

Introduction

Purpose

This plan will provide guidance on matters of land use, social and economic development programs and capital expenditures for the Montavilla Neighborhood. The plan will be used by the neighborhood association in determining if land use changes are in accordance with the neighborhood's vision for its future. The Neighborhood Plan will also be used to provide information to those interested in living and/or investing in the Montavilla Neighborhood.

Relationship of the Montavilla Neighborhood Plan to the Outer Southeast Community Plan

The Montavilla Neighborhood Plan is being developed as 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 the City of Portland's Comprehensive Plan. The Outer Southeast Community Plan creates an overall framework for the entire plan area. This framework establishes zoning, programs, policies, regulations and identifies actions which are applicable to specific areas or are needed to benefit the entire outer southeast community. Specific policies, projects, programs, and regulatory provisions are contained in the Montavilla Neighborhood Plan which are special to the neighborhood. The Montavilla Neighborhood Plan also reinforces those parts of the Outer Southeast Community Plan which directly applies to the neighborhood.

The Planning Process

The community planning process for the Outer Southeast District began in early 1992. A Neighborhood Steering Committee was formed in November 1992 to develop the Montavilla Neighborhood Plan. Numerous meetings were held over a two year period to discuss, compile and hash-out ideas and solutions to aid in improving the economic viability, safety and livability of the neighborhood.

Neighborhood residents, businesses and the Outer Southeast Community Plan Technical Advisory Committee (TAC) reviewed the Neighborhood Plan over the summer and fall of 1994. The Neighborhood Plan Steering Committee voted in January 1995 to endorse the Plan and to have it be reviewed by the Planning Commission for recommendation for adoption by City Council.

The Planning Commission held public hearings in March 1995 on the Proposed Outer Southeast Community Plan, Business Plan and Neighborhood Plans. Many people testified or wrote the Planning Commission asking for changes to these Plans. The action taken by the Commission was to either drop, approve and/or revise the various amendment requests. The result of the Commission's decisions has been incorporated into the Recommended Plans, which includes the Recommended Montavilla Neighborhood Plan. City Council will hold public hearings in November 1995 on these Plans as well as on the Recommended Comprehensive Plan Designations and Zoning for outer southeast.

Plan Organization

The Plan contains a vision statement, six policies with associated objectives and action items. A brief history about the neighborhood and the development of its neighborhood association is also included. A short summary of demographic and geographic information about the neighborhood is provided. Certain parts of the neighborhood plan will be adopted by ordinance by City Council, while others will be adopted by resolution. Items adopted by resolution are advisory to decision makers and do not have the force of law.

The **Vision Statement** illustrates where the neighborhood is heading. It emphasizes the kind of community that the neighborhood aspires to be in the future. The Vision Statement will be adopted by ordinance as part of the Comprehensive Plan's city-wide vision statement.

The **Overall Neighborhood Goal** ties the Neighborhood Plan to the Outer Southeast Community Plan and Portland's adopted Comprehensive Plan. It will be adopted as an objective in the City's Comprehensive Plan. It sets the stage for the Policies and Plan Map changes and summarizes the Plan's Vision Statement.

The Neighborhood Plan's **Policies and Objectives** provide guidance to decision makers on issues and concerns that are important to the neighborhood. They will be recommended for adoption as part of the Comprehensive Plan by ordinance. The Policies state the neighborhood's goals for specific areas such as housing, public safety and transportation. The Objectives outline ways in which these goals will, or could be accomplished.

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 recommended for adoption by resolution. Items listed under the regulations section are governed by the zoning code.

The **Urban Design map or other maps** illustrate urban design features or proposals for the neighborhood.

History of Montavilla

Montavilla became a separate community in the early 1890s. Prior to that time the neighborhood was an unnamed sprawling tract of land located east of Portland and Mt. Tabor and was mainly a farming community. Its original acres were located between Rocky Butte, Kelly Butte and Mt. Tabor. In addition to large farm sites, a small business district had developed near the landmark survey marker P5. The marker had been erected in 1854 on Baseline Road, now known as Stark Street, at SE 78th Avenue and served as a mile post for visitors to Portland.

In 1881 the first church was established in the community. The Seventh Day Adventist Church was established in citizens' homes until 1892 when a church was built at NE 81st and NE Flanders and later relocated to NE 80th and NE Everett in 1894.

The opening of the Morrison Bridge in 1887, the first to span the Willamette River, proved to be the critical economic factor in opening up East Portland farmland, such as Montavilla for future residential development. By 1890 Montavilla had grown enough to boast three grocery stores, a couple of meat markets, a livery stable, a privately owned bank and locksmith shops. A post office was established around 1891 in the neighborhood.

It was in this year that the streetcar service came to the Mt. Tabor Villa area and began operating in March of 1892 as an extension of the Ankeny streetcar line. Union Pacific Railway had served to develop the area with a terminal located at NE 90th and NE Glisan for many years - it was their trunk lines that fueled the streetcars which eventually changed over to electricity.

It was, however, the trolleys that brought investors to the area which created the retail link that directed the growth of Montavilla in the early 1900s. The streetcars carried Montavilla residents to downtown Portland where jobs existed and back to their neighborhood with its newly built homes. A streetcar ran from Portland to Fowler's drugstore at NE Glisan and 80th Avenue. It then turned south and ended at SE Stark and 80th in front of another pharmacy, Dickson Drug Store. The streetcar then back tracked along the same route to Portland.

Montavilla was in dire need of sewers, street improvements and improved lighting for their roads. Annexation would provide badly needed monies but would also take away Multnomah unincorporated community status. In 1906, 80% of Montavilla residents voted for annexation which ultimately stabilized and encouraged economic growth in the district. The vote allowed for sewers, better street lighting, paved streets and access to Bull Run Waters.

The Oregonian reported in March of 1914, "Montavilla is considered one of the most prosperous suburbs on the east side of the river, and one of the first pioneer settlements. Nearly all the streets have been improved by grading and laying cement sidewalks." Montavilla residents continue to carve out their neighborhood history. Thanks to the families for establishing the neighborhood traditions and for the streetcars which allowed for commercial expansions. The neighborhood's convenient location allows for quick and efficient access to downtown Portland and other parts of the Metropolitan area. Montavilla is a neighborhood enriched with a variety of people, places and resources that make it an attractive place for people to live, play and conduct business.



Montavilla around 1890 as it was illustrated in a Real Estate Hand Bill

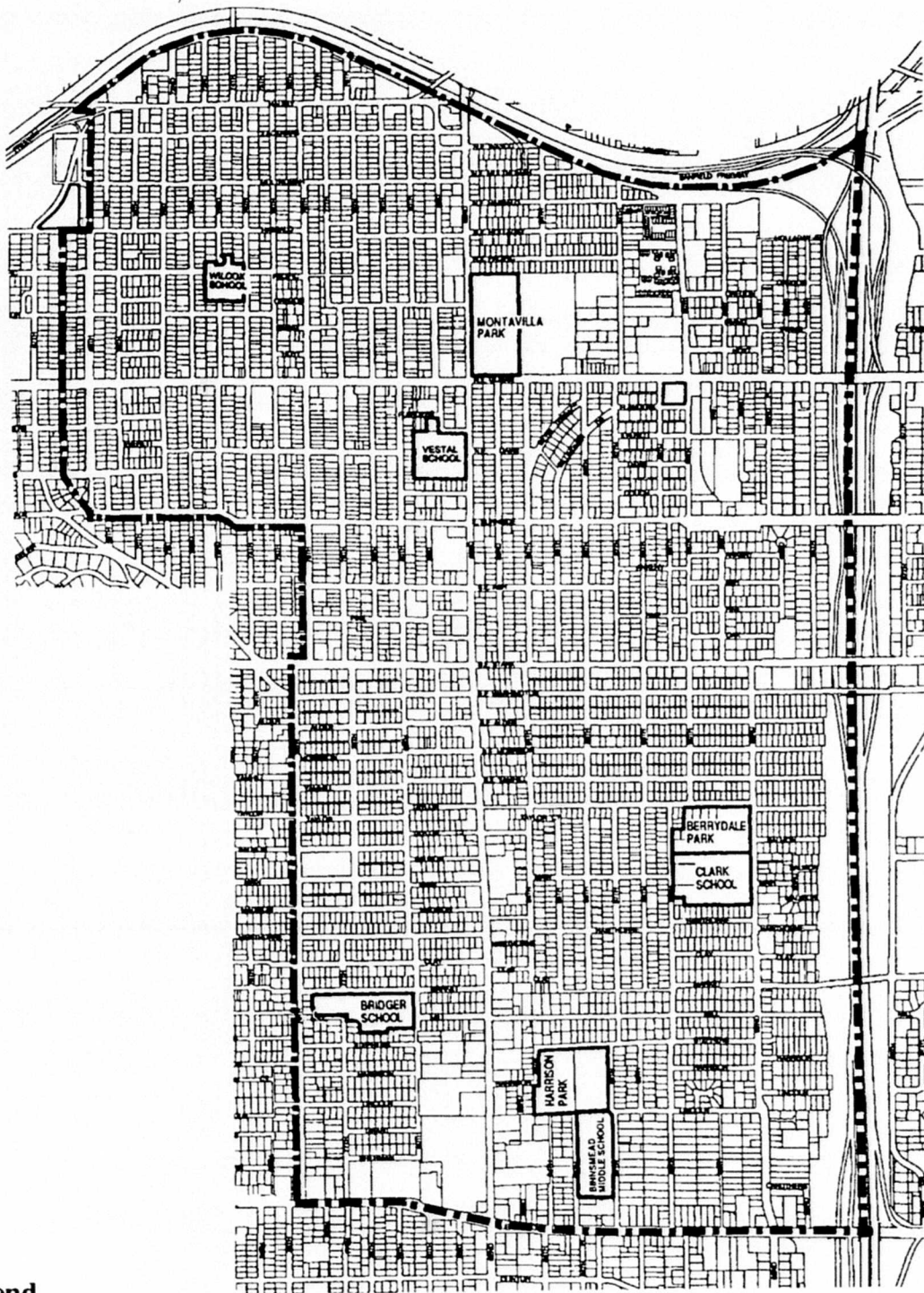
History of Montavilla Neighborhood Association

The Montavilla Community Association was one of the first associations to be organized with the "new concept" of neighborhoods in Portland. It started in the mid-summer of 1968. Mr. Frank Ivancie and Mayor Terry Shrunck brought together Mt. Tabor and Montavilla residents and business people to begin the formation of their neighborhood associations.

The Charter Board of the Montavilla Community Association was able to develop parliamentary rules and regulations and by-laws to assist them in establishing boundaries for the newly-formed Association. The association was able to take positions on issues such as proposed land-use changes, land-use permits, one-way traffic on SE Stark and Washington Streets. They were also able to get Montavilla Park to open swimming season several weeks earlier than in previous years, help the Foster-Powell Neighborhood Association work out mistakes made by the State Highway Department and work with City Hall on the Mt. Hood Freeway Project. Another accomplishment by the association involves resolving used car lot disputes on 82nd Avenue.

In recent years, the association planned the Montavilla Centennial that was celebrated in 1989. The neighborhood has been having annual spring clean-up for several years. The association addresses issues that are important to all residents such as speeding cars, unimproved streets, drug houses, gangs, development of Block home and park patrols, encouraging community policing, and taking stands on land use issues as they come to our attention.

Meetings are on the second Monday of the month at the Oregon State University Extension Center at 211 SE 80th Avenue. All meetings are open to the public.



Legend

— · — · — Montavilla Neighborhood Boundary



Not to Scale

MAP 2

Montavilla Neighborhood

Neighborhood Description

The Montavilla Neighborhood is located in the northwest portion of the Outer Southeast Community Plan study area. The neighborhood is bordered by the I-84 Freeway to the north, I-205 Freeway to the east and Division to the south. The western boundary runs along SE 68th Avenue between Halsey and Burnside then east along Burnside to 76th Avenue where it then turns south and runs along SE 76th between Burnside and Division.

Montavilla is 1,403 acres in size with approximately 15,000 people and about 6,000 households. The 1990 census shows that the Montavilla neighborhood has experienced the greatest increase in median household income, compared with the rest of the outer southeast community.

The neighborhood is made up predominantly of single dwelling housing, most of which are in good condition. There are some industrial uses and multi-development in the northeast portion of the neighborhood. There are also a few other multi-dwelling developments interspersed throughout the rest of the neighborhood.

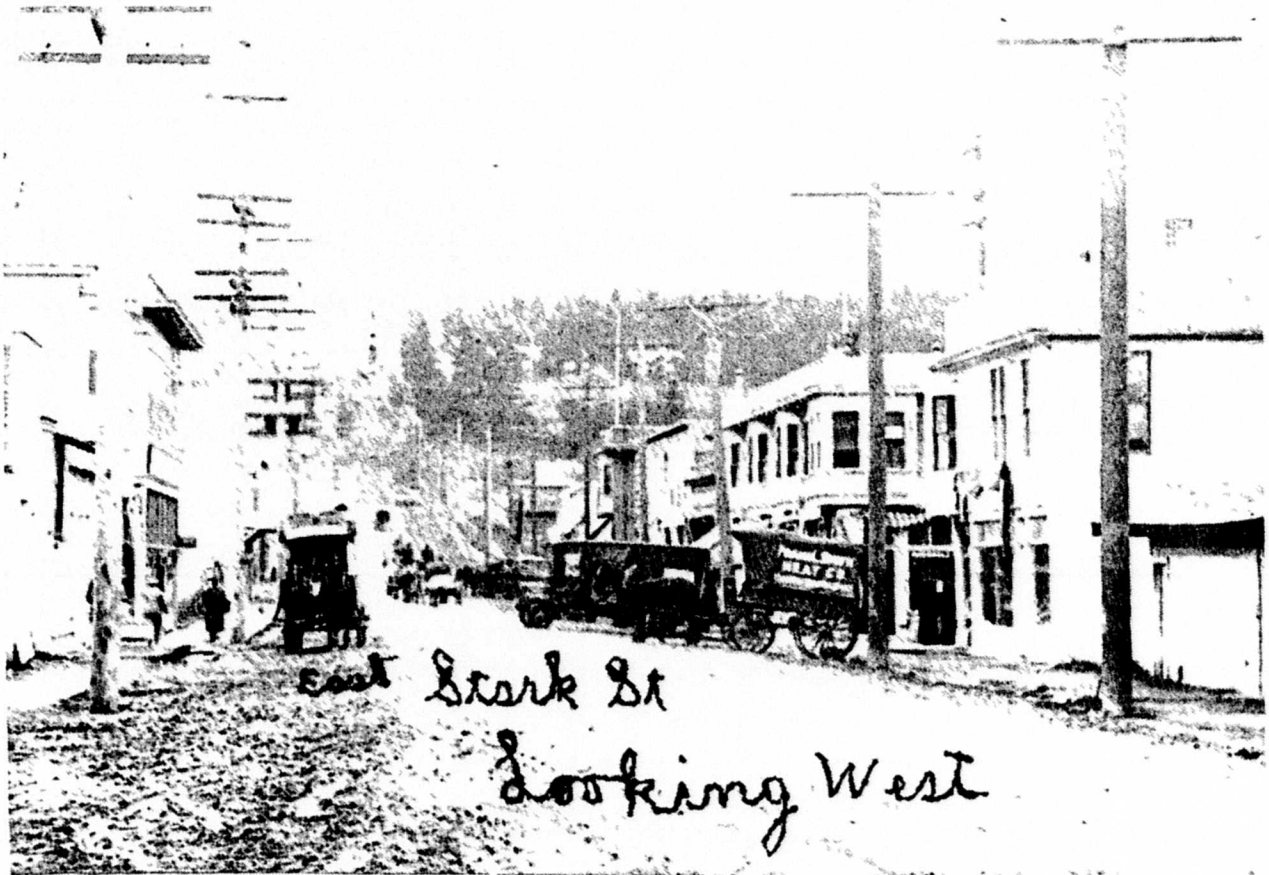
Commercial Areas:

The neighborhood has several commercial areas. The most viable are 82nd Avenue, NE Glisan, SE Division and the SE Washington and SE Stark couplet located between 76th and 82nd Avenues. Eighty-second Avenue, the most developed arterial in the district, runs north-south through the entire neighborhood. The General Commercial (CG) zone is the predominant zone found along this street with uses ranging from restaurants, grocery stores and gas stations to car dealerships and vehicle services. Northeast Glisan and SE Division Streets are the other streets in the neighborhood where the CG zone is prominent. The Stark/Washington Street couplet consists mainly of storefront commercial zoning. The area has several neighborhood businesses such as coffee shops, delis, a drug store and a pizza shop. There are also other types of uses in this area such as two large lumber and hardware stores, a newspaper publishing company and a First Interstate Bank branch.

