

REVISION AND EXTENSION OF DEKUM COURT ANALYSIS OF  
August - December, 1967, and March, 1968, UTILIZING A  
CURRENT STATISTICAL ANALYSIS OF BASIC CRITERIA  
(March, 1969)<sup>(1)</sup>

	Hillsdale <sup>(2)</sup> (Under Construction)	Dekum Court (Existing)	Dekum Court <sup>(3)</sup> (Proposal #5)	Dekum Court <sup>(4)</sup> (Proposal #6)
<b>AREA:</b>				
Sq. Ft.	272,867	605,317	605,317	605,317
Acre	6.26	13.89	13.89	13.89
<b>UNITS:</b>				
Total in project	60	86	146	122
Total Bedrooms	180	180	366	276
Composition - 1	0	13	0	13
- 2	0	52	72	64
- 3	60	21	74	45
- 4	0	0	0	0
- 5	0	0	0	0
<b>LAND AREA (SQ. FT.):</b>				
Per Bedroom	1,515	3,362	1,652	2,196
Per Child	1,210	3,540	1,840	2,124
<b>DENSITY:</b>				
<u>Children</u>				
Per Acre	36.1	12.3	23.7	20.25
Per Project	226 <sup>(5)</sup>	171 <sup>(6)</sup>	329	285
<u>Adults</u>				
Per Project	72 <sup>(7)</sup>	99	175	147
<u>Total Persons</u>				
Per Acre	47.6	19.4	36.28	31.10
Per Project	298	270 <sup>(8)</sup>	504	432 <sup>(9)</sup>
<b>GROSS LAND AREA:</b>				
Sq. Ft. Per Person	950	2,242	1,220	1,401
Percent of Bldg.				
Coverage	12.93	9.8	22.8	14.3
Unit Density (Sq. ft.)	4,500	7,000	4,150	5,020
Unit Density (pr. unit)				
Unit Density (Per Acre)	9.58	<del>14.45</del>	10.5	8.8

**NOTES:**

- (1) Study and statistical analysis conducted March 28, 1969. HAP projects (owned and leased) and applications on file.
- (2) Revised as a result of the aforementioned study (1).
- (3) Dekum Court as it will be upon completion of Phase I, II, and III (complete redevelopment).
- (4) Dekum Court "existing" minus razing of four (4) units (two buildings) and the addition of forty (40) units (Phase I).
- (5) Based on HAP Experience, statistical analysis of existing projects (owned and leased) and applications:

Children Per Unit by Bedroom

- 1 bedroom used very seldom by families with children (mother and children under four (4)).
- 2 bedroom - 1.97 revised from August, 1967, study of 1.5
- 3 bedroom - 3.76 revised from August, 1967, study of 3.0
- 4 bedroom - 5.50 not included in current study
- 5 bedroom - 7.00 not included in current study

6823

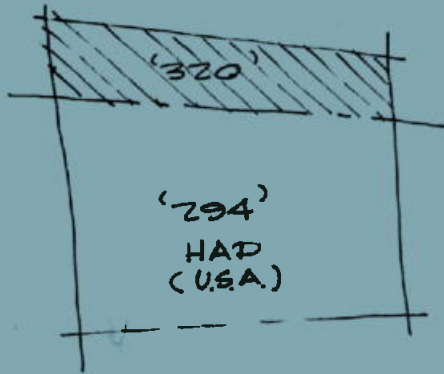
- (6) Actual Count of children in the existing project.
- (7) The criteria from HAP Analysis of December, 1967.
- (8) Actual count of persons in Dekum Court March 21, 1969. (These figures were a part of the criteria for the March 28, 1969, study.)
- (9) Actual count of persons in Dekum Court March, 1969, and the projected number of persons utilizing the March, 1969, study.

