

# TESTIMONY SIGN-UP FOR

# 35464

#1826 - Outer SE Community Plan

**IF YOU WISH TO SPEAK TO THE CITY COUNCIL,  
PLEASE PRINT YOUR NAME AND ADDRESS BELOW**

**NAME**

**ADDRESS & ZIP CODE**

	NAME	ADDRESS & ZIP CODE
✓	1 Carol-Linda Casson	
✓	2 BOB STACEY, JR	Ball, Janik & Novack, 101 SW Main Suite 1100 97204
✓	3 Jim Helfrich	Village Properties San Francisco, CA
11/8	4 Boubette Rossi	3710 NE 147 97230
11/8	5 Louise Cody	15-15 SE 151 Ave 97233
✓	6 BOB FREDRIKSON	2806 SE 75th Ave PT 1A 97206
✓	7 Mavis Holt	1235 S.E 115, Portland 97216
✓	8 Ken TURNER	4000 SE 82nd PORTLAND 97266
✓	9 RoseMarie OPP	SE PORTLAND
✓	10 LARRY Hudetz	SE PORTLAND
✓	11 Bob Head	6432 S.E. Foster Rd
11/8	12 Jim Northington	3232 S.W. 153RD
✓	13 Bill Peter	9828 E Burnside <sup>suite</sup> 200 97216
✓	14 Pam Beery	1727 NW Hoyt Portland 97209
✓	15 Al Zimmerman	OHSU Foundation <sup>zone</sup> <sup>issue</sup> 1121 SW Salmon, PD 97205
✓	16 Pat Meyer	Sents Neigh Assoc - sec 1 neas 10133 SE Knight 97266-4413
✓	17 Dianne Lawrence	7937 SE STARU Portland, OR 97215

} together

Date: 11/15/95

Page 1 of

Number 18

Portland City Council  
Public Hearing

November 15, 1995

Outer Southeast Community Plan

35464

Name

*Oskar Hess*

Organization Represented (if any)

*Ditch Masters*

Address

*8965 SE Division*

City

*Port*

Zip

*97266*

Phone

*777 8289*

Do you wish to make a statement?

Yes

No

Element of the plan on which you wish to testify

If you do not wish to testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

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✓ Number 19

Portland City Council  
Public Hearing

November 15, 1995

Outer Southeast Community Plan

35464

Name JOE DANNA

Organization Represented (if any) DANNA BROS ELMERS

Address 1411 NE 82ND City PORT Zip 97220

Phone 253-4496

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally C/G vs C/S

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

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\_\_\_\_\_  
\_\_\_\_\_

Number 20

Portland City Council  
Public Hearing

November 15, 1995

Outer Southeast Community Plan

35464

Name

P. W. Owens

Organization Represented (if any)

Foster Area BA

Address

8834 SE Reardon

City

PD

Zip

97266

Phone

771-8460

Do you wish to make a statement?

Yes

No

Element of the plan on which you wish to testify orally

Bus Plan and Policies

A OSECP

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

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Number \_\_\_\_\_

**Portland City Council  
Public Hearing**

November 15, 1995

**Outer Southeast Community Plan**

**35464**

Name \_\_\_\_\_

Organization Represented (if any) \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_

Do you wish to make a statement? \_\_\_\_\_ Yes \_\_\_\_\_ No

Element of the plan on which you wish to testify \_\_\_\_\_

If you do not wish to testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Frank Siller*



TO EXPEDITE MATTERS - would

you please ARRANGE Ken Turner

BILL BITAR AND D.W. OWENS <sup>#20</sup> TO

TESTIFY TOGETHER - This will

CUT DOWN ON TOTAL TESTIMONY  
Time —

Number 21

Portland City Council  
Public Hearing

November 15, 1995

Outer Southeast Community Plan

35464

✓  
Name Don Roach for Peter Patel

Organization Represented (if any) Peter Patel

Address 1618 SW First Ave Suite 314 City Portland Zip \_\_\_\_\_

Phone 228-7306

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally Zoning

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

SE 88th to SE 90th Ave on SE Powell  
Blvd (south side)

✓ Number 22

Portland City Council  
Public Hearing

November 15, 1995

Outer Southeast Community Plan

35464

Name Peter Patel

Organization Represented (if any) \_\_\_\_\_

Address 3230 PORTLAND Rd. NE City SALM, OR Zip 97303

Phone 581-2444

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally Zoning

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

98 & Division, PORTLAND, OR



Number 23

Portland City Council  
Public Hearing

November 15, 1995

35164

Outer Southeast Community Plan

Name David Nelson

Organization Represented (if any) \_\_\_\_\_

Address 3846 NE 152 City Portland Zip 97230

Phone 256 1975

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally Wilkes

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Number 24

Portland City Council  
Public Hearing

November 15, 1995

Outer Southeast Community Plan

35464

Name

Linda Bauer

Organization Represented (if any)

Pleasant Valley

Address

6732 S.E. 158

City

Portland

Zip

97236

Phone

761-2944

Do you wish to make a statement?

Yes

No

Element of the plan on which you wish to testify \_\_\_\_\_  
\_\_\_\_\_

If you do not wish to testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

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\_\_\_\_\_

Number 25

Portland City Council  
Public Hearing

November 15, 1995

Outer Southeast Community Plan

35464

Name Jim Hall

Organization Represented (if any) \_\_\_\_\_

Address 328 Answorth City Oregon City Zip 97045

Phone 655-1716

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify Zoning Map 3543

If you do not wish to testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Number 26

Portland City Council  
Public Hearing

November 15, 1995

Outer Southeast Community Plan

35464

Name Elizabeth Van

Organization Represented (if any) Pho Van Restaurant

Address 707 NE 82nd City Portland Zip 97220

Phone (503) ~~293-2880~~ 253-2694

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify changing zone

If you do not wish to testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

property: NE Wasco & 82nd.

Number 9

Portland City Council  
Public Hearing

November 8, 1995

#17

35464

Outer Southeast Community Plan

Name MARJORIE JONES

Organization Represented (if any) Neighborhood Watch

Address 2218 SE 156<sup>th</sup> City Portland Zip 97233-3448

Phone 760-2129

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally Zoning Map Amendments  
#7

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

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Number 11 ✓  
#6

Portland City Council  
Public Hearing

November 8, 1995

35464

Outer Southeast Community Plan

Name Susan Booker

Organization Represented (if any) Glenfair Neighborhood Assoc

Address 215 SE 151 City Portland Zip 97233

Phone 253-6409

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally SE 148 - 162<sup>nd</sup> SE Glisan  
to Stark

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

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Number 12

**Portland City Council  
Public Hearing**

November 8, 1995

# 9

**Outer Southeast Community Plan**

**35464**

Name JERRY ERNST

Organization Represented (if any) GENFAIR NH (IN PROCESS)

Address 308 SE 148 City PORT Zip 97233

Phone \_\_\_\_\_

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally MAX CORRECTION

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

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Number 13

**Portland City Council  
Public Hearing**

November 8, 1995

**35464**

#10

**Outer Southeast Community Plan**

Name Spencer V.A.I

Organization Represented (if any) Planning Consultant

Address 4505 NE 24 City PDx Zip 97211

Phone 251-8245

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally Zoning

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

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\_\_\_\_\_  
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Number 14

Portland City Council  
Public Hearing

November 8, 1995

#11

35464

Outer Southeast Community Plan

Name Paulette Rossi

Organization Represented (if any) \_\_\_\_\_

Address 3710 NE 147 City Portland Zip 97230

Phone 253-6303

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally citizen involvement

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Number 7

#12

**Portland City Council  
Public Hearing**

November 8, 1995

**Outer Southeast Community Plan**

**35464**

Name Russell G. Johnson

Organization Represented (if any) \_\_\_\_\_

Address 112 SE 155 P City Portland Zip 97233

Phone 254-3897

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally 148<sup>th</sup> to 162<sup>nd</sup>  
Burnside to Stark

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

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\_\_\_\_\_  
\_\_\_\_\_



Number 16

Portland City Council  
Public Hearing

**35464**  
November 8, 1995

#13

Outer Southeast Community Plan

Name Louise Cody

Organization Represented (if any) Confidential

Address 1515 SE 15 Ave City Portland Zip 97232

Phone 252-4302

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally OSE Plan

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

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Number 15

**Portland City Council  
Public Hearing**

November 8, 1995

# 14

**Outer Southeast Community Plan**

**35464**

Name Bruce Kody

Organization Represented (if any) Centennial

Address 1575 SE 151 Ave City Portland Zip 97233

Phone 252-4302

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally OSEP

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

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\_\_\_\_\_

Number 17

#15

Portland City Council  
Public Hearing

November 8, 1995

Outer Southeast Community Plan

35464

Name David Nelsen

Organization Represented (if any) Wilkes

Address NE 152nd City Portland Zip 97230

Phone \_\_\_\_\_

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally citizen involvement

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

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Number 18

#16

Portland City Council  
Public Hearing

November 8, 1995

35464

Outer Southeast Community Plan

Name David R. Wilson

Organization Represented (if any) CENTENNIAL Neighborhood Assn

Address 3826 SE 153rd City Portland Zip Oregon

Phone 760-2441

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally AMENDMENTS TO COMMUNITY PLAN

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record



Number 19

#17

**Portland City Council  
Public Hearing**

November 8, 1995

**Outer Southeast Community Plan**

**35464**

Name BOB RIDDLE

Organization Represented (if any) CENTENNIAL COMMUNITY ASSN

Address 15306 SE GLEASANE ST City PORTLAND Zip 97236

Phone 761 2458

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally ZONING

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

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Number 21

#18

**Portland City Council  
Public Hearing**

November 8, 1995

**Outer Southeast Community Plan**

**35464**

Name JIM WORTHINGTON

Organization Represented (if any) CENTENNIAL

Address 3232 SB 153 RD City PORTLAND Zip 97236

Phone 760-2835

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally \_\_\_\_\_

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

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Number 23

#19

**Portland City Council  
Public Hearing**

November 8, 1995

**Outer Southeast Community Plan**

**35464**

Name ART BEEHLER

Organization Represented (if any) ~~THE~~ GLENHAR / WILKES

Address 409 N.E 151<sup>ST</sup> City PORTLAND Zip 97230

Phone 254-5336

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally Against this measure

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

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Number 22

#20

Portland City Council  
Public Hearing

November 8, 1995

35464

Outer Southeast Community Plan

Name Bob Head

Organization Represented (if any) ~~Foster~~ Rose CDC

Address 6432 S.E. Foster City Port Zip 97206

Phone 774-8893

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally changing zoning  
from C0 - to C3

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

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Number 20

Portland City Council  
Public Hearing

November 8, 1995

#21

Outer Southeast Community Plan

35464

Name J R Stout

Organization Represented (if any) Stampani Neighborhood

Address 345 NE 157<sup>th</sup> City Port Zip 97230

Phone 255 6202

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally \_\_\_\_\_

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

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\_\_\_\_\_  
\_\_\_\_\_

Number 24  
#22

Portland City Council  
Public Hearing

November 8, 1995

35464

Outer Southeast Community Plan

Name MARK CVETKO

Organization Represented (if any) MILL PARK N.A

Address 12134 SE GRANT City PTLD Zip 97216-4061

Phone 256-5791

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally MISSTATEMENT OF AIR  
BOUNDARIES IN OUR PLAN

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

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Number 25

#23

Portland City Council  
Public Hearing

November 8, 1995

Outer Southeast Community Plan

35464

Name Howard Holt

Organization Represented (if any) Mill Park N A

Address 1235 SE 115 City Portland Zip 97316

Phone 257-2476

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally Mill Park

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

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Number 26

Portland City Council  
Public Hearing

November 8, 1995

#24

Outer Southeast Community Plan

35464

Name

John J. O'Hara

Organization Represented (if any)

Address

340 NE 150<sup>th</sup> PL City PTLD Zip 97230

Phone

256-1100

Do you wish to make a statement?