Recreational Areas and Institutions:

The neighborhood has a number of accessible and attractive parks and schools. Harrison, Berrydale and Montavilla Park offer great recreational opportunities for both youth and adults. Montavilla Park has tennis courts, a swimming pool, softball and soccer playing fields and a Community Center which offers social and recreational opportunities such as volleyball and day care. There are four

public elementary schools in the neighborhood Wilcox, Bridger, Clark and Vestal School Binnsmead is the only middle school in Montavilla Columbia Christian School is a private K-12 school located at NE Glisan and 91st Avenue Montavilla also has two accredited Senior Bible Colleges They are Multnomah Bible College and Cascade College (formerly Columbia Christian College)



Montavilla's Business District, Past and Present
Stark Street between 76th and 82nd Avenues

Montavilla In 2015: A Vision Statement

Welcoming all to the Montavilla Neighborhood in 2015 is a Neighborhood Gateway at SE 74th Avenue and Thorburn Street. The first platted streets such as Baseline and Meridian Roads, Hibbard, Spencer and Hunter are noted above current street names. Historical signs are attached to historical homes and commercial establishments to highlight their importance. Eighty Second Avenue is a viable arterial lined with a combination of apartments, mixed-use and commercial and office spaces. Street trees and pleasant landscaping and flowers line 82nd and 80th Avenues from Halsey to Division Street. The same can be found on E Burnside between NE 69th and 92nd Avenues.

A Historic and Pedestrian District was created in the Stark/Washington couplet between SE 76th and 82nd Avenues. This area is an attractive business center reflecting the historic character of the neighborhood that draws people from all over to shop, walk and browse.

Transit service has been improved in the I-205 and 82nd Avenue Corridor. New transit supportive developments and mixed-use developments make it possible to have 10 minute corridors along 82nd and 92nd Avenues, as well as major east-west streets throughout the neighborhood.

The businesses and residents in the neighborhood have joined to create a local Design Advisory Group to revitalize and bring new life to commercial and residential buildings. Mixed-use developments and commercial nodes are located along transit streets and strip commercial development is located along other major streets.

The level of safety in the neighborhood has been improved through Community Policing. A new neighborhood Branch library was built for all to enjoy. Part of the library also serves as a social service center.

Neighborhood businesses have created living wage jobs. Many of these jobs are held by neighborhood residents. A partnership with area schools has been developed to teach job skills to students as part of the school's curriculum.

All major streets in the neighborhood are now improved and complete with sidewalks and adequate lighting. The Montavilla Community Center was improved and expanded to include a covered swimming pool.

The neighborhood in 2015, provides a rich and diverse experience for all residents and visitors. There is a strong sense of place, well being and prosperity among all residents as they continue to work together to ensure that their neighborhood is a safe and livable place for all to enjoy.



Citizen Involvement

35464

Policies, Objectives &
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 Montavilla Neighborhood Plan a part of Portland's Comprehensive Plan. 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 and business plans as well as the city-wide Comprehensive Plan. The Montavilla Neighborhood Plan vision, 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.

Objectives:*

- F. *Strengthen Montavilla as a historic, commercially viable neighborhood with a wide variety of historic structures and accessible open space.*

* The other objectives associated with Policy 3.9 pertain to other neighborhoods within the Outer Southeast Community Plan study area which developed neighborhood plans as part of the community planning process.

The Urban Puzzle:



PIECING IT TOGETHER

Courtesy of the Portland Office of Transportation

Policy 1: Housing and Neighborhood Livability

Preserve and improve Montavilla's existing housing stock and build new housing for people of all ages, income levels and physical abilities.

Objectives:

1. Build at least 500 new housing units in the Montavilla Neighborhood by the year 2015
2. Rehabilitate partially dilapidated houses and replace uninhabitable structures with new housing units
3. Support enforcement of zoning, building, and noise codes to eliminate illegal developments and nuisances and make the neighborhood a more enjoyable place to live and conduct business
4. Preserve Montavilla's single dwelling structures and work to increase the percentage of owner occupied units in the neighborhood
5. Protect residential areas from nuisances caused by commercial and industrial uses. Ways to mitigate negative impacts include landscaping and setbacks
6. Encourage neighborhood businesses to maintain and improve their property and the immediate surroundings
7. Encourage owners of rental properties to properly maintain, landscape and manage their property to ensure safety and long term residency
8. Apply the Institutional Residential (IR) designation on the Cascade College located at NE 91st and Burnside and the Multnomah School of the Bible located at NE 84th and Glisan. This designation would ensure that future expansions or changes to these colleges will be guided by a Master Plan and also help in reducing adverse impacts on the adjacent surroundings

Action Chart 1: Housing and Neighborhood Livability

#	Proposals for Action	Time				Implementors
		Adopt With Plan	On-Going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
H1	Build porches on new and existing homes to enhance the architectural and public safety qualities of the housing stock in Montavilla	X				BOP/MNA
H2	Rehabilitate dilapidated residential structures as well as build new housing	X				ROSE
	PROGRAMS					
H3	Organize a non-profit housing corporation to assist in the provision of housing for low and medium income residents			X		BOP/MNA /HAP
H4	Designate eligible areas of Montavilla as distress areas and seek funding to rehabilitate the structures within these designations			X		BHCD
H5	Form a neighborhood code enforcement team to monitor nuisances, zoning and building code violations			X		BOP/BOB/MNA
	REGULATIONS					
H6	Apply the Institutional Residential (IR) Zoning Designation to the Cascade College and Multnomah Bible College					BOP

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Policy 2: Historic Preservation and Urban Design

Protect and maintain the historic structures and resources in Montavilla while promoting and building on the storefront character of Montavilla's business district on SE Stark/Washington between 76th and 82nd Avenues.

Objectives:

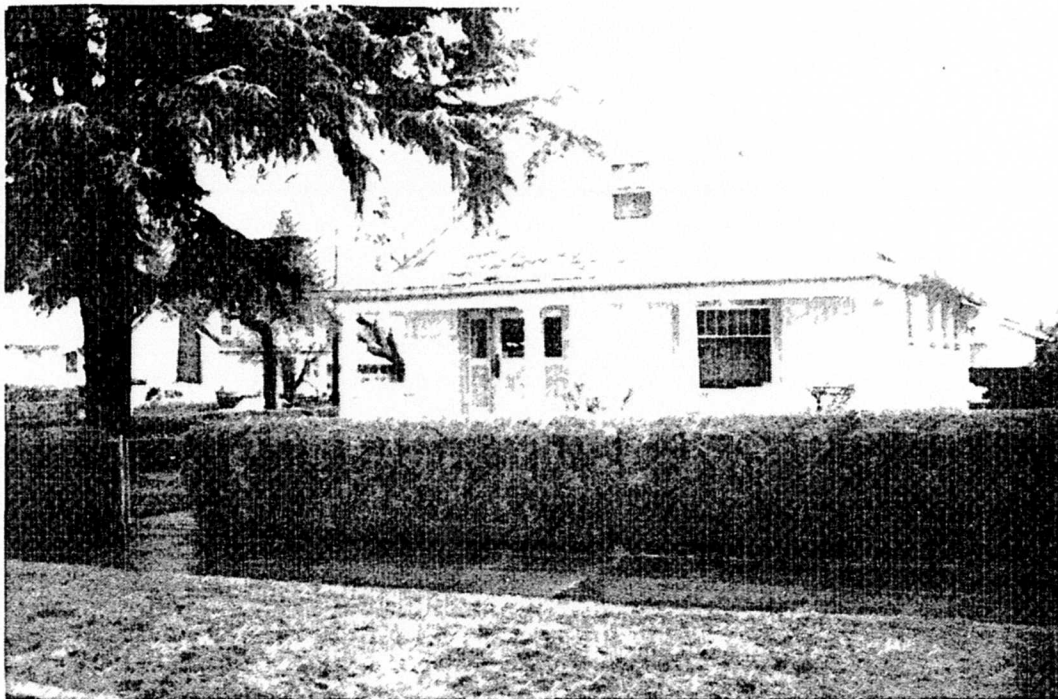
1. Encourage business owners to provide street furniture in front of their businesses to enhance the appearance and friendliness of their property and the neighborhood
2. Encourage property owners to make improvements to their property which will add to the livability of the neighborhood
3. Pursue the development of an identifiable theme for Montavilla's business district
4. Encourage developers to construct new buildings that are compatible with nearby buildings in the neighborhood
5. Encourage Montavilla residents and the Montavilla Neighborhood Association to provide voluntary design review and technical support for new developments and renovations in the neighborhood
6. Create a Neighborhood Gateway to identify and promote the importance and character of the Montavilla Neighborhood within the Outer Southeast District and the City of Portland

Action Chart 2: Historic Preservation and Urban Design

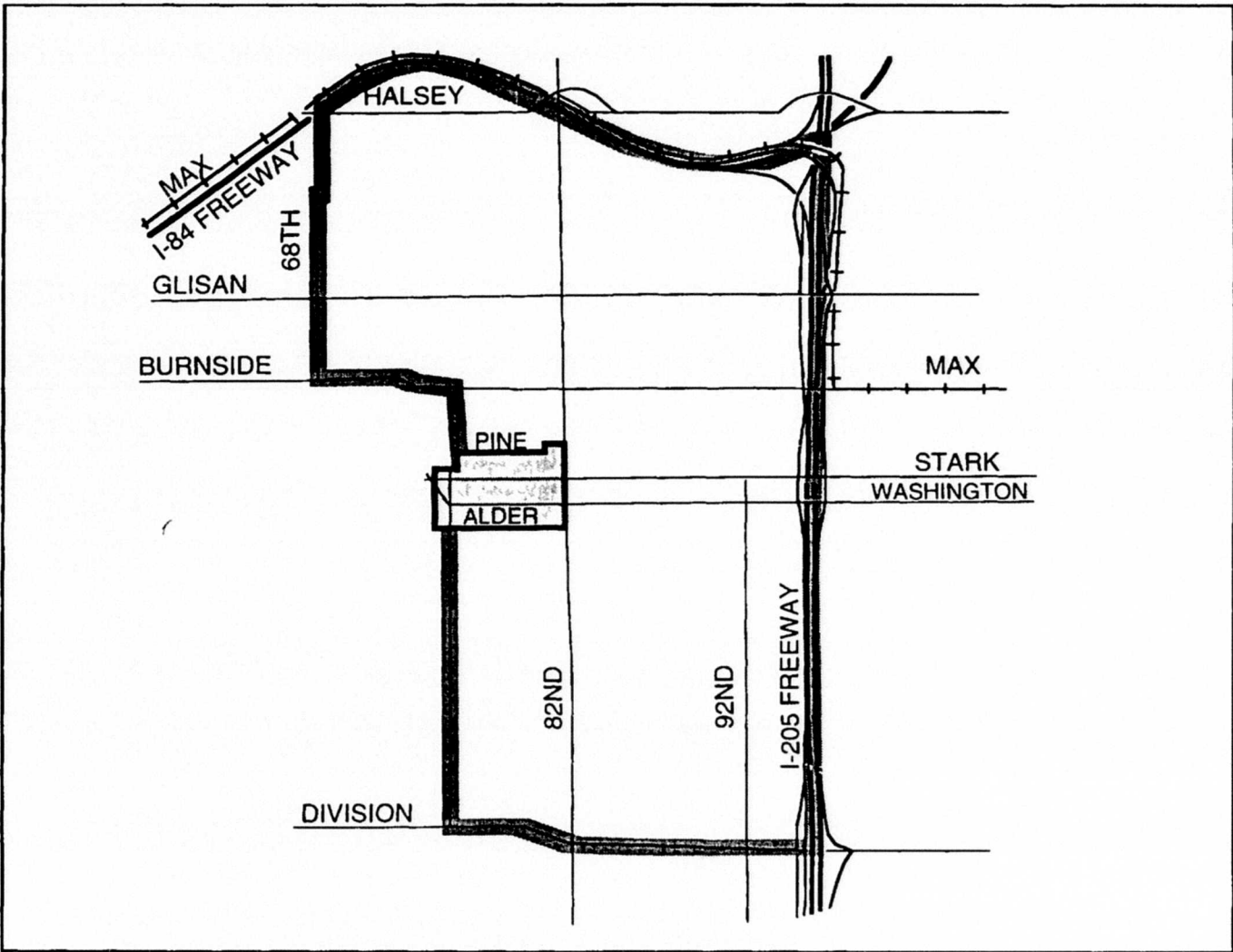
#	Proposals for Action	Time				Implementors
		Adopt With Plan	On-Going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
HP1	Locate a building to display historical photos of places and past residents of the Montavilla neighborhood This building could also store the P5 Marker which is now at 76th and Stark				X	TM
HP2	Inventory historic structures, sites and resources and pursue appropriate measures to preserve and protect these resources	X				MNA/BOP
HP3	Organize a committee to gather neighborhood materials for a time capsule which will be buried in Montavilla Park upon adoption of the Neighborhood Plan The capsule would be buried for 50 years and be reopened by the Chair of the neighborhood association at that time	X				Parks/MNA
HP4	Continue to maintain the Pioneer Cemetery located at the southwest corner of SE 90th and Glisan by keeping the grounds, headstones and signs clean and visible	X				MC/MNA
HP5	Develop a neighborhood gateway at the triangular asphalt island located at SE 74 and Thorburn Avenue Possibly a planted area with wild flowers and a sign indicating the entering and departing from Montavilla This site is two blocks west of Montavilla's official western boundary, but because of the physical nature of the area it would be the most appropriate location for a neighborhood gateway Pursue annexing this area into the Montavilla Neighborhood			X		MNA
HP6	Develop a written history and a walking tour map of special places in Montavilla			X		MNA
UD 1	Improve the Montavilla Business District located along the Stark/Washington couplet between SE 76th and 82nd Avenues The neighborhood priorities are burying all utility lines, planting street trees and providing street furniture				X	BOP/MBA
UD 2	Establish a business district theme and identity by painting all the buildings in a coordinated and consistent color and design				X	MBA


#	Proposals for Action	Time				Implementors
		Adopt With Plan	On-Going	Next 5 Yrs	6 to 20 Yrs	
	PROGRAMS					
UD 3	Encourage businesses to plant street trees and provide benches in front of their businesses to enhance the look and feel of their businesses and the surrounding area			X		BOP/MNA

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Maintaining older homes in good condition



 NORTH

Not to Scale

Outer Southeast Community Plan October 1995



RECOMMENDED

**MONTAVILLA
NEIGHBORHOOD
PLAN**

MAP 3

Montavilla Pedestrian District

Legend

-  Neighborhood Boundary
-  Recommended Pedestrian District

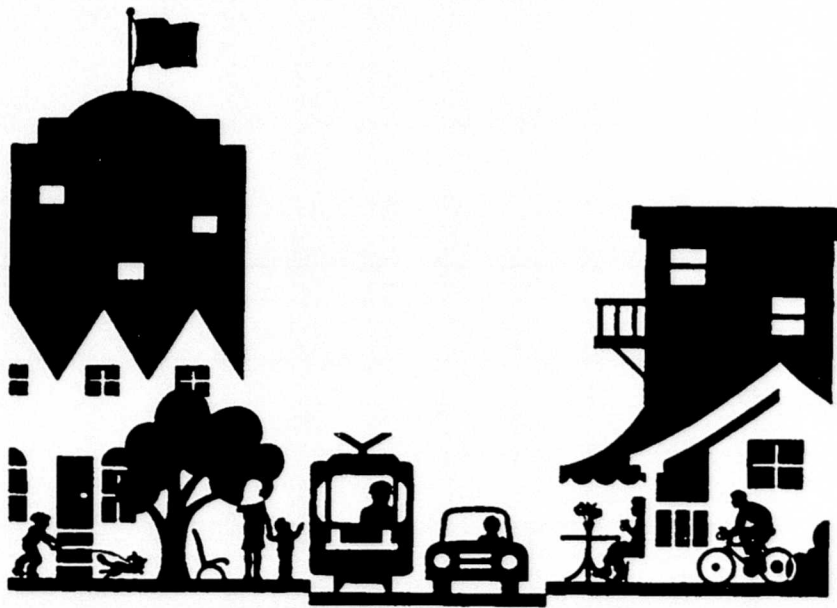
Policy 3: Transportation

Improve the accessibility of the neighborhood and expand the choices of transportation modes available to Montavilla residents. Encourage the development of commercial and higher density residential developments along transit streets throughout the neighborhood.