M. V. Boice - L. C. Gilham  
December 27, 1967  
August 28, 1967  
March 8, 1968  
March 28, 1969



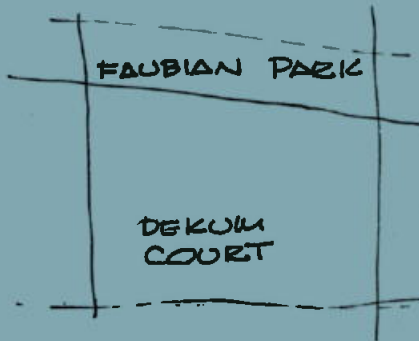
BEFORE MAY '57

SOLD BY HAP  
MAY 7, 1957  
TO Mand R  
LAWRENCE

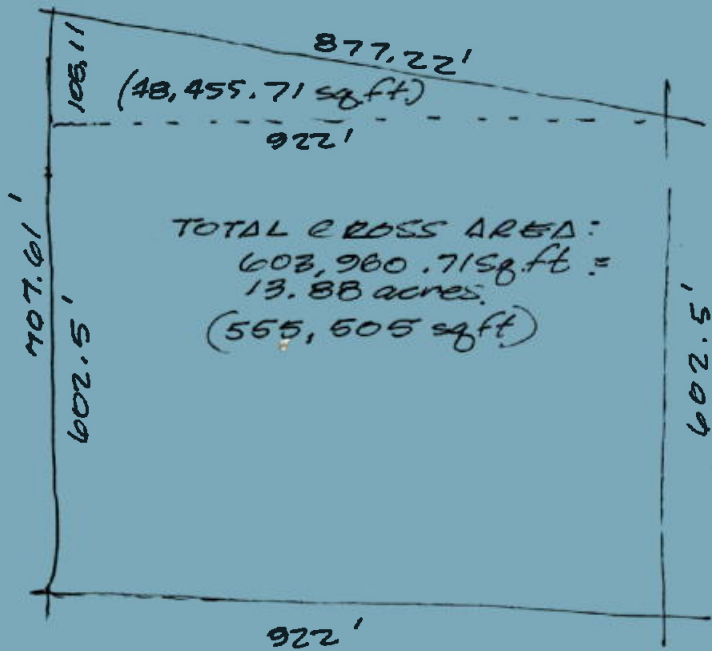


MAY '57

FAUBIAN PARK  
PLATTED ON  
NOV. 12, 1957  
(Plot Book 1190)



# HISTORY OF FAUBIAN PARK.



dimensions are from quarter section maps.

$$\begin{aligned}
 (602.5)(922) &= 555,505.00 \\
 \frac{(105.11)(922)}{2} &= 48,455.71 \\
 \hline
 &603,960.71 \text{ sq. ft.}
 \end{aligned}$$

CROSS  
 AREA  
 OF TELLUM COURT  
 Blandin May 7, 1965

COMPARISON OF DENSITIES  
Public Housing Projects & Private Apartment Developments

	Gross Site (Acres)	Units	Bed-rooms	Average Brs. per unit	Sq. ft. of site per bedroom	Number of units Having:			
						1 Br.	2 Br.	3 Br.	4 Br.
<u>Public Proposal #4</u> →	<u>13.89</u>	<u>146</u>	<u>366</u>	<u>2.5</u>	<u>1650c</u>	<u>0</u>	<u>72</u>	<u>74</u>	<u>0</u>
Dekum Court	<del>17.06</del> 13.89	86	180	2.1	<del>4000</del> 3360	13	52	21	0
Columbia Villa	81.97	440	978	2.2	3650	72	228	110	30
Skyline Crest (Vancouver H.A.)	15.4	102	286	2.8	2300	a	34	54	14
<u>Hillsdale Public Housing Project</u>									
Housing Auth. Proposal	6.264	70	210	3.0	1300	0	0	70	0
Plan. Comm. Recommendation	6.264	56	168	3.0	1625	0	0	56	0
City Council	6.264	60	180	3.0	1520	0	0	60	0
<u>Private</u>									
Binford	16.32b	275	521	1.9	1365b	55	194	26	0
Binford	18.11c	275	521	1.9	1510c	55	194	26	0
<u>SW Area Apts in A2.5 Zone</u>									
Marovi Village, SW 26th & California	3.18	53	53	1.0	2600	53	0	0	0
Hillsdale, SW 30th & Nebraska	5.22	59	102	1.7	2200	22	31	6	0
Sharita, SW 25th & Bertha	2.73	44	72	1.6	1600	16	28	0	0
Cloverleaf, 1420 SW Bertha	2.30	40	72	1.8	1400	8	32	0	0
Laigh Glen, SW Capitol Hill & Bertha	2.30	36	70	1.9	1430	7	24	5	0
Timberlee (west)									
5131 SW 38th	5.0	84	162	1.9	1350	14	62	8	0
Colony Park, SW 35th B. Hwy.	4.02	62	136	2.2	1290	0	50	12	0
Lark Plaza, SW 56th & Beaverton Hwy.	1.49	44	64	1.4	1010d	24	20	0	0

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

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

April 4, 1967

*Final  
after  
pictures.*

The density of development being proposed at Hillsdale actually exceeds that in any other section of the city. It would represent a greater concentration of children per unit of area than in other public housing projects, the Albina area, the St. Johns area or the Lents district, all three of which are noted for high birth rate and large families. In fact as the accompanying table shows, the density of children per acre in Hillsdale would be 3 times greater than Columbia Villa and Binford, 3½ times greater than in Albina, and 8½ times greater than in Lents and St. Johns.

