

5022
6273

ROBERT L. RIDGLEY
7116 SOUTHEAST 34TH AVENUE
PORTLAND, OREGON 97202

November 16, 1966

L. H. K.

NOV 16 1966

Mr. L. H. Kaeser,
L. H. Kaeser & Co.,
9442 S.W. Barbur Blvd.,
Portland, Oregon.

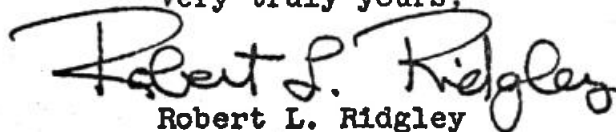
Dear Mr. Kaeser:

You have requested my personal opinion as a Director of School District No. 1 concerning the impact on public education of the proposed location of a 70-unit public housing development in Southwest Portland. It is understood that I can speak only as one of seven elected members of the School Board. Furthermore, I do not profess to be familiar with other relevant considerations bearing on site location, such as engineering feasibility and pertinent cost data.

It has been the uniform practice of the District to meet the educational needs of children wherever they may reside. Despite the considerable financial strain posed by sudden increases in student population, the District has always endeavored to respond with buildings and teaching staff when needs have arisen.

It is my personal opinion that the impact on the schools should not be an argument against the construction of Hillsdale Terrace. With the anticipated time lag for completion of the project, I am confident that the present excellence of education in the area can be maintained for the benefit of all.

Very truly yours,


Robert L. Ridgley

November 1, 1966

Memo to myself:

*Received from
Dr. Oliver Nov. 1, 1966*

Concerning the housing development contemplated in the southwest part of the school district.

First, the elementary schools of the district are full. It is our job to take pains to distribute the children in order to balance the load among schools. In order to do this we employ several means.

1. We use transportation to take children from the more crowded to the less crowded schools.
2. We adjust the boundaries of school attendance areas in order to equalize loads.
3. We expand the capacities of buildings by constructing additional rooms or by erecting portable or temporary buildings.
4. Sometimes we control the number of children attending a particular school by limiting or expanding the number of grades that are taught there.

The elementary schools of the district are full and so are most of the high schools. As far as high schools are concerned, the space that does exist is mostly in the two southwestern plants--Wilson and Jackson.

In planning and constructing housing, seldom do either private or public agencies ask school officials for an opinion. It is extremely rare that a developer deciding to open a tract of houses says anything to us about his intention. Nor do apartment builders.

They build the housing and take it for granted that there will be space to accommodate the children. The schools, in turn, accept the responsibility to provide for the district's children, using the means that are most appropriate and educationally sound.

Apparently the projected public housing in the southwest area would add some 135 elementary school children to this region. No single school in the district, on short notice, could accept 135 children. However, with two or three years planning time, which presumably would be available, we could find ways to house 135 extra children and to provide them good education and to do it with proper regard to the educational welfare of other children. The district has met such problems many times. As a matter of fact, it's quite possible that in the next two or three years a considerable number of children will be added to the area in question through the ordinary processes of growth. This may be the fastest growing region in the district.

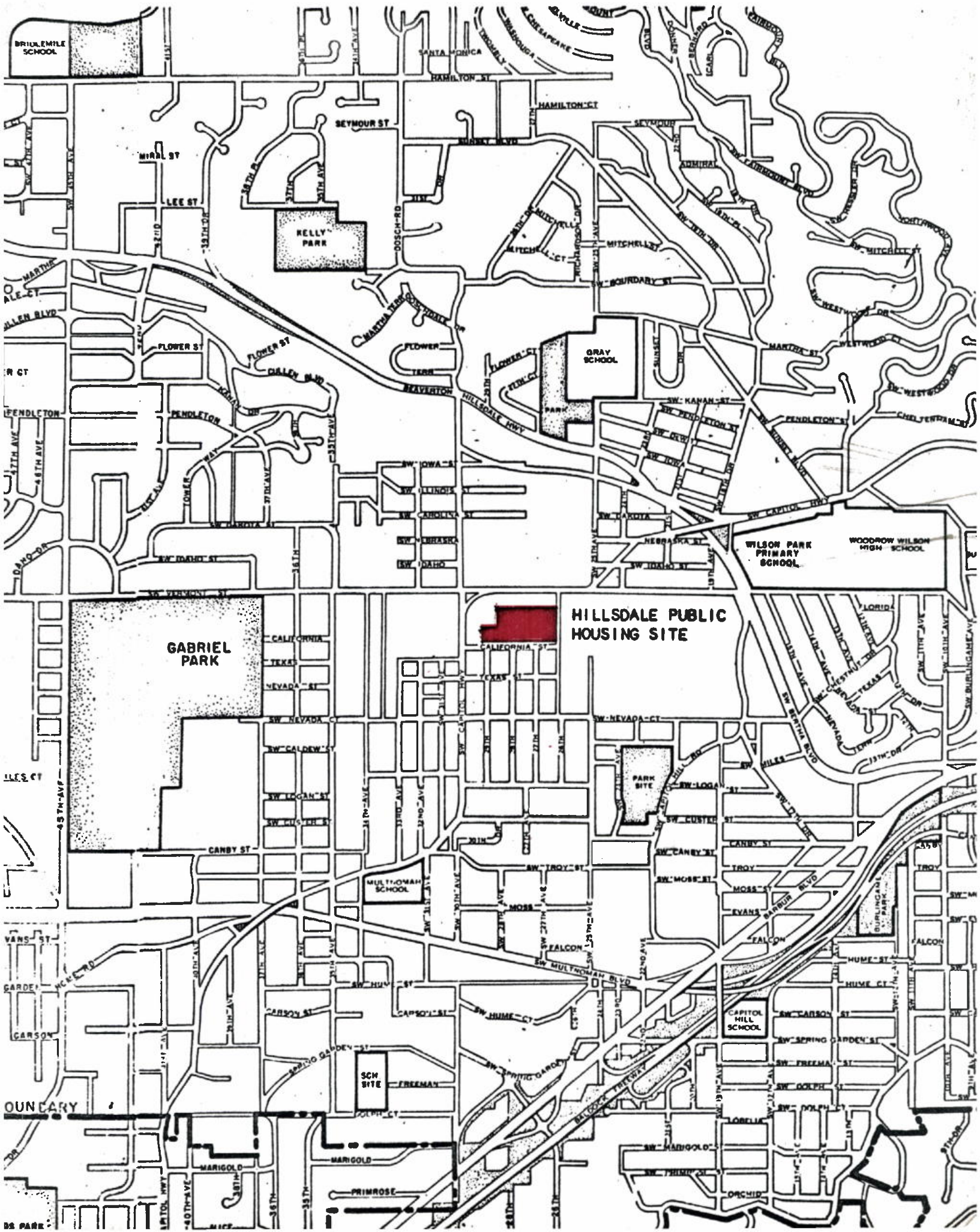
Everybody knows that decisions as to housing and the location of all housing are the responsibility of certain branches of government. The school district's responsibility, on the other hand, is to provide space, teachers, and the best possible education for Portland's children.

COMPARISON OF DENSITIES
Public Housing Projects & Private Apartment Developments

| | Gross Site (Acres) | Units | Bed-rooms | Average Brs. per unit | Sq. Ft. of site per bedroom | Number of Units Having: | | | | |
|---|--------------------|-------|-----------|-----------------------|-----------------------------|-------------------------|-------|-------|-------|-------|
| | | | | | | 1 Br. | 2 Br. | 3 Br. | 4 Br. | 5 Br. |
| <u>Public</u> | | | | | | | | | | |
| Dekum Court | 17.06 | 86 | 180 | 2.1 | 4000 | 13 | 52 | 21 | 0 | 0 |
| Columbia Villa | 81.97 | 440 | 978 | 2.2 | 3650 | 72 | 228 | 110 | 30 | 0 |
| Skyline Crest (Vancouver H.A.) | 15.4 | 102 | 286 | 2.8 | 2300 | a | 34 | 54 | 14 | 0 |
| <u>Hillsdale Public Housing Project</u> | | | | | | | | | | |
| Housing Auth. Proposal | 6.264 | 70 | 210 | 3.0 | 1300 | 0 | 0 | 70 | 0 | 0 |
| Plan. Comm. Recommendation | 6.264 | b | 182 | b | 1500 | b | b | b | b | b |
| <u>Private</u> | | | | | | | | | | |
| Binford | 16.32 c | 275 | 521 | 1.9 | 1365 c | 55 | 194 | 26 | 0 | 0 |
| Binford | 18.11 d | 275 | 521 | 1.9 | 1510 d | 55 | 194 | 26 | 0 | 0 |
| <u>SW Area Apts. in A2.5 Zone</u> | | | | | | | | | | |
| Marovi Village, SW 26th & California | 3.18 | 53 | 53 | 1.0 | 2600 | 53 | 0 | 0 | 0 | 0 |
| Hilldale, SW 30th & Nebraska | 5.22 | 59 | 102 | 1.7 | 2200 | 22 | 31 | 6 | 0 | 0 |
| Sharita, SW 25th & Bertha | 2.73 | 44 | 72 | 1.6 | 1600 | 16 | 28 | 0 | 0 | 0 |
| Cloverleaf, 1420 SW Bertha | 2.30 | 40 | 72 | 1.8 | 1400 | 8 | 32 | 0 | 0 | 0 |
| Laigh Glen, SW Capitol Hill & Bertha | 2.30 | 36 | 70 | 1.9 | 1430 | 7 | 24 | 5 | 0 | 0 |
| Timberlee (west) 5131 SW 38th | 5.0 | 84 | 162 | 1.9 | 1350 | 14 | 62 | 8 | 0 | 0 |
| Colony Park, SW 35th B. Hwy. | 4.02 | 62 | 136 | 2.2 | 1290 | 0 | 50 | 12 | 0 | 0 |
| Lark Plaza, SW 56th & Beaverton Hwy. | 1.49 | 44 | 64 | 1.4 | 1010 e | 24 | 20 | 0 | 0 | 0 |

GROSS SITE AREA INCLUDES ALL INTERIOR PARKING AREAS, VEHICULAR ACCESS WAYS & PUBLIC STREETS

- a. Area occupied by 48 one-bedroom units for the elderly not included in these calculations.
- b. Number of units and bedrooms per unit left as an open choice by the Housing Authority provided density does not exceed 1500 sq. ft. of gross site area per bedroom.
- c. Interior parking and vehicular accessways included but area of interior streets NE Hancock and NE 70th, excluded
- d. This is gross site area including all interior parking, accessways, and interior public streets, NE Hancock and NE 70th, and is thus comparable to all the gross site areas shown for all the other public and private projects shown in this table.
- e. Non-conforming use in A2.5 zone, Built before annexation to City.



