

**Appendix D**  
**Transportation Capital Improvement Projects in Centennial**

	Total Project Costs
<b>1997-1998</b>	
SE Jenne/174th (SE Foster to SE Powell) (roadway improvements to increase safety and capacity)	\$3,500,000

Recommended  
**FOSTER-POWELL  
NEIGHBORHOOD PLAN**



OUTER SOUTHEAST  
COMMUNITY



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

**Exhibit C**

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- Interpreter (two working days notice required);
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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.

35464

Planning Commission's  
Recommended  
**Foster-Powell**  
**Neighborhood Plan**

October 1995

City of Portland  
Bureau of Planning

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Thanks to the Kern Park Christian Church for allowing us to use their facilities

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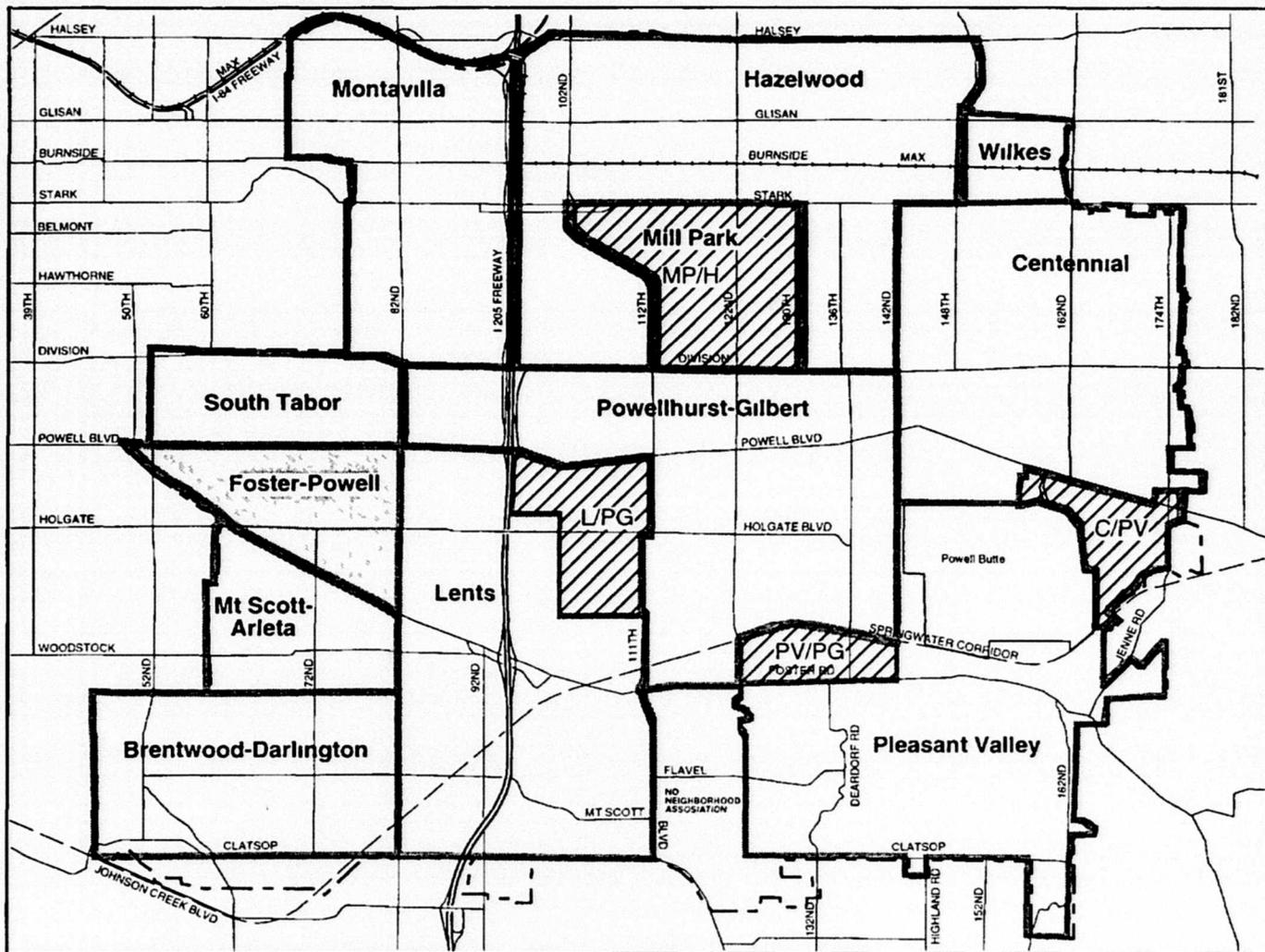
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 NORTH  
 ONE MILE

Outer Southeast Community Plan    October 1995

**RECOMMENDED**

**FOSTER-POWELL**

**NEIGHBORHOOD**

**PLAN**

**MAP 1**

## Foster-Powell Neighborhood

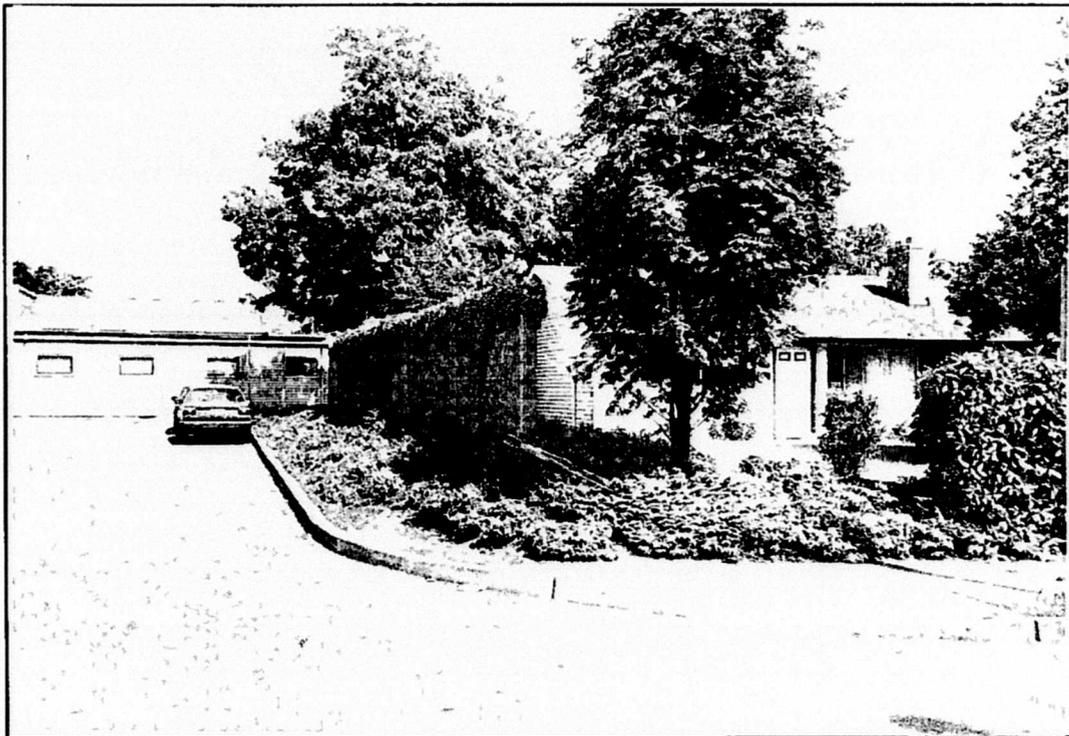
**Legend**

-  Outer Southeast Community Plan Boundary
-  Neighborhood Boundaries within Outer Southeast Community Plan Boundary
-  Foster-Powell Neighborhood
-  Neighborhood Overlap Areas

## Background

### Introduction

Foster-Powell is one of the ten neighborhoods that make up the Outer Southeast Community Plan Area. It is one of the area's oldest neighborhoods and its residents have been involved in past efforts designed to preserve and improve the neighborhood. They formed the Foster-Powell Neighborhood Association in 1974, opposed the construction of the Mt Hood Freeway along the northern edge of their neighborhood and participated in planning the improvement of Powell Boulevard later in that same decade. Currently, neighborhood residents and business owners are involved with the neighborhood association, the new ROSE community development corporation and the Foster Area Business Association. They are also participating in the Outer Southeast Community planning process which includes drafting the Foster-Powell Neighborhood Plan.



As part of the Powell Boulevard widening project, a sound wall was constructed at various points on the south side of the street to protect residential areas from traffic noise and commercial uses. Photo by Katie Bretsch

There are a number of pressing issues that this plan addresses. Surrounded on all sides by busy arterials, residents are concerned with keeping through traffic out of

the residential interior of the neighborhood They have drafted policies calling for slowing speeding traffic in residential areas and creating more pedestrian-oriented commercial areas Improving Foster-Powell's appearance has also been a top priority and many proposals are made that relate to enforcing housing and nuisance codes Retaining and adding to the neighborhood's affordable housing stock, reducing crime and vandalism, creating community gathering places and adding to recreational activities available in the neighborhood parks and schools are also topics of the draft plan's policies, objectives and action items

## **Plan Organization**

The Foster-Powell Neighborhood Plan consists of several parts the Background, the Overall Neighborhood Goal, Comprehensive Plan Policies and Objectives, Action Charts and the Neighborhood Advocacy Agenda Some of this material will be adopted by the Planning Commission and the City Council to be included as a portion of the Outer Southeast Community Plan and Portland's Comprehensive Plan Other material will be approved by City Council by resolution or is intended for the neighborhood's own guidance Items adopted by resolution are advisory to decision makers but do not have the force of law

The **Background** includes a Neighborhood Profile, Early Neighborhood History, Plan Purpose, Plan Process and its Relationship to Portland's Comprehensive Plan It is not adopted

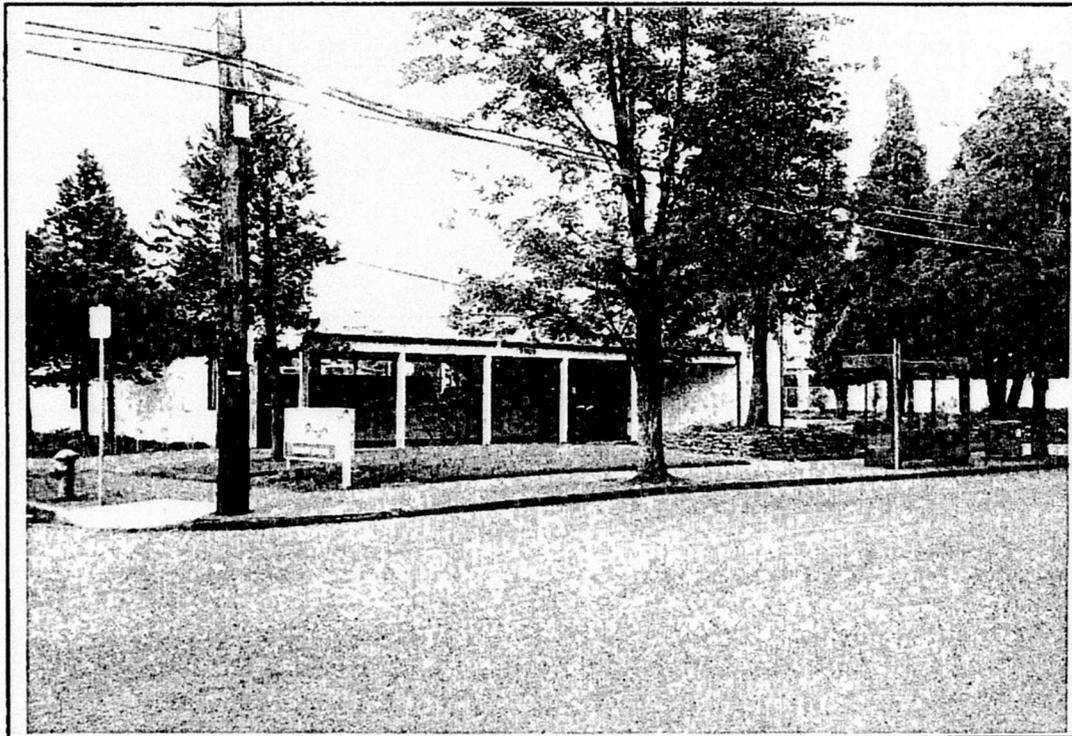
The **Overall Neighborhood Goal** ties the Foster-Powell Neighborhood Plan to the Outer Southeast Community Plan and Portland's adopted Comprehensive Plan It will be adopted by ordinance as a policy in the Outer Southeast Community Plan It sets the stage for the Policies

The **Comprehensive Plan Policies and Objectives** address the aspects of the Foster-Powell Neighborhood over which those participating in the planning process wish to provide guidance to decision makers They are adopted as part of the Outer Southeast Community Plan by ordinance The Policies state the neighborhood's goals for specific areas such as housing, public safety and transportation The objectives detail ways in which to reach these goals

The **Action Charts** specify projects, programs and regulatory measures that carry out the Neighborhood Plan's Policies They are assigned a time frame and possible champion, or implementor, to carry them out Programs and projects will be adopted by resolution which means they will not have the force of law Regulatory measures which propose amending zoning designations or the Zoning Code must be consistent with the Outer Southeast Community Plan Map and will be approved by ordinance

The **Neighborhood Advocacy Agenda** contains items for which the Foster-Powell Neighborhood wishes to advocate but cannot be included as part of the Outer Southeast Community Plan. Either they deal with legislative issues, changes to city codes or Bureau operations or specific requests for capital expenditures. *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.*

**Note** No other part of this plan is adopted, than what is noted above either by resolution or ordinance. All other elements of this plan, including the Appendix, other text, and Advocacy Agenda, is for information purposes only. They are not part of the City's adopted Comprehensive Plan, or the Outer Southeast Community Plan.



A branch of the Multnomah County Library is located in Foster-Powell on Holgate Boulevard  
Photo by Katie Bretsch

## Neighborhood Profile

The Foster-Powell Neighborhood is a family-oriented neighborhood that has been a part of the City for a long time. It covers 565 acres and had a population of 6,728 in 1990. About 40% of the residents had lived in the same place for at least 5 years according to the Census. More of its residents had been born in Oregon, 51%, than the City as a whole, 45%. Households in Foster-Powell are larger than the City average - 2.61 persons compared to 2.41 persons, and are more likely to be headed by married couples - 34% compared to 21% for the City.

The neighborhood's population is younger than that of the City. There are higher percentages of children (under 17 years) and young adults (18-34 years) than in the City as a whole. There are fewer older adults (35-64 years) and elderly (65 years +). Families with children are a significant portion of the Foster-Powell population. This would explain why household sizes are larger than the citywide average. Also, there are fewer people who are living alone compared to the City as a whole.



The Firland park blocks run along 72nd Avenue between Holgate Boulevard and Foster Road

The population is predominantly white and the largest non-white group is residents with Asian ancestry. It is likely that some of these are immigrants as 11% of the residents of Foster-Powell are foreign born. This is higher than the city average of 7%. According to the 1990 Census, 343 foreign born residents of Foster-Powell moved to this country between 1980-1990. While we do not have any information about where they came from, we can look at language spoken at home. When

asked, 142 residents said Vietnamese was the language spoken at home, 104, Spanish, 88 Chinese, 70 German and 43 Italian

The 1990 median income of those 16 years old and older, that were employed in 1990, was \$23,543 somewhat below the City average of \$29,481. Perhaps this was due in part to the smaller percentage of persons in their peak earning years (older adults) than in the City as a whole. Although this median is below that of the City, fewer households are below the poverty level in the neighborhood than in the City as a whole, 14% compared to 19%.

The housing in Foster-Powell is older, mostly of modest size and predominantly single family. A common housing style is the bungalow. Forty-two percent of the housing in Foster Powell was built before 1940 compared to 38% of the housing in the City. Most of the housing is smaller than that in the city, 5.16 rooms compared to 5.41, and more of it is single-family, 84% compared to 61%.

