

citizens
planning
board



portland model cities

CITY DEMONSTRATION AGENCY
5329 N.E. UNION AVENUE
PORTLAND, OREGON 97211
288-6923

Model Cities Planning Board Meeting
Cascade Center Students Union Building Cafeteria
5606 N. Borthwick, Portland

January 18, 1972

The meeting was called to order by Chairman, Fred Flowers, Jr.
Invocation was given by Rev. John Jackson.

The following Board Members were present or arrived before the meeting
adjourned.

Bessie Bagley
Ben Bernhard
Jack Deyampert
Fred Flowers, Jr
Ella Mae Gay
Rev. John Jackson
Lee Kell

James Loving
LeRoy Patton
Walter Ready
Marian Scott
Herb Simpson
Opal Strong
Harry Ward

The following Board Members were absent:

Herb Amerson
Carl Bowles
Robert Boyer
Barbara Friday
Daryl Griffith
John Gustafson

Pastor Edgar Jackson
Chalmers Jones
Bill Newborne
Josiah Nunn
Clara Peoples
Robert Rogers

Proxies: were announced as follows:

Josiah Nunn to Marian Scott
Clara Peoples to James Loving
Bob Rogers to Opal Strong
John Gustafson to Harry Ward

Agenda: The Chairman requested that Item 7 (c) Law & Justice - Mr. Peter Wolmut to be moved under correspondence Item V, and before Mary Acheson House - Conditional Use Permit. He also requested that a special report be entered after Reports on Item 7 - Johnson-Turner Special Fund. It was moved and seconded that the Agenda be adopted with changes made. Motion carried.

Minutes: Chair asked for approval of Minutes, for Meeting of December 21, 1971. It was moved and seconded that the Minutes be accepted as mailed. Motion carried.

Correspondence: The Chairman announced to save time the correspondence was handed out to the Board Members and it was in front of them.

Report: Law & Justice Working Committee - Chairman, Mr. Peter Wolmut: Mr. Wolmut said that his committee had three objectives at the moment. The first was to plan for the Third Action year. Two projects had been reviewed by the committee and passed and forwarded to the Citizens Planning Board. Their second objective was to increase citizens participation in the law and justice area. The committee had met with Citizens Participation Department of City Demonstration Agency and that the committee would like to use the forthcoming Citizens Participation Workshop as a general discussion center for basis of ideas from citizens to be brought together. Media is being used to inform residents of the work of the Committee. Their third objective is to plan for the fourth action year. Their two concerns being juvenile delinquency prevention and burglary prevention.

Mary Acheson House - Conditional Use Permit: The Chairman entertained a motion to take it from the table. Lee Kell moved that the Mary Acheson House - Conditional Use Permit be taken from the table. Seconded Motion carried.

The Chairman referred the Board to Page 7 and 8 of their package, which gave the history and action that had been taken to date. Mr. Simpson reminded the Board that the Irvington Community Association declined to support this request. On December 28 the City Planning Commission granted the Conditional Use Permit. The Chairman said that the letters as instructed by the Board had been written to the City Council and the City Planning Commission. Mr. Bernhard indicated there were some new information on this and the Chair asked the Floor to report.

Mr. Dennis Patello was invited to speak on the program with regard to the concerns of the residents. He has been actively involved with the program for approximately two years.

He said one of the concerns of the residents was about the staff who would be living with the boys and type of supervision the boys would be receiving. He said they have already hired one of the people on the staff who is to be a part-time person who will work with the boys in the area of recreation. He gave details of this persons past experience. The Luther Family Services were the staff training consultants. They also are working with two other groups - one local and one non-local. They said that their experience with the Mary Acheson program has given them the opinion that this program is a very stable one. Of the five boys now in the program - three have been with them for seven months to a year and two were more recent. Mr. Patello said that their rate of turnover was low. They are in the process of hiring three more people to work and live in the house.