Yes

No

Element of the plan on which you wish to testify orally.

Young in area of  
our residence

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

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umber 27

25

**Portland City Council  
Public Hearing**

November 8, 1995

**Outer Southeast Community Plan**

**35464**

ime DON BOGH

ganization Represented (if any) GLENDVEER - WILKES

ldress 636 N.E. 15<sup>th</sup> Ave City PORT Zip 97230

one 2558685

Do you wish to make a statement?  Yes  No

ement of the plan on which you wish to testify orally LIGHT RAIL CORRIDOR

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below. Your comments will be made a part of the record.

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Number 28  
#26

Portland City Council  
Public Hearing

November 8, 1995

35464

Outer Southeast Community Plan

Name Linda BAUER

Organization Represented (if any) Pleasant Valley

Address 6232 S.E. 158 City PORTLAND Zip 97236

Phone 761-2941

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally Pleasant Valley  
Plan

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

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Number 30

**Portland City Council  
Public Hearing**

November 8, 1995

#27

**35464**

**Outer Southeast Community Plan**

Name JON REPP

Organization Represented (if any) SELF

Address 13230 SE CORA City PORT Zip 97236

Phone 774-4269

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally ZONING

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

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Number 31

#28

**Portland City Council  
Public Hearing**

November 8, 1995

**35464**

**Outer Southeast Community Plan**

Name Joan Pritchett

Organization Represented (if any) \_\_\_\_\_

Address 4343 SE 136<sup>th</sup> City Portland Zip 97236

Phone 761-4036

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally Zoning

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

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\_\_\_\_\_  
\_\_\_\_\_



Number 29

Portland City Council  
Public Hearing

November 8, 1995

35464

Outer Southeast Community Plan

Name DIANE REPP

Organization Represented (if any) SELF

Address 4343 SE 136<sup>TH</sup> City PORT Zip 97236

Phone 774 4269

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally ZONING -  
LOT ZONE.

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

LOT IS ZONED R-10 CITY APPROVED R5 AND  
R2 ALL AROUND US AND WE FEEL WHAT IS FAIR  
FOR THEM IS ONLY FAIR AND JUST FOR US  
WE WANT A ZONE CHANGE TO R5 MINIMUM.

Number 32

Portland City Council  
Public Hearing

November 8, 1995

#29

35464

Outer Southeast Community Plan

Name JEFF VEENKER.

Organization Represented (if any) Investor's Choice

Address 2241 SE 182nd. City Portland. Zip 97233

Phone 865-7536

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally Zoning

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

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Number 33

#30

**Portland City Council  
Public Hearing**

November 8, 1995

**35464**

**Outer Southeast Community Plan**

Name Kay COLLIER

Organization Represented (if any) \_\_\_\_\_

Address 1718 SE 100<sup>th</sup> Ave City Portland Zip 97216

Phone 253-0468

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally \_\_\_\_\_

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

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\_\_\_\_\_  
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Number 34

#31

Portland City Council  
Public Hearing

November 8, 1995

Outer Southeast Community Plan

35464

Name MILES NEW MARK

Organization Represented (if any) —

Address 610 S.W. Alder City Port. Zip 97205

Phone 224-6730

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally ZONING

ZONE CHANGE 60 E S.E. Division

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

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\_\_\_\_\_  
\_\_\_\_\_



Number 35

#32

**Portland City Council  
Public Hearing**

November 8, 1995

**Outer Southeast Community Plan**

**35464**

Name Mary Davis

Organization Represented (if any) Brentwood-Darlington

Address 8225 SE 63rd City \_\_\_\_\_ Zip 97206

Phone W 774-2008

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally \_\_\_\_\_

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

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Number 38

#33

**Portland City Council  
Public Hearing**

November 8, 1995

**Outer Southeast Community Plan**

**35464**

Name Peter F Fry - Paul Bieter

Organization Represented (if any) \_\_\_\_\_

Address 722 SW 2nd #330 City Portland Zip 97204

Phone 274-2744

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally Property.

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Number 36

*didn't speak*

# Portland City Council Public Hearing

November 8, 1995

## Outer Southeast Community Plan

# 35464

Name RICHARD DICKINSON

Organization Represented (if any) \_\_\_\_\_

Address 13737 SE ELLIS City PORTLAND Zip 97236

Phone (503) 760 4264

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally R2 ZONING ON 136<sup>th</sup>,  
CHANGE TO R5 OR R7

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

~~DOE TO SOSEPT~~ DUE TO THE INCREASED VULNERABILITY  
OF POWELL BUTTE AND GILBERT PARK AREAS TO SEISMIC ACTIVITY,  
CHANGE ZONING ALONG 136<sup>th</sup> TO AT LEAST R5 OR R7  
REFER TO OREGON GEOLOGIC SURVEY

Number 42

#35

Portland City Council  
Public Hearing

November 8, 1995

35464

Outer Southeast Community Plan

Name BILL BITAR

Organization Represented (if any) FRANK A. BITAR + ASSOC.

Address 9828 E. BURNSIDE SUITE 200 City PORTLAND Zip 97216-2930

Phone (503) 254-3080

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally \_\_\_\_\_

Zoning

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Number 41

Portland City Council  
Public Hearing

November 8, 1995

35464

#34

Outer Southeast Community Plan

Name Dan Hess

Organization Represented (if any) Ditch Master Plumbers

Address 8965 S E Division City Port Zip 97266

Phone 7778289

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally Zoning

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

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Number 39  
*district 80 cat*

Portland City Council  
Public Hearing

November 8, 1995

**35464**

Outer Southeast Community Plan

Name Dale Withowski

Organization Represented (if any) \_\_\_\_\_

Address 13740 SE Ellis City Port Zip 97236

Phone 762-1196

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally Zonings

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Number 8

*didn't test*

**Portland City Council  
Public Hearing**

November 8, 1995

**Outer Southeast Community Plan**

**35464**

Name LAWRENCE V. PARKER

Organization Represented (if any) \_\_\_\_\_

Address 12007 S.E. KELLY ST City Portland Zip 97266

Phone 761-9261

Do you wish to make a statement? \_\_\_\_\_ Yes  No

Element of the plan on which you wish to testify orally \_\_\_\_\_

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

See letter

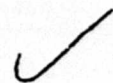
Number 1

Portland City Council  
Public Hearing

35464  
November 8, 1995

#1

Outer Southeast Community Plan



Name Sharon Owen

Organization Represented (if any) Hazelwood NA

Address 1307 NE 111<sup>th</sup> City Portland Zip 97220

Phone 253-5568

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally Community Plan + Map

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

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Number 2

Portland City Council  
Public Hearing

November 8, 1995  
**35464**

#2

Outer Southeast Community Plan

Name Mr. Edward Sullivan, Attorney <sup>of</sup> Greg Winterrowd

Organization Represented (if any) My Sister's Family

Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_

Do you wish to make a statement?  Yes \_\_\_\_\_ No

Element of the plan on which you wish to testify orally \_\_\_\_\_  
\_\_\_\_\_

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Number 3

Portland City Council  
Public Hearing

November 8, 1995

#3

Outer Southeast Community Plan

35464

Name Melvin C. Donelli

Organization Represented (if any) \_\_\_\_\_

Address 16710 S. E. Geneva City Portland, Oregon ZIP 97236

Phone 761-1026

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally Zoning Map

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Number 4

#4

Portland City Council  
Public Hearing

November 8, 1995

Outer Southeast Community Plan

35464

Name Gregg Swanson

Organization Represented (if any) \_\_\_\_\_

Address 3812 S.E. Center

City Portland

Zip 97206

Phone 725-2337

Do you wish to make a statement?  Yes

No

Element of the plan on which you wish to testify orally planned zoning changes  
on my own property and lots on each side.

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Number 5

Portland City Council  
Public Hearing

November 8, 1995

(#5)

Outer Southeast Community Plan

35464

Name

Frank Hart

Organization Represented (if any)

Address

15237 SE Gladstone City Portland Zip 97236

Phone

761-8625

Do you wish to make a statement?

Yes

No

Element of the plan on which you wish to testify orally

In support of R7 zoning  
and continued City Council ruling to continue  
clear cutting on Powell Butte

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

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NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Portland, a municipal corporation of the State of Oregon, that the City Council authorizes and directs the Bureau of Planning to prepare an ordinance which adopts the Outer Southeast Community, Neighborhood, and Business Plans as part of the City's Comprehensive Plan reflecting the Planning Commission recommended Plan and all changes and amendments approved by the Council. These are Centennial, Foster-Powell, Hazelwood, Lents, Mill Park, Montavilla, Mt Scott-Arleta, Pleasant Valley, Powellhurst-Gilbert and South Tabor, and the Outer Southeast Business Plan.

BE IT FURTHER RESOLVED by the Council of the City of Portland, a municipal corporation of the State of Oregon, that the City Council authorizes and directs the Bureau of Planning Staff to prepare an ordinance which amends the Comprehensive Plan Designations and Official Zoning Maps of the City of Portland reflecting the Planning Commission's recommendation and all changes and amendments approved by the Council.

BE IT FURTHER RESOLVED by the Council of the City of Portland, a municipal corporation of the State of Oregon, that the City Council authorizes and directs the Bureau of Planning Staff to prepare an ordinance which amends Title 33, Planning and Zoning, Gateway Johnson Creek Basin, and Glendoveer Plan Districts as recommended in concept by the City Planning Commission reflecting the Planning Commission's recommendation and all changes and amendments approved by the Council.

BE IT FURTHER RESOLVED by the Council of the City of Portland, a municipal corporation of the State of Oregon, that the City Council authorizes and directs the Bureau of Planning Staff to prepare a resolution for the approval of Actions for Implementation of the Outer Southeast Community, Neighborhood, and Business Plans reflecting the Planning Commission's recommendation and all changes and amendments approved by the Council.

Adopted by the Council, **NOV 15 1995**

Commissioner Hales  
G D Brock, Ph D, AIA, AICP  
Portland  
October 31, 1995

Auditor of the City of

By *Britta Olson*

Deputy

~~1803~~

1826

Agenda No

# RESOLUTION NO. 35464

Title

Direct preparation of ordinance and resolution adopting and implementing the Outer Southeast Community Plan and Eleven Subordinate Plans (Resolution)

INTRODUCED BY Commissioner Charlie Hales	Filed <b>NOV 3 1995</b>
	Barbara Clark Auditor of the City of Portland
NOTED BY COMMISSIONER	
Affairs	By <u>Gay Kershner</u> Deputy
Finance and Administration	
Safety <i>Charlie Hales</i>	
Utilities	For Meeting of
Works	
BUREAU APPROVAL	
Bureau Planning	
Prepared by Jerry Brock, PhD, AIA, AICP	Date 10/31/95
Budget Impact Review	Action Taken
<input type="checkbox"/> Completed <input checked="" type="checkbox"/> Not Required	<input type="checkbox"/> Amended
Bureau Head David C Knowles, Planning Director	<input type="checkbox"/> Passed to 2nd Reading
	<b>NOV 08 1995</b>
	<input type="checkbox"/> Continued to <b>NOV 15 1995 2 P.M. TIME CERTAIN</b>

AGENDA	FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS	
		YEAS	NAYS
Consent <input type="checkbox"/> Regular <input checked="" type="checkbox"/>	Blumenauer	Blumenauer	✓
NOTED BY	Hales	Hales	✓
City Attorney <i>W. J. ...</i>	Kafoury	Kafoury	✓
City Auditor	Lindberg	Lindberg	✓
City Engineer	Katz	Katz	✓

Number 6

Portland City Council  
Public Hearing

November 8, 1995

35464

#6

Outer Southeast Community Plan

Name Molly Cooley

Organization Represented (if any) Neighborhood Pride Team

Address 2902 N. Winchell City PDX Zip 97217

Phone 286-5487

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify orally economic development  
in Brentwood Darlington.