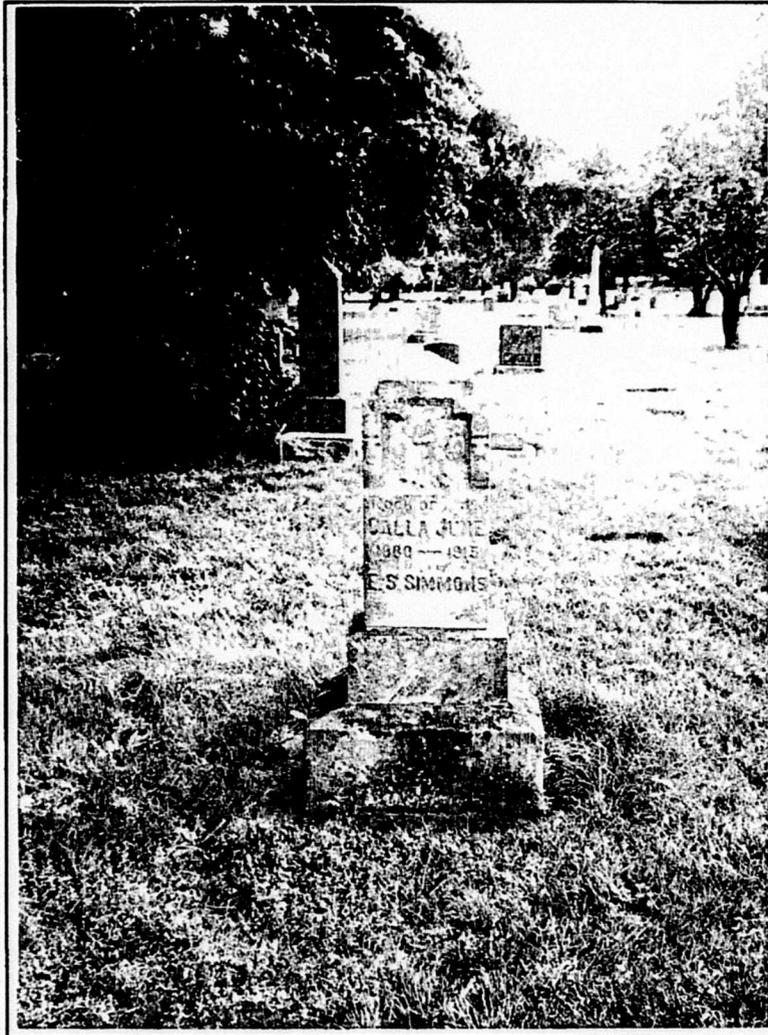
The percentage of owners and renters is the same as the City as a whole- 59% owners and 41% renters and the housing is generally more affordable. The majority of households in the neighborhood, 58%, pay less than 30% of their income for housing costs. Housing costs, either rent and utilities or mortgage costs, insurance and utilities, are considered excessive if they exceed 30% of a household's income. More home owner households pay less than 30% of their income on housing costs- 76% and than renter households- 64%.

Retaining Foster-Powell's affordable housing stock, a portion of which is aging, and improving livability are important objectives of the neighborhood plan. Park improvements and better pedestrian connections to nearby recreational facilities such as the Mt. Scott Community Center are critical needs given the number of children and youth in the neighborhood.

## Early Neighborhood History

from the Foster-Powell Neighborhood Handbook

"One of the first settlers in the Foster-Powell neighborhood was Philip Foster. He arrived in the Oregon Territory in 1843. His wife was Mary Charlotte Pettygrove, sister of Francis W. Pettygrove, one of the founders of the city. Foster owned a merchandise business in the city and a farm at Eagle Creek which was the first one on the Oregon Trail in the Willamette Valley. Today, Foster Road, a main arterial and commercial district of the neighborhood, bears his name.



Multnomah Cemetery is a Pioneer Cemetery and the largest open space in Foster-Powell. Photo by Katie Bretsch.

Another early pioneer to journey to this area was Joshua Whitten. His homestead which was started in 1851 was located at what is now the intersection of SE 52nd Avenue and Division Street.

Initially most of the land area of the neighborhood was geared toward farming and rural life. Homesteads were scattered throughout the area. The coming of the streetcar and interurban lines to this region between the 1880s and World War I greatly altered the area's scenery and lifestyle. The extension of the streetcar from the business and commercial districts of downtown Portland and the inner-southeast neighborhoods transformed the Foster-Powell region from a pastoral mecca of farmlands and woodlands to a thriving, growing and busy "streetcar suburb". Thus, as the Portland of the late 19th and early 20th centuries became more crowded, a demand for medium-priced housing grew. As transportation in the form of streetcar lines and roads improved, so did the growth of the Foster-Powell neighborhood.

In 1892, the 50th Avenue and Foster Road streetcar line, which was run and operated by the Portland, Chicago and Mt. Scott Railway, was completed, linking the Foster-Powell area to central Portland. The completion of this line is quite historic for it easily permitted the building of a neighborhood and offered a sense of community along its route. Homes (mainly single-family dwellings), churches, schools, grocery stores, taverns, drug stores and other establishments were built on the line or within walking distance of it. Foster Road became a commercial and social hub of this suburban community. Light industry also settled along SE 50th and Foster Road area during this period. Today there are a few remnants of this former ethnic enclave.

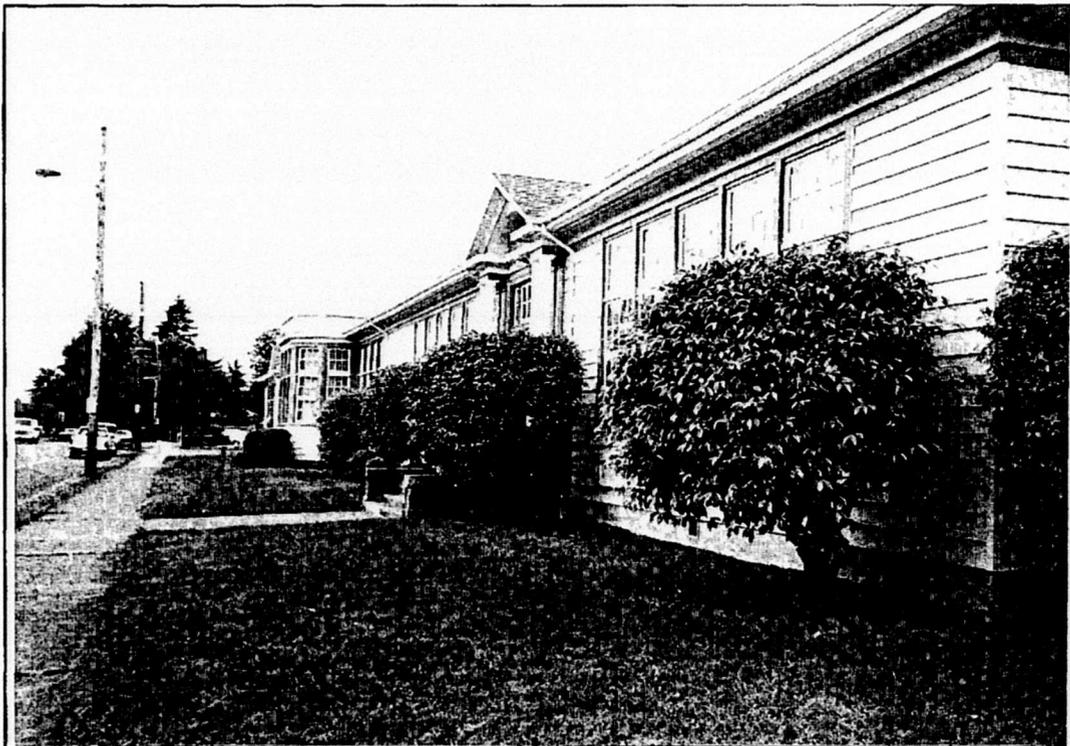
With the advent of the automobile, the importance of the streetcar and later the trolley began to recede. The residents of the neighborhood moved farther from the streetcar line due to their new mobility.

A large area containing the Foster-Powell, Mt. Scott-Arleta and most of South Tabor neighborhoods was annexed to Portland by an election held November 3, 1908.

## Purpose

This neighborhood plan details the community's vision of its future. This plan lists the particular projects and programs needed to bring about the desired changes that its authors would like to see realized over the next 20 years. The plan will also have a number of other uses. It will be used by the neighborhood association in determining if new development proposals requiring land use reviews are in accordance with the neighborhood's vision for its future. It will provide present and future neighborhood association board members, and others involved in neighborhood affairs, information about neighborhood needs, priorities and proposed projects. It will provide continuity when neighborhood association membership changes. Also, the neighborhood plan will provide guidance to those deciding whether they want to live or invest in the neighborhood.

Foster-Powell is eligible for Housing and Community Development funds. Another use of this plan will be to rank in order of importance needed projects and programs that could be funded with this money. This will ensure that neighborhood residents have a say in how these funds are spent in the future.



Marysville School on SE Raymond Street was built in 1921 and is a Rank II property on Portland's Historic Resource Inventory. Photo by Katie Bretsch.

## Process

The recommended neighborhood plan is the product of five months of work by the Foster-Powell Neighborhood Steering Committee. On January 11, 1993, the Foster Powell Neighborhood Association in conjunction with the Portland Planning Bureau held a workshop for residents to discuss neighborhood issues such as transportation, land use, housing, livability and public safety. The results of this workshop were the starting point for the policies and actions listed in the plan.

The committee also consulted with relevant City Bureaus, Tri-Met and the local business associations during their planning meetings which took place between February and June of 1993. Topics such as traffic and speeding on local streets, abandoned autos and other housing and nuisance code violations, the improvement of the Foster and 82nd Avenue commercial areas and infill housing were discussed.

On July 12, 1993, the draft plan was submitted to the general membership for review. It was revised and submitted to the Outer Southeast Community Plan Technical Advisory Committee in the fall. This committee is comprised of relevant City Bureaus and other governmental entities that will be responsible for carrying out many of the actions called for in the neighborhood plans. The draft was revised again after receiving comments from the Technical Advisory Committee and has had some additions made to it by committee members.

As part of the public review of the Outer Southeast Discussion Draft, a Foster-Powell workshop was held on March 15, 1994 to get comments on both the zoning and land use alternatives for the plan area and the neighborhood plan. The plan was revised after receiving these comments.

On September 13, 1994, neighborhood residents were asked to set priorities for neighborhood improvement projects that could be funded by Housing and Community Development funds before fall. A survey was distributed. The results are included in the Appendix.

On February 28, 1995, the Foster Powell Neighborhood Association Board unanimously voted to adopt the proposed Foster-Powell Neighborhood Plan.

Hearings were held by the Planning Commission on the Outer Southeast Community Plan and accompanying neighborhood plans including Foster Powell's on March 14 and 28, 1995. Two amendment requests to the Proposed Foster-Powell Neighborhood Plan were approved by the Commission in the summer of 1995.

The Recommended Outer Southeast Community Plan and accompanying recommended neighborhood plans including Foster-Powell's will go before City Council November, 1995. The two City Council hearings will be held at the following times, dates and places

**November 8, 1995**  
 Portland Adventist Medical Center  
 10123 SE Market St  
 7 p.m.

**November 15, 1995**  
 City Council Chambers  
 1220 SW 5th Avenue  
 2:00 p.m.

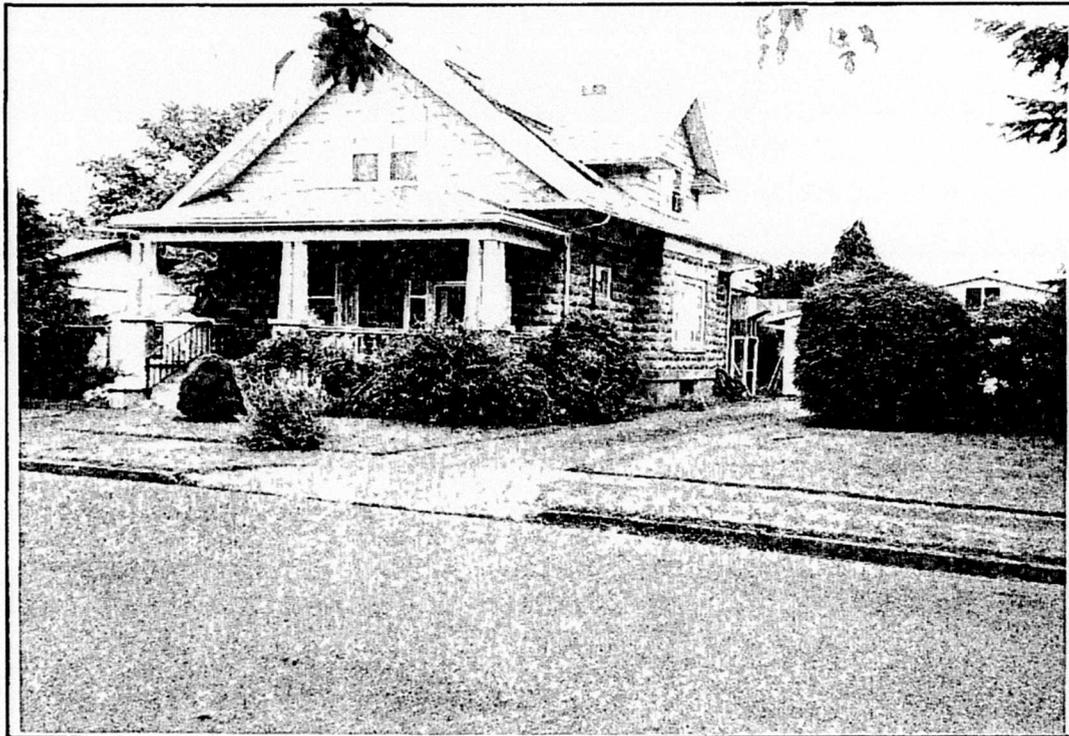
Written testimony will also be accepted. Send requests for changes to the plan and other comments to City Council c/o Jerry Brock, Project Manager, 1120 SW 5th, Rm 1002, Portland, OR 97204

<b>Process Timeline</b>	
<b>October 1995</b>	Publication of Recommended Community Plan, Neighborhood Plans, and Business Plan
<b>November 1995</b>	City Council Hearings on Recommended Community Plan, Neighborhood Plans, and Business Plan
<b>December 1995</b>	City Council Hearing on the Amendments to the Recommended Community Plan, Neighborhood Plans, and Business Plan
<b>January 1996</b>	City Council Adoption of Outer Southeast Community Plan, Neighborhood Plans, and Business Plan, Design Guidelines, map and code amendments

Call the Portland Planning Bureau for more information at 823-7700. Copies of the Outer Southeast Community Plan, maps and other neighborhood plans will be available after October 9, 1995 at the Planning Bureau 1120 SW 5th, Rm 1002

## Relationship to Outer Southeast Community Plan and to Portland's Comprehensive Plan

The neighborhood plan is being developed as a part of the Outer Southeast Community Plan. It is anticipated that the Outer Southeast Community Plan, and the neighborhood plans developed with it, will be adopted as part of Portland's Comprehensive Plan. The Outer Southeast Community Plan creates an overall framework for the entire plan area. This framework establishes programs, policies, regulations and identifies actions which are applicable to the entire area or are needed to benefit the entire outer southeast community. Specific policies, projects, programs, and regulatory provisions are contained in the neighborhood plan which are special to the neighborhood. They also reinforce parts of the district plan. In most cases, the neighborhood plan's content is more specific than plan elements of the Outer Southeast Community Plan.



Many homes in Foster-Powell are bungalows, built before 1939 Photo by Katie Bretsch

## **Recommended Comprehensive Plan Policies, Objectives and Actions for Foster-Powell**

The policies and objectives that follow are recommended for adoption as part of Portland's Comprehensive Plan. The City Council will review them in their hearings on the Recommended Outer Southeast Community Plan. They may make some revisions before adopting them by ordinance. After their adoption, future land use changes in the neighborhood will be required to conform with both the Outer Southeast Community Plan and this portion of the Foster-Powell Neighborhood Plan.

The ActionCharts will be approved by resolution only and will be advisory. Their accomplishment depends on the ability of the implementors listed after them to carry them out. Circumstances may make this impossible or require that the actions be changed or replaced with others.

### **Recommended 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:\***

***B. Ensure that the Foster-Powell neighborhood remains a stable, diverse, affordable community whose residents include both young families and older households. Maintain its unique sense of place by preserving its historic housing and streetcar era commercial and institutional buildings. Use the Foster-Powell Neighborhood Plan as a guide to future decisions on land use, capital improvement projects, and community development activities.***

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

## **Policy One: Parks and Open Space**

**Improve and maintain Foster-Powell's parks and the 72nd Avenue park blocks so that they can better serve the needs of neighborhood residents.**

### **Objectives:**

- 1 Improve Kern Park so that it can be used by families and younger children and provide additional green space for the neighborhood
- 2 Continue the high level of maintenance and landscaping in Essex Park
- 3 Improve Laurelwood Park, at the intersection of Holgate and Foster, so that it can be used by neighborhood residents
- 4 Make the park blocks on 72nd Avenue more usable by neighborhood residents
- 5 Consider the creation of pocket parks and community orchards and gardens in the neighborhood
- 6 Plant more street trees in the neighborhood
- 7 Improve wildlife habitat in neighborhood parks and open spaces

## Action Chart: Parks and Open Space

#	Actions	Time				Implementors
		On-going	Adopt With Plan	Next 5 Yrs	6 to 20 Yrs	
<b>PROJECTS: Kern Park</b>						
P1	Take out the foundation of the old merry-go-round and install a modern play area and equipment for younger kids				X	BHCD*, Parks
P2	Provide picnic facilities so that the park can be used for family outings and neighborhood gatherings				X	BHCD, Parks
P3	Upgrade the landscaping and improve irrigation Provide more trees for summer shade and noise mitigation Use nature-scaping design principles				X	BHCD, Parks
P4	Lower the basketball hoops so that they can be used by younger children Consider covering the basketball area				X	BHCD, Parks
P5	Install sidewalks and curb ramps				X	BHCD, Parks
P6	Provide facilities for pet owners to properly dispose of pet waste				X	BHCD, Parks
<b>PROJECTS: Essex Park</b>						
P7	Remove poorly located trees that interfere with street drainage near the park	X				PDOT
<b>PROJECTS: Laurelwood Park</b>						
P8	Provide seating areas as a way of encouraging neighborhood use Provide park benches Consider installing a gazebo				X	BHCD, Parks
P9	Prune the trees to improve light levels in the park				X	BHCD, Parks
P10	Install a drinking fountain and concrete trash cans				X	Parks
<b>PROJECTS: 72nd Avenue Park Blocks</b>						
P11	Consider installing pedestrian paths, benches and trash cans			X		BHCD, Parks
<b>PROJECTS: Community Gardens and Pocket Parks</b>						
P12	Identify vacant land owned by local institutions that might be donated for community gardens and pocket parks			X		F-PNA, Parks
P13	Contact local businesses and institutions for donations of nursery stock			X		F-PNA
P14	Contact the Oregon Department of Transportation about allowing vacant land on the south side of Powell Boulevard to be used for community gardens or orchards			X		F-PNA, ODOT

\*Projects eligible for BHCD funding are subject to priority setting by the neighborhood and the Bureau The neighborhood survey mentioned in the Process section will be used to decide which projects are most important to fund Some items with BHCD as an implementor may not be funded

## Action Chart: Parks and Open Space

#	Actions	Time				Implementors
		On-going	Adopt With Plan	Next 5 Yrs	6 to 20 Yrs	
	<b>PROGRAMS: Essex Park</b>					
P15	Continue to hold neighborhood events, such as potluck picnics, at the park during the summer park program	X				F-PNA
	<b>PROGRAMS: Street Trees and Wildlife Habitat</b>					
P16	Identify locations for additional appropriate street trees and replace inappropriate ones Seek assistance from Friends of Trees and the City Forester	X				F-PNA, FOT, City Forester
P17	Contact local nurseries or the Master Gardener Program for donated pruning instructions			X		F-PNA
P18	Continue to replace the trees along Powell Boulevard when needed	X				ODOT
P19	Protect, maintain and replace street trees as necessary Require property owners to replace street trees that are over-pruned	X				City Forester, PVT
P20	Consider planting all the same kind of street trees on a block			X		F-PNA , City Forester
P21	Improve and add new habitat for birds, butterflies, bats, squirrels etc in all park areas			X		Parks, F-PNA

**Note** Action Charts are approved by the Portland City Council by resolution They are a starting place Actions with an identified implementor are 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



The Parks and Open Space Policy calls for improvements to Kern Park. Sidewalks need to be constructed on the north and west sides of the park.