BRILEMILE SCHOOL

MIRAL ST

KELLY PARR

GRAY SCHOOL

WILSON PARK PRIMARY SCHOOL

WOODROW WILSON HIGH SCHOOL

GABRIEL PARK

HILLSDALE PUBLIC HOUSING SITE

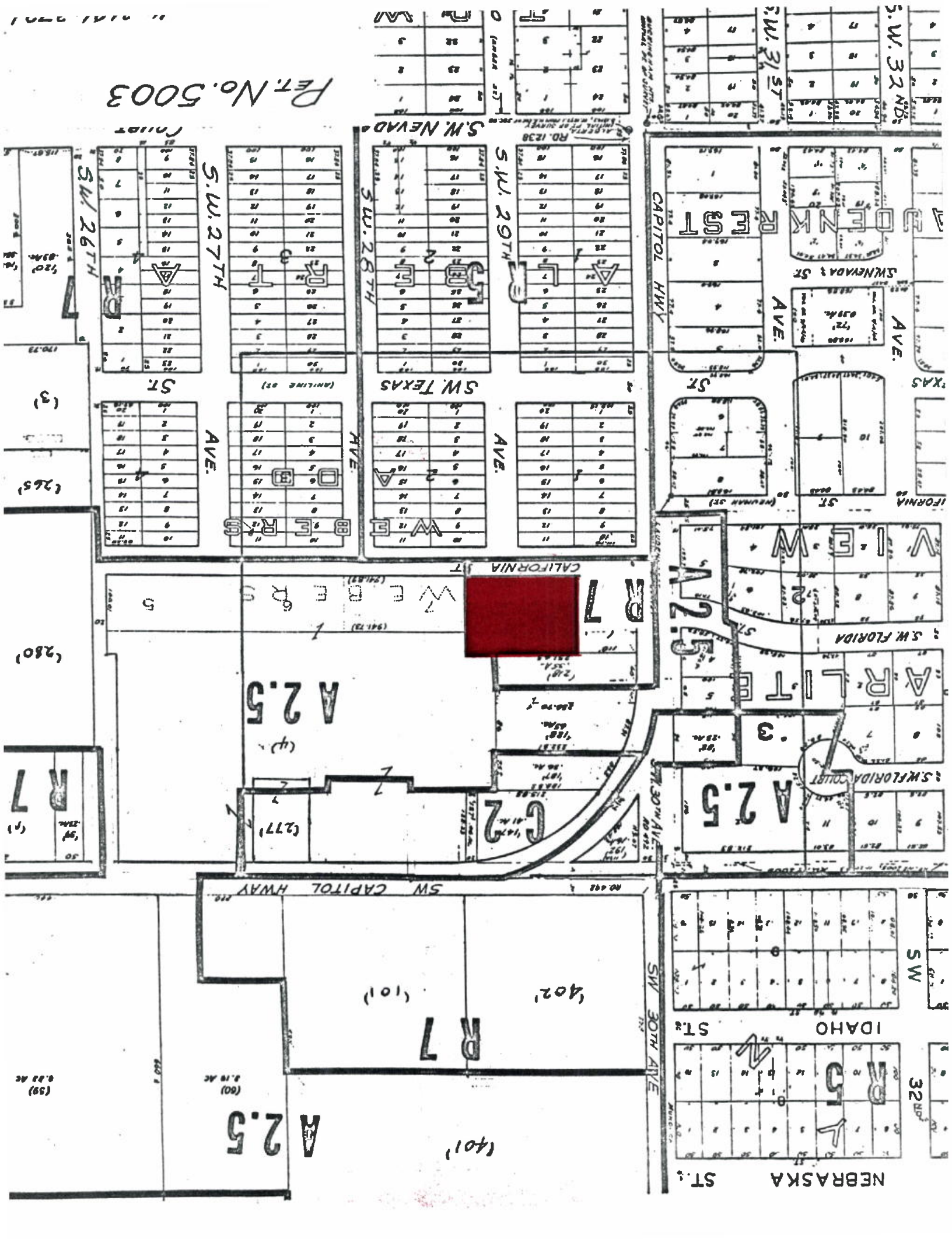
MULTNOMAH SCHOOL

CAPITOL MILL SCHOOL

SCH SITE

BOUNDARY

PET. No. 5003



SW 26TH

S.W. 27TH

SW 28TH

S.W. 29TH

SW 30TH

SW 31ST

SW 32ND

SW 33RD

SW 34TH

SW 25TH

SW 26TH

SW 27TH

SW 28TH

SW 29TH

SW 30TH

SW 31ST

SW 32ND

SW 33RD

SW 34TH

SW 35TH

SW 36TH

SW 37TH

SW 38TH

SW 39TH

SW 40TH

SW 41ST

SW 42ND

SW 43RD

SW 44TH

SW 45TH

SW 46TH

SW 47TH

SW 48TH

SW 49TH

SW 50TH

SW 51ST

SW 52ND

SW 53RD

SW 54TH

SW 55TH

SW 56TH

SW 57TH

SW 58TH

SW 59TH

SW 60TH

SW 61ST

SW 62ND

SW 63RD

SW 64TH

SW 65TH

SW 66TH

SW 67TH

SW 68TH

SW 69TH

SW 70TH

SW 71ST

SW 72ND

SW 73RD

SW 74TH

SW 75TH

SW 76TH

SW 77TH

SW 78TH

SW 79TH

SW 80TH

SW 81ST

SW 82ND

SW 83RD

SW 84TH

SW 85TH

SW 86TH

SW 87TH

SW 88TH

SW 89TH

SW 90TH

SW 91ST

SW 92ND

SW 93RD

SW 94TH

SW 95TH

SW 96TH

SW 97TH

SW 98TH

SW 99TH

SW 100TH

SW 101ST

SW 102ND

SW 103RD

SW 104TH

SW 105TH

SW 106TH

SW 107TH

SW 108TH

SW 109TH

SW 110TH

SW 111ST

SW 112ND

SW 113RD

SW 114TH

SW 115TH

SW 116TH

SW 117TH

SW 118TH

SW 119TH

SW 120TH

SW 121ST

SW 122ND

SW 123RD

SW 124TH

SW 125TH

SW 126TH

SW 127TH

SW 128TH

SW 129TH

SW 130TH

SW 131ST

SW 132ND

SW 133RD

SW 134TH

SW 135TH

SW 136TH

SW 137TH

SW 138TH

SW 139TH

SW 140TH

SW 141ST

SW 142ND

SW 143RD

SW 144TH

SW 145TH

SW 146TH

SW 147TH

SW 148TH

SW 149TH

SW 150TH

SW 151ST

SW 152ND

SW 153RD

SW 154TH

SW 155TH

SW 156TH

SW 157TH

SW 158TH

SW 159TH

SW 160TH

SW 161ST

SW 162ND

SW 163RD

SW 164TH

SW 165TH

SW 166TH

SW 167TH

SW 168TH

SW 169TH

SW 170TH

SW 171ST

SW 172ND

SW 173RD

SW 174TH

SW 175TH

SW 176TH

SW 177TH

SW 178TH

SW 179TH

SW 180TH

SW 181ST

SW 182ND

SW 183RD

SW 184TH

SW 185TH

SW 186TH

SW 187TH

SW 188TH

SW 189TH

SW 190TH

SW 191ST

SW 192ND

SW 193RD

SW 194TH

SW 195TH

SW 196TH

SW 197TH

SW 198TH

SW 199TH

SW 200TH

SW 201ST

SW 202ND

SW 203RD

SW 204TH

SW 205TH

SW 206TH

SW 207TH

SW 208TH

SW 209TH

SW 210TH

SW 211ST

SW 212ND

SW 213RD

SW 214TH

SW 215TH

SW 216TH

SW 217TH

SW 218TH

SW 219TH

SW 220TH

SW 221ST

SW 222ND

SW 223RD

SW 224TH

SW 225TH

SW 226TH

SW 227TH

SW 228TH

SW 229TH

SW 230TH

SW 231ST

SW 232ND

SW 233RD

SW 234TH

SW 235TH

SW 236TH

SW 237TH

SW 238TH

SW 239TH

SW 240TH

SW 241ST

SW 242ND

SW 243RD

SW 244TH

SW 245TH

SW 246TH

SW 247TH

SW 248TH

SW 249TH

SW 250TH

SW 251ST

SW 252ND

SW 253RD

SW 254TH

SW 255TH

SW 256TH

SW 257TH

SW 258TH

SW 259TH

SW 260TH

SW 261ST

SW 262ND

SW 263RD

SW 264TH

SW 265TH

SW 266TH

SW 267TH

SW 268TH

SW 269TH

SW 270TH

SW 271ST

SW 272ND

SW 273RD

SW 274TH

SW 275TH

SW 276TH

SW 277TH

SW 278TH

SW 279TH

SW 280TH

SW 281ST

SW 282ND

SW 283RD

SW 284TH

SW 285TH

SW 286TH

SW 287TH

SW 288TH

SW 289TH

SW 290TH

SW 291ST

SW 292ND

SW 293RD

SW 294TH

SW 295TH

SW 296TH

SW 297TH

SW 298TH

SW 299TH

SW 300TH

SW 301ST

SW 302ND

SW 303RD

SW 304TH

SW 305TH

SW 306TH

SW 307TH

SW 308TH

SW 309TH

SW 310TH

SW 311ST

SW 312ND

SW 313RD

SW 314TH

SW 315TH

SW 316TH

SW 317TH

SW 318TH

SW 319TH</

SITE PLAN ANALYSIS
HILLSDALE PUBLIC HOUSING PROJECT - 210 BEDROOMS

| <u>SPACE USED</u> | <u>AREA IN SQ. FT.</u> | <u>PER CENT</u> |
|---|------------------------|-----------------|
| Building Coverage* | 33,000 | 12% |
| Auto Access & Parking | 74,000 | 27% |
| Play Space (paved & grass) | 55,000 | 20% |
| Other open space-banks, slopes, private terraces, walks | 111,000 | 41% |
| <hr/> | | |
| TOTAL SITE (GROSS) | 273,000 | 100% |
| <hr/> | | |
| TOTAL SITE (NET) (Gross Minus Auto Use) | 199,000 | 73% |
| <hr/> | | |
| TOTAL OPEN SPACE Other than auto use | 166,000 | 61% |
| <hr/> | | |
| GROSS AREA | | |
| per unit | 3,900 | |
| per bedroom | 1,300 | |
| <hr/> | | |
| NET AREA | | |
| per unit | 2,840 | |
| per bedroom | 950 | |
| (Gross Minus Auto Use) | | |
| <hr/> | | |
| DWELLING UNITS | 70 | |
| BEDROOMS | 210 | |
| BEDROOMS PER UNIT | 3 average | |
| CHILDREN UNDER 18 | 236 | |
| CHILDREN PER UNIT | 3.37 | |
| PLAY SPACE PER CHILD | 260 | |

*Includes laundry building

NUMBER OF UNITS, BEDROOMS, & CHILDREN
FOR VARYING TYPES OF DEVELOPMENT

| | Units | Bed- rooms | Children Under 18 | Children per Bedroom |
|---|-------|---------------|----------------------|-------------------------|
| <u>HAP Tract, SW 26 & Vermont-6.264 acres</u> | | | | |
| New Single-family R7 zone | 31 | 109 | 31 | 0.28 |
| Private Apt. A2.5 zone | 109 | 165 | 30 | 0.18 |
| HAP Request | 70 | 210 | 236 | 1.12 |
| P.C. Staff Recommendation | 61 | 182 | 205 | 1.12 |
| Public Housing with same Bedroom as private | 56 | 168 | 189 | 1.12 |
| <u>Binford - 18.11 acres A2.5 zone</u> | 275 | 521 | 231* | 0.44 |
| Columbia Villa - 82 acres A2.5 zone | 440 | 978 | 954* | 0.97 |

*1960 U.S. Census Count

Job no. 6613

PORTLAND CITY PLANNING COMMISSION
Minutes of Meeting
March 7, 1967

The meeting was held in Room 200 of the City Hall Annex at 2:00 p.m., Tuesday, March 7, 1967. Present were Chairman Clark; Members Stanton, Neill, Leonard, Windnagle, Thompson, Kochendoerfer and Jaggar; Staff Members Keefe, Cannady, and Huson.

Approval of Minutes

Planning Commission...February 21, 1967...Approved with
corrections

CORRECTION OF FEB. 21 PLANNING COMMISSION MINUTES

Mr. Thompson requested that his motion on page two pertaining to the proposed Hillsdale public housing project be change to a period after the word "table" and the rest of the motion deleted. Second by Mr. Jaggar. So ordered.

Chairman Clark directed the secretary to list in the minutes the names of all persons speaking before the Commission in the future and those who spoke at the last meeting.

HILLSDALE PUBLIC HOUSING PROJECT

Chairman Clark said that at the last meeting we promised those present that they would have at least 5 days notice about the time of the meeting at which action would be taken. We have been waiting for the information from the Housing Authority. It arrived today, but we have not put a notice in the papers. Therefore, I have decided myself to set it up for final action on March 21.

Chairman Clark requested that the staff send the information received from the Housing Authority to the Commission members by mail this week. The members should also have the final recommendations of the staff.

Mr. Leonard said he was leaving early Friday morning for 10 days and he would like to have the material before that time.

Chairman Clark asked if the staff now has the plot plan and the contour plan. Mr. Keefe replied that he did.

Mr. Jaggar said he hoped the staff would explore the possibility of getting it reproduced for the Commission members to study. If the information you have isn't responsive to what the Housing Authority is now requesting, we should send them a letter asking that it be brought up-to-date. The site plan we are to consider should conform to the revised request.

Chairman Clark requested that the staff try to get the up-to-date site plan to the Commission members. A notice should be in the papers that this matter will come up for final hearing on March 21.

Mr. Jaggar said the request of the Housing Authority should be in the form of a letter plus plan.

Mr. Leonard said there has been a breakdown in communications between the two Commissions. He said Chairman Clark should call the Chairman of the Housing Authority and get this request nailed down.

Chairman Clark said that with the members' permission he would go with Mr. Keefe and meet with the Chairman and Director of the Housing Authority. We will try to have the matter ready to be settled on March 21.

WEST BURNSIDE TRAFFIC PROBLEM

Mr. Stanton moved that Mr. Thompson's motion on this subject at the last meeting be approved - "That the Commission recommend to the Council that the scheme utilizing a Burnside-Couch couplet from NW 2nd to NW 19th and a Burnside-Everett couplet from NW 19th to west of Uptown be used for a solution to the traffic problem on W. Burnside, not a widening of Burnside."

Mr. Keefe said the staff recommended a Couch-Burnside couplet from ~~NW 2nd~~ to 19th and a Burnside boulevard 120 ft. wide from NW 19th to NW 23rd. He noted that perhaps a boulevard should be 150 ft. wide. A lengthy staff report was included in the agenda.

Mr. Keefe said Mr. Stanton's motion has the disadvantage of making NW Everett an arterial west of 19th, through what is primarily an apartment house district. He said Portland State College has already taken all of the other close-in apartment area. It will also introduce the demand and request for zone changes to allow commercial use on NW Everett Street. The proposed boulevard would keep the traffic on Burnside. When this matter first came before Council there was some support for the boulevard, and one of the supporters was the American Institute of Architects.

Mr. Windnagle said if the Burnside widening is the thing that will most benefit the city the difference in the cost now, although it is appreciable, is perhaps a small price in the long run.

Mr. Jaggar asked where Burnside was proposed to be widened.

Mr. Keefe said the widening would be on the north side.

Mr. Stanton said that when this widening was first proposed, the City Council really had objections from the owners along Burnside.

Mr. Fred Fowler, City Highway Coordinator, said the City is entering into an agreement with the State on roadway widening on Burnside from Park Avenue to 19th, but the City must proceed alone from NW 19th to 23rd. The planned 44 ft. roadway will allow two 11 ft. lanes of traffic in each direction in the peak period. We now have four 9 ft. lanes. We will have four 11 ft. lanes from Park to 23rd completed this fall. We have a ramp coming off the freeway from the north at 16th and Couch and with a 55 ft. turning radius from that into Couch there is no way to prevent through traffic from using Couch Street. From a traffic standpoint when the freeway is opened it's almost a necessity to have one-way traffic around this traffic circle above the freeway. I prefer the one-way couplet but think it may be easier to get Council approval for the widening than to go past the Cathedral School and Trinity Church. To avoid the opposition of Cathedral School it may be desirable to connect Couch Street with Burnside down here at 16th below the school instead of at 19th.

Mr. Spear, Assistant Traffic Engineer, said the curves on the Burnside-Everett couplet would have to allow 35 mile per hour speed. The couplet is more desirable from a traffic capacity standpoint. We can set the signal progression easily.

Chairman Clark asked Mr. Fowler if the cost of the two alternatives, couplet or boulevard, was the same, which would he choose.

Mr. Fowler said he would choose the couplet.

Mr. Alex Pierce, representing the American Institute of Architects, Portland Chapter, appeared to support the boulevard as a means of improving appearance in the area.

Mr. H. Curtis Finch, President of the Portland Chapter, American Institute of Architects, also appeared in support of the boulevard.

Mr. Craig Kelley, representing the Building Owners and Managers, said he was representing core area properties. He said they could accept either alternative as long as a solution was reached. Either a couplet or boulevard would be beneficial.

Chairman Clark said it is our duty to the City of Portland to get the most for its money. We also need a lot of other things in the City and they all cost money.

Mr. Jaggar said everyone here agrees that the couplet will do the job better traffic-wise and we are trying to solve the traffic problem.

Mr. Arvin Burnett said this is one of the principal entries into the city center. Some solution must be reached.

ACTION:

Chairman Clark called for a vote on Mr. Stanon's motion made at the beginning of the discussion. Motion passed with Mr. Prichard and Mr. Windnagle voting no. So ordered.

March 7, 1967

Mr. Windnagle said he voted no because the couplet west of NW 19th is a temporary expedient which will do very little to bring the traffic into the core area. The additional cost of a boulevard now would be considerably less than it would be 20 years from now.

OFFICIAL MAP ACT (HB 1565)

Mr. Keefe asked the Commission to urge support by the City Council of the official map act now in the State Legislature. The matter was referred to us by the City Attorney for comment.

This act would reserve those areas on the Commission's Comprehensive Plan designated for public use by preventing building on them until the public can acquire them.

ACTION:

Mr. Thompson moved approval of the Commission's urging Council support of this act. Second by Mr. Stanton. So ordered.

BUDGET REQUEST FOR 1967-68

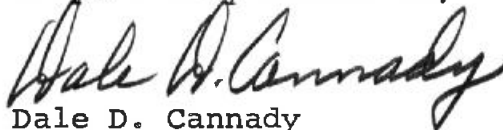
Mr. Keefe presented his proposed 1967-68 budget request. The request includes a new Assistant Planner, a new Community Agent position, a new Assistant to Director position (City Planner level), a part-time Stenographer Clerk and 3 Student Interns. The three interns would be financed primarily by Federal funds. The total request is for \$272,244.

ACTION:

It was moved and seconded that the budget submitted be approved for submission to City Council. So ordered.

Meeting adjourned at 4:30 p.m.

Respectfully submitted,



Dale D. Cannady
Assistant Planning Director

yh

HILLSDALE PUBLIC HOUSING PROJECT

Material requested of the Housing Authority by the Planning Commission prior to a decision on the Hillsdale project is:

1. Density in other west coast public housing projects.
2. Site plan of the proposed 210 bedroom, 70-unit project.

Mr. Rossman says the site plan will not be available until Monday, March 20, 1967 and only one print will be furnished. It is doubtful that this can be reproduced for distribution to the Planning Commission unless we can get the tracing.

Starting on the next page is the density data. No information is given on number of bedrooms or whether the density is on a gross area basis or net area (total site area less streets or accessways). Also, no information is given as to the nature of these projects - for families, for the elderly, inlying or outlying locations.

At this writing, we are unable to reconcile our information on Skyline Crest (Vancouver, Washington) with that in the table. In other words, we cannot ascertain the derivation of the 11.3 units per acre.

Our information, obtained from the Vancouver Housing Authority, shows the density at Skyline Crest to be:

7.5 units per gross acre or 9.4 units per net acre

For the 102 family units at Skyline Crest, the density is 6.6 units per gross acre. In comparison, 70 units at Hillsdale would be:

11.2 units per gross acre or 12.8 units per net acre

In absence of the 70 unit, 210 bedroom project site plan we are including again the site plan analysis for 70 unit, 240 bedroom project.

Also bound in this agenda is the original January 17, 1967 staff report and recommendations.