Another area of concern was the number of people living in the house and of what strenuous activity that young boys could be involved in. The backyard of the house in question is quite sizable but there is no plan for strenuous activity to take place here. Mr. Patello said he wanted to direct the Boards attention to the dedication of this program and the people who are on the Board. Many of these people worked long hours in support of the program and are involved actively in the home with the boys.

There were questions from the Board to Mr. Patello. The Board wanted to know how many people would be living in the home and whether they would be there 24 hours. Mr. Patello said that there was to be three people and they would

have time off but someone would be there twenty-four hours. Mrs. Strong asked how many adults were living with them now and Mr. Patello said, just his wife and himself with the five boys.

The Chairman asked Mr. Dick Celsi to give his report to the Board. Mr. Celsi said that the Multnomah County Juvenile Court was in support of this, also, and may like to say a few words after he had finished. Mr. Celsi passed out the results of the survey conducted by some residents of the Irvington area and the Board members of Acheson House. The total number of homes in the 400 foot radius of the Center is 97. Mr. Celsi said in the beginning he held two neighborhood meetings in his house and invited residents concerned to attend - not many came. The Petition presented to Irvington Community Association had gone around before the fact sheet; so after the Irvington Community Association meeting, the residents and some members of the Mary Acheson Board went door to door talking to the people about the program. As a result of this, thirteen people were willing to change their vote from no to yes. Mr. Celsi thought that the people had moved on an emotional basis before they understood what was to happen. The neighbor on one side had originally said no, but after discussion changed the vote to yes and offered to baby-sit. The other immediate neighbor is an elderly man and still refused. Mr. Celsi said that after a year this Conditional Use Permit would come up again for renewal. The total number of no signatures obtained are 40 households with 62 signatures (this represents the original 52 no households minus the 13 who changed their minds after discussion with other residents and Acheson Board members).

The Board invited an Irvington Community Association Board member to explain why the Irvington Community Association declined to support the permit. He said that the vote was 9 to 7. They voted this way because when the Petition was submitted, it seemed as though the majority of the residents were not in favor of having this Permit declined. This was before the fact sheet went around to the residents. Many people now understand this Program and now support it.

Ben Bernhard moved that the Citizens Participation Board approve the Mary Acheson House Conditional Use Permit as recommended by the Citizens Demonstration Agency staff. Seconded. Motion passed, 3 abstained, 12 for.

Special Report - Johnson/Turner Fund: The Chairman said that the fire which happened just recently in the Model Neighborhood was very tragic. He felt sure everyone was aware of what had happened. As a result of this, Community Care Program sponsored fund raising drive and raised \$2,235.76. This money is in the bank. Before the funeral, \$190.00 was given to the families as well as clothing, bedding, etc. Multi Service Center Team Concept had found temporary housing for the families.

Report Budget Review Committee - Chairman Mr. James Loving: Mr. Loving said that the Budget Review Committee's task is to go into the fiscal aspect of the budgets for the Third Action Year. He reported that they have been meeting twice a week. At this point all the projects that have been submitted to the Model Cities program figure around seven million dollars. Model Cities allocation is more in the

\$3.7 million area. Therefore he said, something drastic has to be done to go into the Third Action Year with a stable program. There is going to have to be some alternatives and at the moment we have about three or four but no definite decisions have been made.

Evaluation Committee Report - Chairman Mr. LeRoy Patton: The Evaluation Committee has met, and it was determined that the only way they can be of help to the Budget Committee is to determine what alternatives they can offer the Budget Review Committee. Their activities are coordinated with the Budget Committee.