## **Policy Two: Neighborhood Livability**

### **Improve the appearance and livability of the Foster-Powell Neighborhood.**

#### **Objectives:**

- 1 Improve the maintenance of residential properties and alleys
- 2 Discourage the establishment of businesses in Foster-Powell that have an adverse effect on neighborhood livability
- 3 Increase the number of community gathering places and the number and variety of recreational activities available in the neighborhood
- 4 Encourage more foreign-born Foster-Powell residents and business owners to participate in the neighborhood association particularly eastern Europeans, Koreans and Southeast Asians
- 5 Reach out to handicapped residents and involve them in the neighborhood association

*See also Neighborhood Advocacy Agenda item on Neighborhood Businesses*

## Action Chart: Neighborhood Livability

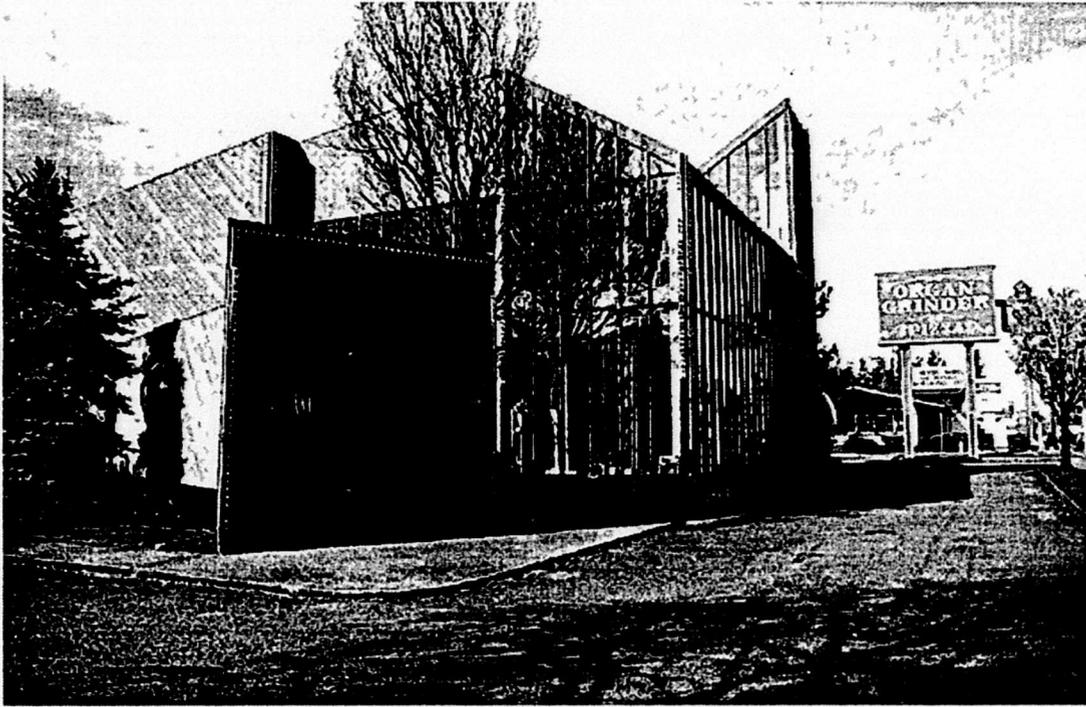
#	Actions	Time				Implementors
		On-going	Adopt With Plan	Next 5 Yrs	6 to 20 Yrs	
	<b>PROJECTS</b>					
NL1	Encourage absentee landlords to rehabilitate their properties and sell them to owner-occupants if they don't want to deal with on-going maintenance	X				F-PNA
NL2	Encourage those, whose properties are adjacent to alleys, to keep the alleys free of vehicles, overgrown weeds and debris	X				F-PNA
NL3	Work with the City to have inoperable vehicles stored in yards removed	X				F-PNA, BOB
NL4	Work with Parking Patrol to have inoperable vehicles parked on the street removed	X				F-PNA, PDOT
NL5	Encourage more recycling by residents and local businesses This includes curbside recycling for rental housing	X				F-PNA, BES, Metro
	<b>PROGRAMS</b>					
NL6	Participate in community-based code enforcement programs to encourage residents to maintain their properties			X		F-PNA, BOB
NL7	Actively encourage the owners of run-down or unkempt properties to upgrade and maintain them by writing letters to the owners and city inspectors	X				F-PNA
NL8	Encourage both home owners and tenants to clean up their front yards in order to improve the appearance of the neighborhood	X				F-PNA
NL9	Sponsor neighborhood events aimed at improving the appearance of the neighborhood			X		F-PNA, BHCD
NL10	Encourage new businesses that serve or sell alcohol to meet with the neighborhood association and develop a "good neighbor plan "			X		F-PNA
NL11	Work with schools in and around the neighborhood to make their facilities available for afternoon (after school), evening and weekend use - for children and sports activities			X		F-PNA, PPS
NL12	Work with churches in the area to become partners in neighborhood activities	X				F-PNA, Local churches
NL13	Works with churches and lodges to establish community centers and meeting areas			X		F-PNA, Local institutions
NL14	Encourage the provision of quality, affordable, state-certified daycare in the neighborhood			X		F-PNA

## Action Chart: Neighborhood Livability

#	Actions	Time				Implementors
		On-going	Adopt With Plan	Next 5 Yrs	6 to 20 Yrs	
	<b>REGULATION</b>					
NL 15	Encourage the enforcement of the requirement that property owners provide garbage service for rental households	X				F-PNA, BOB
NL 16	Make use of receivership laws where absentee landlords will not maintain their rental properties			X		F-PNA
NL 17	Monitor local businesses with liquor licenses and oppose the renewal of licenses for businesses that cause problems for neighborhood residents	X				F-PNA
NL 18	Report businesses such as auto repair that operate in residential areas in violation of the zoning code Solicit the help of neighborhood police officers in this effort	X				F-PNA, BOB and PPB
NL 19	Actively enforce the sign code	X				BOB
NL 20	Contact utilities to have signs and flyers removed from utility poles			X		Utility Companies

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The Organ Grnder Restaurant on 82nd Avenue was designed by Will Martin, the architect that also designed Pioneer Square in downtown

## **Policy Three: Public Safety**

**Involve residents and business owners in efforts to reduce crime and vandalism in the neighborhood.**

### **Objectives:**

- 1 Implement community policing in Foster-Powell
- 2 Improve the safety of Kern and Essex Parks
- 3 Provide more activities for young people to discourage traffic in illegal drugs, gangs and graffiti

## Action Chart: Public Safety

#	Actions	Time				Implementors
		On-going	Adopt With Plan	Next 5 Yrs	6 to 20 Yrs	
	<b>PROJECTS: General</b>					
PS1	Encourage the location of a mini-precinct in the Foster commercial area				X	F-PNA
	<b>PROGRAMS: General</b>					
PS2	Assist residents with the organization of more Block Watches			X		F-PNA, SEUL
PS3	Improve and increase contacts with police and their community policing efforts	X				F-PNA, PPB
PS4	Develop strategies for discouraging illegal drug activities	X				F-PNA, SEUL
PS5	Develop strategies for discouraging graffiti	X				F-PNA, SEUL
PS6	Locate funds to provide more recreational activities for youth			X		F-PNA
PS7	Establish a youth center that provides recreational activities				X	F-PNA, local institutions
	<b>PROGRAMS: Kern and Essex Parks Safety</b>					
PS8	Consider organizing citizen foot patrols to discourage drinking in the neighborhood parks at night			X		F-PNA, SEUL
PS9	Find ways of involving neighborhood youth in park maintenance and planning			X		F-PNA, BHCD, Parks
PS 10	Organize Park Watch programs by organizing residents who face each of the parks			X		F-PNA, SEUL

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## **Policy Four: Housing**

**Ensure an adequate supply of housing at a variety of prices and rents by promoting new home ownership opportunities, improvement of the existing housing stock, responsible rental property ownership, and the development of compatible infill housing.**

### **Objectives:**

- 1 Improve home ownership opportunities in Foster-Powell
- 2 Encourage current homeowners to maintain and improve their homes
- 3 Encourage the construction of new infill housing that is compatible with the neighborhood. Require design review or conformance to compatibility guidelines for development not currently allowed in existing residential zones
- 4 Encourage the establishment of housing and other facilities for the elderly and mentally and physically handicapped. Disperse these facilities throughout the neighborhood

## Action Chart: Housing

#	Actions	Time				Implementors
		On-going	Adopt With Plan	Next 5 Yrs	6 to 20 Yrs	
<b>PROGRAMS</b>						
H1	Encourage the ROSE community development corporation and other nonprofit groups to provide home ownership opportunities through rehabilitation of existing housing or new construction for low to moderate income families				X	F-PNA, ROSE
H2	Promote the construction of owner-occupied attached and multifamily housing, i.e. row houses and condominiums, in selected areas of the neighborhood		X			F-PNA, BOP
H3	Provide information about the availability of low interest rehabilitation loans and about funding sources for energy conservation measures such as installing insulation and storm windows			X		F-PNA, PDC and Energy Office
H4	Organize efforts to help the elderly and handicapped with house and yard maintenance	X				F-PNA
H5	Encourage the ROSE community development corporation to acquire rental properties in Foster-Powell	X				F-PNA, ROSE, PDC
H6	Encourage the development of residential units above commercial uses along Foster Boulevard		X			BOP
<b>REGULATIONS</b>						
H7	Seek to have Foster-Powell designated a "distressed area" so that homeowners would be eligible for a limited property tax assessment when making home improvements		X			BOP, BOB
H8	Consider allowing the construction of duplexes with an owner occupant on vacant lots in single-family zones		X			BOP
H9	Consider allowing the creation of accessory rentals through the expansion of floor area in an existing dwelling		X			BOP
H10	Encourage developers of new housing units to put parking in the rear where lots are adjacent to alleys		X			PVT, BOP

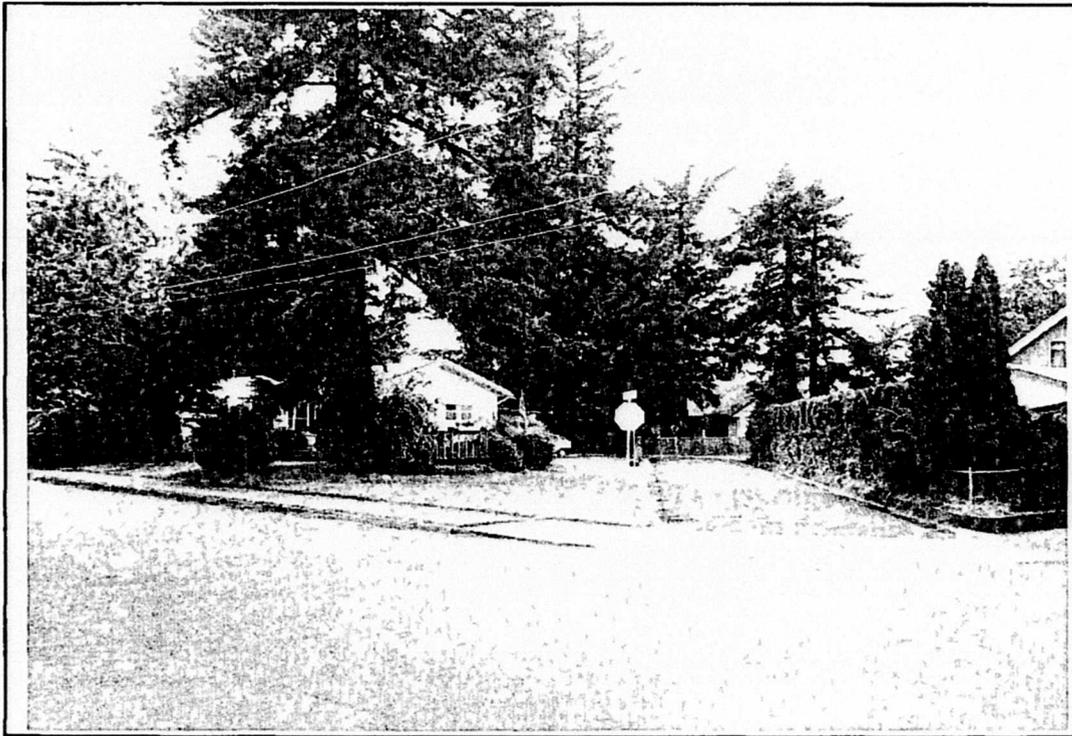
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## Policy Five: Historic Preservation

Protect existing historic resources and identify new ones.

### Objectives:

- 1 Protect existing historic resources in the neighborhood
- 2 Update the Historic Resources Inventory for Foster-Powell
- 3 Sponsor a neighborhood history project at the Holgate Branch Library



The Loomis Addition has diagonal streets like Ladd's Addition and is on the Historic Resources inventory as an undesignated ensemble Photo by Katie Bretsch

#	Actions	Time				Implementors
		On-going	Adopt With Plan	Next 5 Yrs	6 to 20 Yrs	
	<b>PROJECTS: Historic Resources Update</b>					
HP1	Check to see if resources on the inventory have been altered or demolished	X				F-PNA, BOP
HP2	Identify new resources that may have been overlooked in past historic resources inventory surveys	X				F-PNA, BOP
	<b>PROGRAMS: General</b>					
HP3	Respond when notified of applications for demolition permits for buildings on the Historic Resources Inventory	X				F-PNA
HP4	Encourage the owners of historic properties to maintain them	X				F-PNA
HP5	Preserve the historic street pattern of Loomis Park Addition between SE Holgate, Long, 75th and 77th	X				BOP
HP6	Improve the appearance and management of the Multnomah Cemetery on 82nd Avenue at Holgate	X				F-PNA, Metro
HP7	Seek funding to assist in locating, upgrading and maintaining historic resources			X		F-PNA, BOP

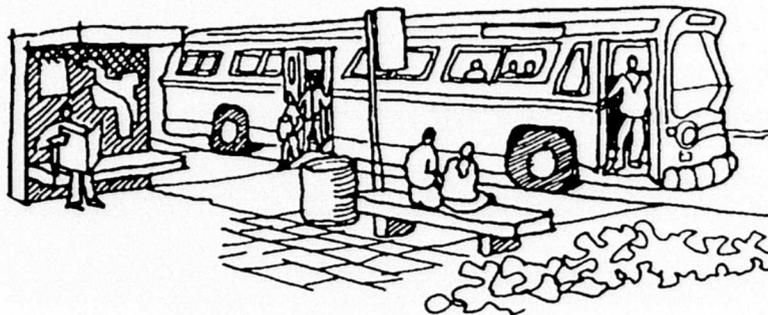
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## Policy Six: Transportation

**Reduce the speed and volume of traffic on local streets so that they are safe for pedestrians and bicyclists. Provide safe access across the arterials that surround the neighborhood.**

### Objectives:

- 1 Keep through traffic on the arterial streets and prevent it from filtering onto local residential streets in the interior of the neighborhood
- 2 Slow speeding traffic and improve traffic safety in residential areas of the neighborhood
- 3 Make improvements to the safety and appearance of Powell Boulevard
- 4 Ensure that the neighborhood is friendly to bicyclists and minimize conflicts between bicyclists and motorists
- 5 Make neighborhood streets more friendly to pedestrians and those in wheelchairs Improve pedestrian access across Holgate and Foster Road
- 6 Maintain good bus service to the Foster Powell neighborhood including feeder lines that connect with the Banfield Light Rail route Advocate for high capacity transit that serves the neighborhood



