention Through Environmental Design (CPTED) to reduce crime.
- 4 Transportation-related elements
  - a Locate driveways to ensure that traffic impacts are minimized.
  - b Construct adequate but not excessive off street parking for tenants.
  - c Encourage design of adequate parking located in back or side of development in small, discrete areas rather than in large expanses.
- 5 Provide recycling opportunities for all multi-family complexes.

<sup>2</sup> Most of the provisions of these Guidelines pertain to Multi-Dwelling Units. Provisions for other types of developments, including commercial and single-dwelling units, will be prepared by July, 1995.

- 6 Provide safe, convenient and direct access from entrances to adjacent sidewalks, especially to streets with transit service
- 7 Provide connections to adjacent commercial development to encourage walking and biking
- 8 Ensure that full street improvements are provided adjacent to the site
- 9 Maintain privacy of single-family residential zones by
  - a Setting buildings back from the sidewalk or street
  - b Providing landscaping, hedges, trees, screening and/or fencing as buffers
  - c Encouraging developers to limit residential height to be in character with the surrounding area

**Appendix C**  
**Traffic Issues of Importance to the Centennial Neighborhood**

Location	Issues of Concern
Streets adjacent to parks and schools	<ul style="list-style-type: none"> <li>• Speeding</li> </ul>
Streets with potholes	<ul style="list-style-type: none"> <li>• Dangerous situation for drivers</li> <li>• Mail undeliverable along some of these streets</li> <li>• Some drivers won't drive these streets, as, for example, some school buses and delivery vehicles</li> </ul>
Crosswalks, on major streets, busy crosswalks, and by schools	<ul style="list-style-type: none"> <li>• Inadequate lighting, thereby jeopardizing safety</li> <li>• Paint of crosswalks on major streets are peeling and, in bad conditions, are not easily seen</li> </ul>
<ul style="list-style-type: none"> <li>• Division and 148th</li> <li>• Division and 162nd</li> <li>• Stark and 148th</li> <li>• Stark and 162nd</li> </ul>	<ul style="list-style-type: none"> <li>• Right turn lanes needed at these intersections</li> </ul>
156th, 157th, 148th, and 174th	<ul style="list-style-type: none"> <li>• Speeding</li> </ul>