

COMPARISON OF HOUSING UNITS IN PORTLAND WITH  
THOSE IN THE BALANCE OF MULTNOMAH COUNTY

DATA FROM THE OCCUPANCY, STRUCTURAL CHARACTERISTICS,  
AND VALUE TABLES OF THE 1960 U.S. CENSUS OF HOUSING

*over 60 - 8%*  
*40 - 60 - 35%*  
*30 - 40 - 24%*  
*20 - 30 - 7%*  
} 43% } 57%

	PORTLAND	BALANCE OF MULTNOMAH COUNTY
% housing units in structures MORE THAN 20 YEARS OLD (built in 1939 or earlier)	72.5 %	28.6 %
% OWNER OCCUPIED housing units	58.2 %	75.4 %
% DILAPIDATED housing units	2.8 %	4.5 %
% DETERIORATING housing units	11.6 %	9.5 %
% housing units sound but LACKING SOME OR ALL PLUMBING FACILITIES	4.7 %	1.2 %
✓ % TOTAL	19.1 %	15.2 %
% of owner occupied housing units having VALUE LESS THAN \$10,000	42.8 %	37.1 %
% of owner occupied housing units having VALUE LESS THAN \$5,000	4.6 %	6.1 %
% of OVERCROWDED housing units (greater than 1.01 persons per room)	4.3 %	9.0 %
% UNITS FOR SALE	0.7 %	1.4 %
% UNITS FOR RENT	3.3 %	1.4 %
% AVAILABLE VACANT UNITS	4.0 %	2.8 %

PORTLAND CITY PLANNING COMMISSION  
URBAN RENEWAL COMMITTEE  
March 4, 1963

The Urban Renewal Committee met to view and consider the relative merits of four possible locations for additional public housing. Present were Chairman Windnagle, members McKinley, Kochendoerfer and Leonard, Planning Director Keefe, staff members Frost, and Mr. Jaeger, representing the Housing Authority staff.

The committee went on a field trip to view and discuss each of the sites which had been suggested by the Housing Authority as being perhaps appropriate for public housing.

Considerable discussion followed, particularly concerning the type of occupancy anticipated in site number 4, and the possibility of conflict with a future freeway alignment in site number 1.

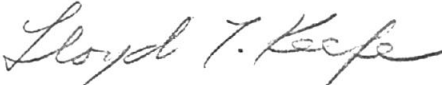
Action:

The unanimous decision of the committee was to recommend approval of the acquisition of site number 1, provided that the State Highway Department indicated no opposition, and provided further study showed there to be a feasible alternate route for a freeway connection between the Fremont Bridge ramps and St. Helens Road.

The committee recommended that site Number 2 not be acquired.

Sites numbers 3 and 4 were recommended as adequate locations for public housing provided that a relatively low density of development was maintained in site number 3, and provided site number 4 was utilized as housing for the elderly.

Meeting adjourned.

  
Lloyd T. Keefe  
Planning Director

FNF/plh

## COURT APARTMENT DENSITY RECOMMENDATIONS

### SQUARE FEET PER BEDROOM

Families using Portland's public housing are above average in size. For example, Colombia Villa has an average of 3.5 children per unit, and Daisy Williams Court Apartments will average 2.8 children per unit. For this reason the density requirement of square feet per unit in the Portland Zoning Code is inadequate to guide the density of public housing construction. A more meaningful court apartment density guide would be square feet per person. This would make the important distinction between projects designed primarily for single people, for couples, and for couples with several children. It would insure adequate space for patios for adults and play room for children.

However, people per unit is too changeable a statistic to be used in a density guide while the number of bedrooms per unit is permanent and reflects reasonably well the average number of people per unit. Square feet per bedroom is almost as meaningful a density guide as square feet per person while having the virtue of being a statistic tied permanently to construction. Square feet per bedroom is a significant improvement over square feet per unit as a guide to appropriate court apartment density attempting to insure uncrowded construction and adequate space for patios and play areas.

Comparing the construction densities and resulting use and appearance of six Portland court apartments, three of which are public housing projects, 1000 square feet per bedroom

seems to be the minimum requirement for a good court apartment project. An outstanding court apartment such as Binford or Columbia Villa requires well above 1000 square feet per bedroom.

The Portland Court Apartment Densities chart compares the recommended densities for the suggested public housing sites with the six court apartment examples used for the above recommendation.

#### BUCKMAN SITE DENSITY RECOMMENDATION

The area surrounding the Buckman School is zoned A-1. However, this requirement of 1000 square feet per unit was not intended to apply to large family units. The A-1 zoning anticipates one bedroom units, boarding houses, and motels. A 124 unit public housing project adjacent to the Buckman School would probably have 5 5-bedroom units, 14 4-bedroom units, 45 3-bedroom units, 30 2-bedroom units, and 30 1-bedroom units, or an average of 2.5 bedrooms per unit. Thus a minimum of 2500 square feet per unit is required to meet the standard of 1000 square feet per bedroom.

#### GLADSTONE SITE DENSITY RECOMMENDATION

This site has A-2.5 zoning, and assuming the same average of 2.5 bedrooms per unit as<sup>at</sup> the Buckman site the zoning requirement of 2500 square feet per unit is adequate.

#### CORBETT SITE DENSITY RECOMMENDATION

The area of the Corbett Ave. site is zoned A-0.

Public housing in this area would serve medical and dental students who are either single or have small families. The average number of bedrooms per unit would probably be 1.2, and thus a minimum of 1200 square feet per unit would be desirable. A useful density guide for this site is the Redwood Court Apartments adjacent to the suggested Corbett and Lane site. Redwood Court has 36 1-bedroom units averaging 1100 square feet per unit.

PORTLAND COURT APARTMENT DENSITIES

REFERENCE PROJECTS

SUGGESTED SITES

	MAPLE- MALLORY	REDWOOD COURT	DAISY WILLIAMS	ROSE CITY	BINFORD	COLUMBIA VILLA	BUCKMAN	CORBETT	GLADSTONE
	Mallory & Beech	Corbett & Lane	Knott & Rodney	Broadway & 65th	Broadway & 66th	Woolsey	Stark & 20th	Corbett & Lane	Gladstone & 35th
NUMBER OF UNITS	48	36	58	268	290	440	124	64	124
ZONING	A-2.5	A-0	A-2.5	A-2.5	A-2.5	A-2.5	A-1	A-0	A-2.5
SQ. FT./UNIT	1670	1100	2700	1800	2600	7000	2600	1300	2700
BEDROOMS/UNIT	2.0	1.0	2.8	1.6	2.0	3.0	2.5	1.2	2.5
PEOPLE/BEDROOM	1.7	1.9	1.7	1.4	1.4	1.7	1.7	1.9	1.7
SQ. FT./BEDROOM	840	1100	970	1130	1300	2500	1040	1090	1080

RELATION OF THE CORBETT AREA TO:

PARKS



ELEMENTARY SCHOOL



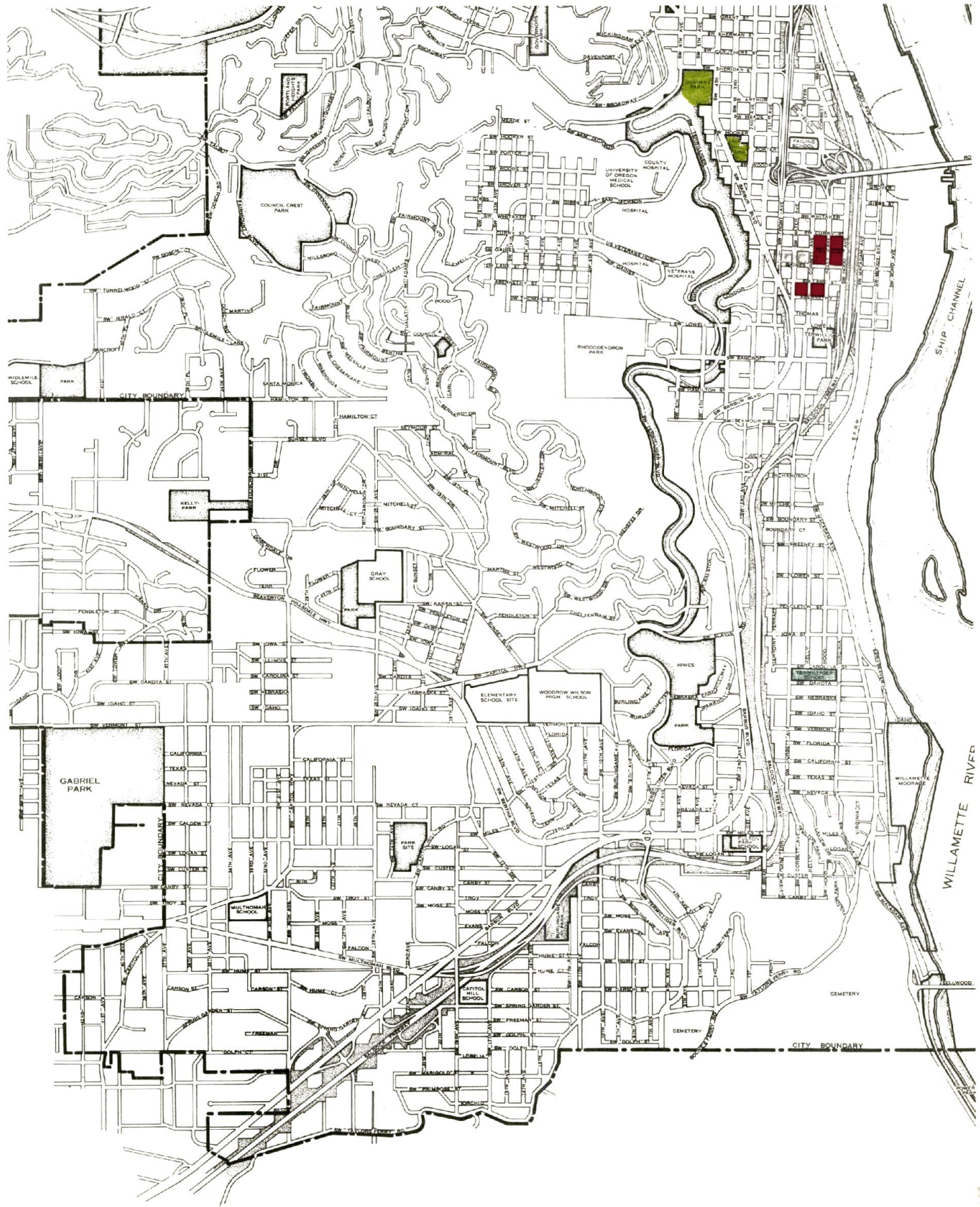
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A ZONING



DILAPIDATION (1950 CENSUS)





SHIP CHANNEL

WILLAMETTE RIVER

COUNCIL CREST PARK

GABRIEL PARK

UNIVERSITY OF OREGON  
MEDICAL SCHOOL  
HOSPITAL

VETERANS HOSPITAL

GRAY SCHOOL

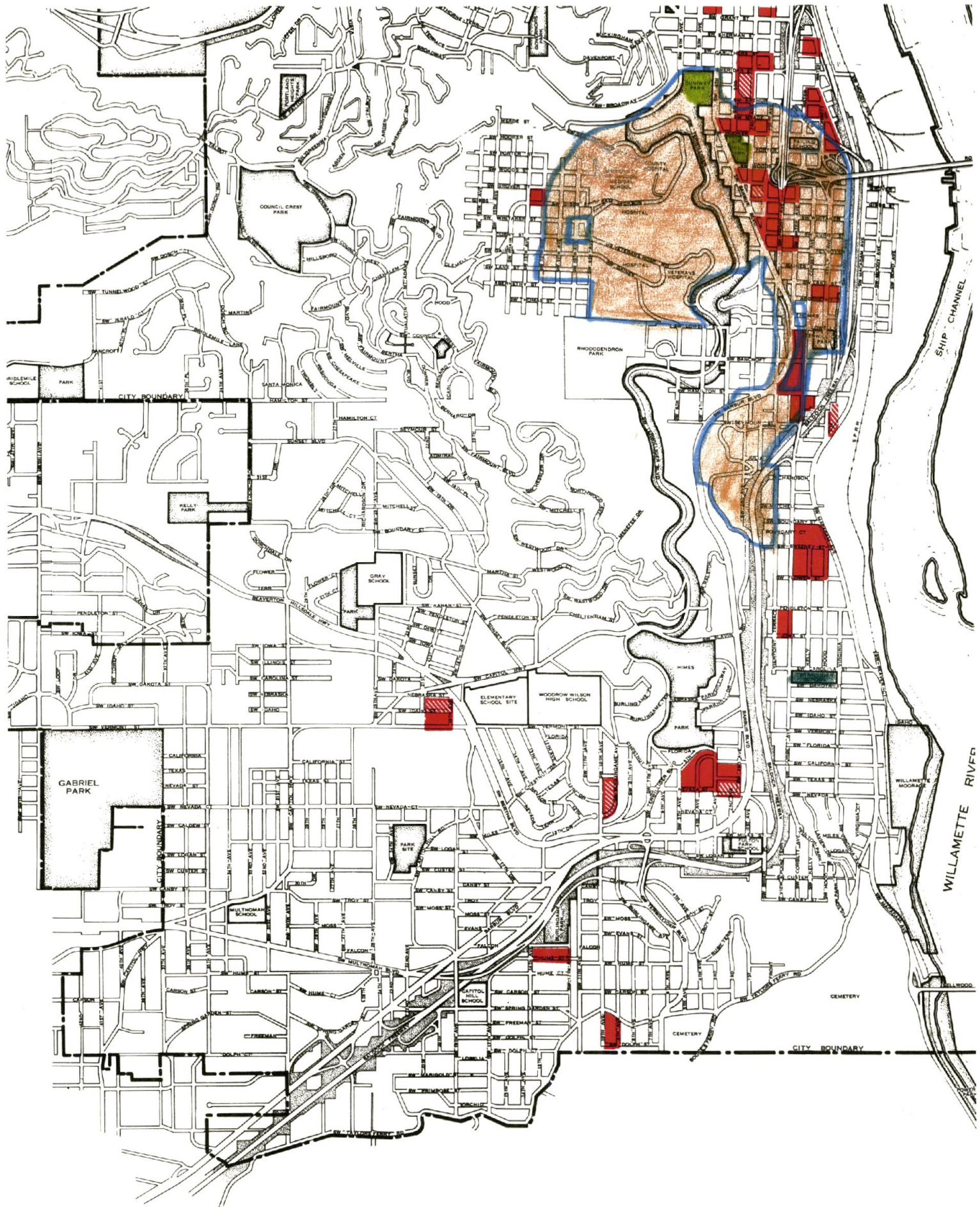
WOODROW WILSON  
HIGH SCHOOL

CAPITOL HILL SCHOOL

CEMETERY

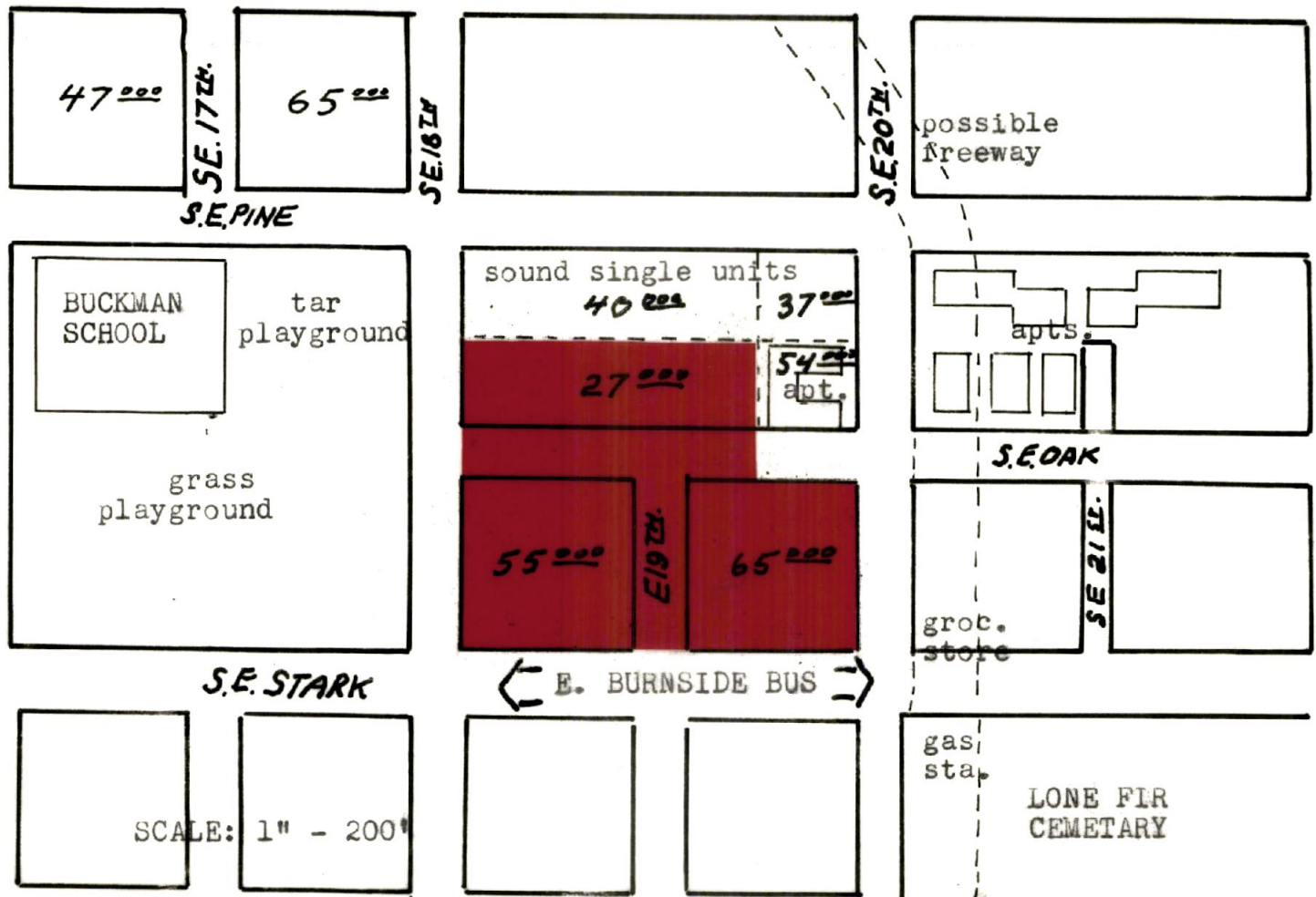
CITY BOUNDARY





SUGGESTION FOR A PUBLIC HOUSING SITE

124 UNITS ADJACENT TO THE BUCKMAN SCHOOL



SITE DATA:

LAND VALUE \$147,000  
 (2.78 x assessment)

AREA (sq. ft.) 148,000

COST per SQ. FT. \$ 0.99

PUBLIC HOUSING DATA:

	max.	min.	rec.
NO. UNITS	147	113	124
COST per UNIT (for land)	\$ 990	\$1300	\$1190
AREA per UNIT (sq. ft.)	1000	1310	1190

EXISTING HOUSING TO BE REMOVED:

NUMBER of UNITS 44

NUMBER of STRUCTURES 32

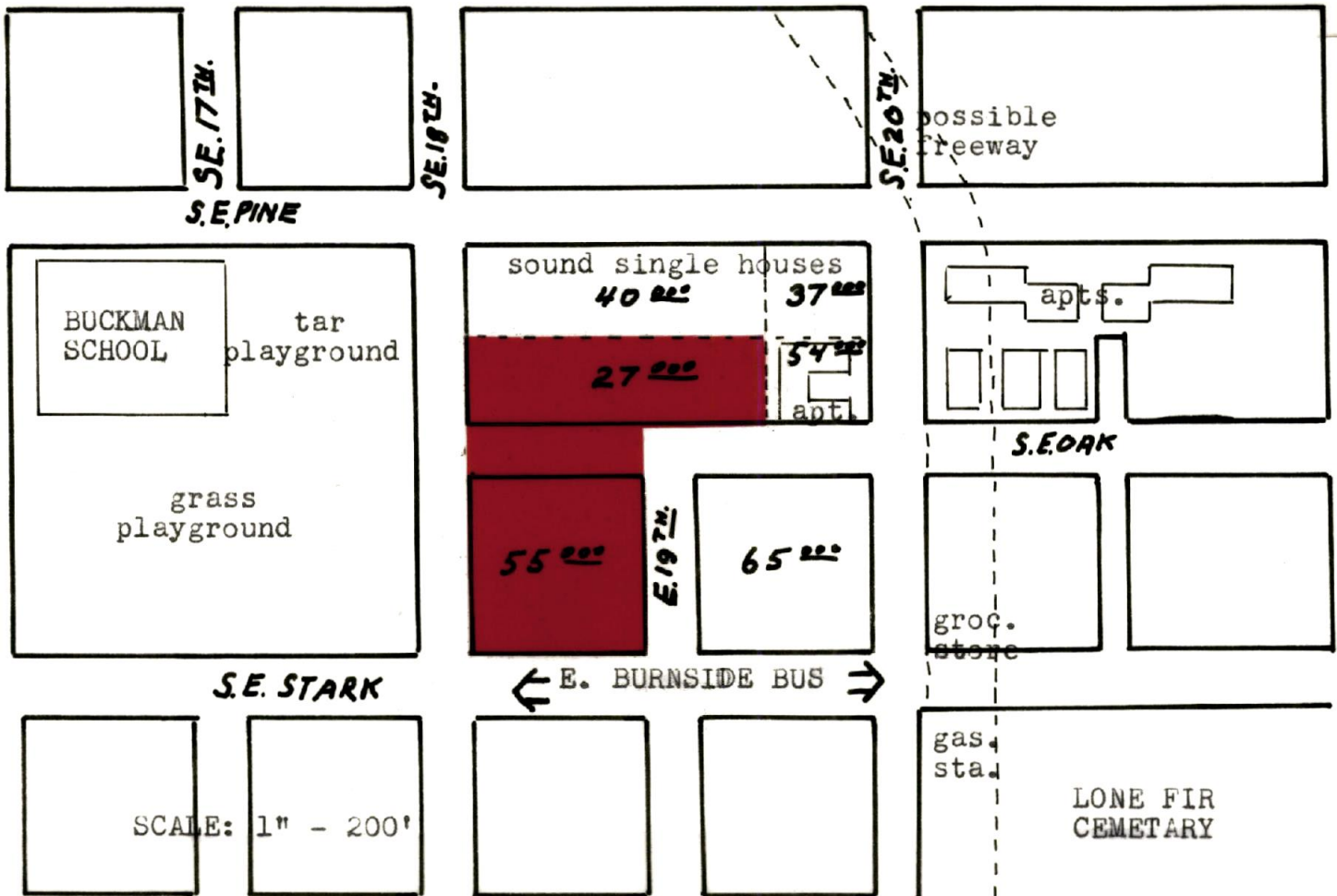
% DILAPIDATED UNITS 45%

POPULATION 133

NO. K-8 PUPILS 208 158 174  
 (est 1.4 K-8 pupils per dwelling unit)

SUGGESTION FOR A PUBLIC HOUSING SITE

74 UNITS ADJACENT TO THE BUCKMAN SCHOOL



SITE DATA:

LAND VALUE \$82,000  
 (2.78 x assessment)

AREA (sq. ft.) 87,000

COST per SQ. FT. \$ 0.95

PUBLIC HOUSING DATA:

	Max.	min.	rec.
NO. UNITS	87	63	74
COST per UNIT (for land)	\$ 950	\$1300	\$1110
AREA per UNIT (sq. ft.)	1000	1380	1170

EXISTING HOUSING TO BE REMOVED:

NUMBER of UNITS 28

NUMBER of STRUCTURES 19

% DILAPIDATED UNITS 45%

POPULATION 78

NO. K-8 PUPILS 122 83 104  
 (est. 1.4 K-8 pupils per dwelling unit)

DIFFERENCES BETWEEN THE TWO  
SUGGESTED PUBLIC HOUSING SITES  
ADJACENT TO THE BUCKMAN SCHOOL

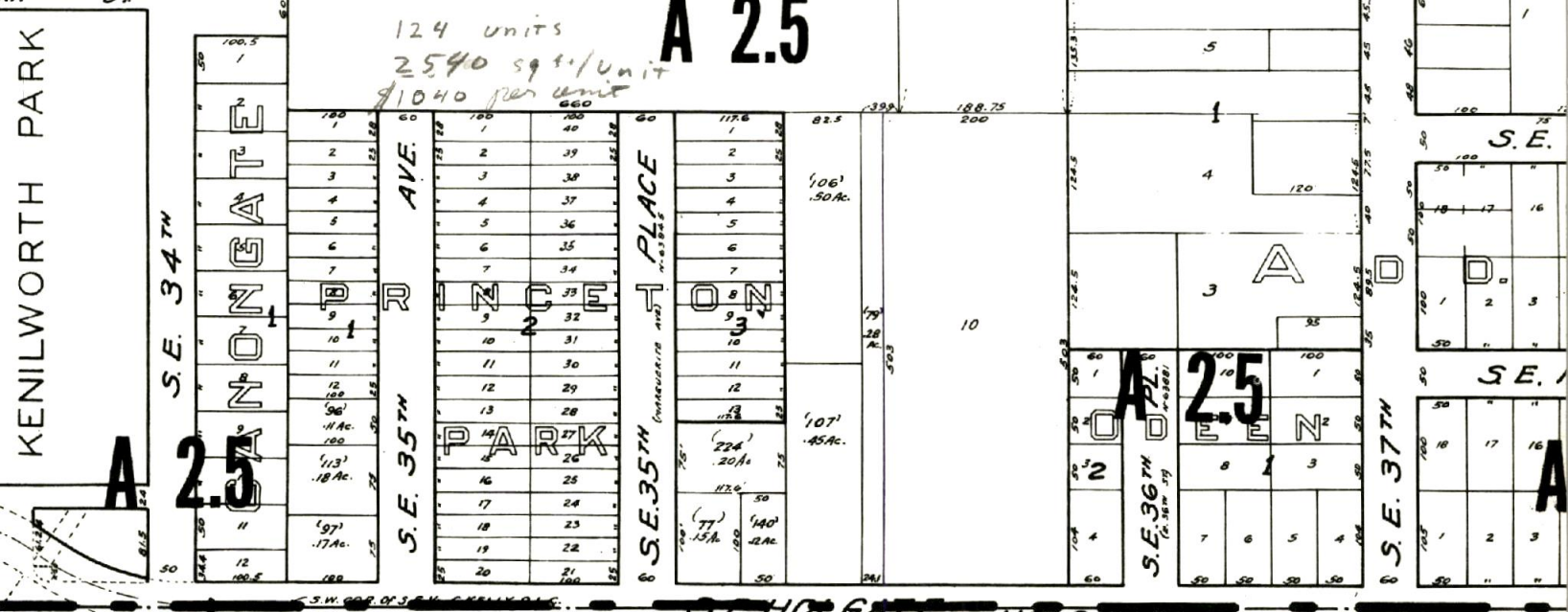
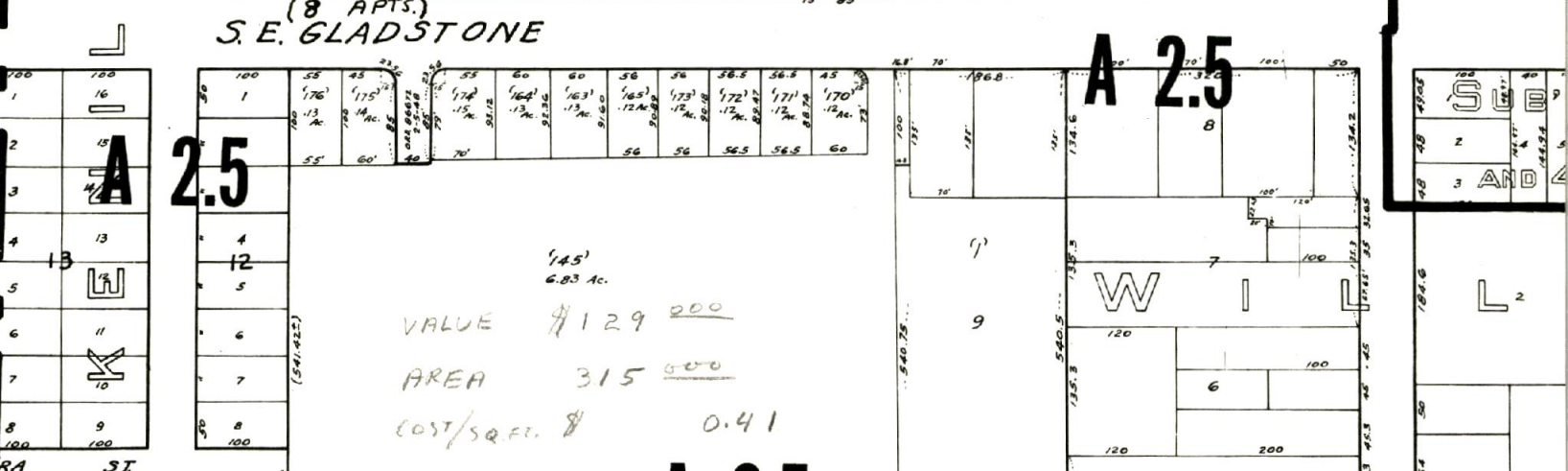
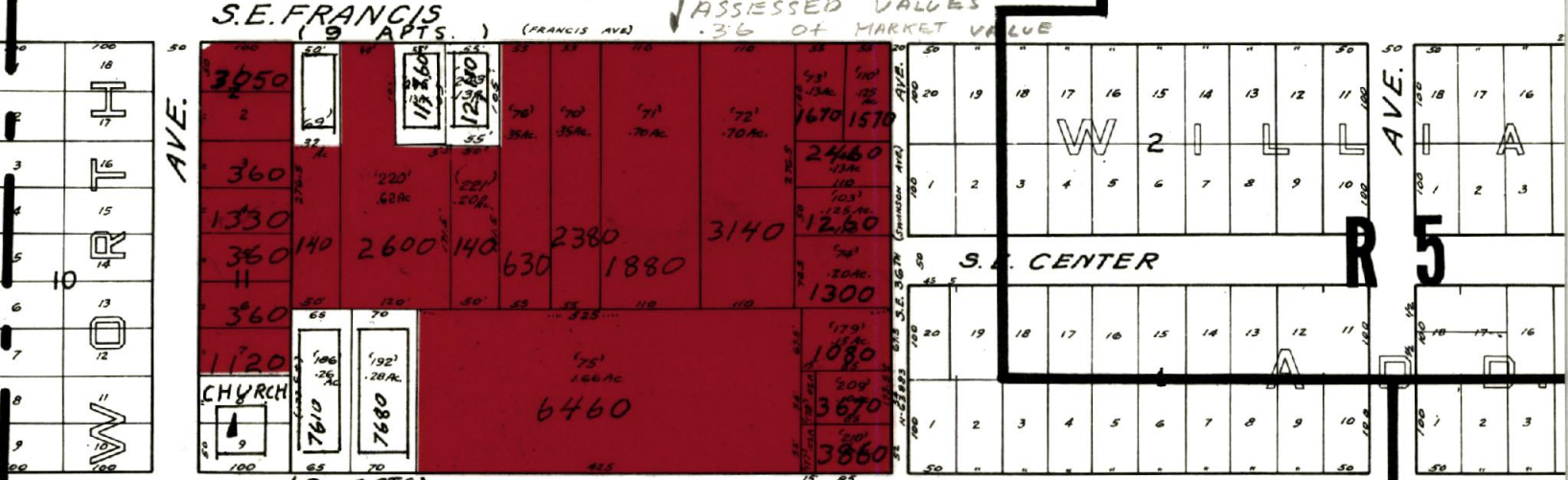
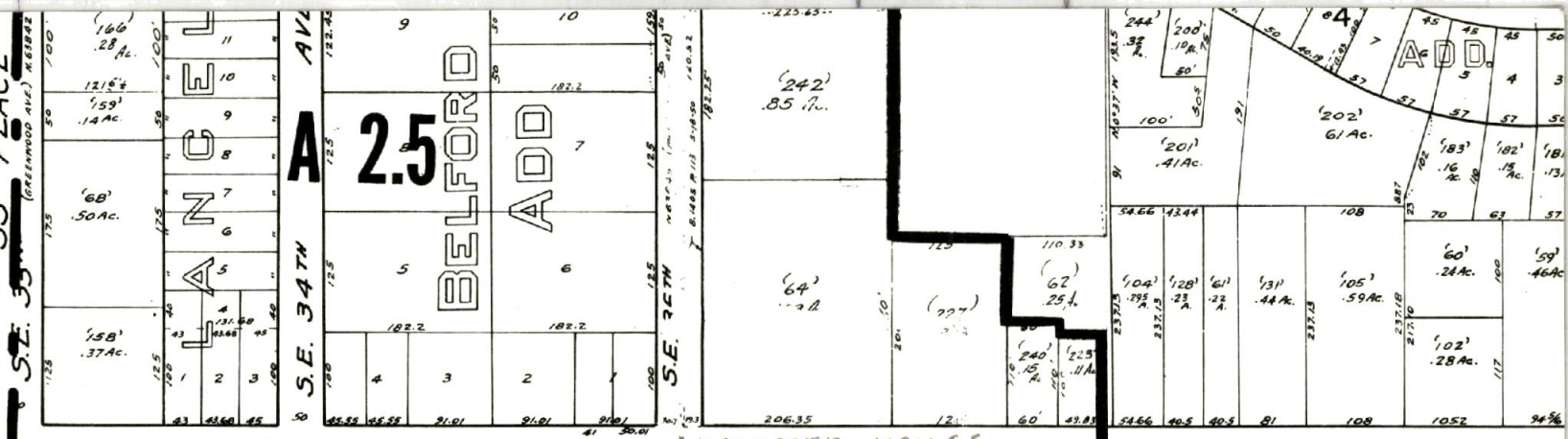


124 units



74 units

<u>LAND VALUE</u>	\$147,000	\$82,000
<u>AREA (square feet)</u>	148,000	87,000
<u>COST per SQ. FT.</u>	\$ 0.99	\$ 0.96
<u>NUMBER OF UNITS</u>	124	74
<u>COST per UNIT for land</u>	\$ 1,190	\$ 1,110
<u>AREA per UNIT (sq. ft.)</u>	1,190	1,170
<u>MAXIMUM POSSIBLE NO. CHILDREN per UNIT</u> (estimating that the no. of K-8 pupils is $\frac{1}{2}$ of a project's children, and that the Buckman School will have room for 86 additional pupils)	1.4	2.5



S.E. FRANCIS (9 APTS.) (FRANCIS AVE) ASSESSED VALUES .36 OF MARKET VALUE

(8 APTS.) S.E. GLADSTONE

VALUE \$129,000  
 AREA 315,000  
 COST/SQ.FT. \$ 0.41

124 units  
 2540 sq ft/unit  
 \$1040 per unit

KENILWORTH PARK

S.E. HOLGATE HOLGATE

34th AND FRANCIS, KELLY AND CURRY, and  
CORBETT AND LANE and 37th AND GLADSTONE

PUBLIC HOUSING SITES

34th and  
FRANCIS  
74 UNITS

34th and  
FRANCIS  
124 UNITS

KELLY AND  
CURRY

CORBETT AND  
LANE

37th AND  
GLADSTONE

\$ 71,000

\$156,000

\$58,000

\$60,000

\$ 51,000

215,000

352,000

92,000

80,000

210,000

\$ 0.33

\$ 0.45

\$ 0.63

\$ 0.76

\$ 0.24

74

124

50

50

74

\$ 970

\$ 1,250

\$ 1,160

\$ 1,200

\$ 690

2,900

2,840

1,850

1,600

2,840

COMPARISON OF THE LAND COSTS OF THE KNOTT  
ST., SUMMER'S PARK, AND BUCKMAN PUBLIC  
HOUSING SITES

	KNOTT STREET CENTER	SUMMER'S PARK 5 BLOCKS	SUMMER'S PARK 4 BLOCKS	BUCKMAN LG. SITE 124 UNITS	BUCKMAN LG. SITE 74 UNITS
LAND VALUE	\$126,000	\$287,000	\$217,000	\$147,000	\$147,000
AREA (sq. ft.)	157,000	267,000	207,000	148,000	148,000
COST per SQ. FT. FOR LAND	\$ 0.80	\$ 1.08	\$ 1.05	\$ 0.99	\$ 0.99
NUMBER OF UNITS	58	160	160	124	74
COST per UNIT FOR LAND	\$ 2,160	\$ 1,800	\$ 1,350	\$ 1,190	\$ 2,000
AREA per UNIT (sq. ft.)	2,700	1,670	1,300	1,190	2,000
% DILAPIDATION PREVIOUS HOUSING					

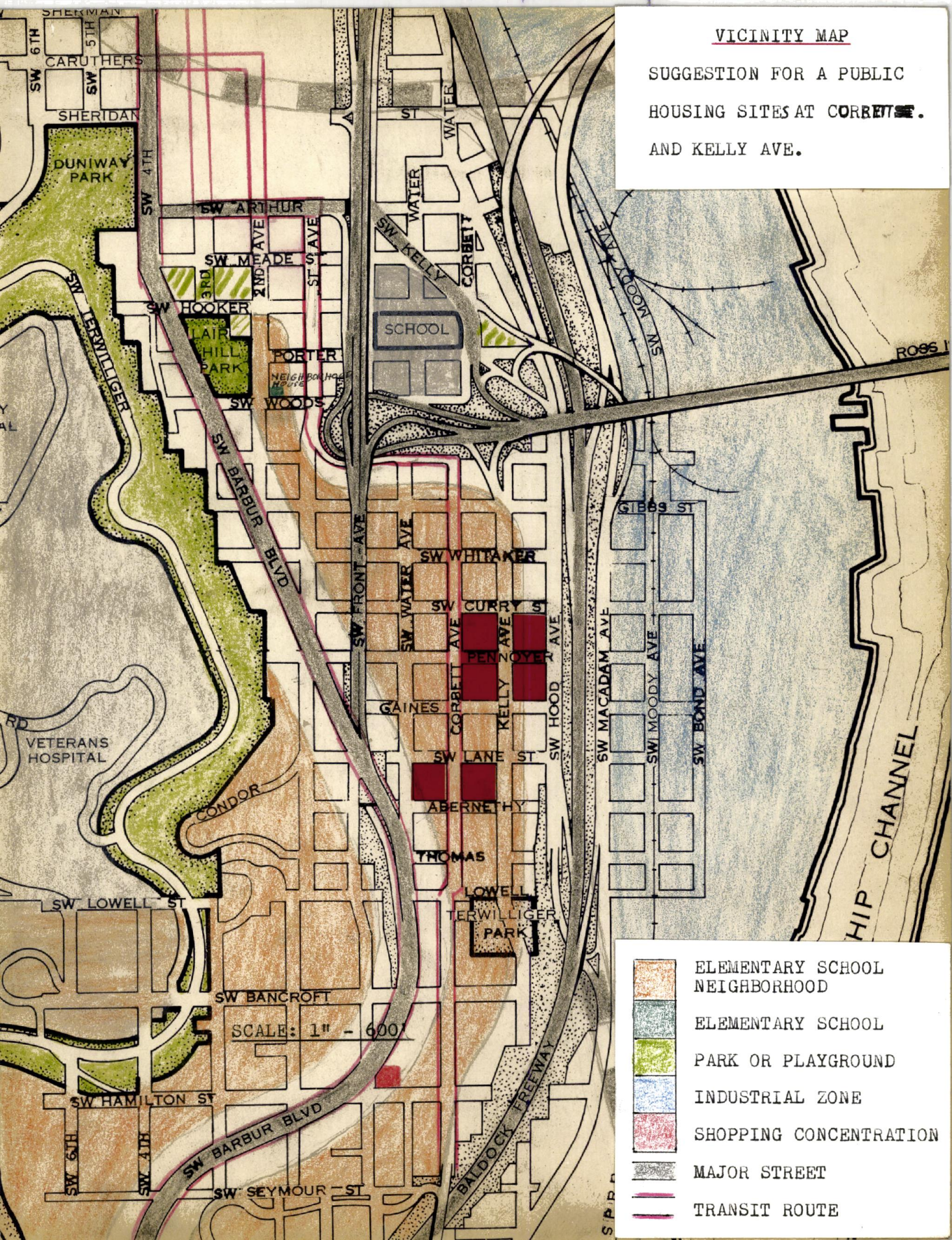
CHARACTERISTICS OF A PUBLIC HOUSING  
SITE ON CORBETT AVENUE

- \* Housing for medical and dental students only one mile from their schools
- \* 1300 square feet per unit
- \* Supermarket at Barbur and Front, 7 blocks away
- \* Buses on Corbett and Barbur
- \* Neighborhood house 9 blocks away
- \* Low land cost



VICINITY MAP

SUGGESTION FOR A PUBLIC  
HOUSING SITES AT CORBETT  
AND KELLY AVE.



