

August 24, 1967

Mr. Gene Rossman
Executive Director
Housing Authority of Portland
8920 N. Woolsey
Portland, Oregon

Dear Mr. Rossman:

As I can find no record, I believe we have overlooked sending you official notice that the City Planning Commission did approve the request of the Housing Authority to add 38 more dwelling units to Columbia Villa. Favorable action was taken by the Planning Commission on July 18, 1967.

Addition of the 38 units does abide by the Planning Commission's previous policy recommendation that public housing units for large families have more land area than is permitted by the regulations of the Zoning Code. In the case of Columbia Villa, because of the large site and spacious development, the square feet per dwelling unit even with 38 more units will exceed the land area required of single family homes in an R5 zone.

As was indicated to your chairman Mr. John McLeod, who attended our July 18 meeting, it is our suggestion that some of the buildings on the preliminary site plan not be located as shown. Mr. Richard Lakeman, architect on our staff, discussed this with Mr. McLeod and it is our understanding that he agreed that some of the buildings should be in different locations in order to preserve some of the play areas in the project and also to avoid cutting down some of the fine trees.

Very truly yours,

Lloyd T. Keefe
Planning Director

LTK/dk

6719

DENSITY COMPARISON

		Acres	Gross sq.Ft.	Units	Bedrms	Sq.Ft. Per Unit	Sq.Ft. Per Bedrm.	D/U Per Acre	REMARKS
Columbia Villa	Present	81.36*	3,544,113	440	978	8,080	3,630	5.42	
Columbia Villa	38	81.36	3,544,113	478	1137	7,420	3,121	5.89	15.1% 3-B, 37.7% 4-B, 47.2% 5-B
Columbia Villa	38	81.36	3,544,113	478	1149	7,420	3,090	5.89	50.0% " 50.0% "
Maple Mallory		1.84	80,000	48	72	1,666	1,110	26.1	
<u>PRIVATE</u>									
Tamarack		12.2	533,100	120	204	4,400	2,586	9.84	Under Construction next to C.V. Adj. FHA LUI
Riviera		3.43	149,340	80	166	1,870	900	23.3	
Binford		16.32	710,899	275	521	2,585	1,365	16.85	Adjustment -- omitted interior streets
Binford		18.11	788,871	275	521	3,869	1,510	15.2	

*Land area sold to County for R/W subtraded from this figure
Easement along R/W has not been subtracted.

Street area

3,544,113	
501,150	
3,042,963	net sq.ft.

- 478 units = 6500 sq ft / unit

- 1149 BR = 2650 sq ft / BR

6/27/67 MVB.



HOUSING AUTHORITY OF PORTLAND, OREGON

8920 N. WOOLSEY AVE. • PORTLAND, OREGON 97203 • TELEPHONE 289-5571

August 29, 1967

RECEIVED
AUG 30 1967

Portland
City Planning Commission

Mr. Lloyd T. Keefe, Director
Portland Planning Commission
City Hall Annex
Portland, Oregon

Dear Mr. Keefe:

Thank you for your letter of August 24.

The agreement described in the third paragraph, made
in my presence, has been complied with.

Sincerely,



Gene W. Rossman
Executive Director

GWR:mts

John D. McLeod, *Chairman*

COMMISSIONERS

Roy F. Renoud, *Vice-Chairman*

Edgar Williams

Leonard L. Gibson

Gordon Swope

Fred M. Rosenbaum

Mrs. Florine M. Dahlke

Verne Dusenbery, *Legal Counsel*

Gene W. Rossman, *Executive Director*

	3	1	8	0	0	+	↖
	2	6	7	0	0	+	↖
	1	6	7	5	0	+	↖
	3	5	1	0	0	+	↖
	3	6	2	0	0	+	↖
1	3	8	0	0	0	+	↖
1	2	7	5	0	0	+	↖
	8	9	1	0	0	+	↖
5	0	1	1	5	0	*	↖