## Action Chart: Transportation

#	Actions	Time				Implementors
		On-going	Adopt With Plan	Next 5 Yrs	6 to 20 Yrs	
	<b>PROJECTS: Traffic Management</b>					
T1	Request a study from PDOT of a specific area of the neighborhood to examine the problem of speeding on local residential streets. The completed study should propose solutions.				X	F-PNA
T2	Consider removal of the truck street designation from Holgate between Foster Road and 82nd Avenue during the next update of the Transportation Element of the Comprehensive Plan.			X		F-PNA, PDOT
T3	Slow traffic on north-south local residential streets. Request that the Bureau of Traffic Management take traffic calming measures on identified streets.				X	F-PNA
T4	Support an Arterial Calming Project for 72nd Avenue.			X		F-PNA
	<b>PROJECTS: Powell Boulevard Improvements</b>					
T5	Notify PDOT where there is poor visibility of street signs.			X		F-PNA
T6	Request changes to the landscaping and possibly the median so that Powell looks less monotonous and adjacent land uses are easier to access. Landscaping needs different textures and heights.			X		F-PNA, ODOT
T7	Request more pedestrian crossings on Powell. The neighborhood priorities are painted crosswalks and curb ramps and a crossing at SE 80th so that there is pedestrian access to Powell Street Station from Foster-Powell.			X		PDOT, ODOT
T8	Examine the need for additional street trees and landscaping along Powell Boulevard.			X		F-PNA, ODOT, City Forester
T9	Find a solution to the traffic congestion on Powell just west of 82nd Avenue where drivers are turning into Powell Street Station. Consider extending the median towards 82nd Avenue.			X		ODOT, F-PNA
T10	Continue to vigorously enforce the Powell Boulevard Plan District regulations.	X				F-PNA, BOP
T11	Consider allowing the redevelopment of some of the parking areas on the south side of Powell Boulevard from SE 63rd to SE 66th to commercial uses.			X		F-PNA, BOP, ODOT
T12	Consider constructing a pedestrian overpass at Kellogg School.			X		ODOT, Kellogg School

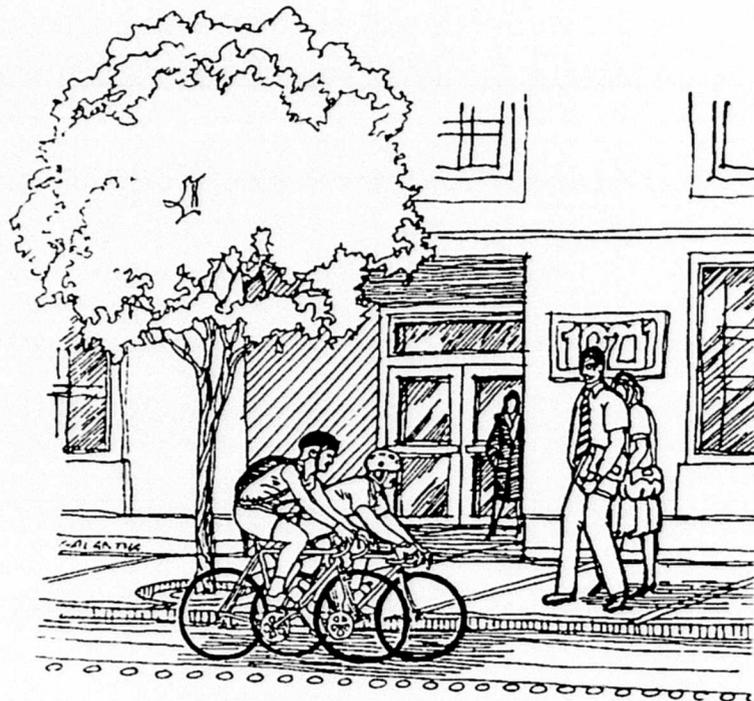
## Action Chart: Transportation

#	Actions	Time				Implementors
		On-going	Adopt With Plan	Next 5 Yrs	6 to 20 Yrs	
	<b>PROJECTS: Bicycles</b>					
T13	Participate in the Bicycle Master Plan to review bike designations and improvements			X		F-PNA
T14	Inventory and request bike signs where needed along designated routes from the District Traffic Engineer			X		F-PNA
T15	Support adding bikeways if either Powell Boulevard, 82nd Avenue or Foster Road is rebuilt				X	F-PNA
	<b>PROJECTS: Pedestrians</b>					
T16	Identify places where crossings need to be improved and notify the District Traffic Engineer	X				F-PNA
T17	Identify locations that need curb ramps installed and request their installation through PDOT's Pedestrian Program	X				F-PNA
T18	Identify locations where street lighting needs to be improved for traffic safety and request that PDOT evaluate	X				F-PNA
T19	Identify locations where storm drains back up and improve drainage Contact the Bureau of Maintenance's street sweeping program about them	X				F-PNA
T20	Improve the pedestrian environment by encouraging the Bureau of Traffic Management to notify car owners when street sweeping will take place so that they can move their cars	X				F-PNA
	<b>PROJECTS: Mass Transit</b>					
T21	Encourage more residents to use mass transit	X				F-PNA, TM
T22	Increase safety at the Kern Park Church Park and Ride			X		TM, PPB
T23	Request that Tri-Met locate more bus shelters on the north side of Holgate			X		TM
T24	Consider creating bus bays on 82nd Avenue near its intersections with Holgate and Foster				X	ODOT, TM

Action Chart: Transportation

#	Actions	Time				Implementors
		On-going	Adopt With Plan	Next 5 Yrs	6 to 20 Yrs	
<b>PROGRAMS</b>						
T25	Devise strategies to keep through traffic from using neighborhood alleys			X		F-PNA
T26	Identify other local streets where speeding is a problem, 74th, Center etc , and make traffic improvements	X				F-PNA
T27	Work with PDOT to identify locations where traffic safety could be improved by removing parking near corners	X				F-PNA, PDOT
T28	Target Foster-Powell Schools for bicycle education programs			X		F-PNA, PPS
T29	Encourage businesses to install more bicycle parking facilities			X		F-PNA, PVT
<b>REGULATIONS</b>						
T30	Encourage police to enforce speed limits on targeted local streets	X				F-PNA, PPB

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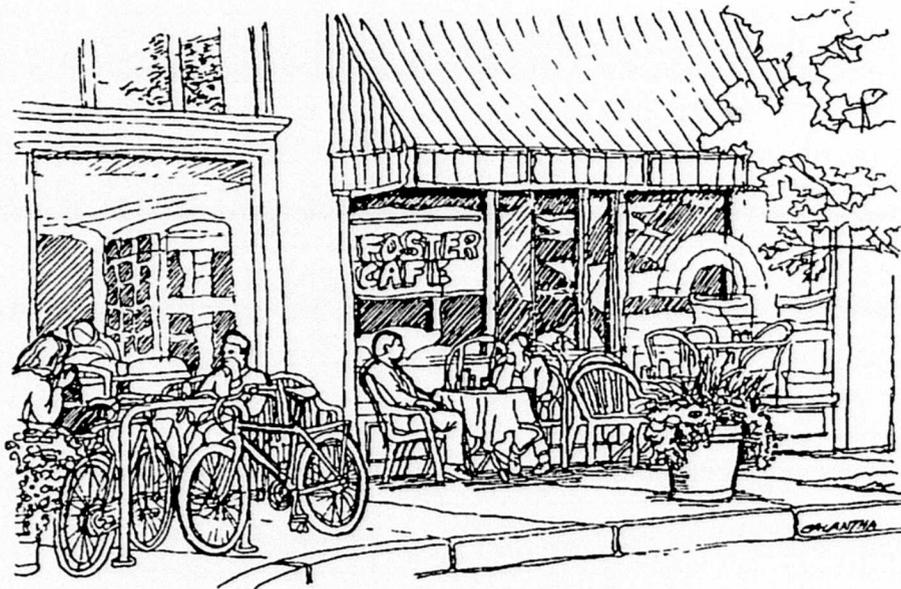


## Policy Seven: Commercial Areas

**Improve the Foster Road and 82nd Avenue commercial areas. Encourage businesses that serve Foster-Powell and surrounding neighborhoods to locate in these areas. Create a better pedestrian environment.**

### Objectives:

- 1 Improve the Foster Road business district by creating a "Main Street" with a strong pedestrian orientation. Balance the needs of pedestrians for safe access to businesses with the provision of parking for those that arrive by auto.
- 2 Improve the portion of the 82nd Avenue commercial strip in Foster-Powell.
- 3 Reach out to minority business owners and encourage them to participate in neighborhood and business association activities.



Cafes provide popular neighborhood gathering places while increasing safety by providing more "eyes on the street!"

## Action Chart: Commercial Areas

#	Actions	Time				Implementors
		On-going	Adopt With Plan	Next 5 Yrs	6 to 20 Yrs	
	<b>PROJECTS: Foster Road</b>					
CA1	Work with the Foster Area Business Association, ROSE, Mt Scott-Arleta and Lents neighborhood associations to make improvements to the commercial area	X				FABA, ROSE, MS-ANA, LNA and F-PNA
CA2	Seek funds and assistance to help local established businesses upgrade their premises			X		FABA, F-PNA, PDC and local banks
CA3	Find funds to widen sidewalks, install curb extensions at important crossings, plant street trees and encourage sidewalk cafes				X	F-PNA, FABA
CA4	Implement the formal design boulevard treatment for Foster Road called for in the Beautification Policy of the Transportation Element of the Comprehensive Plan				X	PDOT
CA5	Encourage businesses to provide off-street parking on currently vacant commercially zoned land near their businesses			X		PVT
	<b>PROJECTS: 82nd Avenue</b>					
CA6	Work to retain existing viable businesses and attract new ones that are compatible with the neighborhood	X				F-PNA, 82ABA
CA7	Improve the pedestrian orientation of 82nd Avenue and ask businesses located there to participate Improve sidewalks south of Schiller by continuing the 82nd Avenue Improvement Project to Foster Road			X		PDOT, TM
CA8	Improve the appearance of the businesses on the west side of the intersection of 82nd Avenue and Foster Road This is a gateway to the neighborhood				X	PVT F-PNA, FABA, 82ABA and MS-ANA
CA9	Recruit a new business or combination of businesses to locate in vacant buildings Consider one or more of the following a grocery like Nature's or Sheridan's, a coffee shop, a plant shop and a clothing store				X	F-PNA, 82ABA, FABA

## Action Chart: Commercial Areas

#	Actions	Time				Implementors
		On-going	Adopt With Plan	Next 5 Yrs	6 to 20 Yrs	
<b>PROGRAMS: Foster Road</b>						
CA 10	Work to retain viable businesses that serve the needs of neighborhood residents and to attract others that are compatible	X				FABA, ROSE, MS-ANA, LNA and F-PNA
CA 11	Promote the development of residential uses above ground floor retail and other configurations of mixed commercial and residential uses		X			BOP
CA 12	Preserve existing structures that contain residential units over retail uses	X				PVT
CA 13	Seek funds to help those interested in establishing new businesses			X		FABA
CA 14	Encourage more restaurants and coffee shops to locate on Foster Road			X		F-PNA
CA 15	Encourage business owners to hold sidewalk sales periodically to attract shoppers and increase foot traffic			X		FABA, F-PNA
CA 16	Promote the sharing of parking areas between businesses and between businesses and institutions			X		PVT
<b>REGULATIONS: Foster Road</b>						
CA 17	Extend zoning that promotes pedestrian-oriented mixed-use development where existing development warrants		X			BOP
CA 18	Encourage the siting of a farmer's market in Foster-Powell			X		F-PNA, FABA and 82ABA
<b>REGULATIONS: 82nd Avenue</b>						
CA 19	Apply design review in conjunction with the Central Employment zone at 82nd and Foster to improve the appearance of this entrance to the Foster-Powell neighborhood	X				F-PNA, 82ABA and BOP
CA 20	Require strict enforcement of the buffer overlay zone to protect the residential portion of the blocks between 80th and 82nd	X				BOP

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A small shopping center near 52nd and Powell Boulevard

## **Implementors of Plan Action Items:**

<b>BHCD</b>	<b>Bureau of Housing and Community Development</b>
<b>BES</b>	<b>Bureau of Environmental Services</b>
<b>BOB</b>	<b>Bureau of Buildings</b>
<b>BOP</b>	<b>Bureau of Planning</b>
<b>82ABA</b>	<b>Eighty-second Avenue Business Association</b>
<b>FABA</b>	<b>Foster Area Business Association</b>
<b>FOT</b>	<b>Friends of Trees</b>
<b>F-PNA</b>	<b>Foster-Powell Neighborhood Association</b>
<b>LNA</b>	<b>Lents Neighborhood Association</b>
<b>Metro</b>	<b>Metropolitan Service District</b>
<b>MS-ANA</b>	<b>Mt. Scott-Arleta Neighborhood Association</b>
<b>ODOT</b>	<b>Oregon Department of Transportation</b>
<b>Parks</b>	<b>Bureau of Parks and Recreation</b>
<b>PDOT</b>	<b>Portland Office of Transportation</b>
<b>PPB</b>	<b>Portland Police Bureau</b>
<b>PPS</b>	<b>Portland Public Schools</b>
<b>PVT</b>	<b>Private property owners - business and home owners</b>
<b>ROSE</b>	<b>Revitalize Outer Southeast Community Development Corporation</b>
<b>TM</b>	<b>Tri-County Metropolitan Transportation District of Oregon</b>

## Neighborhood Advocacy Agenda

Neighborhood advocacy agenda action items are ones that the neighborhood wishes to pursue but will not be included as part of the Outer Southeast Community Plan or Portland's Comprehensive Plan. They are only for the guidance of the neighborhood association about projects and programs they wish to pursue in the future. Some items deal with improvements in City services or specific projects that the neighborhood desires from the City.

This agenda is divided into two sections. Section I includes an item that lacks an implementor. Implementors are organizations or agencies which agree to take the lead responsibility for carrying out an action item.

Items that conflict with City policy are identified in Section II. These actions are ones about which the neighborhood association may want to lobby the state legislature or City Council. These statements are included in this document out of respect for the hard work the Foster-Powell 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 adopted Foster-Powell Neighborhood Plan.

### Section I

#### Public Safety

- 1 Fund a person to act as a liaison between the police and the neighborhood

Comment This action has no implementor. It is an action that could possibly be funded by an entity other than the City.

### Section II

#### Neighborhood Businesses

Discourage the establishment of "adult" businesses in and around the neighborhood. Encourage residents to support state legislation that prohibits the establishment of adult businesses near schools or residential areas.

Comment The City Zoning Code does not distinguish between adult businesses and other retail businesses. The Oregon Constitution's guarantee of free speech makes banning "adult" businesses difficult. This is a matter that has to be taken up by the state legislature.

## **Transportation**

- 1 Ban truck traffic on Holgate Boulevard from Foster Road to 82nd Avenue
- 2 Complete curb cuts on Holgate Boulevard
- 3 Locate more traffic management projects in outer southeast neighborhoods  
Allow residents to designate locations of speed bumps, stop signs and traffic circles
- 4 Place stop signs every other block in selected residential areas to slow traffic

Comment Portland's Office of Transportation would like information on what traffic or other transportation problems the neighborhood is experiencing but does not want the neighborhood dictating specific solutions to their problems

## **Code Enforcement**

- 1 Provide more City resources to address serious zoning code enforcement problems in the neighborhood
- 2 Make garbage collection mandatory in the neighborhood

Comment These are both actions that would require City Council action  
Providing more resources for code enforcement is a budget matter Making garbage collection mandatory for home owners would require a change in the City Code  
Owners of rental properties are required to provide garbage service

## Appendix:

### Ranking of Projects Eligible for Housing and Community Development Funds

As part of the Outer Southeast Community Plan, the Bureau of Housing and Community Development has asked eligible neighborhoods to rank, in order of importance, projects that could be funded with HCD funds. These projects must primarily benefit low to moderate income households. Foster-Powell is eligible for HCD funds based on 1990 Census information on household income. This could change when the 2000 Census is taken. If household incomes improve in the next 10 years, the neighborhood might not be eligible for HCD funds in the year 2000.

The ranking of neighborhood projects follows. The ranking is based on the results of a survey taken on September 13, 1994. A copy of the survey is included on the next page. The projects listed on the survey were taken from the Draft Foster-Powell Neighborhood Plan. Survey results are detailed on page 37. There were 14 surveys returned. The following projects had the highest scores. They are listed in order of importance.

- Kern Park improvements,
- Neighborhood events aimed at improving neighborhood appearance,
- Involvement of youth in park planning and maintenance
- Outreach to new residents and business owners, and

In the category marked "Other", speed bumps and controlling illegal dumping were written in most often.

# Neighborhood Project Survey

The Foster-Powell Neighborhood is eligible for Housing and Community Development (HCD) funds for projects that primarily benefit low and moderate income households. As part of the Outer Southeast Community Plan, we are asking residents to tell us what projects or programs are most important to them. This information will be given to the Bureau of Housing and Community Development to help them make funding decisions.

Here is a list of activities from the recommended Foster-Powell Neighborhood Plan that should be eligible for HCD funds. HCD funds are used to provide housing rehabilitation loans through the Portland Development Commission so housing rehabilitation is not listed as a project or program.