- ELEMENTARY SCHOOL NEIGHBORHOOD
- ELEMENTARY SCHOOL
- PARK OR PLAYGROUND
- INDUSTRIAL ZONE
- SHOPPING CONCENTRATION
- MAJOR STREET
- TRANSIT ROUTE

SCALE: 1" = 600'

32 UNITS

32 UNITS

SUGGESTION FOR A P.H. SITE

64 UNITS AT CORBETT & LANE

1250 SQ. FT. PER UNIT  
2 DIL. UNITS TO BE REMOVED  
18 EXISTING UNITS     "  
\$0.76 PER SQ. FT.  
\$950 PER UNIT FOR LAND

64 UNITS

SUGGESTION FOR A P.H. SITE

64 UNITS AT CORBETT & CURRY

1440 SQ. FT. PER UNIT

14 EXISTING UNITS

\$0.73 PER SQ. FT.

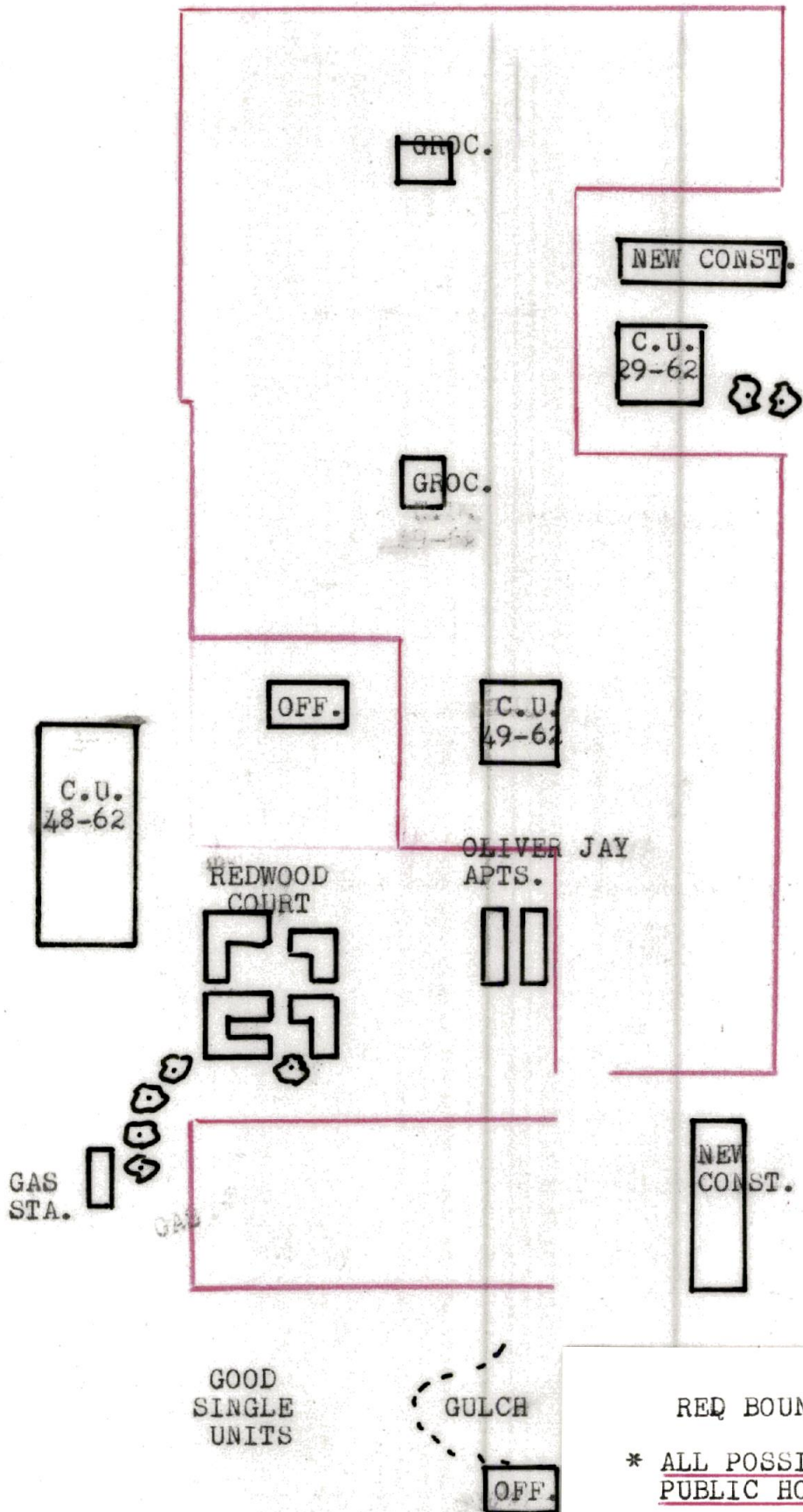
\$1040 PER UNIT FOR LAND

64 UNITS

SUGGESTION FOR A P.H. SITE

64 UNITS AT KELLY AND CURRY

1440 SQ. FT. PER UNIT  
10 EXISTING UNITS  
\$.62 PER SQ. FT.  
\$890 PER UNIT FOR LAND



RED BOUNDRY INCLUDES:

- \* ALL POSSIBLE CORBETT AREA PUBLIC HOUSING SITES
- \* A-0 OR C-4 ZONING
- \* NO EXISTING APTS.
- \* BEST AREA TO HOUSE THE 33 - 45 MEDICAL STUDENTS IN PORTLAND PUBLIC HOUSING
- \* VIEW OF RIVER & MT. HOOD

$$\frac{4}{14} (3.7)$$

$$\frac{1}{16} (2.1)$$

$$\frac{1}{8} (3.1)$$

$$\frac{1}{7} (4.2)$$

$$\frac{1}{20} (2.2)$$

$$\frac{1}{10} (1.8)$$

$$\frac{1}{2} (2.5)$$

$$\frac{1}{5} (1.2)$$

$$\frac{1}{3} (4.3)$$

$$\frac{1}{7} (2.1)$$

$$\frac{1}{9} (2.5)$$

$$\frac{1}{7} (1.7)$$

$$\frac{1}{36} (1.9)$$

$$\frac{1}{21} (2.3)$$

$$\frac{1}{19} (1.9)$$

$$\frac{1}{11} (2.8)$$

$$\frac{1}{8} (1.9)$$

$$\frac{1}{13} (1.8)$$

1960 CENSUS  
CITY BLOCK DATA

—  $\frac{\text{DIL. UNITS}}{\text{NO. UNITS}}$  ( ) PEOPLE per UNIT

AREAS OF OVER 25% DIL.  
OUTLINED IN RED

50<sup>00</sup>

59<sup>00</sup>

36<sup>00</sup>

56<sup>00</sup>

49<sup>00</sup>

47<sup>00</sup>

29<sup>50</sup>

12<sup>50</sup>

38<sup>00</sup>

46<sup>00</sup>

51<sup>00</sup>

29<sup>00</sup>

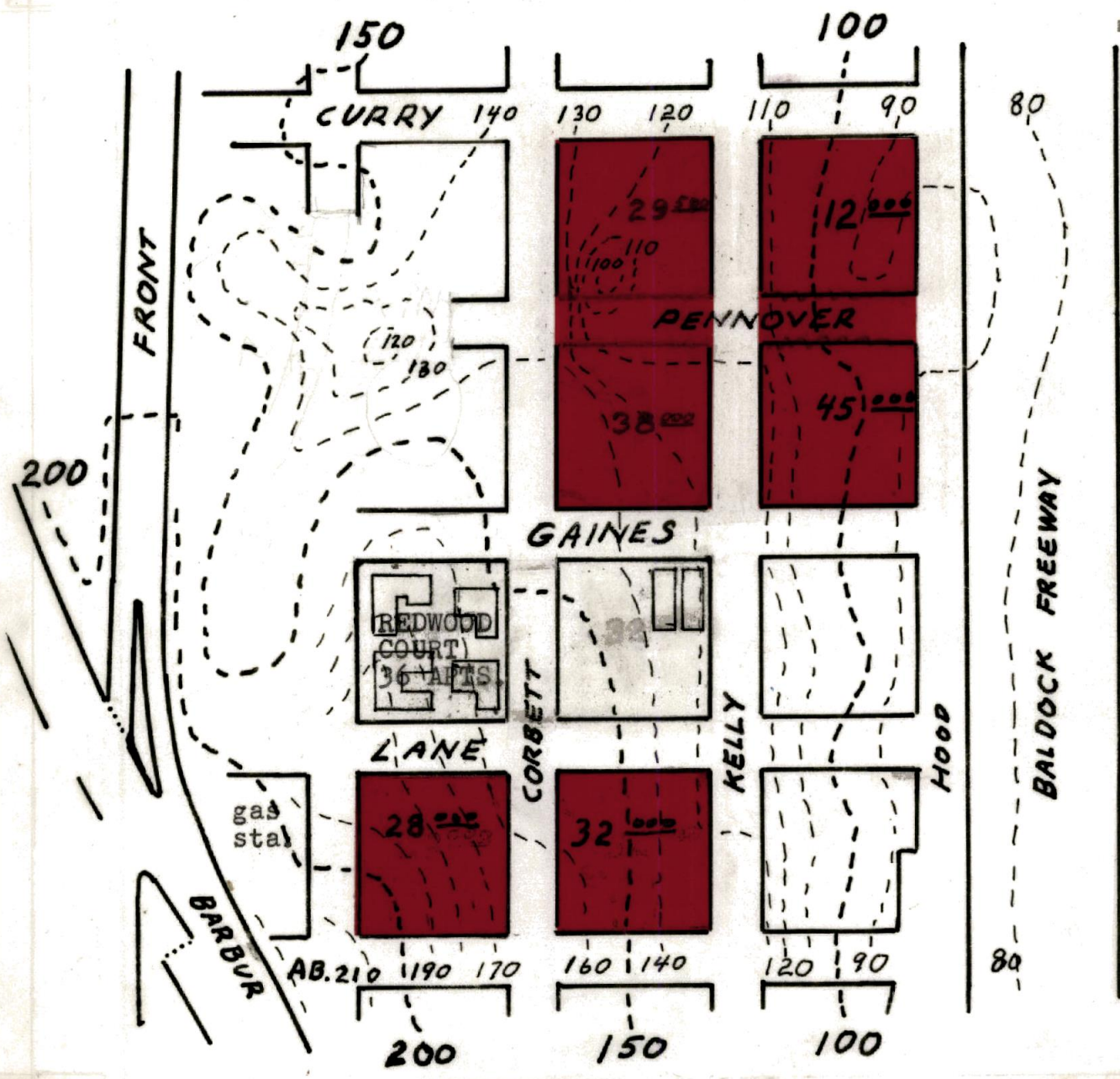
32<sup>00</sup>

26<sup>00</sup>

LAND VALUES

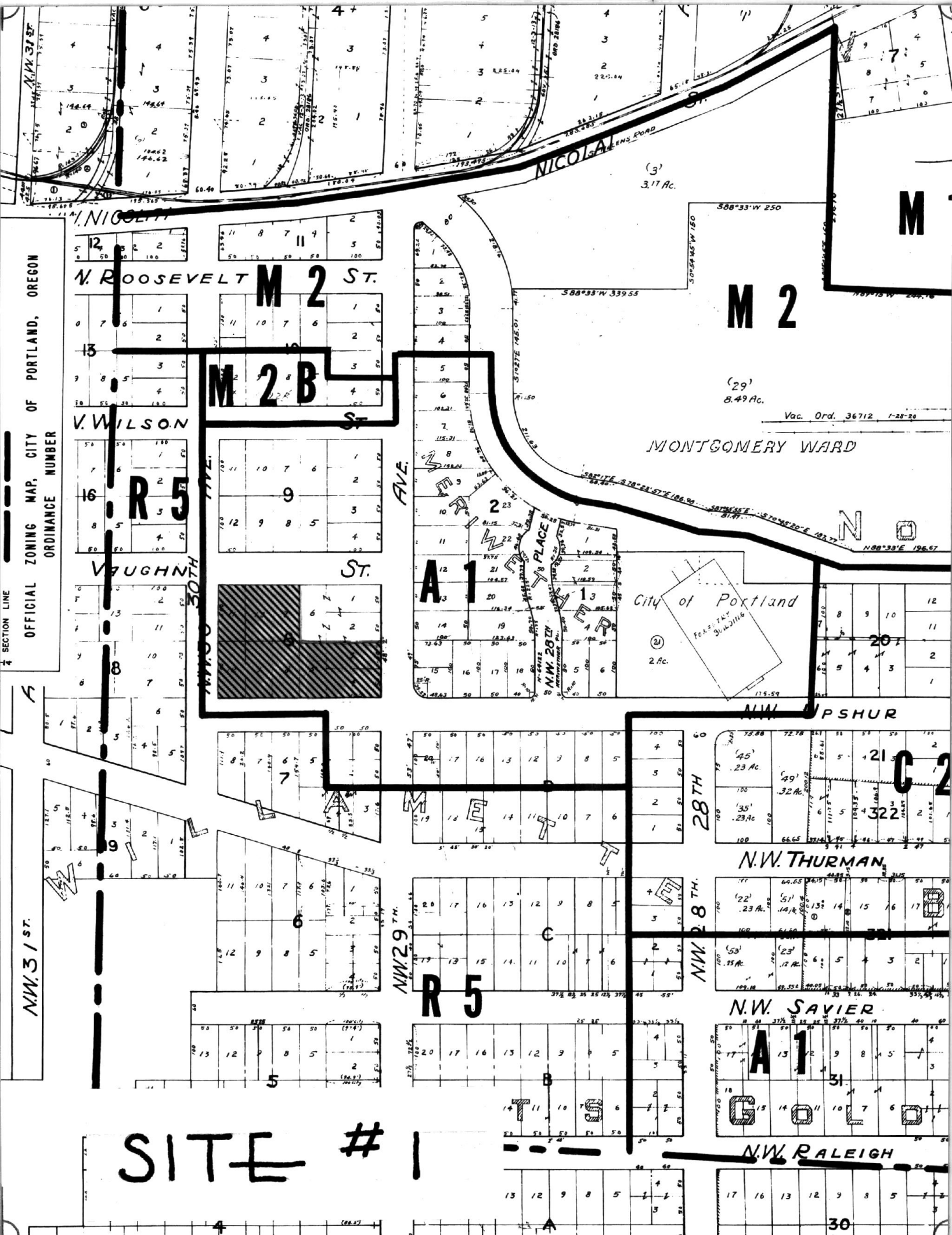
(2.78 x ASSESSED VALUE)

LAND COSTING LESS THAN \$1.00  
PER SQUARE FOOT OUTLINED IN  
RED









OFFICIAL ZONING MAP, CITY OF PORTLAND, OREGON  
ORDINANCE NUMBER

SECTION LINE

N.W. 31 ST.

SITE # 1

N. ROOSEVELT ST.

V. WILSON ST.

V. VAUGHN ST.

M 2 B

M 2

R 5

A 1

R 5

M 2

M

N

C 2

N.W. THURMAN

N.W. SAVIER

N.W. RALEIGH

NICOLA ST.

AVE.

PLACE

28 TH

28 TH

N.W. 29 TH

N.W. 28 TH

City of Portland  
FOR SALE BY  
SUBDIVISION

(3)  
3.17 Ac.

588'33"W 250

588'33"W 339.55

(29)  
8.49 Ac.

Vac. Ord. 36712 1-28-20

MONTGOMERY WARD

N.W. UPSHUR

(45)  
.23 Ac.

(49)  
.32 Ac.

(51)  
.14 Ac.

(53)  
.25 Ac.

(51)  
.14 Ac.

(53)  
.25 Ac.

(51)  
.14 Ac.

(53)  
.25 Ac.

(51)  
.14 Ac.

(53)  
.25 Ac.

(51)  
.14 Ac.

(53)  
.25 Ac.

(51)  
.14 Ac.

(21)  
2 Ac.

(20)  
2 Ac.

(45)  
.23 Ac.

(49)  
.32 Ac.

(51)  
.14 Ac.

(53)  
.25 Ac.

(51)  
.14 Ac.

(53)  
.25 Ac.

(51)  
.14 Ac.

(53)  
.25 Ac.

(51)  
.14 Ac.

(53)  
.25 Ac.

(51)  
.14 Ac.

(53)  
.25 Ac.

(51)  
.14 Ac.

30



**AT 14**

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40

**A 2.5**

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40

**NORTHMORE**

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40

**RELAND**

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40

1	22
2	21
3	20
4	19
5	18
6	17
7	16
8	15
9	14
10	13
11	12

**HAMILTON**

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40

**JORGENSEN**

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40

1	12
2	11
3	10
4	9
5	8
6	7
7	6
8	5
9	4
10	3

**S.E. YUKON**

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40

**YUKON**

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40

**YUKON ST.**

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

**SITE # 3**

**WEST**

1	24
2	23
3	22
4	21
5	20

**ST. M**

1	24
2	23
3	22
4	21
5	20

**REL**

1	24
2	23
3	22
4	21
5	20
6	19

**W**

1	22
2	21
3	20
4	19

**T M**

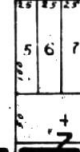
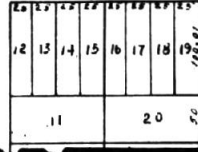
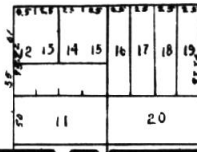
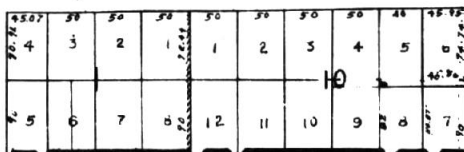
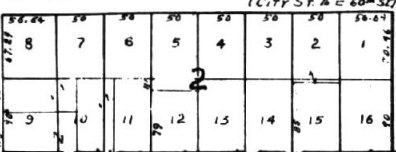
1	24
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4	21
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**R**

1	24
2	23
3	22
4	21
5	20
6	19

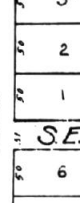
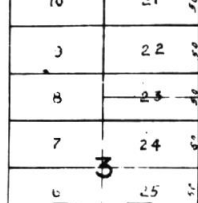
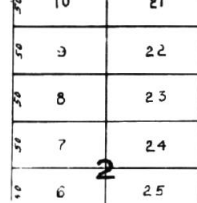
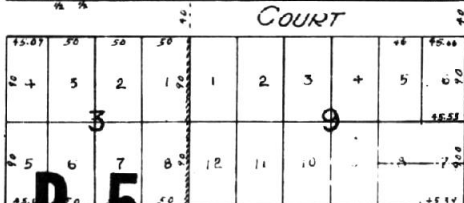
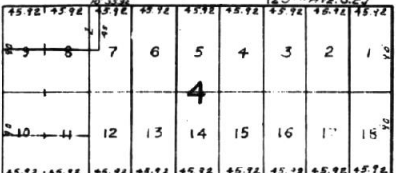
S.E. DIVISION

(CITY ST. & 60' ST.)



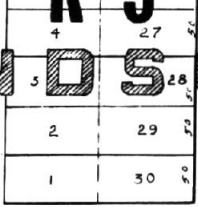
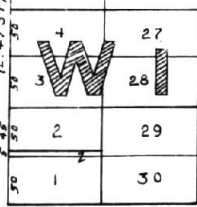
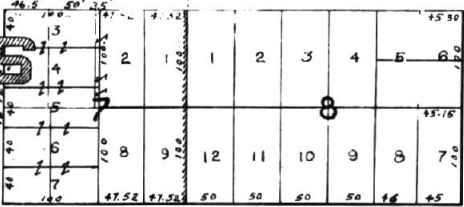
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(25' WIDE S.E.)

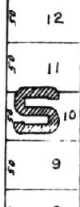
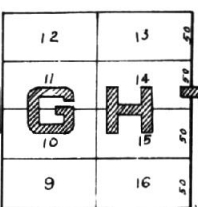
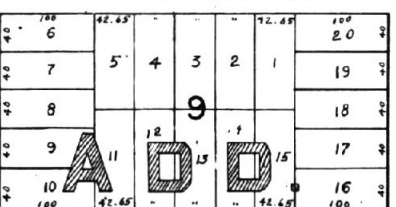


S.E. IVON

(IVON ST. (25' WIDE S.E.))

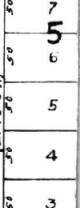
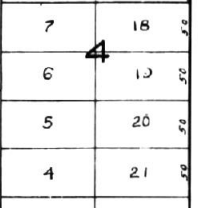
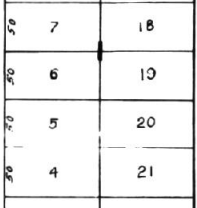
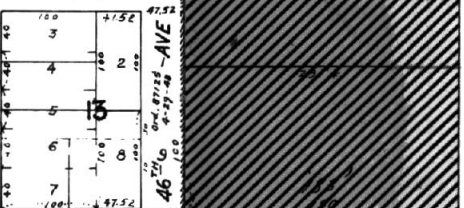


S.E. CLINTON



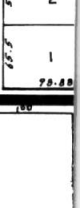
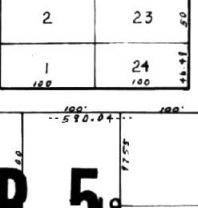
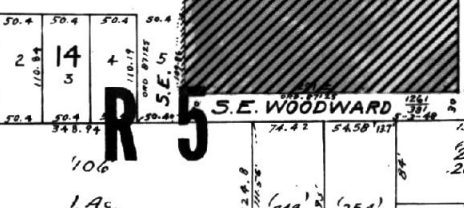
S.E. TAGGART

(TAGGART ST. (25' WIDE S.E.))



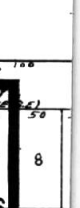
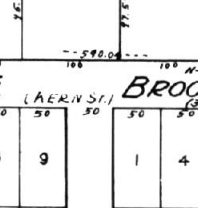
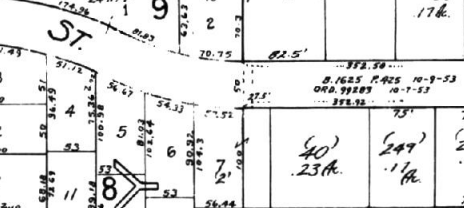
S.E. WOODWARD

(ELLSWORTH ST.)



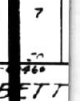
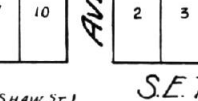
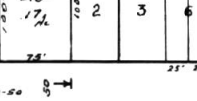
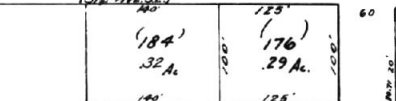
S.E. BROOKLYN

(30' WIDE S.E.)

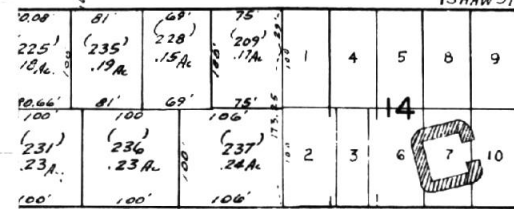


S.E. TIBBETTS

(318' WIDE S.E.)

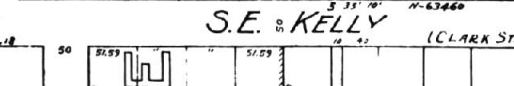


SITE # 4

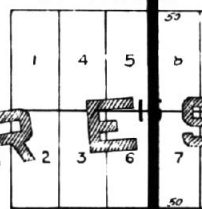


S.E. KELLY

(CLARK ST.)

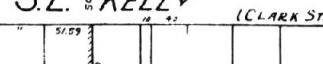
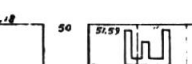
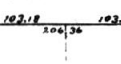
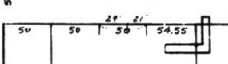


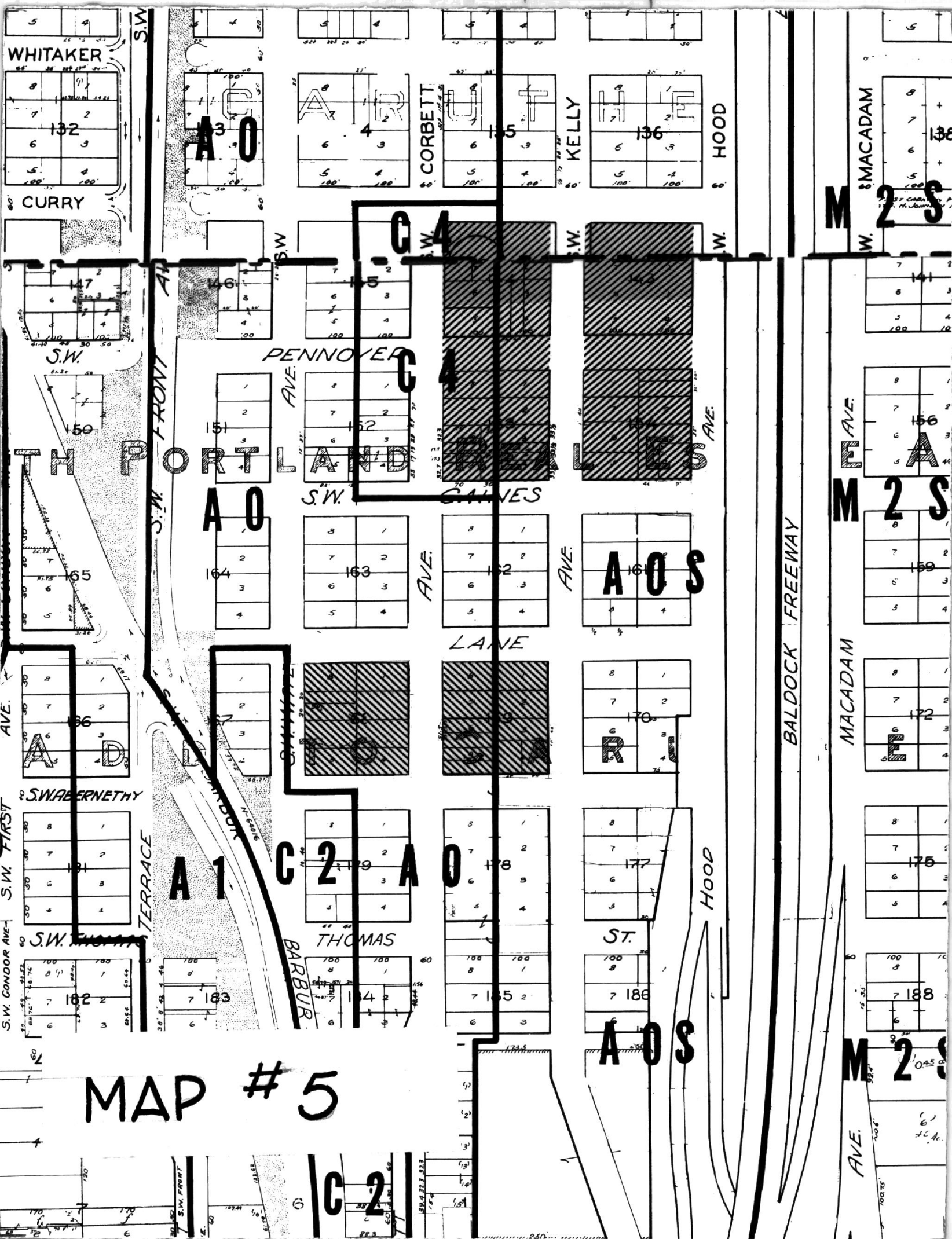
S.E. TIBBETT



(174)  
138

200'  
100'





WHITAKER

CURRY

S.W.

TH

A D

S.W. ABERNETHY

A 1

S.W.

MAP # 5

A 0

A R

CORBETT

C 4

KELLY

136

HOOD

FRONT

PENNOYER

A 0

S.W.

C 4

GALES

A O S

LANE

A 0

A 0

R J

TERRACE

A 1

C 2

A 0

THOMAS

A 0

177

HOOD

ST.

A O S

M 2 S

MACADAM

E

M 2 S

AVE.

M 2 S

M 2 S

M 2 S

M 2 S

M 2 S

M 2 S

M 2 S

M 2 S

M 2 S



**A 2.5**

**A 2.5**

**A 2.5**

WOODWARD  
Ellsworth ST

by Resolution May 6, 1909  
enacted by Deed S.E.

BROOKLYN BROOKLYN

S.E.  
17TH

18TH

S.E. 19TH

S.E. 20TH

S.E. 21ST

TIBBETTS

MOULTON & SC

AMSTER

BLVD.

S.E. POWELL

S.E. FRANKLIN ST.

**SITE # 2**

**M 2**

**M 2**

**M 2**

**M 2**

by Resolution 7. 26, 1906

# COOK ST. HOUSING SITE

## • ORIGINALLY RECOMMENDED SITE

AREA	222,255 #	TOTAL
	179,900 #	A-2.5
	42,355 #	M-3

114 units	TOTAL
72 "	A-2.5
42 "	M-3

COST	\$ 270,000	ACQUISITION COST
	\$ 115,317	ASSESSOR'S TRUE CASH VALUE
	(2.34 CONVERSION FACTOR)	

	\$ 2370	COST PER UNIT
	@ \$2000 PER UNIT	— 135 UNITS
DENSITY	@ 114 units	— 1867 # PER UNIT

	@ 2500 # PER UNIT	— 89 UNITS
	AT A UNIT COST OF \$ 3040	

• ADDITIONAL AREA SOUTH OF COOK ST. OPTION #1

AREA:	50,850 #	TOTAL
	7,650 #	A 2.5
	43,200 #	M-2

46 UNITS	TOTAL
3 "	A 2.5
43 "	M-2

COST:	# 78,000	TOTAL
	# 33,400	ASSESSOR'S TRUE CASH VALUE
	(2.34 CONVERSION FACTOR)	

DENSITY: @ \$1695 UNIT COST PER UNIT

DENSITY: @ 46 UNITS — 1100 # PER UNIT

@ 2500 # PER UNIT — 20 UNITS  
AT A UNIT COST OF \$3900

• OR A SLIGHTLY SMALLER AREA OPTION #2

AREA:	41,000 #	TOTAL
	7,650 #	A 2.5
	33,350 #	M-2

36 UNITS	TOTAL
3 "	A 2.5
33 "	M-2

COST:	# 63,400	TOTAL
	27,100	ASSESSOR'S TRUE CASH VALUE
	# 1920	COST PER UNIT

DENSITY: @ 33 UNITS — 1240 # PER UNIT

@ 2500 # PER UNIT — 16 UNITS  
AT A UNIT COST OF \$3960



• TOTAL BOTH AREAS OPTION #1

AREA :            273,100 \$            TOTAL  
                     187,550 \$            IN A25  
                     185,550 \$            IN M2 or M3

160 units            TOTAL  
75 units            IN A25  
185 units            IN M2 or M3

COST :            \$ 348,000            TOTAL  
                     \$ 148,717            ASSESSORS TRUE CASH VALUE  
                     (2.34 CONVERSION FACTOR)

\$ 2180            COST PER UNIT

@ \$2000 PER UNIT  
174 UNITS

DENSITY            @ 160 UNITS — 1705 \$ PER UNIT  
                     @ 174 UNITS — 1560 \$ PER UNIT

@ 2500 \$ PER UNIT — 109 UNITS  
AT A UNIT COST OF \$ 3200

• TOTAL BOTH AREAS OPTION #2

AREA:	263,255 #	TOTAL
	187,550 #	A 2.5
	75,705 #	M2 & M3

150	TOTAL
75	A 2.5
75	M3 & M2

COST	# 333,400	ACQUISITION COST
	142,417	ASSESSOR'S TRUE CASH VALUE
	(2.34 CONVERSION FACTOR)	

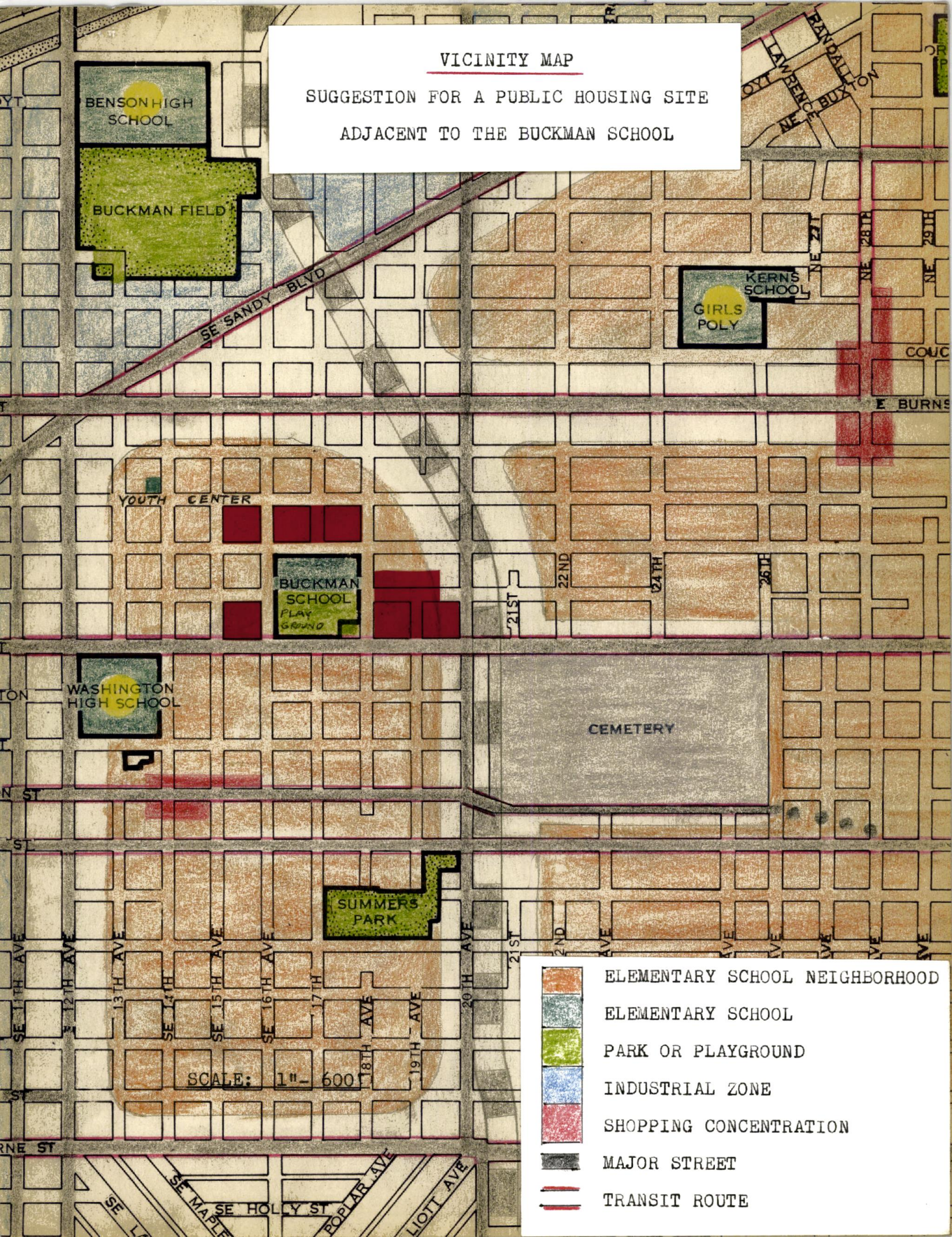
	# 2220 PER COST PER UNIT
	@ #2000 PER UNIT — 167 UNITS
DENSITY	@ 150 UNITS — 1750 # PER UNIT
	@ 167 UNITS — 1575 # PER UNIT
	@ 2500 # PER UNIT — 105 UNITS
	AT A UNIT COST OF #3180

CHARACTERISTICS OF A PUBLIC HOUSING  
SITE ADJACENT TO THE BUCKMAN SCHOOL








- \* 50% of destroyed housing would be dilapidated
- \* 2600 square feet per unit
- \* Room for 86 pupils at the Buckman School
- \* Adjacent to the Buckman playground
- \* Shopping 6 blocks away at Morrison & 15th
- \* Buses on Stark and Burnside
- \* Youth center, several churches, swimming pool in the Buckman School
- \* Land cost as low as possible in the A-1 zone surrounding the Lone Fir Cemetery

VICINITY MAP

SUGGESTION FOR A PUBLIC HOUSING SITE  
ADJACENT TO THE BUCKMAN SCHOOL



SCALE: 1" = 600'

-  ELEMENTARY SCHOOL NEIGHBORHOOD
-  ELEMENTARY SCHOOL
-  PARK OR PLAYGROUND
-  INDUSTRIAL ZONE
-  SHOPPING CONCENTRATION
-  MAJOR STREET
-  TRANSIT ROUTE

SUGGESTION FOR A PUBLIC HOUSING SITE

60 UNITS ADJACENT TO THE BUCKMAN SCHOOL

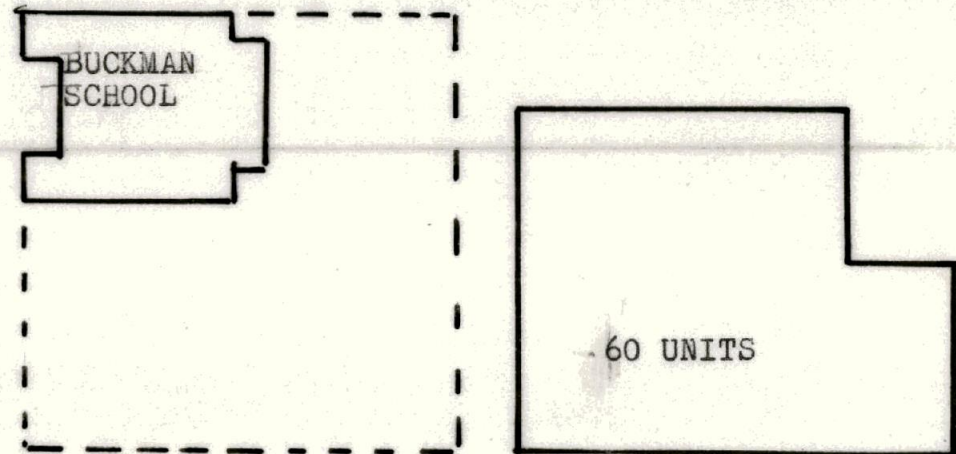
2500 SQ. FT. PER UNIT

20 DILAPIDATED UNITS TO BE REMOVED

44 EXISTING UNITS TO BE REMOVED

\$0.99 PER SQ. FT.