Working Committee's Reports - Health Working Committee - Chairman Mrs. Margharee Moss: The Health Working Committee is still meeting twice a month with several sub-committees meeting once a month. All Committee members and Citizens Demonstration Agency Health staff have been working very hard to get new proposals through for the Third Action Year for family services, Drug Alert; and also, they are working on a community care plan in conjunction with Emanuel Hospital. The Health Working Committee were looking into the subject of nursing homes within the Model Neighborhood. They are still looking for a Chairman for their sub-committee - Dental Health. Mrs. Moss then gave a report of the Sickle Cell Anemia Conference she attended in San Francisco, California. There is no cure for this disease which strikes black people. The person who is a carrier is known to have a Sickle Cell trait - if this person marries another person who has the trait, they produce children with Sickle Cell Anemia. This child will have a life span of less than thirty years, suffering severe attacks of pain which patients have described like knives being jabbed into their bones. One in four hundred black people have Sickle Cell Anemia.

Social Services Working Committee: Chairman Dick Celsi: Social Services Working Committee is also meeting regularly on Third Action Year. They are passing their proposals on to the Citizens Planning Board and are willing to give any assistance to Citizens Planning Board that is required.

Citizens Participation Working Committee - Chairman Mrs. Regina Flowers: Mrs. Flowers reported on the Citizens Participation Working Committee's trip to Tacoma Model Cities and also on their proposed trip to Seattle Model Cities. There is to be a Citizens Participation Work Shop on February 26, 1972, at Cascade Center. Their objective is to create stimulus for residents to participate in the Work Shop. Mrs. Flowers met with all of the Working Committee Chairmen to set up their own programs within the Work Shop, and to discuss details with them.

Item 8 - Old Business: Mr. Loving asked the Chairman what progress had been made in regard to the feasibility of an increase in Citizens Participation Board reimbursement. Mr. Flowers said that at this particular time, the Citizens Participation Working Committee were considering it to be included in their budget for the Third Action Year. Once this has been refined by the Citizens Participation Working Committee, it will go before the Budget Review Committee. So, it is moving along with Third Action Year proposal.

The Chairman commented regarding neighborhood facility. On December 9, he wrote a letter to the Mayor of Portland requesting the City Council to authorize his

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office to submit an application for a neighborhood facility on behalf of the Model Neighborhood. Mr. Jordan said that the application is to be submitted on behalf of the Model Cities to the Mayor's Office tomorrow. There is a problem as Model Cities can not guarantee the local share of \$138,000. The Department of Housing and Urban Development is to review the application. There was a discussion on the application submitted from the Southeast area.

The Chairman said that it was planned to show a film to the Board on Model Cities which was made by KOIN; but as time was running short, this would be held over until the next session.

The meeting adjourned at 9:30 p.m.

NEIGHBORHOOD FACILITIES PROGRAM BACKGROUND INFORMATION

The original identification of the need for a Neighborhood Facility arose in the preparation of the King/Vernon/Sabin Neighborhood plan. The residents of King/Vernon/Sabin in their planning identified that there were no major social, health, or recreational services existing in their neighborhood. Because of this the King/Vernon/Sabin Neighborhood Plan and the Urban Renewal Plan called for the creation of a multi purpose neighborhood center within the neighborhood. In the fall of 1971 King/Vernon/Sabin neighborhood and their planner, Ken O'Kane identified the Neighborhood Facility program as a possible vehicle to achieve a neighborhood center.

The Neighborhood Facility Program is a HUD funded program which will provide 2/3 of the construction cost of a neighborhood center. HUD defines a neighborhood facility as a one stop multi purpose neighborhood center for the purpose of delivering social, health, recreation and other community services. A Neighborhood Facility must increase the level of community service within, not merely reconsolidate existing surfaces.

In late November 1971 the King/Vernon/Sabin neighborhood and their planner began preparation of an application for a Neighborhood Facility within the Model Cities areas. In December 1971 the King/Vernon/Sabin coordinating committee selected reviewed site recommended by their consultants, and selected a site at N.E. 6th and Alberta across from the King School.

In order that adequate input be given into the planning of the various social, health, recreation services, the Model Cities Director appointed a special Neighborhood Facility Task Force made up of one member from each Model Cities Working Committee, and two members of the Citizens Planning Board. On January 5, 1972 the Neighborhood Facility Task Force held its first meeting and adopted the King/Vernon/Sabin Neighborhood Facility application and its site and proceeded to refine and detail out the Neighborhood Facility application.