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

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

	E.D.	Gross Area Acres	Children under 18	Children per acre	Occupied Dw. Units	Children per Dw. Unit
Proposed Hills-		6.26	198	31.6	60	3.30
dale P.H.		6.26	231*	36.9	70	3.30
<i>PC Recommendation</i>		6.26	185	29.5	56	3.30
Columbia Villa	236P	82.0	954	11.6	441	2.16
Binford	167P	18.1	229	12.7	273	0.84
Albina	127N	21.5	217	10.1	163	1.33
Lents	30P	129.0	568	4.4	435	1.30
St. Johns	245N	77.8	333	4.3	219	1.52
<i>A 2.5 Apt. building on Hillsdale</i>			30	4.8	107	0.18
<b>Dekum Ct. #4</b>		<b>13.89</b>	<b>329</b>	<b>23.7</b>	<b>146</b>	<b>2.25</b>

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

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

	Units	Bed- rooms	Children Under 18	Children per bedrm.	Children per acre
<u>HAP Tract, SW 26 &amp; Vermont-</u>					
<u>6.264 Acres</u>					
New Single-family R7 Zone	31	109	31	0.28	5.0
Private Apt. A2.5 Zone	109	165	30	0.18	4.8
Housing Authority Request	70	210	231	1.10	36.9
Planning Commission Recommendation **	56	168	185	1.10	29.5
	<i>60</i>	<i>180</i>	<i>198</i>	<i>1.10</i>	<i>31.6</i>
<u>Binford - 18.11 acres -</u>					
<u>A2.5 Zone</u>	275	521	231*	0.44	12.7
<u>Columbia Villa - 82 acres</u>	440	978	954*	0.97	11.6

\*1960 U.S. Census Count

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

**Dekum Court #4      146      366      329      0.90      23.7**

Qualifying Statement:

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

"Mr. Clark and Mr. Windnagle pointed out that public housing for large families raises a question of child density which was not considered in the Zoning Code. Private apartment development has found it more profitable to build units of one and two bedrooms; and the number of children, shown by city wide checks, actually living in private developments is quite low. HAP three bedroom units, however, multiply the children occupancy tremendously. HAP's own estimate of expected children in the proposed Hillsdale project is the highest per acre density of children in the entire Portland area. A search of census enumeration districts to determine the area of highest child density shows that the Binford and Columbia Villa projects lead the entire

SITE PLAN ANALYSIS  
HILLSDALE PUBLIC HOUSING PROJECT - 210 BEDROOMS

DEKUM CT. #4

SPACE USED	AREA IN SQ. FT.	PER CENT	%	AREA
Building coverage*	33,000	12%	23%	138,000
Auto Access & Parking	74,000	27%	12%	73,000
Play Space (paved & grass)	55,000	20%	18%	110,000
Other open space - banks slopes, private terraces, walks	111,000	41%	47%	284,000
<b>TOTAL SITE (GROSS)</b>	<b>273,000</b>	<b>100%</b>	<b>100%</b>	<b>605,000</b>
<b>TOTAL SITE (NET)</b> (Gross Minus Auto Use)	<b>199,000</b>	<b>73%</b>	<b>88%</b>	<b>533,000</b>
<b>TOTAL OPEN SPACE</b> Other than auto use	<b>166,000</b>	<b>61%</b>	<b>65%</b>	<b>394,000</b>
<b>GROSS AREA</b>				
per unit	3,900			4,150
per bedroom	1,300			1,650
<b>NET AREA</b>				
per unit	2,840			3,650
per bedroom (Gross Minus Auto Use)	950			1,460
<b>DWELLING UNITS -</b>	<b>70</b>			<b>146</b>
<b>BEDROOMS</b>	<b>210</b>			<b>366</b>
<b>BEDROOMS PER UNIT</b>	<b>3 average</b>			<b>2.5</b>
<b>CHILDREN UNDER 18</b>	<b>231</b>			<b>329</b>
<b>CHILDREN PER UNIT</b>	<b>3.30</b>			<b>2.25</b>
<b>OUTDOOR PLAY SPACE PER CHILD</b>	<b>238 sq. ft.</b>			<b>334 sq.ft.</b>

\* includes laundry building



RE-EVALUATION OF DEKUM COURT WITH  
N. E. SARATOGA STREET AS PUBLIC STREET

PROPOSAL #3 (1)

PROPOSAL #4

LAND AREA IN SQ. FT.

Gross	605,317	<del>603,960.71</del>	605,317
Net	605,317		546,817 (2)

ACRES

Gross	13.89		13.89
Net	13.89		12.51

UNITS

TOTAL BEDROOMS	404		366 (3)
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COMPOSITION OF UNITS

2 Bedroom	58		72
3 Bedroom	87		74
4 Bedroom	3		0
5 Bedroom	3		0

LAND USAGE BY LAND AREA

SQ. FT. PER BEDROOM

Gross Area	1495		1652
Net Area	-		1492

TOTAL PERSONS PER PROJECT

	567		504
--	-----	--	-----

TOTAL PERSONS PER ACRE

Gross	41.5		36.3
Net	-		40.0

CHILDREN PER PROJECT (4)

	386		329
--	-----	--	-----

ADULTS PER PROJECT (5)

	181		175
--	-----	--	-----

CHILDREN PER ACRE

Gross	26.8		23.7
Net	-		25.4

LAND AREA PER PERSON

Gross	1050		1220
Net	-		1082

% OF BUILDING COVERAGE (6)

Gross	22.4		22.8
Net	-		25.3

SQ. FT./UNIT-UNIT DENSITY

Gross	4000		4150
Net	-		3780

UNIT DENSITY PER ACRE

Gross	10.85		10.5
Net	-		11.7

NOTE 1. Taken from Restudy of Dekum Court Comparisons of Basic Criteria for HAP projects dated August 28, 1967, revised December 27, 1967.