If you do not wish to orally testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

Comments in writing submitted



Number 28

Portland City Council  
Public Hearing

November 15, 1995

Outer Southeast Community Plan

35464

Name DOROTHY COTFIELD

Organization Represented (if any) OREGONIANS IN ACTION

Address 8255 SW 8<sup>th</sup> Shelley & Ralph Radmer  
Munziker City Portland Zip \_\_\_\_\_

Phone 6200258

Do you wish to make a statement?  Yes  No

Element of the plan on which you wish to testify ZONING, Never  
received notice of this hearing

If you do not wish to testify but would like to make a comment on the plan, please use the space below Your comments will be made a part of the record

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## Outer SE Portland - Testimony

11/8/95

Gravett, Jerry & Beverly  
 Scheer, Donovan  
 Hancock, Guy (w/photos)  
 Moore, John  
 Hackathorn, Stan & Joan  
 Parker, Lawrence (w/attachment)  
 Levy, Sandra  
 Milligan, Jack (w/attachment)  
 Moe, John & Sally  
 Swanson, Grey & Rebecca (w/attachment)  
 Bauer, Linda  
 Investors Choice - Jeff Veenker  
 Brentwood Darlington NA - Mary Davis  
 Fry, Peter -- for Paul Bicker (w/attachment plus large oversized exhibit)  
 Vail, Spencer - (w/attachment)  
 Bitar Bill (4 maps)  
 Glenfair NA - Jerry Ernst  
 Riek, Marvin - letter dated 9-8  
 Holt, Howard - Mill Park NA  
 Cooley, Molly  
 Portland Metro Soccer Club  
 Cvetko, Mark - Mill Park NA  
 Gemelli, Mildred C  
 Rossi, Paulette  
 Centennial Community Assoc Amendments  
 Hazelwood NA - Sharon Owens

11/1 5/95

Rossi, Paulette  
 Outer SE Business Coalition  
 Ball Janik (Bob Stacey for Village Properties)  
 Dickinson, Richard and Tamra  
 Buck, Robert L (w/oversized map)  
 Rhoads, Gerald and Amy  
 Riel, Marvin (copy of letter to Ellen Ryker)  
 Pinnacle Realty Mgmt - Miles Newmark  
 Trasher, Ron  
 Centennial Community Assn 1  
 Bicknell, Shirley  
 OHS Foundation - Al Zimmerman (w/photos)  
 O'Donnell Ramis - Pamela Beery  
 Head, Bob (w/attachment)  
 Rose Community Development Corp  
 Dickinson, Richard & Tamara

Other

11/12/95

Hartwig, Jeanette



CITY OF

**PORTLAND, OREGON**

Planning Commission

Telephone No 823 7708 TDD 823 6868 FAX 823 7800  
c/o Bureau of Planning, Rm 1002, 1120 S W Fifth Ave 97204

October 31, 1995

Mayor Vera Katz and Members of the Portland City Council  
Portland City Hall  
1120 SW Fifth Avenue  
Portland, OR 97204

Dear Mayor Katz and Members of the Portland City Council

The Portland City Planning Commission recommends that the City Council adopt the Outer Southeast Community Plan, and its accompanying documents ten Neighborhood Plans, a Business Plan, amendments to three plan districts, and comprehensive plan and zoning map amendments. This Plan addresses the areas of concern identified by the Planning Commission: economic development, housing, transportation, and the environment.

Our recommendation follows several public meetings, hearings, and work sessions. The first of these hearings was held in March of 1995. Final action was taken on August 8, 1995. In the course of these hearings more than 200 citizens were heard regarding their concerns for their community. Many of their suggestions have been integrated into the Plan now recommended for adoption.

The Outer Southeast Plan is responsive to many of Metro's 2040 Growth Concepts such as Main Streets, Transit Station Communities and Transit Corridors, the Gateway Regional Center, and Lents Town Center. It is also sensitive to the delicate issue of the Johnson Creek floodplain. Managed growth calls for new development in various forms without sacrificing the intrinsic elements of the Outer Southeast Community. These elements define neighborhood character and livability. The Plan strives to preserve assets and amenities while allowing for future growth, resources, and technology.

Sincerely,

Richard Michaelson, President  
Portland City Planning Commission

cc Gerald D Brock, Ph D , AIA, AICP, Senior Planner and Project Manager  
Michael Harrison, AICP, Chief Planner, Neighborhood Planning  
David C Knowles, Director  
File

**RESOLUTION NO. 35464**

Direct preparation of ordinance and resolution adopting and implementing the Outer Southeast Community Plans and eleven subordinate plans (Resolution)

WHEREAS, the Planning Commission recommends adoption of The Outer Southeast Community Plan with a Plan Vision, six community-wide policies and objectives, and actions for implementation relating to economic development, transportation, housing, open space and environment, urban design, and public safety, eight subarea policies, objectives, and actions for implementation, amendments to comprehensive plan map designations, official zoning maps, and the Gateway and Johnson Creek Basin Plan Districts, and ten neighborhood plans and one business plan with policies, objectives, and actions for implementation, and

WHEREAS, the City Council will be hearing testimony on the Planning Commission's recommended Outer Southeast Community Plan and accompanying documents on November 8, 1995, November 15, 1995, and December 20, 1995, and

WHEREAS, the Outer Southeast Community Plan, attached as Exhibit A and the following Neighborhood and Business Plans attached as Exhibits B through L (Exhibit B Centennial, Exhibit C Foster-Powell, Exhibit D Hazelwood, Exhibit E Lents, Exhibit F Mill Park, Exhibit G Montavilla, Exhibit H Mt Scott-Arleta, Exhibit I Pleasant Valley, Exhibit J Powellhurst-Gilbert, Exhibit K South Tabor, Exhibit L Outer Southeast Business Plan)

35464

Recommended

**Outer Southeast Community Plan  
Appendix**

# **Housing Unit Projections**

**November, 1995  
Bureau of Planning  
City of Portland**



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

- Interpreter (two working days notice required);
- Accessible meeting places;
- Audio Loop equipped hearing rooms in City Hall and the Portland Building; and
- Planning documents printed in large type sizes for the visually-impaired (two working days notice required).

If you have a disability and need accommodation, please call 823-7700 (TDD 823-6868). Persons needing a sign language interpreter must call at least 48 hours in advance.

## ACKNOWLEDGMENTS

### Portland Bureau of Planning

Charlie Hales, Commissioner in Charge  
David C Knowles, Planning Director  
Michael S Harrison, AICP, Chief Planner, Neighborhood Planning

### Project Staff

Barbara Sack, AICP, City Planner  
Renay Radtke Maher, Community Service Aide  
Stevie Greathouse, Intern

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

## Table of Contents

<b>Introduction:</b> Population Growth and New Housing Needs	1
Why did we decide to plan for 20,000 new people moving to outer southeast by 2015?	2
Why do we need 14,000 new housing units in outer southeast by 2015?	3
What are the 14,000 housing units needed for?	4
<b>Potential Buildout:</b> Is it likely that 14,000 new housing units will be built in the next 20 years	5
How was the potential buildout was calculated?	6
How many units would be built under the different designations?	8
How many units would be built in each neighborhood?	10
How much new housing will be built on vacant land or oversize lots and parcels?	12
<b>Maximum Buildout:</b> What is the increase in housing opportunity?	15
How was maximum buildout calculated?	16
What is the maximum buildout for outer southeast?	18
What are the increases in housing opportunity by designation?	19
What is the increase in housing opportunity by neighborhood?	20
<b>More detailed information</b> on Reasons to Increase Opportunities to Construct New housing	21
<b>More detailed information</b> on Assumptions Used to Calculate Potential Housing Units for Outer Southeast	25

## Figures and Tables

Population Growth and Projection Targets	1
Housing Outer Southeast Residents in 2015	3
What are 14,000 housing units needed for?	4
Potential Buildout Calculation	7
Additional Units by Current and Recommended Comprehensive Plan Designations	8
Potential Housing Units by Neighborhood Under Current and Recommended Comprehensive Plan Designations	10
Additional Housing Units by Neighborhood on Vacant or Oversize Lots and Parcels Under the Recommended Plan	12
Maximum Buildout Calculation	17
Maximum Buildout Under Current and Recommended Plan Designations	18
Maximum Buildout and Increase in Housing Opportunity by Neighborhood	22



## Introduction: Population Growth and New Housing Needs

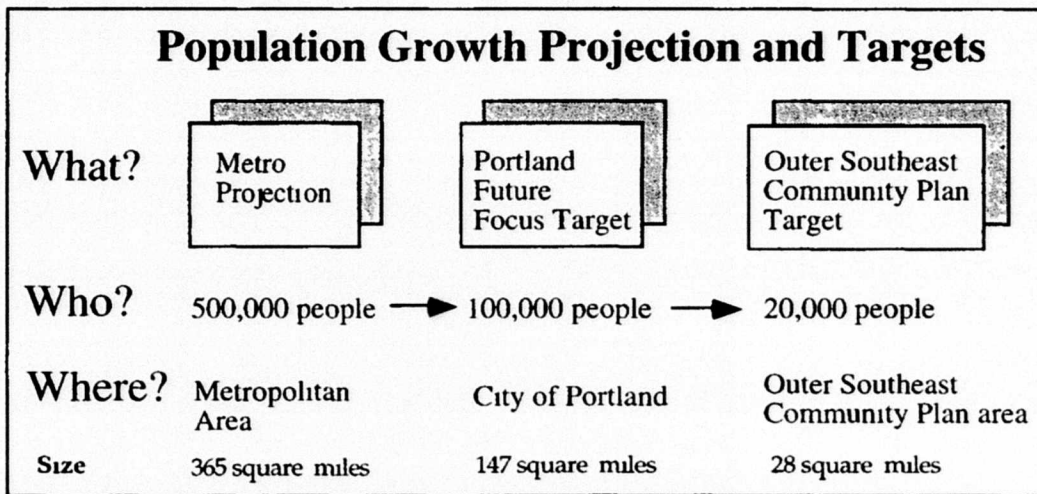
The population of the Portland metropolitan area is growing rapidly and local governments are making plans to deal with this growth. Metro, the metropolitan government for the Portland area, has adopted a Region 2040 growth concept that will guide how the area will grow in the next 50 years. The City of Portland has been using community plans to plan for growth within its urban service boundaries. As part of the community planning process, population growth targets and estimates of new housing unit construction are made for 20 years. These targets and estimates are derived from Metro's population and household growth projections and are coordinated with other City initiatives.

The Outer Southeast Community Plan is Portland's third community plan to be undertaken. Population growth is a more prominent issue in this plan than in the previous two. The plan sets a target of accommodating 20,000 new residents over the next 20 years within its 28 square mile plan area. This target is derived, in part, from Metro's estimates of the number of new residents moving to the metropolitan area over the next two decades. Making housing unit projections is a way of estimating if recommended changes to Comprehensive Plan designations and zoning patterns will result in enough housing being built to accommodate this larger population in the year 2015. These changes control how much housing can be built in this area of the City.



This paper details how estimates of construction of new housing units under current and recommended Comprehensive Plan map designations and zoning were derived. Projections have been made by neighborhood. The increase in "housing opportunity" is also detailed in this paper. This is a theoretical measure used to determine if the changes to the Comprehensive Plan designations and zoning in outer southeast meet benchmarks adopted by the City Council for the community plans.

It is projected that the Recommended Outer Southeast Community Plan will lead to the construction over 14,000 new housing units. This is about one additional unit per acre over the amount of housing that currently exists in outer southeast. Changes in the Comprehensive Plan designations and upzoning produce about 5,900 additional housing units. These changes decrease minimum lot sizes for single-family dwellings and increase the amount of land on which attached single-family, and multifamily housing can be built. Under current zoning patterns, it is estimated that only enough housing will be built to house about 8,660 more households during the coming 20 years.