Since that first meeting the Neighborhood Facility Task Force has met almost twice weekly to discuss the various problems of the citizens participation structure of the neighborhood center, the administrative structure of the neighborhood center, which agencies could possibly act as operating agencies of the center, in which participating agencies should be in the center. Thus far, the Neighborhood Facility Task Force has identified the Northwest Region Education Labs as its first choice for operating agencies, and Portland Public School together with the Portland Community College as its second choice, and Nero Industries and the Association for Urban Technology as its third choice.

On January 27, 1972, the Chairman of the Neighborhood Task Force, Ted Baugh together with CDA staff and Portland Development Commission staff met with HUD officials to discuss the progress of the Neighborhood Facility application. At that meeting the HUD people identified several areas of the application which is needed for the refinement part for submission to HUD or the City Council.

At its regular meeting on Monday January 24, the Neighborhood Facility Task Force again voted to request from the Planning Board approximately \$138,000 of Second Action Year monies to be allocated to Neighborhood Facility as the 1/3 local share.

SCHOOL DISTRICTS DISPLACED PERSONS ASSOCIATION

The Portland School District has been purchasing properties in a three block area in the Eliot district since June 1970 for the purpose of developing a centralized maintenance and stores facility. Evidently no zone change was required and the project has proceeded with verbal approval from Lloyd Keefe, Director the Planning Commission.

To date the School District has purchased over 50% of the properties, chiefly from absentee landowners and landlords, and the tenant occupants have been displaced. Remaining in the area are several owner occupants, who have formed the School District Displaced Persons Association. This group formed because they felt that certain identified problems were not being addressed by the School District or Model Cities. First is the problem of whether they are being offered a 'fair market value' for their properties, and, second whether they can be paid relocation payments under the Uniform Relocation Act rather than under the reduced payments authorized under the State law as at present.

The School District has the power of "eminent domain" however they have not used it except to inform residents of this power. Negotiations for property have proceeded under the concept of a 'willing buyer and seller' with the School District Acquisition Officer making an offer with the expectation to negotiate over the price.

Currently the City Demonstration Agency staff is determining whether it will be possible for the School District to utilize Federal property acquisition standards. The Model Cities Relocation Plan does enable relocation payment benefits for the School District displacees under the Uniform Relocation Act, if the School District submits a plan that is approved by the Citizens Planning Board.

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Model Cities Planning Board Meeting
Cascade Center Students Union Building Cafeteria
5606 N. Borthwick, Portland

February 1, 1972

A film was shown to all the Board Members and audience on the Model Cities program.

The following Board Members were present or arrived before the meeting adjourned.

| | | |
|-------------------|----------------|-------------------|
| Herb Amerson | Chalmers Jones | Clara Mae Peoples |
| Ben Bernhard | Lee Kell | Walter Ready |
| Jack Deyampert | James Loving | Robert Rogers |
| Fred Flowers, Jr. | Bill Newborne | Marian Scott |
| Barbara Friday | Debbie Norman | Herb Simpson |
| Ella Mae Gay | Josiah Nunn | Opal Strong |
| John Gustafson | LeRoy Patton | Harry Ward |

The following Board Members were absent:

| | |
|----------------|----------------------|
| Carl Bowles | Pastor Edgar Jackson |
| Robert Boyer | Rev. John Jackson |
| Daryl Griffith | |

Proxies: were announced as follows :-

Rev. John Jackson to Josiah Nunn

Agenda: The Chair entertained Motion for Acceptance of the Agenda. It was moved and seconded that the Agenda be adopted. Motion carried.

Minutes: It was moved and seconded that the Minutes be accepted. Seconded. Motion carried.

Mr. Simpson asked that the word "major" be struck from the 1st paragraph line 4 in the background information on the Neighborhood Facilities program, and also the word "Director" be struck from the 4th paragraph 2nd line on the same page.