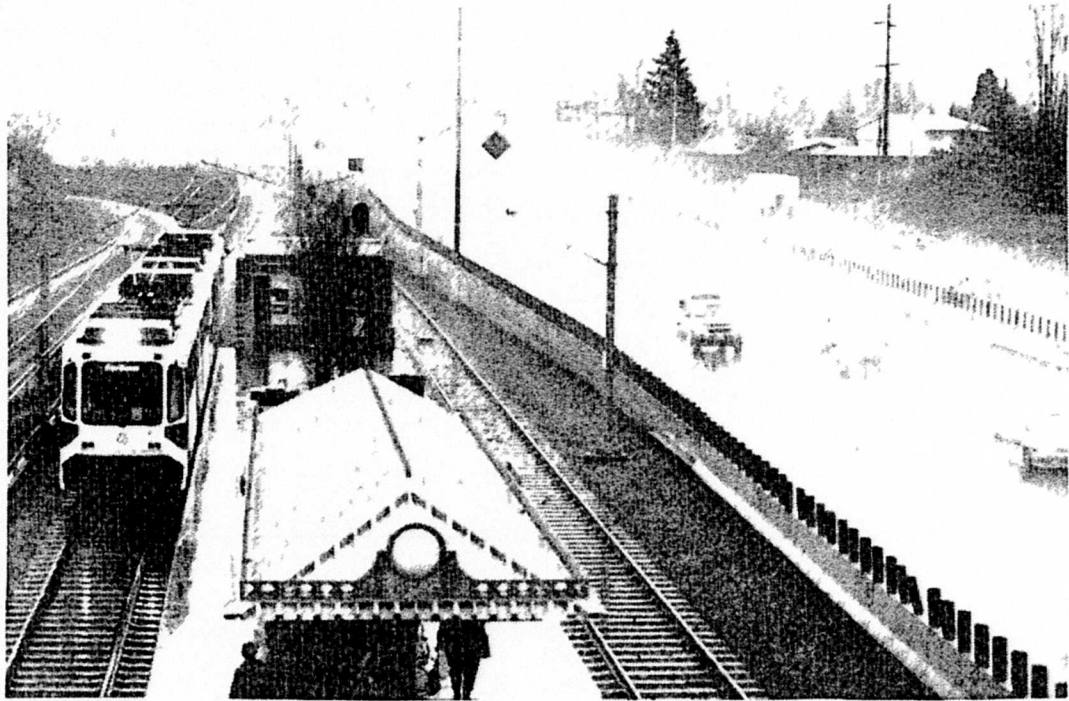
Objectives:

1. Improve access and mobility for pedestrians, public transit and automobiles traveling in and through the neighborhood
2. Ensure that public transportation is accessible and available to all neighborhood residents
3. Support an increase in the number of buses serving Montavilla by encouraging the development of transit supportive uses and housing densities along transit streets in the neighborhoods
4. Consider the use of mini-buses as a source of alternative transportation for short trips throughout the neighborhood
5. Consider "curb extensions" at bus stops to slow traffic and improve the environment for transit patrons and pedestrians
6. Improve the pedestrian experience for residents and visitors to Montavilla by ensuring there are crosswalks, curb cuts and sidewalks along major streets throughout the neighborhood
7. Identify appropriate areas where traffic calming devices such as speed bumps and traffic circles should be placed to help reduce traffic speed and make the neighborhood a safer place to live and conduct business
8. Develop and maintain safe bikeways and pedestrian routes for residents commuting to work, school and recreational areas
9. Encourage businesses to provide their employees with bus tickets or passes as a way of promoting the use of public transit, reducing congestion and parking conflicts
10. Encourage the Bureau of Maintenance to provide street cleaning schedules to area residents and businesses so people can move their vehicles before the streets are swept

11. Improve the appearance and safety of the bus shelters and bus stops in the neighborhood
12. Encourage "Main Street" type developments along portions of NE Glisan, SE Division, 82nd and SE Stark as a means of accommodating more people and businesses along transit streets
13. Pursue the creation of a pedestrian district that would offer an attractive and safe experience for pedestrians in Montavilla's business district. The district would roughly cover the area between Pine and Alder Streets and between 76th and 82nd Avenues with the focus being on the business district along the Stark/Washington Couplet



Enhancing Livability through various modes of travel
Courtesy of the Portland Office of Transportation



82nd Avenue Light Rail Transit Station

Action Chart 3: Transportation

#	Proposals for Action	Time				Implementors
		Adopt With Plan	On-Going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
T1	Identify and implement strategies for paving unimproved streets, adding sidewalks and putting in curb cuts where needed to improve traffic and pedestrian mobility			X		BHCD/MNA/PVT
T2	Consider providing left turn signals or turning lanes at major intersections along 82nd to improve mobility and safety throughout the neighborhood				X	ODOT
T3	Provide bus schedules, shelters and trash receptacles at all bus stops in Montavilla			X		TM
T4	Request improvements to designate bikeways Neighborhood priorities are Burnside Street, SE 72nd and 76th Avenues			X		PDOT
T5	Connect Montavilla's residents with large employment centers such as the Columbia Southshore, Swan Island and Rivergate industrial areas where there are living wage jobs			X		PDC/TM
T6	Improve street crossings along the I-205 bikeway and pedestrian path at major streets to make crossing them easier for bicyclist and pedestrians			X		ODOT
	PROGRAMS					
T7	Request PDOT to study enhancing pedestrian safety and convenience throughout the neighborhood The neighborhood priorities are at Washington and 80th, Stark and 81st, Glisan and 80th and 90th Other locations includes the intersections of NE Davis and Oregon on 82nd Avenue			X		PDOT
T8	Identify strategies to improve the level of access and convenience for transit passengers at the 82nd Avenue and Banfield MAX Station				X	PDOT/TM/ODOT
	REGULATIONS					
T9	Request the area between SE Pine and SE Alder Streets and between 76th and 82nd Avenues be designated a pedestrian district	X				BOP/MNA

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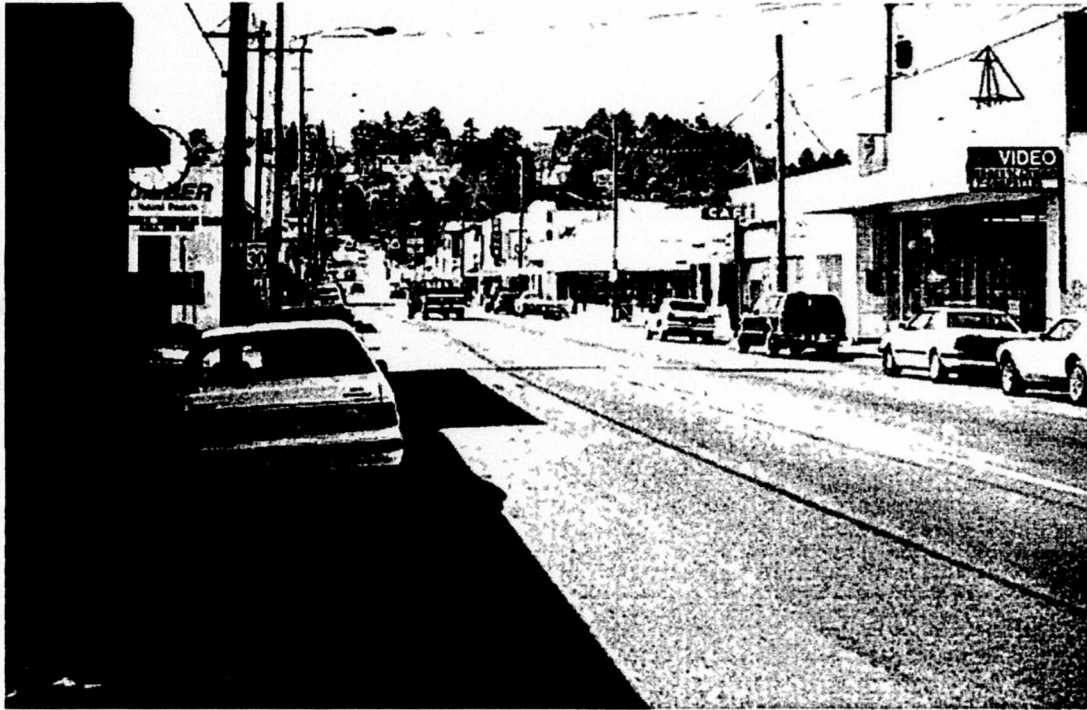
Policy 4: Economic Development

Foster the opportunity for new businesses and the expansion of existing businesses in Montavilla's commercial areas along 82nd Avenue, Stark, Washington, Glisan and Division. Reinforce Montavilla's commercial center (Stark/Washington couplet between SE 76th and 82nd Avenues) by marketing the area as a special place to do business.

Objectives:

1. Develop a marketing plan to promote and improve the business community in Montavilla and to attract new businesses to the neighborhood
2. Encourage new and existing businesses to keep their properties looking clean and attractive to help market the neighborhood and draw people to their stores
3. Buffer residential areas from businesses to help reduce visual and noise impacts
4. Encourage businesses and residents to share available parking areas with each other when appropriate to help reduce the need for more parking lots
5. Enhance commercial nodes at major intersections throughout the neighborhood. Possible intersections for improvements might include 82nd and Division and 92nd to I-205 between Stark and Washington
6. Enhance 82nd Avenue to make it a more attractive and viable arterial for shoppers, pedestrians, residents and visitors. Other streets in the neighborhood may include Glisan, west of 82nd, Division, 82nd to I-205, and Stark Street, 76th to I-205
7. Encourage developers who build large parking lots to design them so they are attractive and safe for pedestrians and bicyclists
8. Encourage businesses to implement "Good Neighbor Plans" similar to those required by convenience store owners to reduce negative impacts on nearby residents and businesses and to ensure a good working relationship with the neighborhood at all times

9. Increase residential developments around Montavilla's commercial areas to foster a market for the development of service businesses which will serve the neighborhood's residents



Neighborhood-type businesses along Stark Street



*Wide sidewalks, street trees and benches
make this street more pedestrian-friendly.*

Action Chart 4: Economic Development

#	Proposals for Action	Time				Implementors
		Adopt With Plan	On-Going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
ED1	Develop a marketing plan to promote the Montavilla business community and to attract new businesses to the neighborhood. The Montavilla Business Association will seek monies from its members and others to aid in this project.			X		MBA
ED2	Improve the intersections of 82nd and Division and 92nd to I-205 between Stark and Washington as areas to be developed into viable commercial nodes.				X	MNA/MBA
	PROGRAMS					
ED3	Develop a neighborhood Awards Program to reward neighborhood businesses that maintain and improve the appearance of their property for all to enjoy.			X		MBA/MNA
	REGULATIONS					
ED4	Map the "b" overlay zone to separate and protect residential uses from commercial and industrial uses. The "b" zone is intended to reduce impacts such as noise and sight from adversely affecting residential areas.	X				BOP

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Policy 5: Public Safety

Foster a partnership with the Bureau of Police which supports the Bureau's Community Policing Program with positive neighborhood actions aimed at improving the level of public safety within the Montavilla Neighborhood.

Objectives:

1. Reduce crime in the neighborhood through innovative and coordinated use of Police and Montavilla residents
2. Train landlords on how to recognize and immediately deal with criminal activities and nuisances associated with their property
3. Encourage the Montavilla Neighborhood Association to actively solicit local businesses, schools, organizations and neighborhood residents to participate in neighborhood crime prevention activities such as installing lights in areas where it's dark, eliminating unsafe landscaping, installing smoke detectors and alarm systems and removing graffiti from buildings
4. Encourage residents to initiate block watch programs throughout the neighborhood and to actively help deter crime by reporting, testifying and supporting each other in crime prevention efforts
5. Discourage youth from being involved in gangs by offering them positive alternative activities in places like schools, churches and community centers

Action Chart 5: Public Safety

#	Proposals for Action	Time				Implementors
		Adopt With Plan	On-Going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
PS1	Establish a mini-police-precinct station in Montavilla				X	PPB
PS2	Facilitate Community Policing activities to help reduce crime in the neighborhood			X		PPB/MNA
PS3	Establish neighborhood watch and Blockwatch programs to help fight crime in the neighborhood					MNA/BHCD
	PROGRAMS					
PS4	Implement police bicycle patrol to assist in fighting crime in the neighborhood				X	PPB
PS5	Establish training programs for landlords of rental property to assist them in screening bad tenants and preventing criminal activities on their properties					PPB/MNA
PS6	Increase fines and the writing of parking and speeding tickets to reduce traffic violations in the neighborhood			X		PPB

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Policy 6: Parks, Open Space and Environment

Maintain and enhance Montavilla's Parks and improve connections for Montavilla residents to nearby recreation areas such as Mt. Tabor Park, and the I-205 Bikeway.

Objectives:

1. Update neighborhood parks (Montavilla, Berrydale and Harrison Parks) to meet the Americans with Disability Act (ADA) standards for safety and accessibility
2. Encourage churches and schools to provide recreational opportunities at their facilities for residents and others to utilize and enjoy
3. Improve and maintain the Montavilla Community Center and Park
4. Create an Environmental Center to educate Montavilla residents about how to reduce air pollution, debris, noise, energy consumption, and solid waste



Montavilla Community Center

5. Utilize available vacant areas for community gardens
6. Encourage residents to obey Scoop and Leash laws in all of the neighborhood parks, public places and in all other parts of the neighborhood Post appropriate signs throughout the neighborhood
7. Identify appropriate vacant lots throughout the neighborhood and develop them as nontraditional parks These parks might be in the form of Art, graffiti, Skateboard, soapbox and/or dog parks Other alternative types of parks might include bicycle-free parks and exercise parks

Action Chart 6: Parks, Open Space and Environment

#	Proposals for Action	Time				Implementors
		Adopt With Plan	On-Going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
P1	Consider building a weight room and establish a weight training program for the Montavilla Community Center			X		Parks
P2	Request Bureau of Parks and Recreation to consider building a new restroom at the north end of Montavilla Park			X	X	MNA
P3	Request the Bureau of Parks and Recreation to consider covering the swimming pool at the Montavilla Community Center for year-round use				X	MNA
P4	Update outdoor facilities such as swing sets and ball fields at Montavilla, Berrydale and Harrison Parks to provide a safer and more enjoyable recreational experience for children and adults using these parks			X		PARKS
P5	Build an Environmental center in the neighborhood to educate people about the environment					MNA
P6	Expand the parking lot at the Montavilla Community Center to provide more parking spaces			X		PARKS

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

District Wide Issues

The following are ideas, requests and issues that surfaced during Montavilla Steering Committee meetings which are also being addressed by the Outer Southeast Community Plan. They are listed here in the Neighborhood Plan to acknowledge and give credit to the Montavilla Neighborhood Plan Steering Committee.