### Why did we decide to plan for 20,000 people moving to the Outer Southeast Community Plan area by 2015?

Outer Southeast Community planning staff developed a target for population growth in the plan area over the next two decades early in the planning process. It is to accommodate 20,000 new residents. This target is not a prediction of what will happen in the next 20 years, it is a goal. This target was derived from the goal set by Portland Future Focus of attracting 100,000 new residents to the City of Portland in that time period. Portland Future Focus set this goal because Metro has predicted that half a million or more people will move to the area over the next 20 years. To prevent sprawl at the edges of the metropolitan area and to prevent Portland's share of population and jobs from declining, a goal was set to attract one fifth of this growth. The Outer Southeast Community Plan area is roughly one-fifth of the city's land area, the plan area should accommodate about one-fifth of the 100,000 new residents. It is possible that the Outer Southeast Community Plan area should accommodate more than 20% of new housing. Nearly all of the plan

area is planned for or developed in residential or mixed use development, unlike the Albina Community Plan area that was one third open space and industrial

### **Why do we need 14,000 new housing units in the Outer Southeast Community Plan area by 2015?**

To house the current population plus 20,000 new residents in outer southeast in the year 2015, 14,000 new housing units are needed. Dividing the desired 2015 population by expected average household size gave the number of housing units needed to accommodate this growth in population. Average household size for 2015 was calculated using Metro's projections published in their 1994 Regional Forecast for the Portland-Vancouver Area for population and number of households in outer southeast census tracts.

**Average household size is expected to decline in outer southeast over the next 20 years.** Shrinking average household size is projected because this has been the trend for several decades and the population is aging. Both 1990 and 2015 average household sizes are larger in outer southeast census tracts than for the City as a whole. In 1990, average household size was 2.57 persons per household in the outer southeast census tracts. In 2015, it is projected to be 2.31 persons per household.

#### **Housing Outer Southeast Residents in 2015**

Current residents	121,290
plus	
new residents	<u>+ 20,000</u>
equals	
the 2015 population	141,290

Needed housing =  $\frac{141,290 \text{ people}}{2.31 \text{ persons per household}} = 61,165 \text{ housing units}$

#### **Additional Housing Units Needed**

61,165 housing units needed
<u>- 49,300</u> existing housing units
11,865 additional housing units needed
<u>+ 2,446</u> vacant units for a 4% vacancy rate
<b>14,311 new housing units</b>



Obviously, more housing is needed for the 20,000 new residents. What is not obvious is that more housing is also needed for the existing number of people in outer southeast because they will be living in smaller households in 2015. Fewer people, on the average, will be living in each housing unit. Outer southeast has had an average vacancy rate of 4% for several decades. If no housing units are vacant, housing prices and rents may become prohibitively high. Therefore, a 4% vacancy rate was allowed. Staff rounded the 14,311 housing unit figure off to 14,000. This means that slightly less than 4% of the units would be vacant.

### What are the 14,000 housing units needed for ?

These are needed to house both new residents and the current number of residents in smaller households.

<b>20,000 new residents need</b>	<b>8,658 housing units</b>
121,290 current residents need	52,507 housing units
<b>A 4% vacancy rate requires</b>	<b>+2446 housing units</b>
Total units	63,611 housing units
Minus existing housing units	<u>-49,300 housing units</u>
<b>New housing units needed</b>	<b>14,311 housing units</b>
	52,507 housing units
<b>The current number of residents need</b>	<u>-49,300 housing units</u>
	<b>3,207 additional housing units</b>

Over 3,000 new housing units will be needed to house the current number of people in smaller households. The market for attached single-family and multifamily housing is expected to grow. Some of these households are empty nests where the children have left home and the parents may want a smaller unit.



**Likely Buildout:** Is it likely that 14,000 new housing units will be built in the next 20 years?

The purpose of calculating housing unit projections is to determine the effect that recommended zoning changes will have on housing construction in the plan area. **Likely buildout is the total amount of housing that is projected to be built in an area in a specific time period given certain assumptions.** Likely buildout lets us compare how much housing is likely to be built under current Comprehensive Plan designations and recommended designations. It tells us if we will meet our desired housing unit construction target of 14,000 housing units.

At the end of the 20 year span of the Outer Southeast Community Plan, most of the existing housing and other buildings, it is assumed, will still be standing. Planning staff estimates that **only 45% of the available land that can be built on will be built on in the next 20 years.**



From Building Blocks for Outer Southeast Neighborhoods by Portland Community Design

## How was the likely buildout calculated?

Calculating likely buildout involves looking at land use maps and calculating what can be built on vacant land, oversized parcels and in areas where land is expected to redevelop. Below are the most important assumptions made in calculating likely buildout. Some designations are assumed to lead to **clearance** of existing single-family housing and duplexes and other low intensity uses. This is assumed to take place over time because of the increased value of land with higher density designations. Other designations allow more dense **infill** but do not encourage clearance. A more detailed description of the assumptions follows at the end of this paper.

<b>Physical Constraints</b>	Buildout will never be more than 90% of what is possible because of physical constraints
<b>Market Factor</b>	The market factor is assumed of 100%. This means there must be two vacant lots for every one that will be needed over the next 20 years otherwise the price of land will rise steeply, discouraging development.
<b>Streets</b>	In the case of large vacant parcels, 20% of area is assumed to be used for streets.
<b>Lower Buildout</b>	Buildout is estimated to be somewhat lower in outer southeast than in inner city neighborhoods. Land in the R1 designation is calculated at the R2 density. Land in the RH designation is calculated at the R1 density.
<b>Infill</b>	The <b>R10 - R5, R3, R2.5 and R2</b> designations are <b>infill designations</b> that will not lead to the clearance of existing housing. R2.5 allows single-family homes and row houses. R2 and R3 allow single-family homes, row houses, duplexes, garden court apartments, manufactured housing and mobile home parks.
<b>Clearance</b>	The <b>R1, RH and CM</b> designations may lead to <b>clearance</b> of existing single-family dwellings and duplexes. Most areas with these designations are already in multifamily designations.
<b>Other Clearance</b>	The <b>commercial, institutional</b> and the <b>EX</b> designations may also lead to clearance of single-family dwellings and duplexes.

Below are graphic examples of how likely buildout is calculated using the land use maps. In the first example, the block is designated High Density Single-Dwelling, R5. Only the vacant land is assumed to be available for building new units. Taking into consideration that buildout is 90% due to physical constraints and that two lots need to be available for every one that is built on (100% market factor), **the number of likely units are multiplied by 45%**. This is 90% of 50%. In the second example, the block is designated High Density Residential, RH. This is a clearance designation. It is assumed that some single-family dwellings (SFDs) and duplexes would be cleared over the next 20 years. Multifamily dwellings (MFDs) would not be cleared.

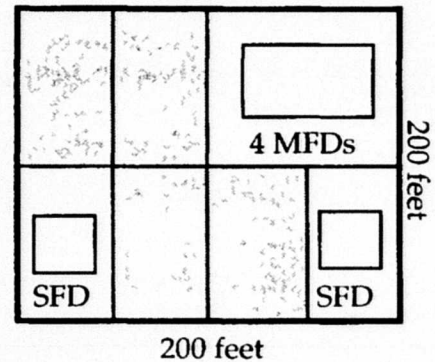
## Likely Buildout Calculation

Here are two examples of likely buildout calculations for a 40,000 square foot city block. It contains two single-family dwellings and one apartment building with four apartments. All lots are 5,000 square feet except for the apartment building which is on a 10,000 square foot lot. Four lots or 20,000 square feet are vacant.

**On a block designated R5, one unit can be built for every vacant 5,000 square feet.**

20,000 sq ft - 5,000 sq ft = 4 new housing  
 Vacant land                      minimum lot size                      units

4 units x 45 = 1.8 or 2 new housing units  
 (45 = market factor + physical constraints)

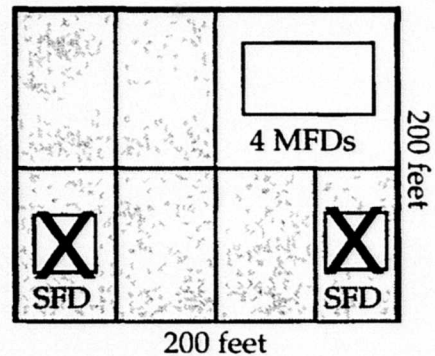



**On a block designated RH, one unit could be built for every 1,000 square feet.** Land containing the single family dwellings would be considered available.

30,000 sq ft - 1,000 sq ft = 30 new housing  
 Vacant and redevelopable land                      units per square feet of lot area                      units

30 new units - 2 cleared SFDs = 28 units

28 units X 45 = 12.6 or 13 new housing units  
 (45 = market factor + physical constraints)



 Land used for calculations



## How many units would be built under the different designations?

The likely buildout under the recommended plan is over 14,000 additional housing units. This is slightly higher than the likely buildout under the proposed plan. Most of the buildout difference between the recommended and proposed plan maps is due to increased residential densities near light rail stations. However, most of the housing units that are projected to be built in outer southeast are either single-family or low density multi-family units.

### Additional Units by Current and Recommended Comprehensive Plan Designations

	RF-R10	R7	R5	Accessory Units under the "a" zone	R2 5	R2 & R3	R1 RH CM	Com & EX	IRd	Additional Units	Total Units	% Change	Total Acre in Plan Area
<b>OSE Plan Area</b>													
<b>CURRENT</b>	2,341	1,064	2,285	0	72	2,083	-873	-58	0	-8,660	57,960	18%	14,300*
<b>RECOMMENDED</b>	2,096	590	1,983	349	1,079	5,264	3,412	-138	-40	14,595	63,891	30%	14,300*
	-245	-474	-302	349	1,007	3,181	2,539	-80	-40	5,935		12%	

\* This acreage figure does not include right-of ways

### Likely housing construction under the recommended plan:

- Over 6,000 units would be built on land designated **single-family** and **single-family attached**, the RF-R5 and R2 5 zones. This includes about 350 accessory rental units in existing and new housing units.
- The second greatest number of units, **over 3,000** would be built on land designated **low density multifamily**, the R2 and R3 zones.
- About 2,500 new units would be built on land designated for **medium and high density multifamily**, R1 and RH zones and **mixed use**, the CM zone.
- On land designated **Institutional Campus**, the IRd zone, it is assumed that all units will be cleared. This land is currently zoned residential.
- The number of housing units that could be built on **commercially-zoned land has declined** since some commercially zoned land was redesignated employment.





*The American Institute of Architects' Portland Chapter held a design competition for the City Life project. The winning designs are being built on vacant land in Southeast Portland to show the viability of attractive, medium-density housing in inner-city neighborhoods.*

From the REACH Newsletter

## How many units would be built in each neighborhood?

Following are summaries of likely housing unit projections under current and recommended designations. These are units in all residential designations and in commercial and employment designations. The first half of the chart shows the number of likely units by neighborhood that could be built under current designations. It is the "do nothing" scenario. The second is the likely buildout, an estimate of housing construction activity under the recommended plan.

To put the number of likely housing units in context, some other neighborhood characteristics are added: the size of the neighborhood in acres and the amount of existing housing. The percentage change column indicates the amount of change in the number of housing units. Under current Comprehensive Plan designations, the percentage change in the number of housing units over the next 20 years is estimated to be 18%, under recommended designations, 30%.