NOTE 2. The area of Saratoga Street 57,500 sq. ft., deducted from the gross area 605,317, equals the net area 546,817 sq. ft.

NOTE 3. Number of bedrooms and units based on the use of NET land area following the criteria developed in proposal Number 3.

NOTE 4. HAP experience - Sample projects factor children per unit by bedroom.

- 2 Bedrooms - 1.5
- 3 Bedrooms - 3.0
- 4 Bedrooms - 5.5
- 5 Bedrooms - 7.0 to 7.5

NOTE 5. HAP experience - Sample projects factors adults per unit - 1.2.

NOTE 6. Based on 2 & 3 bedroom units, 1 story 4 & 5 bedroom units - 2 story.

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

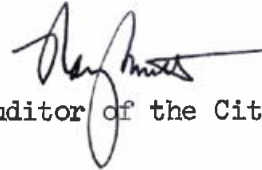
*From* City Auditor  
*To* City Planning Commission  
*Addressed to* Lloyd Keefe  
*Subject* Cal. No. 4996

December 11, 1969

Dear Mr. Keefe:

The City Council Wednesday, December 10, 1969, adopted your communication regarding Dekum Court Housing Project.

Yours very truly,



Auditor of the City of Portland

GC:lfh  
Cal. No. 4996

**RECEIVED**

DEC 11 1969

Portland  
City Planning Commission

# PORTLAND CITY PLANNING COMMISSION

424 S.W. MAIN STREET  
PORTLAND, OREGON 97204  
228-6141 EXT. 296

FRANCIS J. IVANCIE, Commissioner, Department of Public Affairs

HERBERT M. CLARK, JR., Chairman  
L. V. WINDNAGLE, Vice Chairman  
DALE R. COWEN  
DALE F. GILMAN  
HAROLD M. GOWING  
HERBERT C. HARDY  
NEIL R. KOCHENDOERFER  
JAMES K. NEILL  
H. LOREN THOMPSON

LLOYD T. KEEFE, Planning Director  
DALE D. CANNADY, Assistant Director

November 26, 1969

City Council  
Portland, Oregon

RE: Dekum Court Housing Project

Gentlemen:

On April 29, 1969 the City Planning Commission considered Phase One of the Dekum Court Housing Project proposal by the Housing Authority of Portland. The Commission's action was approval of Phase One with the recommendation that the trees be saved.

On May 12, 1969 the Planning Commission Staff sent a letter to the Housing Authority. Mr. Lou Gilham, Architect for the project, had requested that a letter be sent stating the Commission's recommendations on the Dekum Court Housing Project.

Our May 12 letter stated the following: "From an environmental and planning standpoint, it is highly desirable to eliminate NE Saratoga street as a through street. We prepared a sketch for Mr. Gilham to show how Saratoga could be converted into two separate cul-de-sacs. This scheme provides a major green space and a pedestrian tie between the existing two residential areas that are now separated by Saratoga.

It appears that you could very easily convert Saratoga in the second and third stages of the project."

Therefore, the above constitutes the Planning Commission's action on Phase One of the Dekum Court Project.

Respectfully submitted,



Dale D. Cannady  
Assistant Planning Director

DC/LW/ag

cc: Mr. Gene Rossman, Executive Director  
Housing Authority of Portland

2. Similar uses occur in the immediate area.
3. The lot area, 5500 sq. ft., meets A2.5 requirements of 2500 sq. ft. of lot area per dwelling unit in structures containing two or more dwelling units.
4. R5 and A2.5 regulations as to lot widths, depths, yards, and lot coverage are identical, and the physical development of the site under A2.5 zoning should not grossly differ from that required under R5 zoning.

Action: Mr. Prichard moved approval of the staff recommendation.  
Second by Mr. Leonard. So ordered.

\* \* \* \* \*

Petition 5191 Zone change from R5 to A2.5 was requested by Earl R. and Doris Green, deedholders, for the south  $\frac{1}{2}$  of Lot 2, Block 4, Cadwells Addition, located on the east side of SE 92nd Avenue between SE Pardee Street and SE Schiller Street.

The applicants' have an existing single-family residence which is to remain on this large site containing approximately 17,303 square feet of lot area. The applicants' propose to construct a duplex on the rear portion of the site.