\$2450 PER UNIT FOR LAND



SUGGESTION FOR A PUBLIC HOUSING SITE

124 UNITS ADJACENT TO THE BUCKMAN SCHOOL  
(SPACE LEFT FOR ENLARGING  
THE BUCKMAN PLAYGROUND)

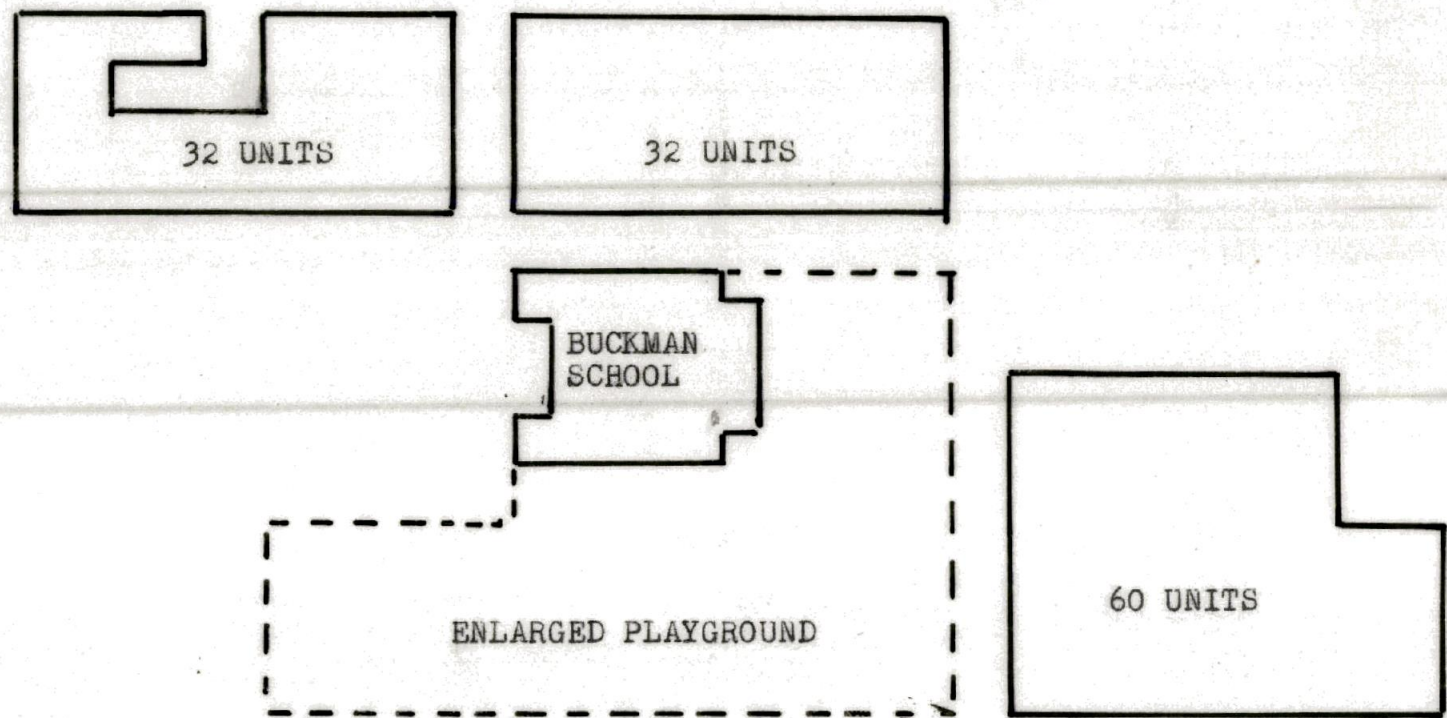
2600 SQ. FT. PER UNIT

47 DILAPIDATED UNITS TO BE REMOVED

~~117~~ EXISTING UNITS TO BE REMOVED

\$1.05 PER SQ. FT.

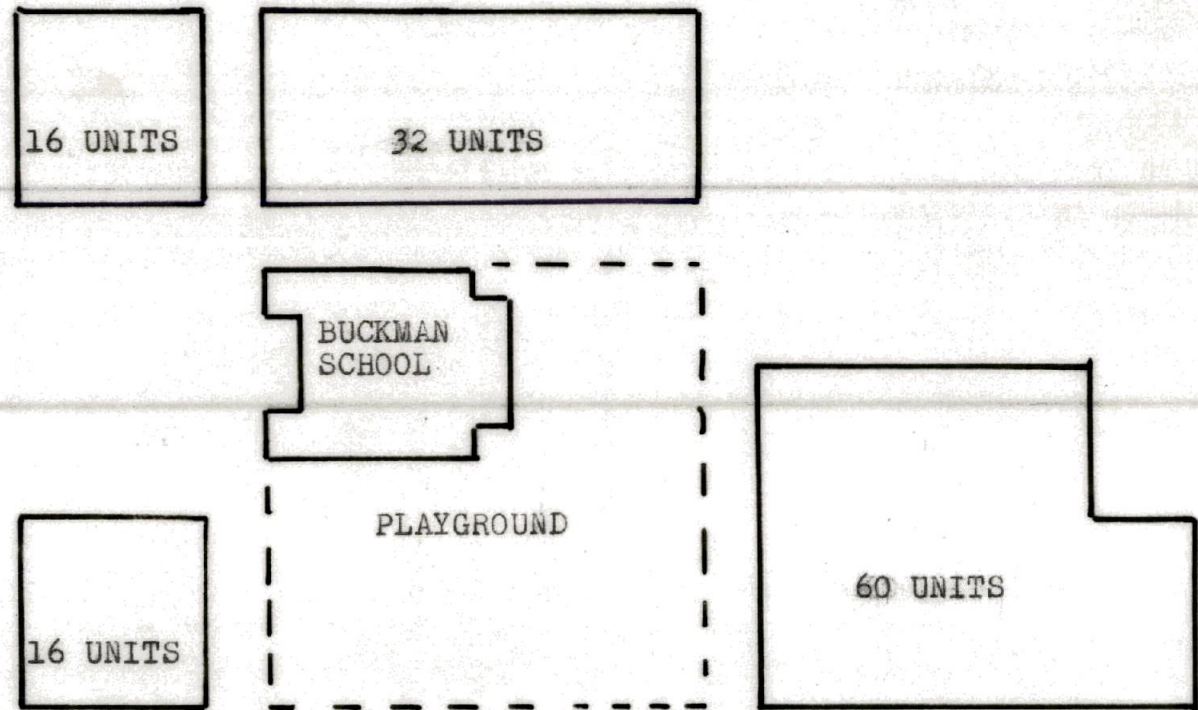
\$2700 PER UNIT FOR LAND



SUGGESTION FOR A PUBLIC HOUSING SITE

124 UNITS ADJACENT TO THE BUCKMAN SCHOOL

2600 SQ. FT. PER UNIT  
53 DILAPIDATED UNITS TO BE REMOVED  
103 EXISTING UNITS TO BE REMOVED  
\$1.05 PER SQ. FT.  
\$2700 PER UNIT FOR LAND



RED BOUNDRY INCLUDES:

- \* ALL POSSIBLE BUCKMAN AREA PUBLIC HOUSING SITES
- \* A-1 ZONING
- \* COST AVERAGE of \$1.25/sq. ft. or \$50,000/block
- \* MUCH DILAPIDATION
- \* FEW EXISTING APARTMENTS

(COMMERCIAL)

FOUR SQUARE  
CHURCH

YOUTH  
CENTER

11  
APTS

CPA

9  
APTS

8  
APTS

BANKING  
OFF.

(NEW SINGLE UNITS)

6  
APTS

9

BUCKMAN  
SCHOOL

9 APTS  
6

10  
APTS

CPA

PAPER  
CO.

BAKERY



1960 CENSUS  
CITY BLOCK DATA

$\frac{\text{DILAPIDATED UNITS}}{\text{NUMBER OF UNITS}}$  ( ) PEOPLE per UNIT

AREAS OF OVER 25% DILAPIDATION  
OUTLINED IN RED

$\frac{1}{22}$  (2.5)

$\frac{3}{12}$  (2.4)

$\frac{0}{26}$  (2.3)

$\frac{1}{22}$  (2.1)

$\frac{17}{21}$  (2.8)

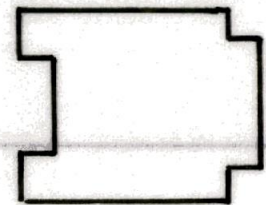
$\frac{4}{12}$  (3.3)

$\frac{5}{18}$  (3.2)

$\frac{0}{14}$  (1.8)

$\frac{0}{14}$  (2.9)

$\frac{0}{33}$  (1.3)



$\frac{5}{36}$  (4.8)

$\frac{6}{13}$  (2.2)

$\frac{7}{8}$  (1.7)

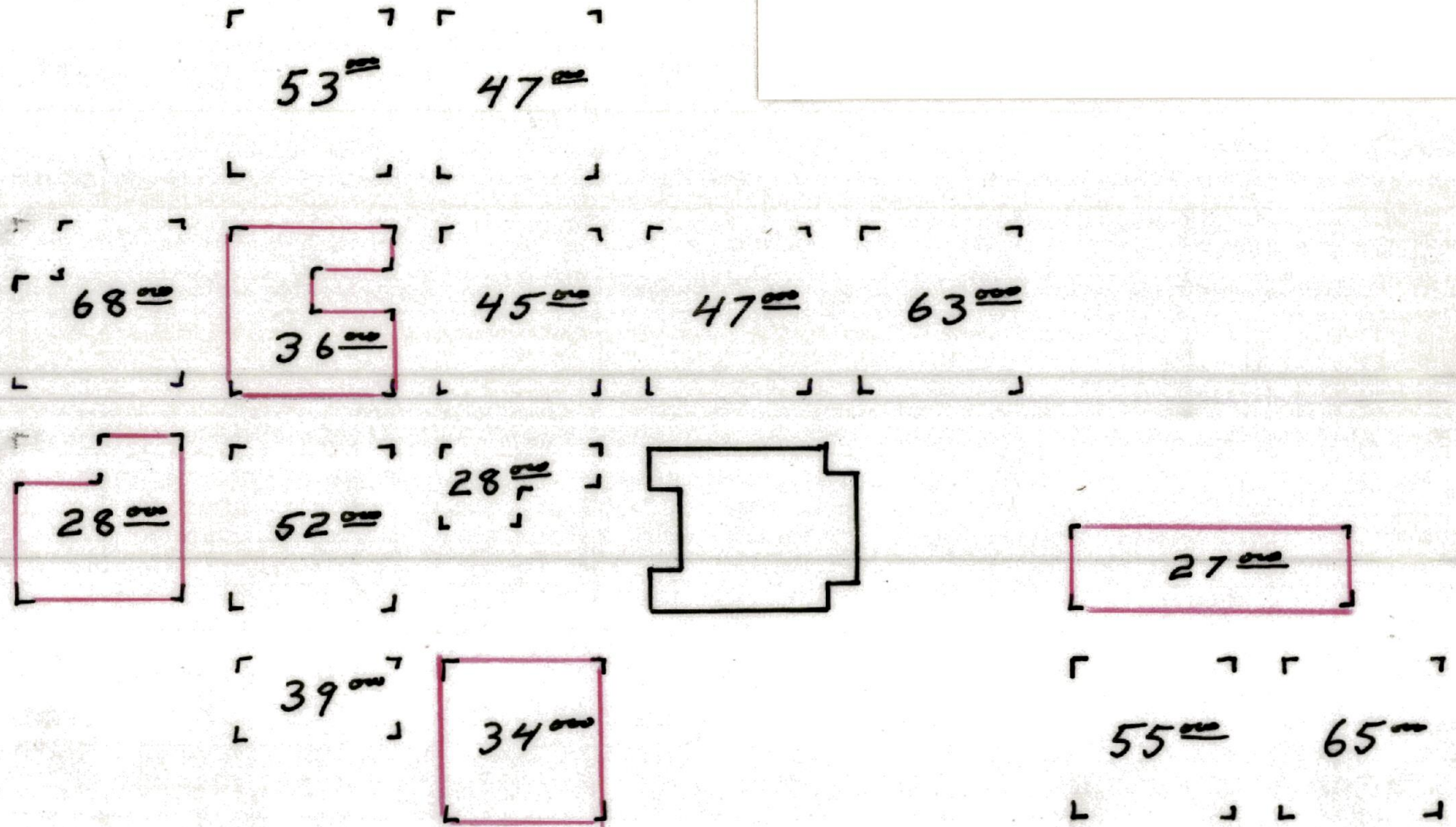
$\frac{7}{16}$  (3.5)

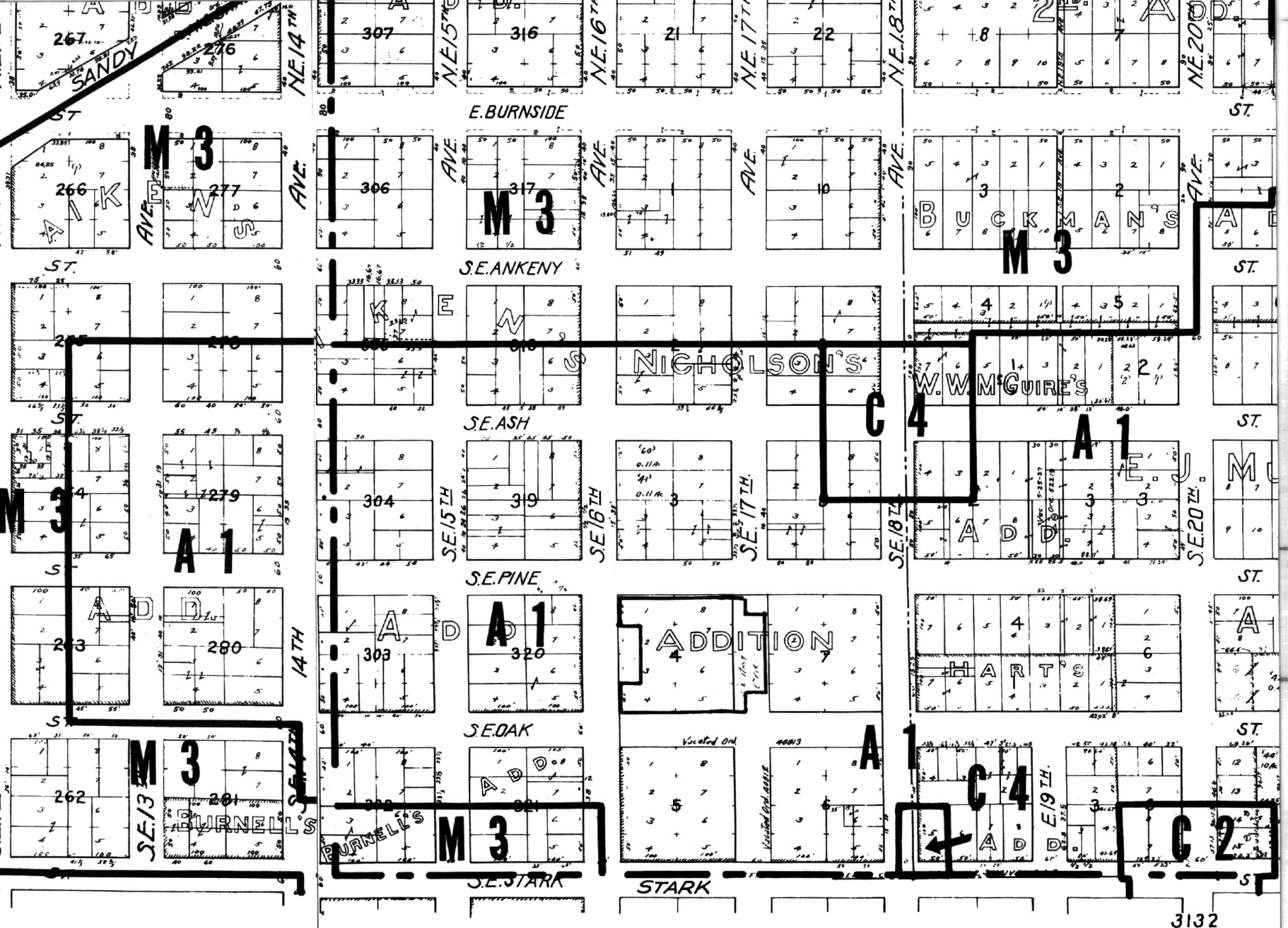
$\frac{8}{16}$  (3.4)

LAND VALUES

(2.78 x ASSESSED VALUE)

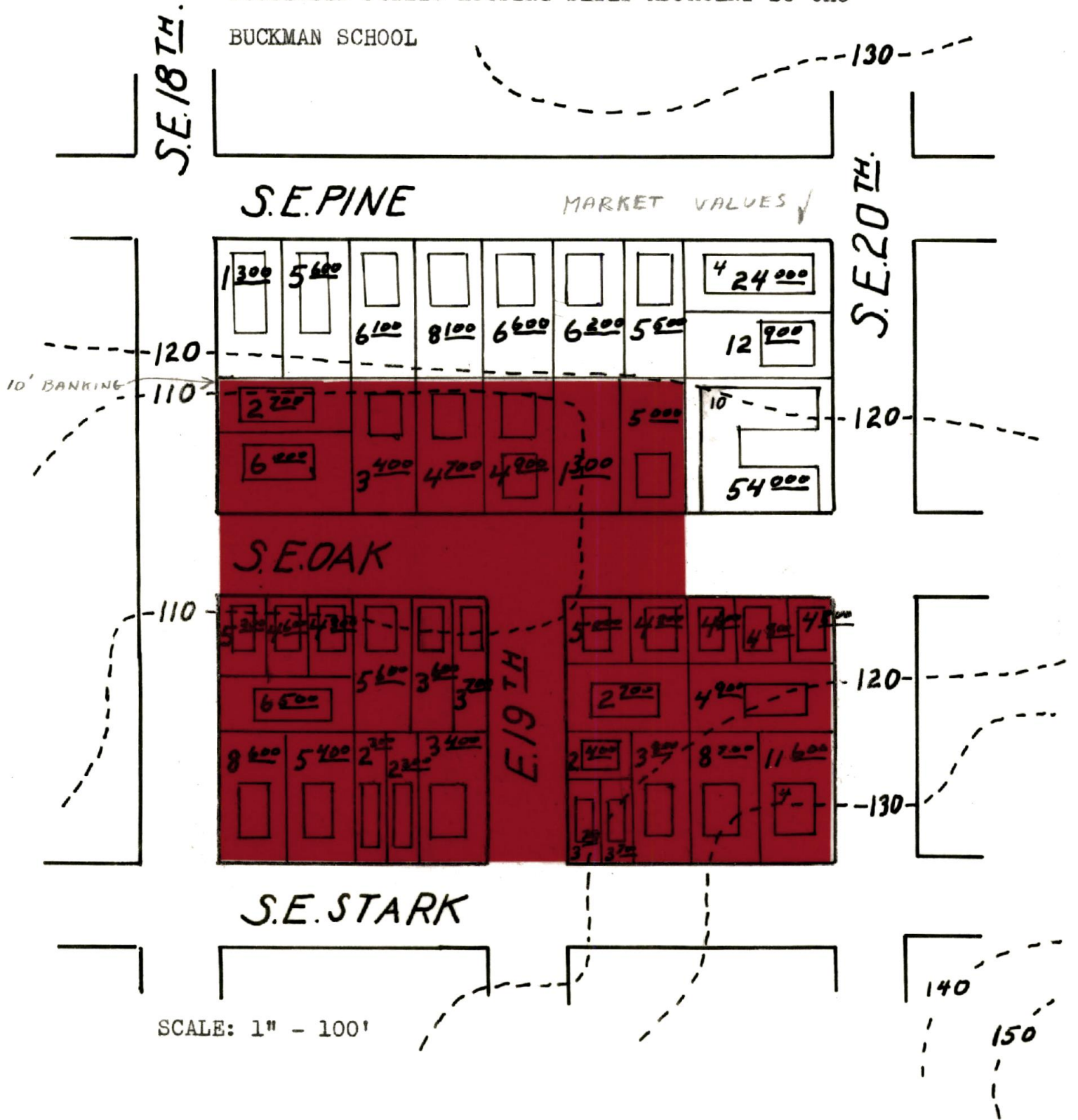
LAND COSTING LESS THAN \$1.00  
PER SQUARE FOOT OUTLINED IN  
RED



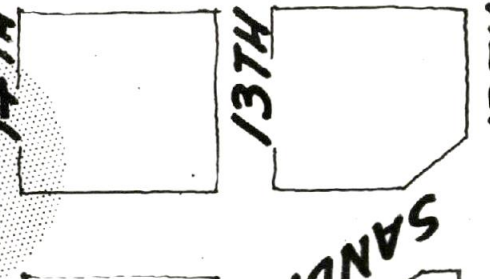
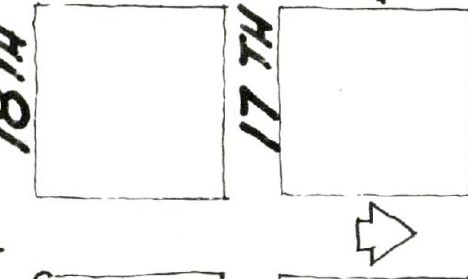
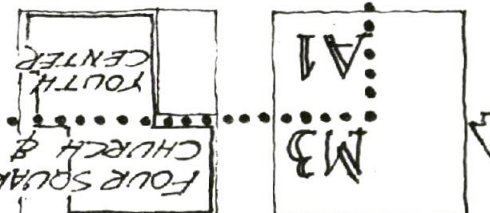
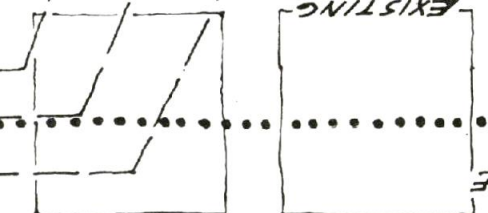
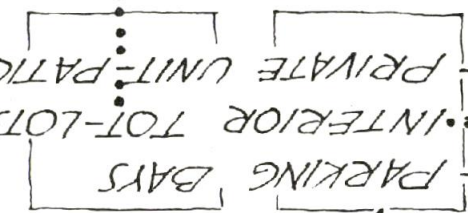
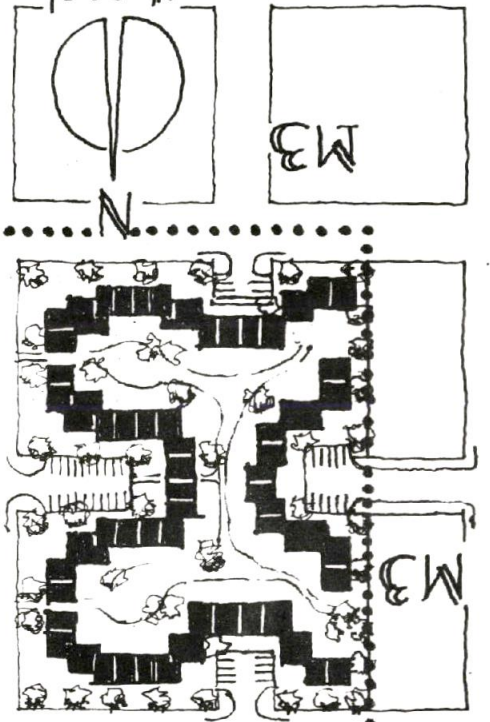
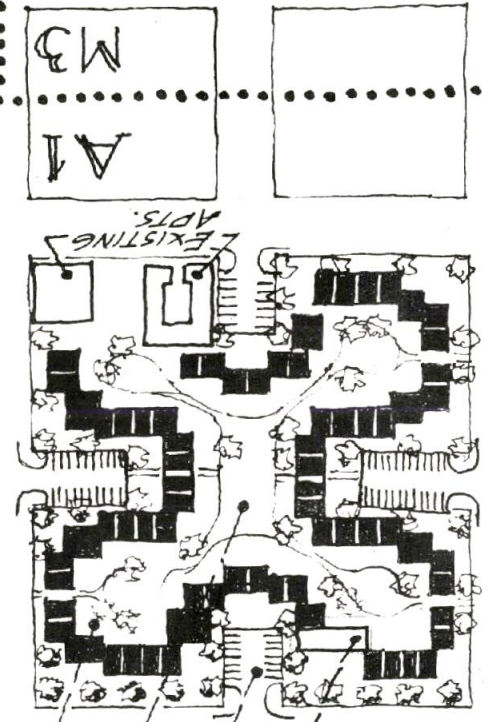
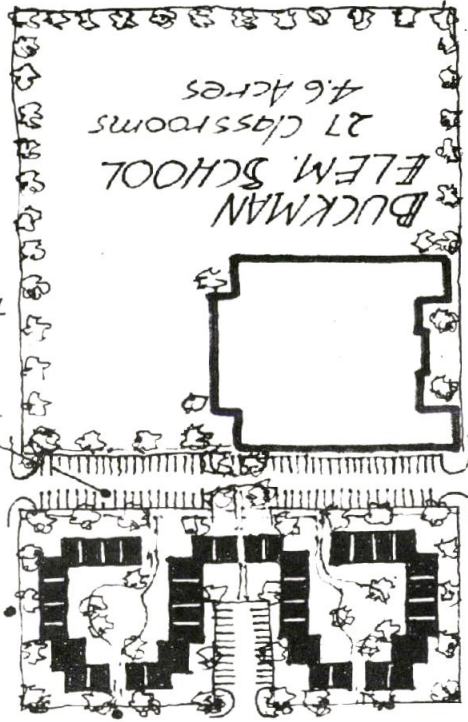
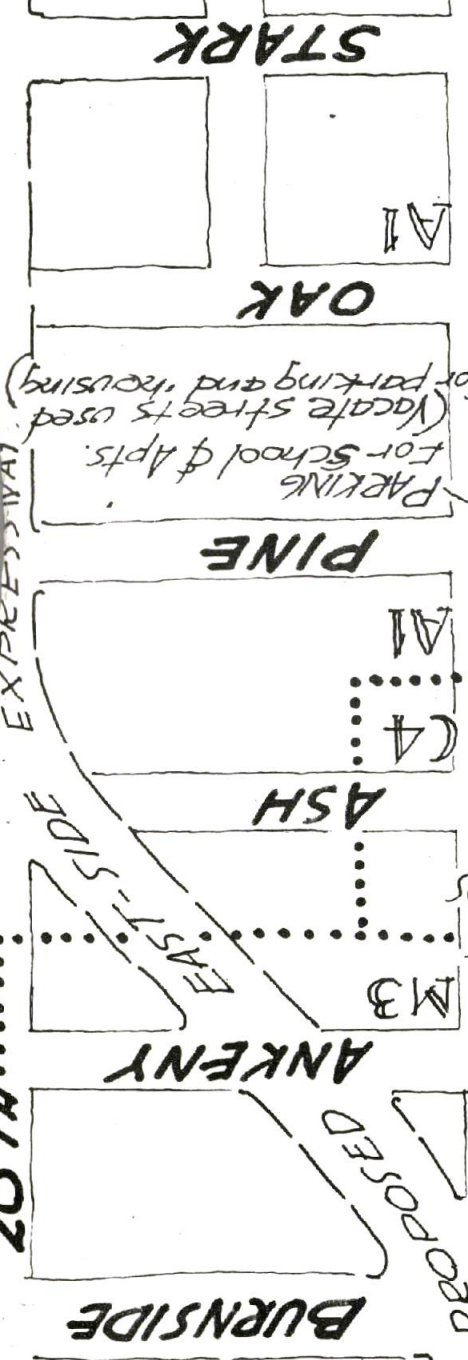
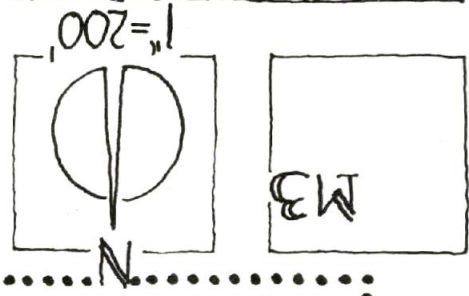


S.W. 1/4 Sec. 35, 1N

PRESENT STRUCTURE LOCATIONS, COSTS OF LAND PLUS IMPROVEMENTS, and 10' CONTOUR INTERVALS for the SUGGESTED PUBLIC HOUSING SITES ADJACENT to the BUCKMAN SCHOOL



# A PUBLIC HOUSING PROJECT SUGGESTION FOR BUCKMAN SCHOOL AREA



S. E.  
RECOMMENDED SITES IN S.W. PORTLAND  
FOR 124 PUBLIC HOUSING UNITS

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124 UNITS ADJACENT TO THE BUCKMAN SCHOOL

MAJOR ADVANTAGES

- \* 51% of the 103 existing units that would be removed are dilapidated
- \* Minimum land cost for the A-1 zone surrounding the Lone Fir Cemetery

DISADVANTAGES

- \* Higher land cost than other possible sites
- \* Possible crowding of the Buckman School

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60 UNITS ADJACENT TO THE BUCKMAN SCHOOL and  
64 UNITS ON ONE OF THREE CORBETT AVE. SITES

MAJOR ADVANTAGES

- \* Serves both large family and medical and dental student needs. There are 33 to 45 med. students in Port. P.H.
- \* 35% of the 56 to 62 existing units that would be removed are dilapidated
- \* Lower land cost than having all 124 units at Buckman

DISADVANTAGES

- \* More expensive to develop two project sites

---

124 UNITS AT GLADSTONE AND 35th

MAJOR ADVANTAGES

- \* Large site not split up by streets
- \* Spacious Kenilworth Park 2 blocks south
- \* Inexpensive land

DISADVANTAGES

- \* Area on verge of being developed privately, and needs no public housing intervention to be used properly

COMPARISON OF SUGGESTED SITES AND PAST SITES

N.W.TOWER	DAISY WILLIAMS	SUMMERS PARK	BUCKMAN 124  (ave of two sug- gestions)	BUCKMAN 60	CORBETT 64  (Corbett & Lane site)	BUCKMAN 60 plus CORBETT 64	GLADSTONE 124
-----------	-------------------	-----------------	--	---------------	--	--	------------------

Number of UNITS	180	58	160	124	60	64	124	124
SQ. FT.per UNIT		2700	1670	2600	2500	1250		2700
No. of DIL. UNITS to be removed				53	20	2	22	0
EXISTING UNITS to be removed				103	44	18	62	20
COST per SQ. FT. for land		\$ 0.80	\$ 1.08	\$ 1.05	\$ 0.99	\$ 0.76		\$ 0.43
COST per UNIT for land	\$1310	\$2160	\$1800	\$2700	\$2450	\$ 950	\$1670	\$1200

CRITERIA USED IN SELECTING SUGGESTED SITES FOR  
124 PUBLIC HOUSING UNITS IN S.W.<sup>E</sup> PORTLAND

HOUSING REQUIREMENTS

SUFFICIENT SITE SIZE - Economy of construction and maintainance requires development of at least 50 units per site. Economy suggests that if possible all 124 units the Housing Authority of Portland is authorized to acquire at this time should be on one site. However, service to S.W. Portland suggests that two projects, one for large families and one for medical and dental students, should be considered.

COURT APARTMENT DENSITY - A rough guide to appropriate court apartment density is a minimum requirement of 1000 square feet per bedroom.

A-ZONING - A-2.5, A-1, and A-0 zoning indicates areas of the city appropriate for court apartments.

REMOVAL OF DILAPIDATED HOUSING - The<sup>?</sup> purpose of public housing is to replace substandard low rent housing with new low cost housing. The 1960 U.S. Census of Housing aids locating substandard housing areas by its tabulation of dilapidated housing. (defn. "Dilapidated housing does not provide safe and adequate shelter. It has one or more critical defects; or has a combination of intermediate defects in sufficient number to require extensive repair or rebuilding; or is of inadequate original construction." page x, U.S. Census of Housing; 1960, City Blocks) When choosing sites to remove dilapidated housing care must be taken to preserve existing sound housing, especially



sound multiple housing.

#### CHILD REQUIREMENTS

ELEMENTARY SCHOOL CAPACITY - Public Housing often contains many school age children. Where this is the case sites should be chosen in neighborhoods whose elementary schools have room for additional enrollment. This avoids an additional public expense of constructing new classrooms.

ADJACENT PARK OR PLAYGROUND - Where many children are expected play space must be available for them to flow into.

#### ADULT REQUIREMENTS

CONVENIENT SHOPPING

CONVENIENT TRANSIT SERVICE

NEIGHBORHOOD COMMUNITY FACILITIES

#### PUBLIC REQUIREMENTS

INEXPENSIVE LAND - Low cost housing requires low cost land. However, in the interests of other criteria land cost can not be the primary guide in selecting a public housing site. For instance, land with dilapidated housing on it costs more than vacant land. Often private developers can be expected to build housing on the vacant land and in that case the place for public housing is on the more expensive dilapidated land which would otherwise remain unimproved.

COMPATABILITY WITH PORTLAND'S COMPREHENSIVE PLAN -

Public housing should be located in an area appropriate for multiple housing, and where there is a need for low cost housing. The site should not be in the path of future city developments such as school expansions or proposed freeways. By replacing dilapidated structures public housing can greatly aid renewing blighted areas of the city.

<sup>S.E.</sup>  
ELEMENTARY SCHOOL SPACE IN S.W. PORTLAND  
FOR PUBLIC HOUSING CHILDREN

From the viewpoint of total public expenditure, public housing costs less if located in an area that will not need additional elementary school classrooms to accomodate public housing children. There are, fortunately, a few elementary schools in S.W. Portland near appropriate public housing sites that have room for additional pupils.