- a. Develop a satellite Land Use Permit Center in outer southeast to make it more accessible and convenient for residents and developers living in the area to process land use applications and get information on zoning.
- b. Encourage residents to participate in the regional decision-making process for choosing high capacity transit corridors. Possible sites in outer southeast include I-205, 82nd Avenue and portions of Powell Boulevard and Foster Road.
- c. Improve public transportation linkage to large industrial and employment areas such as the Columbia Southshore, Swan Island and Rivergate to connect residents of Montavilla with living wage jobs.



Montavilla's list of Priority Projects to be funded by Bureau of Housing and Community Development

The Montavilla Neighborhood is eligible for funds from the Bureau of Housing and Community Development (BHCD) The following is a list of priority projects the neighborhood would like to see accomplished with the assistance of BHCD funds

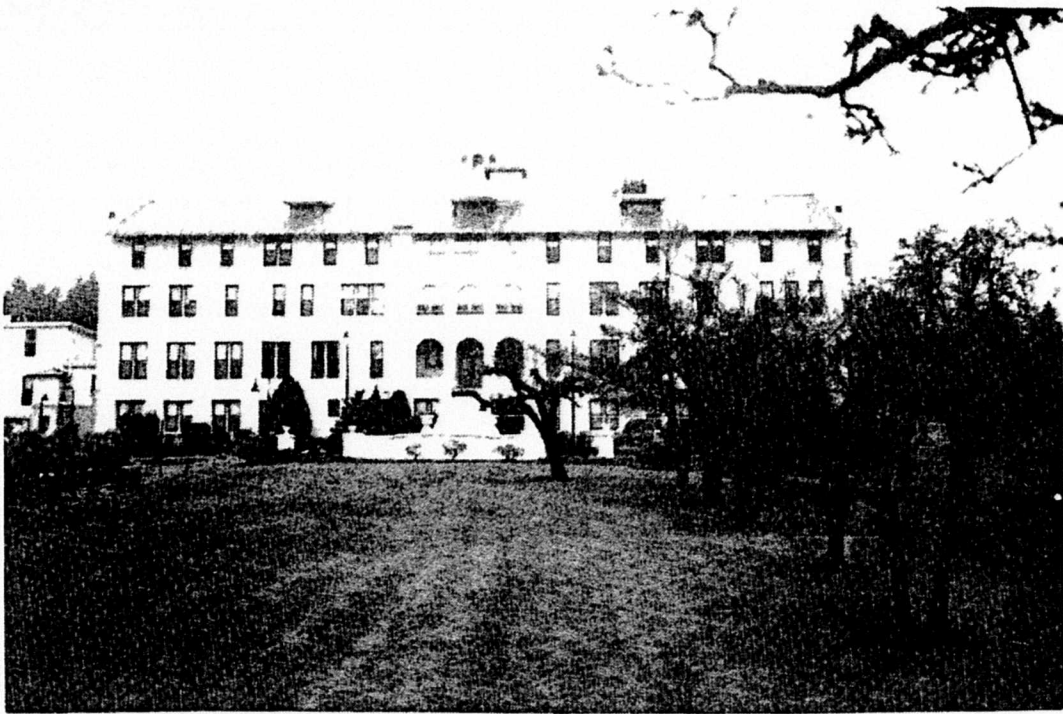
- 1 Develop a Neighborhood Gateway at SE 74th and Thorburn Avenue
- 2 Pave unimproved streets and add sidewalks in areas where there are none
- 3 Plant street trees on Stark Street between SE 76th and 82nd Avenue to promote this area as the business and pedestrian district in the neighborhood
- 4 Set up Block Watch Programs throughout the neighborhood



Possible site for a Neighborhood Gateway
SE 74th Avenue and Stark Street

Key of Implementing Agencies

BES	Bureau of Environmental Services
BHCD	Bureau of Housing and Community Development
BOB	Bureau of Buildings
BOP	Bureau of Planning
HAP	Housing Authority of Portland
HPS	Historic Preservation Society
MBA	Montavilla Business Association
MC	Multnomah County
MNA	Montavilla Neighborhood Association
ODOT	Oregon Department of Transportation
ONA	Office of Neighborhood Associations
Parks	Bureau of Parks and Recreation
PPB	Portland Police Bureau
PDC	Portland Development Commission
PDOT	Portland Office of Transportation
PHLC	Portland Historic Landmarks Commission
PVT	Private
ROSE	Revitalize Outer Southeast
TM	Tri-Met

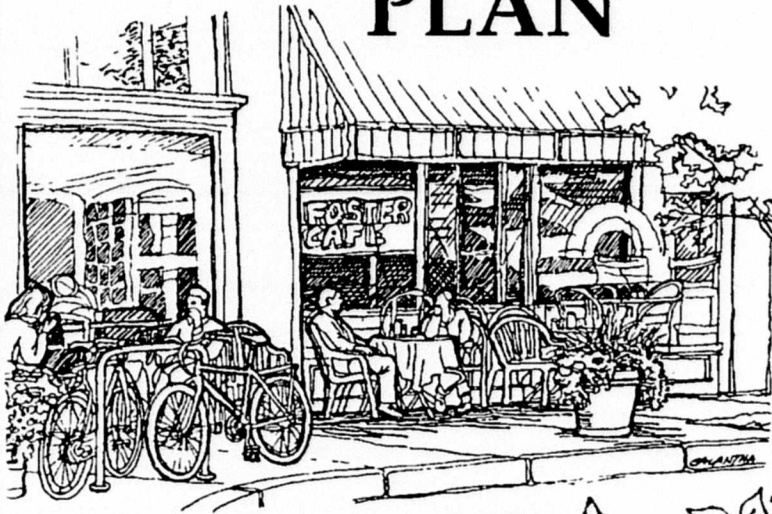


Historic Landmark,
St Andrews Care Center
SE 76th and Main

OUTER SOUTHEAST COMMUNITY

Recommended

Mt. Scott-Arleta NEIGHBORHOOD PLAN



City of Portland
Bureau of Planning
Portland, Oregon
October 1995

Exhibit H

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

Mt. Scott-Arleta 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.

Outer Southeast Community Plan Technical Advisory Committee:

Ellen Ryker, Chair, Portland Bureau of Planning

Wendy Reif, Centennial School District

Marcia Douglas, City-School Liaison

Ron Skidmore, Clackamas County

Barbara Rommel, David Douglas School District

Bonny McKnight, ECCO

Jeff Davis, Gresham Planning

Ann Whitaker, Housing Authority of Portland

Vince Chiotti, Human Solutions

Dick Engstrom, Metro

Debbie Bischoff, Milwaukie Community Development

Sharon Timko, Multnomah County

Cecile Pitts, Multnomah County Housing and Community Development

Howard Klink, Multnomah County Social Services

John Bonn, Office of Finance & Administration, Annexation

Tim Grewe, Office of Finance & Administration

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 this Recommended Plan by each member of the Committee.

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

Steering Committee

Jean Edmison, Chairperson

Kathy Lynn

Judy and Steve Drescher

Bruce Swanson

Bob Schulz

Charmin and Bruce Wagstaff

David Wagstaff

Portland Bureau of Planning

Charlie Hales, Commissioner in Charge

David C Knowles, Planning Director

Michael S Harrison, AICP, Chief Planner, Neighborhood Planning

Gerald D Brock, Ph D , AIA, AICP, Senior Planner, Project Manager

Doug Warren, AICP, Project Coordinator (January, 1992 - August, 1994)

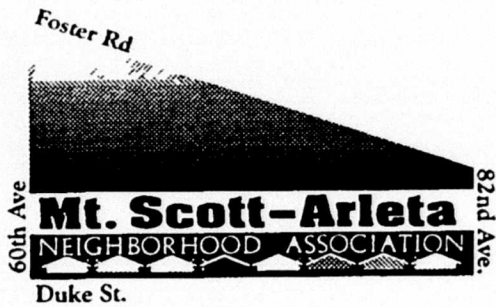
Project Staff

Gerald D Brock, Ph D , AIA, AICP, Senior Planner

Sheila Frugoli, AICP, Senior Planner (1992-1993)

Susan Gregory, Clerical Specialist

35464



Mt. Scott Community Center
5530 S.E. 72nd. Ave.
Portland, OR 97206

January 9, 1995

Planning Commission
Portland Planning Bureau
1120 S W 5th Ave Room 1002
Portland, Oregon 97204-1966

Subject Mt Scott/Arleta Neighborhood Plan

The Mt Scott/Arleta Neighborhood Association adopted the Mt Scott / Arleta Neighborhood Plan at the regular meeting of the association held December 7, 1994. The adoption of this plan was a unanimous decision by the members present.

We encourage you to adopt it and enfold it into the Outer Southeast plan.

We are excited about our plan and look forward to working with the Planning Bureau and other groups to implement it.

Sincerely,

Jean Edmison

Jean Edmison, Chair
Mt Scott/Arleta Neighborhood Plan Committee

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An Aerial View of Mt Scott-Arleta (1993)



A Vision for Mt. Scott-Arleta's Future

In the year 2020 Mt Scott-Arleta is a neighborhood with a strong focus on livability and community pride for all its members. The park and community center is at its core, accessible for all. The activities draw people out of their homes, bringing them together to enjoy the diversity of residents.

Schools are put to use year round for fun activities as well as providing a high standard of learning. The school staff coordinates their efforts with the park and community center staff to provide young people with a wide variety of free-time activities. The public, social and religious institutions work together to assist those in need or who are alone.

The housing is bounded by compatible commercial services along SE Foster Road and SE 82nd Avenue. There is a well-balanced blend of owner and renter occupied, detached and attached homes. Many of the storefront buildings have housing on their upper stories.

Local businesses flourish along Foster Road, ranging from large grocery stores to small multi-level storefronts catering to customers who travel by convenient public transit, walk, or drive, parking at nearby lots.

The streets are safe and traffic through the neighborhood is limited. Most traffic passes by the neighborhood on SE Foster Road and 82nd Avenue. There is excellent transit service for neighborhood residents along the major streets as well as streets within the neighborhood. Residents walk to local stores and activities. Accessible sidewalks, curbs, and buildings are available to disabled residents.

Good communication and a familiarity with local police officers combined with organized community policing efforts, help ensure that the neighborhood remains a pleasant place to live, operate a business, and to raise a family.



A future vision of Laurelwood Park and the crossroads of Foster Road and Holgate Boulevard
Courtesy of Southeast Uplift, Drawn by Cyathia Bankey, Architect

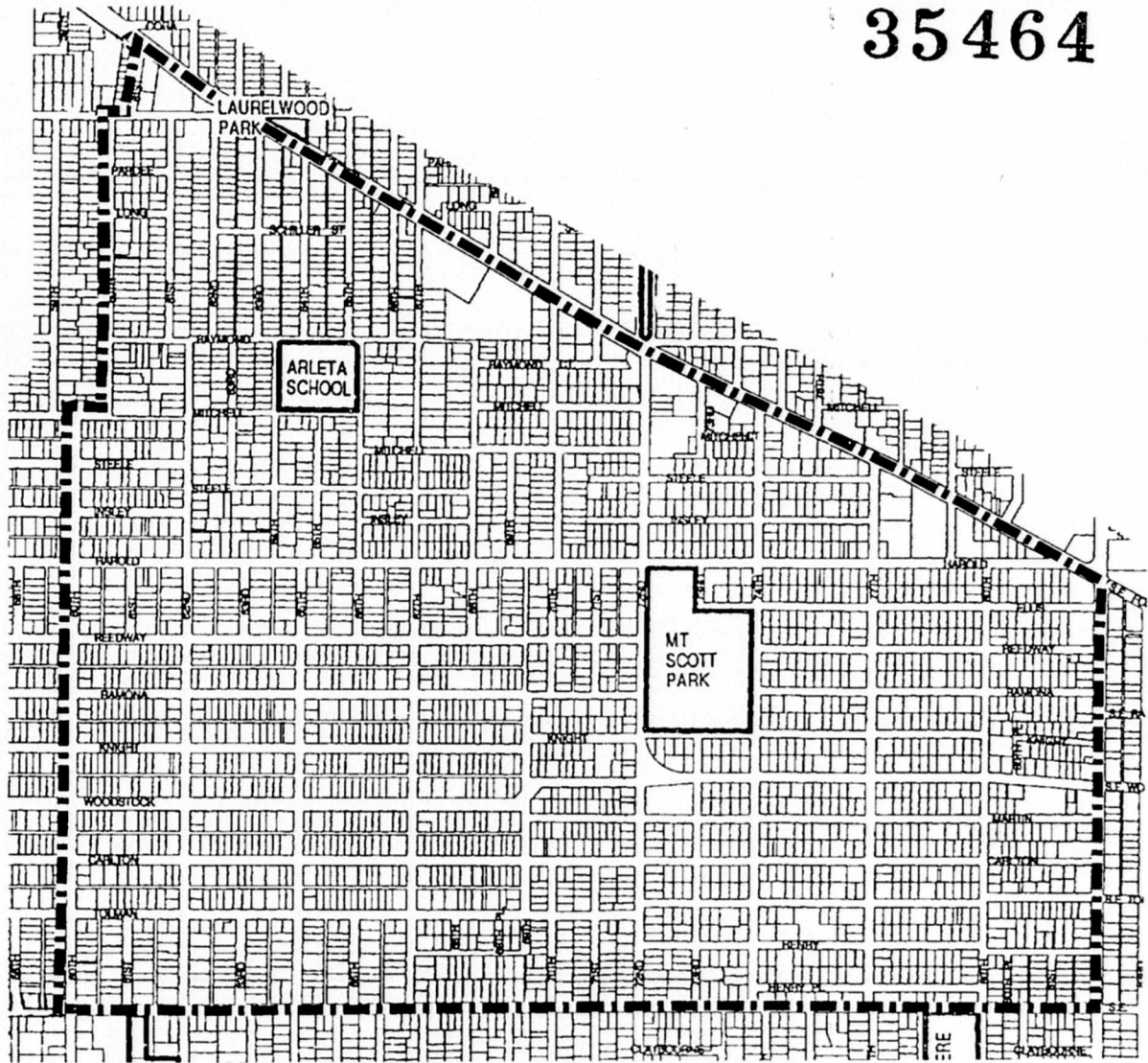
A vision is the point at which imagination begins to become reality.

A vision provides the seeds from which reality grows.

Real goals are set into the present tense so that we may begin to understand the direction that we must take.