The staff recommended denial of the applicants' proposal. The existing R5 zoning appears appropriate to the area in which this property is located. If the applicants wish, they can under the existing zoning, subdivide the property and construct a single-family residence in compliance with R5 regulations.

Action: Mr. Jaggard moved denial of the request.  
Second by Mr. Leonard. So ordered.

\* \* \* \* \*

Petition 5192 Zone change from R5 to A1 was requested by Victor and Reiko Seger for Lots 1 and 2, Marcellus, located on the southwest corner of SE Mall Street and SE 56th Avenue.

The applicants' proposed to construct an eight-unit apartment on this site of 8,030 sq. ft.

The staff recommended denial of the applicant's proposal. However, the staff did recommend A2.5 zoning for the applicant's property and adoption, as Planning Commission policy, of approval of future proposals for

# DEKUM COURT SITE STUDY

## COMMUNITY SERVICES

Street capacity for traffic

Bus

Shopping

Church

Park

Sewer

School

## LAND USE CONSIDERATIONS

### SITE DEVELOPMENT

Topography

Existing street

Building arrangement

Parking

Site Plan Analysis

### DENSITY

Gross density of existing Dekum Ct. = 6,360 sq. ft./ac.

NEED for apt. project at this site

Shortcomings

Utilities on Paratoga?

Petition 5200R A revocable permit to allow a sign for a non-conforming business was requested by Thomas McSloy for Tax Lot 23, Section 16, T1S, R2E, W. M., located on the northeast corner of SE Harold and 92nd in zone R5.

The applicant wished to erect an interior illuminated identification sign, dimensions 6 feet vertically by 5 feet horizontally, to be installed at 13 feet 6 inches above the natural grade at the intersection of the applicant's front property lines.

Previously a sign occupied this location for the non-conforming service station.

Chairman Neill asked if there was previously a sign at this location. Mr. Prichard also asked if there would be any other changes in the proposed sign from the previous sign.

Bernard Jackson, Federal Sign, stated that there will be a new base but it will be in the same location as the previous sign. The sign will be approximately 6 ft. by 6 ft. whereas the previous sign was approximately 5 ft. by 6 ft.

Mr. Jaggar stated that the only thing the applicant was really asking for was the right to put the sign on the pole.

Action: Mr. Jaggar moved approval of the request.  
Second by Mr. Leonard. So ordered.

\* \* \* \* \*

Petition 5189 Zone change from R5L to A2.5L was requested by William Binns on Lots 19 and 20, Block 3, Wellesley, located on the northeast corner of SE 81st Avenue and SE Fremont Street.

The applicant proposed to construct a duplex on this 55 ft. x 100 ft. site. No plans were submitted.

The staff recommended approval for the following reasons:

1. The property abuts a C2 zone. With different property dimensions two family dwellings would be permitted in this location as a transitional use under R5 zoning.

# POSSIBLE OBJECTIONS TO DECOM PROJECT

1. School congestion
2. Traffic congestion
3. No shopping facilities for low incomes.
4. No social and economic acceptance by neighbors.
5. No place for children to play.

SITE PLAN ANALYSIS  
 HILLSDALE PUBLIC HOUSING PROJECT - **PROPOSED**  
 210 BEDROOMS  
 DEKUM CT.

<u>SPACE USED</u>	<u>AREA IN SQ. FT.</u>	<u>AREA</u>	<u>PER CENT</u>
Building coverage*	33,000	138,000	22.8%
Auto Access & Parking	74,000	73,000	12.5%
Play Space (paved & grass)	55,000	110,000	18%
Other open space - banks slopes, private terraces, walks	111,000	284,000	47%
<b>TOTAL SITE (GROSS)</b>	<b>273,000</b>	<b>605,317</b>	<b>100%</b>
<b>TOTAL SITE (NET)</b> (Gross Minus Auto Use)	<b>199,000</b>	<b>533,000</b>	<b>88%</b>
<b>TOTAL OPEN SPACE</b> Other than auto use	<b>166,000</b>	<b>394,000</b>	<b>65%</b>
<b>GROSS AREA</b> per unit	3,900	4,150	
per bedroom	1,300	1,650	
<b>NET AREA</b> per unit	2,840	3,780	
per bedroom	950	1,490	
(Gross Minus Auto Use)		3,650	
		1,460	
<b>DWELLING UNITS</b>	70	146	
<b>BEDROOMS</b>	210	366	
<b>BEDROOMS PER UNIT</b>	3 average	2.5 average	
<b>CHILDREN UNDER 18</b>	231	329	
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<b>OUTDOOR PLAY SPACE PER CHILD</b>	238 sq. ft.	334 sq. ft.	

*Saratoga*  
 (Access St - 57,500)  
 (Access drive - 34,200 sq. ft.)