## Rank the 10 Most Important Projects in Order of Importance (1 is most important, 10 is least important)

- \_\_\_\_\_ Kern Park improvements - new play equipment, landscaping, picnic facilities
- \_\_\_\_\_ Improvements to Laurelwood Park - benches, a gazebo, drinking fountain and trash cans
- \_\_\_\_\_ Improvements to 72nd Avenue park blocks - pedestrian paths, benches and trash cans
- \_\_\_\_\_ Street tree planting
  - \_\_\_\_\_ in residential areas
  - \_\_\_\_\_ along Foster Road
 (Street trees will be planted along the entire length of 82nd Avenue in Foster-Powell as part of the 82nd Avenue Improvement Project. Street trees on Powell are provided by Oregon Department of Transportation.)
- \_\_\_\_\_ Establishment of community gardens and orchards (capital not operating costs)
- \_\_\_\_\_ Outreach to new residents and business owners, who have recently immigrated to this country, with the purpose of involving them in the neighborhood association and local business associations
- \_\_\_\_\_ Involving youth in park maintenance and planning
- \_\_\_\_\_ Helping elderly and handicapped with house and yard maintenance
- \_\_\_\_\_ Neighborhood events aimed at improving the appearance of the neighborhood (Clean-ups for example)

<b>HCD Survey Results</b>															Average of	# of Rank-ings
Survey#	1	2	3	4	5	6	7	8	9	10	11	12	13	14	Rank-ings	Receiv-ed
<b>Survey Items in Order</b>																
Kern Park improvements			1	2	2	4	2	7		6	3	2	1	1	2 82	11
Improvements to Laurelwood Park			7	8	1	7	10	8		7	4	5	6	5	6 18	11
Improvements to 72nd Avenue park blocks	x		6	4	3	6	7	4	5	3	5	9	9	4	5 42	13
Street tree planting			8	9	4	2	8	3		4	2	6	4	6	5 09	11
Community gardens and orchards			9	10	6	9	5	6			8	4	5	9	7 10	10
Outreach to new residents and business owners			4	6	7	3	6	2	2		1	8	8	3	4 55	11
Involving youth in park maintenance and planning			2	5	5	1	4	9	1	5	9	1	7	2	4 25	12
Elderly / handicapped house and yard maintenance			10		8	8	3	5	3	1	6	7	3	7	5 55	11
Neighborhood events (Clean-ups)			3	3	9	5	1	1	4	2	7	3	2	8	4 00	12
<b>Other</b>																
Speed bumps	x		5												0 09	1
Traffic Control		x														1
Property protection		x														1
Code enforcem auto-drop offs and illegal dumping				x			x									2

# OUTER SOUTHEAST COMMUNITY

Recommended  
**HAZELWOOD  
NEIGHBORHOOD PLAN**



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

**Exhibit D**

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.

35464

**Recommended**

# **Hazelwood 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.

## **Portland City Council**

Vera Katz, Mayor  
Charlie Hales, Commissioner of Public Safety  
Earl Blumenauer, Commissioner of Public Works  
Gretchen Kafoury, Commissioner of Public Affairs  
Mike Lindberg, Commissioner of Public Utilities

## **Portland Planning Commission**

Richard Michaelson, President  
Douglas Van Dyk, Vice President  
Steve Abel  
W Richard Cooley  
Sarah ffitch  
Bruce Fong  
Paul Schuback  
Ruth Scott  
Noell Webb

## Acknowledgments

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Kay Collier	Sharon Owen
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Pat Holcomb	Marie Richey
Shirley Holmes	Dennis Richey
Nancy King	Joe Wallace
Francis D McElroy	

Major Assistance from Ken Hranicky, graduate student at Portland State University  
in the Masters in Urban and Regional Planning program  
Input from Other Hazelwood Members  
Meeting space provided by East Portland District Coalition  
Photographs by Francis D McElroy

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Jerry Brock, Ph D, AIA, AICP, Senior Planner, Project Manager  
Doug Warren, AICP, Project Coordinator (January, 1992 - August, 1994)

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Randy Webster, Office of Finance & Administration  
Kayda Clark, Oregon Department of Transportation  
Robin McArthur Phillips, Oregon Department of Transportation  
Greg Kaufman, Portland Bureau of Buildings  
Steve Kenworthy, Portland Bureau of Environmental Services  
Judy Sanders, Portland Bureau of Housing and Community Development  
George Hudson, Portland Bureau of Parks and Recreation  
Carol-Linda Casson, Portland Development Commission  
Grant Coffey, Portland Fire Bureau  
Andre Baugh, Portland Office of Transportation, Bureau of Traffic Engineering  
Jeanne Harrison, Portland Office of Transportation  
Commander Dave Butzer, Portland Police Bureau, Southeast Precinct  
Commander Dick Tate, Portland Police Bureau, East Precinct  
Sue Parker, Portland Public Schools  
Nick Sauvie, ROSE Community Development Corporation  
Jennifer Gerlac, Tri-Met  
Roberta Jortner, Water Bureau  
Lorna Stickel, Water Bureau

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

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## Appendices

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35464

*Hazelwood Neighborhood Association*

RECEIVED  
PLANNING BUREAU

1995 MAR 13 12 30

March 10, 1995

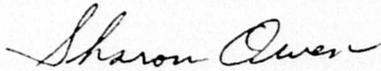
Portland Planning Commission  
1120 SW Fifth Ave , Room 1002  
Portland, OR 97204-1966

Subject Notification of Neighborhood Plan Adoption

On January 16, 1995 at a specially called General Membership Meeting, the Hazelwood Neighborhood Association adopted its proposed Neighborhood Plan as part of the Outer Southeast Community Plan. As we understand it, the proposed Neighborhood Plan is subject to amendment by the Planning Commission and the Portland City Council, prior to its final adoption by that body.

We would like to take this opportunity to express our appreciation for Planning Bureau Staff Ellen Ryker's excellent assistance in bringing our Neighborhood Plan to closure. Ellen worked well and with good humor with our Plan committee, she did an outstanding job of offering alternatives for wording and format that would accomplish our goals within the framework of the larger Community Plan.

Sincerely,



Sharon K. Owen, Chair

cc Ellen Ryker  
Michael Harrison

---

Sharon Owen, Chair  
1307 NE 111th Ave  
Portland, OR 97220  
503-253-5568

Kay Collier, Vice-Chair  
Mary O Leary, Secretary  
Jane Baker, Land Use  
Frank Cleys, At-Large

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John Hoefling, GABA  
Pat Holcomb, At-Large  
Shirley Holmes, Cherry Pk

Nancy King, At-Large  
Francis McElroy, Cherry Pk  
Pat O'Leary, At-Large  
Joe Wallace, At-Large

## Introduction

The Hazelwood area has developed a distinct characteristic due to its particular history, location and potential for growth. Concerns, as the Plan was developed, focused on

- Retaining the essential character of established neighborhoods and,
- Enhancing the quality of the environment within which neighbors live, shop, recreate and work

## The Hazelwood Neighborhood

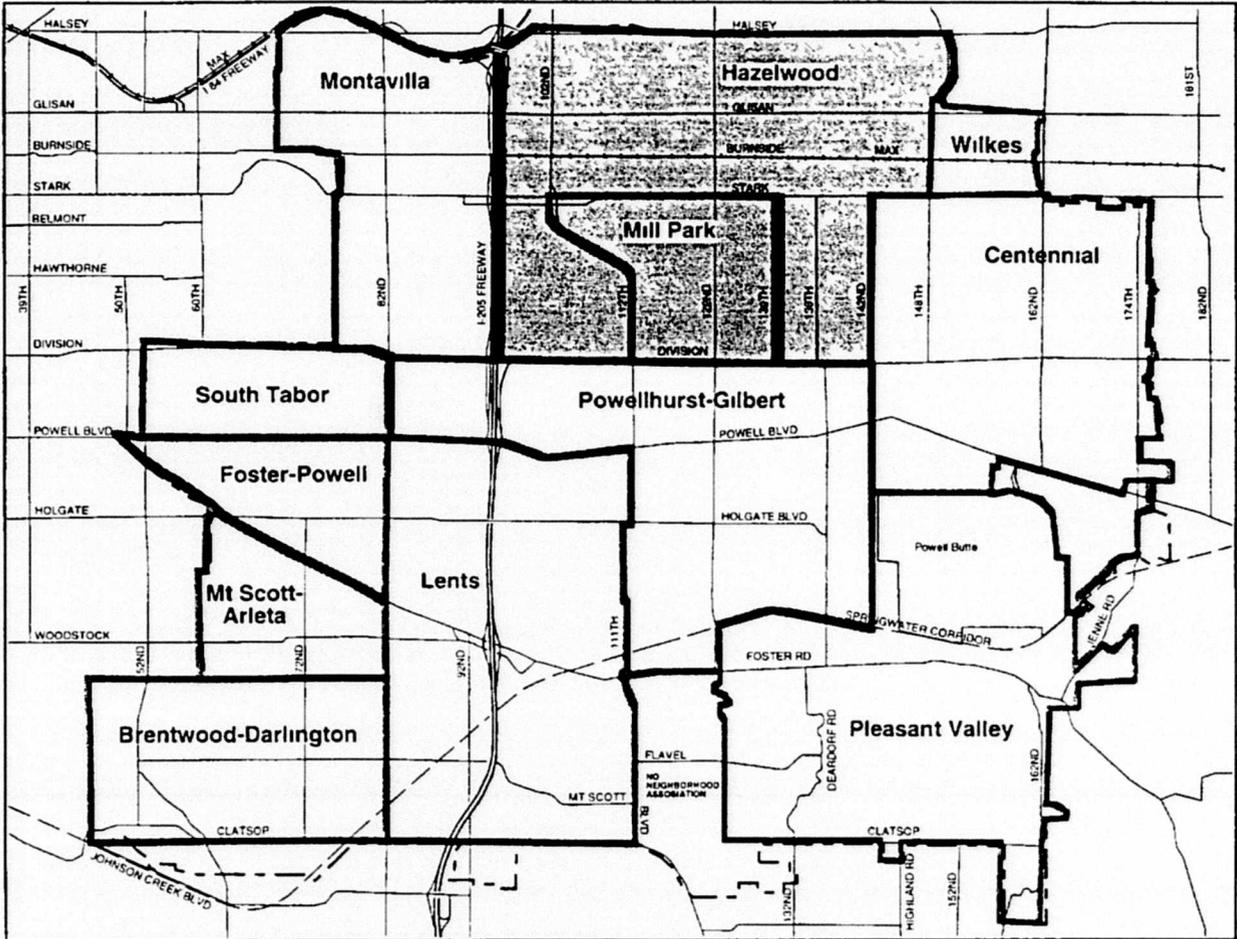
### Goal for the Future

*Assure safe neighborhoods that provide vitality of experience and quality of life for residents, commuters, workers, visitors and businesses. Do this by:*

- Enhancing the appearance and functionality of the environment -- the pleasantness of the surroundings and the maintenance and increase of various amenities and services
- Promoting
  - The safety and security of all homes, businesses and other buildings and facilities
  - Pedestrian and non-motorized vehicle access through Hazelwood
  - Ease of vehicle traffic flow along Hazelwood's major streets
  - The increased use of public transit
  - Development of parks and open spaces by the City and Metro
  - A wide variety of businesses and industries
  - An appropriate mix of housing types and quality standards of construction

# Boundaries

Beginning at SE Division and I-205, north to Halsey, then east to NE 148th, then south on 148th to SE Stark, then west to SE 142nd, then south to SE Division and west on SE Division to I-205 See Map 1 below and Map 2 on page 6



  
 NORTH

  
 ONE MILE

Outer Southeast Community Plan    October 1995

**RECOMMENDED**

**HAZELWOOD NEIGHBORHOOD PLAN**

## Hazelwood Neighborhood

**Legend**

-  Outer Southeast Community Plan Boundary
-  Neighborhood Boundaries within Outer Southeast Community Plan Boundary
-  Hazelwood Neighborhood

2

## History

The Hazelwood Community area is rich in history, dating from pioneer times. However, much as it does today, the area focused around transportation routes. Prior to 1854 there were only two routes east from downtown Portland, one of which followed what is now Foster Road and linked to a branch of Barlow Road, the Oregon Trail. In 1854 a petition was approved by Clackamas County to build a road along the baseline (surveyed in 1851) from the Sandy River to the Willamette River--Base Line Road, which is now SE Stark Street. Every mile along this road a concrete marker was placed, a few of which can still be seen. Be sure to make a pilgrimage to see the one (labeled "P-5") at 117th and SE Stark in Ventura Park.

Besides Stark Street/Base Line Road many streets and roads in Hazelwood used to have different names. Division Street/Section Line Road, Halsey Street/Barr Road, Glisan Street/Villa Avenue, Market Street/Everglade Avenue, 102nd Avenue/Craig Road, 122nd Avenue/Buckley Road, 128th Avenue/Lennox Avenue, 130th Avenue/Prune Road, 135th Avenue/Taylor Avenue, 136th Avenue/Gates Road. These names suggest the character of the area prior to 1945--primarily rural farming. Neighborhoods, as we think of them, lay west of 92nd Avenue.

### The Era of Development

Following World War II a housing boom hit the area with returning veterans demanding homes. Most of the core residential housing seen in Hazelwood today was constructed between 1946 and 1960. To quote the History and Folklore of the David Douglas Community<sup>1</sup>, the impetus for this construction boom was

- "1 Pent-up demand, of course
- 2 A natural sub-surface gravel area for storm and sanitary disposal that was wide spread and which greatly reduced building costs
- 3 A new Union High School District with a fine reputation that actively promoted a sense of community
- 4 Easy access provided by a grid system of paved roads [transportation again!]
- 5 Glendoveer Golf Course
- 6 An adequate supply of skilled craftsmen, material and financing "

Despite the housing boom, the area was fortunate to have a number of good contractors, who created pleasant neighborhoods--one, Cherry Blossom Park, was spotlighted by the first two Home Builders Association's Parade of Homes in 1952 and 1953.

---

<sup>1</sup>This historical sketch is deeply indebted to *History and Folklore of the David Douglas Community* published by the David Douglas Historical Society, 1989. The Hazelwood Neighborhood Association wishes to thank this group for permission to use their material.

The area continued to grow in population and commercial enterprise throughout the 1960s, 1970s and 1980s. Beginning in 1986, portions of Hazelwood west of 122nd Avenue were annexed to the City of Portland. This process was completed in 1994.

### Origin of the "Hazelwood" Name

The Hazelwood Neighborhood Association took its name directly from the Hazelwood Water District, whose boundaries largely coincided with those of the neighborhood. The Water District was formed from four prior districts: Russellville, Baseline, Menlo Park and Hazelwood. A look at plan maps of the area reveals that the name was popular early on in the development of the area. However, the origin of the term "Hazelwood" itself is conjectured to relate to the hazelnut trees and bushes which have always grown voluntarily and prolifically in the area.

### **Hazelwood Neighborhood Association and Previous Neighborhood Plans**

In 1977 the Hazelwood Community Group was formed under Multnomah County. The citizens developed a process under which anyone could become involved at the grass roots level in shaping and determining the image of their own community. Utilizing Goal I of the recently adopted SB 100 land use law, the Hazelwood Community Plan was developed, it was adopted in 1979 in conjunction with Multnomah County's Framework Plan. In 1986, this Plan was revised to conform to the City of Portland's Comprehensive Plan and was adopted by the City Council in 1986. The Hazelwood Community Group was recognized as a Portland neighborhood association in 1988. In part, to become more consistent with the City of Portland's neighborhood association situation, the Group changed its name in 1994 to the Hazelwood Neighborhood Association.

The commitment to citizen involvement exhibited during those planning processes has continued into the present, ensuring a community which deals effectively with on-going changes affecting its residents and businesses, and provides a mechanism for on-going citizen involvement. This is especially important, since the long period of unincorporated history and the relatively recent development of the area has resulted in residents having a different viewpoint from those in the historical neighborhoods within Portland.

## Neighborhood Profile

Demographically, in 1990 16,898 people, 4,509 families, and 6,802 households lived in the Hazelwood neighborhood. Over 91% of its population is Caucasian, the largest minority being Asian/Pacific Islanders at almost 6%. About 6.5% of the population is over 65 and 9% is aged 14 and under. Educationally, 23% of the population graduated from high school, 8% have a Bachelor's degree, and less than 3% have a graduate or professional degree.

In 1989, of persons aged 16 and over, 1,771, or 21.5% of the 8,222 workers, were employed in the retail trade, 15.8% in manufacturing, and 6% in business and repair services. Over 18% of workers were employed as administrative support staff, including clerical. Almost 12.5% were employed in sales and 21.6% were employed in managerial and professional specialty occupations.

In 1990, 5,470 persons, or 68% of the 7,992 workers aged 16 and over, drove alone to work. Only 663, or 8% took public transportation, even though the MAX light rail line goes right through the neighborhood. It took 3,083 commuters 15-24 minutes to get to work.

The median household income in 1989 was \$27,719, which compares favorably with the median for East Portland of \$26,790 and \$25,592 for the City of Portland. Of the 7,008 housing units, 57.5% were owner-occupied and almost 3% were vacant.