Charmun and Bruce Wagstaff

35464



Outer Southeast Community Plan October 1995

RECOMMENDED

**MT. SCOTT-ARLETA
NEIGHBORHOOD
PLAN**

MAP 1

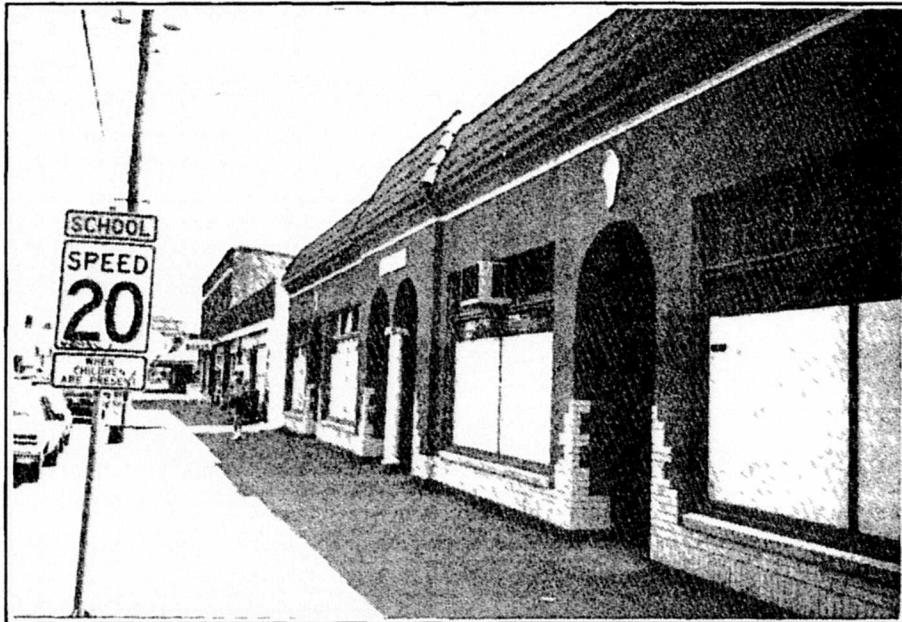
Mt. Scott-Arleta Neighborhood

Legend

— · — · — Mt. Scott-Arleta Neighborhood Boundary

The Neighborhood and its boundaries

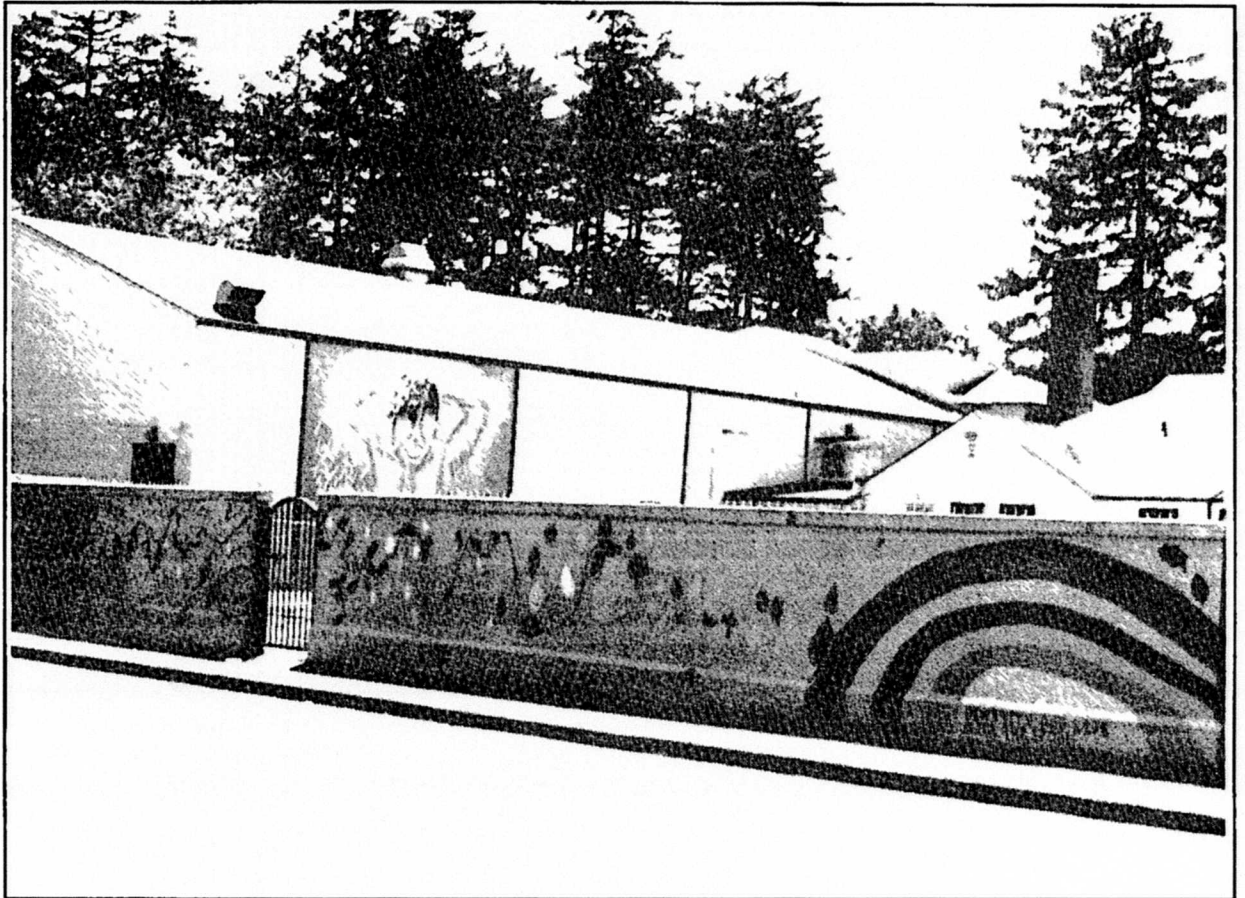
The boundaries of Mt Scott-Arleta Neighborhood are SE 60th Avenue on the west, SE Foster Road on the north, SE 82nd Avenue on the east and SE Duke Street on the south. The neighborhood abuts the Woodstock Neighborhood to the west, (which is located outside of the OSE study area), the Foster-Powell Neighborhood on the north, Lents on the east, and Brentwood-Darlington to the south (see Map 1)



Foster Road with its wide sidewalks and interesting shops is the northern boundary of the Mt Scott-Arleta Neighborhood

The neighborhood contains primarily traditional single-family, detached dwellings on lots approximately 5,000 square feet (50 feet wide by 100 feet in depth) in size. Most of the residential properties are well maintained. Many of the residential blocks contain unimproved alleys which are, for the most part, under-utilized. The apartment complexes are clustered near SE Foster Road between SE 72nd and SE 78th and along SE Woodstock. The neighborhood is bordered with commercial and manufacturing uses along its northern and eastern sides. For the most part, the land uses along SE Foster are not neighborhood-oriented services. The exception is the Kienow's shopping center at SE Foster and 67th Avenue. Rather than serving primarily the Mt Scott-Arleta neighborhood, the businesses along SE 82nd Avenue attract a wide range of customers from the entire outer southeast community. Apart from the I-205 interstate, SE 82nd creates a major north-south street for the neighborhood and SE Foster provides an east-west connection.

Unlike most OSE neighborhoods, the Mt Scott-Arleta neighborhood has a community center with a swimming pool and roller-skating rink. The center and adjacent park attract residents of the neighborhood as well as people from nearby neighborhoods. The Mt Scott Community Center and Park, as well as Arleta Elementary School, provide a strong identity to the neighborhood.



Funding for an updated facility at Mt Scott Community Center with a covered pool was approved by voters in the fall of 1994.

The following photos portray Mt Scott-Arleta's diverse housing stock



Turn-of-the-century architecture pulls eyes upward with its high reaching narrow windows and embraces visitors with its generous verandahs



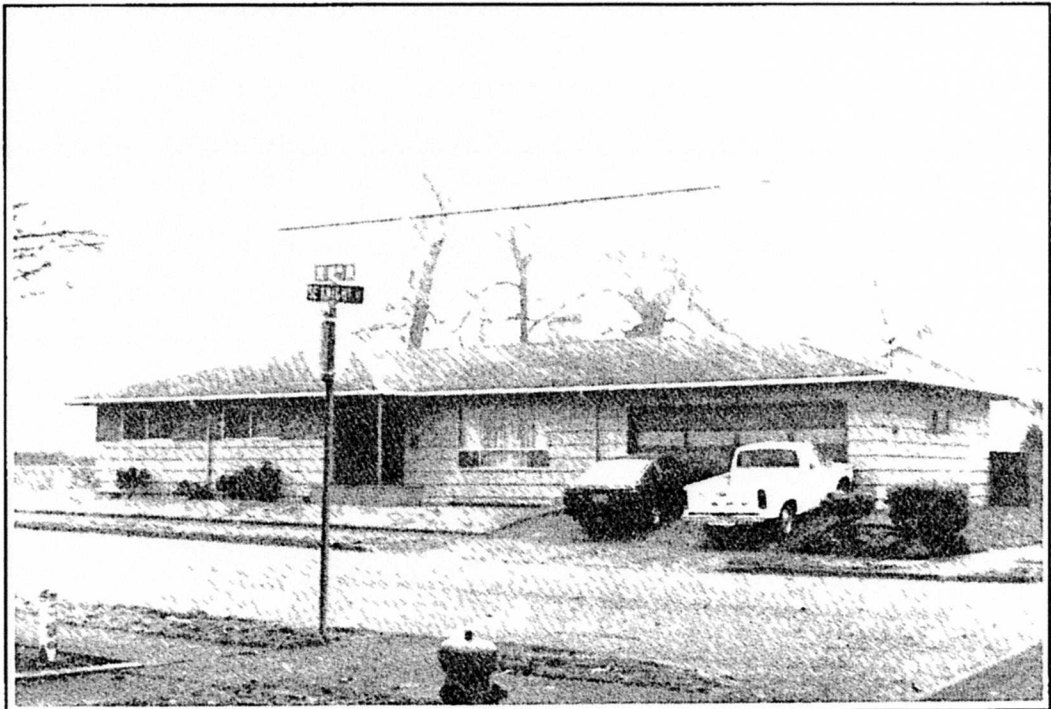
Post-war architecture recognized the dominance of the automobile in Portlanders' lives



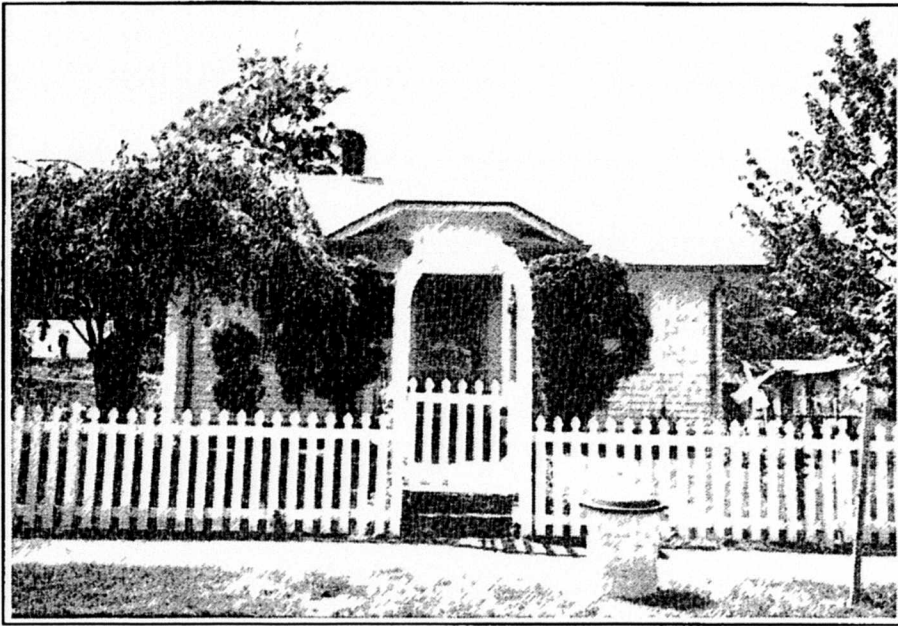
These traditional Portland homes present a solid appearance. Porches provide a comfortable place for the family to interact with street activity



This home suggests an English cottage One imagines the serenity of magnificent flower gardens beyond the hedge



The utilitarian approach meets the needs of many families



The fanciful picket fence and entry arbor frame and celebrate the quaint cottage behind



The graceful form of this stately porch graces the street



"Eyes on the street" contribute significantly to Neighborhood safety



The strategically situated windows, dormers and porches of these homes encourage guardianship of the street space and heighten proprietary attitudes

History

The City of Portland was established in 1851. One of the prominent routes used by settlers entering Portland was the northern fork of the Oregon Trail, later to become Foster Road. This route, a farm-to-market road, was named after pioneer Philip Foster, who was born in Maine in 1805. He owned a well-known farm on the east side near Estacada. He had developed, with Barlow, a section of the Oregon Trail and had a trading post near Estacada. He was married to Mary Charolette, a sister of F W Pettygrove, one of the founders of Portland. Foster came to Oregon in 1842 and died in 1884.



The house at SE 60th and Tolman, built in 1915, is identified in the City's Historic Resources Inventory. The original owner's name was Max Kramer.

The land presently located in the Mt Scott-Arleta neighborhood was considered part of the original town-site of Lents, platted in August 1892. It was called Lent by George Lent, a property owner, in honor of his father Oliver P. Lent. Southeast 82nd Avenue and Foster Road became prominent routes because Foster Road was a well-traveled area connecting Powell Valley Road, near the present day SE 52nd Avenue, to downtown Portland. Southeast 82nd Avenue provided a southern connection for travelers leaving boats at the Columbia River and traveling to Oregon City and points south. Lent became a lively commercial district at SE 92nd and Foster.



SE 82nd and Woodstock, April 1936
Oregon Historical Society #COP 02140

The name "Lent" was changed to "Lent's" because people would use the possessive form of the founder's family name - "let's go to Lent's". The apostrophe was dropped and the town became known as "Lents". This area was annexed into the City of Portland on November 3, 1908.

A significant portion of the land in the Mt Scott-Arleta neighborhood, roughly within the area now known as SE 72nd, 82nd Avenues and Harold and Flavel Streets, was owned by Issac Williams through a 1855 Donation Land Claim. Issac Williams was born in Pennsylvania. In 1834, in Ohio, he met and married Esther (sometimes spelled Hesther). He was 20 years old and she was 25. They came with

their four children across the plains to Oregon in October, 1852. They settled on their Donation Land Claim in November, 1855, just one month before the Donation Land Claim program expired. One of their daughters, Dorcas, married Daniel Little that year.

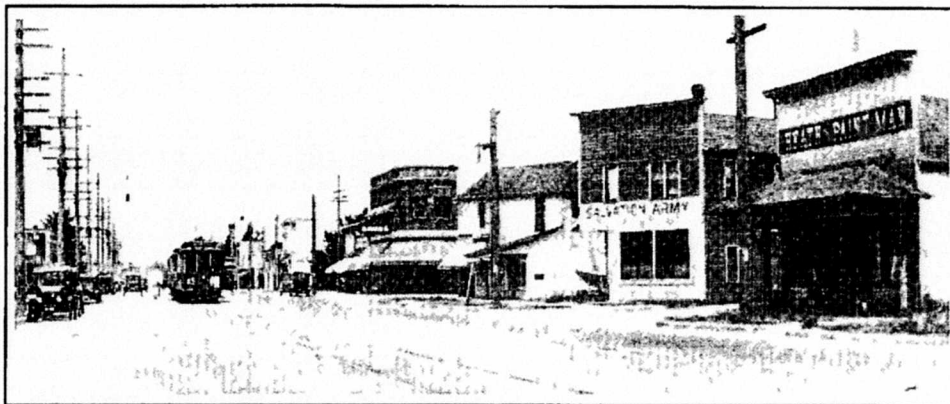


SE 82nd at Foster Road
Oregon Historical Society #COP 02119

The Williams sold 310 acres in March 1860, to Ypsilanti Smith for \$2,000. They continued to live on their 10-acre farm. Issac died in April 1874, at the age of 60 years old. Probate of his estate showed that he owned a two seated buggy, a bay horse, a chestnut mare, wagons, and farm tools. Esther died in 1877, at the age of 68. Their estate included seven acres, valued at \$3,166.