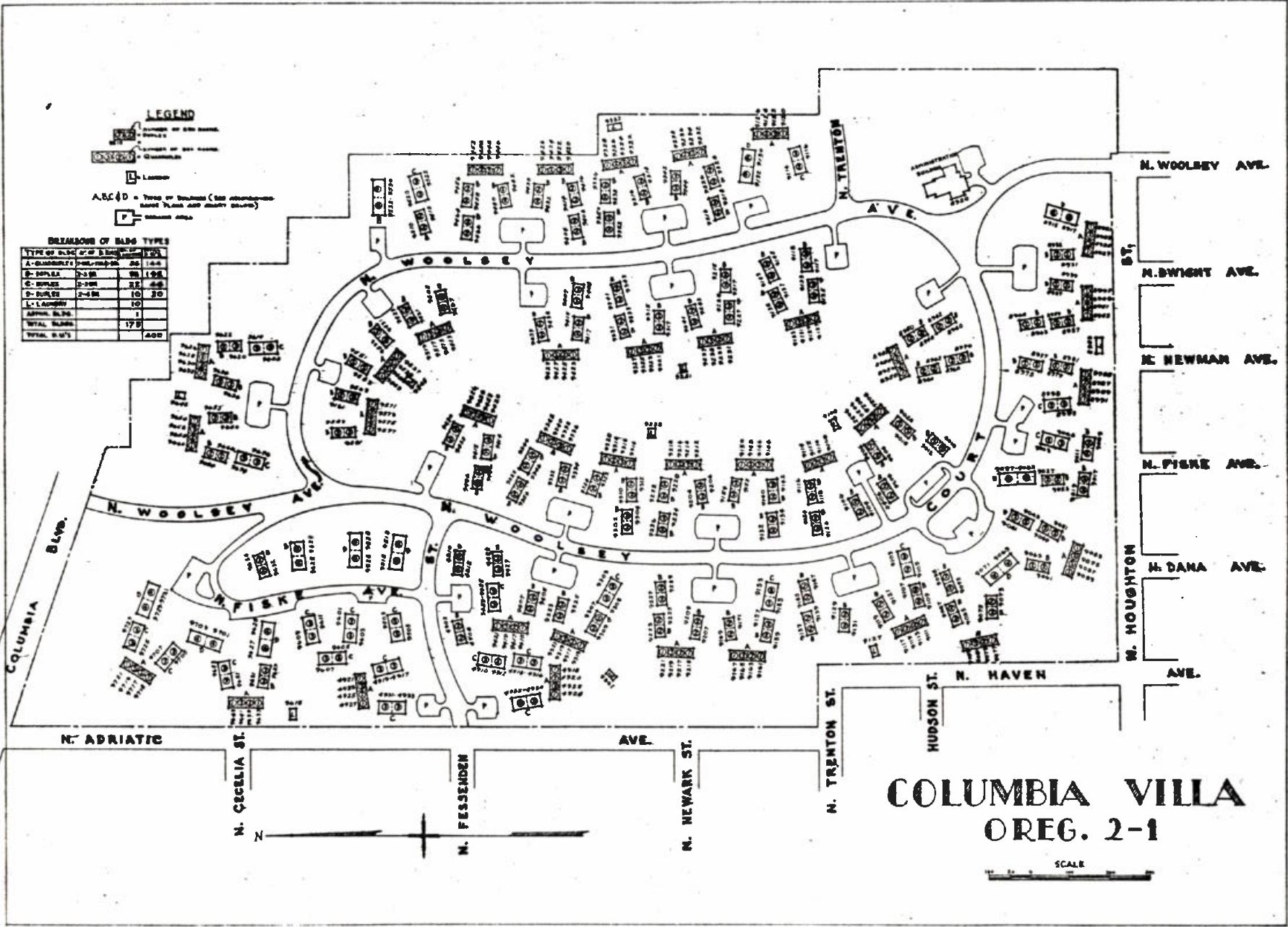
18. FT.
 N R / W



A, B, C, D = Type of Building (see explanation sheet Plans and Study Guide)
 E = Unknown Area

DETAILED BREAKDOWN OF BUILDING TYPES

TYPE OF BLDG	NO. OF BLDGS	TOTAL SQ. FT.
A - GARMENT FACTORY	20	10,000
B - DRESS SHOP	75	15,000
C - DRESS SHOP	25	5,000
D - DRESS SHOP	10	2,000
E - UNKNOWN	10	2,000
F - DRESS SHOP	10	2,000
G - DRESS SHOP	10	2,000
H - DRESS SHOP	10	2,000
I - DRESS SHOP	10	2,000
J - DRESS SHOP	10	2,000
K - DRESS SHOP	10	2,000
L - DRESS SHOP	10	2,000
M - DRESS SHOP	10	2,000
N - DRESS SHOP	10	2,000
O - DRESS SHOP	10	2,000
P - DRESS SHOP	10	2,000
Q - DRESS SHOP	10	2,000
R - DRESS SHOP	10	2,000
S - DRESS SHOP	10	2,000
T - DRESS SHOP	10	2,000
U - DRESS SHOP	10	2,000
V - DRESS SHOP	10	2,000
W - DRESS SHOP	10	2,000
X - DRESS SHOP	10	2,000
Y - DRESS SHOP	10	2,000
Z - DRESS SHOP	10	2,000
TOTAL BLDGS	179	400



COLUMBIA VILLA
OREG. 2-1





**COLUMBIA VILLA
PLOT PLAN**
SCALE 1" = 100'

STATISTICS
 8 3 BR - ONE STORY - 44R
 15-4 BR - TWO STORY - 97 1/2 R
 15-5 BR - TWO STORY - 112 1/2 R
 38 TOTAL DU - 254 ROOMS
 52 NEW PARKING SPACES

EXHIBIT 301A
COLUMBIA VILLA TRACT
LOW RENT HOUSING PROJECT
ORE. 2-5
 HOUSING AUTHORITY OF PORTLAND, ORE.
 8920 N. WOOLSEY AVE., PORTLAND, OREGON
 DON BYERS, ARCHITECT
 1620 S.E. ANKENY STREET
 PORTLAND, OREGON
 301A
 1

19 JAN '67 - 19 JUN '67