*ACCESS*

*Minus Saratoga St*  
 3,780  
 1,490

*Minus all auto use*  
 3,650  
 1,460

10

\* includes laundry building



April 4, 1967

*Find  
the  
pictures*

The density of development being proposed at Hillsdale actually exceeds that in any other section of the city. It would represent a greater concentration of children per unit of area than in other public housing projects, the Albina area, the St. Johns area or the Lents district, all three of which are noted for high birth rate and large families. In fact as the accompanying table shows, the density of children per acre in Hillsdale would be 3 times greater than Columbia Villa and Binford, 3½ times greater than in Albina, and 8½ times greater than in Lents and St. Johns.

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

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Lents	30P	129.0	568	4.4	435	1.30
St. Johns	245N	77.8	333	4.3	219	1.52
<i>A 25 Apr. 1967 on Hillside</i>			30	4.8	107	0.18
<b>Proposed Dekum Court</b>		<b>13.89</b>	<b>329</b>	<b>23.7</b>	<b>146</b>	<b>2.25</b>

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

COMPARISON OF DENSITIES  
Public Housing Projects & Private Apartment Developments

1490 not with Saratoga excluded (b)

	Gross Site Area (Acres)	Units	Bed-rooms	Average Brs. per unit	Sq. ft. of site per bedroom	Number of units Having:			
						1 Br.	2 Br.	3 Br.	4 Br.
Public	12.51 <sup>b</sup>								
Dekum Court	13.89 <sup>c</sup> ← Proposal #4	146	366	2.5	1650 <sup>c</sup>	0	72	74	0
Columbia Villa	17.06	86	180	2.1	4000 <sup>b</sup> 3363	13	52	21	0
Skyline Crest (Vancouver H.A.)	81.97	440	978	2.2	3650	72	228	110	30
	15.4	102	286	2.8	2300	a	34	54	14
<b>Hillsdale Public Housing Project</b>									
Housing Auth. Proposal	6.264	70	210	3.0	1300	0	0	70	0
Plan, Comm. Recommendation	6.264	56	168	3.0	1625	0	0	56	0
	6.264	60	180	3.0	1520	0	0	60	0
				Council action?					
<b>Private</b>									
Binford	16.32 <sup>b</sup>	275	521	1.9	1365 <sup>b</sup>	55	194	26	0
Binford	18.11 <sup>c</sup>	275	521	1.9	1510 <sup>c</sup>	55	194	26	0
<b>SW Area Apts in A2.5 Zone</b>									
Marovi Village, SW 26th & California	3.18	53	53	1.0	2600	53	0	0	0
Hillsdale, SW 30th & Nebraska	5.22	59	102	1.7	2200	22	31	6	0
Sharita, SW 25th & Bertha	2.73	44	72	1.6	1600	16	28	0	0
Cloverleaf, 1420 SW Bertha	2.30	40	72	1.8	1400	8	32	0	0
Laigh Glen, SW Capitol Hill & Bertha	2.30	36	70	1.9	1430	7	24	5	0
Timberlee (west)									
5131 SW 38th	5.0	84	162	1.9	1350	14	62	8	0
Colony Park, SW 35th B.Hwy.	4.02	62	136	2.2	1290	0	50	12	0
Lark Plaza, SW 56th & Beaverton Hwy.	1.49	44	64	1.4	1010 <sup>d</sup>	24	20	0	0

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

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

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

	Units	Bed- rooms	Children Under 18	Children per bedrm.	Children per acre
<u>HAP Tract, SW 26 &amp; Vermont-</u>					
<u>6.264 Acres</u>					
New Single-family R7 Zone	31	109	31	0.28	5.0
Private Apt. A2.5 Zone	109	165	30	0.18	4.8
Housing Authority Request	70	210	231	1.10	36.9
Planning Commission Recom- mendation **	56 60	168 180	185 198	1.10 1.10	29.5 31.6
<u>Binford - 18.11 acres -</u> <u>A2.5 Zone</u>	275	521	231*	0.44	12.7
<u>Columbia Villa - 82 acres</u>	440	978	954*	0.97	11.6

\*1960 U.S. Census Count

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

**Proposed Dekum Court 146 366 329 0.90 23.7**

Qualifying Statement:

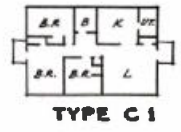
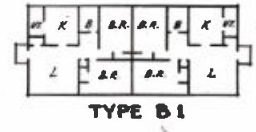
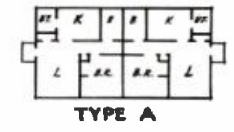
Two members of the Planning Commission voted with considerable reluctance in approving the recommendation of a maximum of 168 bedrooms for the Hillsdale project. Their statement follows:

"Mr. Clark and Mr. Windnagle pointed out that public housing for large families raises a question of child density which was not considered in the Zoning Code. Private apartment development has found it more profitable to build units of one and two bedrooms; and the number of children, shown by city wide checks, actually living in private developments is quite low. HAP three bedroom units, however, multiply the children occupancy tremendously. HAP's own estimate of expected children in the proposed Hillsdale project is the highest per acre density of children in the entire Portland area. A search of census enumeration districts to determine the area of highest child density shows that the Binford and Columbia Villa projects lead the entire