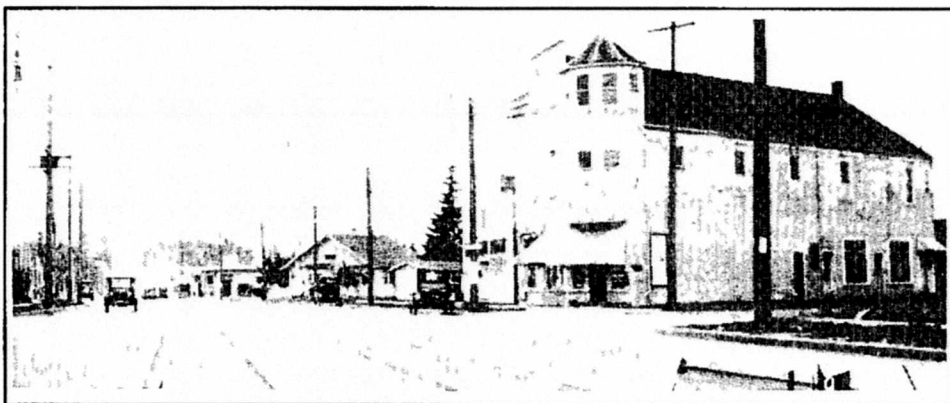
The value of land appears to have increased significantly in the next 20 years. An example was the Woodstock area. It was bought in 1880 by Van B. Lashmutt from his wife's cousin for \$17 an acre. He sold the 194 acres in 1889, for \$250 an acre, while he served as mayor of the city. Woodstock neighborhood was platted in 1889, and was named after a Sir Walter Scott novel. Originally, all of the streets in the Woodstock area were named after characters in the novel.

The period from 1900 to 1915, was known as the "golden age" of interurban street car lines. It was also a period of explosive growth with population increasing from 100,000 in 1910, to 200,000 ten years later. Portland's boundaries extended eastward

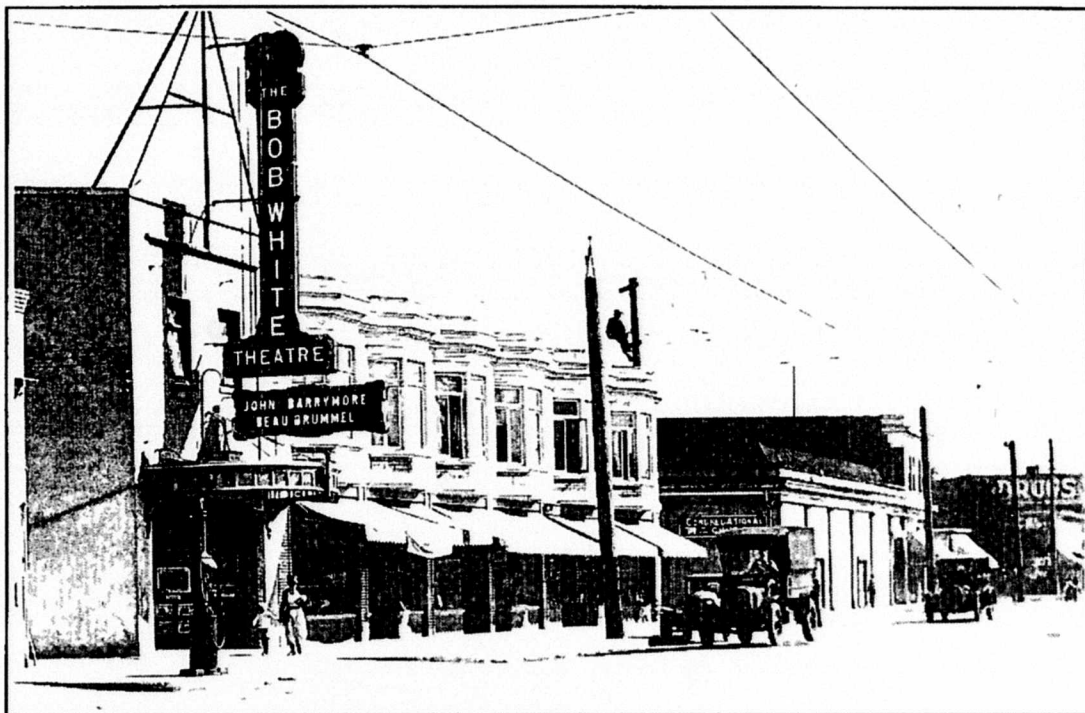


Foster Road with Street Car
OrHi 91186

with the street car lines, which included the Mt. Scott trolley line. A 1907 map shows the Mt. Scott Line of the Portland Railway Light and Power Co. The trolley line went from downtown, across the Hawthorne Bridge to SE 50th, south to Foster Road to SE 72nd, and south to Woodstock, and then further east.

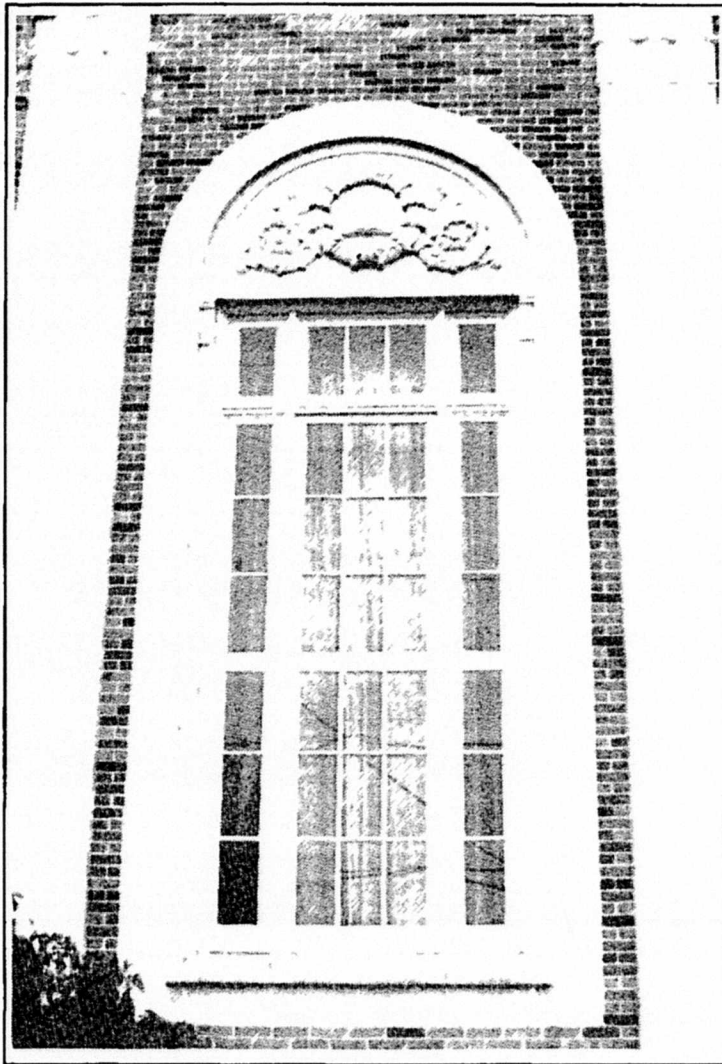


Foster Road with Street Car Tracks
OrHi 91186



As viewed from the Mt Scott-Arleta Neighborhood, the Bob White Theater evokes nostalgic thoughts of the Foster Road Street Car Era. The Theater is located at SE Foster Road and 64th Avenue. This photo was taken in 1924. Oregon Historical Society #OrH1 44744

Population on the east side passed the west-side total in 1906, and went from 32,000 to 120,000 during the first decade of the 20th century. A new middle-class city, east of the Willamette, was being built. Homes followed streetcar lines east to Montavilla, Mt Tabor, Mt Scott, and Woodstock. A 1910 census map identified a large concentration of non-English speaking, German immigrants living in the area now known as the Foster-Powell and Mt Scott-Arleta neighborhoods.



A remembrance of the past is evident in the window and pilaster detailing at Arleta School

The accessibility of streetcars and reasonable living costs attracted people to live in outer southeast Portland. In the 1920s, the automobile helped change the landscape. Gas stations occupied busy intersections on SE 82nd Avenue, serving motorists who traveled from Oregon City to the Columbia River.



This Street Car Era Building at SE 72nd Avenue and Harold Street is an important landmark for neighborhood residents.

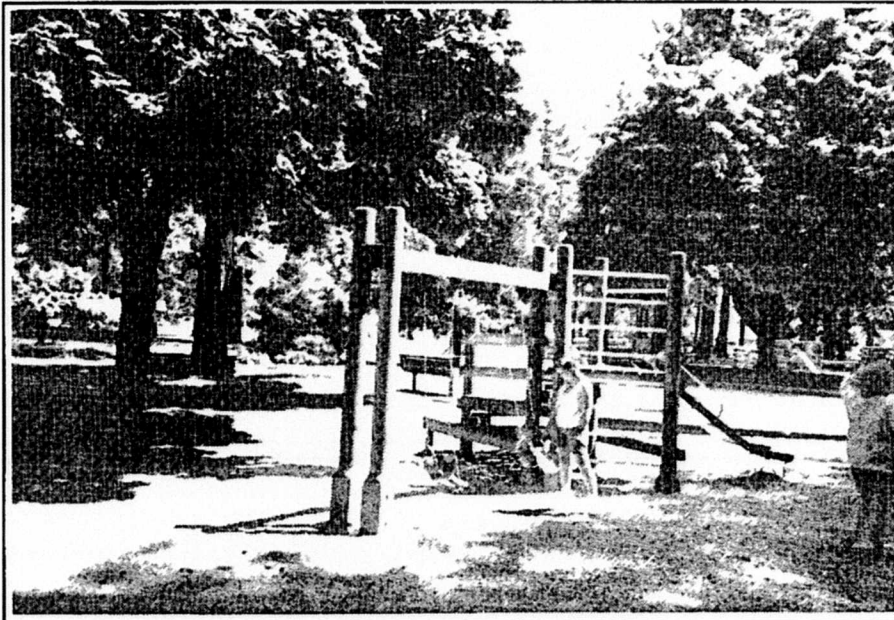
How We Got Our Name The Arleta portion of the neighborhood was developed by Potter-Chapin Realty and takes its name from Potter's daughter, Arleta. The Potter-Chapin Realty Co. was known best for its Tillamook Bay "Bayocean Resort" project which had the dubious distinction of being submerged by changing ocean tides. The partners, T B Potter and H L Chapin, began platting "Arleta Park" prior to developing Bayocean Resort. The Arleta Park subdivision was formally platted in 1903.

The Mt Scott portion takes its name from the mountain in southeast Portland. Mt Scott was named after Harvey W Scott, longtime editor of The Oregonian. He was the owner of some 335 acres in southeast Portland.

The Potter-Chapin Portfolio Potter, who had developed oceanside property in California, had grandiose plans for a four mile-long peninsula separating Tillamook Bay and the Pacific Ocean. He and Chapin bought the 60-acre peninsula and platted 4,000 lots. In 1907, the site was marketed as a community that would "eclipse anything known in the European or Atlantic coast." Chapin sold his interest to Potter. Potter built a hotel, 50-by-160 foot natatorium, and a 40-room hotel, as well as 100 homes. The hotel and homes were opened in 1912 with great fanfare.

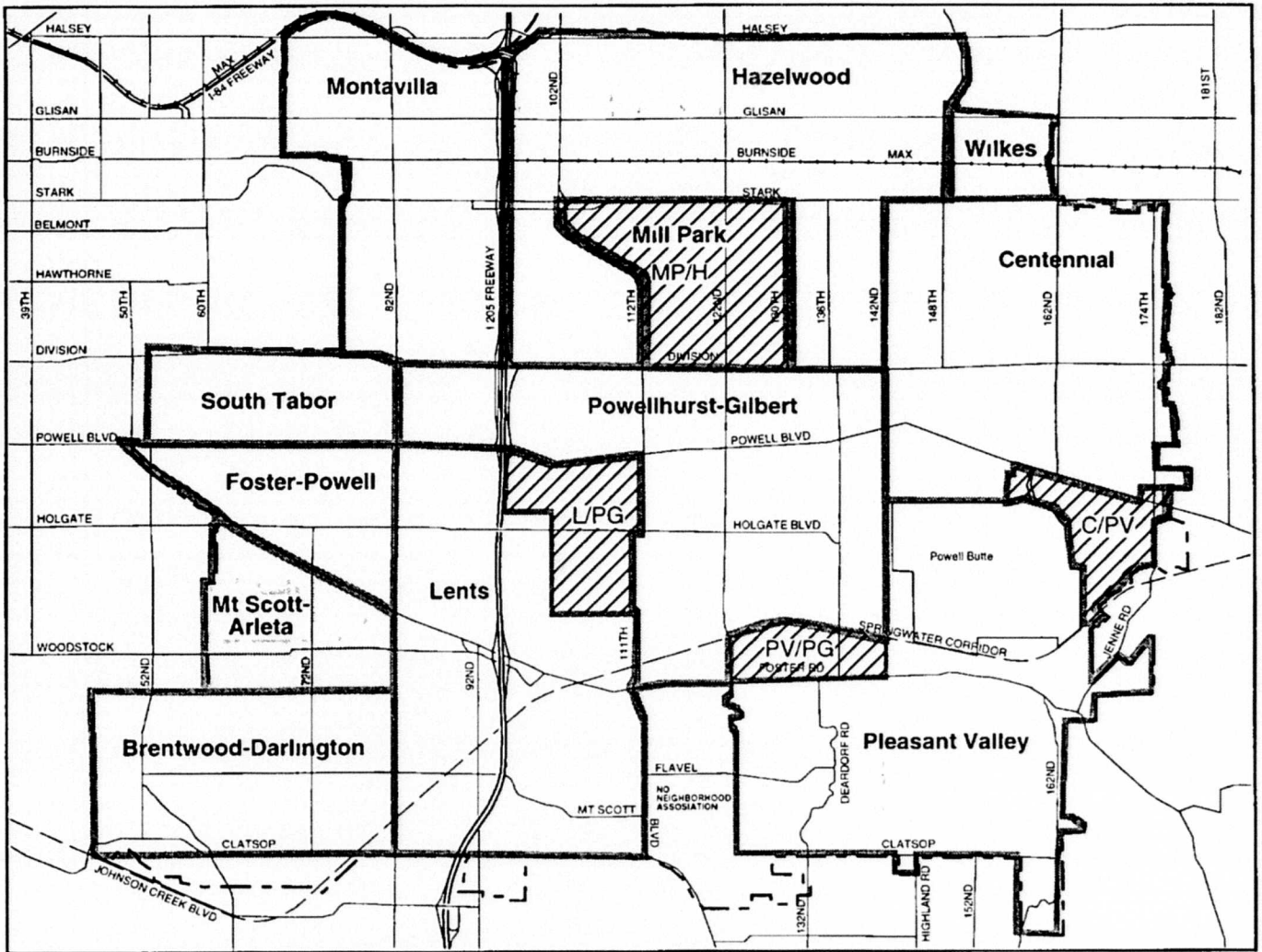
A new road connecting Portland and Tillamook was promised in 1908, but was not finished for 20 years. The limited access to the property diminished its success. However, its true demise began in 1917, when erosion of the site became dramatic. By the 1930s one of the hotel walls had collapsed. The swimming pool building was destroyed in 1939. Eventually, the entire site was swept away by the ocean.

Mt Scott Park The Park was officially created on December 7, 1932, through City Ordinance 63440. In the 1980s, Community Development funds were used for street improvements. In the mid-1980s, a Mt Scott Park and Community Center Master Plan was completed. Park improvements totaled \$275,000 for an irrigation system, renovated restroom, new playground and equipment, lighting, an outdoor basketball court and picnic tables and benches. Some \$100,000 was spent on improvements to the Community Center, which has become a major attraction and focal point of the neighborhood.¹



Mt Scott Park continues to be a popular gathering place for Mt Scott-Arleta residents

¹Some of this information was extracted from the Eastport Community News, February 1993



NORTH

ONE MILE

Outer Southeast Community Plan October 1995





RECOMMENDED

MT. SCOTT-ARLETA NEIGHBORHOOD PLAN

MAP 2

Mt. Scott-Arleta Neighborhood

Legend

-  Outer Southeast Community Plan Boundary
-  Neighborhood Boundaries within Outer Southeast Community Plan Boundary
-  Mt Scott-Arleta Neighborhood
-  Neighborhood Overlap Areas

Purpose of the Plan

This Plan was produced by the efforts of the residents and businesses of Mt Scott-Arleta to meet the challenges that the coming years will bring to this outer-southeast neighborhood. The Mt Scott-Arleta Neighborhood Plan will (1) provide guidance to governmental agencies such as City bureaus on matters of land use, environmental and service issues, social programs, and capital improvements, (2) facilitate the creation of public and private partnerships working together to bring economic stability to the area and, (3) encourage stronger communication between citizens, government, and community leaders.