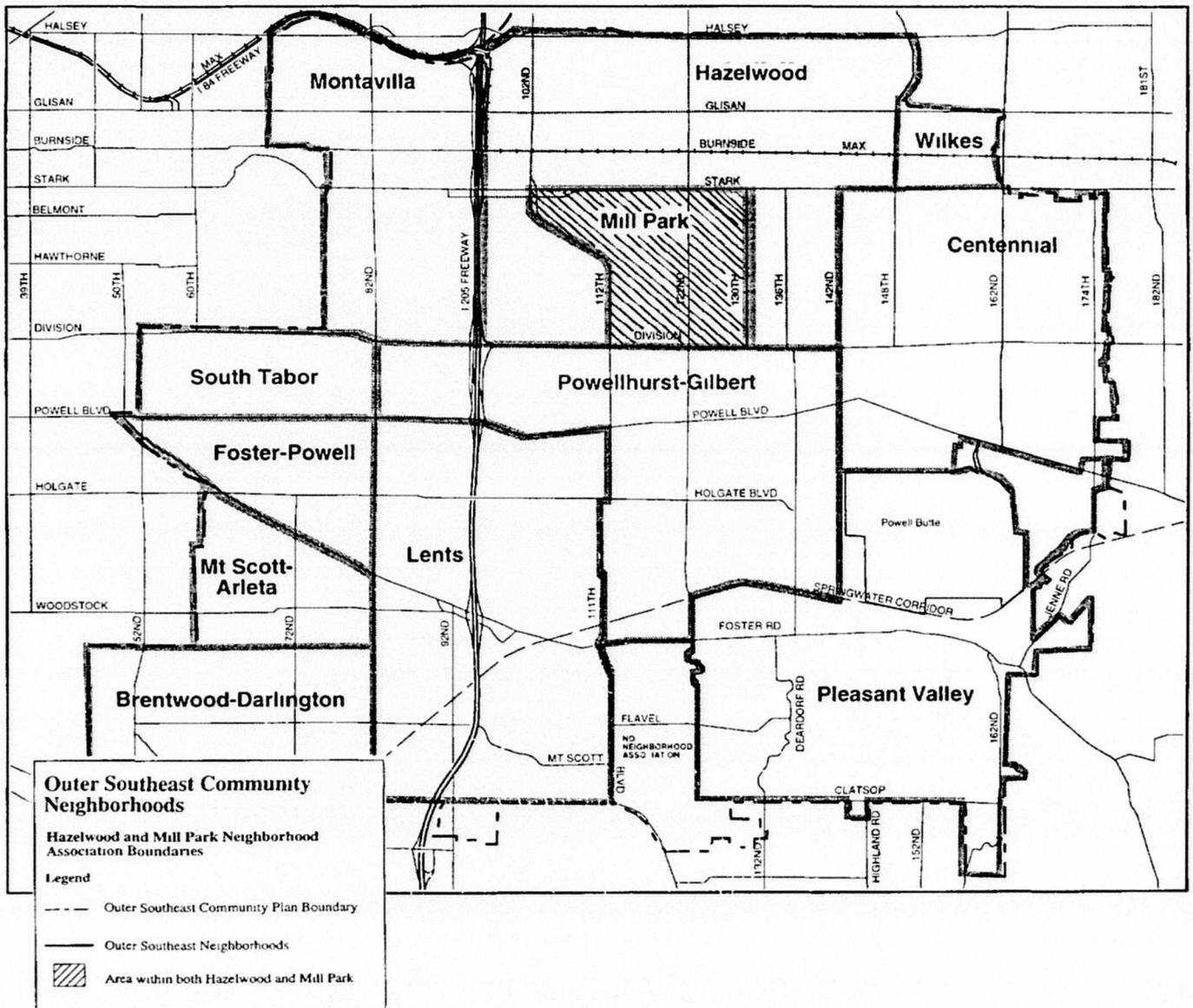
Today major features of the Hazelwood area continue to be transportation oriented. There are four major east-west and four north-south arterials, including Interstate 205, within the area. Tri-Met's MAX light rail line bisects Hazelwood, providing commuting access to downtown Portland or Gresham. Other highlights include shopping hubs--Gateway Center and Transit Mall, Mall 205 and the Stark/Washington Couplet, Menlo Park Shopping Center, Portland Adventist Medical Center, Midland Regional Library, and David Douglas High School, one middle and five elementary schools. On the periphery, and within short commutes, are a number of other attractions and amenities.

There are still vacant lots and commercial opportunity sites within Hazelwood, making it an area where additional population growth is anticipated.

## Hazelwood and Mill Park Neighborhood Association Boundaries

The boundaries of Hazelwood Neighborhood Association include the recognized Mill Park Neighborhood Association, which has also prepared a neighborhood plan (See map 3 below)

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 two neighborhoods will mutually collaborate on implementing policies, objectives and actions.



## Purpose of this Plan

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

### **Relationship of the Hazelwood Neighborhood Plan to the Outer Southeast Community Plan and the Comprehensive Plan**

The Hazelwood 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 the residents and businesses in the Hazelwood community are contained in the Hazelwood Neighborhood Plan. The Neighborhood Plan also reinforces community plan elements applicable to the Hazelwood 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.

Hazelwood's *Goal for the Future* (p 1) is adopted by ordinance as part of the overall Comprehensive Plan Vision. Policies 1 through 7 and their associated objectives are also adopted by ordinance as part of the Comprehensive Plan. Adoption of the Hazelwood 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 land use designation within the Hazelwood 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 Policies A and B, part of the Hazelwood Neighborhood Association-Specific 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 Hazelwood Neighborhood Plan.*

## **The Planning Process**

The Community Planning Process for the Outer Southeast District began in early 1992. In March, 1993 Doug Warren, lead planner for the Outer Southeast Community Plan at that time, came to the Hazelwood general meeting and talked about the need to revise the 1986 Plan. The Association realized early in the process that, instead of simply editing the existing plan, they needed to prepare a completely new plan.

To direct the neighborhood planning process, a Steering Group was formed by the Hazelwood Neighborhood Association. Between March and November, 1993, the Steering Group met every couple of weeks. Topics were brainstormed, as were objectives and actions. An initial draft version was presented to the Association's general meeting on November 18, 1993. Following changes, a January, 1994 draft was distributed to residents, businesses, and members of the Outer Southeast Community Plan Technical Advisory Committee (TAC).

Between January and April, the Steering Committee revised the plan again. And on April 21, 1994 a workshop was held at Floyd Light Middle School. The April version was reviewed again by TAC members.

The Proposed Plan was formally adopted by the Hazelwood Neighborhood Association on January 16, 1995.

## **Plan Organization**

The Hazelwood Neighborhood Plan consists of several parts. They are the Neighborhood Goal, Comprehensive Plan Policies and Objectives, Action Charts, a Neighborhood Association-Specific 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. Policies A and B are intended solely for the neighborhood's own guidance and are not part of the City's Comprehensive Plan, the Outer Southeast Community Plan, or the adopted Hazelwood Neighborhood Plan.

Goal The Hazelwood Goal Statement illustrates where the Plan is leading and identifies two main goals it wants to achieve as a neighborhood. An abbreviated form of this Neighborhood Goal ties the Hazelwood Neighborhood Plan to the Outer Southeast Community and Portland's adopted Comprehensive Plan Vision statements. It will be adopted as a policy in the Outer Southeast Community Plan Vision and the City's Comprehensive Plan Vision statement.

Policies and Objectives The Hazelwood Neighborhood Plan's Policies and Objectives address the aspects of the Hazelwood Neighborhood over which those participating in the planning process wish to provide guidance to decision makers. Policies 1 - 7 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 seven policy areas to be adopted by City Council are Public Safety (Policy 1, page 15), Economic Development (Policy 2, page 17), Recreation and the Environment (Policy 3, page 23), Transportation (Policy 4, page 27), Housing (Policy 5, page 31), Community Design and Livability (Policy 6, page 33), and 122nd Avenue Subarea (Policy 7, page 35).

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 Hazelwood Neighborhood Plan that amend the City's Comprehensive Plan, Zoning Map and Zoning Code.

Advocacy Agenda Policy A, *Community Institutions and Human Services*, and Policy B, *Advocacy Agenda*, are internal to the Hazelwood Neighborhood and will be adopted by the Hazelwood Neighborhood Association only. It addresses 1) social elements deemed important to the neighborhood's future success and 2) advocacy items which address issues of significance either beyond the scope or outside the area of the community planning process or issues that the neighborhood association would like considered. The Hazelwood Neighborhood Association is solely responsible for implementing these actions unless otherwise noted. 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. These items have been adopted only by the Hazelwood Neighborhood Association. No portion has been nor will be adopted by City Council nor are they part of

the City's Comprehensive Plan. 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.

Appendices Appendices includes a Table of Traffic and Transportation Problem Areas and Recommended Design Guidelines for Hazelwood Neighborhood. These appendices have been adopted by the Hazelwood Neighborhood Association only and will not be adopted by City Council. Design Guidelines are for guidance only, they are not mandatory nor are they required for any development to be approved by the City. They are not part of the Comprehensive Plan or the Outer Southeast Community 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.

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**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 Hazelwood Neighborhood Plan a part of Portland's Comprehensive Plan, excluding only the Hazelwood Neighborhood Association-Specific Advocacy Agenda, which is adopted by the Hazelwood Neighborhood 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 Hazelwood 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:\*

*B Reinforce the vitality of experience and quality of life for residents, commuters, workers, visitors and businesses in Hazelwood*

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

## **Policy 1. Public Safety**

Hazelwood residents and businesses view Public Safety as the basic building block for quality of life. In recent years Portland has come to view Public Safety as a partnership between service providers - Police, Fire and Medical - and the "community" - residents, schools, businesses and a variety of public and nonprofit agencies. In order to further the goals of participation by community members in their own security, each individual must take responsibility for crime and fire prevention measures, first aid, and earthquake preparedness. The goal of the Neighborhood Association is to encourage and support Public Safety education, training and activities (e.g. Neighborhood Watch, Neighborhood Fire Response) that will promote an enhanced quality of life and sense of security.

### **Foster and maintain a safe environment for residents, businesses and visitors in the Hazelwood Neighborhood by reducing crime and the fear of crime.**

(To be adopted by City Council)

#### **Objectives**

- 1 Support programs that maintain police, fire and medical emergency services at a level that will create a sense of safety, security and improve livability and quality of life
- 2 Build a long term partnership among public safety providers (police and fire), residents and businesses
- 3 Foster education of residents and business persons to be active participants in furthering their own safety and security

## Action Chart: Public Safety

#	Actions	Time				Implementors
		On-going	Adopt with Plan	Next 5 Yrs	6 to 20 Yrs	
	<b>PROGRAMS</b>					
PS1	On an annual basis invite representatives from police and fire departments to discuss the status of their services	X				HNA
PS2	Include representatives of the Hazelwood neighborhood on mailing lists maintained by area Police Precincts and the Fire Bureau	X				HNA, PPB, PFB
PS3	Include representation of residents and business persons on police and fire advisory committees	X				HNA, PPB, PFB, BA
PS4	Support targeted community policing, e.g. the David Douglas Safety Action Team, community contact offices	X				HNA, PPB
PS5	Educate citizens in ways to support police efforts, such as identifying and observing drug houses and reporting criminal activity,			X		HNA, PPB, EPDC
PS6	Encourage training of landlords in tenant screening and eviction techniques			X		HNA, PPB, HAP
PS7	Include district and community police officers and fire personnel in neighborhood meetings and activities involving local citizens	X				HNA, PPB
PS8	Organize, promote and support communication among a variety of public safety efforts, e.g., Neighborhood Watch, Citizen Patrols, and the East Portland District Coalition crime prevention specialists, Public Safety Committee, Court Watches, Neighborhood Emergency Teams and police	X				HNA, PPB, EPDC, PFB
PS9	Assist and train citizens in crime and fire prevention techniques, e.g. locks, lighting, environmental design and smoke detectors	X				PFB, PPB, EPDC
PS10	Encourage businesses and business associations (e.g. Rotary, Kiwanis, Gateway area Business Association) to become more involved in crime prevention and public safety issues	X				EPDC, BA
PS11	Target crime in the vicinity of transit stations, malls and pedestrian areas	X				PPB, TM
PS12	Organize and support citizens to perform regular and prompt graffiti removal	X				EPDC, HNA
PS13	Create active Neighborhood Watch groups and Citizen Patrols in every neighborhood in the Hazelwood Neighborhood	X				EPDC, HNA

**Note** Action Charts will be approved by Portland City Council 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.

## Policy 2. Economic Development

Hazelwood is home to a thriving business community, but one that has great opportunities for increased variety and growth. At present there are four major shopping centers within Hazelwood—the Gateway, Mall 205 and Menlo Park shopping malls and the newly developed showcase Target-Safeway center with senior citizen housing at NE 122nd and Glisan. Immediately north of Hazelwood at NE 122nd and Halsey is the San Rafael center, and on all four corners of the intersection at SE 122nd and Division are shopping centers and commercial enterprises. All major intersections of 122nd Avenue (Halsey, Glisan, Burnside, Stark, Market and Division) are commercial nodes. It is a significant goal of this plan to maintain and increase the economic viability of the Hazelwood area.



Menlo Park Plaza



Mall 205 Shopping Center

Within the Outer Southeast Community Plan, the Gateway Plan District will be expanded to include Gateway, Mall 205, Portland Adventist Medical Center, and the area between It is designated a "Regional Center" in Metro's Region 2040 Plan. A major aspect of the Hazelwood "vision" is to seek a quality development of the Gateway area, including a mix of commercial, housing and open space that will enhance both the economic potential and the livability of the entire Hazelwood community and establish the Gateway Regional Center as the major commercial and business center for East Portland.

35464



Portland Adventist Medical Center  
Hazelwood's Largest Employer

**Preserve and enhance the commercial viability of businesses within Hazelwood by stimulating business growth, investment and a high level of livability.**

(To be adopted by City Council)

**Objectives**

- 1 Provide programs and incentives that will a) help stabilize and retain existing business, b) attract new firms and investments, c) create new jobs for area residents
- 2 Establish viable commercial and business centers to serve the neighborhoods and draw visitors from outside Hazelwood
  - a Support commercial development in hub areas by advocating on their behalf before decision-makers
  - b Discourage the expansion of strip commercial development by encouraging concentration of retail and wholesale car lots at the commercial intersections of major traffic streets
- 3 Assure that commercial and business centers are constructed and reconstructed to be pedestrian friendly environments
- 4 Maintain open channels of communication between neighborhood residents and businesses

## Action Chart: Economic Development

#	Actions	Time				Implementors
		On-going	Adopt with Plan	Next 5 Yrs	6 to 20 Yrs	
	<b>PROJECTS</b>					
ED1	Develop activities, such as festivals and picnics that promote the area	X				HNA, EPDC, BA
ED2	Develop a pedestrian friendly environment along the MAX line that supports transit and local residents			X		PDOT, BA, BOP, HNA, TM
ED3	Seek ways to provide funding to support economic development in the community			X		PDC, HNA
ED4	Create a strong working relationship between Hazelwood Neighborhood Association and business associations by a) Establishing a liaison task force with businesses and business associations within Hazelwood, b) Developing a marketing and economic analysis of the Hazelwood area, and c) Developing and implementing an image/marketing plan for target areas	X		X		HNA, EPDC, BA, OSEBC, PDC
ED5	Compile and maintain a directory containing the names and telephone numbers of a responsible person for each business in Hazelwood			X		HNA, BA
ED6	Encourage businesses to clearly post readable addresses			X		BA, HNA, EPDC, PFB
ED7	Encourage neighborhood businesses to employ local residents and advertise in community papers			X		HNA, BA
	<b>PROGRAMS</b>					
ED8	Entice family-oriented businesses, such as gift shops, hobby shops, and restaurants, to locate in Hazelwood			X		BA, PDC
ED9	Encourage business associations (for example, Gateway Area Business Association) and service clubs, such as Kiwanis and Rotary, to become more involved in implementing this neighborhood plan	X				BA, HNA, OSEBC

#	Actions	Time				Implementors
		On-going	Adopt with Plan	Next 5 Yrs	6 to 20 Yrs	
ED10	Maintain active participation and representation from businesses to Hazelwood Neighborhood Association	X				HNA, BA
ED11	Encourage a variety of commercial development types that are compatible with the neighborhood by supporting applicable zoning and design requirements a Light industrial and office parks, b General business and professional office sites, c Recreation, education, and social service providers	X	X			BOP, HNA, EPDC
ED12	Encourage the viability of small, visually appealing businesses and commercial enterprises which serve the residents of the neighborhood and are located outside commercial centers	X	X			HNA
<b>REGULATIONS</b>						
ED13	Concentrate expansion of commercial development at the following centers/hubs (a) Stark/Washington Street from I-205 to SE 108th (b) Gateway Plan District (c) Menlo Park/Rogers Center at 122nd & Glisan	X	X			BOP, HNA, EPDC

**Note** Action Charts will be approved by Portland City Council 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.

### Policy 3. Recreation and the Environment

The focus of this section is to increase and improve the recreational and scenic opportunities in the Hazelwood neighborhood. Currently, the Hazelwood area is designated as "parks deficient" by the Portland Bureau of Planning and Parks and Recreation. During the early development of the area under Multnomah County, several sites were denoted as park lands, usually adjacent to elementary schools. Only one of these sites, Ventura Park, has been developed for general use. Most of the others are simply vacant lots.