LTK/cm

REQUESTED "DENSITY" DATA

MARCH 7, 1967
DENSITY
UNITS PER ACRE

| <u>LOCATION</u> | <u>HOUSING AUTHORITY</u> | <u>PROJECT NAME</u> | <u>BUILT</u> | <u>NO. OF UNITS</u> | <u>DENSITY UNITS PER ACRE</u> |
|-------------------|--------------------------|-----------------------------|--------------|---------------------|-------------------------------|
| <u>ALASKA</u> | <u>ALASKA STATE H.A.</u> | | | | |
| Fairbanks | | Birch Park | 1952 | 75 | 20.8 |
| Sitka | | Paxton Manor | ? | 24 | 14.4 |
| <u>ARIZONA</u> | <u>PHOENIX H.A.</u> | | | | |
| Phoenix | | Sidney P. Osborn Homes | 1960 | 200 | 18.8 |
| " | | A.L. Krohn Homes | 1964 | 202 | 22.6 |
| <u>CALIFORNIA</u> | <u>BRAWLEY H.A.</u> | | | | |
| Brawley | | Eastern-And-Palm Ave. Homes | 1953 | 150 | 23.2 |
| Calexico | <u>CALEXICO H.A.</u> | | | | |
| " | | Rockwood-Heber Homes | 1952 | 45 | 18.7 |
| Calipatria | <u>CALIPATRIA H.A.</u> | | | | |
| " | | Bonita & Frank Quiroz Homes | 1959 | 20 | 17.4 |
| Martinez | <u>CONTRA COSTA H.A.</u> | | | | |
| " | | (Name unknown) | ? | 50 | 49.5 |
| Pittsburg West | | " " | ? | 50 | 15.4 |
| Pittsburg Area | | El Pueblo | 1952 | 176 | 12.6 |
| Eureka | <u>EUREKA H.A.</u> | | | | |
| " | | (Name unknown) | 1964 | 60 | 14.8 |
| Fresno | <u>FRESNO H.A.</u> | | | | |
| " | | Sequoia Courts | 1942 | 60 | 13.9 |
| Reedley | | (Name unknown) | ? | 20 | 11.6 |

| <u>LOCATION</u> | <u>HOUSING AUTHORITY</u> | <u>PROJECT NAME</u> | <u>BUILT</u> | <u>NO. OF UNITS</u> | <u>DENSITY UNITS PER ACRE</u> |
|-------------------------------|-------------------------------|------------------------------|--------------|---------------------|-------------------------------|
| <u>CALIFORNIA (Continued)</u> | | | | | |
| Kern | <u>KERN HOUSING AUTHORITY</u> | | | | |
| Bakersfield | | Oro Vista | 1954 | 184 | 12.6 |
| Marine | <u>MARIN COUNTY H.A.</u> | | | | |
| " | | Homestead Valley Area | ? | 30 | 39.6 |
| " | | Marin City | 1961 | 300 | 19.8 |
| " | | Santa Venetia Area | ? | 36 | 22.7 |
| Oakland | <u>OAKLAND H.A.</u> | | | | |
| " | | San Antonia Villa | 1963 | 18 | 25.6 |
| " | | Chestnut Court | 1963 | 62 | 24.5 |
| Oxnard | <u>OXNARD H.A.</u> | | | | |
| " | | Colonia Village | 1958 | 100 | 18.5 |
| Richmond | <u>RICHMOND H.A.</u> | | | | |
| " | | Richmond Hacienda | 1966 | 150 | 49.7 |
| San Buenaventura | <u>SAN BUENAVENTURA H.A.</u> | | | | |
| Ventura | | The Palms | 1965 | 75 | 96.3 |
| San Francisco | <u>SAN FRANCISCO H.A.</u> | | | | |
| " | | Hunters Point | ? | 27 | 137.1 |
| " | | John F. Kennedy Tower | ? | 98 | 153. |
| " | | Hayes Valley Apts. | 1963 | 328 | 63.9 |
| " | | Alice Griffiths Garden Homes | ? | 38 | 15.9 |

| <u>LOCATION</u> | <u>HOUSING AUTHORITY</u> | <u>PROJECT NAME</u> | <u>BUILT</u> | <u>NO. OF UNITS</u> | <u>DENSITY UNITS PER ACRE</u> |
|--------------------|---------------------------------|-------------------------|--------------|---------------------|-------------------------------|
| <u>HAWAII</u> | <u>HAWAII HOUSING AUTHORITY</u> | | | | |
| Honolulu | | Mayor Wright Homes | 1953 | 364 | 30.6 |
| " | | Kuhio Park Terrace | 1965 | 614 | 34.4 |
| " | | Kalakaua Homes | ? | 211 | 187.5 |
| <u>MONTANA</u> | <u>GREAT FALLS. H.A.</u> | | | | |
| Great Falls | | Parkdale Homes | 1961 | 200 | 15.9 |
| Helena | <u>HELENA H.A.</u> | | | | |
| " | | Samuel V. Stewart Addn. | 1953 | 60 | 13.4 |
| <u>WYOMING</u> | <u>RICHLAND COUNTY H.A.</u> | | | | |
| Sidney Market Area | | Sunset Homes | 1954 | 40 | 15.6 |
| <u>NEVADA</u> | <u>LAS VEGAS H.A.</u> | | | | |
| Las Vegas | | Marble Manor Addn. | 1959 | 75 | 16.8 |
| Reno | | Tom Sawyer Village | 1960 | 100 | 14.3 |
| <u>OREGON</u> | <u>XXXXXXXXXXXX</u> | | | | |
| Athena | <u>UMATILLA H.A.</u> | | | | |
| " | | A. B. McEwen Homes | 1954 | 20 | 12.9 |
| <u>WASHINGTON</u> | <u>EVERETT H.A.</u> | | | | |
| Everett | | Baker Heights | 1944 | 250 | 13.8 |
| " | | Grand View Homes | 1951 | 150 | 12.9 |
| Seattle | <u>KING COUNTY H.A.</u> | | | | |
| Auburn | | Green River Homes | 1952 | 60 | 13.6 |

| <u>LOCATION</u> | <u>HOUSING AUTHORITY</u> | <u>PROJECT NAME</u> | <u>BUILT</u> | <u>NO. OF UNITS</u> | <u>DENSITY UNITS PER ACRE</u> |
|-------------------------------|------------------------------------|----------------------|--------------|---------------------|-------------------------------|
| <u>WASHINGTON</u> (Continued) | | | | | |
| Renton | <u>RENTON HOUSING AUTHORITY</u> | | | | |
| " | | (Name unknown) | ? | 50 | 14.5 |
| Seattle | <u>SEATTLE HOUSING AUTHORITY</u> | | | | |
| " | | Yesler Terrace | 1942 | 470 | 18.3 |
| " | | Yesler Terrace Addn. | 1942 | 137 | 48.1 |
| Tacoma | <u>TACOMA HOUSING AUTHORITY</u> | | | | |
| " | | Fawcett Ave. Housing | ? | 30 | 50.4 |
| Vancouver | <u>VANCOUVER HOUSING AUTHORITY</u> | | | | |
| " | | Skyline Crest | 1964 | 150 | 11.3 |

SITE PLAN ANALYSIS
HILLSDALE PUBLIC HOUSING PROJECT - 240 BEDROOMS

| <u>SPACE USED</u> | <u>AREA IN SQ. FT.</u> | <u>Per Cent</u> |
|---|------------------------|-----------------|
| Building Coverage* | 39,400 | 14% |
| Auto Access & Parking | 73,800 | 27% |
| Play Space (paved & grass) | 51,400 | 19% |
| Other open space-banks, slopes, private terraces, walks | 108,300 | 40% |
| <hr/> | | |
| TOTAL SITE (GROSS) | 272,900 | 100% |
| <hr/> | | |
| TOTAL SITE (NET) (Gross minus auto use) | 199,100 | 73% |
| <hr/> | | |
| TOTAL OPEN SPACE Other than auto use | 159,700 | 59% |
| <hr/> | | |
| GROSS AREA | | |
| per apt. unit | 3,900 | |
| per bedroom | 1,140 | |
| <hr/> | | |
| NET AREA | | |
| per apt. unit | 2,840 | |
| per bedroom | 830 | |
| (Gross minus auto use) | | |
| <hr/> | | |
| DWELLING UNITS | 70 | |
| BEDROOMS | 240 | |
| BEDROOMS PER UNIT | 3.4, average | |
| CHILDREN UNDER 18 | 270 | |
| CHILDREN PER UNIT | 3.86 | |
| PLAY SPACE PER CHILD | 190 sq. ft. | |

*Includes laundry building

CITY OF PORTLAND
INTER-OFFICE CORRESPONDENCE
(NOT FOR MAILING)

January 16, 1967

From Office of City Engineer
To Planning Commission
Addressed to Lloyd Knefe, Director
Subject Adequacy of the Sanitary Sewer Serving the
Proposed Hillsdale Federal Housing Project

RECEIVED

JAN 17 1967

Portland
City Planning Commission

Dear Sir:

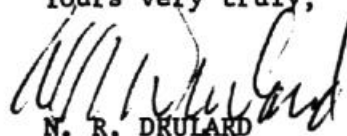
At your request, we have investigated the adequacy of the 8" and 10" sanitary sewer which serves the area in which the Hillsdale federal housing project is intended to be located. The portion of the sewer investigated lies on S.W. Capitol Hill Road from S.W. Nevada Court northerly to a point about 500 feet south of S.W. Vermont Street, and then westerly almost 3000 feet. The proposed development lies at the end of this line.

The capacity was analyzed using the existing zoning within the area that was to be served by this sewer. This area is bounded by S.W. Capitol Hill Road, S.W. Nevada Court, S.W. Capitol Highway and S.W. Vermont Street. In addition, a 2.8-acre tract lying north of Vermont Street is also included.

With the existing zoning, it appears that the sewer will serve this area and will have a slight excess capacity. In calculating the potential sewage quantities, a population factor of 3.3 persons per living unit was used. This works out for the usual real estate development. However, in the case of the proposed project, a factor of 6 or 7 persons per living unit is more realistic. With this additional population for the 6.264-acre tract, the potential peak flow fills the sewer and no excess capacity is available. Actual peak flows may occasionally be larger and good sewer design practice would allow for this eventuality.

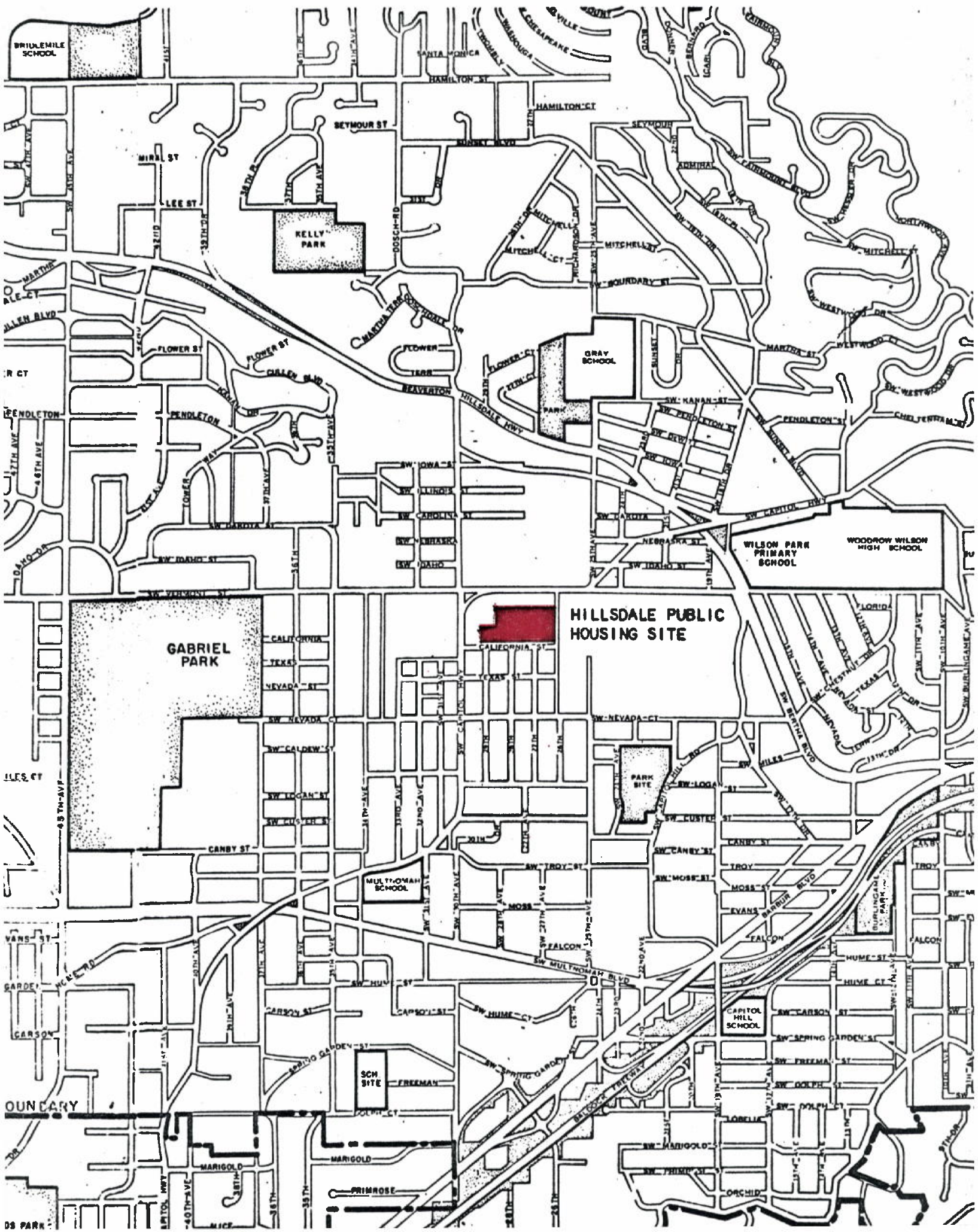
It should be noted that much of the total area served by this sewer is undeveloped and that much of this area is zoned R-7. There is a distinct possibility that other portions of this area will wish to be rezoned to a higher density. It is obvious that sewerage problems may be encountered here in the future. Present planning and zoning policies should consider the future density within the larger area served by the existing sewer.

Yours very truly,


N. R. DRULARD

City Engineer

LDB:bc



BRILEMILE SCHOOL

KELLY PARK

GRAY SCHOOL

WILSON PARK PRIMARY SCHOOL

WOODROW WILSON HIGH SCHOOL

GABRIEL PARK

HILLSDALE PUBLIC HOUSING SITE

MULLENHILL SCHOOL

CAPITOL HILL SCHOOL

SCH SITE

BOUNDARY

DS PARK

The manner in which the apartment project is to be developed with respect to the single-family homes south of California St. is critical. These houses are in R5 and R7 zone; however, none are on lots less than 7500 sq. ft. in area and two are on lots measuring 17,500 sq. ft. in area. Attention should be paid to making any apartment project on this site, whether publicly or privately owned, compatible with the single-family development on the south side of California St. Devices to screen the parking areas and to control locations for traffic access are necessary. Also compatibility with the spacious development to the south should be kept in mind. The objective should be to develop the project in such a manner that it is primarily self-contained and that none of the activities attributed thereto, such as traffic movement and children's play, spill over into the single-family area.

Community Services:

Bus The project area is served both by Rose City Transit and the Tualatin Valley Bus Company which have lines on Vermont Street.

Shopping The business area at SW Vermont and 30th contains a barber shop, beauty shop, small grocery store, filling station, a drive-in ice-cream store and a combined restaurant-cocktail lounge. For most shopping, however, residents of the project would need to go farther to Hillsdale or Multnomah Centers, for example. Both are removed from the tract one-half mile, and there are no sidewalks in this section of southwest Portland.

Church The Hillsdale Community Church with a new and expanded plant, is located immediately south of California St. on Capitol Hwy.

Park Although park and recreation facilities are present in this section of the southwest area, the project site is not adjacent or near them. This is particularly significant when dense apartment development for families with children is being considered. In contrast are Columbia Villa and the new Skyline Crest project in Vancouver, which are located immediately adjacent to large publicly owned open spaces. The nearest recreational facilities to the Hillsdale Public Housing Project are all at least one-half mile away. The accepted standard is a maximum distance of one-fourth mile.

The safest access from the project to a playground is to Custer Park, 6.5 acres, located on SW Capitol Hill Rd. at Custer St. Gabriel Park is located west along Vermont St. one-half mile, but as previously mentioned there are no sidewalks for safe access to this large park. Almost a mile to the east, also along SW Vermont St., is the Wilson High School swimming pool. On the north side of Vermont St. at the project site will be the new Jewish Community Center. Facilities at the center may be open to but probably will go beyond the financial capabilities of families in the project because of the membership fee of \$60 a year.

Sewer The site is now traversed by an 8-inch sanitary sewer. Sewer facilities in this area are critical. It will be recalled that a prior proposal on the Jewish Community Center site was to build a large high-rise facility for the elderly. The City Council turned this rezoning request down strictly on the basis that sewers in the vicinity were not adequate and the promoters of the project were unwilling to build the necessary supplementary sewer. The attached report from the City Engineer's Office indicates that the building of the Hillsdale Public Housing Project together with single-family homes in accordance with existing zoning will make the existing sewer flow full. In other words, subsequent rezoning requests to change any portion of the other vacant areas in the vicinity to apartment development, cannot be granted unless additional sewer capacity is installed.

School School facilities in the area are also critical. The Housing Authority estimates 100 pre-school children, 135 elementary school age children and 35 high school age children will live in the Hillsdale project. With the construction of the new Jackson High School, Wilson High School now has surplus space for 300 more pupils. Accommodating the elementary school pupils, however, is another matter. The project area is within the Multnomah School Attendance District. However it is approximately equal distance away from Wilson Park Primary School and from Robert Gray School. Unfortunately all 3 of these schools now have more pupils than their capacities allow. In fact only 2 years out of the 14 years since Gray School has been built has the enrollment been less than the rated capacity. Only once in the last 10 years has Multnomah School's enrollment been under its capacity.

Wilson Park Primary School has only been under capacity the first year of its 6 year period of operation. Presently School District No. 1 has exhausted its building fund levies and no money is available to make additions to facilities throughout the District. Apparently it is the intention of the school administration to place a building fund levy on the May, 1968 ballot. Considering the lead time necessary to plan and build additions or new facilities, it would be unlikely that any new school facilities could be available in the southwest area until the fall of 1969. If construction of the public housing project proceeds forthwith, it would be possible that it could be in operation by the fall of 1968. The School District then would be faced with the prospect of busing children out of the housing project or from other privately owned dwelling areas in the vicinity to other schools, probably in other sections of the city rather than southwest because southwest areas are growing faster and it is more difficult to find space for children in the schools in this area. If the vote should fail, of course, the same prospect of busing, but on a longer continuing basis, would hold.