This Neighborhood Plan represents the neighborhood's vision for the future. The Plan is a vehicle for achieving long-standing priorities. Some of these priorities are a strong infrastructure and maintaining the pedestrian-oriented nature of Mt Scott-Arleta. The planning process has been used to address issues and establish priorities for actions. Creating this Plan has allowed those in the Mt Scott-Arleta Neighborhood Association to learn more about the opportunities, assets and needs of their Neighborhood.

The City of Portland has several reasons for developing neighborhood plans. They provide guidance on matters of capital expenditures and environmental issues. They stimulate interest to improve neighborhood conditions. Neighborhood plans provide the basis upon which community leaders may undertake agreed-upon projects and use community resources from neighborhood businesses and residents in these efforts.

Relationship of Mt. Scott-Arleta's Neighborhood Plan to the Outer Southeast Community Plan and the City's Comprehensive Plan

The Mt Scott-Arleta Neighborhood Plan is a vital and integral 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, when complete, will create an overall framework for the twenty-six square mile plan area (Map 2). 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 Mt Scott-Arleta are contained in the Mt Scott-Arleta Neighborhood Plan. The neighborhood plan also reinforces community plan elements applicable to the Mt s Scott-Arleta neighborhood.

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

The *Vision for Mt. Scott-Arleta's Future* (p 2) is adopted by ordinance as part of the overall Comprehensive Plan Vision. Policies 1 through 6 and their associated objectives are also adopted by ordinance as policies and objectives of the Comprehensive Plan. Adoption of the Mt. Scott-Arleta Neighborhood Plan policies and objectives as part of the Comprehensive Plan will make them part of the state-wide planning system in Oregon. This status assures that these policies and objectives will be weighed as a part of future consideration of changes in Comprehensive Plan land use designation within the Mt. Scott-Arleta Neighborhood.

The Action Charts for Policies 1 - 6 are recommended for adoption by resolution only. 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 and other text 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 Mt. Scott-Arleta Neighborhood Plan.

The Planning Commission recommends the Mt. Scott-Arleta Neighborhood Plan along with the Outer Southeast Community Plan for adoption by the City Council.

Here is the time, place and location of the City Council hearings

**Planning Commission Hearings on the Recommended
Outer Southeast Community Plan**

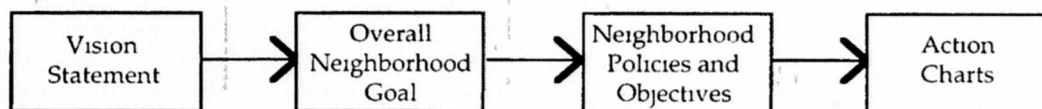
November 8	7 p m	Unknown at this time
November 15	2 p m	City Hall

After the hearings, the City Council may direct Planning Bureau staff to make changes to the plans and map. Adoption as part of the Portland's Comprehensive Plan by City Council is anticipated in early 1996.

The Mt Scott-Arleta neighborhood was offered planning assistance to develop an individualized neighborhood plan. Funding for this Plan was made available by the Bureau of Housing and Community Development. This Bureau distributes federal Community Block Grant funds to economically-distressed neighborhoods. The Mt Scott-Arleta neighborhood meets those eligibility requirements.

Plan Organization

The Mt Scott-Arleta Neighborhood Plan consists of the Vision Statement, the Overall Neighborhood Goal, Comprehensive Plan Policies and Objectives, Neighborhood Policies and Objectives, and Action Charts. Some of this material will be adopted by the Planning Commission and the City Council. It will 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 Mt Scott-Arleta Vision Statement illustrates where the Plan is leading and is stated as a set of six goals detailing overall direction for the neighborhood. The Vision for the future emphasizes the kind of community that Mt Scott-Arleta aspires to be. The Vision Statement will be adopted by resolution.

The Overall Neighborhood Goal ties the Mt Scott-Arleta Neighborhood Plan to the Outer Southeast Community and Portland's adopted Comprehensive Plan. It will be adopted as a policy in the Outer Southeast Community Plan. It sets the stage for the Policies and Plan Map changes and summarizes the Plan's Vision Statement.

The Mt Scott-Arleta Neighborhood Plan's Policies and Objectives address the aspects of the Mt Scott-Arleta Neighborhood over which those participating in the planning process wish to provide guidance to decision makers. They will be 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 those 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 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 will be approved by ordinance at the same time as other portions of the Mt Scott-Arleta Neighborhood Plan that amend the City's Comprehensive Plan, Zoning Map and Zoning Code.

The Neighborhood Policy Objectives are internal to the Mt Scott-Arleta Neighborhood or deal with the Mt Scott-Arleta Neighborhood in relation to areas outside the Outer Southeast Community Plan area. They detail several actions that implement the overall goals the neighborhood has set for itself. Most items have the Mt Scott-Arleta Neighborhood Association listed as an implementor. These proposals 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.

The Planning Process

The Neighborhood Plan began with an introductory workshop in November 1992. Following the workshop and throughout 1993, a group of residents served on a Steering Committee, charged with developing the neighborhood plan. Many hours of their volunteer time were spent to develop this plan.

In order to make more enlightened decisions regarding critical neighborhood issues and concerns, the Steering Committee sought advice from experts on crime prevention, business development, cultural diversity, and housing rehabilitation. The Steering Committee, with SE Uplift and the Planning Bureau, organized three Saturday walking tours and two planning workshops. The purpose of this effort was three-fold: to get residents and businesses involved, to assist them in understanding their neighborhood, and to learn about their concerns. Prior to the June 12 and 16, 1994 workshops, flyers were both mailed and delivered door to door to each resident and business.

After the draft Plan was prepared, another neighborhood workshop was held to solicit comments. Changes have been made to the Plan in response to concerns and issues raised at this workshop. On December 7, 1994, the Mt. Scott-Arleta Neighborhood Association adopted the Plan. It was a unanimous decision by the members present.

The Next Step

Ongoing activities of the Mt. Scott-Arleta Neighborhood Association include planting 63 street trees on April 3, 1994. The Steering Committee proposes to preserve a copy of the Neighborhood Plan in a time capsule, along with photos and other items illustrating the present nature of the neighborhood. In 2013 the capsule will be unearthed to see how much of the neighborhood's vision has been achieved.

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**Policies, Objectives &
Implementation Actions**

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Insert Sheet for Recommended Mt Scott Arleta Neighborhood Plan

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 Mt Scott-Arleta Neighborhood Plan part of Portland's Comprehensive Plan. 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 and business plans as well as the city-wide Comprehensive Plan. The Mt Scott-Arleta Neighborhood Plan vision, 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, Hazelwood, Lents, Mt. Scott-Arleta, Mill Park, Montavilla, Outer Southeast Business Coalition, Pleasant Valley, Powellhurst-Gilbert, and South Tabor. Use the Neighborhood Plan to guide decisions on land use, transportation, capital expenditures, and community development programs, where applicable.

Objectives

- D. *Enhance the community pride, safety, residential quality, and accessibility of the Mt. Scott-Arleta Neighborhood*

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

Policies, Objectives & Implementation Actions

The following policies, objectives, and actions address Mt Scott-Arleta Neighborhood issues and set priorities for future changes. Policies are divided among the concerns of Urban Design, Housing and Livability, Parks, Recreation and Open Space, Economic Development, Transportation, and Public Safety. The order of the actions does not necessarily convey priorities or preferences.

The Mt Scott-Arleta Neighborhood Association is the principle advocate for the projects and programs listed in the action charts. Pertinent organizations which would ultimately implement the projects and programs identified in the action charts are listed. A key to agency abbreviations used in the action charts is located in Appendix A.

Policy 1: Urban Design

Improve the physical image and character of the Mt. Scott-Arleta Neighborhood through emphasizing its historic heritage and diverse culture.

Objectives.

- 1 Encourage physical changes which reinforce the vision for Mt Scott-Arleta's future (see page 1)
- 2 Encourage artwork such as sculptures and fountains at gateways, focal points, and attractions which are shown on the Outer Southeast Community Vision Plan Map Mt Scott Park and Community Center is a minor community attraction Laurelwood Park at the intersection of SE Foster Road and Holgate Boulevard, and the intersection of SE Firland Avenue (72nd Avenue) and Foster Road are proposed as Neighborhood Gateways A major district gateway and focal point is proposed at the intersection of SE 82nd Avenue and Foster Road (see Outer Southeast Community Vision Plan Map)
- 3 Encourage development projects and alterations to respect the bulk, form, setbacks, and detailing of surrounding buildings
- 4 Emphasize the history of Mt Scott-Arleta by protecting its historic resources Encourage new development and alterations to incorporate special architectural features that celebrate the neighborhood's past
- 5 Contribute to a sense of Mt Scott-Arleta's historic heritage and diverse culture through improvements to the streetscape on Foster Road, 82nd Avenue and Woodstock Boulevard Improvements may include street trees, lighting standards, benches, drinking fountains, trash receptacles, banners, hanging baskets, street signs, bus stop shelters, awnings, sidewalk cafes, wall colors and materials, and business signs

Policy 1: Urban Design

#	Proposals for Action	Time				Implementors
		Adopt With Plan	On-Going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
UD 1	Plant and maintain seasonal flowers on the island at 72nd Ave and Woodstock Blvd	X				MSANA
UD 2	Plant street trees and install hanging baskets, benches, and trash receptacles along Foster Road, 72nd Avenue and Woodstock Blvd				X	MSANA, FAB A
UD 3	Develop a set of design goals and principles for neighborhood commercial establishments			X		MSANA, FAB A
UD 4	Fund raise for sculptures, fountains and other identity elements to be installed at neighborhood focal points and gateways such as Mt Scott Community Center, Arleta School, Laurelwood Park, Firland Avenue at Foster Road, and 72nd Avenue and Woodstock Blvd				X	MSANA,, FAB A
	PROGRAMS					
UD 5	Encourage builders and home owners to follow <u>The Ten Essentials</u> guidelines for renovations and new construction		X			MSANA

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: Housing and Livability

Improve Mt. Scott-Arleta's supply of housing by protecting existing homes and encouraging the construction of a variety of attached housing types on infill lots. New housing should blend into the neighborhood and meet the needs of residents of various ages, income levels, and backgrounds.

Objectives:

- 1 Encourage the dispersion of many small-scale attached housing (i.e. rowhouses, multiplexes, courtyard housing, etc.) throughout the neighborhood, rather than large apartment complexes in a few places
- 2 Create incentives to improve and maintain both owner- and renter-occupied homes
- 3 Maintain Mt. Scott-Arleta's percentage of owner-occupied housing at 50% or higher
- 4 Increase the public awareness about the history of the Mt. Scott-Arleta neighborhood
- 5 Encourage infill housing to be similar to the height, bulk and setback of adjacent homes. Advocate for front porches on all houses to enhance public safety. Porches should be emphasized and garages should not dominate the house.
- 6 Encourage long-term tenancy. Make renters feel they are an important part of the neighborhood.
- 7 Beautify Mt. Scott-Arleta with street tree planting and removal of graffiti and abandoned vehicles.

Policy 2: Housing and Livability

#	Proposals for Action	Time				Implementors
		Adopt With Plan	On-Going	Next 5 Yrs	6 to 20 Yrs	
PROJECTS						
H1	Investigate the formation of community funding cooperatives such as neighborhood credit unions			X		MSANA
H2	Fund a representative to help Mt Scott-Arleta residents in obtaining housing and social service assistance			X		BHCD
H3	Develop and distribute a historical handbook and walking tour map of the neighborhood			X		MSANA, BHCD,
H4	Distribute information to builders on meeting American Disability Act (ADA) standards		X			MSANA
PROGRAMS						
H5	Inform homeowners about existing property-rehabilitation programs		X			MSANA
H6	Attract first time home-buyers to Mt -Scott-Arleta by coordinating with the Portland Housing Center		X			MSANA
H7	Sponsor multi-cultural events and outreach efforts which encourage diversity		X			MSANA, Parks
H8	Inform residents of nuisance ordinances and how they are enforced		X			MSANA
H9	Develop a neighborhood program to assist seniors and disabled residents in cleaning up yards and doing minor exterior repairs		X			MSANA, BHCD
H10	Identify tree-deficient streets and seek funds to support a tree-planting program			X		MSANA, BHCD
H11	Conduct annual clean-up events with drop boxes and hauling services		X			MSANA
REGULATIONS						
H12	Allow attached housing (i.e. rowhouses, multiplexes, courtyard housing, etc) on vacant lots with design controls		X			BOP

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: Parks, Recreation and Open Space

Focus on the Mt. Scott Community Center and Park as the neighborhood's heart and primary attraction. At the same time, encourage additional recreational choices in the neighborhood.

Objectives:

- 1 Improve the Mt Scott Community Center with items such as a new covered swimming pool, increased on-street parking on SE 73rd and Ellis Streets, a covered bicycle rack, a safer loading and unloading zone, enhanced outdoor lighting, and safe crosswalks at all four corners of the park
- 2 Improve Mt Scott Community Center programs by increasing hours of operation and providing more variety of services to residents, particularly youth, the elderly, and disabled persons
- 3 Improve the safety and upkeep of Mt Scott Park to increase the use of the park by families
- 4 Encourage the dedication of property as new park space and community gardens
- 5 Encourage the Park Bureau to network with other community agencies, and schools in order to provide a broader range of services for all

Policy 3: Parks, Recreation, and Open Space

#	Proposals for Action	Time				Implementors
		Adopt With Plan	On-Going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
P1	Upgrade the Mt Scott Community Center with a covered year-round pool and to be in compliance with American Disability Act (ADA) standards			X		MSANA, Parks
P2	Request that lighting in and around Mt Scott Park be modified to address safety concerns			X		MSANA
P3	Develop a site to serve as a neighborhood gardenplatz			X		MSANA, BHCD
P4	Establish a lending library in the Mt Scott Community Center		X			MSANA, Parks
	PROGRAMS					
P5	Re-establish a child care program for children three years and older at the Community Center		X			MSANA, Parks
P6	Extend hours of operation and programs at the Community Center to serve a diverse clientele		X			MSANA, Parks
P7	Increase the number of recreational programs and activities for disabled persons		X			MSANA, Parks
P8	Provide for drop-in counseling, parenting classes, tutoring, and all-day child care for families		X			MSANA, Parks

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 4: Economic Development

Improve commercial viability for business districts in the neighborhood, to provide a full range of goods and convenient neighborhood services.

Objectives

- 1 Encourage commercial infill in areas along SE 82nd where there are vacant sites, deteriorating buildings, or under-utilized business properties
- 2 Promote a link between business assistance programs and commercial businesses in neighborhood
- 3 Encourage the establishment of new businesses which provide job opportunities to local residents
- 4 Facilitate shared-parking agreements to improve available parking near business
- 5 Encourage efficient utilization of unique triangle-shaped buildings on SE Foster Road corners
- 6 Establish a partnership between business owners and residents to reduce nuisances in the neighborhood
- 7 Encourage storefront businesses that cater to the pedestrian along Foster Road and 72nd Avenue between SE Woodstock and Foster Road

Policy 4: Economic Development

#	Proposals for Action	Time				Implementors
		Adopt With Plan	On-Going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
E1	Establish shared parking facilities to serve Foster Road businesses			X		MSANA, FABA, PDC
E2	Assist owners in improving and expanding their buildings			X		MSANA, FABA, PDC
	PROGRAMS					
E3	Pursue development of a neighborhood-oriented retail center		X			MSANA, FABA, PDC
E4	Remove graffiti on commercial buildings		X			MSANA, FABA
E5	Develop a marketing program for Foster Road Businesses			X		FABA, PDC

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 5: Transportation

Ensure that transit and traffic move safely and smoothly within the Mt. Scott-Arleta Neighborhood. Improve transportation facilities to encourage pedestrian and bicycle use, as well as to accommodate physically challenged persons.