UNUSED CAPACITY IN THE BUCKMAN SCHOOL

Principal's estimates-

1960-1961 enrollment	786
capacity	816
unused capacity	30

Average Daily Membership trend- The Buckman School attendance reached a peak in 1954-55 with an A.D.M. of 790. Since then the number of pupils has declined until in 1960-61 the A.D.M. was (aprox.) 720. This decrease is probably not due to birth rate fluctuations since in this 1955-1960 period the total A.D.M. of School District No. 1 steadily increased by 3% per year.

Conclusion- The principal's estimate seems to have been conservative. The A.D.M. trend and the increasing industrialization and dilapidation of the Buckman School area suggest that Buckman's A.D.M. will remain constant or decrease slightly in the next few years. Estimating A.D.M. at 730 and capacity at 816, the Buckman School can be expected to have in the next few years an unused capacity of greater than 86 pupils.

UNUSED CAPACITY IN THE TERWILLIGER SCHOOL

Principal's estimates-  
1960-61 enrollment        327  
capacity                    366  
unused capacity            40

UNUSED CAPACITY IN THE GROUT SCHOOL

Principal's estimates-  
1960-61 enrollment        767  
capacity                    882  
unused capacity            115

The Grout School area, in contrast to the Buckman School area, is developing rapidly, and the number of children of school age can be expected to increase greatly in the next few years regardless of public housing activity. No shortage of classroom space is expected, however, because a site for an additional school has already been purchased south of the Grout School. When the Grout School attendance gets too large the newschool will be built and the present Grout School district divided.

COMPARISON WITH OTHER <sup>SE</sup> ~~S.W.~~ PORTLAND SCHOOLS

Three other slightly possible public housing areas, from the standpoint of aging housing in an A-zone, are at 28th and Hoyt, in the vicinity of the Sunnyside school, and in the Milwaukie-Reedway area. These three areas all need additional elementary classrooms at present and certainly would need them

if public housing were built near them.

		Principal's estimates-
28th and Hoyt	Fernwood School	no room
	Laurelhurst School	206 over capacity
	Kerns School (prim.)	room for 46
Sunnyside School area	Sunnyside School	91 over capacity
Milwaukie-Reedway area	Llewellyn School	62 over capacity
	Brooklyn School	room for 26

#### FACTORS INDICATING THE NUMBER OF K-8 PUPILS IN A PROJECT

The Portland Housing Authority has mentioned that the ages of children in public housing have the same distribution as Portland in general, except where specific controls are used such as the N.W. Tower restriction to a few pre-school children. In the city of Portland and in the Portland SMSA 48% of the people under 18 are elementary school pupils. This factor of 48% includes grades 1-8 and one half of the kindergarden pupils, who only go to school for a half day.

A second important factor in estimating school demand for public housing sites is the Housing Authority's approximation of 1.5 children per non-parent bedroom.

#### BUCKMAN SITE SCHOOL CONSIDERATIONS

124 units adjacent to the Buckman School with a probable size of 2.5 bedrooms per unit would have an average of 2.2 children per unit or (aprox.) 270 children. The increased enrollment at the Buckman School would be 48% of 270 or 130 K-8 pupils. If the 60 unit project were built the number of children would drop to 132 and the number of K-8 pupils expected would then be 63. From the standpoint of Buckman's unused capacity of

of 86 pupils the 60 unit project with 63 pupils would be preferable to the 124 units with 130 pupils. However, considering the probable future decline in Buckman's enrollment due to the changing character of its neighborhood, this is probably the best school area in <sup>SE.</sup> ~~SW.~~ Portland for a public housing project with many children.

In setting the boundaries of a 124 unit project possible future expansion needs of the Buckman playground should be considered.

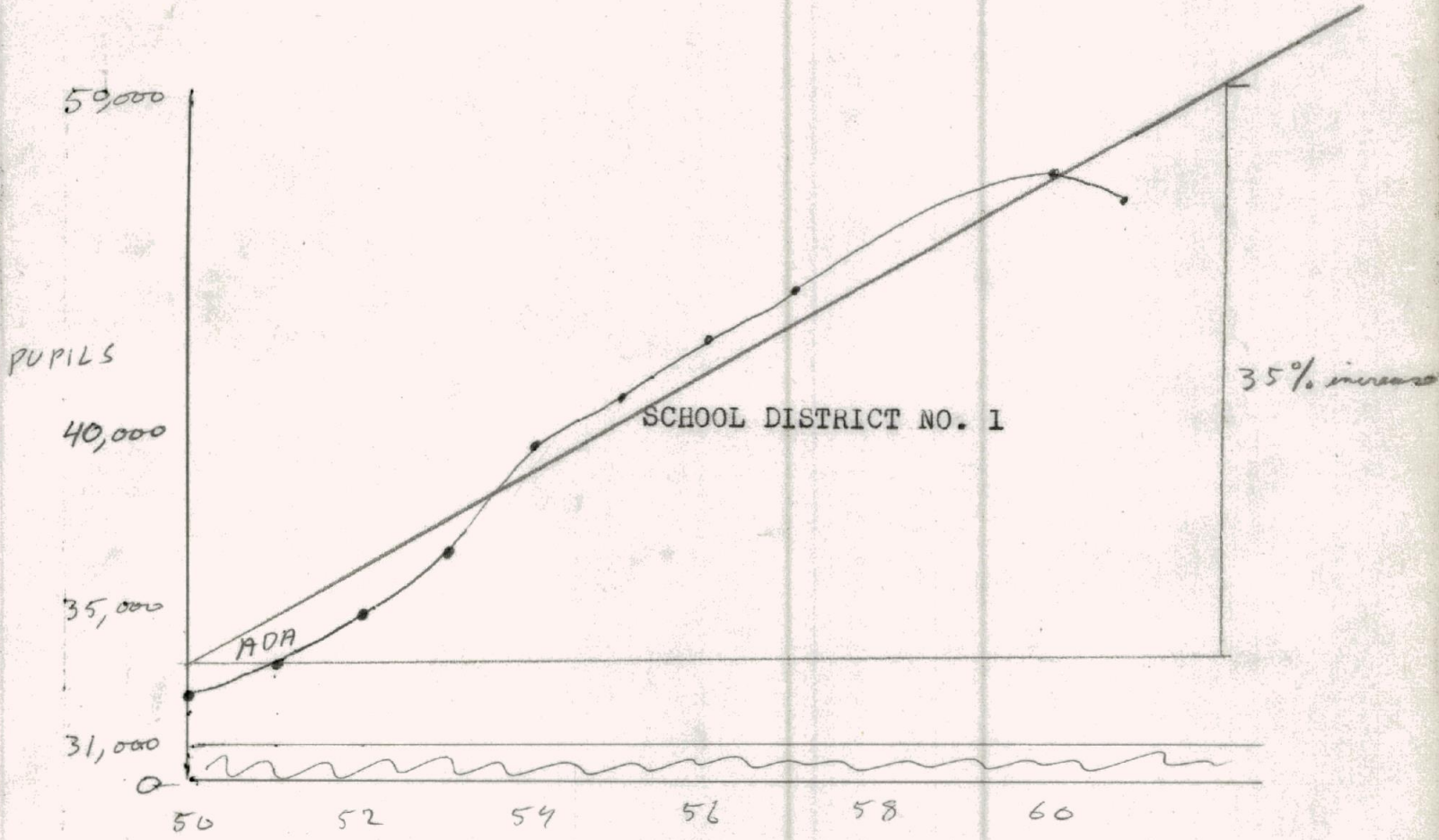
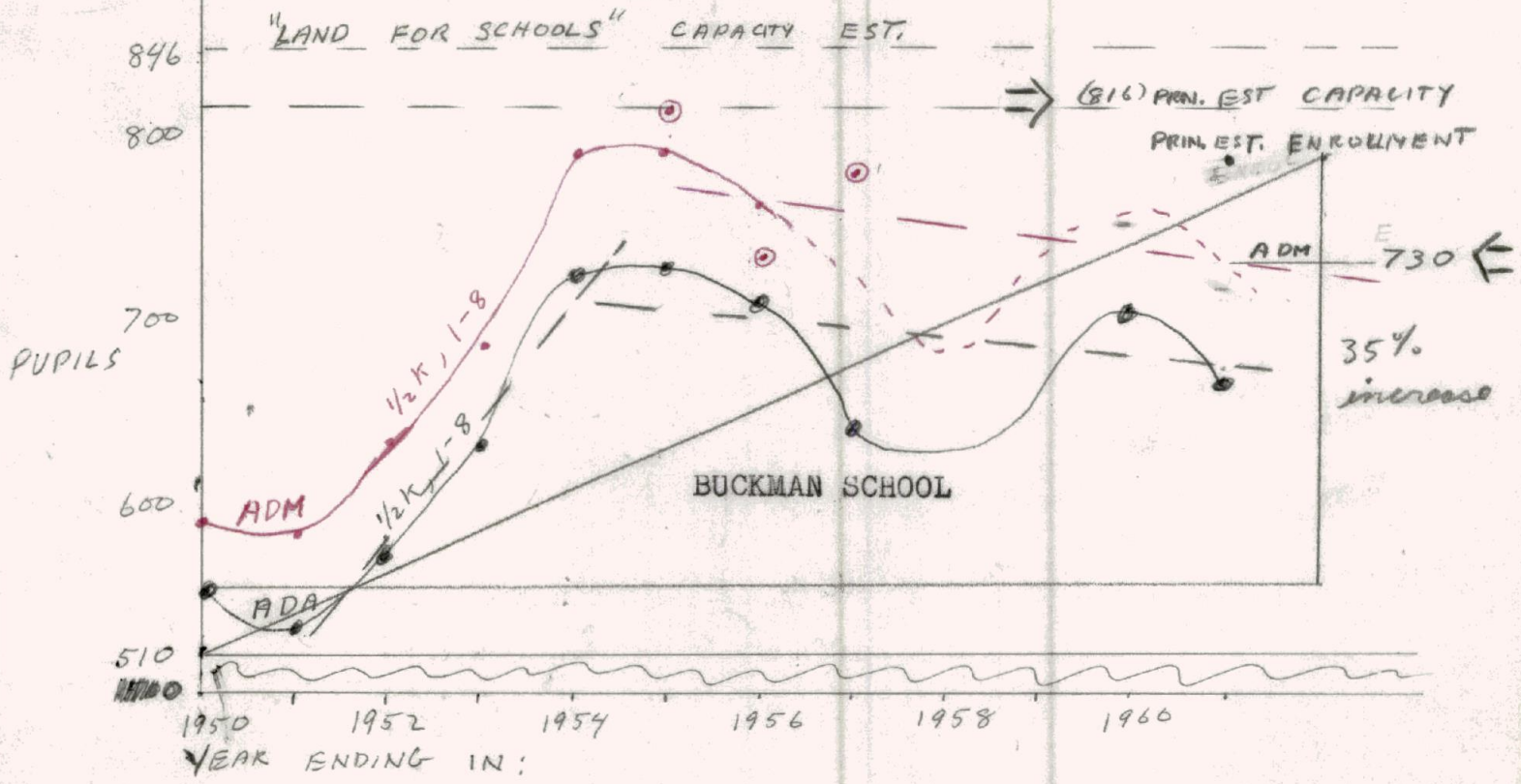
#### CORBETT SITE SCHOOL CONSIDERATIONS

This site would be primarily for medical and dental students and would not be expected to have many school age children. The Terwilliger School can be reached by a short public bus ride and has an estimated unused capacity of 40 pupils, more than enough for this project's few children.

#### GLADSTONE SITE SCHOOL CONSIDERATIONS

The Grout School's unused capacity of 115 pupils and the future construction of another school just south of Grout would provide adequate school room for the 130 school age children of a 124 unit project.

# AVERAGE DAILY ATTENDANCE TRENDS



CHARACTERISTICS OF A PUBLIC HOUSING

SITE AT GLADSTONE AND 34th

- \* Large site of inexpensive, mostly vacant land
- \* Room for 124 units with 2700 sq. ft. per unit
- \* Room for 115 pupils at the Grout School
- \* Spacious Kenilworth Park 2 blocks south
- \* Shopping at Powell and 39th, 7 blocks away
- \* Buses on Gladstone and Powell

\*



CHARACTERISTICS OF A PUBLIC HOUSING

SITE AT GLADSTONE AND 34TH

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- \* Room for 124 units with 2700 sq. ft. per unit
- \* Room for 115 pupils at the Grant School
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- \* Buses on Gladstone and Powell

RELATION OF THE GLADSTONE SITE TO:

PARKS



ELEMENTARY SCHOOLS



HIGH SCHOOL



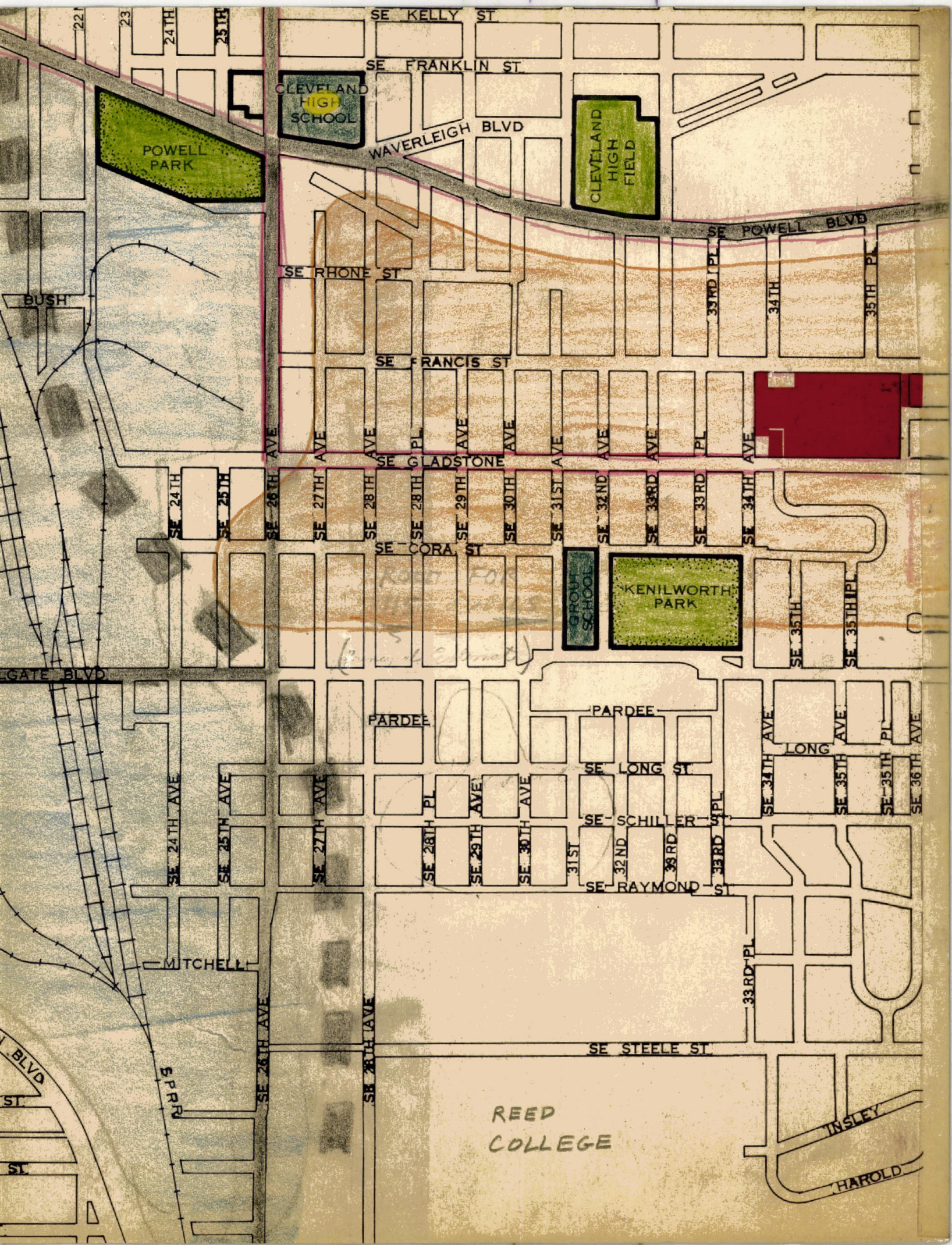
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A ZONING



DILAPIDATION (next page)





SE KELLY ST

SE FRANKLIN ST

CLEVELAND HIGH SCHOOL

WAVERLEIGH BLVD

CLEVELAND HIGH FIELD

POWELL PARK

SE POWELL BLVD

SE RHONE ST

SE FRANCIS ST

SE GLADSTONE

SE CORA ST

GROUSE SCHOOL

KENILWORTH PARK

PARDEE

PARDEE

SE LONG ST

SE SCHILLER PL

SE RAYMOND ST

MITCHELL

SE STEELE ST

REED COLLEGE

INSLEY

HAROLD

22

23

24TH

25TH

SE 24TH

SE 25TH

SE 26TH

SE 27TH

SE 28TH

SE 28TH PL

SE 29TH

SE 30TH

SE 31ST

SE 32ND

SE 33RD

SE 33RD PL

SE 34TH

SE 35TH

SE 35TH PL

SE 24TH AVE

SE 25TH AVE

SE 27TH AVE

SE 28TH PL

SE 29TH AVE

SE 30TH AVE

SE 31ST

SE 32ND

SE 33RD

SE 33RD PL

SE 34TH AVE

SE 35TH AVE

SE 35TH PL

SE 36TH AVE

SE 26TH AVE

SE 28TH AVE

33RD PL

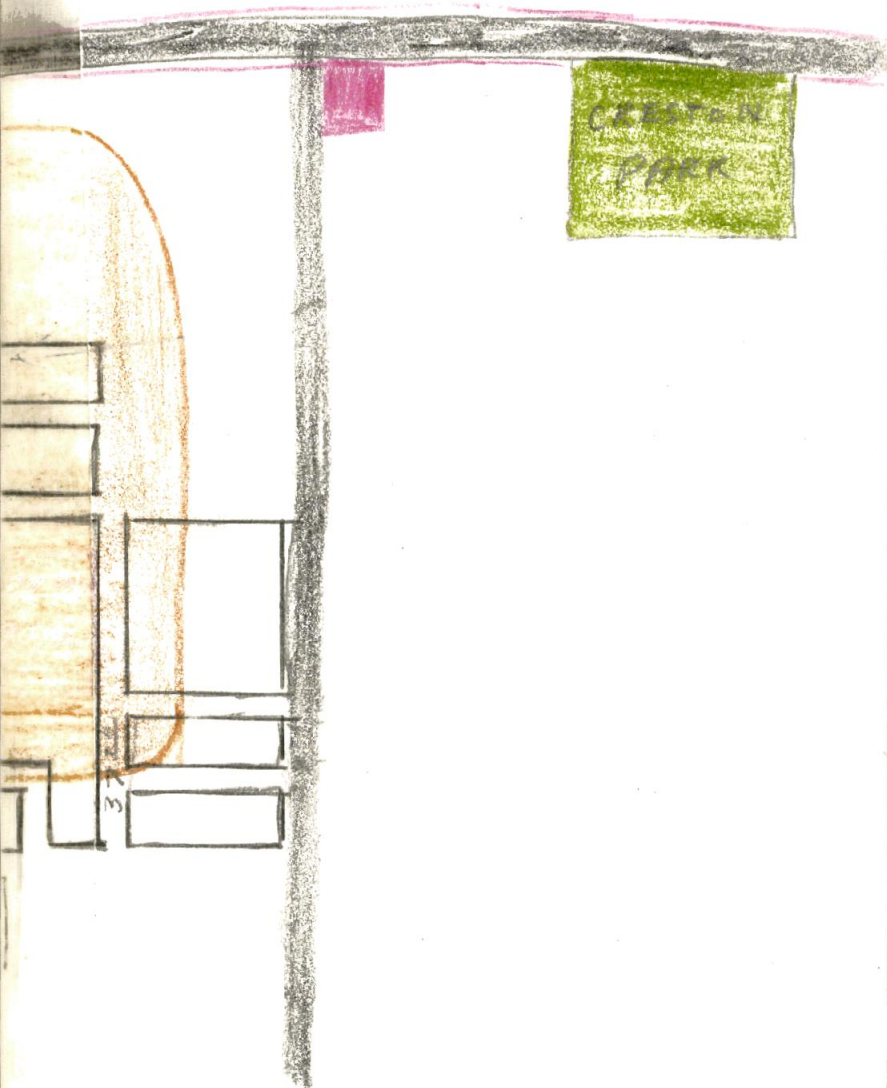
BUSH

GATE BLVD

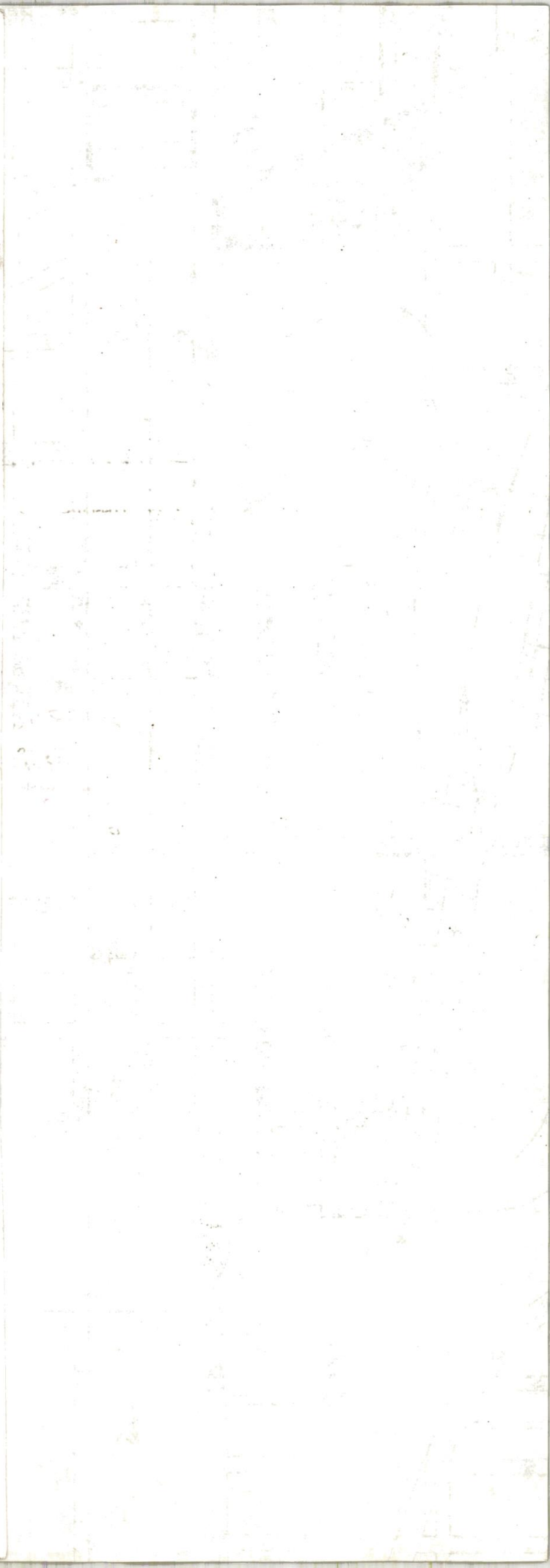
BLVD

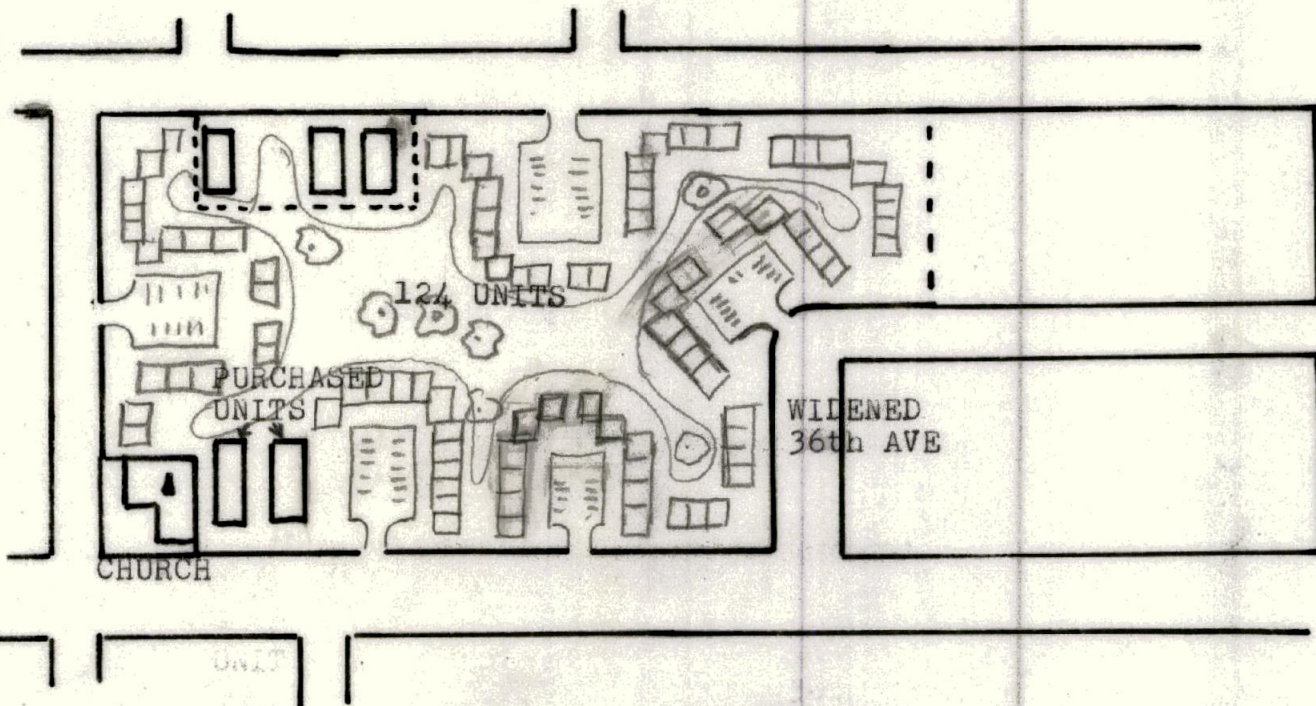
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S.P.R.R.



39 III





SUGGESTION FOR A PUBLIC HOUSING SITE

124 UNITS BETWEEN GLADSTONE AND FRANCIS AT 34th

2700 SQ. FT. PER UNIT

20 EXISTING UNITS TO BE REMOVED

8 UNITS TO BE PURCHASED FOR \$42,000

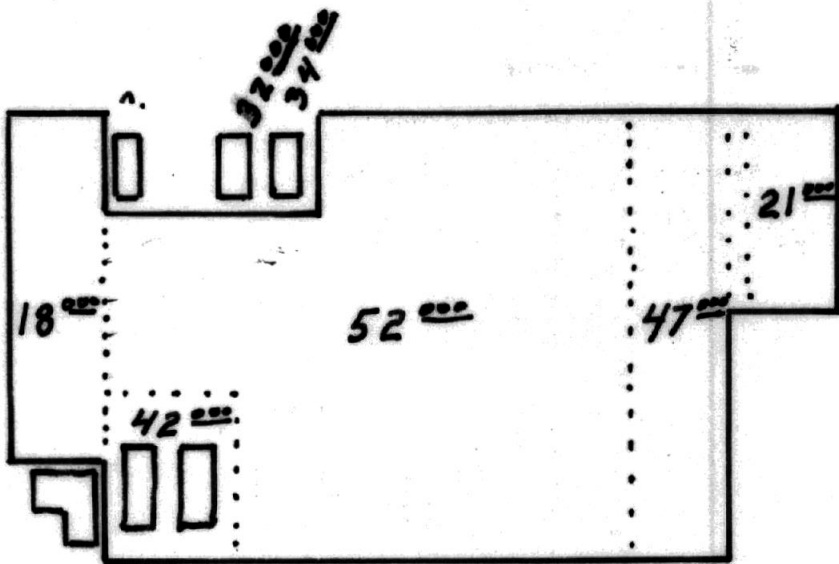
OR \$ 5,250 PER UNIT

116 UNITS TO BE BUILT ON LAND COSTING:

\$ 1,200 PER UNIT

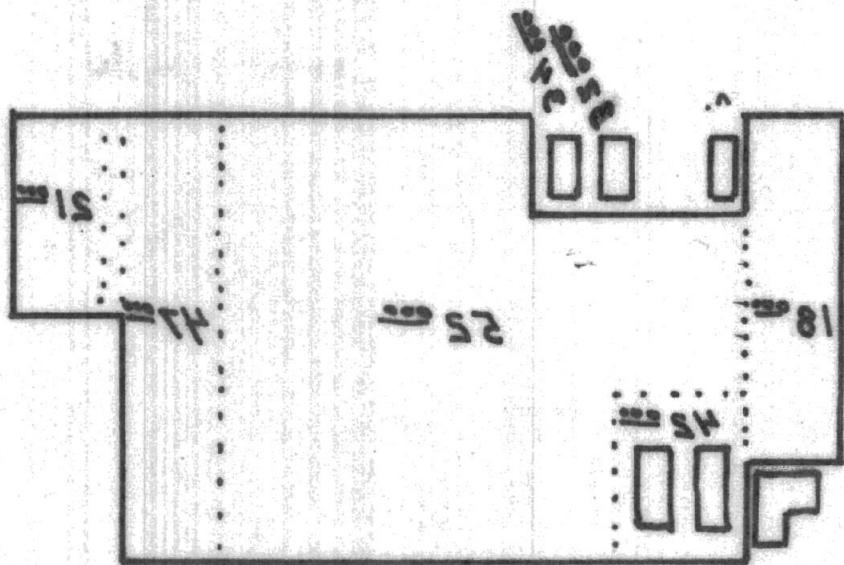
OR \$ 0.43/SQ. FT.

36th AVE. TO BE WIDENED SOUTH OF CENTER ST.



LAND VALUES

(2.78 x ASSESSED VALUE)



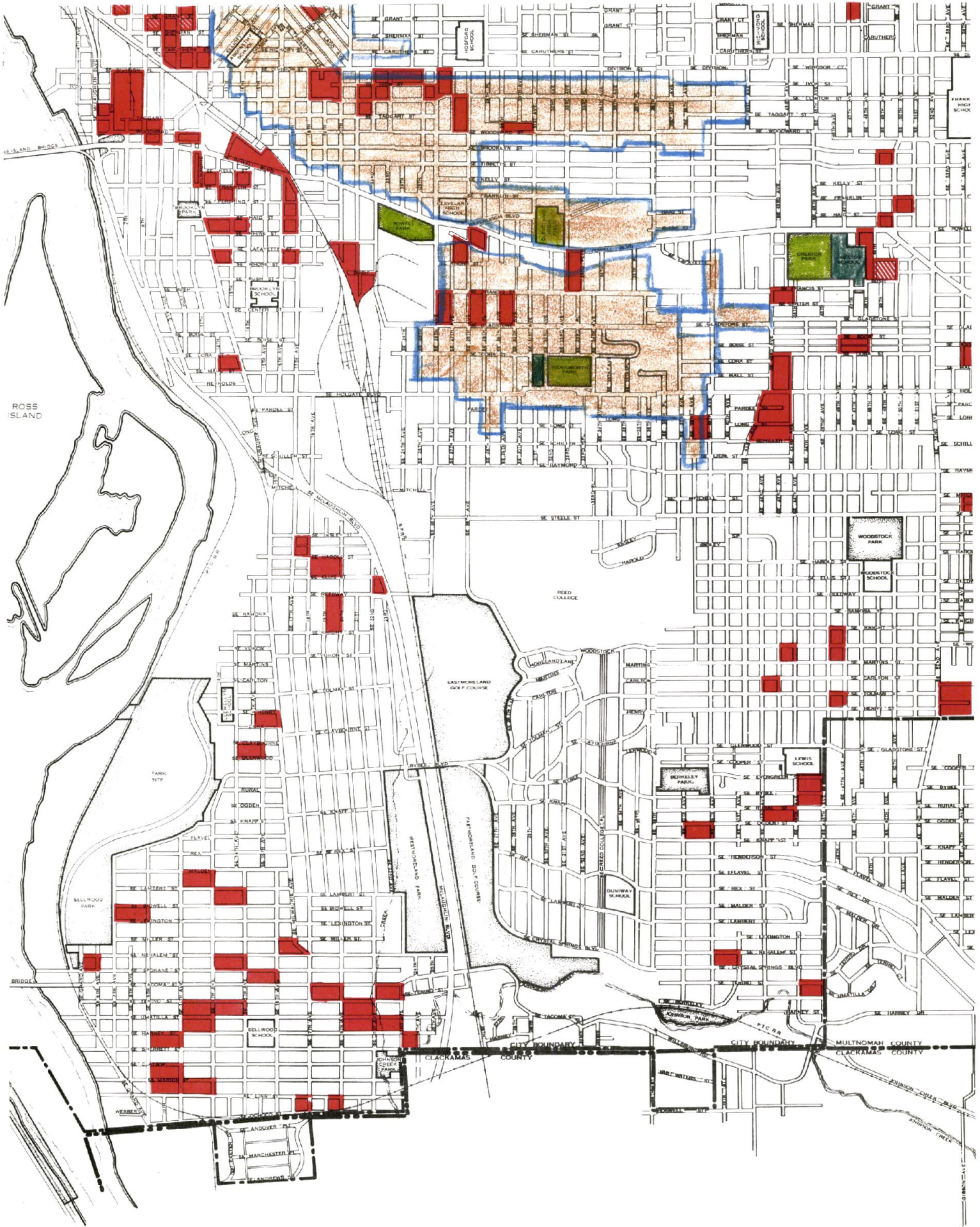






ROSS ISLAND

CITY BOUNDARY  
CLACKAMAS COUNTY  
MULTNOMAH COUNTY  
CLACKAMAS COUNTY



RELATION OF THE BUCKMAN AREA TO:

PARKS



ELEMENTARY SCHOOL



HIGH SCHOOL



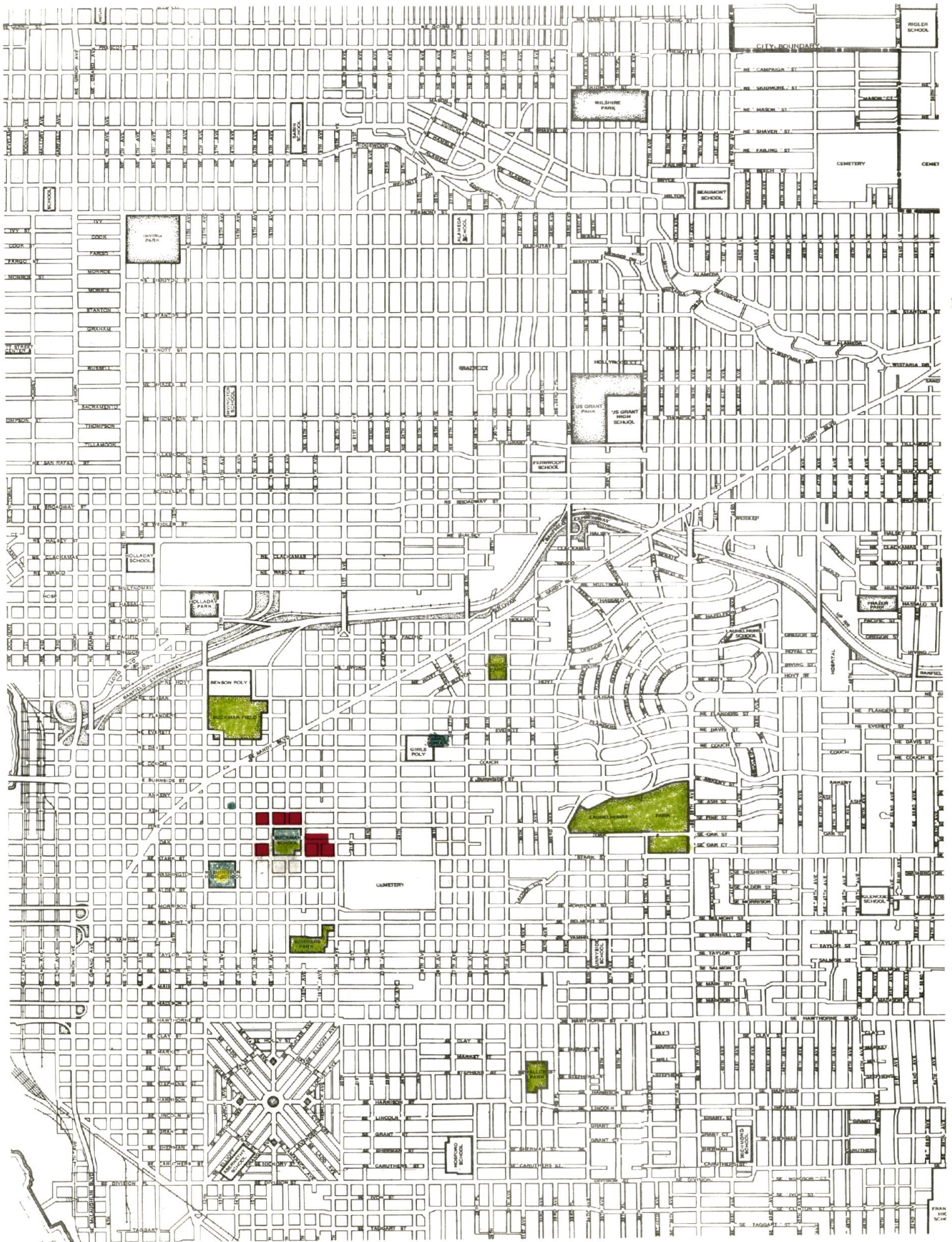
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A ZONING



DILAPIDATION (1950 CENSUS)







REPORT OF URBAN RENEWAL COMMITTEE ON  
PROPOSED SCATTERED SITES PUBLIC HOUSING PROJECT

On April 17, the Urban Renewal Committee met with Mr. Rossman, Executive Director of Public Housing Authority. On May 11, the Urban Renewal Committee met with the staff to consider the Scattered Sites Project. On May 15, Mr. Keefe and Mr. Rossman had a meeting on this matter. Conclusions reached to date are these:

1. A scattered sites project south of Ladd's Addition can not be recommended because of the prospect that many units are apt to be demolished by the construction of the Mt. Hood Freeway.