Correspondence: The Board was referred to the copies of correspondence in front of them. The Correspondence Secretary, Mrs. Strong, read the letter from Citizens Planning Board Member Mr. Robert Boyer, in which he tendered his resignation to the Board and wished the Board success.

Reports: Operating Agency - Senior Adult Service Center: Mr. Joil Southwell reported on the progress of the Senior Adult Service Center. He said the Senior Adult Service Center had decided to employ senior citizens to help other senior citizens. They have a staff of 45 which is split into:

1. Transportation Service, Supervisor Stanton H. Duke. People served to date are 2780.
2. Outreach Services, Supervisor, Mary Nero. People served to date are 1192.
3. Handyman Services, Supervisor, Pastor Edgar Jackson. Number of people receiving services 349.
4. Telephone Reassurance, Supervisor, Pastor Edgar Jackson. Number of people referred for other types of services 390. Number of people receiving services 700.

The Senior Adult Service Center has served more people than they had anticipated which was 874 for July to December. They served 980 people for this period.

Report: Citizens Planning Board Budget Review Committee - Mr. James Loving:

Mr. Loving said that the Budget Review Committee has been in operation 6 weeks and meeting twice a week to try to come up with a stable budget for 3rd Action Year. He asked the City Demonstration Agency Director, Mr. Jordan, to give the Board an idea of how the Budget Review Committee arrived at their basic decisions using the blackboard as visual aid.

It was explained that the assumptions that the Committee were working under were :-

1. That HUD will allocate to Portland Model Cities 3.745 million dollars.
2. HUD will allow us to carry over dollars that we did not spend in our 2AY.
3. HUD will require a substantial effort to implement CDA Letter #11. (Resident Employment and Training Plan).
4. HUD will require relocation payments for Model Neighborhood residents displaced by Code Enforcement activities.

Requests for 3AY are 7.786 million dollars. With 3.745 million dollars the Budget Review Committee is charged with presenting a stable budget. They have developed two options.

OPTION ONE

| | | |
|----------------|------------------|---|
| | 188,000 | Unexpended funds from 1AY |
| | <u>100,000</u> | Estimate of Operating Agencies - 2AY |
| | | Expenditure taken from their monthly figures. |
| Gives surplus | 288,000 | |
| add | 288,000 | |
| to | <u>3,745,000</u> | HUD refunding for 3AY |
| Budget for 3AY | 4,033,000 | |

| | | |
|------------|--------------------|------------------------|
| | \$3,745,000 | 3rd AY allocation |
| OPTION TWO | 288,000 | Underspending |
| | 349,246 | Delayed implementation |
| | <u>\$4,382,246</u> | |

Citizens Planning Board can modify the planning during 2AY. We have two projects that have not begun. Residential Design Program - 306,432 in this project. We are 7 months into our 2AY and we have the option to delay implementation and not to use RDP for 2AY at all, and wait until 3AY to start RDP. Also CDA # 11.

RDP - \$306,432 CDA #11 - 42,814 = Delayed implementation \$349,246

If Citizens Planning Board decides not to implement CDA Letter #11 and RDP this would be added to go into 3AY with a budget of 4.381 million dollars. If the Citizens Planning Board decides not to increase the Operating Agencies over what they received for 2AY we would need 3,590,000 dollars, not taking into consideration Relocation, CDA #11, Martin Luther King Scholarship, Youth Affairs Council. (Martin Luther King and Youth Affairs Council were funded last year as 'one shoters' they are on-going projects and it would be very difficult to cut them off after only 6 months of operation).

If HUD requests we are responsible for all relocations this would be 1 1/2 million dollars.

Budget Committee recommends to allocate -Relocation 500,000

CDA #11 calls for \$261,000. Budget
Review Committee recommends -CDA #11 150,000

Martin Luther King Scholarship requested
\$120,000 - Budget Review Committee recommends -M.L.K. 60,000
(Last Year received 50,000 for 6 months)

Youth Affairs Council requested \$291,000 100,000 810,000
Budget Review Committee recommends + refunding 3,590,000
Total \$ needs 4,400,000

Thus we go into the 3AY with 4,400,000
This does not include funding new projects - leaves deficit of \$17,754.