### Likely Housing Units by Neighborhood under Current and Recommended Comprehensive Plan Designations

Neighborhood	Total Size in Acres	Existing Housing Units	Current Comp Plan			Recommended Comp. Plan			Difference in % change
			Added Housing Units***	Total Housing Units	% Change	Added Housing Units	Total Housing Units	% Change	
Brentwood-Darlington	1,033	4,285	473	4,758	11%	697	4,982	16%	5%
Centennial	1,509	6,895	662	7,557	10%	924	7,819	13%	3%
Foster-Powell	417	2,709	62	2,771	2%	237	2,946	9%	7%
Hazelwood	2,071	7,008	1,106	8,114	16%	2,062	9,070	29%	13%
Lents	1,707	6,163	822	6,985	13%	1,295	7,458	21%	8%
Mill Park	549	2,421	279	2,700	12%	422	2,843	17%	5%
Montavilla	940	6,190	305	6,495	5%	796	6,986	13%	8%
Mt Scott-Arleta	389	3,010	66	3,076	2%	275	3,285	9%	7%
Pleasant Valley	2,565	1,037	2,352	3,389	227%	2,908	3,945	280%	53%
Powellhurst-Gilbert	1,836	6,250	1,783	8,033	29%	3,544	9,794	57%	28%
South Tabor	390	2,630	80	2,710	3%	133	2,763	5%	2%
Wilkes*	166	NA	255	255		837	837		
Unclaimed*				0		0	0		
Multnomah County	358	NA	168	168		171	171		
Clackamas County	371	NA	248	248		294	294		
<b>TOTAL</b>	<b>14,301</b>	<b>48,598</b>	<b>8,661</b>	<b>57,259</b>	<b>18%</b>	<b>14,595</b>	<b>63,193</b>	<b>30%</b>	<b>12%</b>

\* Existing units for Wilkes and unclaimed Multnomah and Clackamas County are not available. 49,300 total housing units is the estimated total in the plan area and is used in calculating percentage change figures.

**Likely housing construction under the recommended plan:**

- The least developed neighborhoods - **Powellhurst-Gilbert** and **Pleasant Valley** have the greatest increase in likely units under both current and recommended designations. Both have a large amount of vacant land and underutilized large parcels that could be redeveloped.
- The largest neighborhoods - **Powellhurst-Gilbert**, **Pleasant Valley**, **Hazelwood** and **Lents** have the greatest number of likely units.
- **Hazelwood** and **Wilkes** gain in units around the MAX light rail stations. The portion of Wilkes in the plan area is within the 1/2 mile radius of two light rail stations - the 148th and 162nd Avenue stations.
- The largest percentage change is in **Pleasant Valley**. This neighborhood is largely undeveloped so the percentage change in number of housing units for both current and recommended designations is very high, 227% for current and 280% for recommended. No factor was added in to take the environmental zoning into account. Environmental zoning may constrain the amount of development in this neighborhood.
- The second largest percentage change is in **Powellhurst-Gilbert**. A percentage increase of 56% in the number of housing units is projected over the next two decades under the recommended designations. This neighborhood has the second largest amount of vacant land or large underutilized parcels. Less land is environmentally constrained here than in Pleasant Valley although current zoning has been retained in areas of the 100-year flood plain. R1 and R2 designations have been applied along streets with transit service or planned transit service - 122nd and 136th Avenues and Holgate and Powell Boulevards. The greatest increase in Multi-Dwelling designations is on both sides of 122nd Avenue, a Major Transit Street that should have frequent bus service in the future.
- The oldest, smallest, most densely developed neighborhoods - **Foster-Powell**, **Mt. Scott-Arleta** and **South Tabor** have the least number of likely units. These neighborhoods have current dense zoning, little vacant land, and almost all land is already subdivided into small lots.
- Under current designations, housing units would increase 18% to 8,660 units, under recommended designations, 30% or **about 14,595** units. The percentage change in housing unit construction for the next 20 years has increased 12% because of the recommended changes in Comprehensive Plan designations.



## How much new housing will be built on vacant land or oversized lots and parcels?

The chart below shows the number of housing units that are projected to be built under the recommended plan on vacant land or large lots and parcels that already have some development on them. In the single family and low density multifamily designations, it is assumed that no housing will be cleared, just additional housing added. An example would be an oversized lot with a single family house on it. If the lot was 10,000 square feet in an R5 zone, it would be assumed that the lot would be partitioned and another house added to the lot.

The number of accessory rental units that would be added to existing and new single family dwellings in response to the liberalized regulations in the Alternative Design Density zone is also included in this chart.

### Additional Housing Units by Neighborhood on Vacant or Oversize Lots and Parcels Under the Recommended Plan

	R20-10		R7		R5		AU*	R2 5		R3 & R2	
	V	E	V	E	V	E		V	E	V	E
<b>Brentwood-Darlington</b>	0	0	18	0	117	146	42	28	142	60	106
<b>Centennial</b>	0	0	36	184	18	82	5	123	0	180	241
<b>Foster-Powell</b>	0	0	0	0	18	10	32	9	35	20	108
<b>Hazelwood</b>	0	0	34	9	23	116	55	118	44	131	475
<b>Lents</b>	31	34	214	20	62	84	52	18	32	198	201
<b>Mill Park</b>	0	0	3	8	22	50	18	0	13	23	215
<b>Montavilla</b>	0	0	0	0	41	2	53	25	174	50	179
<b>Mt Scott-Arleta</b>	0	0	0	0	5	8	29	39	149	16	26
<b>Pleasant Valley</b>	1,201	416	7	5	118	216	9	0	0	491	447
<b>Powellhurst-Gilbert</b>	51	0	15	0	169	596	45	7	102	585	1,378
<b>South Tabor</b>	0	0	0	0	16	18	7	5	15	6	44
<b>Wilkes</b>	0	0	0	0	7	32	1	0	0	5	23
<b>Unclaimed</b>	0	0					0			0	0
<b>Multnomah County</b>	109	45	0	4	0	0	0	0	0	0	12
<b>Clackamas County</b>	180	30	17	17	0	7	0	0	0	9	35
<b>Total</b>	1,571	525	343	247	615	1,368	349	372	707	1774	3,490

V Units built on vacant land

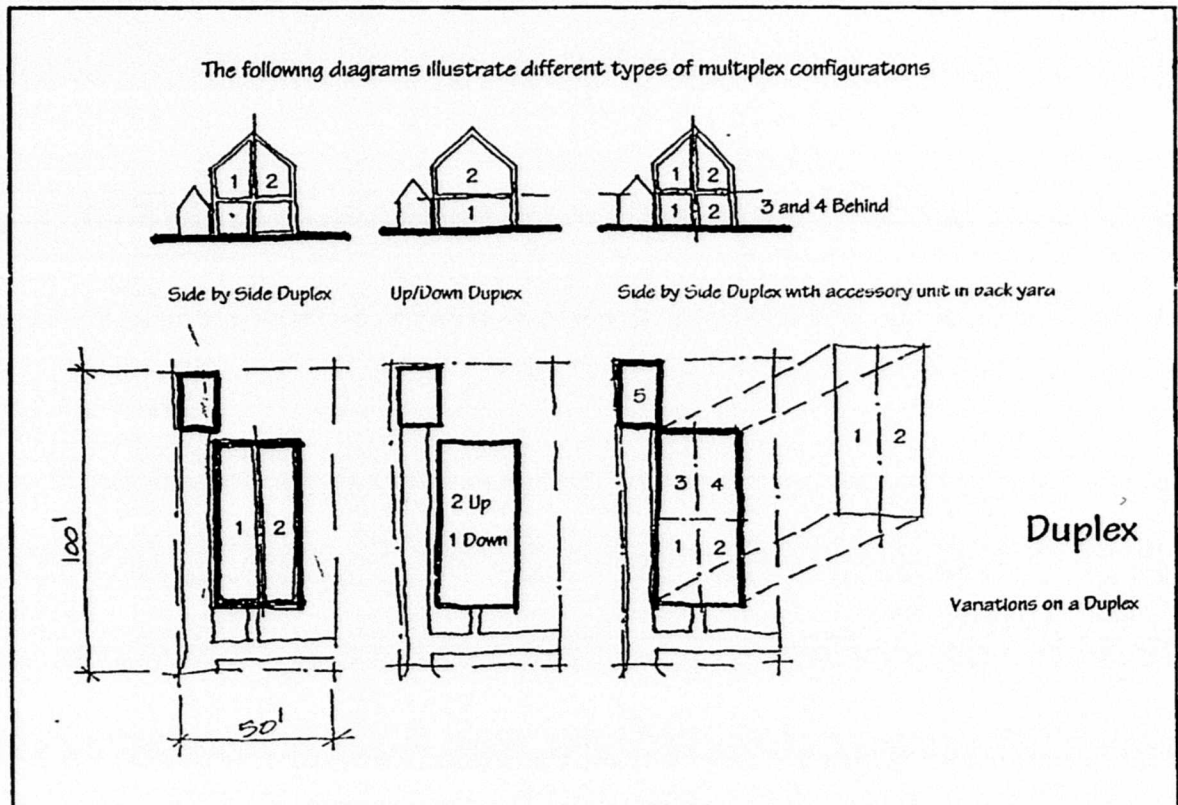
E Units built on large lots with existing housing on them

\* AUs Accessory rental units added in existing and new housing units where the Alternative Design Density overlay zone is applied

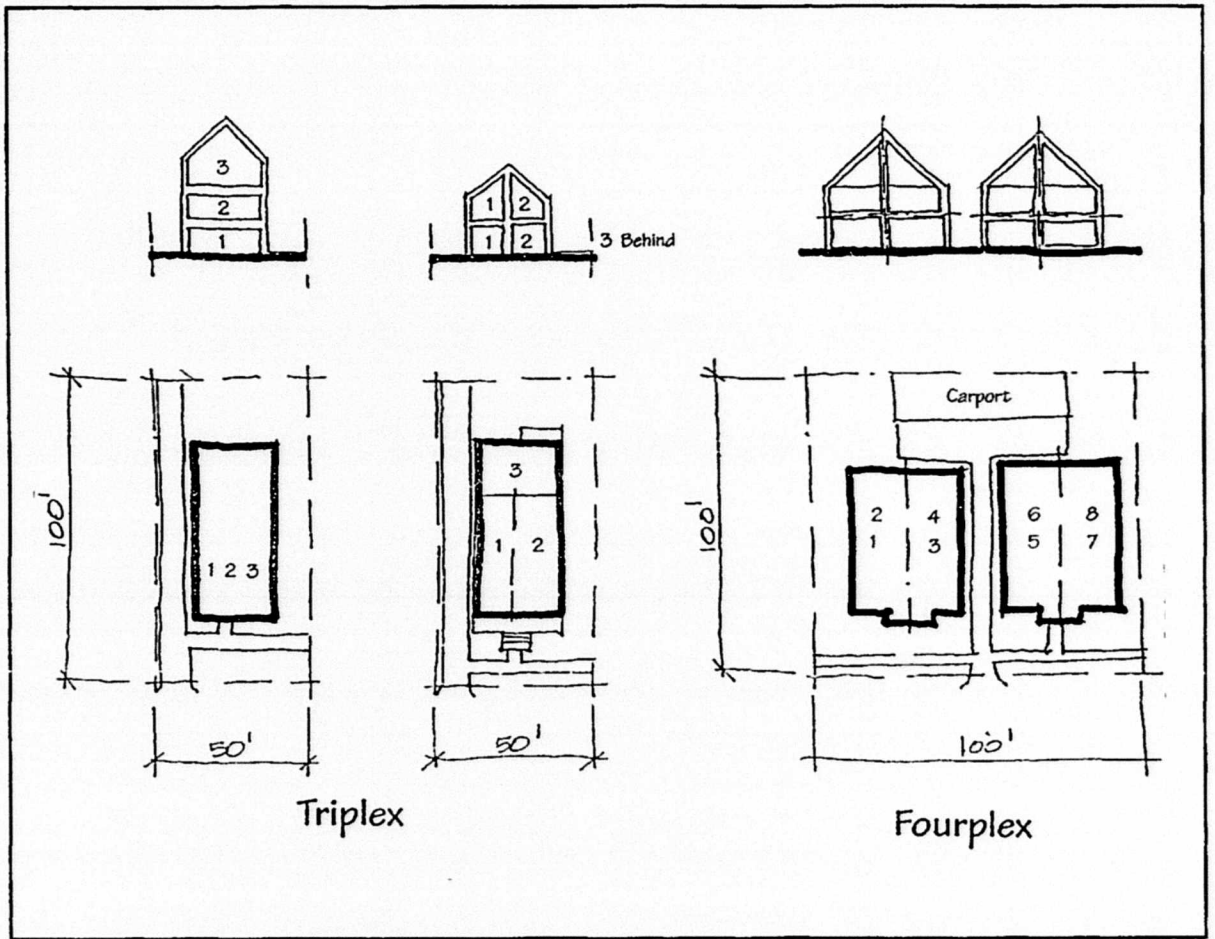


## Likely housing construction under the recommended plan:

- Most of the housing units projected to be built in the plan area, **over 11,000 will be built on vacant land or on land that is partially developed.** No existing housing is assumed to be cleared under single-family and low density multifamily designations
- **Over half of the new single family housing units** are projected to be built on **vacant land.** These largest number of these units would be built in the relatively undeveloped Pleasant Valley and Powellhurst Gilbert neighborhoods
- **Powellhurst-Gilbert has the largest number of units, over 2,000,** that can be built on **partially developed oversized lots** Most of these are units that are projected to be built on land designated low density multifamily
- **Pleasant Valley is projected to have the fewest number of accessory rentals** built because much of the neighborhood is not covered by the Alternative Design Density zone