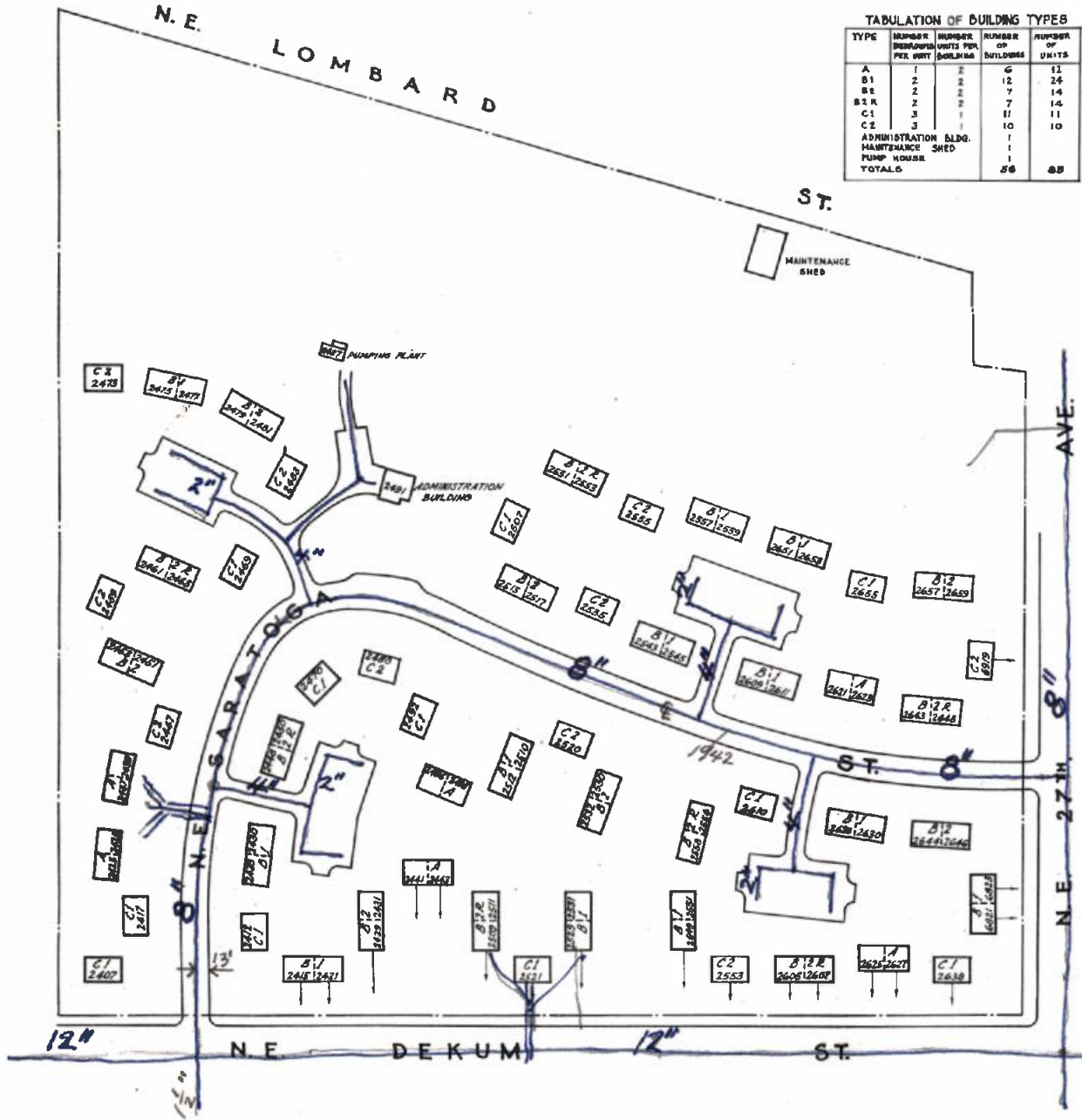
N. E. L O M B A R D  
S T.