Discussion arose re: the decision from HUD as to whether we can carry over dollars. The Budget Review Committee asked the Board for a decision so they could go before HUD next week. If HUD said we could not carry over dollars then we still have five months in which to fund 'one-shot' programs, but HUD has allowed us to do this in the past.

Mr. Loving said to sum up the Budget Review Committee tried to maintain a balanced budget, but Option 1. has 367,000 deficit and Option 2. has a 17,754 deficit. He said we have to shave these deficits off existing programs.

OPTION ONE

| | |
|-------------------|------------------|
| Total needs | \$4,440,000 |
| Funds Available - | |
| Option One | <u>4,033,000</u> |
| Deficit | 367,000 |

OPTION TWO

| | |
|-----------------|------------------|
| Total needs | \$4,400,000 |
| Funds available | |
| Option two | <u>4,382,246</u> |
| Deficit | 17,754 |

Budget Review Committee recommends Option 2 with four recommendations:

1. That funding priorities be given existing projects.
2. That funding levels for existing projects not exceed that of 2AY Exception 4C, Relocation, Youth Affairs Council, Martin Luther King.
3. That the implementation of RDP & CDA #11 be delayed until 3AY.
4. That Senior Adult Service Center & Aging Planning be combined.

If the Board accepts the above then all budgets will be returned to the Operating Agencies so they can adjust accordingly to resubmit to the Budget Review Committee.

Mr. Loving moved for the adoption of Option 2 in conjunction with the four recommendations submitted to the Board from the Budget Review Committee. Seconded.

Discussion arose.

Barbara Friday moved that we table this discussion until we have heard the report from the Neighborhood Facility. Seconded. 9 for - motion failed. (This motion needs two-thirds majority)

Robert Rogers moved that we end debate. Seconded. Motion carried.

Mr. LeRoy Patton moved an amendment that the Neighborhood Facilities request for 138,000 be included in the Budget. Seconded. Motion not accepted. Out of Order.

Mr. Loving's motion was unanimously passed.

Item 8: Neighborhood Facility: K/V/S:

Mrs. Ella Mae Gay said the Model Cities Task Force for the Neighborhood Facility comprised of two Citizens Planning Board members and two representatives from each working committee, who have been working diligently.

Mrs. Peoples read a letter to the Board written by the Chairman of the Vernon Neighborhood Organization informing Board of the King/Vernon/Sabin coordinating committee's support for a request of the Boards financial commitment to the Neighborhood Facility.

The Chair entertained discussion from the Floor.

Mr. Baugh, Chairman Neighborhood Facility Task Force, spoke in favor of the Neighborhood Facility and said that the deadline was February 14th in which an application for 2AY funds is to be before HUD. In order to have this before HUD we have to have an indication where the funds are coming from so as we can appear before the City Council. This point was disputed by Board Members. Mr. Baugh said he anticipated problems when they appear before the City Council.

North West Regional Education Lab is to be the Operating Agency for the Neighborhood Facility. They plan to use the North West Regional Education Lab to train Model Neighborhood Residents to take over the project. This project

will employ 3 full time and 2 to 4 part-time people. The project would house Health, Social and various types of Educational Services, not available to this neighborhood at the moment. Agencies are to pay rent but as yet they have no commitment for this. Mr. Baugh said this was in the second stage. It was debated whether they could be prepared to go before the submission to City Council February 14th.

Discussion followed and a letter was read to the Board addressed to Mr. Russell H. Dawson, Area Director HUD from the Mayor. In this letter the Mayor said he was pleased that the application for a Neighborhood Facility in the S.E. Portland area which was forwarded to HUD's office following City Council approval, had been processed by then and forwarded to Washington D.C. for final approval. He also said that an application for a Neighborhood Facility in the Portland Model Cities area was being prepared and would go before the City Council around February 13th. He said when the application was complete he would present it to the City Council for review and action.