From **Blending Housing into Our Neighborhoods** by the Portland AIA Housing Committee and the Portland Planning Bureau



From **Blending Housing into Our Neighborhoods** by the Portland AIA Housing Committee and the Portland Planning Bureau

## **Maximum Buildout:** What is the increase in housing opportunity?

Maximum buildout measures increases or decreases in housing opportunity. To calculate maximum buildout, it was assumed that all land is cleared and available and will be completely built out. Maximum buildout will never occur and is not a prediction of what will be built. It indicates how much (theoretical) opportunity to construct housing is increased or decreased by changes to the zoning or Comprehensive Plan designations. Comparing the maximum buildout for the same amount of land under two sets of zoning designations gives us the increase or decrease in **housing opportunity**. Housing opportunity is the **percentage change** between the two maximum buildout figures. The formula is

$$\frac{(T^2 - T^1)/T^1}{1} \times 100 = \text{Housing opportunity}$$

T<sup>1</sup>= Housing units under current zoning  
T<sup>2</sup>= Housing units under recommended zoning

City Council adopted a **Community and Neighborhood Planning Benchmark** in 1994 relating to community plans and housing opportunity. This benchmark was adopted two years after the start of the Outer Southeast Community Plan. For this reason, it was not included in the objectives for the Outer Southeast Community Plan that appeared in the Process document. The benchmark is

"Increase Portland's existing housing potential by at least 10% city-wide by YR 2004/2005 through changes in the application of Comprehensive Plan Map designations and zones "

"Housing opportunity" means the same thing as "housing potential". **Each time a community plan is undertaken for an area, then, housing opportunity must be increased by 10%.** Meeting this benchmark is not related in any specific way to accommodating 20,000 new residents. It is related generally in that the City wants to increase residential densities so that population growth can be accommodated in its boundaries.

We have increased the overall **housing opportunity in outer southeast** by nearly **29%**. This is the amount we needed to increase it to create the conditions that will result in 14,000 new housing units being built.



## How was maximum buildout calculated?

Maximum buildout was calculated by converted acres of land by designation to square feet and dividing by the minimum lot size. Acreage figures were obtained from the Multnomah and Clackamas County Assessment and Taxation records. The information was compiled using their Geographic Information System. Land designated Institutional Campus, Industrial Sanctuary or Open Space, and right-of ways, developed and undeveloped, were not included in the acreage used for calculations.

### Assumptions:

The assumptions for calculating maximum buildout in outer southeast follow. Two assumptions apply to land regardless of how it is designated. The first is all land is cleared, flat and developable. The second is lot lines and parcel sizes do not interfere with maximum development. By designation, the assumptions are:

- RF-R1**      The maximum number of housing units are built that are allowed in RF through R1
- RH**            Buildout is at 1 unit per 1,000 square feet, the same as R1
- RI**            No units will be built on land designated Institutional Campus, the Residential Institutional zone
- CM**            Mixed Use is treated like R1
- Commercial**    Ten percent of land designated for commercial is developed at R1 densities
- EX**            Five percent of the land designated Central Employment builds out at R1 densities



From **Building Blocks for Outer Southeast Neighborhoods**  
by Portland Community Design



Below is an example of how maximum buildout is calculated. The number of housing units are calculated for the same size block with different zoning designations. The increase in housing opportunity is also calculated for the difference between the number of units under the two different designations.

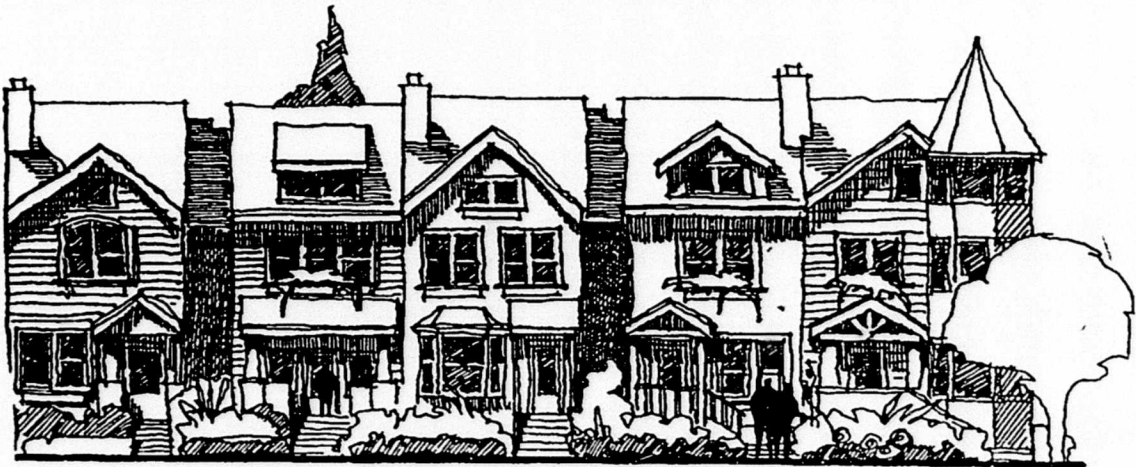
### Maximum Buildout Calculation

Here is an example of the calculation of maximum buildout for a 40,000 square foot city block that is designated High Density Single Dwelling. The minimum lot size is divided into the square footage of the block.

**40,000 sq. ft. – 5,000 sq. ft. = 8 housing units**  
(5,000 square feet per unit is the minimum lot size under R5)

If the block is designated Medium Density Multi-Dwelling, one unit can be built for every 1,000 square feet.

**40,000 sq. ft. – 1,000 sq. ft. = 40 housing units**  
(1,000 square feet per unit is the minimum lot size under R1)



From *Building Blocks for Outer Southeast Neighborhoods* by Portland Community Design

## What is the maximum buildout for the outer southeast?

The Outer Southeast Community Plan area has about 49,300 housing units and could theoretically have about 108,600 units under maximum buildout for current designations. It is **45% built out under current designations**. To put this figure in perspective, the Albina Community Plan area, the subject of the last community plan and a much older area of Portland, was about 65% built out under the existing zoning before the plan was adopted. The amount of housing that can be added to the Outer Southeast Community Plan area is greater than what can be added to Albina Community Plan area. No area can reach maximum buildout, however. About 70% of buildout is more likely.

Housing opportunity is increased by 31,044 housing units by changes to the Comprehensive Plan designations in the plan area. This is an increase in housing opportunity of 29%.

### Maximum Buildout Under Current and Recommended Plan Designations

Designations	RF-R10	R7	R5	R2 5	R2 & R3	R1, RH, CM	RI, COM	EX	Total Units Added	% Change in Housing Opportunity	Acres
Current	9,795	20,406	30,377	7,138	23,388	12,745	4,759	0	108,607		
Recommended	9,539	13,942	31,135	15,531	33,163	31,629	4,408	305	139,651	29%	14,300
Difference	-256	-6,464	758	8,393	9,775	18,884	-351	305	31,044		



From *Blending Housing into Our Neighborhoods* by the Portland AIA Housing Committee and the Portland Planning Bureau

## What are the increases in housing opportunity by designation?

Following is a summary of increase in housing opportunity by zone. Less than half this number of units are ever expected to be built.

- **Single-Family.** The opportunity to build over 6,721 housing units in areas with low density designations- RF-R7 is lost. However, this is offset by the increase in opportunity to build more than 9,151 units in higher density single-family designations - R5 and R2.5. Plan area acreage designated for single-family and attached single-family under the recommended plan comprises 62% of the plan area. It is 68% of the acreage under the current Comprehensive Plan designations. The recommended plan designations increase single-family and attached single-family housing opportunity by about 2,431 units.
- **Low Density Multifamily.** The second largest number of possible units added to the plan area can be built in areas designated R2 and R3, almost 10,000 over the amount that could be built under current zoning. All land that is currently zoned R3 is recommended for rezoning to the R2 designation except for land currently designated R3 in the Suburban Neighborhoods subarea.
- **Medium and High Density Multifamily.** The largest number of potential units are projected to be added in areas covered by these designations, 18,884 housing units. Land designated for these housing types, however, comprises only 5% of the plan area acreage under the recommended plan. It is currently 2% of the plan area acreage. Much of this land is located in the MAX Corridor. During the proposed plan hearings, the Planning Commission recommended that all residentially zoned land within 1/4 mile of a light rail station be designated at least Medium Density Multi-Dwelling, R1. The only places designated for additional High Density Residential, RH zoning, were lots partially covered by RH. On these, the RH zone was extended to cover the entire lot.
- **Commercial.** The number of housing units that could be built in commercially designated areas has declined by about 351 units under the recommended plan. This is because some commercially designated acreage has been shifted to employment and institutional zoning.
- **Central Employment.** The amount of land designated for Central Employment, EX, has increased in the plan area. This designation allows commercial, light industrial and housing. This results in 305 additional units.



## What is the increase in housing opportunity by neighborhood?

The chart below shows the maximum buildout and increase in housing opportunity for outer southeast neighborhoods. Older neighborhoods that are already built up do not change as much as those that have large areas with low density Comprehensive Plan designations, or are in the MAX light rail corridor. Most of the area left in the R10 designation is covered with environmental overlay zones that restrict development or is in the 100-year flood plain.

Included are the figures for the small areas of Multnomah County that are not within a neighborhood association boundary or not annexed to the City. Small areas in Clackamas County within the City of Portland urban services boundary are also included. Equivalent Portland designations have been used for current designations.

### Maximum Buildout and Increase in Housing Opportunity by Neighborhood

Comprehensive Neighborhood	Plan Designations		Difference in # of Housing Units	% Change in Housing Opportunity
	Current	Recommended		
Brentwood-Darlington	8,709	10,715	2,006	23%
Centennial	11,288	13,654	2,366	21%
Foster-Powell	4,578	4,959	381	8%
Hazelwood	18,496	23,710	5,214	28%
Lents	12,542	16,208	3,666	29%
Mill Park	4,833	5,728	895	19%
Montavilla	11,086	12,612	1,526	14%
Mt Scott-Arleta	4,419	5,972	1,553	35%
Pleasant Valley	10,001	11,829	1,828	18%
Powellhurst-Gilbert	13,900	22,049	8,149	59%
South Tabor	3,955	4,739	784	20%
Wilkes	2,322	4,942	2,620	113%
UNCLAIMED	0			
Multnomah County	1,049	1,087	38	4%
Clackamas County	1,430	1,447	17	1%



**Reasons to Increase Opportunities to  
Construct New Housing**

## Reasons to Increase Opportunities to Construct New Housing

Additional reasons for increasing the amount of housing that could be built in outer southeast are related to transportation, economic development, energy conservation and housing objectives. They are explained more fully in the main body of the Recommended Outer Southeast Community Plan. The main objectives are:

- Transportation**
- Increasing the opportunity to construct multifamily and attached single-family housing near streets with existing or planned transit service. **More compact housing development** on these streets **supports better transit service** and reduces the length of automobile trips. More development helps to establish or improve transit service.
  - Increasing housing densities within 1/4 mile of MAX light rail stations to create **Station Communities**. This **will increase light rail ridership and reduce the need to drive** to places served by the light rail line such as Portland's Central City and downtown Gresham.
  - Helping this area of the City meet the Transportation Planning Rule. This rule states that **the number of vehicle miles traveled by persons must be reduced 20% in the next 30 years**. The Rule requires considering increasing residential density within 1/4 mile of all streets with existing or planned transit service.
- Economic Development**
- **Reinforcing local business districts by providing more customers** living close by who can walk or bike to shopping and services. More attached and multifamily housing is allowed around the Lents and Montavilla business districts, 82nd Avenue and on the east side of the proposed Gateway regional center.
- Energy Conservation**
- Attached and multifamily housing is **more energy efficient** than detached housing.
  - Higher density housing is **easier to serve with public transit** which is much more energy efficient than auto travel.