Also the environmental qualities, because of the Freeway through this area, would be less than desirable for the housing project. For instance, children living in the units would be forced to cross the Freeway and Division Street, a major traffic arterial, going to and from the Abernethy Elementary School.

2. The area south of Powell Boulevard, east of 26th Avenue is not to be recommended either. Although this area is zoned A2.5, practically all dwellings are single-family. By far the majority of properties are neat and well-maintained. Probably there is a high degree of home ownership, and considerable resistance to public housing possibly could be expected. The number of vacant lots is relatively few.
3. From the standpoint of upgrading blighted areas through the construction of new public housing units, the most desirable location for the scattered sites project in the southeast section would be in the general area bounded by S. E. 12th, Burnside, 39th and Hawthorne. However, there are very few vacant lots and unless old, dilapidated structures were torn down, there would be very few sites for the public housing units.

Also, the Sunnyside Elementary School has one of the most critical over-crowded problems in the school system.

4. It is suggested that the Housing Authority seriously consider the scattered sites project in the rehabilitation project area being presently proposed by the Development

Commission. This area is bounded by N. Fremont, Vancouver, Skidmore and Mississippi. The condition of this area is such that in all probability new public housing units would upgrade and would stimulate the rehabilitation of existing structures. The programs of both the Development Commission and the Housing Authority would thus complement each other. In this area there are presently 47 vacant lots upon which could be placed 94 units if advantage is taken of the A2.5 zoning.

The Boise School which serves the area now has surplus space; also the new Humboldt School was planned so that it could be expanded in the future to create additional space, relieving not only Boise, but other schools in the vicinity.

5. Assuming the Housing Authority looks with favor on No. 4 above, it is then suggested that consideration be given to a grouped public housing project in the general southeast district, in order that all public housing not continue to be concentrated in the northern section of the city. No specific site has yet been selected in the southeast area. One possibility for closer examination is a fairly large vacant tract bounded by S. E. 34th, Francis, 36th and Gladstone.

Mr. Rossman indicated general agreement with the suggestions in Nos. 4 and 5. He said that he would take them up with his Board and also confer with the Federal Public Housing Authority, San Francisco Regional office.

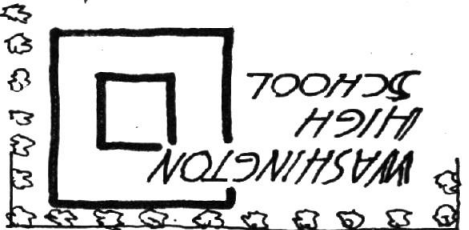
Mr. Keefe promised that the Planning Commission would look for suitable sites in the southeast section of the city for a grouped project.

LTK  
May 16, 1961

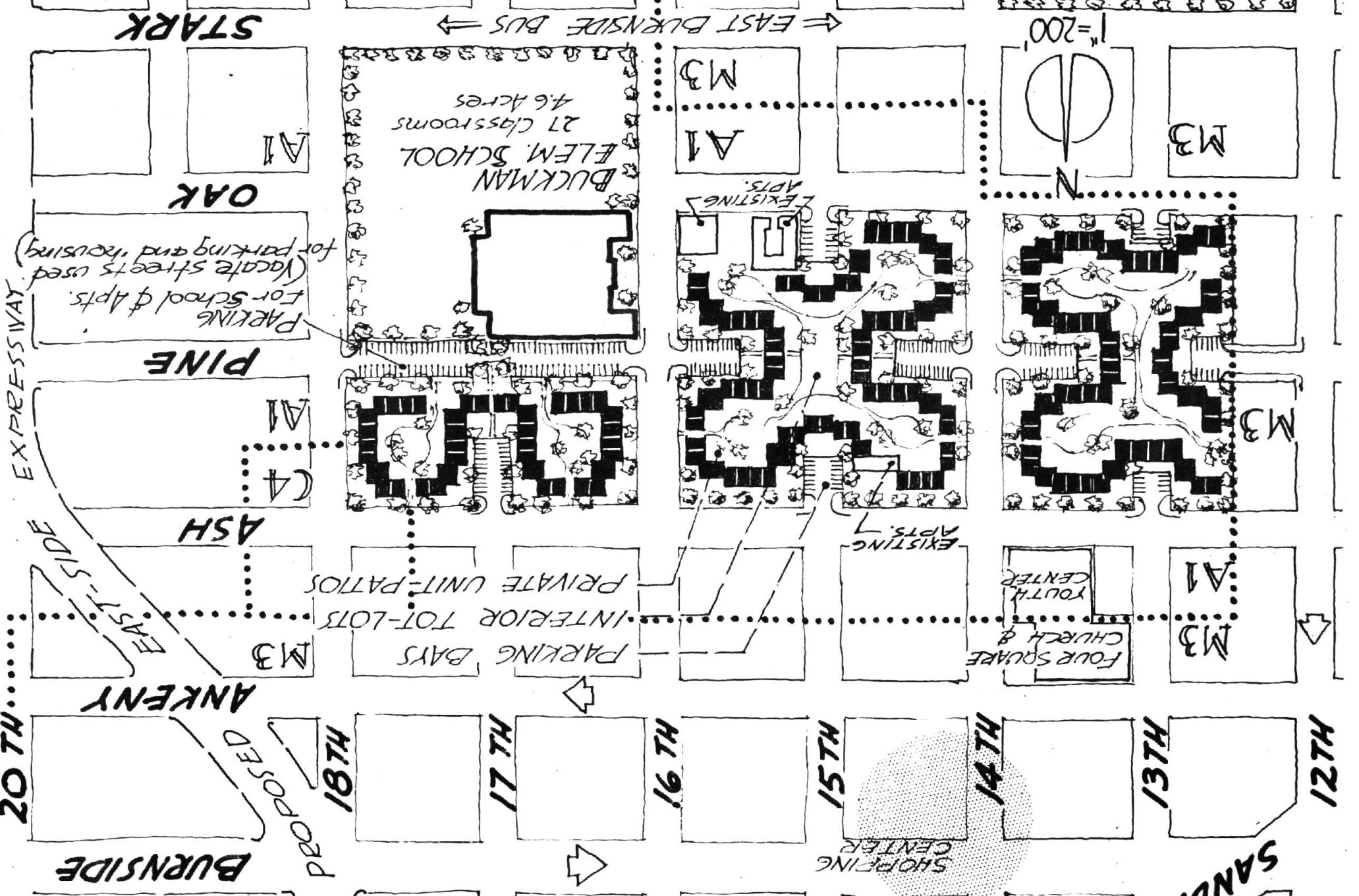
# A PUBLIC HOUSING PROJECT

SUGGESTION FOR

BUCKMAN SCHOOL AREA



1"=200'



EXPRESSWAY

20 TH

BURNSIDE

PROPOSED

18 TH

17 TH

16 TH

15 TH

14 TH

13 TH

12 TH

SANDY

STARK

OAK

PINE

ASH

ANKENY

BUCKMAN  
ELEM. SCHOOL  
27 Classrooms  
4.6 Acres

PARKING  
For school & Apts.  
(Vacate streets used  
for parking and housing)

PARKING BARS  
INTERIOR TOT-LOTS  
PRIVATE UNIT-PATIOS

M3  
A1

M3  
A1  
C4

M3  
A1

M3

M3

M3  
A1

FOUR SQUARE  
CHURCH &  
YOUTH  
CENTER

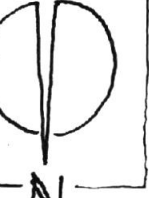
EXISTING  
APTS.

EXISTING  
APTS.

EAST BURNSIDE BUS

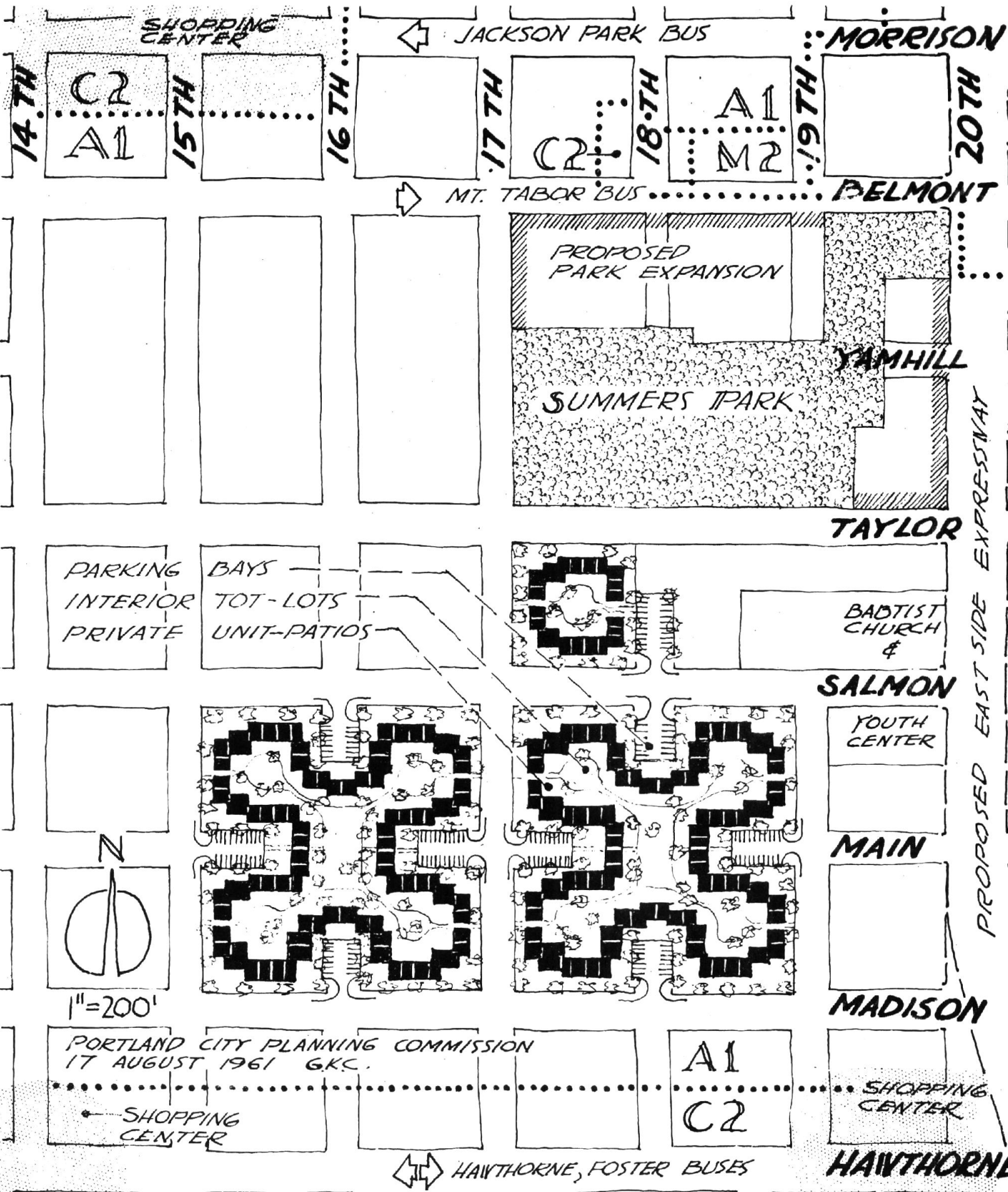
WASHINGTON  
HIGH  
SCHOOL

1"=200'

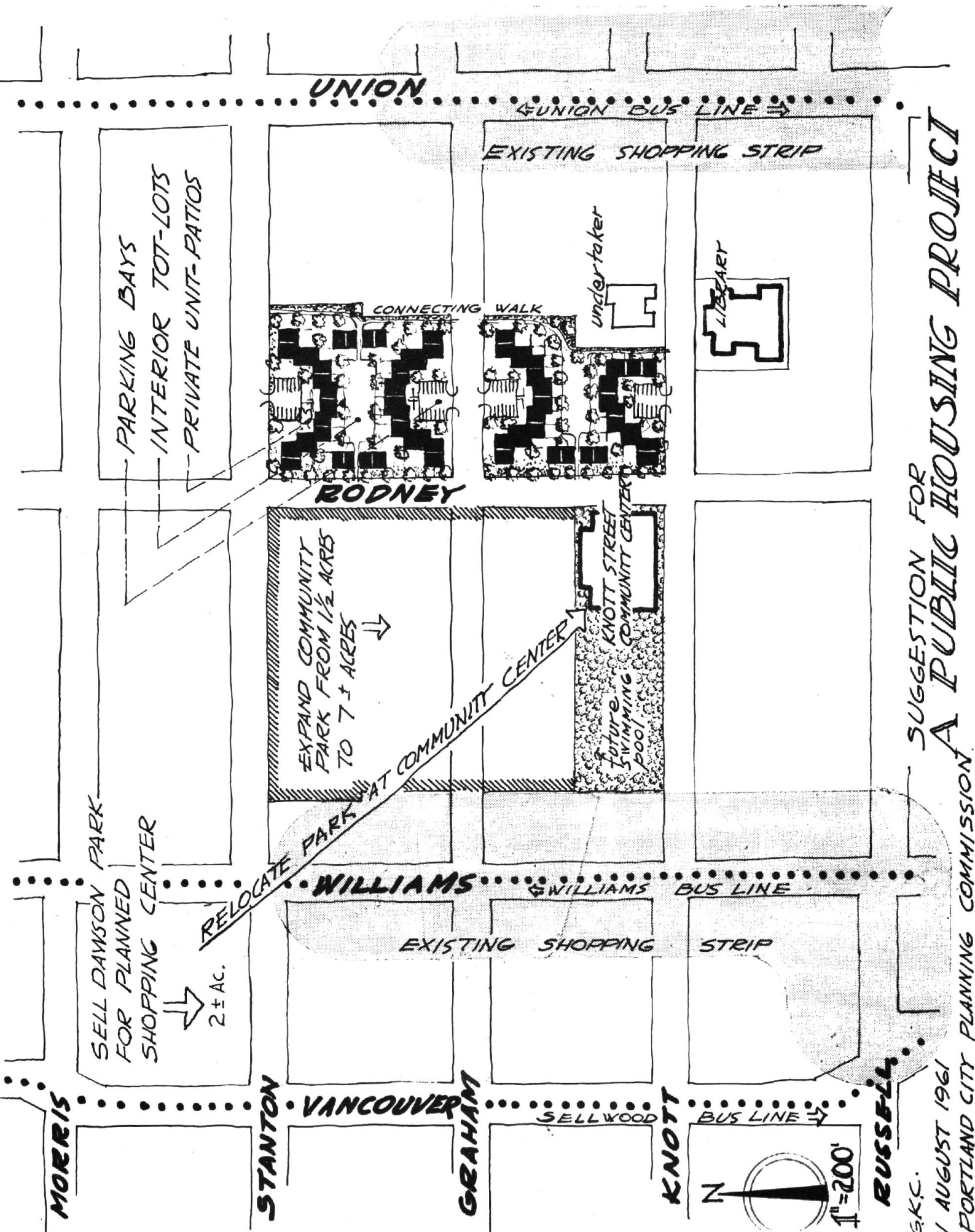


SHOPPING  
CENTER





SUGGESTION FOR  
A PUBLIC HOUSING PROJECT  
SUMMERS PARK AREA



SUGGESTION FOR  
**A PUBLIC HOUSING PROJECT**  
 G.K.C.  
 1 AUGUST 1961  
 PORTLAND CITY PLANNING COMMISSION

Talk with Mrs. Mildred Sorodka  
& Miss Drury

July 30

Comments on Summers Park -

"I don't think it was ever turned down.  
S.E. site considerations were postponed when  
Albina ran into opposition and all effort  
was put into Albina." Any "refusal"  
was probably informal, just talks.

Medical Students

over 30 will call info in later  
⇒ ~~75~~<sup>33</sup> Med & Dental students in Aug 1962 { ~~44~~<sup>28</sup> Colombia 28  
Number could ~~be~~<sup>be</sup> in September { ~~2~~<sup>2</sup> Iris 2  
~~45~~<sup>3</sup> Dekum 3  
Colombia Villa Zoned A 2.5 33

440 units

(approx) 2,275 people

1,550 children (under 18)

5.2 people/unit

3.5 <sup>child</sup> people/unit

3,340,000 sq. ft

- 272,000 sq ft roads

3,068,000 sq ft project

7,000 sq ft/unit

~~1,350 sq ft/person~~

1,350 sq ft/person

Iris Court

54 2 bedroom units

215 people } (approx)

108 children

4 people/unit

2 child/unit

} this averages used for  
Dekum & Maple Malory also.

Aug 1960 NW Towers Application Portland PHA

### PHA Program

NW Towers 150 zero 1 bedroom apts for elderly  
39 2-3 bedroom apts sm. families

Brookline Scattered Site 100

Purchased apts 109

[Note: Brookline scrapped

Abera 58

Rose Court 36 ]

### City Planning Consideration

apt zone

many good apts & churches near  
depressed freeway rt settles

### Employment

downtown etc

### Transportation

Rose City Bus Co.

No traffic problem caused by project

### Character of Neighborhood

near city's finest apt section

many elevated apts

many churches

(geog) slope up from city but not steep

apt house conversion

no single

### Adverse Neighborhood Influences

19th av traffic

no industry

no flooding

no rough ground left

## Schools

None Public Dist in Capacity Enrollment  
Parochial Blocks

there is little room but no room needed since  
the school still only

## Shopping

CBD 12 blocks

Burnside 2 blocks south

## Neighborhood & Community Facilities

Schools

Social profile

Churches

Church programs for elderly

Hospitals

## Details

street cond.

is into a slum

existing structures

existing occupancy

relocation program

Rel of Site to U.R. is redevelopment of neigh.  
no U.R. planned, only a few med. buildings planned

## Zoning

AO permits high rise

AO near by protects site from industries

72 - 18x40 x 2.5x40

128 - 32x40 x 2.5x40

30x40 X 47.5x40

380 -

2,280 -

18x40  
X 5x40  
9.5x40  
X 25x40

3x13  
1600

144 -

62 -

49x40 X 3.5x40

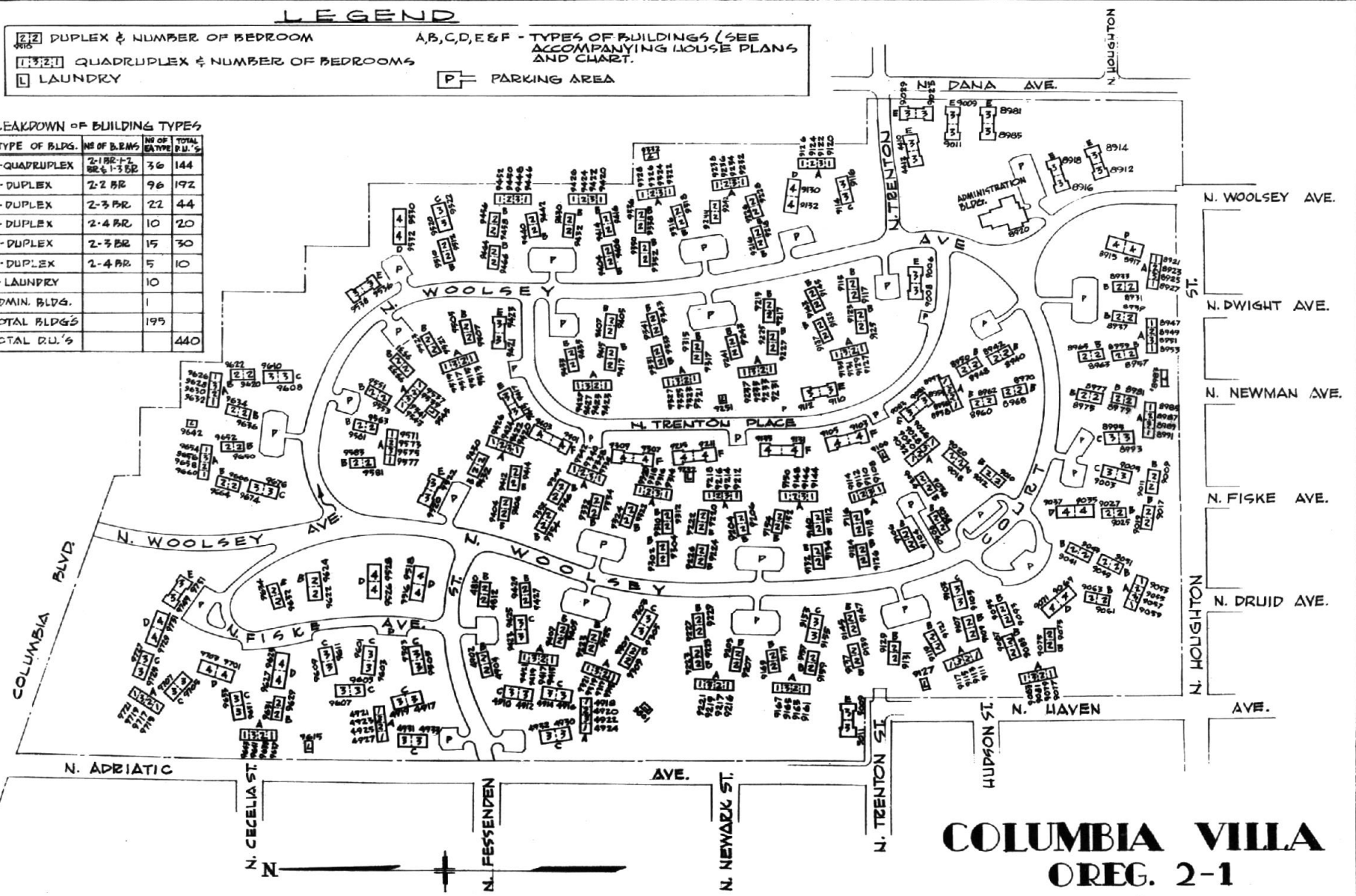
274 -

# LEGEND

2 2 DUPLEX & NUMBER OF BEDROOM  
1 2 2 1 QUADRUPLEX & NUMBER OF BEDROOMS  
L LAUNDRY  
 A, B, C, D, E & F - TYPES OF BUILDINGS (SEE ACCOMPANYING HOUSE PLANS AND CHART).  
P PARKING AREA

## BREAKDOWN OF BUILDING TYPES

TYPE OF BLDG.	NO. OF BLDGS.	NO. OF UNITS	TOTAL R.U.'S
A-QUADRUPLEX	2-1 BR-1-2 BR & 1-3 BR	36	144
B-DUPLEX	2-2 BR	96	192
C-DUPLEX	2-3 BR	22	44
D-DUPLEX	2-4 BR	10	20
E-DUPLEX	2-3 BR	15	30
F-DUPLEX	2-4 BR	5	10
L-LAUNDRY		10	
ADMIN. BLDG.		1	
TOTAL BLDGS		195	
TOTAL R.U.'S			440



**COLUMBIA VILLA**  
**OREG. 2-1**

SCALE  
 100 50 0 100 200 300

INTRODUCTION to PH Site Suggestions

(Fill in the blanks with numbers, <sup>any numbers!</sup> ~~1000~~)

Suggestions for Public Housing Sites in S.E. Portland

Number of Units ~~1000~~

After considering Portland's need for public housing the Portland City Council in ( ) authorized the Public Housing Authority of Portland to construct or purchase ~~1000~~ a total of ( ) public housing units. This authorization was in addition to ( ) <sup>already</sup> existing ~~1000~~ public housing units at Colombia Villa.

Since ( ) ( ) units have been purchased — at — at and just recently ( ) at — units have been added to Colombia Villa. 180 units are being constructed at the NW Tower site at the corner of — & —. 58 units are planned for a court apartment project next to the Knott St Center. This leaves 124 of the original — units ~~to be~~ yet to be constructed purchased or planned.

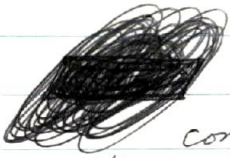
CHOICE OF S.E. PORTLAND

The Housing Authority of Portland feels that in the interests of serving all of Portland these 124 units should be located in South east Portland. The NW Tower will be in north west Portland. ~~and~~ the rest of present public housing lies ~~west of the city~~ north of the Bayfield Expressway. The need of ~~the~~ Portland for public housing is as great or greater than other parts of the city. For these reasons the search for a site or sites suitable for <sup>the</sup> 124 public housing units has been confined to S.E. Portland

FIRST, FIRST DRAFT

SW Portland is considered too expensive an area in which to build public housing.





These factors of school capacity, cost,   
 comment facilities etc. are reasonably clear   
 expect where they conflict with each other.

The ~~site~~ selection of ~~at the site~~ a site   
 for a public housing project involves considering   
 several factors mentioned under <sup>at heading</sup> Criteria...   
 in this report.

The major conflict   
 between ~~two~~ different ~~and~~ criteria ~~is~~ ~~the~~ ~~of~~ ~~the~~ ~~site~~ ~~is~~ ~~the~~ ~~clearance~~ ~~of~~ ~~dilapidated~~ ~~housing~~ ~~when~~ ~~at~~ ~~less~~ ~~expensive~~ ~~vacant~~ ~~land~~ ~~is~~ ~~available~~.   
~~the~~ ~~of~~ ~~the~~ ~~site~~ ~~is~~ ~~the~~ ~~clearance~~ ~~of~~ ~~dilapidated~~ ~~housing~~ ~~when~~ ~~at~~ ~~less~~ ~~expensive~~ ~~vacant~~ ~~land~~ ~~is~~ ~~available~~.   
 concerns   
 the clearance of dilapidated housing when at less   
 expensive vacant land is available. To what   
 extent is the public interest best served by   
 paying the higher costs of acquiring lots required   
 to remove ~~the~~ ~~of~~ ~~the~~ ~~site~~ ~~is~~ ~~the~~ ~~clearance~~ ~~of~~ ~~dilapidated~~ ~~units~~   
 as well as replace them with public housing?

An additional factor that must be considered in   
 answering the above question is the tendency   
 of private developers to ~~select~~ build on low   
 cost vacant land in a growing neighborhood   
 rather than rebuild ~~the~~ ~~of~~ ~~the~~ ~~site~~ ~~is~~ ~~the~~ ~~clearance~~ ~~of~~ ~~dilapidated~~ ~~areas~~.

Should Public Housing sites be selected as privately   
 developer sites would be chosen or does the   
 public interest require that where possible   
 a dilapidated unit should be removed for every   
 P.H. unit built?

Also to be considered   
 is the necessity to remove some sound housing   
 whenever dilapidated housing is destroyed.   
 Alleviate   
 the evil in the ~~of~~ ~~the~~ ~~site~~ ~~is~~ ~~the~~ ~~clearance~~ ~~of~~ ~~dilapidated~~ ~~housing~~ ~~when~~ ~~at~~ ~~less~~ ~~expensive~~ ~~vacant~~ ~~land~~ ~~is~~ ~~available~~.   
 structures would soon deteriorate into dilapidated   
 due to their poor environment   
 of a det neighborhood. The public   
 service accomplished by a P.H. project

rebuilding part of a det. neighborhood and  
this provides a potent pressure for to reverse  
it ~~that~~ downward trend is difficult  
to measure in dollars and cents. Especially  
since the impact of PH on a neighborhood  
depends to a great extent on architectural ~~designs~~ <sup>designs</sup>  
that are not part of site selection.

The facts in SE Portland are that the  
Bushman 124 site would eliminate  
dil units and in the process destroy  
~~the~~ housing units. <sup>mostly</sup> The land cost  
of the Bushman 124 site is —, <sup>twice</sup>  
as much as the land cost would be at  
the Gladstone Site. If the Bushman site  
were selected, however, in all probability private  
developers would build <sup>new</sup> housing at the Gladstone  
site in the next few years while the reverse  
would not likely be true. Thus public housing  
at the Bushman site would accomplish the

- 1) removal of old housing
- 2) upgrading of a neighborhood
- 3) ~~creating a new housing unit at Gladstone~~  
while the plan of PH where <sup>new</sup> private housing would  
not likely be built.

The Gladstone site ~~is the~~  
Selection of the Gladstone site would not  
accomplish either of these ends.

Talk with Henry Jaeger

June 5th, 1962

8920 N Wadsworth Ave

BU 9-5571 X31

Jaeger's main concern is low construction

and low maintenance costs. This means

1) close in locations

a) plumbing, elec, painting all done from Wadsworth Ave site.

b) tenant convenience to city

2) large site - at least 40-50

units on one site so that a full

time maintenance man can be supported.

3) no further consideration of scattered sites

because they set too much to maintain

4) emphasis on new housing - the

strong because of general restriction

5) ~~limiting~~ <sup>limiting</sup> the maximum number of

~~units~~ units on a site that zoning

restrictions will allow

6) would like all 124 units in one place

7) want 1 site (124) would have 3 sites (40)

Existing Public Housing in Portland

→ 4 sites in NE 2 main complexes

2 court apartments, 2 story

→ buying some 608 (shown at year 40 or 41)

apartments still in NE

→ 90% of families have automobile

need of air parking

→ Post West, Alamo (58)

on the city side under construction.

→ low density housing, demonstration program  
for 207 housing units (61) People's movement in low density

## Lone Fir

→ can park by Catholci High School  
so don't need so much off site parking

→ Would like all 124 to be here as close to  
Lone Fir area as possible. Area has  
char. of old housing and good parks &  
schools and center of SE where the  
124 units should go.

→ Do lot by lot evaluation  
color areas where price per lot is  
below a cut-off point determined  
by considerations of units per lot  
that zoning will allow.

Also color lots that are over a  
prohibitive cost, probably due to  
a high value improvement

→ Some elderly

→ Much family - about as many kids  
as Columbia Villa, find out how many  
kids there.

→ Jager likes flexibility of large site buildings,  
easier to construct  
easier to maintain

## Ross Island

→ 30 medical students now in the HA housing could use homes here near the medical school

If all 124 units be put in one place Jaeger would consider putting a 40-50 unit site here for med. students and the elderly.

Thus no school problem. The elderly need the close shopping but direct non stop city center bus services are available from doorstep.

## Analyze

### 1) Costs

- a) look into assessment system of acquiring land. Who appraises and who buys. How long does it take. What steps to notify people
- b) Water & electricity savings.  
5 blocks near city, prices how much?
- c) fire insurance
- d) maintenance  
10 blocks out costs how much more  
how many trips per week to site

Can leave stores & existing apartments mixed into public housing.

### 2) Schools that have room

### 3) Shopping & Buses will work out if stay close

### 4) Scan land use maps for

- a) vacant land
- b) buildings that might be old  
congested single & multiple dwellings

### 5) Scan dilapidation maps

### 6) Scan Aerial ~~Maps~~ Photographs

- a) vacant land
- b) areas of probable old buildings
- c) Commercial & Shopping centers

- 7) Need zoning info for units per lot  
Need school info for room in schools  
HA info for what Jaeger is wanting

Questions June 5th

Harry Jager

at hand of Gene Crossman

✓ What factors do you stress in locating sites?

Land costs

< 2800 per unit

< 1500 per unit

✓ Present land use

existing apartments

✓ Schools

anticipated no. children per units?

✓ How were these broad areas chosen? Guess

✓ Why was Summers Park project scrapped

how much \$ per block is too much?  
got \$ cost

? Characteristics of demand for public housing

Price

Children per family

How flexible is the block demand

how large must a project be to be economical

1 block

2 diagonal blocks

Want

124

can go on for

as 50

Two stories?

BINFORD

- 2,600 sq ft/unit
- 1.1 child/unit (in child block)
- ing walls
- swimming pool

840 sq ft/person

Talk with Mr Binford

July 27

Rossman just paid \$5140 per unit for 36 bedroom apts in Royal Rose Court Apt at 5111 N. Vancouver next to Iris Court.

Binford, 608 apts, best in Portland built 14 years ago Golf Course & Bonfield Freeway are two open boundaries providing nearby light, air, & space. 19% only of the land has buildings on it.

Build before A 2.5 zoning but still complies having 2,600 sq ft/unit per unit.

Mr Binford complains of too high assessments forcing rents up.

900 people in 290 units or 3.1 people/unit or 840 sq ft/person

102 units 120 kids 80% < 10 years

or 1.2 child/unit

98 units 35 kids 70% > 14 years

or ~~1.2~~ .4 child/unit

74 units 4 kids

15 units no kids

} all two bedroom apts.

average of 2 bedrooms per unit

Swimming pool - supervised 24 hrs

a day. There is no more unsupervised play equipment. Where ever there is an

un-managed form of attention you have noise, destruction, "kids", i.e. management trouble

Rent \$110

3 bedroom apt, 1 child

\$115  
of 22 a room

3

2 child



Cost \$9,500 per unit to build  
~~per unit~~. Each unit has 5 rooms.  
dep. room in 608 law. In 1958  
(presumably when last 15 units were built)

Benford's principles

- 1) Space to flow into
- 2) High rise in future
- 3) Managed play areas for kids "It's what they're used to today in school and it's what they need to work off energy and still leave an orderly neighborhood."

Comments on Public Housing

- 1) over 3 children per mother and you have management problems
- 2) it's very difficult and different from Benford when you don't have the option of turning undesirable apt. types away. Some people don't want and don't know how to live in apts. "Jawollah out the window just like in N.Y. Tenement".
- 3) N.Y. Towers needed space around it to be correct. esp if there are kids & families there and not just old people.
- 4) Scattered sites no good for socialized housing because no supervised play area and no high low density areas. Also the maintenance factor.

The future

High rise (8 stories) with open park space and managed play space baseball etc. around. Binford is dynamite for people who are hard to handle. Police & supervisors can handle Highrise & parks better.

at present Binford has cinder block and stone bush decoration (still <sup>very</sup> good looking) in the children block because all else is destroyed under little feet.

Jager's  
Comments

Field check with Jagers  
Tues with Min Dwyer

JULY 24, 1962

Check assessment values of land plus improvements  
for Altman project  
a) det cost per unit in home to  
see if it possible to have 2,500 per  
unit density in N. Buckman site.

b) note density of Summer Park. Possible  
it was to organize for that density but  
FHA will pay for more for low density.

Equivalent PH unit

Living room  
kitchen  
bath room  
kitchen & dining room  
4 to 5 bedrooms

1.5 children per bed room  
2 parents per bed room  
1 elderly person per bed room (if alone)

Product densities for Buckman site 124 units  
(Main Dwyer)

5	5 bedrooms units	@ 6 children per unit = 60 children
14	4	4
45	3	3
30	2	1.5
30	1	0
<u>124</u>		

percentages of pre-school  
elem-school K-8  
high school 9-12  
K-8: 9 out of 18 years or 1/2  
will be the same as for all with  
with 12th grade  
(children under 18 years or 1/2)

high school students now  
provide help now

### Schools

Est of Programs Cap & use } about  
Est of War Cap & use } people

Est of proportion of kids

- a) Irish capital ~~the~~ census
- b) city government

### Qualification for PH

not less than \$66 a month. Depends on income brackets, not on type of accommodation. Mr. Allenover

~ 4300 per year  
4900 per year 7 ~~the~~ numbers

Just want 3 copies at least of City Planning Commission Recommendation.

Chief of that section development

Dept of PHA in S.F. will be up

room & will want to see all possibilities

after he ok the

a) out plan

b) budget

c) format ok from S.F. & Wash.

100% For money

Need to know how many most students are in

Pattern PH now in order to release

Demond for PH on Bell St site.

Need comparison with sale prices to see how accurate last est. are. for Buckman & Kelly St areas.

Look at Oregon Park  
Siemmas Park  
Jawrelhurst Park  
Plans for more parks  
Youth Center  
Neighborhood House  
Siemmas rec. program at Buckman  
(swimming pool)

Jaeger wants 124 at Buckman but:  
too many kids for school  
for play area  
prefers lower density ~~than~~ such as at Albina  
glance at available 2.5 A land  
Kelly St area needs service also

How many units does portland already have? 600?

Needs 124 more

Area demand?

Site possibilities

AI or AO A.2.5?

Schools

Parks

Report

Need

Site possibilities

narrowing factors

map of all AI  
map of schools  
map of AI with schools

Specific rec. for 124 units

A Level. 74 units on Buckman Lt. costs \$2000 per unit for land  
Albina costs \$2100 per unit for land

ZONING OF AREAS BEYOND 1/4 SECTION LINE NOT SHOWN ON THIS MAP

CITY BOUNDARY

CITY OF PORTLAND, OREGON

OFFICIAL ZONING MAP, CITY OF PORTLAND, OREGON

ORDINANCE NUMBER

- 285
- 286
- 287
- 288
- 289
- 290
- 291

3032

3031

3030

3029

A1

LONE FIR CEMETERY

A1

C2

Summers Park

FALLOWS

S.E. 13<sup>th</sup> Ave

S.E. 14<sup>th</sup> Ave

S.E. 15<sup>th</sup> Ave

S.E. 16<sup>th</sup> Ave

S.E. 17<sup>th</sup> Ave

S.E. 18<sup>th</sup> Ave

S.E. 19<sup>th</sup> Ave

S.E. 20<sup>th</sup> Ave

S.E. 21<sup>st</sup> St

S.E. 22<sup>nd</sup> St

S.E. 23<sup>rd</sup> St

S.E. 24<sup>th</sup> St

S.E. 25<sup>th</sup> St

S.E. STARK

CENTRAL

EAST

PORTLAND

S.E. ALDER

S.E. MORRISON

BELMONT

S.E. TAYLOR

S.E. SALMON

S.E. MAIN

S.E. MADISON

S.E. HAWTHORNE

S.E. WASHINGTON

DUTCH

DANEKE

BRADSHAW

WOODWORTH

S.E. 21<sup>st</sup> ST

S.E. 22<sup>nd</sup> ST

A1

C2

S.E. YAMHILL

A1

CENTRAL PARK ANNEX

A1

A1

48,000

74,375

33,675

56,825

62,075

50,650

3232

3132

S.E. SAMPLE ST.