TABULATION OF BUILDING TYPES

TYPE	NUMBER PER DUTY	NUMBER OF UNITS PER DUTY	NUMBER OF BUILDINGS	NUMBER OF UNITS
A	1	2	6	12
B1	2	2	12	24
B2	2	2	7	14
B2 R	2	2	7	14
C1	3	1	11	11
C2	3	1	10	10
ADMINISTRATION BLDG.				1
MAINTENANCE SHED				1
PUMP HOUSE				1
TOTALS				88

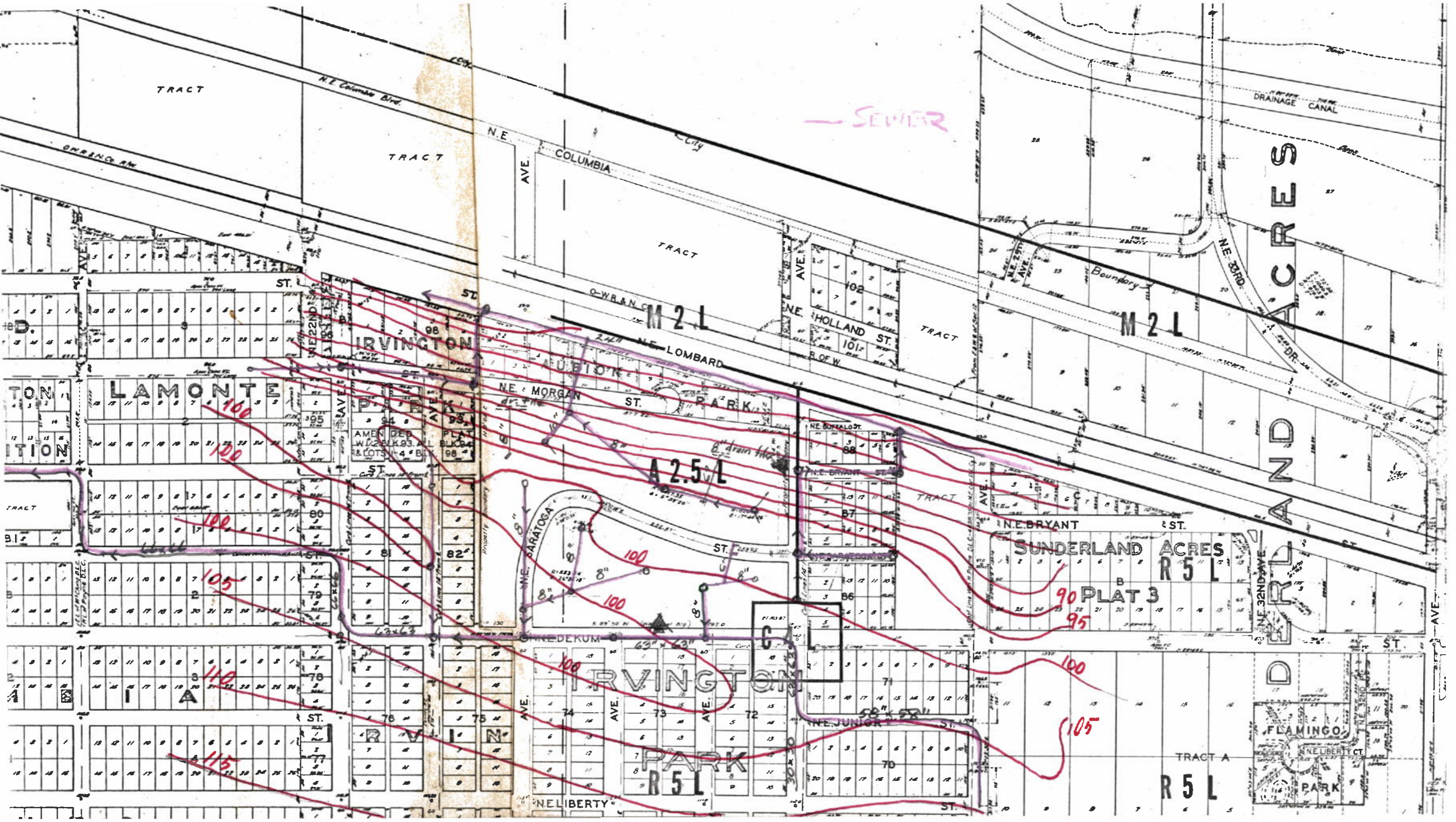


NOTE: B1, B2, B2R TYPES ARE ALIKE IN PLAN.  
C1 & C2 ARE ALIKE EXCEPT THAT PLANS ARE REVERSED.  
ALL HOUSE NUMBERS RELATE TO N.E. SARATOGA ST. EXCEPT AS INDICATED BY ARROWS.



# DEKUM COURT PROJECT 35021





TRACT

N.E. Columbia Blvd.

TRACT

N.E. COLUMBIA AVE.

SEWER

DRAINAGE CANAL

S  
A  
C  
R  
E  
S  
A  
N  
D  
A  
R  
T  
A  
N  
D  
A  
R  
T

ST.

IRVINGTON

TRACT

M 2 L

HOLLAND ST. 101

M 2 L

LAMONTE

NE LOMBARD

NE MORGAN ST. PARK

A 2.5 L

NE BRYANT ST.

100

100

100

105

110

115

100

100

100

90

95

100

105

SUNDERLAND ACRES

PLAT 3

R 5 L

IRVINGTON

PARK

R 5 L

FLAMINGO

PARK

TRACT A

R 5 L