The eventual solution to the school problem would be to add to the Wilson Park Primary School making it full 8 grades. Then the upper grade students which are now being bussed from Wilson Park, Burlingame and Fulton Park to Multnomah School could walk to the Wilson Park School and the children in the project area would be served by Multnomah School.

Site Development The Housing Authority has already purchased the site at a cost of \$75,000. For a 70-unit development this would be \$1,070 per unit. The land cost for 55 units would be \$1,363 per unit. The \$300 difference is not significant in the total estimated cost of \$20,000 per unit which the Housing Authority expects to spend on this project.

The site topographically is somewhat difficult. It is shaped like a trough. The rise in elevation along the valley of the trough is 45 feet from east to west. The side slopes of the trough vary from 10 to 30 per cent grades and rise approximately 25 ft. A considerably more level site would be desirable for a public housing project.

Area taken for cut and fill slopes and retaining walls is going to subtract from any useable open space that can be provided in the project. Sloping topography ordinarily will increase cost of development, although no comparison figures have been presented for a level site.

The Housing Authority has not presented a site plan for review. Mr. Rossman did show the staff a preliminary plan but said that this was the only copy available and he did not leave it with us. From memory, the buildings were planned to be located in a saw tooth arrangement. The long axis of the buildings were neither perpendicular nor parallel to the slope but on a skew. Buildings, although nominally two stories in height, would actually be about 4 stores from the low to the upper end. The triangular spaces at the buildings were to be devoted to off-street parking. The valley area was not occupied by buildings. But this could not be level space unless stair-stepped. As the site only measures 330 ft. in a north-south direction, it is improbable the center area could be as wide as 100 ft.

Density:

In a previous report to the Housing Authority dated Nov. 19, 1963, the Planning Commission recommended that no less than 4,000 sq. ft. of land area per dwelling unit be provided for public housing projects for large families, as is being proposed in Hillsdale. Applying this principle in its considerations in July of 1966, and subtracting 20% for necessary street or access ways and required off-street parking, the Planning Commission arrived at a maximum number of units for the project area of 55. This was some 35 units less than the 90 the Housing Authority was asking at that time. In the interim period, perhaps because of factors pointed out by the Planning Commission in regard to density, the Housing Authority has now lowered its request to 70 units of 3 bedrooms each, for a total of 210 bedrooms.

According to the previous distribution of bedrooms proposed by HAP, averaging 3.4 bedrooms per unit, the net site for 55 units would be 1500 sq. ft. of land area per bedroom. Rather than use 55 units as a requirement, it seems that the Planning Commission recommendation should be based on 1500 sq. ft. of site area per bedroom or a maximum of 182 bedrooms for this site.

The Housing Authority then would have the flexibility of building 4- and 5-bedroom units along with 3-bedroom units as it saw fit. This would be 28 bedrooms less than the 210 which HAP is requesting. If visualized as eight 3-bedroom houses on 4500 sq. ft. lots and one 4-bedroom house on a 6000 sq. ft. lot, it can readily be appreciated that 9 fewer houses on the site would mean a significant difference in usable open space.

The table on the following page has been provided to draw comparisons between the Hillsdale Project and other public housing projects in the Portland Metropolitan area, private apartment developments in the Hillsdale area, and Binford in Northeast Portland. It can be seen that the 210 bedrooms would far exceed the density of the existing public housing projects in Portland and Vancouver. Also it would exceed the density of privately developed apartments in the Hillsdale vicinity. Binford, which by reason of its excellent site plan providing some level land, interior play and open space, has become one of the few apartment projects in which families with children live, is not quite as dense as the proposed 70 units at Hillsdale.

The matter of density is critical because of the relatively larger number of children expected to reside in this project. These children, from lower income families, cannot be expected to be immobilized all day and in the evenings before a television set. The children more often are dependent on their own devices for entertainment. For better neighborhood acceptance, the project should be largely self-contained in all of its activities. This means that facilities and space must be provided for children on the site. It means that adequate space must be provided, else damage to buildings resulting in higher maintenance cost is a probability. Perhaps more importantly, spaciousness is necessary to avoid social frictions apt to arise when people are compelled to live in close proximity.

The density of development being proposed at Hillsdale actually exceeds that in any other section of the city. It would represent a greater concentration of children per unit of area than in other public housing projects, the Albina area, the St. Johns area or the Lents district, all three of which are noted for high birth rate and large families.

COMPARISON OF DENSITIES
Public Housing Projects & Private Apartment Developments

| | Site (Acres) | Units | Bed- rooms | Average Brs.per unit | Sq.Ft.of site per bedroom | Number of Units Having: | | | | |
|--|-----------------|-------|---------------|----------------------------|---------------------------------|-------------------------|-------|-------|-------|-------|
| | | | | | | 1 Br. | 2 Br. | 3 Br. | 4 Br. | 5 Br. |
| <u>Public</u> | | | | | | | | | | |
| Dekum Court | 17.06 | 86 | 180 | 2.1 | 4000 | 13 | 52 | 21 | 0 | 0 |
| Columbia Villa | 81.97 | 440 | 978 | 2.2 | 3650 | 72 | 228 | 110 | 30 | 0 |
| Skyline Crest (Vancouver H.A.) | 15.4 | 102 | 286 | 2.8 | 2300 | * | 34 | 54 | 14 | 0 |
| <u>Hillsdale Public Housing Project</u> | | | | | | | | | | |
| Housing Authority Proposal Planning Commission Recommendations | 6.264 | 70 | 210 | 3.0 | 1300 | 0 | 0 | 70 | 0 | 0 |
| | 6.264 | ** | 182 | ** | 1500 | ** | ** | ** | ** | ** |
| <u>Private</u> | | | | | | | | | | |
| Binford | 16.32 | 275 | 521 | 1.9 | 1365 | 55 | 194 | 26 | 0 | 0 |
| <u>Southwest Area Apt's. all in A2.5 zone</u> | | | | | | | | | | |
| Marovi Village SW 26th & California | 3.18 | 53 | 53 | 1.0 | 2600 | 53 | 0 | 0 | 0 | 0 |
| Hilldale, SW 30th & Nebraska | 5.22 | 59 | 102 | 1.7 | 2200 | 22 | 31 | 6 | 0 | 0 |
| Sharita, SW 25th & Bertha | 2.73 | 44 | 72 | 1.6 | 1600 | 16 | 28 | 0 | 0 | 0 |
| Cloverleaf, 1420 SW Bertha | 2.30 | 40 | 72 | 1.8 | 1400 | 8 | 32 | 0 | 0 | 0 |
| Laigh Glen, SW Capitol Hill & Bertha | 2.30 | 36 | 70 | 1.9 | 1430 | 7 | 24 | 5 | 0 | 0 |
| Timberlee(west) 5131 SW 38th | 5.0 | 84 | 162 | 1.9 | 1350 | 14 | 62 | 8 | 0 | 0 |
| Timberlee(east) | 4.02 | 62 | 136 | 2.2 | 1290 | 0 | 50 | 12 | 0 | 0 |
| Lark Plaza, SW 56th & Beaverton Hwy. | 1.49 | 44 | 64 | 1.4 | 1010*** | 24 | 20 | 0 | 0 | 0 |

*Area occupied by 48 one-bedroom units for the elderly not included in these calculations.

**Number of units and bedrooms per unit left as an open choice by the Housing Authority provided density does not exceed 1500 sq.ft. of gross site area per bedroom.

***Non-conforming use in A2.5 zone. Built before annexation to City.

The significance is that in this metropolitan area no one has had experience in building and managing and maintaining a public housing project as dense as being proposed for Hillsdale. It is only the better part of reason that every precaution be taken to keep the density as low as is possible.

Children Living in Selected Enumeration Districts
1960 U.S. Census

| | E.D. | Children under 18 | Occupied Dev. Units | Children per Dev. Units |
|----------------|------|----------------------|------------------------|----------------------------|
| Hillsdale P.H. | | 236* | 70 | 3.37 |
| Columbia Villa | 236P | 954 | 441 | 2.16 |
| Binford | 167P | 229 | 273 | 0.84 |
| Albina | 127N | 217 | 163 | 1.33 |
| Lents | 30P | 568 | 435 | 1.30 |
| St. Johns | 245N | 333 | 219 | 1.52 |

*Derived by reducing HAP estimate of 270 children
in 240 bedrooms by ratio of $\frac{210}{240}$

Staff Report
Hillsdale Public Housing Project

Conclusion

The Housing Authority's reason for building this project is to provide accommodations for large families. This not only requires more land area for the large buildings, but more outdoor space for children. The Hillsdale site offers difficulties in that it is not adjacent or near to any public open space to supplement or relieve the need to provide open space within the project itself. Moreover the steepness of the site requires that more land area be devoted to cut and fill slopes reducing the total amount of level open space and severely limiting the extent of any particular level area. Accordingly to better accommodate large families on the Hillsdale site the number of units must be reduced considerably under that permitted by the A2.5 zone so that some useable open space can be provided and so that the project can become largely self-contained without infringing on its neighbors.

Thus the key question on the development of Hillsdale Terrace is density. Neighborhood acceptance hinges on it. The well being of the tenants depends on it, as well as the success and economy of maintenance and management. Experience indicates that projects as openly developed as Columbia Villa are easier to maintain and are freer of the frictions which arise between peoples crowded closely together. In contrast, vandalism, hoodlumism, and delinquency are common in dense public housing projects in other large cities. Every reasonable step to ensure that the project is well designed and constitutes a desirable living environment for its tenants must be taken.

Recommendations:

Approval of the Housing Authority's request for a project for large families on the site at SW Vermont and 26th Avenue is recommended provided:

1. The number of bedrooms shall not exceed one for each 1500 square feet of gross site area.
2. That vehicular traffic access to and from the project be limited to SW 26th Avenue and to SW California St. at points no more farther east than 200 feet from SW Capitol Highway (SW 30th)

Staff Report
Hillsdale Public Housing Project

January 17, 1967

3. That no building or excavation permit be issued for this project until the final design plans be approved by the City Planning Commission after review and recommendations are received from the Design Committee.

No. 3 is made a provision in accordance with ORS 227.130 which requires Planning Commission review and report on the location as well as design of any public building prior to final action by the City Council or any department of the city government. This step is necessary because HAP has no site or architectural plans to offer at this time and there is no way of specifying treatment of the project development along California Street to ensure protection to the one-family homes there.

RECOMMENDATIONS ON REZONING TAX LOT 246

Tax Lot 246 lies 20 to 40 feet below Capitol Highway and California Street. Topographically it is associated with the former Frutiger property now owned by the Housing Authority and zoned A2.5. Tax Lot 246 is steeply sloping and its outlook is over the A2.5 zone. Vehicular access from the HAP tract to Capitol Highway is practically limited to a way through Tax Lot 246 to California Street, and in fact should be so limited as has been previously recommended. If Tax Lot 246 is to be used for any purpose as part of the Hillsdale public housing project, residential or recreational, it must be in the same zone as the project.

For these reasons, whether Tax Lot 246 is to be developed by private enterprise or HAP, it is recommended that the zoning be changed from R7 to A2.5.

Petition 5003

Applicant: Housing Authority of Portland

Zone Change Request: R7 to A2.5

Location: SW California St. and SW 29th Ave.

Legal Description: Tax Lot 246, Section 20, T1S, R1E, W.M.

Petition Percentage: City Council Initiation

Quarter Section: 3726

NEBRASKA ST.

(401)

A 2.5

(80)
2.19 AC

(59)
0.22 AC

IDAHO ST.

R 7

(402)

(101)

SW CAPITOL HWY

A 2.5

C 2

(277)

A 2.5

R 7

WEBERS

(280)

CALIFORNIA ST

| | |
|----|----|
| 11 | 11 |
| 12 | 12 |
| 13 | 13 |
| 14 | 14 |
| 15 | 15 |
| 16 | 16 |
| 17 | 17 |
| 18 | 18 |
| 19 | 19 |
| 20 | 20 |
| 21 | 21 |
| 22 | 22 |
| 23 | 23 |
| 24 | 24 |
| 25 | 25 |
| 26 | 26 |
| 27 | 27 |
| 28 | 28 |
| 29 | 29 |
| 30 | 30 |

| | |
|----|----|
| 11 | 11 |
| 12 | 12 |
| 13 | 13 |
| 14 | 14 |
| 15 | 15 |
| 16 | 16 |
| 17 | 17 |
| 18 | 18 |
| 19 | 19 |
| 20 | 20 |
| 21 | 21 |
| 22 | 22 |
| 23 | 23 |
| 24 | 24 |
| 25 | 25 |
| 26 | 26 |
| 27 | 27 |
| 28 | 28 |
| 29 | 29 |
| 30 | 30 |

| | |
|----|----|
| 11 | 11 |
| 12 | 12 |
| 13 | 13 |
| 14 | 14 |
| 15 | 15 |
| 16 | 16 |
| 17 | 17 |
| 18 | 18 |
| 19 | 19 |
| 20 | 20 |
| 21 | 21 |
| 22 | 22 |
| 23 | 23 |
| 24 | 24 |
| 25 | 25 |
| 26 | 26 |
| 27 | 27 |
| 28 | 28 |
| 29 | 29 |
| 30 | 30 |

| | |
|----|----|
| 11 | 11 |
| 12 | 12 |
| 13 | 13 |
| 14 | 14 |
| 15 | 15 |
| 16 | 16 |
| 17 | 17 |
| 18 | 18 |
| 19 | 19 |
| 20 | 20 |
| 21 | 21 |
| 22 | 22 |
| 23 | 23 |
| 24 | 24 |
| 25 | 25 |
| 26 | 26 |
| 27 | 27 |
| 28 | 28 |
| 29 | 29 |
| 30 | 30 |

| | |
|----|----|
| 1 | 1 |
| 2 | 2 |
| 3 | 3 |
| 4 | 4 |
| 5 | 5 |
| 6 | 6 |
| 7 | 7 |
| 8 | 8 |
| 9 | 9 |
| 10 | 10 |
| 11 | 11 |
| 12 | 12 |
| 13 | 13 |
| 14 | 14 |
| 15 | 15 |
| 16 | 16 |
| 17 | 17 |
| 18 | 18 |
| 19 | 19 |
| 20 | 20 |
| 21 | 21 |
| 22 | 22 |
| 23 | 23 |
| 24 | 24 |
| 25 | 25 |
| 26 | 26 |
| 27 | 27 |
| 28 | 28 |
| 29 | 29 |
| 30 | 30 |

| | |
|----|----|
| 1 | 1 |
| 2 | 2 |
| 3 | 3 |
| 4 | 4 |
| 5 | 5 |
| 6 | 6 |
| 7 | 7 |
| 8 | 8 |
| 9 | 9 |
| 10 | 10 |
| 11 | 11 |
| 12 | 12 |
| 13 | 13 |
| 14 | 14 |
| 15 | 15 |
| 16 | 16 |
| 17 | 17 |
| 18 | 18 |
| 19 | 19 |
| 20 | 20 |
| 21 | 21 |
| 22 | 22 |
| 23 | 23 |
| 24 | 24 |
| 25 | 25 |
| 26 | 26 |
| 27 | 27 |
| 28 | 28 |
| 29 | 29 |
| 30 | 30 |

| | |
|----|----|
| 1 | 1 |
| 2 | 2 |
| 3 | 3 |
| 4 | 4 |
| 5 | 5 |
| 6 | 6 |
| 7 | 7 |
| 8 | 8 |
| 9 | 9 |
| 10 | 10 |
| 11 | 11 |
| 12 | 12 |
| 13 | 13 |
| 14 | 14 |
| 15 | 15 |
| 16 | 16 |
| 17 | 17 |
| 18 | 18 |
| 19 | 19 |
| 20 | 20 |
| 21 | 21 |
| 22 | 22 |
| 23 | 23 |
| 24 | 24 |
| 25 | 25 |
| 26 | 26 |
| 27 | 27 |
| 28 | 28 |
| 29 | 29 |
| 30 | 30 |

| | |
|----|----|
| 1 | 1 |
| 2 | 2 |
| 3 | 3 |
| 4 | 4 |
| 5 | 5 |
| 6 | 6 |
| 7 | 7 |
| 8 | 8 |
| 9 | 9 |
| 10 | 10 |
| 11 | 11 |
| 12 | 12 |
| 13 | 13 |
| 14 | 14 |
| 15 | 15 |
| 16 | 16 |
| 17 | 17 |
| 18 | 18 |
| 19 | 19 |
| 20 | 20 |
| 21 | 21 |
| 22 | 22 |
| 23 | 23 |
| 24 | 24 |
| 25 | 25 |
| 26 | 26 |
| 27 | 27 |
| 28 | 28 |
| 29 | 29 |
| 30 | 30 |

| | |
|----|----|
| 1 | 1 |
| 2 | 2 |
| 3 | 3 |
| 4 | 4 |
| 5 | 5 |
| 6 | 6 |
| 7 | 7 |
| 8 | 8 |
| 9 | 9 |
| 10 | 10 |
| 11 | 11 |
| 12 | 12 |
| 13 | 13 |
| 14 | 14 |
| 15 | 15 |
| 16 | 16 |
| 17 | 17 |
| 18 | 18 |
| 19 | 19 |
| 20 | 20 |
| 21 | 21 |
| 22 | 22 |
| 23 | 23 |
| 24 | 24 |
| 25 | 25 |
| 26 | 26 |
| 27 | 27 |
| 28 | 28 |
| 29 | 29 |
| 30 | 30 |

| | |
|----|----|
| 1 | 1 |
| 2 | 2 |
| 3 | 3 |
| 4 | 4 |
| 5 | 5 |
| 6 | 6 |
| 7 | 7 |
| 8 | 8 |
| 9 | 9 |
| 10 | 10 |
| 11 | 11 |
| 12 | 12 |
| 13 | 13 |
| 14 | 14 |
| 15 | 15 |
| 16 | 16 |
| 17 | 17 |
| 18 | 18 |
| 19 | 19 |
| 20 | 20 |
| 21 | 21 |
| 22 | 22 |
| 23 | 23 |
| 24 | 24 |
| 25 | 25 |
| 26 | 26 |
| 27 | 27 |
| 28 | 28 |
| 29 | 29 |
| 30 | 30 |