S.E. 16<sup>th</sup>

S.E. POPLAR

S.E. ELLIOT

S.E. 20<sup>th</sup>

S.E. 21<sup>st</sup>

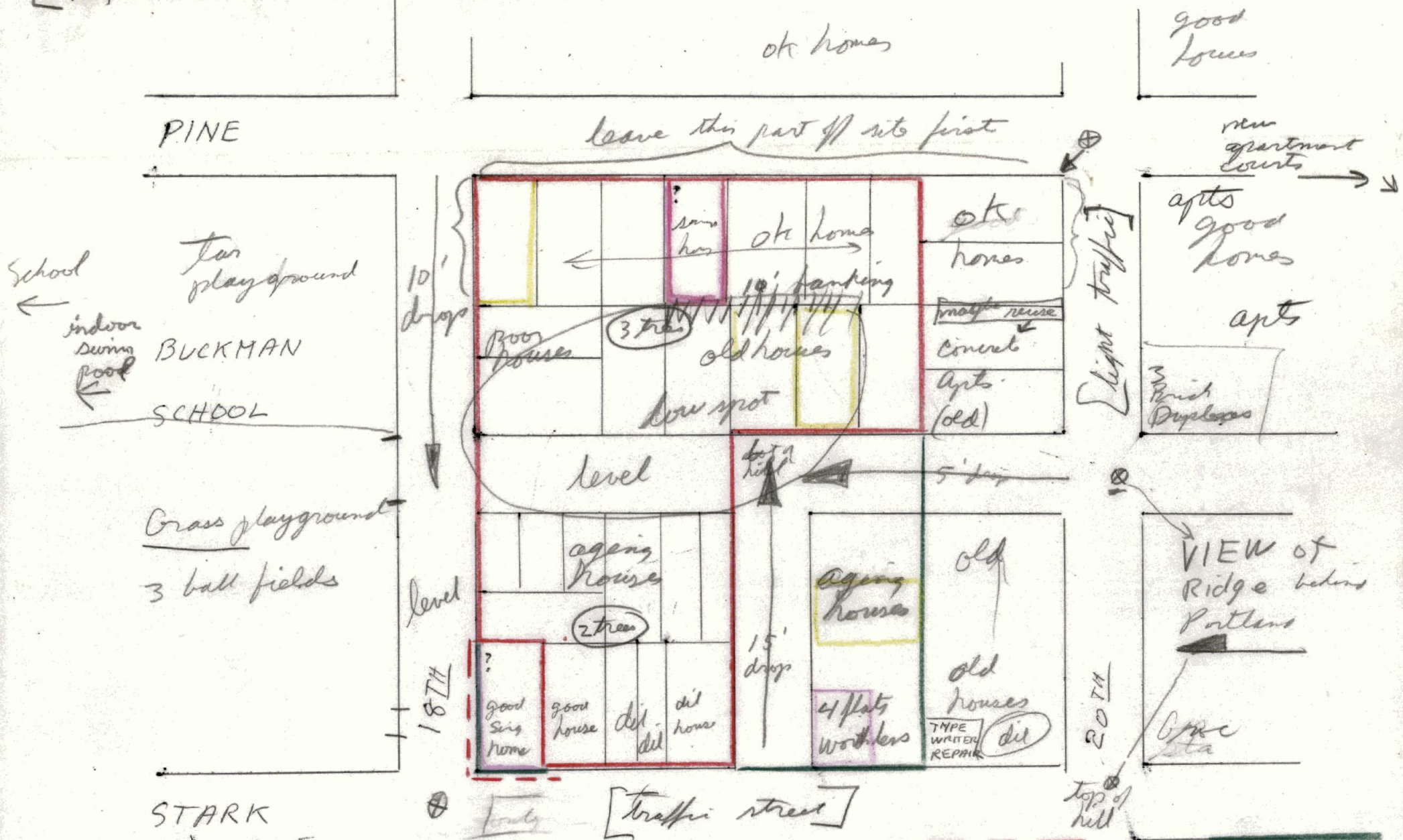
S.E. 22<sup>nd</sup>

S.E. 23<sup>rd</sup>

S.E. 24<sup>th</sup>

S.E. 25<sup>th</sup>

**TRY WHOLE 4 BLOCKS**



MARKET VALUE  
 SQUARE FEET  
 MARKET VALUE PER SQ. FT.

\$114,000  
 115,000  
 \$ .99

\$ 123 —  
 120,000  
 \$ 1.03

Gas St \$ 150 —  
 158,000  
 \$ .96



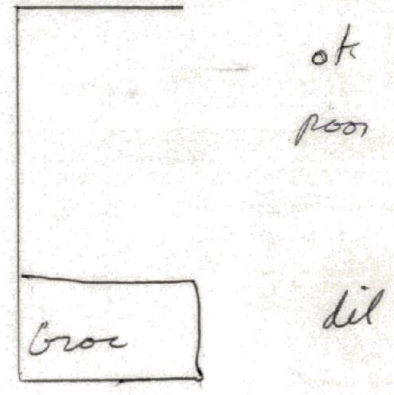
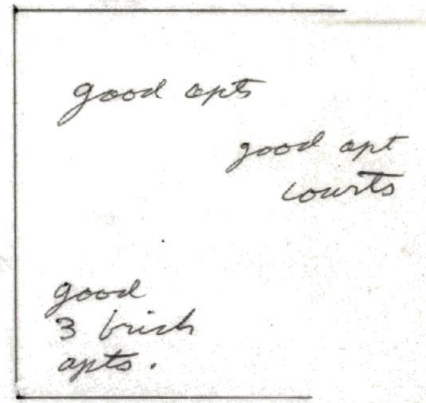
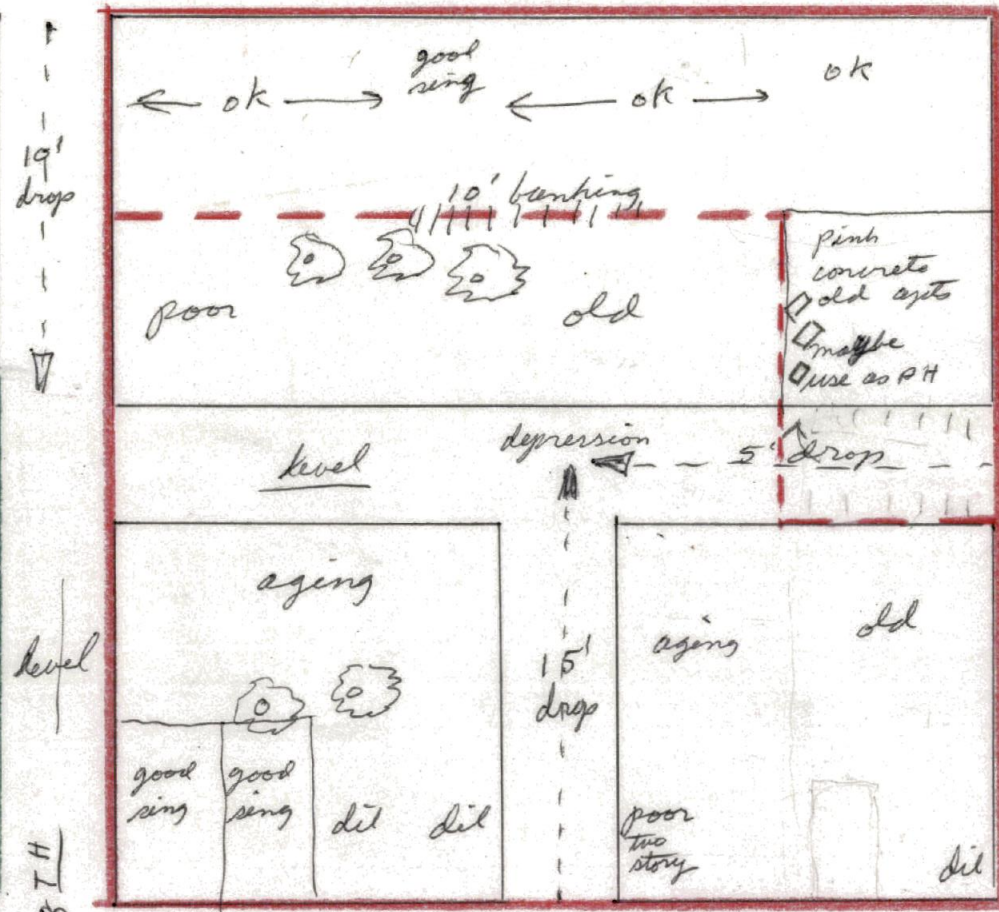
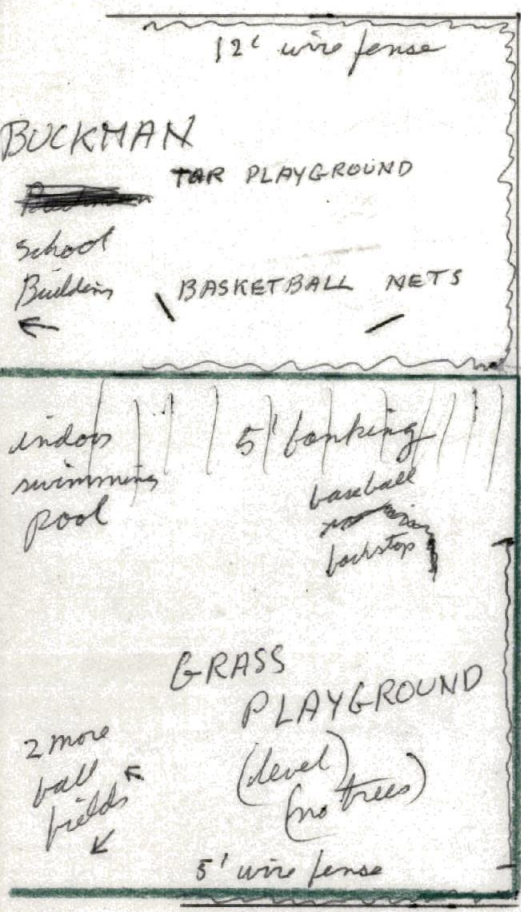
# BUCKMAN SITE 1

ok

Good

PINE

Good VIEW of ridge behind Portland



20 TH

STARK

top of hill

One 3/4 vacant  
1/4 dilapidated  
block just beyond  
Buckman School  
could be used together  
with [ ] as a  
large site.

In making combined  
site note banking  
as a buffer with trees

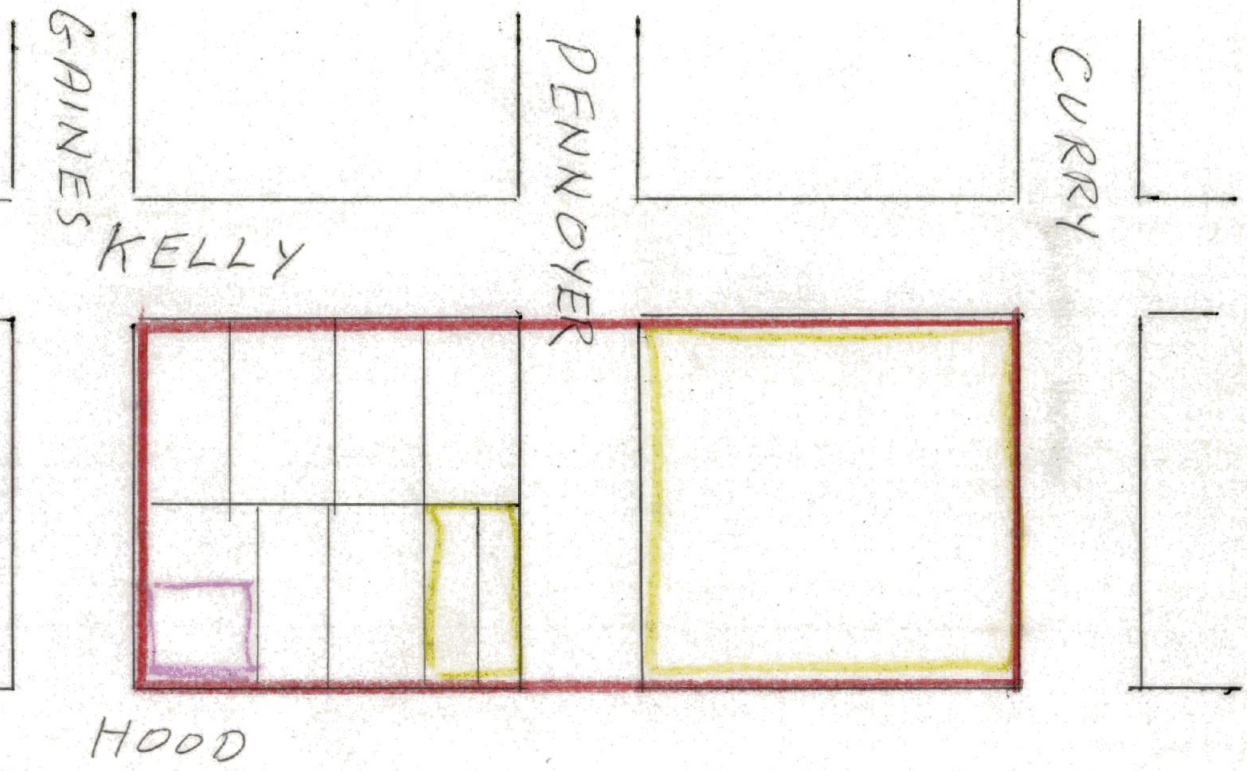
Use vac block to  
bring costs down  
or sit. Remember demolition costs.

ok





MARKET VALUE \$59 —  
 SQUARE FEET 90,000  
 COST PER SQ. FT. \$.65



BALDOCK FREEWAY

\$ 59 —  
 90,000  
 \$.65  
 45 to 90

MARKET VALUE 49 —  
 SQUARE FEET 78,000  
 COST PER SQ. FT. \$ .62  
 38 x 78

THOMAS

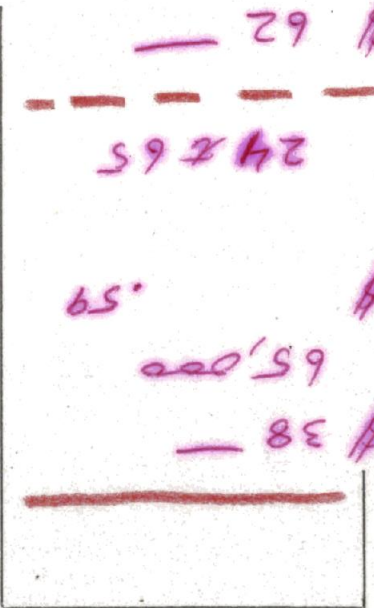


Hood

BALDOCK FREEWAY

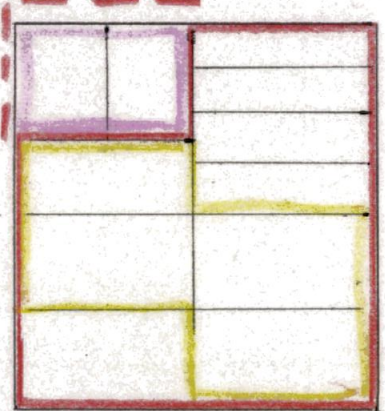
MARKET VALUE \$ 62 —  
 SQUARE FEET 80,000  
 COST PER SQ. FT. \$ .77  
 48 x 80

THOMAS

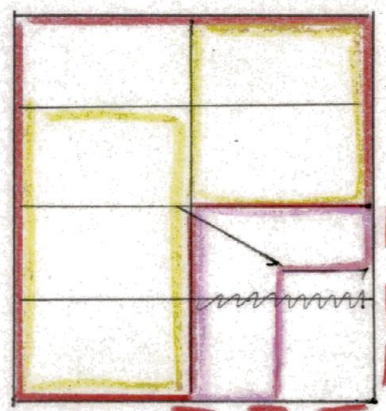


MARKET VALUE \$ 38 —  
 SQUARE FEET 65,000  
 COST PER SQ. FT. \$ .59

KELLY



ABERNETHY



CORBETT

WATER

LANE

BARRBUR

	PORTLAND SMSA	PORTLAND	Census TRACTS 11 A, B, 12 A, B, 12 C, B 20 21
PERSONS UNDER 18	<u>284<sup>000</sup></u> 100%	<u>112<sup>000</sup></u> 100%	<u>4,840</u> 100%
PUPILS K 1/2 (K)	<u>10<sup>600</sup></u> <u>5<sup>400</sup></u>	<u>5,530</u> <u>2,260</u>	<u>232</u> <u>116</u>
PUPILS 1-8	<u>131<sup>000</sup></u>	<u>50,900</u>	<u>2,078</u>
PUPILS 1-8 plus 1/2 (K)	<u>136<sup>000</sup></u> 48.0%	<u>53<sup>600</sup></u> 48.0%	<u>2,190</u> 45.5%
PUPILS 9-12	<u>48<sup>100</sup></u> 17.0%	<u>20<sup>200</sup></u> 18.0%	<u>904</u> 18.7%

Total (public + private) percentages are used because PH families can not afford to send their children to private schools.

Conclusion:  
48.0% of the children in the proposed Buchman Public Housing project will need a space in the Buchman School.

ESTIMATES OF NO. OF CHILDREN

*pupils 1/2 K plus 1-8*

124 UNITS AT BUCKMAN

pop  
514

5	5 bedroom units	@ 6 children/unit	= 30
14	4	4	56
45	3	3	135
30	2	1.5	45
<u>30</u>	<u>1</u>	<u>min</u>	<u>0</u>
124	306	@ 2.15 children/unit	266
units	rooms		
2.5 <sup>bed</sup> rooms/unit		<i>1.03 pupils/u</i>	<i>128 pupils</i>

74 UNITS AT BUCKMAN

pop  
326

5	5	6	30
9	4	4	36
30	3	3	90
15	2	1.5	22
<u>15</u>	<u>1</u>	<u>min</u>	<u>0</u>
74		2.42 child/unit	178
		<i>1.16 pupils/unit</i>	<i>86 pupils</i>

50 UNITS AT KELLY ST.

pop.  
1188

	5	6	
	15	4	20
	10	3	30
	10	2	15
	30	1	0
<u>50</u>		<u>0.7 child/unit</u>	<u>35</u>
		<del><i>1.65 pupils/u</i></del>	<del><i>32 pupils</i></del>
			17

58 UNITS at KNOTT ST. CENTER

2.8 bed room/unit

24	4	4	96
16	3	3	48
12	2	1.5	18
6	1		6
<u>58</u>	<u>164 <sup>bed</sup> rooms</u>	2.38 child/unit	162
		<i>1.35 pupils/unit</i>	

TRACT 21

Block  
del (pop)  
unit  
people/unit

over 25% del

134  
 $\frac{1}{22}$  (54)  
2.9/

133  
 $\frac{3}{12}$  (29)  
2.4/

164  
 $\frac{0}{15}$  (25)  
1.7/

165  
 $\frac{0}{26}$  (59)  
2.3/

166  
 $\frac{1}{22}$  (46)  
2.1/

167  
 $\frac{17}{21}$  (59)  
2.8/

168  
 $\frac{4}{12}$  (39)  
3.3/

169  
 $\frac{5}{18}$  (57)  
3.2/

$\frac{0}{25}$  (54)  
170  
2.2/

176  
 $\frac{0}{9}$  (12)  
1.3/

175  
 $\frac{0}{14}$  (25)  
1.8/

174  
 $\frac{0}{14}$  (40)  
2.9/

173  
 $\frac{0}{33}$  (44)  
1.3/

171  
 $\frac{5}{36}$  (66)  
4.8/

206  
 $\frac{7}{16}$  (56)  
3.5/

207  
 $\frac{8}{16}$  (55)  
3.4/

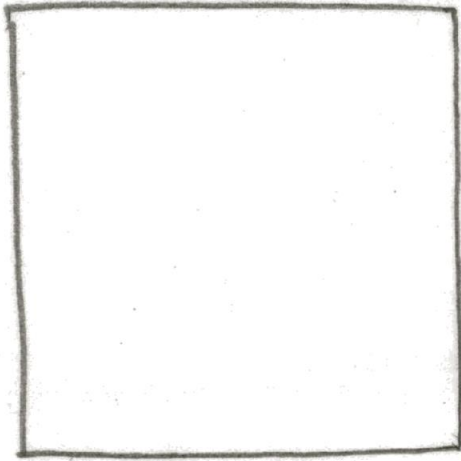
203  
 $\frac{1}{19}$  (31)  
1.6/

204  
 $\frac{4}{13}$  (29)  
2.2/

205  
 $\frac{7}{8}$  (14)  
1.7/

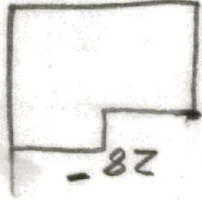
55- 65-

27-



47- 63-

34-



45-

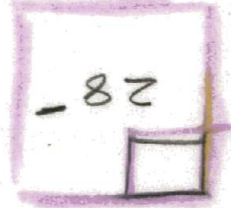
47-

39-

52-

36-

53-



68-



# BUCKMAN SITE 3

dark boundaries

ASH

15<sup>TH</sup>

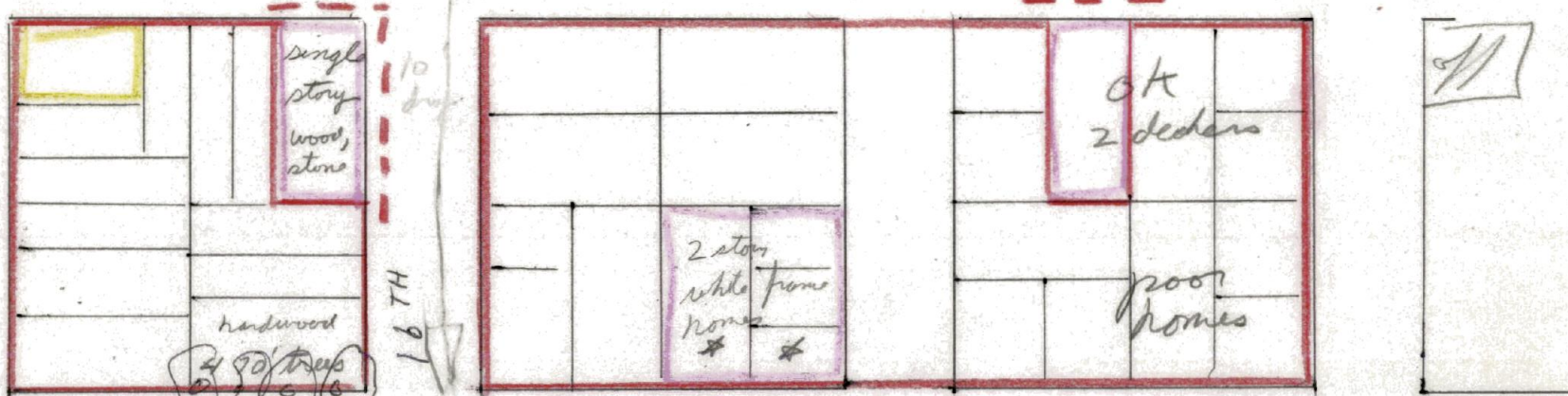
PINE

DAK

2 story  
brick  
apts.

17<sup>TH</sup>

18<sup>TH</sup>



(no traffic on street  
good as a blocked off parking zone)

BUCKMAN  
SCHOOL

entrance

MARKET VALUE	\$ 138 —	\$ 155 —
SQUARE FEET	120,000	130,000
COST PER SQ. FT.	\$ 1.15	\$ 1.20
	106 to 120	120 - 130

Commercial

old houses

brick story homes

CPA

Wood  
mult

good  
homes

good street

ok homes

laundry

4 story wood

9 (dil)

2 story wood  
(might fit in)

8

11 (dil)

off

off

brick 2 story

(dil) 6

(dil) V

(dil) 7

del (dil)

del

0

0

del

0

0

del

9

9

9

6

brick 1 story  
down

V

paper

CPA

fit in

Commercial

Bakery

10

0

0

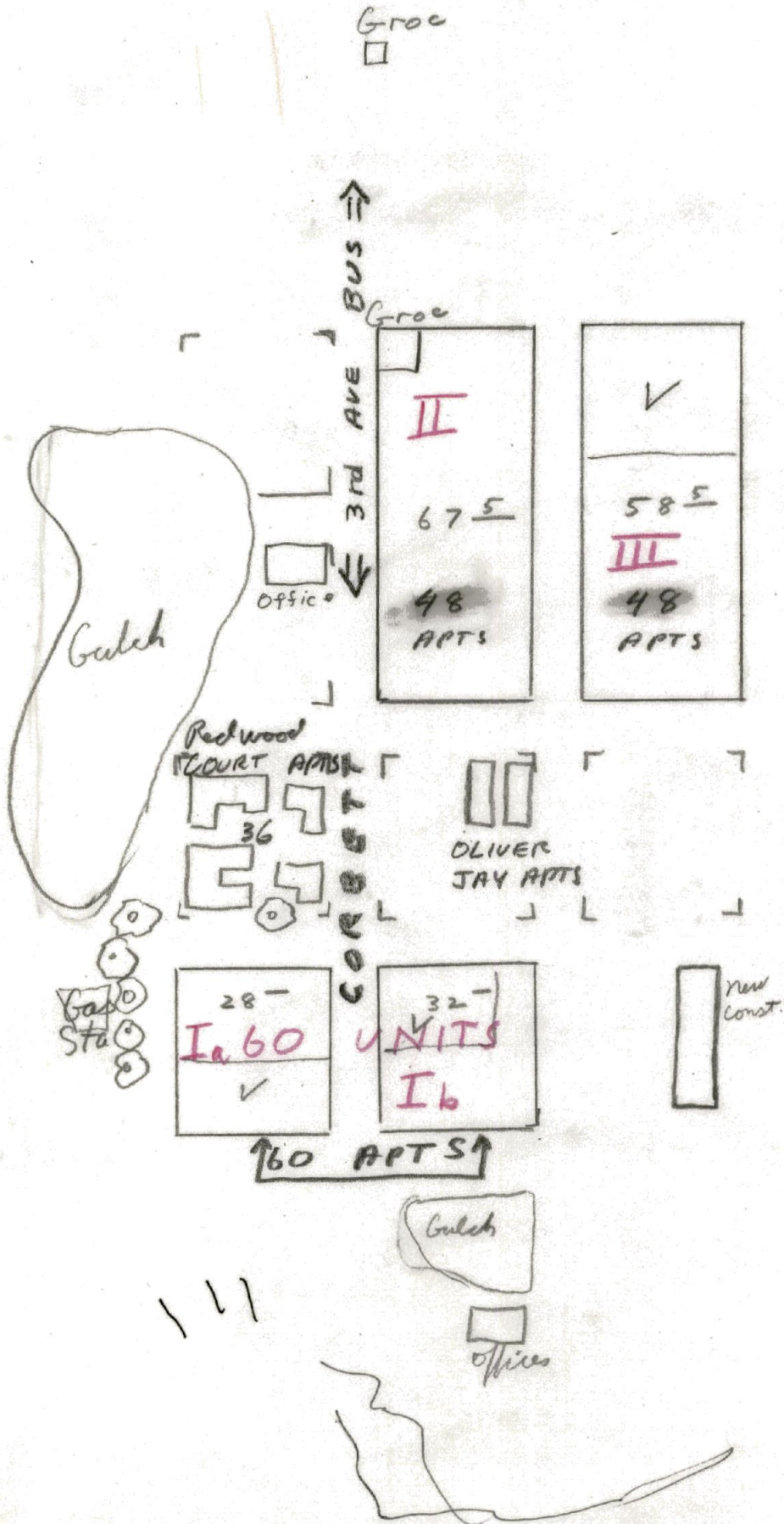
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




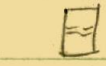
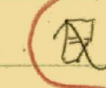
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# CORBETT ST. SITES



# P.H. SITES

















Shape	Location	Cost/Sq Ft.	Min# Units (max 1300 per unit)	Max# Units (min 1000 sq ft/unit)	Rec.# Units	Cost/Unit for Land	Cost	Sq Ft	
	Summer's Park	\$ 1.12	220	259	160	\$1800 (Town 1300) Ideal 1100)	287 <sup>5</sup>	259	
	<del>Bachman Area</del> 18th & Stark	.96	119 <del>114</del>	155	124	1200	148 <sup>-</sup>	155 <sup>-</sup>	
	18th & Stark	.93	63	88	<i>change to 70</i> 74	1100	82 <sup>-</sup>	88 <sup>-</sup>	
	15th & 18th & Stark	.91	99	128	124	940	116 <sup>-</sup>	128 <sup>-</sup>	
	<del>18th &amp; Stark</del>  Cath. High Area 24th & Pine	.83	118	185	124	1230	153 <sup>-</sup>	185 <sup>-</sup>	
	24th & Pine	1.08	83	100	#		108 <sup>-</sup>	100 <sup>-</sup>	
	26th & Stark	.96	67	90	74	1180	87 <sup>-</sup>	90 <sup>-</sup>	
	26th & Stark	.95	148	202			192 <sup>-</sup>	202 <sup>-</sup>	
	<u>S.W. Area</u> Kelly & Beines	.65	45	90	50	1180	59 <sup>-</sup>	90 <sup>-</sup>	
	<u>Kelly &amp; Thomas</u>	.62	38	78	50	980	49 <sup>-</sup>	78 <sup>-</sup>	
	new const. & property improved drastically								

# PH SITES

## (WORK SHEETS)

(under 124) (over 50)

~~80 75 124~~  
~~124~~

Location	Shape	Cost / Sq. Ft.	Min # Units <small>(no more than \$3000 per unit for land)</small>	Max # Units <small>(at least 1000 sq ft per unit)</small>	Blocks to: School	Blocks to: Park or Playground
Sumner Park		\$ 1.12	220	259	6	1
18th & Stark	 124	.96	96	155	0	0
18th & Stark	 74	.93	63	88	0	0
15th & Stark 18 & Stark	 124	.91	99	128	0	0
15th & Stark 18th & Stark		.93	140	195	0	0
18 & Stark		.99	95	124	0	0
26th & Stark		.95	148	202	8	6
24th & Pine	 124	.83	118	185	6	6
30th & Pine		1.14	124	144	13	1
Pelly & Cairns	 50	.65	45	90		4
Pelly & Thomas	 50	.62	38	78		1
Water & Abernethy		.77	48	80		2
20th & Stark		1.17	125	139	2	2
15th & Pine		1.20	120	130	0	0
24th & Cairns frac.		1.08	83	100		
26th & Stark fraction	 74	.96	67	90		

# SUMMERS PARK SITE

SUMMER'S PARK

TAYLOR

SALMON

MAIN

MADISON

19TH

18TH

17TH

REJECTED -  
LAND TOO  
EXPENSIVE

MARKET VALUE  
SQUARE FEET  
COST PER SQ. FT.  
Min - Max units

\$ 287 —  
259,000  
\$ 1.12  
220 to 259

ratio proposed no. units  $\frac{160}{259} = .62$   
per 1000 total sq. ft.

# LAURELHURST PARK SITE

court apt

ANKENY

Make a small site cheaper

Area ok and improving  
Park far away for kids  
Near Res. & Rest Home

Can't complete as a site with Buchanan on; age of houses dil of house play ground tendency to upgrade



Church

Area not too bad  
Tendency to up grade itself  
New lawn  
new paint  
new apt. courts

apt

MARKET VALUE	\$ 107
SQUARE FEET	122,000
COST PER SQ. FT.	\$ .88

<del>\$ 163</del>	\$ 161
<del>122,000</del>	141,000
<del>\$ 1.35</del>	\$ 1.14
<del>(-11,940)</del>	
130	124 or 141
117,000	
\$ 1.11	

Studies Apartments

25' drop

V 11  
10

BUCKHORN

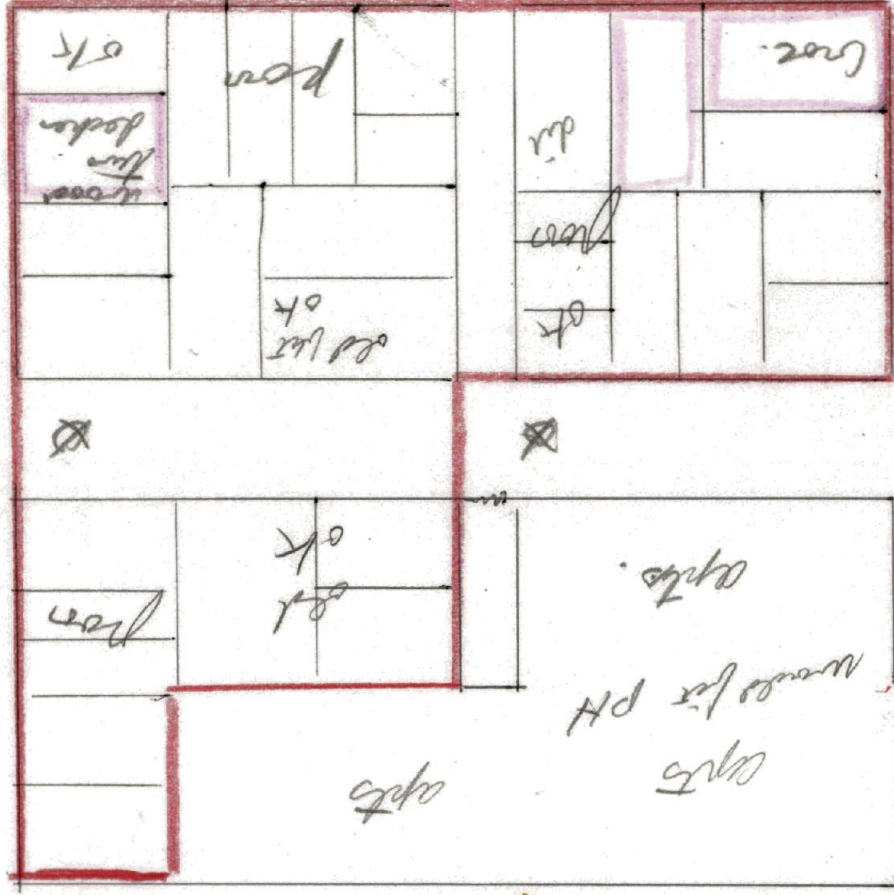
PINE

ORCHARD

20TH

STARK

SITE 2



22nd

Shrink (pulling apart) problems

Not area for programs  
only 2 blocks  
3 acres

A recent Buckhorn site last more costly

MARKET VALUE \$ 163 —

SQUARE FEET

139,000

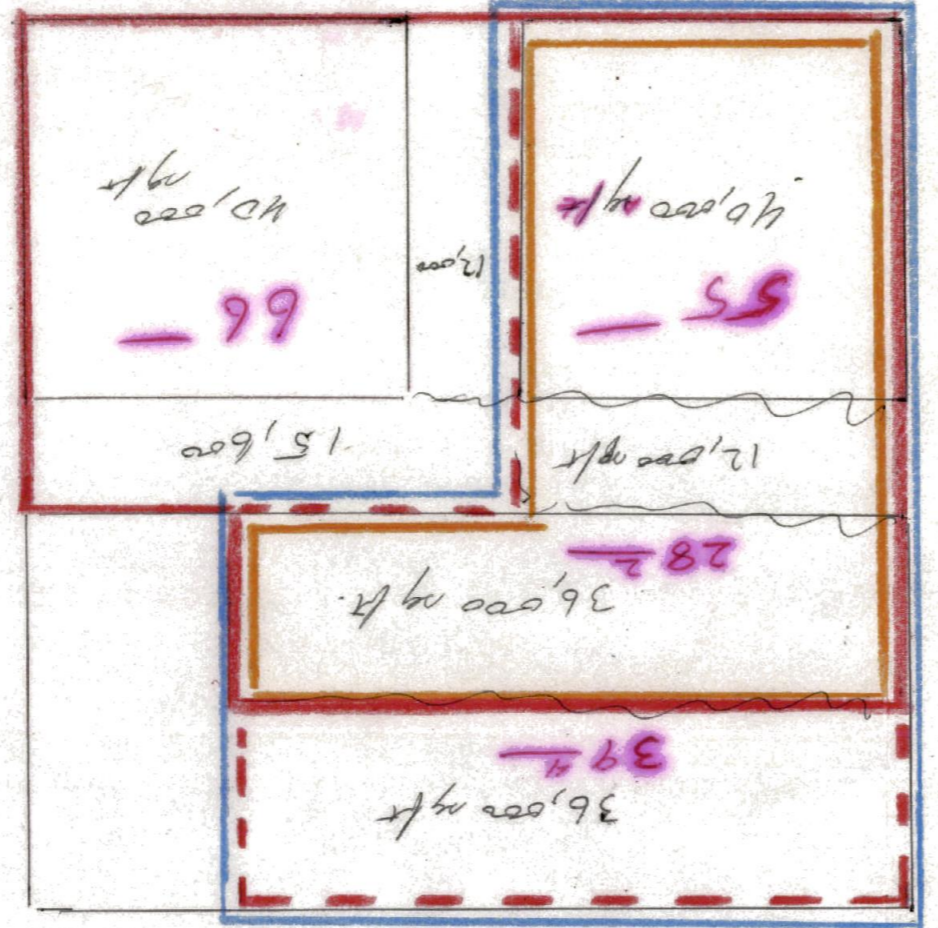
1.17

COST PER SQ. FT.