Objectives:

- 1 Improve transit stops to facilitate quick passenger loading while reducing conflicts with traffic movement Increase the frequency and efficiency of public transit service on Foster Road Improve transit connections
- 2 Provide greater safety for bicyclists traveling to and from the Mt Scott Community Center, the Lents Park facility, the connection to the I-205 bicycle and pedestrian trail, and the Springwater Corridor
- 3 Reduce speeding on neighborhood and local streets
- 4 Make streets more pedestrian-friendly, that is, safe, comfortable, and efficient Accommodate the physically challenged Protect pedestrians from traffic

Policy 5: Transportation

#	Proposals for Action	Time				Implementors
		Adopt With Plan	On-Going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
T1	Improve the efficiency and effectiveness of bus facilities on Foster Road			X		TM, PDOT
T2	Notify Tri-Met of problem shelters and needs for additional ones		X			MSANA
T3	Request that PDOT and ODOT improve pedestrian safety along Foster Road, 82nd Avenue, and Woodstock Blvd			X		MSANA
T4	Participate in the Bike Master Plan process to enhance bike routes Neighborhood priorities include linking Lents Park, the I-205 bike path, Mt Scott Community Center, and the Springwater Corridor with safe bike routes			X		MSANA
T5	Form a subcommittee to assess and report traffic problems such as speed violators		X			MSANA
T6	Request improvements to Foster Road which enhance pedestrian, bicycle and transit access while supporting a "Main Street" character			X		MSANA
T7	Request that the District Traffic Engineer evaluate parking needs for the Mt Scott Community Center			X		MSANA
	PROGRAMS					
T8	Join the Willamette Pedestrian Coalition		X			MSANA
T9	Offer bicycle education programs in the schools and at the Mt Scott Community Center		X			MSANA
T10	Encourage businesses to participate in the City's bicycle rack installation program		X			MSANA

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 6: Public Safety

Create an environment of communication and citizen involvement, with the objective of keeping the neighborhood a safe place to live and conduct business.

Objectives:

- 1 Improve the safety of the neighborhood by increasing the police presence, implementing crime prevention programs, and applying crime prevention design techniques in new development
- 2 Facilitate communication between residents, business owners, and public safety providers such as the Police, Fire Bureau, and nuisance control in the Building Bureau
- 3 Provide activities and leadership to youth susceptible to gang and delinquent behavior
- 4 Assist residents, especially the elderly, in property maintenance and clean-up efforts so that illegal activities are discouraged
- 5 Expand the Neighborhood Watch Program throughout the neighborhood
- 6 Provide social services, prevention programs, and other education and treatment programs at the Community Center
- 7 Encourage future development to incorporate crime prevention design strategies

Policy 6: Public Safety

#	Proposals for Action	Time				Implementors
		Adopt With Plan	On-Going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
PS1	Request that a response team station be located within the Mt Scott-Arleta Neighborhood			X		MSANA
PS2	Notify the Building Bureau of possible fire and building code violations		X			MSANA
PS3	Publish and circulate an informational brochure with crime prevention information and references to agencies who address crime, safety and nuisances			X		MSANA
PS4	Request that the Planning Bureau publish and distribute a guidebook which explains how homes and businesses can be designed to incorporate crime prevention measures			X		MSANA
PS5	Create a phone network for safety and crime watch concerns		X			MSANA
PS6	Establish an information network between the Parole Board and the Neighborhood Association		X			MSANA
	PROGRAMS					
PS7	Develop leisure-time alternatives for youth		X			MSANA, Parks
PS8	Develop a property maintenance and clean-up program for homes and businesses to discourage crime		X			MSANA
PS9	Assist the elderly with property maintenance and other measures, which have been identified by the Police Bureau, to help protect their property		X			MSANA, BHCD
PS10	Work with the Police Bureau to organize street-walks and park patrols to discourage criminal activities		X			MSANA
PS11	Establish a Business Watch Program, similar to Neighborhood Watch		X			MSANA, PPB, FABA
PS12	Expand the Mt Scott Community Center programs for youth		X			Parks

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.

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Appendices

Appendix A Pertinent Implementation Organizations

BHCD	Bureau of Housing and Community Development
BES	Bureau of Environmental Services
BOB	Bureau of Buildings
BOP	Bureau of Planning
Parks	Bureau of Parks and Recreation
FABA	Foster Area Business Association
MSANA	Mt Scott-Arleta Neighborhood Association
ODOT	Oregon Department of Transportation
ONA	Office of Neighborhood Associations
PDC	Portland Development Commission
PPB	Portland Police Bureau
PPS	Portland Public School District #1
PDOT	Portland Office of Transportation
ROSE	Revitalize Outer Southeast Community Development Corporation
TM	Tri-Met

- Bureau of Housing and Community Development (BHCD) The BHCD distributes federal Community Block Grant funds based on the priorities established in this plan
- Portland Development Commission (PDC) The PDC provides loans for residential and business upgrades
- Neighborhood Association (NA) The NA is composed of the residents and businesses within the Mt Scott-Arleta Neighborhood
- Southeast Uplift (SEUL) The neighborhood district office of SEUL acts as an umbrella and support for southeast Neighborhood Associations
- Office of Neighborhood Associations (ONA) ONA oversees all of Portland's Neighborhood Associations
- Portland Department of Transportation (PDOT) PDOT is responsible for improvements in the right-of-way
- Bureau of Parks and Recreation (Parks) Parks is responsible for park improvements including the Mt Scott Community Center
- Portland's Bureau of Planning (BOP) Planning administers the zoning code, regulates zoning and processes land use permits

- Portland's Police Bureau (PPB) Police services for Mt Scott-Arleta are provided by the Southeast precinct
- Bureau of Buildings (BOB) Buildings enforces the Building Code and responds to Zoning Code violations
- Tri-Met (TM) is responsible for public transit

Appendix B
Bureau of Housing and Community Development (BHCD)
Priority Projects

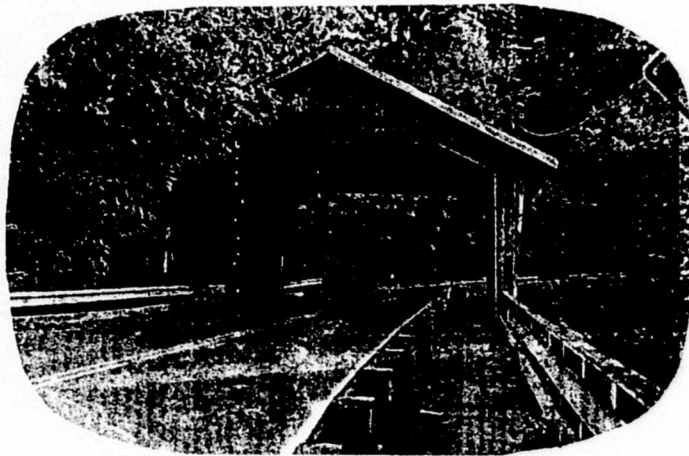
The Mt Scott-Arleta Neighborhood has been identified as a future focus area and as such is eligible for assistance to fund certain projects. The Mt Scott-Arleta Steering Committee recommends the following projects for funding under this program. They are listed in order of priority.

- 1 A representative to help Mt Scott-Arleta residents in obtaining housing and social service assistance
- 2 Equipment for resident street and park patrols
- 3 A community garden (gardenplatz) which reserves individual areas to grow plants and vegetables for neighborhood residents
- 4 Lighting improvements around Mt Scott Park
- 5 Seed money to establish a business watch program which is similar to the neighborhood watch program
- 6 A Mt Scott-Arleta Historical Handbook and Walking Tour Map
- 7 Street trees along 72nd Avenue, Foster Road, 82nd Avenue, Harold Street, and Woodstock Boulevard
- 8 Pedestrian amenities along Foster Road such as, extended curbs, safer crosswalks, street trees, benches, flower baskets and special lighting fixtures
- 9 A mini-park with a sculpture or fountain at SE 72nd and Woodstock Boulevard

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OUTER SOUTHEAST COMMUNITY

Recommended
PLEASANT VALLEY
NEIGHBORHOOD PLAN



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

Exhibit I

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.

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Recommended

Pleasant Valley 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
Charles 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
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Acknowledgments

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Pleasant Valley Neighborhood Association

Anita Finn, President

Thanks to the following

Pleasant Valley Elementary School (for meeting space)
 Heritage Baptist Church (for meeting space)
 Pleasant Valley Grange (for meeting space)
 Southeast Uplift (for staff time and assistance)

Portland Bureau of Planning

Charlie Hales, Commissioner in Charge
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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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Grant Coffey, Portland Fire Bureau
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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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January 10, 1995

Dear Planning Bureau Staff:

On January 10, 1995 the Pleasant Valley Neighborhood Association general Meeting was called to order at 7:05 p.m. Our topic of discussion was the Pleasant Valley Neighborhood Plan.

Before closing the meeting a vote was taken to adopt the Neighborhood Plan and it passed by the unanimous vote of all members present.

Thank You,



Anita Finn, President

The Pleasant Valley Neighborhood

A Vision for the Pleasant Valley Neighborhood

Within the context of the greater Portland metropolitan area, the Pleasant Valley neighborhood exhibits a diverse range of environments, residences, and experiences. In a setting of exceptional beauty, its proximity to downtown Portland allows its residents an easy commute to employment, cultural activities, and sporting events, while still surrounded by open space, wildlife, clean water and scenic views. These characteristics contribute to the high quality of life, not only for its own residents, but, indeed, for all residents of the City of Portland. It is a safe neighborhood, and its residents and businesses work hard to ensure that safety and to preserve this quality of life.

Neighborhood Description

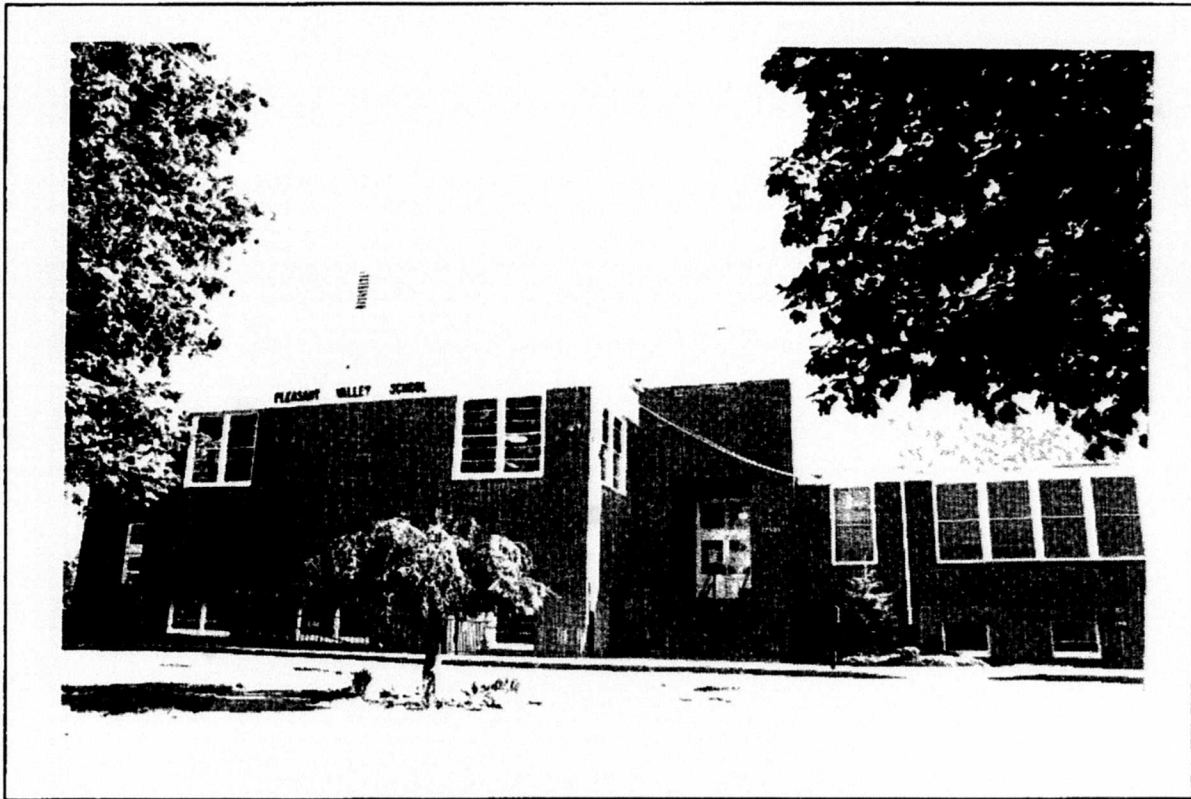
The particular characteristics which the Pleasant Valley neighborhood offer to the city as a whole are a combination of open space, fish and wildlife, natural and scenic resources, recreation, clean water, scenic views, native vegetation and a semi-rural community and atmosphere

Most of its residential lots are large, primarily because of environmental constraints. The area has little commerce and industry. A number of streets are "country lanes", narrow paved strips with no sidewalks and quiet back streets. The neighborhood likes this character and would like to keep it that way.

Pleasant Valley is served by two independent school districts: Centennial and David Douglas, one to the east and one to the west. Both offer community college courses as well as elementary through secondary education. Pleasant Valley Elementary, Gilbert Park Elementary, and Alice Ott Middle schools are located in the neighborhood.

Several foster nursing homes are located in the neighborhood, while two retirement centers are located just outside the neighborhood boundary in Gresham.

The 1990 census notes some real changes in Pleasant Valley. Its population of 2,949, has grown from approximately 1,295 in 1980, a growth rate of 128%, which may be distorted due to reporting and boundary discrepancies in the 1980 census. One percent of the residents live in nursing homes. Of the 2,758 persons over age 5 in 1990, 54% lived in the same house in 1985.



Pleasant Valley Elementary School

As expected, 71% of those who work outside their home commuted alone. Only 17% carpool, and 4% took public transit.

Educationally, 51% of the over 25 population had attended some college. Eighteen percent of the population had received a Bachelor degree or higher.

The Pleasant Valley neighborhood contains approximately 3,037 acres. With 1,037 housing units in 1990, Pleasant Valley's housing density is approximately 34 units/acre.

Neighborhood History

It is likely that pre-historic use of the Pleasant Valley portion of Johnson Creek occurred. Local residents have found artifacts along the creek for many years, and early settlers discovered a large, bedrock mortar, known locally as the "Indian Rock", on the slopes of Mount Scott just above Johnson Creek. Though the area around the rock was littered with arrowheads, it was destroyed in the 1930s to provide stone for WPA (Works Progress Administration) rip rap projects.

Johnson Creek was named either for William Johnson, a pioneer of 1846, or his son, Jacob. William, a Baptist minister originally from Maryland, traveled with his wife and six children into the Willamette Valley in 1847. They settled a piece of land on the northwest side of Mt. Scott, extending from the creek to what is now Lincoln Memorial Park. The family's home stood just south of the creek and west of what is now 100th Street.

In 1849, William Johnson and his three sons joined the California gold rush and Jacob Johnson came back with \$2,000 in gold dust. Jacob Johnson took a land claim near Deardorff Road where it crosses Johnson Creek.



Church across from Pleasant Valley Elementary School