PET. No. 5003

RD. 1238

S.W. NEVADA

CAIROT

W. 32ND ST.

W. 31ST

S.W. 29TH

S.W. 28TH

S.W. 27TH

S.W. 26TH

ALP

JE

RT

ALP

ALP

ALP

JE

RT

ALP

ALP

ALP

JE

RT

ALP

ALP

ALP

JE

RT

ALP

ALP

ALP

JE

RT

ALP

ALP

ALP

JE

RT

ALP

ALP

ALP

JE

RT

ALP

ALP

ALP

JE

RT

ALP

ALP

ALP

JE

RT

ALP

ALP

ALP

JE

RT

ALP

ALP

CITY OF PORTLAND
INTER-OFFICE CORRESPONDENCE
(NOT FOR MAILING)

January 16, 1967

RECEIVED

JAN 17 1967

Portland
City Planning Commission

From Office of City Engineer
To Planning Commission
Addressed to Lloyd Keefe, Director
Subject Adequacy of the Sanitary Sewer Serving the
Proposed Hillsdale Federal Housing Project

Dear Sir:

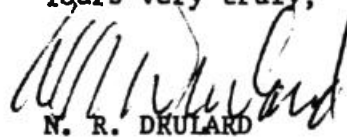
At your request, we have investigated the adequacy of the 8" and 10" sanitary sewer which serves the area in which the Hillsdale federal housing project is intended to be located. The portion of the sewer investigated lies on S.W. Capitol Hill Road from S.W. Nevada Court northerly to a point about 500 feet south of S.W. Vermont Street, and then westerly almost 3000 feet. The proposed development lies at the end of this line.

The capacity was analyzed using the existing zoning within the area that was to be served by this sewer. This area is bounded by S.W. Capitol Hill Road, S.W. Nevada Court, S.W. Capitol Highway and S.W. Vermont Street. In addition, a 2.8-acre tract lying north of Vermont Street is also included.

With the existing zoning, it appears that the sewer will serve this area and will have a slight excess capacity. In calculating the potential sewage quantities, a population factor of 3.3 persons per living unit was used. This works out for the usual real estate development. However, in the case of the proposed project, a factor of 6 or 7 persons per living unit is more realistic. With this additional population for the 6.264-acre tract, the potential peak flow fills the sewer and no excess capacity is available. Actual peak flows may occasionally be larger and good sewer design practice would allow for this eventuality.

It should be noted that much of the total area served by this sewer is undeveloped and that much of this area is zoned R-7. There is a distinct possibility that other portions of this area will wish to be rezoned to a higher density. It is obvious that sewerage problems may be encountered here in the future. Present planning and zoning policies should consider the future density within the larger area served by the existing sewer.

Yours very truly,


N. R. DRULARD

City Engineer

LDB:bc

PORTLAND CITY PLANNING COMMISSION

MAIL: 414 CITY HALL PORTLAND 4, OREGON OFFICE: 424 S.W. MAIN STREET CAPITOL B-6141

J. H. SROUFE, President

H. LOREN THOMPSON

GLENN STANTON

LEWIS G. PRICHARD

NEIL R. KOCHENDOERFER

HERBERT M. CLARK, JR.

WILLIAM A. BOWES,

Commissioner, Department of Public Works

L. V. WINDNAGLE, Vice President

GEORGE D. LEONARD

JAMES K. NEILL

LLOYD T. KEEFE, Planning Director

DALE D. CANNADY, Assistant Director

April 4, 1967

City Council
Portland, Oregon

Gentlemen:

This report combines two recommendations: (1) on the proposal to build a public housing project at SW 26th Ave. and Vermont St. in Hillside and (2) on the Council initiation to rezone Tax Lot 246, being 0.6 acres more or less, in the southwest corner of the housing project area from R7 to A2.5.

Housing Authority Proposal:

The Housing Authority has revised its original proposal from 90 three, four and five-bedrooms apartments to 70 units of three-bedrooms each.

The present zoning of the project site is A2.5 with the exception of Tax Lot 246 situated near the intersection of SW Capitol Hwy. (30th Ave.) and California Street.

The Housing Authority has had the site surveyed and it measures 272,900 square feet; this includes Tax Lot 246. Thus the area is 6.264 acres and not 6.4 acres as is shown on the Tax Assessor's maps, and as has been used in previous conversations and reports about this project.

Land Use Considerations:

The project area is situated in between a small commercial development at the corner of SW Vermont and Capitol Hwy. and single-family development to the south. In 1960 it was rezoned from R7 to A2.5 in accordance with the generally accepted land use principle that apartments can well be located as buffers or step-down zones separating commercial areas from single-family homes.

April 4, 1967

Subsequently, a tract of land on the east side of SW 26th Ave. was rezoned for an apartment development which has now been built and is named Marovi Village. The project site is at a lower elevation than the single-family development to the south and thus is topographically separated therefrom. These considerations were in mind at the time the zoning was changed in 1960.

The manner in which the apartment project is to be developed with respect to the single-family homes south of California St. is critical. These houses are in R7 and R5 zone; however, none are on lots less than 7,500 sq. ft. in area and two are on lots measuring 17,500 sq. ft. in area. Attention should be paid to making any apartment project on this site, whether publicly or privately owned, compatible with the single-family development on the south side of California Street. Devices to screen the parking areas and to control locations for traffic access are necessary. Also compatibility with the spacious development to the south should be kept in mind. The objective should be to develop the project in such a manner that it is primarily self-contained and that none of the activities attributed thereto, such as traffic movement and children's play, spill over into the single-family area.

Community Services:

Bus The project area is served both by Rose City Transit and the Tualatin Valley Bus Company which have lines on Vermont Street.

Shopping The business area at SW Vermont and 30th contains a barber shop, beauty shop, small grocery store, filling station, a drive-in ice-cream store and a combined restaurant-cocktail lounge. For most shopping, however, residents of the project would need to go farther to Hillsdale or Multnomah Centers, for example. Both are removed from the tract one-half mile, and there are no sidewalks in this section of southwest Portland.

Church The Hillsdale Community Church with a new and expanded plant, is located immediately south of California Street on Capitol Hwy.

CITY OF PORTLAND
INTER-OFFICE CORRESPONDENCE
(NOT FOR MAILING)

January 16, 1967

From Office of City Engineer
To Planning Commission
Addressed to Lloyd Kaefe, Director
Subject Adequacy of the Sanitary Sewer Serving the
Proposed Hillsdale Federal Housing Project

RECEIVED

JAN 17 1967

Portland
City Planning Commission

Dear Sir:

At your request, we have investigated the adequacy of the 8" and 10" sanitary sewer which serves the area in which the Hillsdale federal housing project is intended to be located. The portion of the sewer investigated lies on S.W. Capitol Hill Road from S.W. Nevada Court northerly to a point about 500 feet south of S.W. Vermont Street, and then westerly almost 3000 feet. The proposed development lies at the end of this line.

The capacity was analyzed using the existing zoning within the area that was to be served by this sewer. This area is bounded by S.W. Capitol Hill Road, S.W. Nevada Court, S.W. Capitol Highway and S.W. Vermont Street. In addition, a 2.8-acre tract lying north of Vermont Street is also included.

With the existing zoning, it appears that the sewer will serve this area and will have a slight excess capacity. In calculating the potential sewage quantities, a population factor of 3.3 persons per living unit was used. This works out for the usual real estate development. However, in the case of the proposed project, a factor of 6 or 7 persons per living unit is more realistic. With this additional population for the 6.264-acre tract, the potential peak flow fills the sewer and no excess capacity is available. Actual peak flows may occasionally be larger and good sewer design practice would allow for this eventuality.

It should be noted that much of the total area served by this sewer is undeveloped and that much of this area is zoned R-7. There is a distinct possibility that other portions of this area will wish to be rezoned to a higher density. It is obvious that sewerage problems may be encountered here in the future. Present planning and zoning policies should consider the future density within the larger area served by the existing sewer.

Yours very truly,


N. R. DRULARD

City Engineer

LDB:bc

City Council
Hillsdale Public Housing Project

April 4, 1967

Park Although park and recreation facilities are present in this section of the southwest area, the project site is not adjacent or near them. This is particularly significant when dense apartment development for families with children is being considered. In contrast are Columbia Villa and the new Skyline Crest project in Vancouver, which are located immediately adjacent to large publicly owned open spaces. The nearest recreational facilities to the Hillsdale Public Housing Project are all at least one-half mile away. The accepted standard is a maximum distance of one-fourth mile.

The safest access from the project to a playground is to Custer Park, 6.5 acres, located on SW Capitol Hill Road at Custer Street. Gabriel Park is located west along Vermont Street one-half mile, but as previously mentioned there are no sidewalks for safe access to this large park. Almost a mile to the east, also along SW Vermont Street, is the Wilson High School swimming pool. On the north side of Vermont Street at the project site will be the new Jewish Community Center. Facilities at the center may be open to, but probably will go beyond the financial capabilities of families in the project because of the membership fee of \$60 a year.

Sewer The site is now traversed by an 8-inch sanitary sewer. Sewer facilities in this area are critical. It will be recalled that a prior proposal on the Jewish Community Center site was to build a large high-rise facility for the elderly. The City Council turned this rezoning request down strictly on the basis that sewers in the vicinity were not adequate and the promoters of the project were unwilling to build the necessary supplementary sewer. The attached report (see page opposite) from the City Engineer's Office indicates that the building of the Hillsdale Public Housing Project together with single-family homes in accordance with existing zoning will make the existing sewer flow full. In other words, subsequent rezoning requests to change any portion of the other vacant areas in the vicinity to apartment development, cannot be granted unless additional sewer capacity is installed.

April 4, 1967

School School facilities in the area are also critical. Based on occupancy in existing Portland public housing projects, the Housing Authority estimates 63 pre-school children, 140 elementary school age children and 28 high school age children, will live in the Hillsdale project. With the construction of the new Jackson High School, Wilson High School now has surplus space for 300 more pupils. Accommodating the elementary school pupils, however, is another matter. The project area is within the Multnomah School Attendance District. However it is approximately equal distance away from Wilson Park Primary School and from Robert Gray School. Unfortunately all three of these schools now have more pupils than their capacities allow. In fact only 2 years out of the 14 years since Gray School has been built has the enrollment been less than the rated capacity. Only once in the last 10 years has Multnomah School's enrollment been under its capacity. Wilson Park Primary School has only been under capacity the first year of its 6 year period of operation.

The solution to the school problem would be to add to the Wilson Park Primary School making it full 8 grades. Then the upper grade students which are now being bussed from Wilson Park, Burlingame and Fulton Park to Multnomah School could walk to the Wilson Park School and the children in the project area would be served by Multnomah School. Presently School District No. 1 has exhausted its building fund levies and no money is available to make additions to facilities throughout the District. Apparently it is the intention of the school administration to place a building fund levy on the May, 1968 ballot. Considering the lead time necessary to plan and build additions or new buildings, it would be unlikely that any new school facilities could be available in the southwest area until the fall of 1969. If construction of the public housing project proceeds forthwith, it would be possible that it could be in operation by the fall of 1968. The School District would then be faced with the prospect of busing children out of the housing project or from other privately owned dwelling areas in the vicinity to other schools, probably in other sections of the City rather than southwest because southwest areas are growing faster and it is more difficult to find space for children in the schools in this area. If the vote should fail, of course, the same prospect of busing, but on a longer continuing basis, would hold.

April 4, 1967

Site Development The Housing Authority has already purchased the site at a cost of \$75,000. For a 70-unit development this would be \$1,070 per unit. The land cost for 56 units (the number the Planning Commission is recommending) would be \$1,340 per unit. The \$270 difference is not significant in the total estimated cost of \$20,000 per unit which the Housing Authority expects to spend on this project.

The site is somewhat difficult topographically. It is shaped like a trough. The rise in elevation along the valley of the trough is 45 feet from east to west. The side slopes of the trough vary from 10 to 30 per cent grades and rise approximately 25 ft. A considerably more level site would be desirable for a public housing project. Area taken for cut and fill slopes and retaining walls is going to subtract from any useable open space that can be provided in the project. Sloping topography ordinarily will increase cost of development, although no comparison figures have been presented for a level site.

The preliminary site plan for the 70-unit project requested by HAP is included in this report. Ten buildings (each containing seven 3-bedroom units) are planned in a sawtooth arrangement. The long axes of the buildings are neither perpendicular nor parallel to the slope but on a skew. Buildings, although normally 2 stories in height are actually 4 stories from the low to the upper end. Parking for each unit is provided in the triangular spaces between the buildings and the periphery access drive. Additional parking is planned on Tax Lot 246. The valley area is terraced to provide both paved and grassed play space. The largest such space approximates 90 feet by 180 feet and slopes on a 2% grade. About 1900 feet of retaining wall is shown on the preliminary plan, some higher than 10 feet.

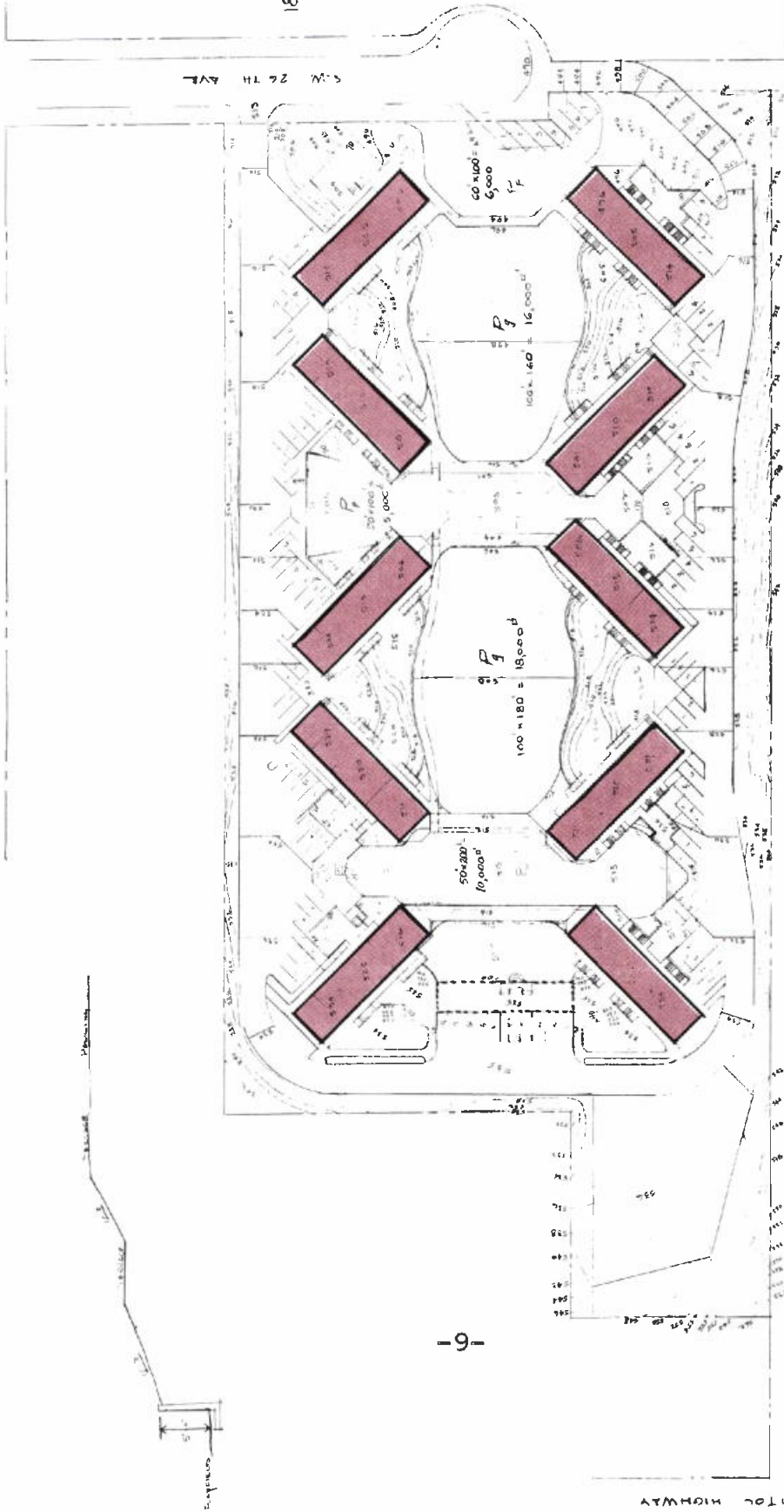
An analysis of area devoted to specific uses is shown by the accompanying table.