125 X 139-

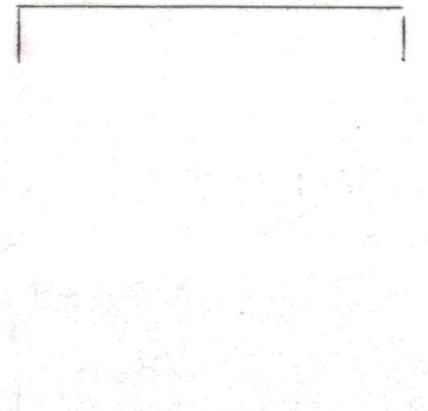
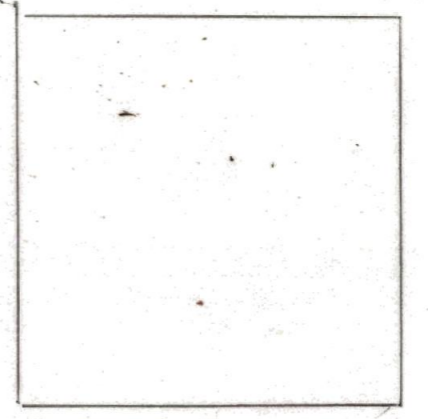
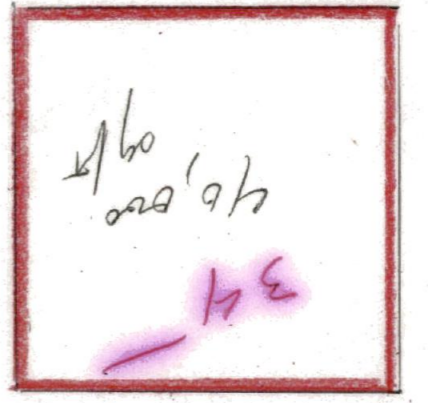
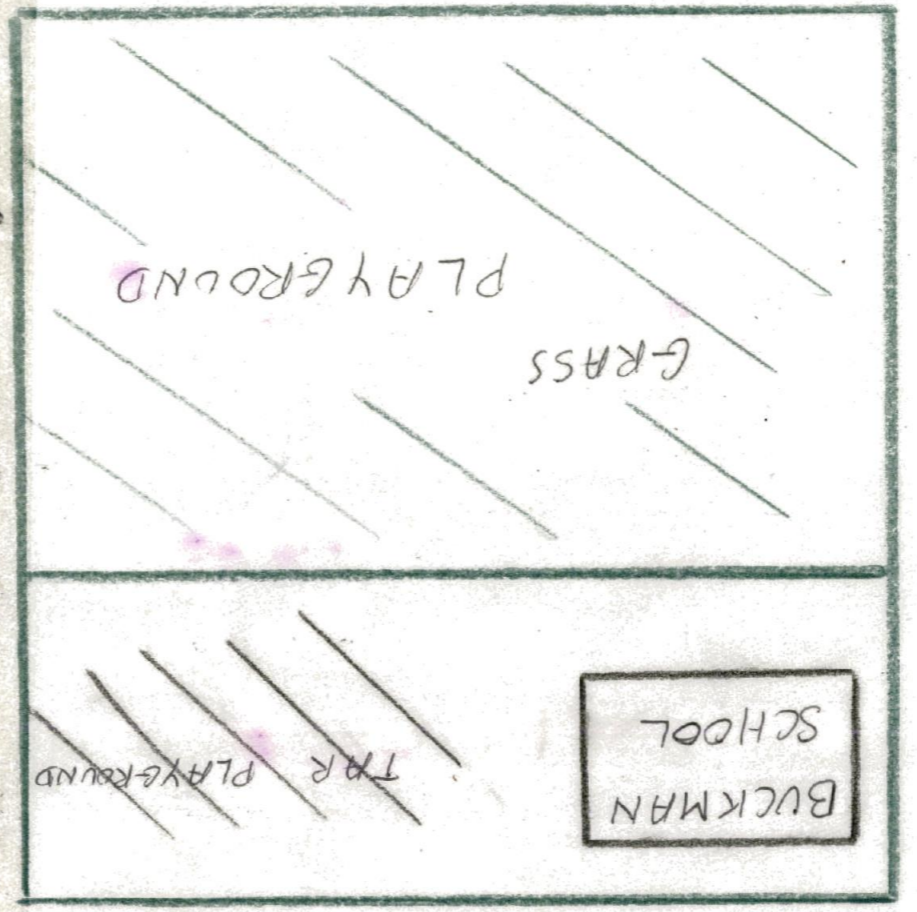
170 to 231  
222 -  
191,000  
145 to 191  
188 -  
99 to 128  
128,000  
116 -  
95 to 124  
124,000 sq ft  
123 -  
63 to 88  
88,000 sq ft  
82 -  
96 to 155  
155,600 sq ft  
148 -  
140 to 195  
195,600 sq ft  
182 -  
119 -  
11,000

★ for expansion  
★ on plot 74 here low density



STARK

18TH



# PINE ANKENY 8 26TH SITE

oil co. low

opt opt

Groc.

restor  
apart  
court

oil co.  
parking  
for truck

OK  
Convent  
wood  
3 stories

2 two  
story  
OK

off good  
Typesetting

poor  
houses

ASH

ok

24TH

single  
home

ok  
single

poor houses

good  
single homes

3 three  
decks

26TH

poor

PINE

view  
12' concrete wall, 12' wire

Central  
CATHOLIC HIGH SCHOOL

MARKET VALUE

\$153 —

SQUARE FEET

185,000

COST PER SQ. FT.

.83

118 to 185

108 —

100,000

1.08

83 to 100

Note high unsightly wall  
lack of play space all is ↑  
few trees level  
Adjacent industry ok

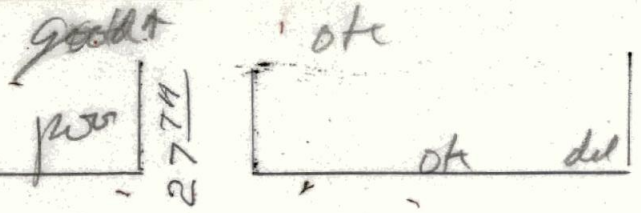
TRY whole block

create play space in center  
all could stay. secure sink court build?



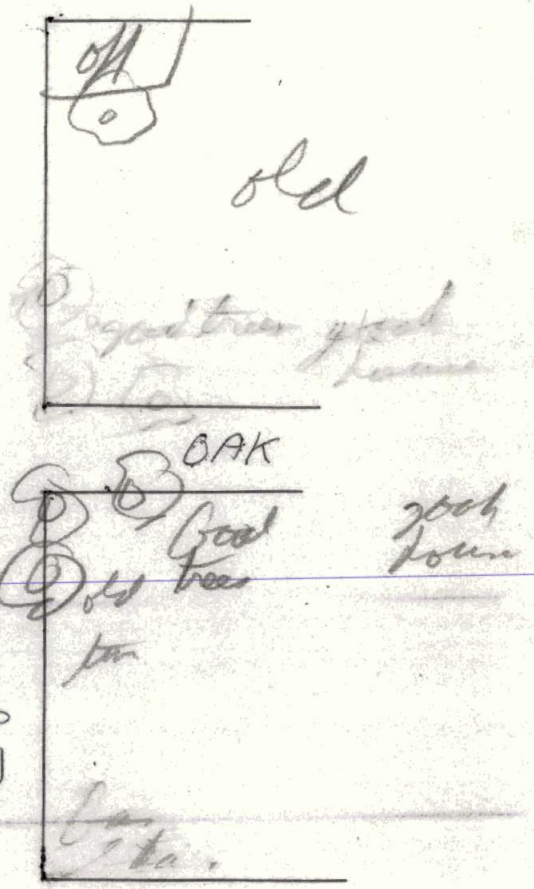
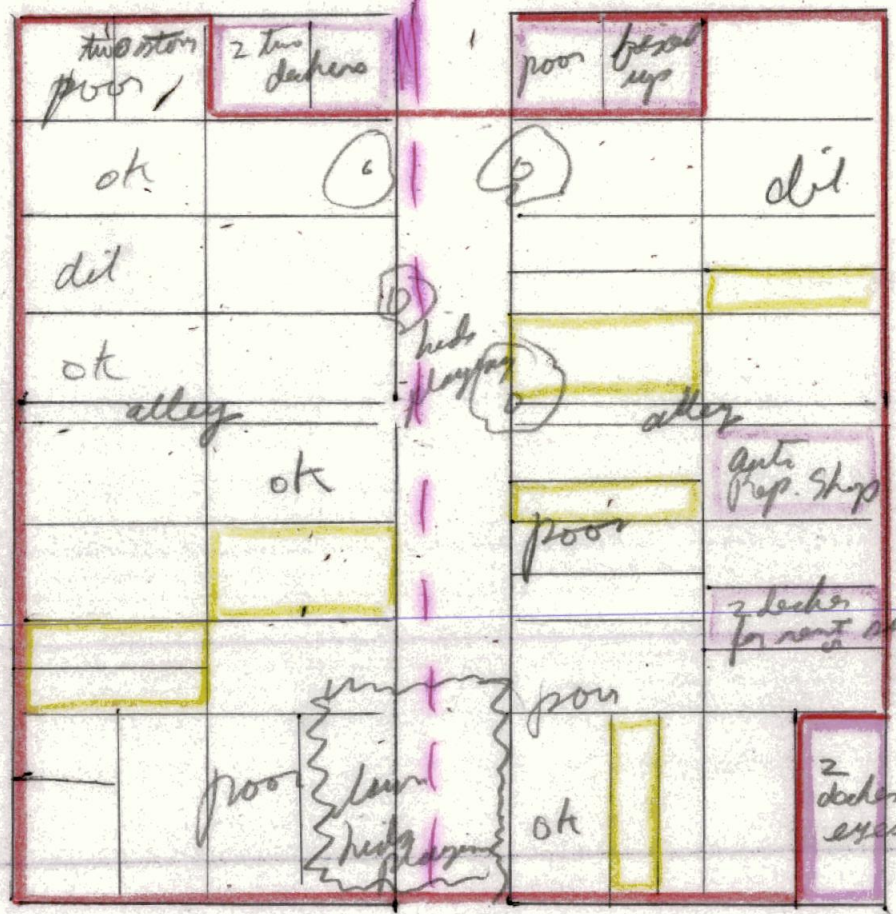
[Use all 4 BLOCKS]

**STARK & 26TH SITE**  
PINE



CATHOLIC SCHOOL

16' concrete  
12' wire fence  
bar wire fence  
26TH



friend buildings

STARK

[need play area  
no park on school yard]

Must visit playspace

87 -  
90,000 .96  
67 to 90

MARKET VALUE	\$ 147 -
SQUARE FEET	187,000
COST PER SQ. FT.	\$ .79
	112 to 187

Go Sta	→	WHOLE 4 BLOCKS
		\$ 192 -
		202,000
		.95
		148 to 202

Spots that Jaeger has thought of

*[Signature]*

ok  
Bad School  
R5  
R5  
?

26 & Stark "Lone Fir"  
33 & Main  
66 & Center  
77/79 Holgate Center  
77 Dusley

ok  
?

Abernathy & ~~Bradbury~~ ~~Bradbury~~  
F6-F7 Kelly F8 F13  
Abbot & "Bradbury" or Bradbury

Albert MD5  
ST 62

Bradford B3 B4

88

1 200 x 500 block  
HALG ST.

36 |  $\frac{4}{37}$  (69) | 38

RHINE ST.

(3334)<sub>8</sub>

Creston Pk

Creston School

~~1/2 vacant, rest single families~~  
~~60 front apt block adj,~~  
~~children home~~

9A

- 69  $\frac{4}{37}$

68 ? 0

67 ? 0

(2933 Oregon Pk)

Jamehurst  
over  $\frac{206}{882}$

(3334) Creston

School ok

(3632) Keweenaw

Howdlyn  
over  $\frac{62}{576}$

2933

Sandy

apts →

0 29

Oregon

~~3420~~

33

~~Oregon  
Park~~

30

Jarvis St

28

51

5 29

31

0

5

Hoyt

20

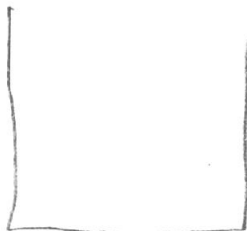
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~~34 33~~  
54

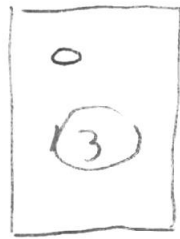
Laurelhurst School

Look for the housing

Field.

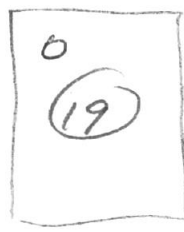
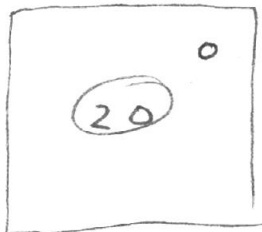


Innsley



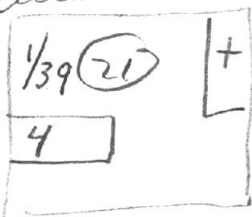
Harold

(3632)



Ellis

Melvanick



17<sup>II</sup>

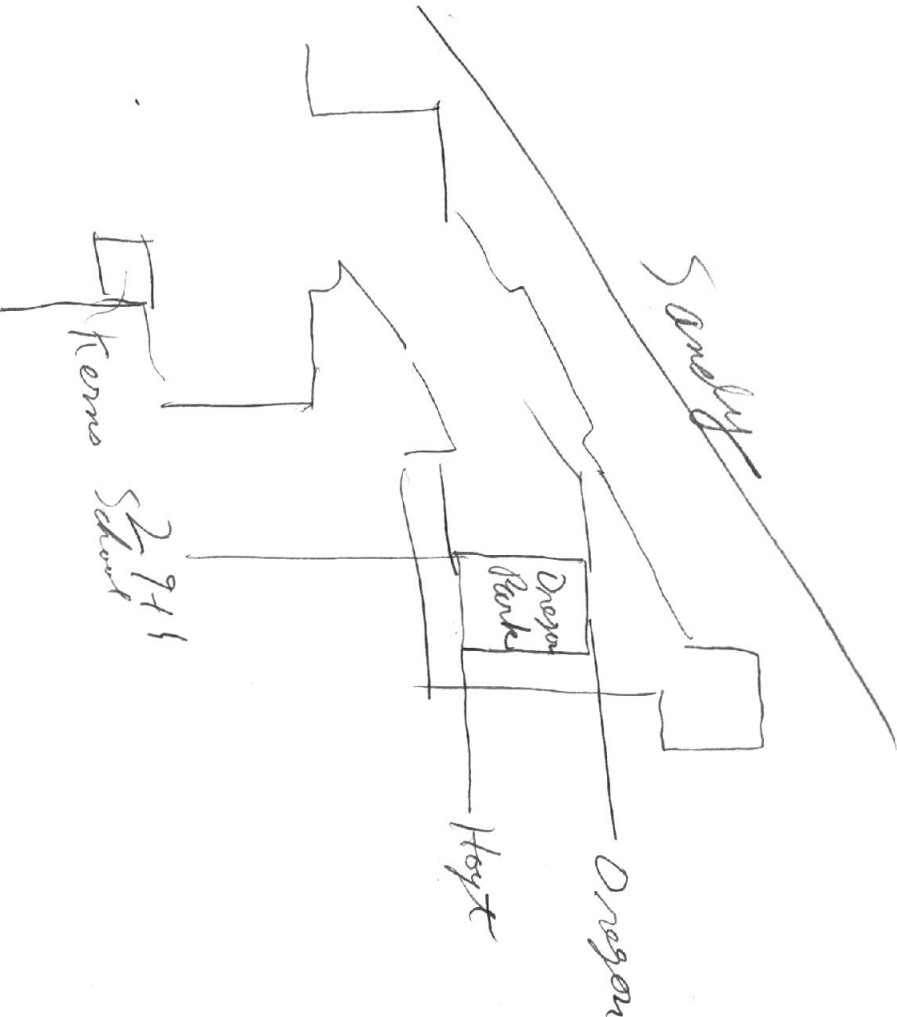


18<sup>II</sup>

Redway

apt  
~~11~~

2



Powell & 29<sup>th</sup> Ave  
South Vac

31  
South Vac

36 South 1 block  
Vac

LEGEND TO PUBLIC HOUSING SITE MAPS

Owner Occupied (Aver. value)	\$9500-10	Total No. of Units
Renter Occupied (Aver. rent)	\$48-25	" " " "
% Deteriorating-Dilapidated	4.6%-2	" " " "



## ALBINA NEIGHBORHOOD ANALYSIS

Questions have arisen concerning the Portland City Planning Commission's role and position on two neighborhood improvement programs contemplated for the Albina district of the city.

### Past Review

The Planning Commission has long been concerned with the substandard housing and environmental conditions in some sections of the Albina district. In August, 1944 and February, 1945, data was assembled and reviewed which pointed up the deficiencies in the area. Again in November, 1950, an analysis was made of the blight problem in Portland; three areas in and near the Albina district, together with the Vaughn Street area, Stephen's Addition, and the South Auditorium area, were noted as districts in need of urban renewal assistance. The E-R Center area, Vaughn Street and South Auditorium were studied in detail by the Planning Commission, and redevelopment of two of these areas has been undertaken.

### Recent Analysis

In the fall of 1960, a section of the Albina district, bounded by NE Fremont, NE Union, NE Williams and NE Broadway, was investigated by local and federal urban renewal technicians, and the Planning Commission staff for consideration as a federally assisted neighborhood improvement project area. The HHFA officials recommended against a program south of Russell Street, and suggested that the area north of Russell Street might be suitable for structure rehabilitation. It

was pointed out that additional surveys would need to be made to determine the likelihood of sufficient owner participation in an improvement program.

#### Area north of Russell Street held in abeyance

This area north of Russell Street was further studied by the Portland Development Commission and City Planning Commission staffs. It did appear that the city's first conservation project should be undertaken elsewhere in an area where a greater owner participation might be expected. At the same time, it was acknowledged that a comprehensive renewal program, involving perhaps both clearance and structural rehabilitation, would soon need to be undertaken in the entire area south of Fremont Street.

#### Area north of Fremont Street selected

An area north of N Fremont Street, bounded by N Skidmore, the alley between N Mississippi and N Albina and N Vancouver Avenue, was selected by the HHFA and the Portland Development Commission, with assistance from the Albina Neighborhood Improvement Council, as an appropriate area for a neighborhood improvement program. On January 3, 1962, the Portland Development Commission contracted with the City Planning Commission to prepare certain surveys and improvement plans for this neighborhood.

#### Housing Authority site selection

Concurrent with the review and explorations conducted by the Development Commission and Planning Commission in 1961 in various sections of the Albina district, the Portland Housing Authority indicated

that they were considering the possibility of developing housing units in the Albina district.

The following information pertains to advice rendered to the Housing Authority by the Planning Commission concerning the Housing Authority's site selections for public housing development:  
Spring, 1961

The Housing Authority notified the Planning Commission that they were contemplating a scattered unit project in southeast Portland, and were also considering the development of a project in the Albina area. The Planning Commission suggested that the proposed Brooklyn scattered sites in Southeast Portland might not be suitable, because of the possibility of the freeway traversing the area. Also, it was suggested to the Housing Authority staff that a group project in the Albina area south of Russell Street would not be desirable, and that consideration be given rather to a location north of Russell Street in the same area in need of a comprehensive renewal program. Mayor Schunk, by letter, had instructed the Housing Authority, Development Commission, and Planning Commission to correlate improvement plans and programs. Accordingly, the Planning Commission suggested that the Housing Authority's program be coordinated with the Development Commission's.

June, 1961

The Housing Authority notified the Planning Commission that they were seeking a site north of Russell Street for possible project

development, and that a specific site was soon to be submitted to the Planning Commission for its consideration. The Planning Commission thereupon conducted a study of several possible sites suitable for a project.

August, 1961

Following are the main points of the Planning Commission's position, as stated in an August 1, 1962 letter to the Housing Authority, on the suitability of various areas in the city for a housing project:

1. Of possibilities south of Fremont Street, a site in close proximity to the Knott Street Center was suggested as the most desirable. However, until time has been allowed for developing a specific site plan and to explore possibilities of expanding the Knott Street Center, it was recommended that no decision be made on specific site boundaries.
2. The Commission went on record as not advocating the Knott Street Center site over a project north of Fremont Street, under consideration by the Development Commission for rehabilitation. It was suggested that the Development Commission and Housing Authority work together for the benefit of the area.
3. Furthermore, four areas in the near east side of the city, Buckman School, Summers Park, Catholic High

area, and Sunnyside School, were presented to the Housing Authority as suitable alternate sites for a project. It was again pointed out that several public agencies, the Housing Authority, Park Bureau, School District, and Development Commission, might collaborate to solve several problems. If housing sites could be acquired through urban renewal, project costs for all agencies could be significantly decreased.

4. Sketches were presented of the Knott Street Center, Buckman School and Summers Park area as possibilities for a project. It was mentioned that more study would have to be made of these plans before a specific site could be proposed.

March 30, 1962  
RLO/plh

## PUBLIC HOUSING SITES

The Portland Housing Authority has remaining authorization to construct or acquire 182 units of public housing. It is assumed by the Housing Authority staff that perhaps as many as 90 of these units will be constructed in the Albina district. The Housing Authority desires to locate the remaining 90 to 100 units in another part of the city. At the present time, with the exception of Northwest Towers, now under construction, all of the public housing is located in a fairly narrow segment of north-northeast Portland. The Housing Authority would, therefore, prefer to locate the remaining authorized housing in either the southeast or southwest quadrants of the city. A further consideration is the desire of the Authority to locate these units in a relatively central area rather than in the periphery of the city to facilitate service from their primary maintenance plant in north Portland.

The greatest presently unmet demand for public housing appears to be for two distinctly different types of accommodation: for elderly couples and for large families. In other words, one-bedroom units and four and five bedroom units are in great shortage. The Housing Authority expects to concentrate the bulk of the additional units in either or both of these two categories. The actual numbers of units in each category have not been predetermined, but will depend to a large extent on the appropriateness of the sites selected.

One of the controlling factors in the selection of a site must be the land cost. Although the actual cost of land per housing unit must, of necessity, be a somewhat flexible figure, the best information available to this staff, is that the Public Housing Administration will be very reluctant to approve any figure in excess of approximately \$1500 per unit.

A major concern of the Planning Commission staff is the possibility of undesirable population densities being developed in such projects. The density provisions of the Zoning Code (particularly Zones A1 and A2.5) were developed under the assumption that the normal apartment type of development provides accommodations for relatively few large families. For example, a typical 40,000 square-foot block in Zone A1 could contain as many as 40 units. The congestion resulting, if each of these units were to house a family having three, four, or five children, would certainly be far beyond

the intent of the density provisions of Zone A1. A density control, based upon the number of persons rather than upon the number of units occupying a parcel of ground would, of course, be completely impractical of application. The staff would like to suggest, in the case of the Housing Authority, where units are being deliberately constructed to house large families, that a density ratio based upon the number of bedrooms, rather than the number of units, be utilized. Certainly, the number of bedrooms bear a far closer relationship to the number of persons than do the number of units on any given parcel of ground.

Upon investigation of existing apartment developments, both public and private, in which numbers of children are in evidence, the following ratios are discovered:

Columbia Villa, public housing project (which contains incidentally an average of 3.5 children per unit) has 2500 square feet of land per bedroom. Binford Apartments has 1300 square feet per bedroom and Rose City Apartments, located just west of Binford, has 1130. Each of these developments appear to work reasonably well as places for families with children.

Drawing from these examples, plus several others not nearly so well-known, the staff concludes that a density ratio of not less than 1,000 square feet per bedroom should be an absolute minimum for apartment projects designed to house large families. Translating such a standard into zoning code terms is not directly possible. However, it would appear that the A2.5 density provisions should be considered to be a rule of thumb minimum, regardless of the zone in which such a development might be located.

In their efforts to attempt to solve the problem of locating additional public housing, the Housing Authority staff has pin-pointed four land parcels upon which they have requested Planning Commission advice:

1. Northwest 29th and Upshur Streets - This parcel, consisting of  $\frac{3}{4}$  of the block, bounded by NW 29th, 30th, Vaughn and Upshur Streets, contains 44,700 square feet of land. The property is presently zoned A1 and could therefore hold some 44 units, but by the logic previously developed, should contain no more than perhaps 18, if multiple bedroom units are to be constructed. The price quoted for this parcel is \$30,000, or \$682 per unit for land at A1 density, and \$1667 per unit at A2.5 density. The site is within about two blocks of adequate shopping facilities, one block from a

bus line, and five or six blocks from Chapman School and Wallace Park. This location would appear to be functionally very well suited to such a development. Were it not for one matter of serious concern, the staff could give an unqualified recommendation of approval to this site. Present highway construction plans for the Stadium Freeway and Fremont Bridge indicate off-ramps from the west side freeway loop, leading to northwest Upshur and Thurman Streets at about NW 21st Avenue. Although there are no plans at this time for any extension of these ramps, an eventual connection between them and NW St. Helens Road, is so logical as to be almost inevitable. This would provide a connection between U.S. 30 West and the Interstate Freeway system, and also provide direct freeway access to the northwest industrial district. The only apparent easy route for such a connection lies along Thurman and Upshur Streets, or their immediate vicinity, and directly over the parcel of property under discussion. For this reason, the staff, with some reluctance, must advise against the purchase of this parcel for the location of a long-term investment.

2. SE 19th and Brooklyn Streets - This parcel consists of one square block, bounded by SE 19th and 20th Avenues, SE Brooklyn and Tibbetts Streets. It contains 40,000 square feet of land, and is offered for sale at a price of \$40,000. The present zoning is A2.5. The property is located one block north of SE Powell Boulevard, within an area that is developed predominately with single-family houses and occasional scattered duplexes. No actual apartment developments are in evidence for many blocks in each direction. It would, therefore, appear to be out of keeping with the character of the surrounding area to consider a change to a more dense apartment zone. At A2.5 density, 16 units would be possible. Such a development would mean a net cost of \$2500 for land -- well beyond the acceptable land cost figure. In addition to the perhaps insurmountable problem of land cost, this particular site is located in the same general Brooklyn area from which the Housing Authority has been discouraged in the past because



of lack of firm knowledge concerning the eventual route of the Mt. Hood Freeway. The staff must, therefore, recommend against the acquisition of this particular parcel.

3. SE 17th and Knight Street - This property consists of the northern portion of the block, bounded by SE Knight, SE 18th Avenue, SE Yukon Street, and SE 17th Avenue. The southern portion of the block, not included in the site, contains two single-family houses, and two duplexes. The property measures approximately 184 by 206 feet, and contains about 37,900 square feet. It is one-half in Zone A1 and a very recent zoning action changed the other half from Zone R5 to A2.5. The purchase price of the property is assumed to be about \$25,000. The present zoning would allow the construction of 25 units, or a unit land cost of \$1000. At A2.5 density, 14 units are all that could be contained on the site, and a unit land cost of nearly \$1800 would result from construction at this density. It should be noted that a ten-foot strip along the easterly boundary of the property should be dedicated for the widening of SE 18th Avenue. Such a dedication would reduce the total area of the property to approximately 36,000 square feet.

The property is located on the boundary line between an apartment house and a single-family residential district, within walking distance of shopping, and Lewellyn School. The staff feels that this would be a reasonable location for a small apartment facility, whether public or private, and recommends endorsement of its purchase by the Housing Authority.

4. SE 47th and Clinton Street - The property at this location consists of four acres of land upon which is already developed a 66-unit apartment complex. The apartments consist of 54 one-bedroom units and 12 two-bedroom units, developed in a complex of four and six unit detached structures. The property is located in the center of a large single-family residential area, almost immediately adjacent to one of the more expensive small residential sections in SE Portland. It is three or four blocks to a fairly large local shopping concentration, three

blocks to the nearest bus line, and within walking distance of both public and parochial schools. This apartment complex is presently constructed to approximately A2.5 density (2645 square feet per unit) and is, incidentally, a non-conforming use so the construction of any additional units would be contrary to the Zoning Code. Since all but twelve of the units on the property are single-bedroom facilities, it must be assumed that this project could be utilized only as housing for the elderly or for young couples such as college students who often find, in public housing, the only economically available form of housing.

This apartment complex is available at a price of \$450,000, or \$6818 per unit. It was constructed in 1948, and appears to be a physically very sound and attractive development. In the minds of the staff, this would appear to be an adequate location for a public housing development for the type of occupants the existing structures could conveniently house. The staff believes that this would be a good choice and finds only two fundamental questions of public housing policy to be somewhat disturbing. Acquisition of this property by the Housing Authority would, of course, provide many additional units of needed public housing. It would not, however, add anything to the total housing reservoir of the city. Generally speaking, the staff would prefer to see public housing newly constructed, thereby adding to our housing supply rather than merely transferring ownership. Also, such an acquisition does nothing towards the removal of blighted housing which supposedly is one of the objectives of the public housing program nationally. Nevertheless, the staff recommends endorsement of the purchase of this property, but would like to urge some discussion of these fundamental aspects of the function of public housing.

The staff would like to recommend serious consideration by the Housing Authority of one other area. There appear to be several possibilities between SW Barbur Boulevard and the Baldock Freeway, south of the Ross Island Bridge, for the assembly of parcels of one to two blocks in size, at a price well within the F.H.A. land cost limits. The bulk of this area is presently zoned A0 and

could thus be developed with highly concentrated housing for the elderly if this is truly functionally and socially desirable, yet acquisition costs appear to be low enough to permit development at about A2.5 densities.

Four suggested land parcels appear on map No. 5. Each of them has a true cash value, as determined by the County Assessor, of \$.76 per square foot or less. Some locational disadvantages exist in topography and inconvenient walking distance to schools, park and shopping facilities, but these are at least partially offset by central location and good public transportation.

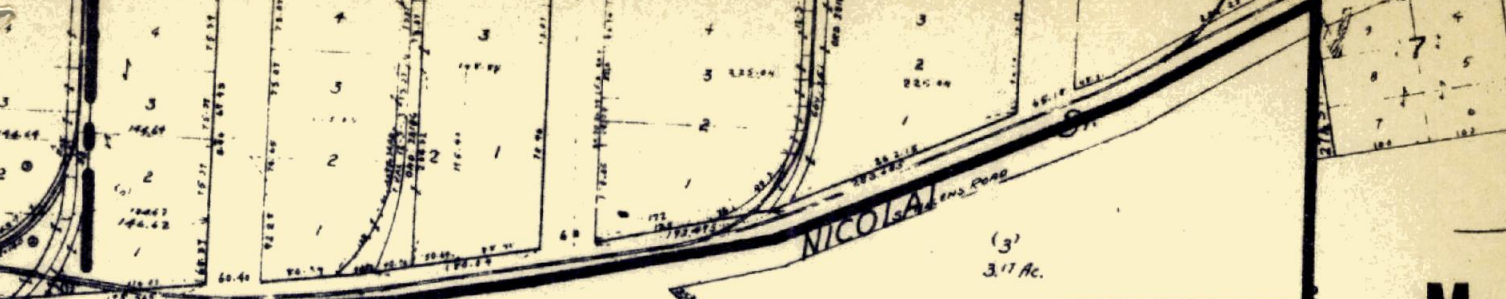
Portland City Planning Commission  
March 1, 1963  
Job No. 6306

OFFICIAL ZONING MAP, CITY OF PORTLAND, OREGON  
ORDINANCE NUMBER

4' REAR YARD LINE

NW 31 ST.

NW 37 ST.



V. ROOSEVELT M 2 ST.

M 2 B

V. WILSON

VAUGHN ST.

R 5

NW 29 TH.

R 5



MONTGOMERY WARD

City of Portland  
PLAZA  
2.49 Ac.

NW 28 TH.

NW 27 TH.

M

M 2

NW 28 TH.

N.W. THURMAN

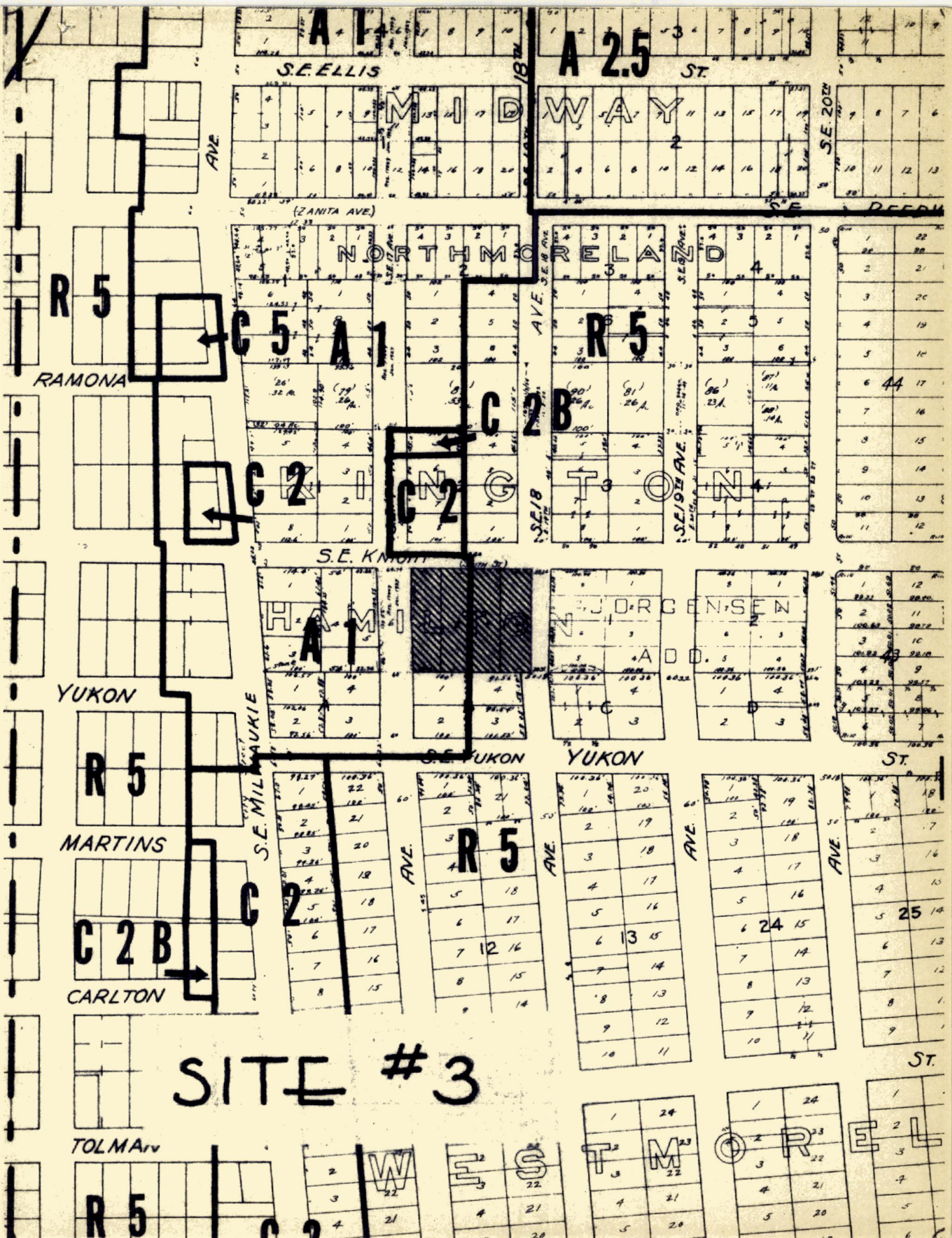
N.W. SAYER

NW RALEIGH

SITE # 1

30





S.E. ELLIS

A 2.5 ST.

MIDWAY

NORTHMORELAND

S.E. KNOTT

S.E. YUKON

YUKON

ST.

SITE # 3

R 5  
RAMONA

C 5 A 1

R 5

C 2 B

C 2 B

YUKON

S.E. MILAUKIE

R 5

MARTINS

C 2 B

CARLTON

TOLMAR

R 5

C 2 B

W

E

S

T

M

R

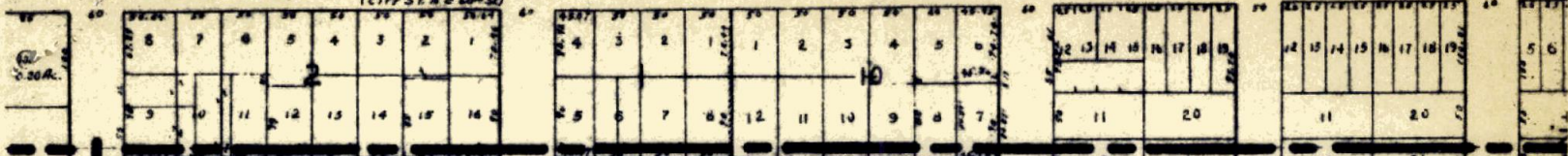
E

L

ST.