Ventura Park

There are opportunities in the future for additional land in Hazelwood to be designated as open space, and the intent of the plan is to take advantage of any such openings, e.g. the "gravel pit" at approximately 106th and SE Division and the Hazelwood Water District land on NE 117th and Multnomah. An exciting potential addition identified in the Community Plan is a north-south greenspace mall through the Gateway area development. Finally, the plan advocates for the conscious "setting aside" of land in large new housing developments for recreational use. (See Policy 6 Community Design and Livability)

The plan takes into account other types of recreational facilities, such as a community, senior citizen and youth center. Pedestrian and bike pathways and routes increase the enjoyment of the area. The pleasantness of our surroundings is correlated with the maintenance and appearance of the housing, businesses and other construction in the area. The plan promotes neighborhood activities that encourage cleanliness, absence of graffiti, recycling and other efforts that demonstrate desire for a quality environment.

**Promote recreational opportunities in parks, scenic areas, and open spaces in and around Hazelwood.**

(To be adopted by City Council)

Objectives

- 1 Update park facilities, increase the usability and promote security of parks
- 2 Support acquisition, expansion and development of those open spaces and parks identified in Outer Southeast Community Vision Map
- 3 Create an environment that encourages the Hazelwood Community's Identity
- 4 Encourage the continued development of well-marked and well-lighted pedestrian and bicycle systems that connect residential areas and activity centers of the community, including shopping districts, parks, recreation sites, and institutions
- 5 Create opportunities that encourage members of the community to maintain and improve the appearance of their property and public areas

**Action Chart: Recreation and the Environment**

#	Actions	Time				Implementors
		On-going	Adopt with Plan	Next 5 Yrs	6 to 20 Yrs	
	<b>PROJECTS</b>					
RE1	Develop a community center within Hazelwood. Include as part of it an Activity Center for citizens with special needs, bookmobiles, and a swimming pool.			X		HNA, EPDC
RE2	Install a paved sidewalk around the perimeter, outside the fence, of Glendoveer Golf Course.			X		HNA, EPDC, ANA
RE3	Provide parks with amenities (such as picnic benches, paved pathways, climbing and play equipment, tennis courts, and playing fields) that are appropriate to the size, location and use of the park.			X		Parks



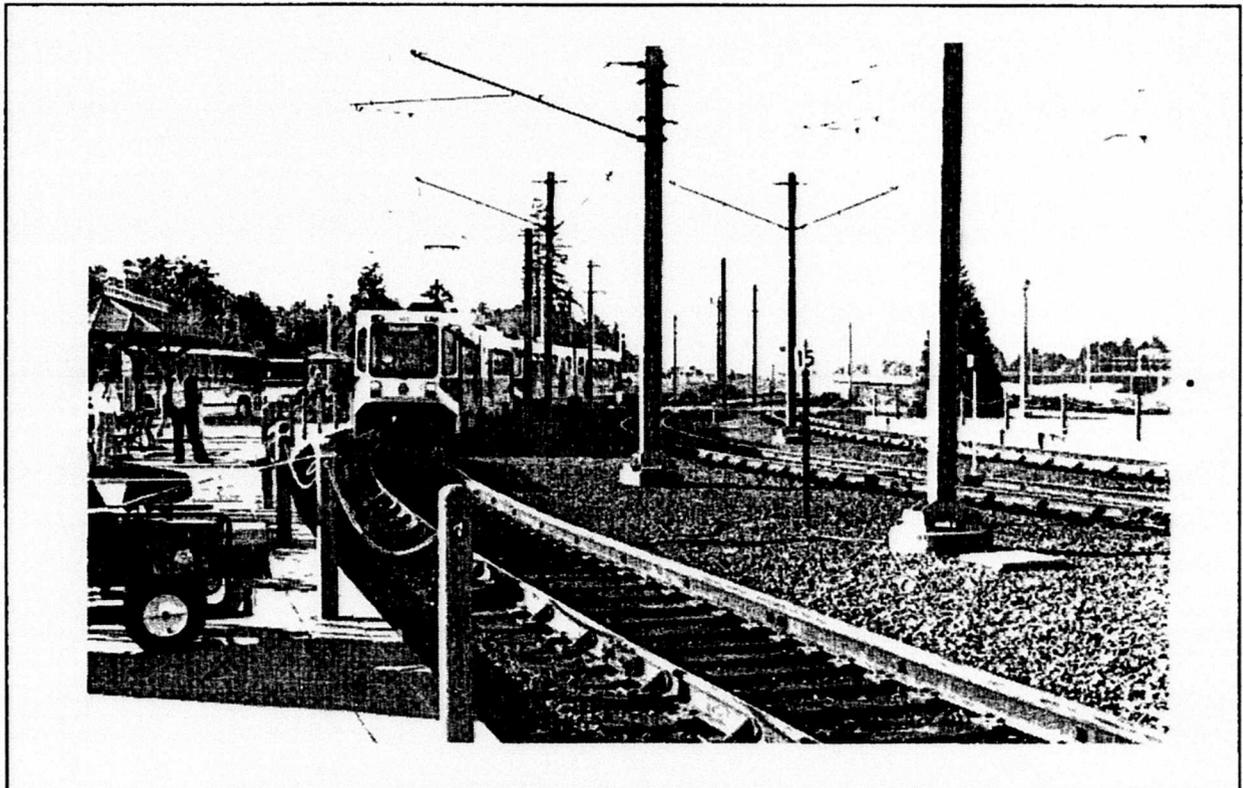
#	Actions	Time				Implementors
		On-going	Adopt with Plan	Next 5 Yrs	6 to 20 Yrs	
RE4	Start an aggressive tree planting effort in parks			X		HNA, EPDC, Parks, FOT
RE5	Continue to develop a path between Portland Adventist Medical Center and the Mall 205 shopping area (See p 37 for further description)		X			BOP, PAMC, PDOT, HNA
RE6	Work with the Bureau of Parks and Recreation to develop the undeveloped parks Menlo Park, Midland, Cherry Blossom Park, Lincoln Park, North Powellhurst Park, Mill Park and Floyd Light Park				X	HNA, ANA, EPDC
RE7	Promote the acquisition of open space and park land sites Consider in particular acquisition of the gravel pit at 106th and Division				X	HNA, Parks, BOP
<b>PROGRAMS</b>						
RE8	Encourage developers of multi-family, multiple single-family, and commercial developments to follow open space and recreational guidelines found in Appendix C	X				HNA
RE9	Establish neighborhood citizen patrols in parks	X				HNA, EPDC
RE10	Design and place landscaping to maintain security and enhance surroundings		X			Parks, EPDC
RE11	Develop undeveloped parks and open spaces to fit neighborhood needs	X				Parks, HNA
RE12	Sponsor programs for community cleanup, e g debris, garbage, broken cars and equipment	X				HNA, EPDC
RE13	Maintain trees and forested areas of Lincoln Park, North Powellhurst, Mill Park, Midland Park and Floyd Light Park	X				HNA, Parks
RE14	Preserve and enhance significant natural features, such as wooded areas	X				HNA
RE15	Educate citizens on ways to improve their neighborhood's appearance	X				HNA, EPDC, ONA
<b>REGULATIONS</b>						
RE16	Require developers to incorporate pathways and open spaces into all high density developments	X	X			BOP, PDOT

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## Policy 4. Transportation

Transportation is a key concern in land use planning. Residents and business persons know the outcomes they desire - accessibility, smooth traffic flow, minimal congestion, pedestrian and bicycle routes, handicapped/disabled access and frequent low-cost public/mass transit. Obtaining these features and amenities is often a challenge, beyond the capability of the average citizen. The plan includes four objectives and a large number of action proposals.

Transportation is the single most prominent feature of the Hazelwood area. Hazelwood has been historically, and continues to be, an area of east-west transit. Halsey, Glisan, Burnside, Stark, Market and Division, and the MAX Light Rail line. There are also north-south routes, most significantly I-205, 122nd, 139th, and 148th. The plan recognizes the importance of finding ways of both facilitating movement and avoiding the consequences of noise, pollution and congestion that can easily result.

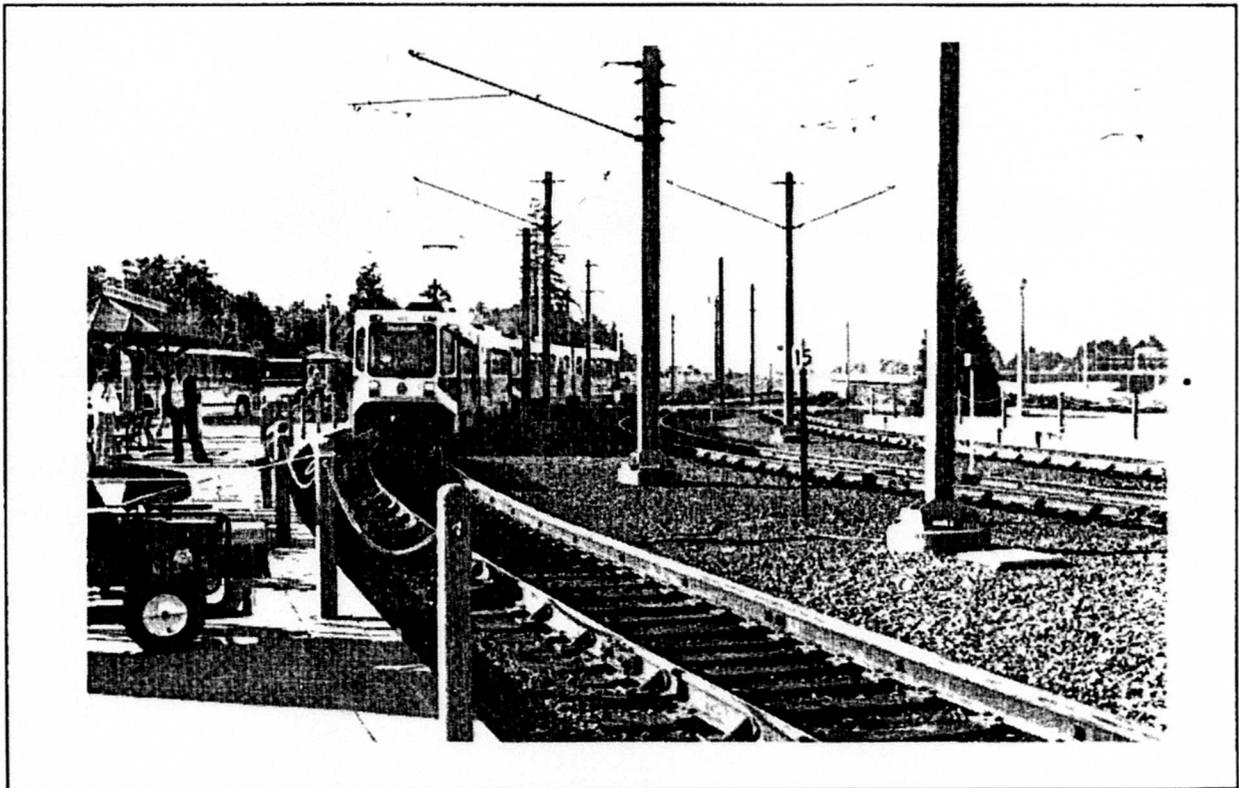


MAX Light Rail Transit Line

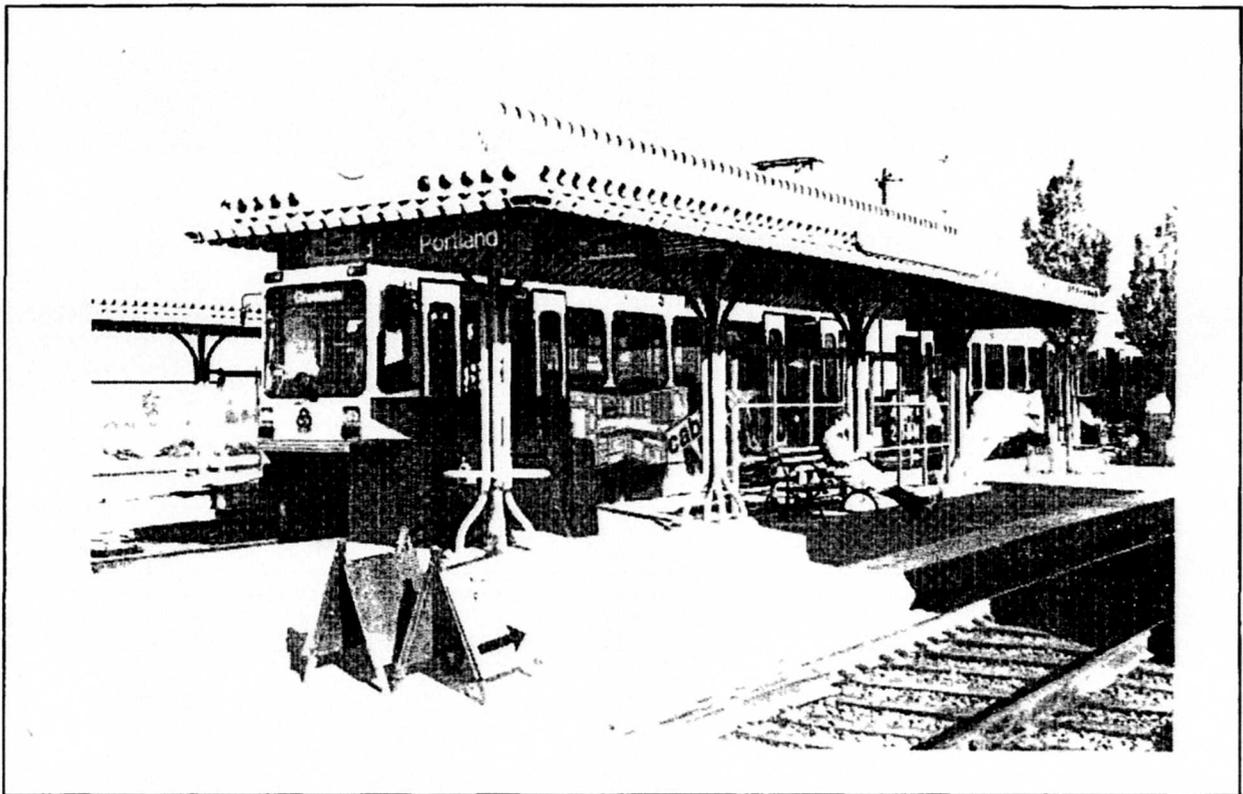
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MAX Light Rail Transit Line



MAX Gateway Transit Station

An opportunity exists within the Outer Southeast Community Plan to provide pedestrian and bicycle routes through the Gateway Plan District, connecting the Gateway Regional Center with the Mall 205 commercial area. The paths should provide safe access through traffic and vehicle parking to shopping and housing.

**Improve accessibility in, around and through Hazelwood. Develop, improve and expand paths, trails and streets that serve as links between recreational, commercial, and residential areas while maintaining the livability of residential areas.**

(To be adopted by City Council)

**Objectives**

- 1 Improve accessibility within the neighborhoods and among commercial, recreational, employment and transit sites
- 2 Improve accessibility by mass transit and alternative modes of transportation
- 3 Place a high priority on construction and upgrading of streets to City of Portland street standards
- 4 Support a comprehensive bicycle program for recreational and commuting purposes

**Action Chart: Transportation**

#	Actions	Time				Implementors
		On-going	Adopt with Plan	Next 5 Yrs	6 to 20 Yrs	
<b>PROJECTS</b>						
T1	Examine bus lines and other public transit routes through Hazelwood to ensure better access, adequate service, and more convenient transfers	X				HNA, TM, PDOT
T2	Request development of designated pedestrian and bicycle routes in the following neighborhood areas Glendoveer Golf Course, Gateway, Mall 205, Cherry Park, Mill Park, Lincoln Park, North Powellhurst Park and David Douglas High School			X		HNA, Parks
T3	Review existing curb ramps in Hazelwood and request that additions be made where they are most needed Participate in the City-County Commission on the Disabled Committee's review of curb ramp requests	X				EPDC, HNA CCACD
T4	Request PDOT to evaluate the traffic patterns, access and acceptable congestion impact of private streets on neighborhood public streets, collectors and arterials			X		BOP, HNA, EPDC

#	Actions	Time				Implementors
		On-going	Adopt with Plan	Next 5 Yrs	6 to 20 Yrs	
<b>PROGRAMS</b>						
T5	Request PDOT to evaluate the traffic and transportation problems listed in Appendix B and work with its staff on studies and methods of resolution			X		HNA
T6	Create a barrier-free pedestrian network within the neighborhood's activity centers and between these centers and adjacent residential areas			X		PDOT, HNA, BOP
T7	Support study and implementation of alternative means of transportation	X				HNA, EPDC
T8	Encourage through traffic to use arterials rather than local neighborhood streets	X				HNA, PDOT
T9	Support increased funding for bicycle route improvements			X		HNA
T10	Encourage Tri-Met to operate buses on streets designated as transit streets in Portland's Comprehensive Plan	X				HNA, EPDC, TM, PDOT
<b>REGULATIONS</b>						
T11	Set criteria for the assessment of need, design, construction and maintenance of new private streets			X		BOB, BOP, HNA, EPDC
T12	Require commercial development to design buildings, sidewalks, pedestrian walkways and drives to encourage pedestrian and non-automobile (e.g. bicycles and wheelchairs) use and access to the site		X			PDOT, BOP, HNA

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## Policy 5. Housing

While the Hazelwood neighborhood currently supports a mix of single and multi-family dwellings, it is anticipated that multi-family housing, from duplexes to apartment complexes, will increase over the life of this plan. The Outer Southeast Community Plan will create zoning which increases housing opportunity, and the present plan acknowledges that such change is necessary and desirable, but only if the appropriate guidelines (defined in Appendix C) are in place and enforced. Objectives in the plan seek to encourage a stable populace to maintain a sense of community among residents who live, shop and work in Hazelwood.