## Housing

- Helping meet Portland's recently adopted **Livable City Housing Initiative** target of building 50,000 new housing units by 2015
- Providing a **variety of housing types** to meet the needs of households of all sizes. Household size is projected to decline over the next 20 years. There will be more households comprised of one and two persons. Attached single-family and multifamily housing are projected to be appealing choices for these small households
- Providing a variety of housing types to **meet the needs of households of all income levels**. New single-family detached housing is more expensive to own and maintain than new attached single-family or multifamily housing. Providing more opportunity to build the latter housing types, helps keep housing costs affordable to those households of limited means

35464

**Detailed Assumptions Used to Calculate  
Likely Housing Units for Outer Southeast**



## Detailed Assumptions Used to Calculate Likely Housing Units for Outer Southeast

There are two types of zones - infill and clearance. For the infill zones, the number of units that can be built on vacant land is calculated. For the clearance zones, it is assumed some uses will be cleared for redevelopment. Calculations are made for the number of units that can be built on vacant land and land cleared for redevelopment. Housing units that are cleared are subtracted. The figure for units added is net units.

**Infill**                    **R10, R7, R5, R5a, R2.5, R2.5a, R2, R2a**

**Clearance:**        **R1, R1a, RI, RH, RH, CM, all commercial zones and EX except CN, Neighborhood Commercial.**

Existing units are not added in unless dealing with a clearance zone where the number of units cleared need to be subtracted from the number added.

### Infill Designation Assumptions

#### In R5:

Vacant corner lots are calculated at R2.5 density, two units can be built on 5,000 square feet. Single units can be built on vacant lots less than 5,000 square feet anywhere on the block.

#### In R5a:

Vacant land is calculated at R2.5 densities. Single units can be built on vacant lots less than 5,000 square feet.

#### In R2.5 and R2 Zones:

Existing single-family, duplexes and multifamily uses remain. Existing businesses, institutions and their associated parking remain. Single-family detached units can be built on lots less than 5,000 square feet. Two or more units can be built on vacant lots of 4,000 square feet or more in R2.

#### Accessory Rentals

In areas covered by the "a", Alternative Design Density overlay zone, accessory rental units were calculated at 1 per 100 units for added units in R7, R5 and R2.5. Most all of the areas recommended for R10 in the plan are environmentally constrained and are not covered by the "a" overlay zone.

Southern Lents is also not covered by the "a" overlay zone south of the Springwater Corridor. Accessory rentals are calculated at 1 per hundred of all single-family units for all existing neighborhoods except southern Lents and Pleasant Valley. We did not have information on the number of existing units by zone for existing housing units.

## Clearance Designations

### In R1, R1a and CM Zones:

These are redevelopment zones. Less intense uses will be cleared and the land redeveloped with multifamily housing. Existing single-family dwellings and duplexes are cleared.

New development in the R1, R1a and CM zones should be calculated at one unit per 2,000 square feet.

The housing units that are cleared are subtracted from the units to be added so that the result is a net figure.

### In the RI, Institutional Campus, Residential Institutional Zone:

All housing units are cleared.

### In RH Zone:

Everything is cleared except existing multifamily and institutions. Cleared units are subtracted from the total that we calculate will be built.

Redevelopment is calculated at 40 units per acre.

### In CN, CO, CG, CS, CX and EX zones:

Some multifamily housing will be built. All single-family dwellings and duplexes are cleared. Ten percent of the vacant land zoned CO, CX, CG, and CS will have multifamily units built on it at R1 densities. Assume that multifamily units will be built on 5% of the vacant land in EX. The number of units cleared will have to be determined by block. The total added can be done using neighborhood total figures, however. No units are assumed to come down or be built in CN.

## GLOSSARY

### **Accessory Rental:**

An additional living unit that is created through the conversion or expansion of a portion of the primary dwelling unit in areas zoned for single-family use

**Alternative Design Density Zone:** The "a" overlay zone allows increased density for compliance with community design standards or design review. The regulations for the addition of accessory rental units and allowances for home occupations are liberalized for single-family zones. New construction of "owner occupied duplex units" is allowed. Alternative development options are allowed in the R2 and R2.5 zones and bonus density in exchange for design review is available in the R1, R2 and R3 zones.

### **Attached Single-family Residential:**

Individual dwelling units sharing a common wall, located on their own lots. They are commonly known as row houses. The lot line between two units is along the common wall.

**Average household size:** The average number of persons per household. This figure was calculated by dividing the projected number of households into the projected population for 2015 for the census tracts that cover outer southeast. The information was obtained from Metro.

**Community and Neighborhood Planning benchmarks:** Standards or criteria which define targeted program outcomes and measure progress towards their achievement. Their purpose is to measure the effectiveness of the neighborhood and community planning process. They are part of the Community and Neighborhood Planning Program adopted May 11, 1994 by City Council. This program will update Portland's Comprehensive Plan through a series of eight community plans.

**Density:** The average number of housing units per acre of land.

**Housing opportunity:** Housing opportunity is the percentage change between the two maximum buildout figures.

The formula is  $((T^2 - T^1)/T^1) \times 100 = \text{Housing opportunity}$

$T^1 =$  Number of housing units under current zoning

$T^2 =$  Number of housing units under recommended zoning

**Infill Development:** The construction on scattered vacant lots in developed neighborhoods as opposed to building on large parcels of vacant land in relatively undeveloped areas.



**Likely buildout:** Likely buildout is the total amount of housing that is projected to be built in an area in a specific time period given certain assumptions. Calculating likely buildout involves looking at land use maps and calculating what can be built on vacant land, oversized parcels and in areas where land is expected to redevelop.

**MAX:**

Metropolitan Area Express Light Rail line which links the Central City with east Portland and Gresham.

**Maximum buildout:** The number of housing units that could be built if it was assumed that all land is cleared, available and is completely built out to allowed densities. Maximum buildout is calculated by converting acres of land by designation to square feet and dividing by the minimum lot size.

**Metro:**

The directly-elected regional government for the Portland metropolitan region, the first of its kind in the nation. Metro is responsible for metropolitan aspects of land use planning and other regional services.

**Mixed Use:**

Development that combines residential uses with commercial or industrial uses. The Mixed Use zone is CM. Generally, it requires one square foot of residential for every square foot of commercial or industrial. Many commercial and industrial uses, particularly those that are vehicle service related, are not allowed.

**Outer Southeast Community Plan Area:** A twenty-eight square mile area in Outer Southeast Portland and unincorporated Multnomah County. Its boundaries are approximately 52nd Avenue on the west, Halsey Street on the north, the urban services boundary on the east and the Clackamas County line on the south. It contains eleven neighborhoods- Brentwood, Darlington, Centennial, Foster-Powell, Hazelwood, Lents, Mill Park, Montavilla, Mt Scott-Arleta, Pleasant Valley, Powellhurst-Gilbert, and South Tabor. It also contains a small portion of the Wilkes neighborhood.

**Residential zones:**

**Single-Dwelling Residential.** These zones allow single-family houses, including attached or row houses except in the RF zone. Minimum lot sizes are represented by the number after the "R".

The **R5** zone allows one unit per 5,000 square feet or 8.7 units per acre.

The **R7** zone allows one unit per 7,000 square feet or 6.2 units per acre.

The **R10** zone allows one unit per 10,000 square feet or 4.4 units per acre.

The **R20** zone allows one unit per 20,000 square feet or 2.2 units per acre.

The **RF** zone allows one unit per 2 acres or .5 units per acre.



**Attached Residential** The R2.5 zone allows a mixture of housing types of a single-dwelling character, including attached houses. Allowed densities for attached houses are higher than for detached housing. The maximum density is one unit per 2,500 square feet or 17.4 units per acre for attached housing.

**Multi-Dwelling Residential** These zones allow apartments, row houses, duplexes and single-family houses. Mobile home parks are allowed in R2 and R3. Except for RH, density is indicated by the number after the "R"

**Low Density Multi-Dwelling** This R2 zone allows one unit per 2,000 square feet or approximately 21.8 dwelling units per acre. Density may be as high as 32 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to three story buildings. The major types of development will be duplexes, townhouses, row houses and garden apartments.

**Medium Density Multi-Dwelling** This R1 zone allows approximately one unit per 1,000 square feet or 43 units per acre. The major new type of housing development will be multi-dwelling structures (condominiums and apartments), duplexes, townhouses, and row houses. In the Outer Southeast Community Plan Area, the R1 zone is calculated at its minimum density for likely buildout which is 1 unit for 2,000 square feet or 22 units per acre because of the area's distance from the Central City.

**High Density Residential** RH allows high density multi-dwelling structures and structures of an intense scale. Maximum density is based on a floor area (FAR) ratio, not on a units per square foot basis. Densities will range from 80 to 125 units per acre. In the Outer Southeast Community Plan Area, the RH zone is calculated at its minimum density which is 1 unit for 1,000 square feet or 43 units per acre because of the area's distance from the Central City.

**Institutional Residential** The IR zone is applied to institutional campuses, including medical centers, colleges, high schools, and universities. It provides for the establishment and growth of large institutional campuses as well as higher density residential development. Intensity and density are regulated by the maximum number of dwelling units per acre and the maximum size of buildings permitted. Some commercial and light industrial uses are allowed, along with major event entertainment facilities and other uses associated with institutions. No units are calculated for the IR zone.

**Vacancy rate:** Percentage of housing units that are vacant at any one time

**JOHN AND SALLY MOE**

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PORTLAND OR 97230  
(503)253 2175  
FAX (503)253-9961

**35464**

November 6, 1995

Earl Blumenauer  
City of Portland  
1220 SW 5th Room 407  
Portland, OR 97204

Dear Earl,

We are residents of the East County area. We are very concerned about the zoning changes surrounding the MAX corridor, especially the area around 148th between Stark and Glisan. We feel the proposed changes are too dense, especially where there are existing neighborhoods involved.

We realize the ultimate goal surrounding the MAX light rail is to accommodate a large number of dwellings that will use MAX and reduce traffic flow in the city. We are concerned that the plan will involve upzoning existing neighborhoods. We will thereby be mixing high density multi-family dwellings with established single family neighborhoods, thereby changing the entire ambience of these neighborhoods. We feel that existing neighborhoods should not be upzoned. There are plenty of empty lots immediately surrounding the light rail path that can be turned into these high density multi-family dwellings. Please leave our existing neighborhoods alone. Those of us that live in East County would like to protect the "country feeling" that we have maintained for so many years. Please target your high density development to the empty lots in the area and leave the existing structure of our residential areas alone.

Here are a few other key points we would like to express:

1. Notification should be given to property owners in the area of any zoning requests, especially those involving upzoning.
2. Again, do not upzone existing properties in established neighborhoods.
3. Property owners who are on boundary streets should be grand fathered to protect them against having their property taxes being raised as their neighbors homes are developed into multi-plexes thereby raising property tax base and sometimes forcing existing neighbors into selling "just to be able to pay their property taxes".
4. Help ensure safety in our neighborhood against problems created by the MAX rail platforms. Have a highly visible police presence in these areas. Monitor ALL MAX stops with video cameras.