SITE PLAN ANALYSIS
HILLSDALE PUBLIC HOUSING PROJECT - 210 BEDROOMS

| <u>SPACE USED</u> | <u>AREA IN SQ. FT.</u> | <u>PER CENT</u> |
|--|------------------------|-----------------|
| Building coverage* | 33,000 | 12% |
| Auto Access & Parking | 74,000 | 27% |
| Play Space (paved & grass) | 55,000 | 20% |
| Other open space - banks slopes, private terraces, walks | 111,000 | 41% |
| <hr/> | | |
| TOTAL SITE (GROSS) | 273,000 | 100% |
| <hr/> | | |
| TOTAL SITE (NET) (Gross Minus Auto Use) | 199,000 | 73% |
| <hr/> | | |
| TOTAL OPEN SPACE Other than auto use | 166,000 | 61% |
| <hr/> | | |
| GROSS AREA | | |
| per unit | 3,900 | |
| per bedroom | 1,300 | |
| <hr/> | | |
| NET AREA | | |
| per unit | 2,840 | |
| per bedroom (Gross Minus Auto Use) | 950 | |
| <hr/> | | |
| DWELLING UNITS | 70 | |
| BEDROOMS | 210 | |
| BEDROOMS PER UNIT | 3 average | |
| CHILDREN UNDER 18 | 231 | |
| CHILDREN PER UNIT | 3.30 | |
| OUTDOOR PLAY SPACE PER CHILD | 238 sq. ft. | |

* includes laundry building

S. W. CAPITOL HIGHWAY



Density:

In a previous report to the Housing Authority dated November 19, 1963, the Planning Commission recommended that no less than 4,000 sq. ft. of land per dwelling unit be provided for public housing projects for large families, as is being proposed in Hillsdale. Applying this principle in its considerations in July of 1966, and subtracting 20% for necessary street or access ways and required off-street parking, the Planning Commission arrived at a maximum number of units for the project area of 55. This was some 35 units less than the 90 the Housing Authority was asking at that time. In the interim period, perhaps because of factors pointed out by the Planning Commission in regard to density, the Housing Authority has now lowered its request to 70 units of 3 bedrooms each, for a total of 210 bedrooms.

The table on the following page has been provided to draw comparisons between the Hillsdale Project and other public housing projects in the Portland Metropolitan area, private apartment developments in the Hillsdale area, and Binford in Northeast Portland. It can be seen that the 210 bedrooms would far exceed the density of the existing public housing projects in Portland and Vancouver. Also it would exceed the density of privately developed apartments in the Hillsdale vicinity and Binford, which by reason of its excellent site plan providing level interior play and open space, has become one of the few apartment projects in Portland in which families with children live.

The matter of density is critical because of the relatively larger number of children expected to reside in this project. These children, from lower income families, cannot be expected to be immobilized all day and in the evenings before a television set. The children more often are dependent on their own devices for entertainment. For better neighborhood acceptance, the project should be largely self-contained in all of its activities. This means that facilities and space must be provided for children on the site. It means that adequate space must be provided, else damage to buildings resulting in higher maintenance cost is a probability. Perhaps more importantly, spaciousness is necessary to avoid social frictions apt to arise when people are compelled to live in close proximity.

COMPARISON OF DENSITIES
Public Housing Projects & Private Apartment Developments

| | Gross Site (Acres) | Units | Bed-rooms | Average Brs. per unit | Sq. ft. of site per bedroom | Number of units Having: | | | |
|---|--------------------|-------|-----------|-----------------------|-----------------------------|-------------------------|-------|-------|-------|
| | | | | | | 1 Br. | 2 Br. | 3 Br. | 4 Br. |
| <u>Public</u> | | | | | | | | | |
| Dekum Court | 17.06 | 86 | 180 | 2.1 | 4000 | 13 | 52 | 21 | 0 |
| Columbia Villa | 81.97 | 440 | 978 | 2.2 | 3650 | 72 | 228 | 110 | 30 |
| Skyline Crest (Vancouver H.A.) | 15.4 | 102 | 286 | 2.8 | 2300 | a | 34 | 54 | 14 |
| <u>Hillsdale Public Housing Project</u> | | | | | | | | | |
| Housing Auth. Proposal | 6.264 | 70 | 210 | 3.0 | 1300 | 0 | 0 | 70 | 0 |
| Plan. Comm. Recommendation | 6.264 | 56 | 168 | 3.0 | 1625 | 0 | 0 | 56 | 0 |
| <u>Private</u> | | | | | | | | | |
| Binford | 16.32b | 275 | 521 | 1.9 | 1365b | 55 | 194 | 26 | 0 |
| Binford | 18.11c | 275 | 521 | 1.9 | 1510c | 55 | 194 | 26 | 0 |
| <u>SW Area Apts in A2.5 Zone</u> | | | | | | | | | |
| Marovi Village, SW 26th & California | 3.18 | 53 | 53 | 1.0 | 2600 | 53 | 0 | 0 | 0 |
| Hillsdale, SW 30th & Nebraska | 5.22 | 59 | 102 | 1.7 | 2200 | 22 | 31 | 6 | 0 |
| Sharita, SW 25th & Bertha | 2.73 | 44 | 72 | 1.6 | 1600 | 16 | 28 | 0 | 0 |
| Cloverleaf, 1420 SW Bertha | 2.30 | 40 | 72 | 1.8 | 1400 | 8 | 32 | 0 | 0 |
| Laigh Glen, SW Capitol Hill & Bertha | 2.30 | 36 | 70 | 1.9 | 1430 | 7 | 24 | 5 | 0 |
| Timberlee (west) | | | | | | | | | |
| 5131 SW 38th | 5.0 | 84 | 162 | 1.9 | 1350 | 14 | 62 | 8 | 0 |
| Colony Park, SW 35th B. Hwy. | 4.02 | 62 | 136 | 2.2 | 1290 | 0 | 50 | 12 | 0 |
| Lark Plaza, SW 56th & Beaverton Hwy. | 1.49 | 44 | 64 | 1.4 | 1010d | 24 | 20 | 0 | 0 |

GROSS SITE AREA INCLUDES ALL INTERIOR PARKING AREAS, VEHICULAR ACCESS WAYS & PUBLIC STREETS

- a. Area occupied by 48 one-bedroom units for the elderly not included in these calculations.
- b. Interior parking and vehicular accessways included but area of interior streets NE Hancock and NE 70th, excluded
- c. This is gross site area including all interior parking, accessways, and interior public streets, NE Hancock and NE 70th, and is thus comparable to all the gross site areas shown for all the other public and private projects shown in this table.
- d. Non-conforming use in A2.5 zone. Built before annexation to City.

City Council
Hillsdale Public Housing Project

April 4, 1967

The density of development being proposed at Hillsdale actually exceeds that in any other section of the city. It would represent a greater concentration of children per unit of area than in other public housing projects, the Albina area, the St. Johns area or the Lents district, all three of which are noted for high birth rate and large families. In fact as the accompanying table shows, the density of children per acre in Hillsdale would be 3 times greater than Columbia Villa and Binford, $3\frac{1}{2}$ times greater than in Albina, and $8\frac{1}{2}$ times greater than in Lents and St. Johns.

The significance is that in this metropolitan area no one has had experience in building and managing and maintaining a public housing project as dense as being proposed for Hillsdale. It is only the better part of reason that ever precaution be taken to keep the density as low as is possible.

Children Living in Selected Enumeration Districts
1960 U.S. Census

| | E.D. | Gross Area Acres | Children under 18 | Children per acre | Occupied Dw. Units | Children per Dw. Unit |
|------------------------------|------|---------------------|----------------------|----------------------|-----------------------|--------------------------|
| Proposed Hills- dale P.H. | | 6.26 | 231* | 36.9 | 70 | 3.30 |
| Columbia Villa | 236P | 82.0 | 954 | 11.6 | 441 | 2.16 |
| Binford | 167P | 18.1 | 229 | 12.7 | 273 | 0.84 |
| Albina | 127N | 21.5 | 217 | 10.1 | 163 | 1.33 |
| Lents | 30P | 129.0 | 568 | 4.4 | 435 | 1.30 |
| St. Johns | 245N | 77.8 | 333 | 4.3 | 219 | 1.52 |

* Estimated by HAP, based on occupancy survey of
3-bedroom units in existing public housing in Portland,
March 20, 1967.

April 4, 1967

Conclusion:

The Housing Authority's reason for building this project is to provide accommodations for large families. This not only requires more land area for the larger buildings, but more outdoor space for children. The Hillsdale site offers difficulties in that it is not adjacent or near to any public open space to supplement or relieve the need to provide open space within the project itself. Moreover the steepness of the site requires that more land area be devoted to cut and fill slopes reducing the total amount of level open space and severely limiting the extent of any particular level area. Accordingly, to better accommodate large families on the Hillsdale site the number of units must be reduced considerably under that permitted by the A2.5 zone so that some usable open space can be provided and so that the project can become largely self-contained without infringing on its neighbors.

Thus the key question on the development of Hillsdale Terrace is density. Neighborhood acceptance hinges on it. The well being of the tenants depends on it, as well as the success and economy of maintenance and management. Experience indicates that projects as openly developed as Columbia Villa are easier to maintain and are freer of the frictions which arise between peoples crowded closely together. In contrast, vandalism, hoodlumism, and delinquency are common in dense public housing projects in other large cities. Every reasonable step to ensure that the project is well designed and constitutes a desirable living environment for its tenants must be taken.

Recommendations:

Approval of the Housing Authority's request for a project for large families on the site at SW Vermont and 26th Avenue is recommended provided:

1. The number of bedrooms shall not exceed 168.
2. That vehicular traffic access to and from the project be limited to SW 26th Avenue and to SW California St. at points no farther east than 200 feet from SW Capitol Highway (SW 30th).

April 4, 1967

3. That no building or excavation permit be issued for this project until the final design plans be approved by the City Planning Commission after review and recommendations are received from the Design Committee.

No. 3 is made a provision in accordance with ORS 227.130 which requires Planning Commission review and report on the location as well as design of any public building prior to final action by the City Council or any department of the city government.

April 4, 1967

Significance of Recommendations:

In effect, the Planning Commission's proposal allows HAP to place on the Hillsdale tract the same number of bedrooms that private enterprise would build on this site at A2.5 density. The number of children, however, would still be about 6 times greater than is typical for apartments or one-family houses occupying the same site. (See table opposite.) For that reason, more open space for fewer children, than HAP requests, can hardly be debated. Imaginative site planning of group housing can actually provide more usable play space than is possible on single lot development. However, the 238 sq. ft. of space per child allowed by the 70-unit project is, by comparison, below any reasonable requirement. The Portland Zoning Code requires 300 sq. ft. per child for elementary school grounds, where play is as intensive as can possibly be tolerated and then only for short periods.*

The Planning Commission's recommendation of 168 bedrooms can be met by not building two of the ten buildings proposed by HAP. This would mean adding almost one-half acre of open space. Not all of this could be usable play space because of steep slopes, but at least 46 fewer children on the play space as planned would raise the average to 298 sq. ft. per child.

*Land for Schools, Portland City Planning Commission, 1957, pp. 25 and 26.

NUMBER OF UNITS, BEDROOMS, & CHILDREN
FOR VARYING TYPES OF DEVELOPMENT

| | Units | Bed- rooms | Children under 18 | Children per bedrooms | Children per acre |
|--|-------|---------------|----------------------|--------------------------|----------------------|
| <u>HAP Tract, SW 26 & Vermont-</u> | | | | | |
| <u>6.264 Acres</u> | | | | | |
| New Single-family R7 zone | 31 | 109 | 31 | 0.28 | 5.0 |
| Private Apt. A2.5 zone | 109 | 165 | 30 | 0.18 | 4.8 |
| Housing Authority request | 70 | 210 | 231 | 1.10 | 36.9 |
| Planning Commission Rec- ommendation ** | 56 | 168 | 185 | 1.10 | 29.5 |
| <u>Binford - 18.11 acres -</u> | | | | | |
| <u>A2.5 zone</u> | | | | | |
| | 275 | 521 | 231* | 0.44 | 12.7 |
| <u>Columbia Villa - 82 acres</u> | 440 | 978 | 954* | 0.97 | 11.6 |

* 1960 U.S. Census Count

** Approximates same number of bedrooms private enterprise would likely build

April 4, 1967

Qualifying Statement:

Two members of the Planning Commission voted with considerable reluctance in approving the recommendation of a maximum of 168 bedrooms for the Hillsdale project. Their statement follows:

"Mr. Clark and Mr. Windnagle pointed out that public housing for large families raises a question of child density which was not considered in the zoning code. Private apartment development has found it more profitable to build units of one and two bedrooms; and the number of children, shown by city wide checks, actually living in private developments is quite low. HAP three bedroom units, however, multiply the children occupancy tremendously. HAP's own estimate of expected children in the proposed Hillsdale project is the highest per acre density of children in the entire Portland area. A search of census enumeration districts to determine the area of highest child density shows that the Binford and Columbia Villa projects lead the entire city in child density per acre of area. Albina, which is considered an area of high density, has but 10.1 children per acre. The present Bindord density projected to the Hillsdale site would permit a total child population of 80. A density equal to present Albina density would be only 63.

Mr. Clark and Mr. Windnagle reiterate their approval of public housing for large families but point out that a density for same should not be considered on the basis of units or bedrooms per acre but instead on the basis of the number of children per acre inasmuch as a larger number of children are expected to reside in such a project. They feel the well being and social civic development of the children living in the project, the human values, far outweigh any economic values involved.

City Council
Hillsdale Public Housing Project

April 4, 1967

For these reasons, Mr. Clark and Mr. Windnagle believe that the allowance of too great a child density is morally wrong and can only lead to substandard conditions for the tenants and troubles in the future. They believe that in either a public or a private development on this site, a reasonable child density per acre should be established and this should involve a limitation to the proposed Hillsdale project of approximately 80 to 100 children."

RECOMMENDATIONS ON REZONING TAX LOT 246

Petition 5003

Applicant: Housing Authority of Portland

Zone Change Request: R7 to A2.5

Location: SW California St. and SW 29th Ave.'

Legal Description: Tax Lot 246, Section 20, T1S, R1E,
W.M.

Petition Percentage: City Council Initiation

Quarter Section: 3726

Tax Lot 246 lies 20 to 40 feet below Capitol Highway and California Street. Topographically it is associated with the former Frutiger property now owned by the Housing Authority and zoned A2.5. Tax Lot 246 is steeply sloping and its outlook is over the A2.5 zone. Vehicular access from the HAP tract to Capitol Highway is practically limited to a way through Tax Lot 246 to California Street, and in fact should be so limited as has been previously recommended. If Tax Lot 246 is to be used for any purpose as part of the Hillsdale public Housing project, residential or recreational, it must be in the same zone as the project.

Recommendation: For these reasons, whether Tax Lot 246 is to be developed by private enterprise or HAP, it is recommended that the zoning be changed from R7 to A2.5.

PORTLAND CITY PLANNING COMMISSION

Staff Report
January 17, 1967

HILLSDALE PUBLIC HOUSING PROJECT

This report combines two recommendations to the City Council: (1) on the proposal to build a public housing project at SW 26th Ave. and Vermont St., and (2) on the Council initiation to rezone Tax Lot 246, being 0.6 acres more or less, in the southwest corner of the project area from R7 to A2.5.

Housing Authority Proposal:

The Housing Authority has now revised its proposal from 90 3-, 4-, and 5-bedroom apartments to 70 units of 3-bedrooms each.