**Maintain and reinforce Hazelwood housing as affordable for families and individuals, which provides for a stable population of responsible homeowners and renters.**

(To be adopted by City Council)

### Objectives

- 1 Promote the development of a variety of housing types
- 2 Enable home ownership by supporting programs that provide access for homeowners to financial resources and technical expertise
- 3 Support programs to increase long-term leases and rentals of multi-dwelling housing
- 4 Rehabilitate dilapidated and derelict houses
- 5 Concentrate new housing development near major transit facilities, particularly existing light rail transit stations

## Action Chart: Housing

#	Actions	Time				Implementors
		On-going	Adopt with Plan	Next 5 Yrs	6 to 20 Yrs	
	<b>PROGRAMS</b>					
H1	Establish a good working relationship between the Bureau of Buildings and HNA to deal with derelict, dilapidated, and vacant buildings a Identify dilapidated rental properties and pursue their rehabilitation b Expedite the nuisance abatement and condemnation processes and condemn derelict housing	X				HNA, EPDC
	<b>REGULATIONS</b>					
H2	Locate multi-unit housing over four units within walking distance (not to exceed 1/4 mile) of committed or established transit lines to encourage less vehicular use		X			BOP

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## Policy 6: Community Design and Livability

Community Design and Livability is possibly the most important component of the present plan. Prior to Comprehensive Plan Code changes, Hazelwood residents had the Site Review tool of land use planning and zoning changes. Hazelwood neighbors are extremely concerned that the present City Code requirements lack the “teeth” to handle the rapid growth and construction that is already occurring and likely to accelerate in the next few years, since there are a considerable number of available building sites in Hazelwood. Examples of difficulties already encountered include

- Fast food restaurants built on corner lots of busy intersections with no provision for ingress and egress that will avoid traffic congestion and accidents,
- Narrow private streets built with no provision for garbage pickup, future repair, maintenance, parking and turnaround,
- Housing developments built with limited provision for on-site recreation which will accommodate the number and types of residents envisioned as tenants

The plan addresses these concerns by proposing design guidelines that will assure privacy and pleasing surroundings for all, encouraging provision of adequate recreational area for new multi-family housing, and advocating for the location of multi-family housing near transit.

### **Maintain Hazelwood as an affordable, attractive neighborhood, which provides a friendly, safe, and pleasing community for everyone.**

(To be adopted by City Council)

#### Objectives

1. 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
2. Encourage development projects to meet the voluntary design guidelines included in Appendix C of this plan for the Hazelwood Neighborhood
3. Support programs and activities that enhance the livability and quality of life of the Hazelwood Neighborhood
4. Provide recognition and incentives for businesses to invest in rehabilitation and neighborhood enhancements

## Action Chart: Community Design and Livability

#	Actions	Time				Implementors
		On-going	Adopt with Plan	Next 5 Yrs	6 to 20 Yrs	
<b>PROGRAMS</b>						
CD1	Encourage developers of multi-family housing, multiple single-family housing developments, and commercial buildings to meet with the Neighborhood Association on their projects and to use guidelines in Appendix C	X				HNA
CD2	Seek the opportunity to comment on development plans for commercial ventures and residential developments over three units	X				HNA
CD3	Review commercial developments which desire to expand into adjacent residential areas on a case by case basis  Encourage commercial developments to locate or expand outside established residential areas only	X				HNA
CD4	Work with the City of Portland, business associations, and non-profit organizations to beautify neighborhood commercial and residential streets and transit stops	X				HNA
CD5	Minimize the number of new curb cuts which could create safety hazards and congestion for pedestrians, bicyclists, and drivers, especially near four-way arterial intersections	X	X			BOP, PDOT
CD6	Continue to work with the Portland Police Bureau and Parking Enforcement on illegally parked cars, enforcement of parking regulations and removal of abandoned cars	X				PPB, PDOT, HNA, EPDC

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**Policy 7. 122nd Avenue Subarea**

The Hazelwood Neighborhood Plan creates a special subarea for the area along 122nd Avenue from NE Halsey to SE Division. The reason for this designation is that what happens on 122nd directly impacts the adjacent residential areas and all east-west streets in terms of traffic, commercial uses, and the potential for higher density housing and increased transit use. Although this Plan encourages nodal commercial development, the actual market pattern appears to be moving toward a more linear design. The neighborhood feels strongly that, unless 122nd is monitored on an on-going basis and investors encouraged to limit their developments to nodes, 122nd could easily become even more of a strip commercial street than it is now. This type of development pattern could threaten the neighborhood's desire to make its streets more transit and bicycle friendly.

A number of objectives and actions which directly concern this subarea more appropriately belong elsewhere in the Plan. Please review ED14, Appendix B, and the Transportation and Economic Development Policies as well as the following Action Chart.

**Ensure that 122nd Avenue commercial area develops in a nodal pattern to maintain the quality of adjacent neighborhoods and enhance the pedestrian and bicycle-friendly nature of areas in-between commercial nodes.**

(To be adopted by City Council)

**Objectives**

- 1 Recognize the role which 122nd Avenue plays as a major traffic and transit street in future planning and development efforts
- 2 Encourage construction of a mix of housing types and commercial/retail along 122nd to increase transit use and support local business nodes

## Action Chart: 122nd Avenue Subarea

#	Actions	Time				Implementors
		On-going	Adopt with Plan	Next 5 Yrs	6 to 20 Yrs	
<b>PROJECTS</b>						
S1	Establish the 122nd Avenue Subarea within the Hazelwood Neighborhood Plan		X			HNA
S2	Prepare a Vision for 122nd Avenue in conjunction with adjacent neighborhoods and business coalitions			X		HNA, EPDC
S3	Request a study of traffic and pedestrian concerns along 122nd			X		HNA
S4	Request a study of the traffic patterns generated by the Menlo Park Shopping Center and the Target-Safeway Center at NE 122nd & Glisan			X		HNA
<b>PROGRAMS</b>						
S5	Work with developers and public agencies to assure that the siting and design of buildings, transportation elements, and other features in the 122nd Avenue Subarea contribute to the Vision	X				HNA
S6	Work with developers using criteria established in Appendix C	X				HNA
S7	Monitor traffic and parking in order to determine how best to deal with congestion, speeding, and other safety problems Request PDOT to help determine how best to deal with the situation Work with PDOT on methods of resolution	X				HNA
S8	Request that all developers of property abutting residential neighborhoods work in conjunction with those neighbors to minimize or alleviate negative impacts	X				HNA, BOP, BOB

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## DESCRIPTION OF SELECTED ACTIONS

The following is a detailed description of Action RE5 associated with Policy 3, Recreation and Environment. It is presented here in a level of detail provided by the Hazelwood Steering Group.

### **Policy 3: Recreation and the Environment**

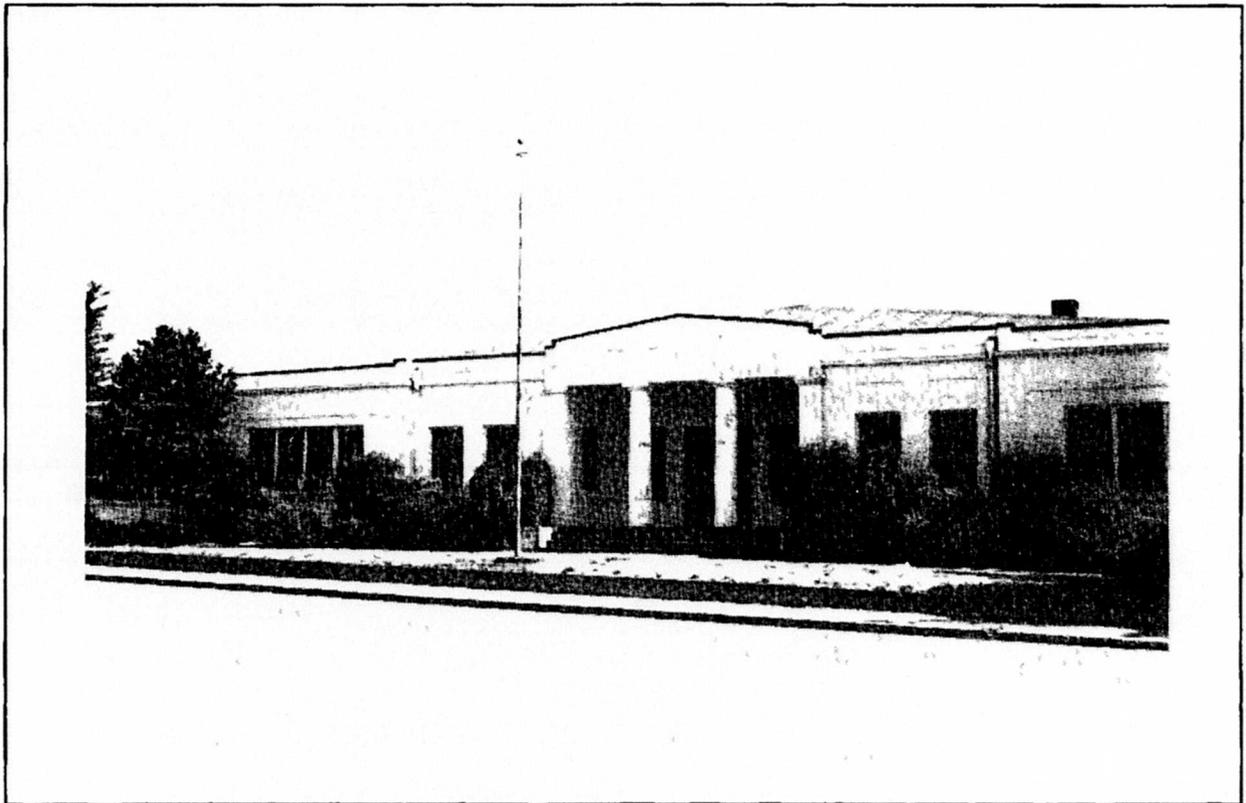
#### **RE5 Maintain and develop a trail between Portland Adventist Medical Center to the Mall 205 shopping area**

Assure the development of the adopted pathway from SE Market to the Mall 205 shopping area, which is identified in the Transportation Element of the City of Portland Comprehensive Plan dated October 23, 1992, and also included in the Portland Adventist Medical Center's Master Building Plan. The pathway presently exists between SE Market east of SE 104th to SE Main, north of SE Main the pathway follows the vacated portion of SE 102nd right-of-way to the north edge of Professional Office III. The pathway may be subject to reasonable restrictions for security and maintenance, and shall be built simultaneously with the development of abutting easterly properties. The pathway will be signed at the SE Market entry.

## Hazelwood Neighborhood Association Specific Advocacy Agenda

Policies A and B are for the guidance of only the Hazelwood Neighborhood Association. They have been adopted by the Hazelwood Neighborhood Association only. City Council will not take action on these policies. No portion has been nor will be adopted by City Council. Policies A and B are not 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.

Policy A pertains to human services, which are provided primarily by jurisdictions and agencies other than the City of Portland.



Russellville School on 102nd Avenue south of Burnside

Policy B includes items which the Hazelwood Neighborhood Association wishes to pursue, but which will not be included as part of the Outer Southeast Community Plan nor Portland's Comprehensive Plan. Adoption of these actions by City Council is inappropriate. Since the Hazelwood Neighborhood Association feels these actions are important to implementing their goal, they are included as a separate policy. This policy is only for the guidance of the Neighborhood Association about projects and programs it wishes to pursue in the future.

### **Policy A. Community Institutions and Human Services**

Many governmental and private agencies and services support an enhanced quality of life for individuals and groups in our society. The goal of the plan relating to community institutions and family services is to promote coordination and cooperation among service providers. The plan recognizes that, for the future, persons will require educational and training opportunities throughout their lifetime, delivered in a variety of ways both for their work careers and leisure activities.

The plan includes Hazelwood and other neighborhood associations and citizen and business groups as community institutions. Such groups serve a variety of purposes, such as giving input to local governments, providing forums for discussion of issues, sponsoring educational activities, and supporting events that encourage cooperation among organizations and neighbors.

**Ensure that the delivery of human services are coordinated, comprehensive and prevention-oriented. Encourage cooperation among citizens, governmental bodies, schools, and private and nonprofit organizations to provide planning, funding and support for human services.**

(Adopted by the Hazelwood Neighborhood Association only, not part of the Portland Comprehensive Plan, the Outer Southeast Community Plan, nor the City-adopted Hazelwood Neighborhood Plan.)

#### Objectives

1. Maintain and enhance community resources such as community health, dependent care, employment training and placement, and juvenile, elderly and senior services, to meet the needs of the present population as well as projected growth.
2. Support a variety of educational and training alternatives and programs for youth and adults to encourage lifelong learning, occupational flexibility, enhanced quality of life and citizen awareness and responsibility.

## Actions Related to Community Institutions and Human Services

With the exception of Numbers 3 and 5 which would be started within 5 years, all actions are on-going. Abbreviations in parentheses refer to agencies and organizations which Hazelwood would like to work with on that particular action.

- 1 Increase the number and expand the type of family services available to persons over 60 years of age, including day and foster care (MC)
- 2 Establish and promote daycare centers that are accessible to all income levels and that have flexible hours so as to provide before and after school care for school age children to avoid latch-key children. Encourage the location of pre-school daycare near transit centers so families can avoid driving to get their children to daycare (MC, HDS)
- 3 Provide a service that will screen and refer appropriate help to individuals needing live-in or in-home care (MC)
- 4 Assure representation of Hazelwood residents on committees and boards to organize, monitor and evaluate the delivery of family services from the clients' perspective
- 5 Provide information and assistance to community residents about health, mental health, housing and social services that are available (MC)
- 6 Recruit and train volunteers to act as tutors, Big Brothers/Big Sisters and mentors (DDSD)
- 7 Support and assure citizen input into planning by local school districts for educational and training facilities and programs for citizens of the Hazelwood area (DDSD, MHCC, MESD)
- 8 Support the Portland Adventist Medical Center's programs and planning for health care, prevention and maintenance in its client area (EPDC)
- 9 Support nursing and foster care providers and advocates (Ombudsman Program) to ensure compliance with existing regulations and nursing care practices
- 10 Encourage citizens to become active as citizen ombudsmen on behalf of nursing and foster care clients

## **Policy B. Advocacy on behalf of Neighborhood**

This policy is divided into two sections. Section I includes items which solely pertain to the Hazelwood Neighborhood Association or are beyond the scope of the plan. 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 Hazelwood 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 adopted Hazelwood Neighborhood Plan.

### **Advocate on behalf of the residents and businesses of the Hazelwood Neighborhood.**

(Adopted by the Hazelwood Neighborhood Association only, not part of the Portland Comprehensive Plan, the Outer Southeast Community Plan, nor the City-adopted Hazelwood Neighborhood Plan.)

**Objective** Encourage citizen involvement and provide all citizens of Hazelwood optimal access to City of Portland and other governmental planning and decision-making bodies through the recognized neighborhood association. Hazelwood Neighborhood Association.

### **Section I**

This section includes items which solely pertain to the Hazelwood Neighborhood Association or are beyond the scope of the plan.

- 1 Conduct frequent outreach and public relations activities that will maintain a strong core group of citizens actively involved and participating in the Hazelwood Neighborhood Association (ONA, EPDC)
- 2 Evaluate activities and Hazelwood Neighborhood Association's organizational structure for optimal flexibility and response to neighborhoods and citizens' needs
- 3 Regarding code enforcement
  - a Monitor building, nuisance and zoning codes for implementation and work with the appropriate agency(ies) to assure their enforcement

- b Monitor implementation of building code requirements relating to flag lot developments and work with the Bureaus of Buildings and Planning to assure their timely enforcement
- 4 Work with the Office of Transportation to identify and devise new strategies to pay for the paving of unpaved streets
- 5 Require public and private electric utilities, telephone, cable and other related utility operators doing business in Hazelwood to maintain high standards of compliance with the National Electric Safety Code (NESC) regulations to ensure that the construction, placement, operation and maintenance of their facilities and installations protect the public from any safety hazards and are in full compliance with all of the NESC regulations at all times

## 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.

- 6 Request the Bureau of Planning to reinstitute design and site review for all new construction of commercial, multi-family and single-family over three units. Work with the City to develop and enforce design standards that will enhance the quality of life in the community. Standards should include architectural design and compatibility and aesthetics for all construction and recreational space and design, quiet and comfort standards, especially for residential construction.

*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, at that time 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.*

- 7 Require that multi-family residential buildings and grounds constructed in any zone be designed in an aesthetically pleasing fashion and to enhance neighborhood quiet (See Appendix D for Recommended Design Guidelines for Hazelwood Neighborhood )

*See #6 for primary discussion of design. Title 33 120 contains requirements for multi-family buildings and grounds in multi-dwelling zones. Those requirements should lead to the ends desired in those zones.*