Thank-you for reading our concerns. Please help us to maintain safe and quality neighborhoods in the East County area.

Respectfully,

*John Moe*  
*Sally Moe*  
John and Sally Moe

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Commissioner Earl Blumenauer

Since I wrote this letter I  
have noticed, in my travels around the  
CITY, several areas better suited for  
development is the area around  
NE 50th 60th or so and Killingsworth.  
Look around there are better areas  
to develop/Redevelop than changing the  
Area East of 92nd to R-2 and creating  
a miniature "Chicago Projects housing" ghetto

Ronald W Thrasher  
9318 S E Hawthorne  
Portland, Or 97216  
Oct 5, 1995

City of Portland commissioner  
Earl Blumenauer  
1220 S W 5th Rm 221  
Portland, Or 97201  
Re zoning, sewer, etc

Dear Commissioner Blumenauer,

I am a much better procrastinator than letter writer I hope this letter is not too late to do what I would like it to There are several issues I would like to address in this letter and I would appreciate it if you would take the time to read it even if I do mix them together at times I feel the issues are closely related and if you take the time to read the entire letter I think you will see why I think this is so

The first issue is zoning It is my understanding that the zoning commission has proposed to change the zoning , between 92nd and I205 from Division to Stark, from R5 to R2 with a mixed commercial zoning on selected streets in between This would do the residences, the neighborhood, the schools, and the traffic flow a great injustice and harm A great injustice would be done to the residence of the area as most of the live here, as I do, because of the large lots and the quite almost country like atmosphere Changing the zoning to R2 would change the whole complexion of the neighborhood and not for the better That can readily be seen by taking a look at what the apartments on 96th just north of Division has done there is not enough off street parking and there is not enough room between the curb and the designated bike path for parking so the cars are parked out into the bike path This situation will become a greater problem as the rest or the apartments are completed as well as the five houses and what looks like a four plex that are under construction across the street This can also be seen where a four plex was put in, on a street with no name, you get to it from Lincoln off 92nd, only four off street parking spaces were provided (I thought the code required one and one half spaces per unit), so the residence park on the street Changing the zoning will make this the norm rather than the exception and parking will become a problem



The impact on the schools caused by changing the zoning to R2 will be extremely detrimental. The schools are already filled to capacity and then some. My children go to Clark school and the teachers are saying that already they don't have enough space, time, and help to properly instruct the children especially those that are having trouble learning. With the zoning change there is the potential for the population of this area tripling placing a much larger load on the already crowded schools and because of the way the politicians have treated measure 5 there is no money for expansion (there is also no room for expansion). You can see, therefore the adverse effect that this zone change would have on the children at a time when we need to be improving the quality of their education not hindering it.

The impact on traffic on 92nd would as well be very great as there is no mass transit available into this area. The closest bus is either on Division or Stark, which is not within a distance to most of the area that people would walk to, thus only the residence close to Division or Stark would, in all practicality, be able to use the mass transit system without at least using their car to get out of this area to the park and ride at mall 205 or the MAX transit mall. 92nd already handles a large amount of traffic and the zoning change has the potential of tripling the amount of traffic, in this area, on a street that is already has a traffic load at or near its capacity. In addition the speeds on 92nd are excessive (with a radar gun I clocked cars doing up to 50mph at the school zone during school hrs, however the average was about 40mph, posted speed is 30mph, 20mph in the school zone) and an increased traffic load would only aggravate this situation. The other problem the increased traffic load would cause is the hazard of getting onto 92nd from the side streets out of the area of the proposed zone change (92nd is the only way out of this area).

There is another adverse affect this zone change would have is on the environment. We will loose most of the green (grass and trees) that we now have. The city already has a problem with air quality and this will just aggravate it. A good example of this is on 96th just north of Division at the apartment complex I referred to earlier. That was a large grassy field and also had a large beautiful tree. The grass and tree (it wanes even necessary to remove the tree for their building) are gone and most of the landscaping is barkdust which does nothing toward putting oxygen back in the air. The zoning change will make this the norm as bark dust landscaping is much easier and less expensive to care for and the owners don't care if the children have grass to play on or not their biggest concern is the profit margin.

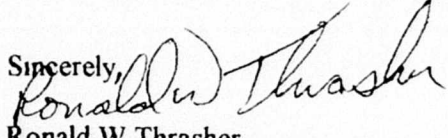
You can see why I am opposed to this zoning change. When I talked to the person at the Montavilla neighborhood association she said the association is opposed to the zone change but the city council said where shall we expand. I have some suggestions, one is the large lots in the Lauralhurst and Alameda areas, change the zoning there, there is also a large plot of land adjacent to beggars tick swamp off from Harold st that is vacant, there are many areas, closer in on both east and west sides of the city, that currently have better access to mass transit, and would have less adverse impact on traffic flow, that could be targeted for a higher population density.

The other main issue I would like to address is the sewer. There are only two reasons that I see as to why the sewer was forced on us. One is to increase the tax base and land value and thus the amount of money the city takes in so the politicians



(the or people I know of that can give themselves raises) can continue to give themselves salary increases. The other is to increase the base over which the cost of taking care of combine sewer overflow problem so the cost to the property owners down, the people in the wealthier districts such as Lauralhurst and Alameda is decrea. The sewer costs are too high now and will be even higher when the cost, for repairs a system that was broken when we were forced to hook up to, is determined the sewer cost and the zoning change, if it goes through, are forcing people such as mysut of our homes. I was born and raised in Portland and used to be proud to say "I'm alander". With what Mr. Blumenauer and the bureaucrats are doing and trying or propose to do to Portland I'm less proud to say that. This zoning proposal, made possibly by the installation of the sewer, that we didn't need, will lower the quality of living ortland.

Sincerely,

  
Ronald W Thrasher  
Property owner

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Commissioner Earl Blumenauer



**Johnson Creek**  
**WATERSHED COUNCIL**

*"A partnership of citizens, businesses and public agencies taking action to improve the Johnson Creek watershed"*

**Citizen Groups**

- Friends of Johnson Creek
- Landowners & Friends of Johnson Creek (LOAF)
- Oregon Trout
- Portland Audubon
- Wetlands Conservancy
- 40-Mile Loop Land Trust
- Stream Reach Working Groups representing the Confluence, the Canyon, Bell Station, I-205 Connection, the Mills, the Gardens, Powell Butte Valley, Gresham Greenbelt and Upper Creek

**Sponsoring Agencies**

- City of Gresham
  - Parks & Recreation
  - City Engineering
- City of Happy Valley
- City of Milwaukie
  - Community Development
- City of Portland
  - Bureau of Environmental Services
  - Bureau of Parks & Recreation
- Clackamas County
  - Dept of Transportation & Development
  - Dept of Utilities
- Multnomah County
  - Park Services
  - Engineering
  - Transportation Division

**Resource Agencies**

- METRO
  - Planning & Development
- State of Oregon
  - Dept of Environmental Quality
  - Division of State Lands
  - Dept of Fish & Wildlife
- City of Portland
  - Bureau of Planning
- Environmental Protection Agency

Affiliation for Identification only

**CORRESPONDENCE**

Johnson Creek  
Watershed Council

P O Box 8607  
Portland, OR 97207

October 30 , 1995

To: Commissioner Earl Blumenauer

From: Johnson Creek Watershed Council

re: Recommended Outer Southeast Community Plan

Thank you for this opportunity to address you on the Recommended Outer Southeast Plan. We like the new sub-district that are proposed to be created, but we also have some suggestions that we would like to have you consider ;

On page 152 33.535.100 "C" STORMWATER COLLECTION SYSTEMS Please retain the stormwater collection systems paragraph in this general section so that it will apply to the Entire Plan District not just to the South District. We like that the percentage has been changed from 110% to 100% .

On page 161 33.535.310 Density Regulations Please extended this section to include the South sub-district which also contains floodplain and floodways that need to be protected.

The proposed floodplain zoning goes 90% of the way toward not upzoning the floodplain. However, some of the





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Dept of Transportation & Development  
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### CORRESPONDENCE

Johnson Creek  
Watershed Council

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Portland, OR 97207

floodplain in the Lents Town Center and along 122nd Avenue continues to be upzoned. This seems to be a bad idea from an environmental standpoint.

On page 161 33.535.320 Guidelines of the Johnson Creek Basin Protection Plan Please retain these guidelines as they are and where they are as they provide additional guidance to all.

On page 72 OS -26 BALANCED CUT AND FILL Please move the timeline for implementation from the next 5 years box to the on-going box. The importance of the balanced cut and fill regulations are illustrated by the quantity of development requested in the floodplain such as the 88,000 cu. yds. of fill applied for recently. The above request is only one of many and the need for balanced cut and fill regulations may soon be moot.

On page 72 OS-31 BALANCED CUT AND FILL Please move the timeline for implementation from the next 5 years box to the on-going box, see explanation above.

Also please use the aerial photo flood plain maps from the Corp of Engineers except where more current data is available or the applicant submits a current lot survey.

Currently "Agriculture Uses" are allowed by right in "R 20 " zones. Agriculture uses include commercial nurseries and commercial stables which may not be appropriate on the banks of Johnson Creek because of water quality concerns. We ask that "Agriculture Uses" be made a conditional use







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Johnson Creek  
Watershed Council

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Portland, OR 97207

within the entire plan district, as they currently are in "R 10" zones.

We would ask the City Council to look at an Environmental Conservation zone for the 100 year floodplain both to prevent further losses of natural flood storage and to protect fish and wildlife habitat.

Throughout the document we would ask that you speak to controlling flood damage as well as flooding.

Again, Thank you for your consideration and if you have an questions please contact us at 761-2941 .

Sincerely,

Howard Dietrich



Introduction to the  
Centennial Community group  
amendment document submitted  
11/15/95 by Louise Cody

CENTENNIAL COMMUNITY ASSOCIATION  
AMENDMENT REQUEST TO THE PORTLAND CITY COUNCIL

(original)

35464

INTRODUCTION

The Centennial Neighborhood Association supports the Outer South East (OSE) Plan with a set of amendments described in the following pages. These amendments are beneficial to the interests of both the City and the Centennial neighborhood. They are a workable compromise between the City's need for growth and increased density and the neighborhood's desire to protect established neighborhoods. The proposed set of amendments will increase density, especially near major transit streets and ensure that Centennial will meet its share of the City's housing growth targets during the next twenty years.

Because Centennial was not completely annexed until the summer of 1994, it was not a partner with the City in formulating the OSE Plan from 1992 to February 1994 and could not share their vision for their neighborhood. These proposed set of amendments provide this necessary input. These amendments were negotiated with the Planning Staff over several months. They enable Centennial to support the OSE Plan.

The proposed amendments support new multi-family development within a quarter mile of major transit streets (Division, Stark and Powell Blvd), protect established residential neighborhoods outside a quarter mile of these streets, and provide for development compatible with the character of the neighborhood

The proposed amendments will guarantee that Centennial will attain the Planning Bureau's and Planning Commission's housing unit target for Centennial of 1,000 new housing units. This will be achieved by creating a Comprehensive Plan designation for the upzoning approved by the Planning Commission, between May and August 1995, for areas outside the quarter mile limit from the major transit streets. Thus, we identify areas where we create a Comprehensive Plan designation for higher density but leave the existing zoning. The trigger for activating the Comprehensive Plan designation to up-zone will be if less than 500 new housing units are created in the Centennial neighborhood within the next ten years (half way through the twenty year Future Focus planning period).

Submissions  
after 11/15  
or before 11/17  
deadline

Centennial's proposed amendments will meet Portland's targets for growth, increased housing density and a higher percentage of multifamily development. The increased residential development along major transit streets will support public transit but protect existing residential neighborhoods. These are both objectives of the comprehensive Plan. The Centennial Community Association recommends that the City Council adopt the Outer South East Community Plan and the Centennial Neighborhood Plan with the set of amendments detailed in the following pages.