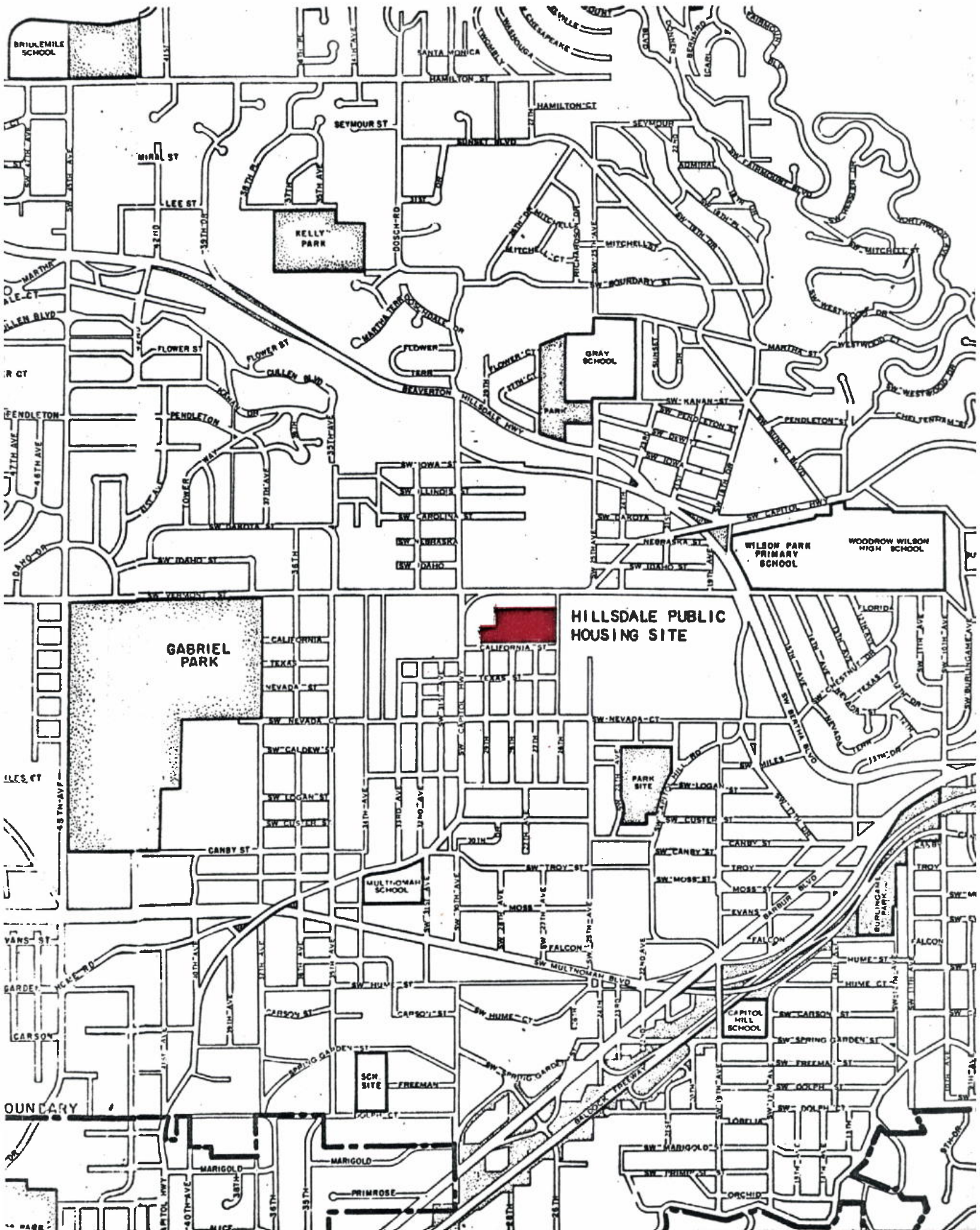
The present zoning of the project site is A2.5 with the exception of Tax Lot 246 situated near the intersection of SW Capitol Hwy. (30th Ave.) and California Street.

The Housing Authority has had the site surveyed and it measures 272,900 square feet, this includes Tax Lot 246. Thus the area is 6.264 acres and not 6.4 acres as is shown on the Tax Assessor's maps, and as has been used in previous conversations and reports about this project.

No site plan has been submitted by the Housing Authority for the development of this project.

Land Use Considerations:

The project area is situated in between a small commercial development at the corner of SW Vermont and Capitol Hwy. and single-family development to the south. In 1960 it was rezoned from R7 to A2.5 in accordance with the generally accepted land use principle that apartments can well be located as buffers or step down zones separating commercial areas from single-family homes. Subsequently, a tract of land on the east side of SW 26th Ave. was rezoned for an apartment development which has now been built and is named Marovi Village. The project site is at a lower elevation than the single-family development to the south and is thus topographically separated therefrom. These considerations were in mind at the time the zoning was changed in 1960.



BRUCEMILE SCHOOL

SANTA MONICA

MIRAL ST

SEYMOUR ST

HAMILTON ST

KELLY PARK

GRAY SCHOOL

GABRIEL PARK

HILLSDALE PUBLIC HOUSING SITE

WILSON PARK PRIMARY SCHOOL

WOODROW WILSON HIGH SCHOOL

MULTNOMAH SCHOOL

CAPITOL HILL SCHOOL

SCH SITE

BOUNDARY

MARIGOLD

MARIGOLD

PRIMROSE

ORCHID

The manner in which the apartment project is to be developed with respect to the single-family homes south of California St. is critical. These houses are in R5 and R7 zone; however, none are on lots less than 7500 sq. ft. in area and two are on lots measuring 17,500 sq. ft. in area. Attention should be paid to making any apartment project on this site, whether publicly or privately owned, compatible with the single-family development on the south side of California St. Devices to screen the parking areas and to control locations for traffic access are necessary. Also compatibility with the spacious development to the south should be kept in mind. The objective should be to develop the project in such a manner that it is primarily self-contained and that none of the activities attributed thereto, such as traffic movement and children's play, spill over into the single-family area.

Community Services:

Bus The project area is served both by Rose City Transit and the Tualatin Valley Bus Company which have lines on Vermont Street.

Shopping The business area at SW Vermont and 30th contains a barber shop, beauty shop, small grocery store, filling station, a drive-in ice-cream store and a combined restaurant-cocktail lounge. For most shopping, however, residents of the project would need to go farther to Hillsdale or Multnomah Centers, for example. Both are removed from the tract one-half mile, and there are no sidewalks in this section of southwest Portland.

Church The Hillsdale Community Church with a new and expanded plant, is located immediately south of California St. on Capitol Hwy.

Park Although park and recreation facilities are present in this section of the southwest area, the project site is not adjacent or near them. This is particularly significant when dense apartment development for families with children is being considered. In contrast are Columbia Villa and the new Skyline Crest project in Vancouver, which are located immediately adjacent to large publicly owned open spaces. The nearest recreational facilities to the Hillsdale Public Housing Project are all at least one-half mile away. The accepted standard is a maximum distance of one-fourth mile.

The safest access from the project to a playground is to Custer Park, 6.5 acres, located on SW Capitol Hill Rd. at Custer St. Gabriel Park is located west along Vermont St. one-half mile, but as previously mentioned there are no sidewalks for safe access to this large park. Almost a mile to the east, also along SW Vermont St., is the Wilson High School swimming pool. On the north side of Vermont St. at the project site will be the new Jewish Community Center. Facilities at the center may be open to but probably will go beyond the financial capabilities of families in the project because of the membership fee of \$60 a year.

Sewer The site is now traversed by an 8-inch sanitary sewer. Sewer facilities in this area are critical. It will be recalled that a prior proposal on the Jewish Community Center site was to build a large high-rise facility for the elderly. The City Council turned this rezoning request down strictly on the basis that sewers in the vicinity were not adequate and the promoters of the project were unwilling to build the necessary supplementary sewer. The attached report from the City Engineer's Office indicates that the building of the Hillsdale Public Housing Project together with single-family homes in accordance with existing zoning will make the existing sewer flow full. In other words, subsequent rezoning requests to change any portion of the other vacant areas in the vicinity to apartment development, cannot be granted unless additional sewer capacity is installed.

School School facilities in the area are also critical. The Housing Authority estimates 100 pre-school children, 135 elementary school age children and 35 high school age children will live in the Hillsdale project. With the construction of the new Jackson High School, Wilson High School now has surplus space for 300 more pupils. Accommodating the elementary school pupils, however, is another matter. The project area is within the Multnomah School Attendance District. However it is approximately equal distance away from Wilson Park Primary School and from Robert Gray School. Unfortunately all 3 of these schools now have more pupils than their capacities allow. In fact only 2 years out of the 14 years since Gray School has been built has the enrollment been less than the rated capacity. Only once in the last 10 years has Multnomah School's enrollment been under its capacity.

Wilson Park Primary School has only been under capacity the first year of its 6 year period of operation. Presently School District No. 1 has exhausted its building fund levies and no money is available to make additions to facilities throughout the District. Apparently it is the intention of the school administration to place a building fund levy on the May, 1968 ballot. Considering the lead time necessary to plan and build additions or new facilities, it would be unlikely that any new school facilities could be available in the southwest area until the fall of 1969. If construction of the public housing project proceeds forthwith, it would be possible that it could be in operation by the fall of 1968. The School District then would be faced with the prospect of busing children out of the housing project or from other privately owned dwelling areas in the vicinity to other schools, probably in other sections of the city rather than southwest because southwest areas are growing faster and it is more difficult to find space for children in the schools in this area. If the vote should fail, of course, the same prospect of busing, but on a longer continuing basis, would hold.

The eventual solution to the school problem would be to add to the Wilson Park Primary School making it full 8 grades. Then the upper grade students which are now being bussed from Wilson Park, Burlingame and Fulton Park to Multnomah School could walk to the Wilson Park School and the children in the project area would be served by Multnomah School.

Site Development The Housing Authority has already purchased the site at a cost of \$75,000. For a 70-unit development this would be \$1,070 per unit. The land cost for 55 units would be \$1,363 per unit. The \$300 difference is not significant in the total estimated cost of \$20,000 per unit which the Housing Authority expects to spend on this project.

The site topographically is somewhat difficult. It is shaped like a trough. The rise in elevation along the valley of the trough is 45 feet from east to west. The side slopes of the trough vary from 10 to 30 per cent grades and rise approximately 25 ft. A considerably more level site would be desirable for a public housing project.

Area taken for cut and fill slopes and retaining walls is going to subtract from any useable open space that can be provided in the project. Sloping topography ordinarily will increase cost of development, although no comparison figures have been presented for a level site.

The Housing Authority has not presented a site plan for review. Mr. Rossman did show the staff a preliminary plan but said that this was the only copy available and he did not leave it with us. From memory, the buildings were planned to be located in a saw tooth arrangement. The long axis of the buildings were neither perpendicular nor parallel to the slope but on a skew. Buildings, although nominally two stories in height, would actually be about 4 stores from the low to the upper end. The triangular spaces at the buildings were to be devoted to off-street parking. The valley area was not occupied by buildings. But this could not be level space unless stair-stepped. As the site only measures 330 ft. in a north-south direction, it is improbable the center area could be as wide as 100 ft.

Density:

In a previous report to the Housing Authority dated Nov. 19, 1963, the Planning Commission recommended that no less than 4,000 sq. ft. of land area per dwelling unit be provided for public housing projects for large families, as is being proposed in Hillsdale. Applying this principle in its considerations in July of 1966, and subtracting 20% for necessary street or access ways and required off-street parking, the Planning Commission arrived at a maximum number of units for the project area of 55. This was some 35 units less than the 90 the Housing Authority was asking at that time. In the interim period, perhaps because of factors pointed out by the Planning Commission in regard to density, the Housing Authority has now lowered its request to 70 units of 3 bedrooms each, for a total of 210 bedrooms.

According to the previous distribution of bedrooms proposed by HAP, averaging 3.4 bedrooms per unit, the net site for 55 units would be 1500 sq. ft. of land area per bedroom. Rather than use 55 units as a requirement, it seems that the Planning Commission recommendation should be based on 1500 sq. ft. of site area per bedroom or a maximum of 182 bedrooms for this site.

The Housing Authority then would have the flexibility of building 4- and 5-bedroom units along with 3-bedroom units as it saw fit. This would be 28 bedrooms less than the 210 which HAP is requesting. If visualized as eight 3-bedroom houses on 4500 sq. ft. lots and one 4-bedroom house on a 6000 sq. ft. lot, it can readily be appreciated that 9 fewer houses on the site would mean a significant difference in usable open space.

The table on the following page has been provided to draw comparisons between the Hillsdale Project and other public housing projects in the Portland Metropolitan area, private apartment developments in the Hillsdale area, and Binford in Northeast Portland. It can be seen that the 210 bedrooms would far exceed the density of the existing public housing projects in Portland and Vancouver. Also it would exceed the density of privately developed apartments in the Hillsdale vicinity. Binford, which by reason of its excellent site plan providing some level land, interior play and open space, has become one of the few apartment projects in which families with children live, is not quite as dense as the proposed 70 units at Hillsdale.

The matter of density is critical because of the relatively larger number of children expected to reside in this project. These children, from lower income families, cannot be expected to be immobilized all day and in the evenings before a television set. The children more often are dependent on their own devices for entertainment. For better neighborhood acceptance, the project should be largely self-contained in all of its activities. This means that facilities and space must be provided for children on the site. It means that adequate space must be provided, else damage to buildings resulting in higher maintenance cost is a probability. Perhaps more importantly, spaciousness is necessary to avoid social frictions apt to arise when people are compelled to live in close proximity.

The density of development being proposed at Hillsdale actually exceeds that in any other section of the city. It would represent a greater concentration of children per unit of area than in other public housing projects, the Albina area, the St. Johns area or the Lents district, all three of which are noted for high birth rate and large families.

COMPARISON OF DENSITIES
Public Housing Projects & Private Apartment Developments

| | Site (Acres) | Units | Bed- rooms | Average Brs.per unit | Sq.Ft.of site per bedroom | Number of Units Having: | | | | |
|--|-----------------|-------|---------------|----------------------------|---------------------------------|-------------------------|-------|-------|-------|-------|
| | | | | | | 1 Br. | 2 Br. | 3 Br. | 4 Br. | 5 Br. |
| <u>Public</u> | | | | | | | | | | |
| Dekum Court | 17.06 | 86 | 180 | 2.1 | 4000 | 13 | 52 | 21 | 0 | 0 |
| Columbia Villa | 81.97 | 440 | 978 | 2.2 | 3650 | 72 | 228 | 110 | 30 | 0 |
| Skyline Crest (Vancouver H.A.) | 15.4 | 102 | 286 | 2.8 | 2300 | * | 34 | 54 | 14 | 0 |
| <u>Hillsdale Public Housing Project</u> | | | | | | | | | | |
| Housing Authority Proposal Planning Commission Recommendations | 6.264 | 70 | 210 | 3.0 | 1300 | 0 | 0 | 70 | 0 | 0 |
| | 6.264 | ** | 182 | ** | 1500 | ** | ** | ** | ** | ** |
| <u>Private</u> | | | | | | | | | | |
| Binford | 16.32 | 275 | 521 | 1.9 | 1365 | 55 | 194 | 26 | 0 | 0 |
| <u>Southwest Area Apt's. all in A2.5 zone</u> | | | | | | | | | | |
| Marovi Village SW 26th & California | 3.18 | 53 | 53 | 1.0 | 2600 | 53 | 0 | 0 | 0 | 0 |
| Hilldale, SW 30th & Nebraska | 5.22 | 59 | 102 | 1.7 | 2200 | 22 | 31 | 6 | 0 | 0 |
| Sharita, SW 25th & Bertha | 2.73 | 44 | 72 | 1.6 | 1600 | 16 | 28 | 0 | 0 | 0 |
| Cloverleaf, 1420 SW Bertha | 2.30 | 40 | 72 | 1.8 | 1400 | 8 | 32 | 0 | 0 | 0 |
| Laigh Glen, SW Capitol Hill & Bertha | 2.30 | 36 | 70 | 1.9 | 1430 | 7 | 24 | 5 | 0 | 0 |
| Timberlee (west) 5131 SW 38th | 5.0 | 84 | 162 | 1.9 | 1350 | 14 | 62 | 8 | 0 | 0 |
| Timberlee (east) | 4.02 | 62 | 136 | 2.2 | 1290 | 0 | 50 | 12 | 0 | 0 |
| Lark Plaza, SW 56th & Beaverton Hwy. | 1.49 | 44 | 64 | 1.4 | 1010*** | 24 | 20 | 0 | 0 | 0 |

*Area occupied by 48 one-bedroom units for the elderly not included in these calculations.

**Number of units and bedrooms per unit left as an open choice by the Housing Authority provided density does not exceed 1500 sq.ft. of gross site area per bedroom.