S.E. DIVISION

(CITY S.E. DIVISION)

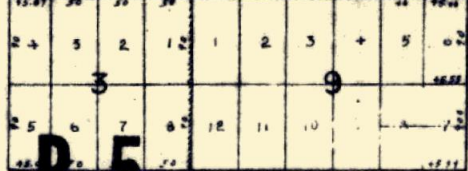


S.E. WINDSOR

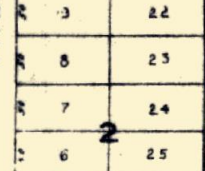
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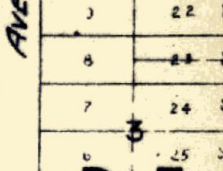
COURT



S.E. WINDSOR



S.E. WINDSOR

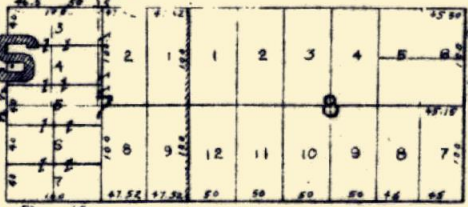


S.E. IVON

(CITY S.E. DIVISION)



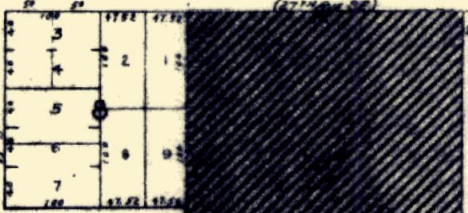
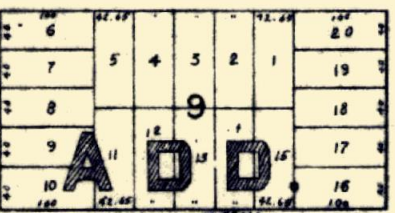
R 5 ST.



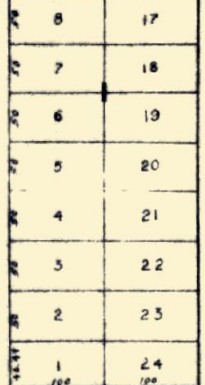
R 5 WINDSOR



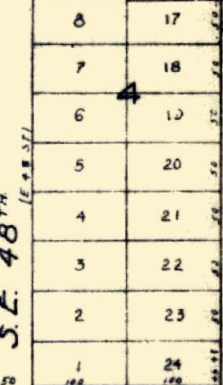
S.E. CLINTON



HEIGTHS

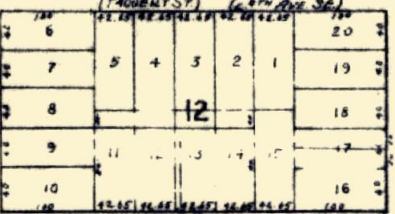


HEIGTHS

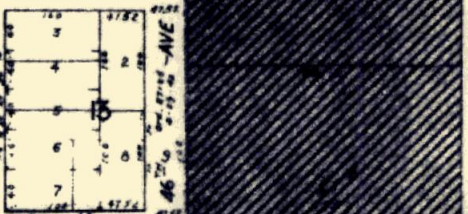


S.E. TAGGART

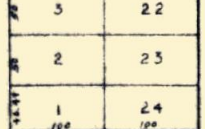
(CITY S.E. DIVISION)



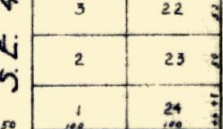
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S.E. 48

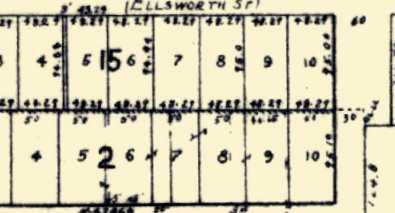


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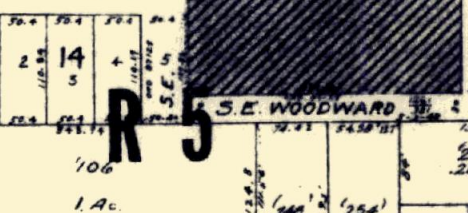


S.E. WOODWARD

(CITY S.E. DIVISION)



ST. S.E. 47



S.E. WOODWARD



R 5



S.E. BROOKLYN

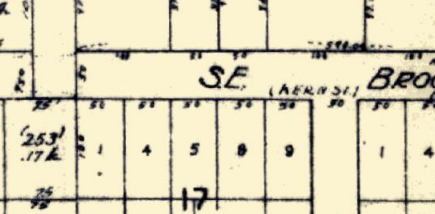
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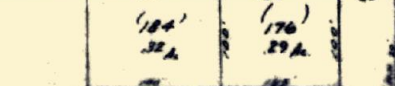


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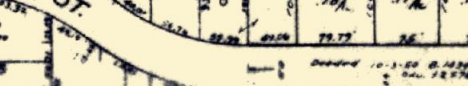


S.E. TIBBETTS

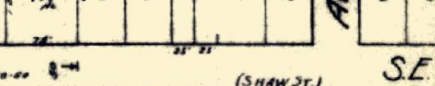
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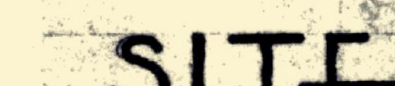


S.E. TIBBETT



S.E. TIBBETT

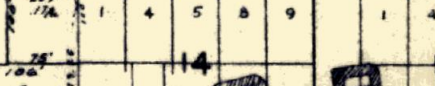
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ST. S.E. 44



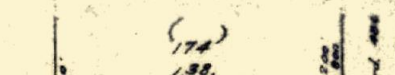
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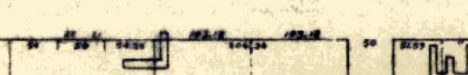
SITE # 4

S.E. KELLY

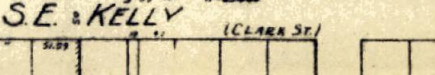
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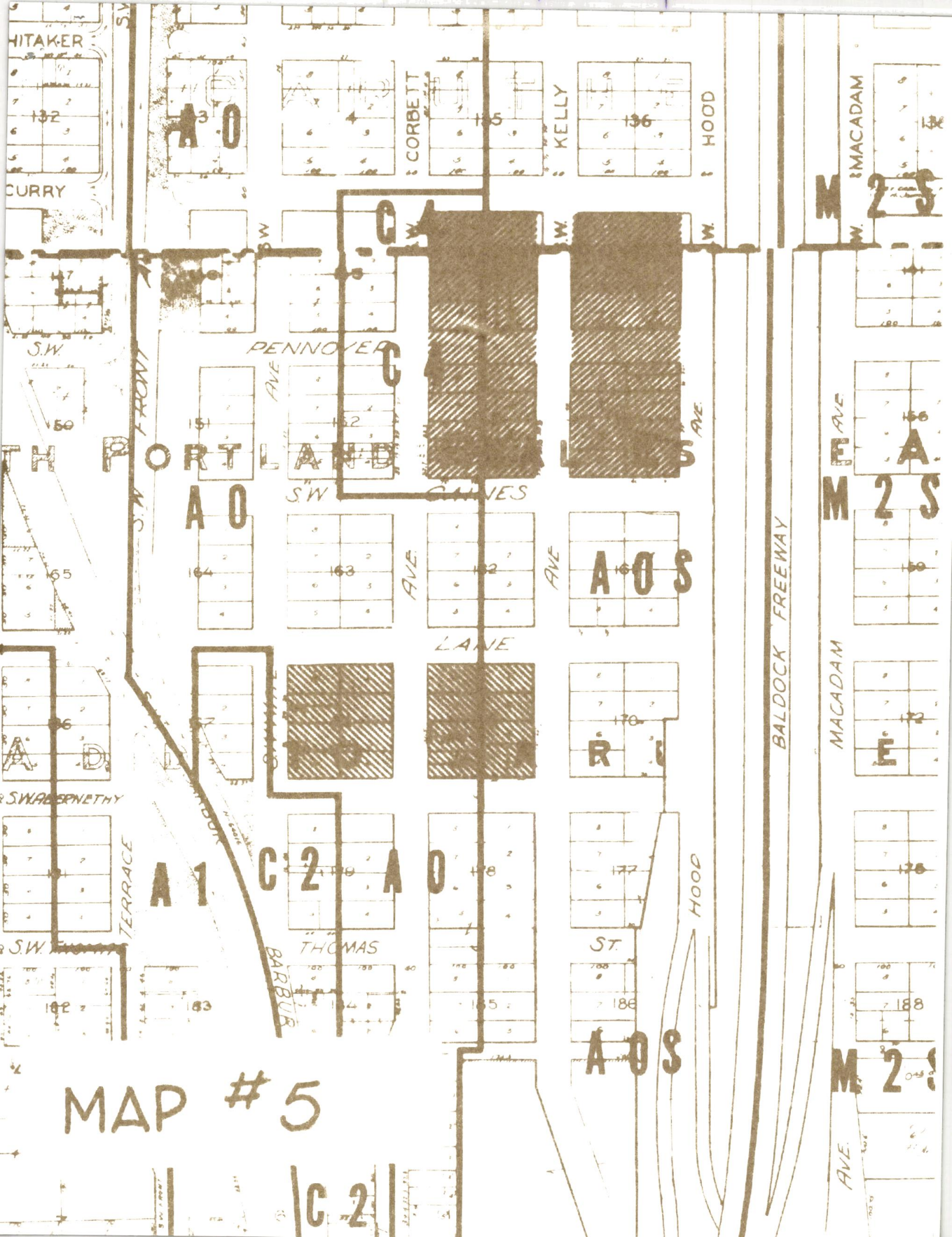


ST. S.E. 43



S.E. KELLY





HITAKER

132

CURRY

S.W.

150

165

166

SW ALBURNETHY

S.W.

182

183

A 0

CORBETT

135

KELLY

136

HOOD

M 2 S

PORTLAND

A 0

PENNOVER AVE

151

164

152

163

AVE

GAMES

172

LANE

AVE

A 0 S

A D

TERRACE

A 1

C 2

A 0

BARBUS

THOMAS

178

185

R U

170

177

A 0 S

HOOD

BALDOCK FREEWAY

MACADAM

E AVE

M 2 S

E

178

188

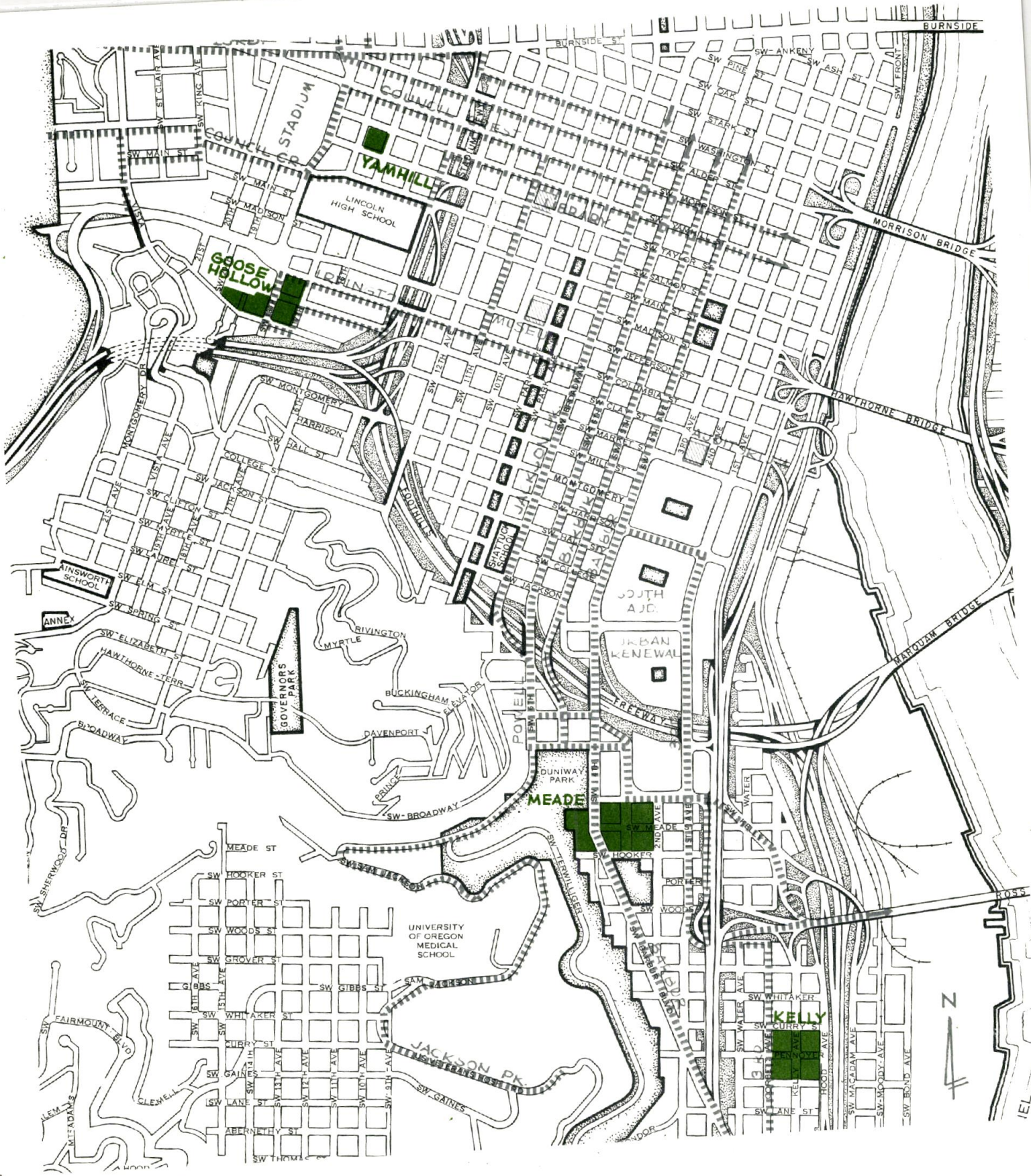
M 2 S

AVE

MAP # 5

C 2





 BUS LINES  
 PROPOSED SITES

# PUBLIC HOUSING SITES FOR THE ELDERLY

PORTLAND CITY PLANNING COMMISSION

# PORTLAND CITY PLANNING COMMISSION

MAIL: 414 CITY HALL    PORTLAND 4, OREGON    OFFICE: 424 S.W. MAIN STREET    •    CAPITOL 8-6141

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

July 8, 1964

City Council  
City of Portland  
Portland, Oregon

Gentlemen:

This is the report of the City Planning Commission on sites to house the elderly as proposed by the Housing Authority of Portland.

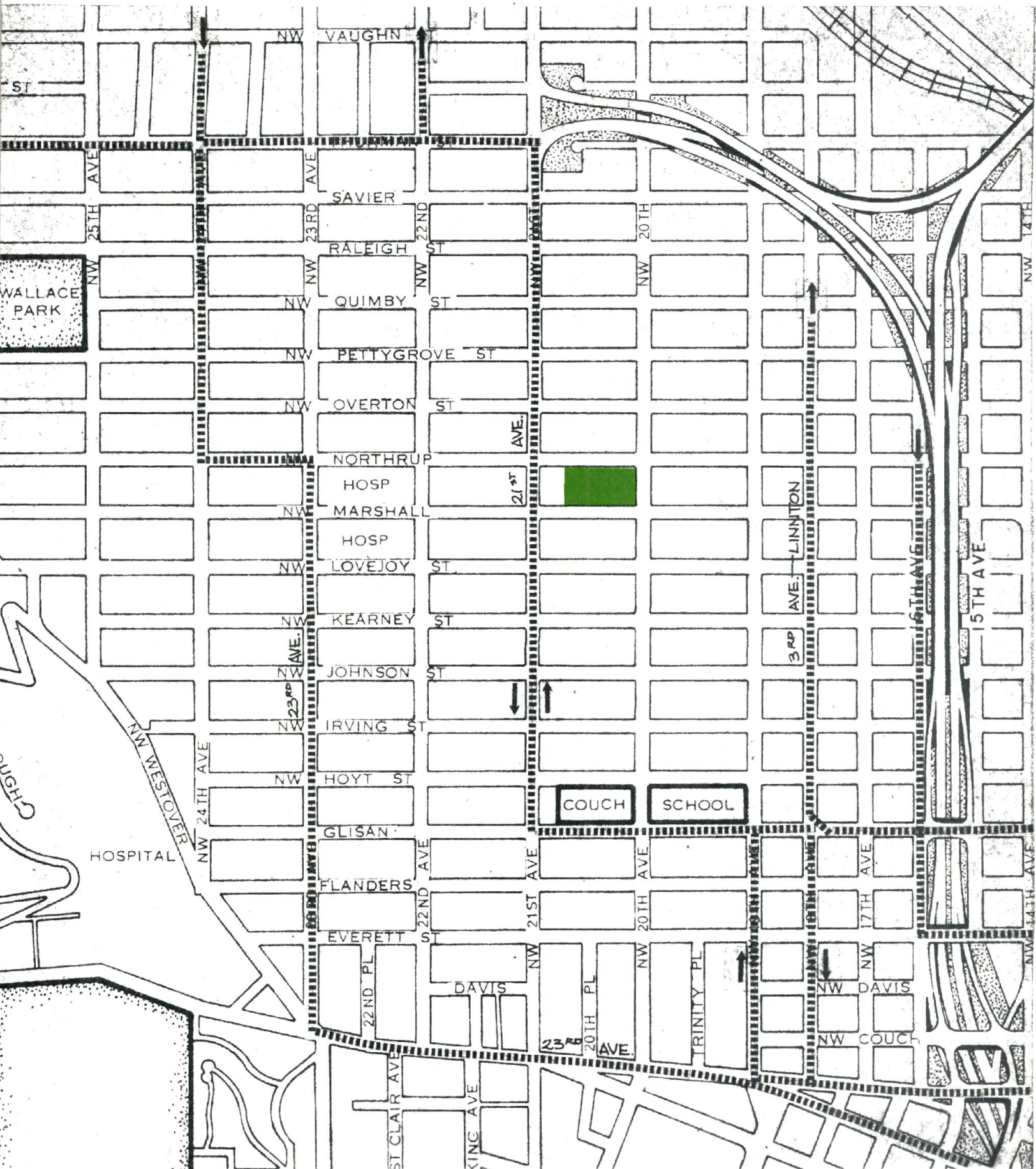
The Planning Commission reviewed sites at two different meetings: November 19, 1963 and January 21, 1964. A total of six sites were considered. All are shown on the attached maps except the Schuyler site covering the block between NE Schuyler, Hancock, 9th, and 10th. The Housing Authority suggested the Schuyler, Ice Arena, and Yamhill sites, and the Planning Commission staff proposed the Goose Hollow, Meade, and Kelly sites for study.

## Recommendation

At the November 19, 1963 meeting, the Planning Commission approved the Yamhill site (SW Yamhill, Taylor, 16th, and 17th). Subsequently, the asking price was considered out of reach for public housing, and then the Planning Commission approved at its January 21, 1964 meeting both the Ice Arena and Meade sites as equally satisfactory.

## Ice Arena Site

Most of the site is now zoned C2 which permits, in this locality, A0 development. Its area of 72,000 sq. ft. is sufficient, under zoning regulations, for a high-rise building of some 300 dwelling units. This site has a definite advantage from a land use point of view. It is in an area where industrial uses are encroaching upon the northwest apartment district. A project of this magnitude may tend to upgrade the area for continued apartment use, may stimulate redevelopment of obsolete residences in the vicinity, and provide an anchor to stabilize land use between industry to the north and east and apartment to the west and south.



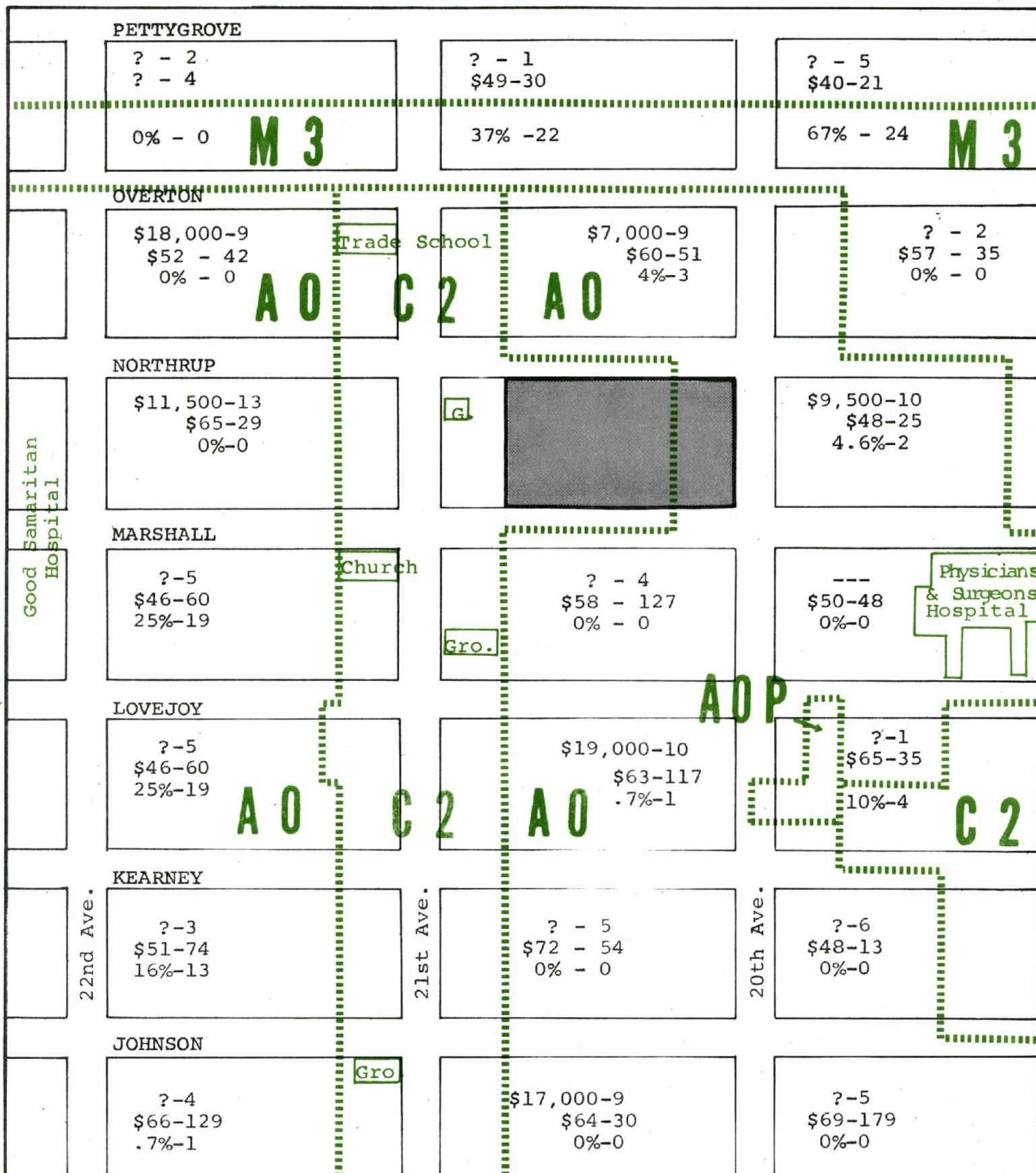
ICE ARENA SITE

..... Bus Lines



Proposed Site

PUBLIC HOUSING SITES  
 PORTLAND CITY PLANNING  
 COMMISSION



ICE ARENA SITE

Legend  
 Owner Occupied (Average Value)-Total Number of Units . . . \$9,500-10  
 Renter Occupied (Average Rent)-Total Number of Units . . . \$48-25  
 % Deteriorating, Dilapidated---Total Number of Units . . . 4.6%-2

It is near medical clinics and it is only one block from the Physicians and Surgeons Hospital and two blocks from Good Samaritan Hospital. A grocery store is in the same block and a chain grocery is within a block. There are churches of practically all denominations in the vicinity. For efficiency in management, it is only eight blocks from Northwest Towers.

There is good bus service on 21st Avenue. There are, however, no special facilities for leisure time activities for the elderly within easy walking distance. This site is approximately as convenient as the Meade site to the downtown core area.

#### Meade Site

This site is composed of the four blocks of vacant lots, old houses, and three small businesses between SW 2nd, Barbur Boulevard, Arthur, and Hooker Streets.

It is most advantageously located with respect to special facilities for elderly, lower income people. The County Hospital and University of Oregon Medical and Dental School facilities are quite close. It is across Barbur Boulevard from Duniway Park and across a quiet street from Lair Hill Park which contains the Park Bureau's Craft Center. Neighborhood House, with its special facilities, and where the Golden Age Club meets, is only two blocks away. Grocery and church facilities are not as good as the Ice Arena site. There are three bus lines providing service to the downtown area.

The Meade site has the advantage of being lower in land cost, judging from County Assessors valuations, but there is multiple ownership to contend with in acquisition.

The zoning is A1 and high-rise buildings could be built, although the number of units would be limited to 226 on the four-block area. The Planning Commission favors changing the zone to A0 to permit more dense development, providing a height limit of 6 to 8 stories to protect the view from Terwilliger Boulevard is invoked. The entire four-block area of 226,000 sq. ft. need not necessarily be purchased for 300 units for the elderly, if the zone were changed to A0. However, being near Portland State College and the Medical School, a combined student-elderly project of low-rise and high-rise buildings like Northwest Towers should be successful.



# MEADE

**PUBLIC HOUSING SITES**  
**OCTOBER 1963 1" = 200'**  
 PORTLAND CITY PLANNING COMMISSION

City Council  
July 8, 1964  
Page 2

Sites Rejected

The Schuyler site was rejected because to build a high-rise building containing some 300 units would require a change from Zone A1 to Zone A0. Such a change is contrary to previous Planning Commission policy for the Irvington district of small apartments and one-family houses.

The Goose Hollow site, although cheaper to acquire, was considered not as favorable situated as the Yamhill site.

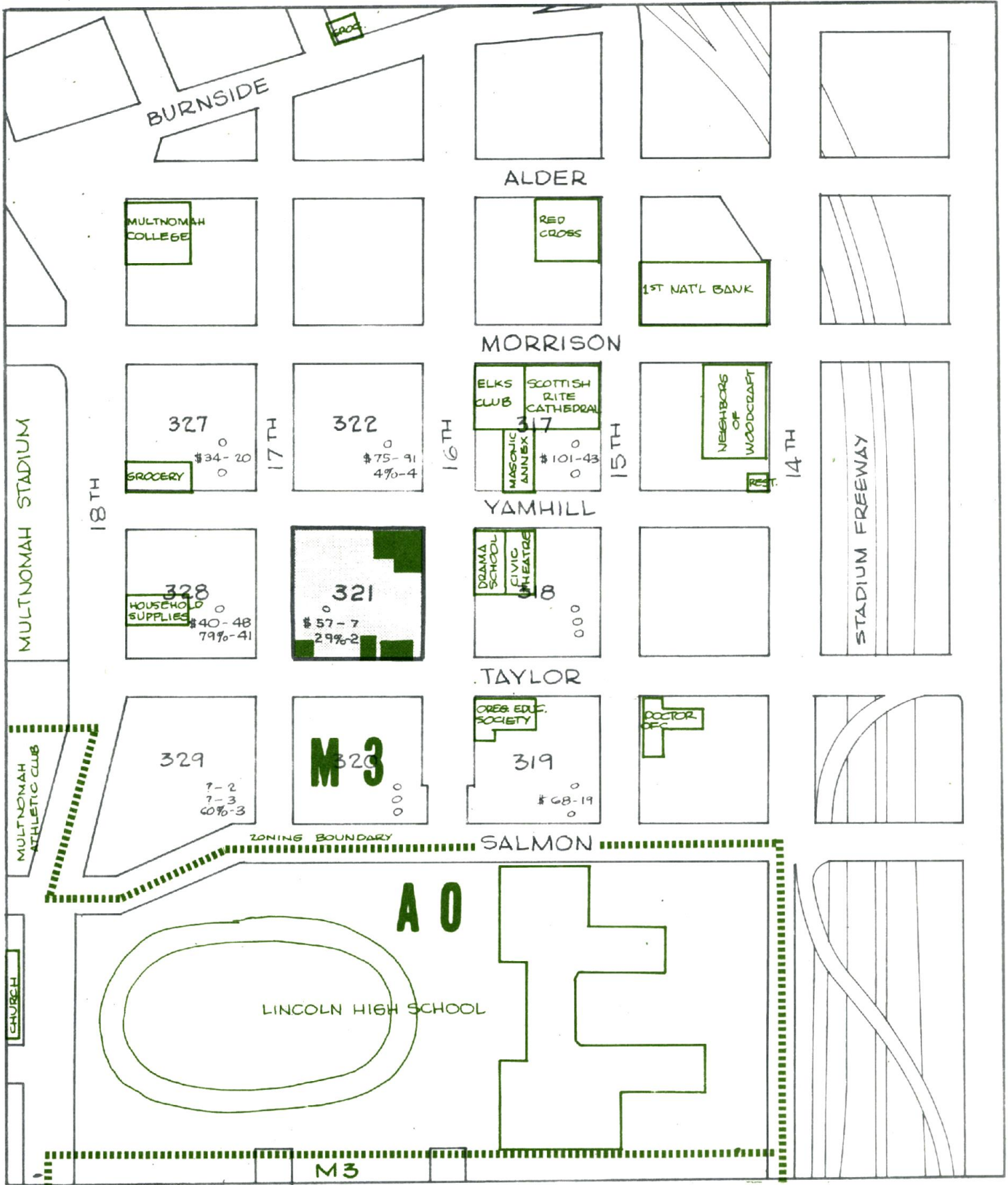
The Kelly site is divided by a 36-inch trunk sewer and it may be partially on a fill. It is less conveniently located in the southwest area with respect to facilities for shopping and leisure time than the Meade site.

Respectfully submitted,



Lloyd T. Keefe  
Planning Director

LTK:mf  
Encs.

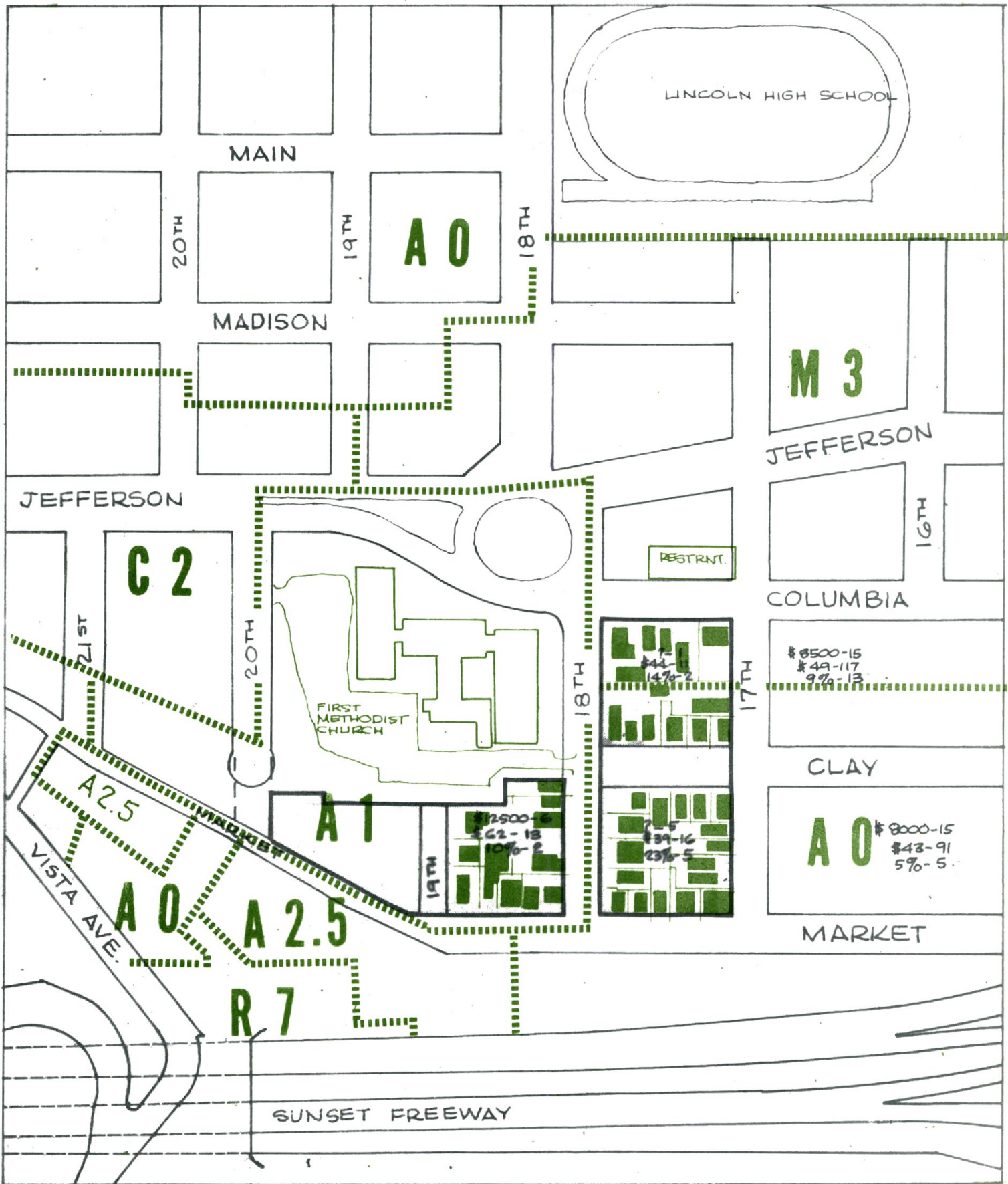


# YAMHILL

PUBLIC HOUSING SITES  
OCTOBER 1963 1" = 200'

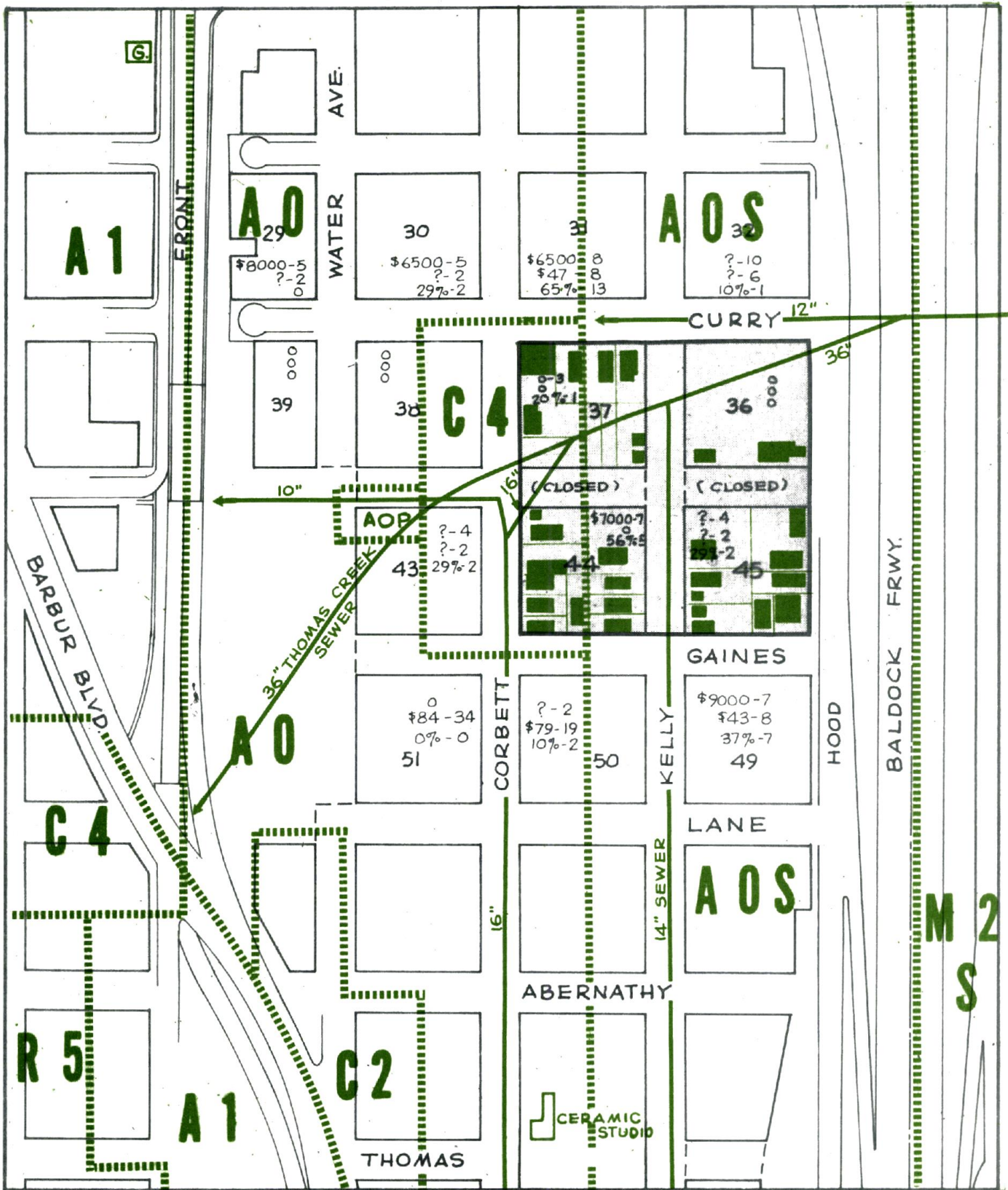
PORTLAND CITY PLANNING COMMISSION





# GOOSE HOLLOW

**PUBLIC HOUSING SITES**  
**OCTOBER 1963 1" = 200'**  
 PORTLAND CITY PLANNING COMMISSION



# KELLY

**PUBLIC HOUSING SITES**  
**OCTOBER 1963 1" = 200'**  
 PORTLAND CITY PLANNING COMMISSION

LEGEND TO PUBLIC HOUSING SITE MAPS

Owner Occupied (Aver. value)	\$9500-10	Total No. of Units
Renter Occupied (Aver. rent)	\$48-25	" " " "
% Deteriorating-Dilapidated	4.6% - 2	" " " "