***Non-conforming use in A2.5 zone. Built before annexation to City.

The significance is that in this metropolitan area no one has had experience in building and managing and maintaining a public housing project as dense as being proposed for Hillsdale. It is only the better part of reason that every precaution be taken to keep the density as low as is possible.

Children Living in Selected Enumeration Districts
1960 U.S. Census

| | E.D. | Children under 18 | Occupied Dev. Units | Children per Dev. Units |
|----------------|------|----------------------|------------------------|----------------------------|
| Hillsdale P.H. | | 236* | 70 | 3.37 |
| Columbia Villa | 236P | 954 | 441 | 2.16 |
| Binford | 167P | 229 | 273 | 0.84 |
| Albina | 127N | 217 | 163 | 1.33 |
| Lents | 30P | 568 | 435 | 1.30 |
| St. Johns | 245N | 333 | 219 | 1.52 |

*Derived by reducing HAP estimate of 270 children
in 240 bedrooms by ratio of $\frac{210}{240}$

Staff Report
Hillsdale Public Housing Project

Conclusion

The Housing Authority's reason for building this project is to provide accommodations for large families. This not only requires more land area for the large buildings, but more outdoor space for children. The Hillsdale site offers difficulties in that it is not adjacent or near to any public open space to supplement or relieve the need to provide open space within the project itself. Moreover the steepness of the site requires that more land area be devoted to cut and fill slopes reducing the total amount of level open space and severely limiting the extent of any particular level area. Accordingly to better accommodate large families on the Hillsdale site the number of units must be reduced considerably under that permitted by the A2.5 zone so that some useable open space can be provided and so that the project can become largely self-contained without infringing on its neighbors.

Thus the key question on the development of Hillsdale Terrace is density. Neighborhood acceptance hinges on it. The well being of the tenants depends on it, as well as the success and economy of maintenance and management. Experience indicates that projects as openly developed as Columbia Villa are easier to maintain and are freer of the frictions which arise between peoples crowded closely together. In contrast, vandalism, hoodlumism, and delinquency are common in dense public housing projects in other large cities. Every reasonable step to ensure that the project is well designed and constitutes a desirable living environment for its tenants must be taken.

Recommendations:

Approval of the Housing Authority's request for a project for large families on the site at SW Vermont and 26th Avenue is recommended provided:

1. The number of bedrooms shall not exceed one for each 1500 square feet of gross site area.
2. That vehicular traffic access to and from the project be limited to SW 26th Avenue and to SW California St. at points no more farther east than 200 feet from SW Capitol Highway (SW 30th)

January 17, 1967

3. That no building or excavation permit be issued for this project until the final design plans be approved by the City Planning Commission after review and recommendations are received from the Design Committee.

No. 3 is made a provision in accordance with ORS 227.130 which requires Planning Commission review and report on the location as well as design of any public building prior to final action by the City Council or any department of the city government. This step is necessary because HAP has no site or architectural plans to offer at this time and there is no way of specifying treatment of the project development along California Street to ensure protection to the one-family homes there.

RECOMMENDATIONS ON REZONING TAX LOT 246

Tax Lot 246 lies 20 to 40 feet below Capitol Highway and California Street. Topographically it is associated with the former Frutiger property now owned by the Housing Authority and zoned A2.5. Tax Lot 246 is steeply sloping and its outlook is over the A2.5 zone. Vehicular access from the HAP tract to Capitol Highway is practically limited to a way through Tax Lot 246 to California Street, and in fact should be so limited as has been previously recommended. If Tax Lot 246 is to be used for any purpose as part of the Hillsdale public housing project, residential or recreational, it must be in the same zone as the project.

For these reasons, whether Tax Lot 246 is to be developed by private enterprise or HAP, it is recommended that the zoning be changed from R7 to A2.5.

Petition 5003

Applicant: Housing Authority of Portland

Zone Change Request: R7 to A2.5

Location: SW California St. and SW 29th Ave.

Legal Description: Tax Lot 246, Section 20, T1S, R1E, W.M.

Petition Percentage: City Council Initiation

Quarter Section: 3726

NEBRASKA ST.

(401)

A 2.5

(60)
2.19 Ac

(59)
0.29 Ac

IDAHO ST.

R 7

(402)

(101)

SW CAPITOL HWY

A 2.5

C 2

(277)

A 2.5

R 7

(280)

R 7

WEBERS

CALIFORNIA ST

| | |
|----|----|
| 10 | 11 |
| 9 | 12 |
| 8 | 13 |
| 7 | 14 |
| 6 | 15 |
| 5 | 16 |
| 4 | 17 |
| 3 | 18 |
| 2 | 19 |
| 1 | 20 |

AVE.

| | |
|----|----|
| 10 | 11 |
| 9 | 12 |
| 8 | 13 |
| 7 | 14 |
| 6 | 15 |
| 5 | 16 |
| 4 | 17 |
| 3 | 18 |
| 2 | 19 |
| 1 | 20 |

AVE.

| | |
|----|----|
| 10 | 11 |
| 9 | 12 |
| 8 | 13 |
| 7 | 14 |
| 6 | 15 |
| 5 | 16 |
| 4 | 17 |
| 3 | 18 |
| 2 | 19 |
| 1 | 20 |

AVE.

| | |
|----|----|
| 10 | 11 |
| 9 | 12 |
| 8 | 13 |
| 7 | 14 |
| 6 | 15 |
| 5 | 16 |
| 4 | 17 |
| 3 | 18 |
| 2 | 19 |
| 1 | 20 |

ST.

(265)

(3)

170.75

120'
0.34 Ac

161'
0.34 Ac

IFORNIA ST.

TXAS

AVE.

AVE.

CAPITOL HWY

S.W. 29TH

S.W. 28TH

S.W. 27TH

S.W. 26TH

S.W. NEVADA

RD. 1238

| | |
|----|---|
| 24 | 1 |
| 23 | 2 |
| 22 | 3 |

ST.

| | |
|----|---|
| 24 | 1 |
| 23 | 2 |
| 22 | 3 |

PET. No. 5003

W. 32ND

W. 31ST

| | |
|----|---|
| 17 | 4 |
| 18 | 3 |
| 19 | 2 |

ST.

| | |
|----|---|
| 17 | 4 |
| 18 | 3 |
| 19 | 2 |

| | |
|----|---|
| 24 | 1 |
| 23 | 2 |
| 22 | 3 |

ST.

| | |
|----|---|
| 24 | 1 |
| 23 | 2 |
| 22 | 3 |

ST.

| | |
|----|---|
| 24 | 1 |
| 23 | 2 |
| 22 | 3 |

| | |
|----|---|
| 24 | 1 |
| 23 | 2 |
| 22 | 3 |

ST.

| | |
|----|---|
| 24 | 1 |
| 23 | 2 |
| 22 | 3 |

ST.

CITY OF PORTLAND
INTER-OFFICE CORRESPONDENCE
(NOT FOR MAILING)

January 16, 1967

From Office of City Engineer
To Planning Commission
Addressed to Lloyd Kaefe, Director
Subject Adequacy of the Sanitary Sewer Serving the
Proposed Hillsdale Federal Housing Project

RECEIVED

JAN 17 1967

Portland
City Planning Commission

Dear Sir:

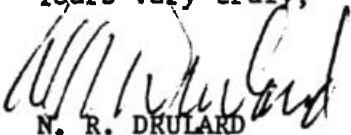
At your request, we have investigated the adequacy of the 8" and 10" sanitary sewer which serves the area in which the Hillsdale federal housing project is intended to be located. The portion of the sewer investigated lies on S.W. Capitol Hill Road from S.W. Nevada Court northerly to a point about 500 feet south of S.W. Vermont Street, and then westerly almost 3000 feet. The proposed development lies at the end of this line.

The capacity was analyzed using the existing zoning within the area that was to be served by this sewer. This area is bounded by S.W. Capitol Hill Road, S.W. Nevada Court, S.W. Capitol Highway and S.W. Vermont Street. In addition, a 2.8-acre tract lying north of Vermont Street is also included.

With the existing zoning, it appears that the sewer will serve this area and will have a slight excess capacity. In calculating the potential sewage quantities, a population factor of 3.3 persons per living unit was used. This works out for the usual real estate development. However, in the case of the proposed project, a factor of 6 or 7 persons per living unit is more realistic. With this additional population for the 6.264-acre tract, the potential peak flow fills the sewer and no excess capacity is available. Actual peak flows may occasionally be larger and good sewer design practice would allow for this eventuality.

It should be noted that much of the total area served by this sewer is undeveloped and that much of this area is zoned R-7. There is a distinct possibility that other portions of this area will wish to be rezoned to a higher density. It is obvious that sewerage problems may be encountered here in the future. Present planning and zoning policies should consider the future density within the larger area served by the existing sewer.

Yours very truly,


N. R. DRULARD

City Engineer

LDB:bc

CITY OF PORTLAND
INTER-OFFICE CORRESPONDENCE
(NOT FOR MAILING)

October 24, 1968

From Dept. of Public Works, City Planning Commission
To Dept. of Public Works, City Engineer's Office
Addressed to Mr. N. R. Drulard, City Engineer
Subject Hillsdale Housing Project

Dear Mr. Drulard:

The following is in reply to your request for recommendation regarding a request for waiver of Sec. 5-3701 of the Public Works Code for the Hillsdale Housing Project.

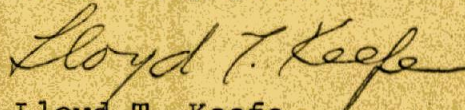
The most recent actions of the Design Committee and Planning Commission on this project are as follows:

1. The Design Committee action of August 15, 1968 was approval of the plan for the housing project on condition of approval of the color selection.
2. The Planning Commission action of September 9, 1968 was approval subject to final review of color selection by the Design Committee.

We felt that the plan which has been approved for the project is desirable; however, since any waiver of the requirements of Sec. 5-3701 of the Public Works Code must be approved by you, we will not object to a decision on your part which requires some change in the approved plan if the Fire Marshal advises you that there is need for better access for vehicles for fire protection and perhaps for an ambulance.

We very much appreciate the opportunity to comment on this request.

Very truly yours,



Lloyd T. Keefe
Planning Director

DC/RL/mm

6613

CITY OF PORTLAND
INTER-OFFICE CORRESPONDENCE
(NOT FOR MAILING)

October 15, 1968


From Office of the City Engineer
To Bureau of Planning Commission
Addressed to Lloyd Keefe, Director
Subject Hillsdale Housing Project

The plans for the proposed housing project at S. W. 26th Avenue, near Vermont Street, have been submitted to the City for approval and are now on file with the Bureau of Buildings, as plan No. 2372.

The Portland Housing Authority has requested an Ordinance waiving the provisions of Section 5-3701 of the Public Works Code for this project.

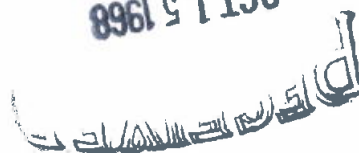
Before replying to this request, we would appreciate receiving your recommendation.

JK:AW


N. R. DRULARD
City Engineer

CITY PLANNING COMMISSION

OCT 15 1968



January 21, 1969

Public Works, City Planning Commission

City Engineer

Norman R. Drulard

Portland Housing Authority Project - SW 26th and Vermont St.

The proposed ordinance waiving Sections 5-3701
and 5-3703 of the Public Works Code is satisfactory
to this office.

Lloyd T. Keefe
Planning Director

LTK/mm

6613

- | | | | | |
|---|-------|--------------------|-------|----------|
| <input type="checkbox"/> Circulate | _____ | Staff | _____ | Little |
| <input type="checkbox"/> File | _____ | Austin | _____ | McNamara |
| <input type="checkbox"/> For your information | _____ | Becker | _____ | Miles |
| <input type="checkbox"/> For your approval | _____ | Blandin | _____ | O'Hiser |
| <input type="checkbox"/> Order | _____ | Brainard | _____ | Perry |
| <input type="checkbox"/> Reply | _____ | Cannady | _____ | Sauncy |
| <input type="checkbox"/> See me | _____ | Clark | _____ | Schmid |
| <input type="checkbox"/> See me together | _____ | Frost | _____ | Smith |
| <input type="checkbox"/> Type | _____ | Galantha | _____ | Snell |
| <input type="checkbox"/> Return to _____ | _____ | Grant | _____ | Strutz |
| | _____ | Keefe | _____ | Vail |
| | _____ | Lakeman | _____ | Williams |
| | _____ | Lindh | _____ | |
| | _____ | | _____ | |

This OK by you? It is with me.

YEP!

HOPE THERE'S ADEQUATE FIRE & POLICE PROTECTION FOR ALL THOSE KIDS.

CITY OF PORTLAND
INTER-OFFICE CORRESPONDENCE
(NOT FOR MAILING)

From Office of City Engineer January 13, 1969
To Planning Commission
Addressed to Lloyd T. Keefe, Director
Subject Portland Housing Authority Project - SW 26th and Vermont St.

Enclosed is a copy of a rough draft of a proposed ordinance waiving certain provisions of the Public Works Code for the Portland Housing Authority project at SW 26th and Vermont Street.

Would you please review this draft and inform us of your approval or recommended changes.



N. R. DRULARD

City Engineer

JJK:t1

Encl.

RECEIVED
JAN 13 1969
Portland
City Planning Commission

ORDINANCE NO.

An Ordinance waiving provisions of Sections 5-3701 and 5-3703 of the Public Works Code for benefit of Portland Housing Authority in constructing apartments in the vicinity of SW 26th Avenue and Vermont Street, and declaring an emergency.

The City of Portland ordains:

Section 1. The Council finds that the Portland Housing Authority has, through Gene W. Rossman, Executive Director, requested that the provisions of Section 5-3701 and 5-3703 of the Public Works Code requiring multiple dwellings to be constructed within 250 feet of a dedicated street or a street through the tract be dedicated and improved, be waived for construction of a multiple dwelling housing project at 6847-59 SW 26th Ave. on Tax Lot 4 of Section 20, 1S. 1E., that physical conditions do not warrant waiving the provisions but that the property will remain in the ownership of and be maintained by the Portland Housing Authority, that because of this and other conditions set forth herein the City Engineer, Fire Marshal, Planning Director, Water Bureau, Bureau of Police and Building Inspections Director do not object to granting said request, and it is not detrimental to the public interest, therefore Sections 5-3701 and 5-3703 of the Public Works Code are hereby waived for construction of the above-mentioned project, subject to the following conditions:

(a) Not complying with these code requirements makes it necessary to install a larger water main in SW 26th Ave. to provide adequate water supply for fire protection and other needs. The Housing Authority shall reimburse the Water Bureau for all costs of constructing this or any other water line serving the project. Such cost to include all materials, meters, labor, engineering and any other items incidental to providing water service. All water lines and appurtenances within the project shall be installed and maintained by the Housing Authority.

(b) The grantee shall provide signs at each juncture of the Private Road with the City street stating "Private Road" of a type and location approved by the City Traffic Engineer.

(c) The grantee understands the roads within the area will not be maintained by the City and agrees no attempt will be made at a later date to dedicate said roads to the City.

(d) The grantee hereby relieves the Bureau of Fire of any liability for property damage caused by City fire apparatus operating within the project area. This includes not only the Housing Authority Property but property of tenants or any one within the area. Such relief shall include legal fees and costs of defending any action or suits resulting from the Bureau of Fire operating within the project area.

(e) The grantee shall construct, ~~locate~~, and maintain water lines and hydrants within the area of a size and type and at locations approved by the Bureau of Fire.

(f) The grantee understands the Bureau of Police does not patrol private roads, and agrees no effort will be made at a later date to have them do so.

(g) The grantee shall protect the City of Portland, its officers agents and employees free and harmless from any claims for damages to persons or property, including legal fees and costs of defending any actions or suits thereon, which may be occasioned by the waiving of these code provisions.

(h) The grantee shall cause any future owner to agree to the conditions herein and apply to the City for an Ordinance providing for transfer of the privileges granted herein.

(i) The City Auditor shall cause a certified copy of this ordinance to be recorded by the County Clerk of Multnomah County in the appropriate record of deeds in his office, and the grantee shall reimburse the City of Portland for the cost of such recording, this permit not to be effective until such reimbursement of cost has been made.

Section 2. This ordinance shall not be effective and a building permit for said multiple dwellings shall not be issued until Portland Housing Authority has accepted the terms and provisions of the ordinance in writing in a form approved by the City Attorney.

Section 3. Inasmuch as this ordinance is necessary for the immediate preservation of the public health, peace and safety of the City of Portland in this: In order that the multiple dwellings project as mentioned in Section 1 of this ordinance may be carried forward without delay; therefore, an emergency hereby is declared to exist and this ordinance shall be in force and effect from and after its passage by the Council.