It was expressed that there might be a chance that the City Council would turn their application down; the funds then would be returned to Model Cities.

Mr. Simpson moved that Citizens Planning Board instruct the Budget Review Committee to allocate from 2AY funds 138,000 needed at this time to meet the deadline for the Neighborhood Facility.

A Point of Order was called on Mr. Simpson's motion. Mr. Ward advised that if the Board wants to reconsider the previous motion made concerning the adoption of the Budget Review Committee's recommendation it must be brought back to the table.

Marian Scott moved that we reconsider the motion that the Board passed in reference to the Budget Review Committee's recommendation. Seconded. Motion carried. 11 for 9 against.

Mr. Loving gave the ramifications of Mrs. Scott's motion. He said that if this money is taken out of the Budget it is going to increase the deficit, but the Board has all power.

Mrs. Martha Warren spoke in favour of the Neighborhood Facility and said she has been a resident since the flood and she has had a basement full of children because of nowhere for them to go, and that the community was unified in its desire for the facility so as it could accommodate the youth and aid the community with its services.

Mr. Ted L. Baugh, Jr., spoke in favor of the facility. He said he had done survey work through the summer and he knew that the residents of King/Vernon/Sabin wanted this Neighborhood Facility.

Marian Scott moved that 138,000 be deducted from the 288,000 carry over for 2AY funds leaving \$150,000 to carry over for 3AY and that all projects be brought into the total balance. Seconded.

Mr. Chalmers Jones said he thought that the motion should have a contingency clause and that it should be based on the contingency that HUD allows the carry over money. Discussion followed. Mr. Rogers reminded the Board that there is a process for all projects to go through before they get to the Board. He did not

think we would take this one before others.

Discussion continued.

Mr. Bernhard asked whether or not they have considered allocating some of their NDP funds for this purpose? Mr. Baugh said "The NDP we have considered are relocation funds. King/Vernon/Sabin neighborhood have agreed that we would be willing to allocate our relocation funds for the relocation component for these facilities."

Mr. Chalmers Jones moved to end debate. Seconded. Motion carried.

Mrs. Scott's motion carried - 12 for 8 opposed.

Item 9: School Districts Displaced Persons: Mr. Chalmers Jones asked that the newscutting that was in front of the Board Members be read into the record. He appealed to the Board for help for these people.

The Chairman informed the Board that the Executive Board had heard Mr. Williams who was the Chairman for the School Districts Displaced Persons, at that time and since then had resigned and the position had been taken over by Mr. Nelson.

A letter was read to the Board that the Executive Board wrote to Mr. Williams, President School Districts Displaced Persons. The letter stated that the Executive Board had directed the staff to contact the school district and pursue all necessary means to see that adequate relocation payments could be made to all displaced. Mr. Williams was asked to work with the CDA to see that a fair and speedy settlement of this problem was forthcoming.

The Chairman said that the wheels were in motion regarding relocation benefits.

Mr. Laurence Alberti, Chairman of the Eliot Neighborhood Association said the Eliot Association was in full support of the 11 families needing help in the Eliot area.

The Board heard from Mrs. Sarah Shelton resident of the Eliot area who asked for help for these people in the Eliot area because they felt they had no where else to turn and there was a split between the Neighborhood Organization and the School Districts Displaced Persons Association.

Mrs. Arty Williams spoke and gave an outline of the background of the happenings. She said it had been brought before the Eliot Neighborhood Association but at that time the Association was having elections and was in a state of confusion. Then Mr. Chalmers Jones, their Citizens Planning Board representative, had brought it before the Citizens Planning Board (December 21)-from there Mr. and Mrs. Williams appeared before the Executive Board. The split came because some of the families wanted to remain neutral and be apart from the Neighborhood Association and the Board. The School District was not offering a "fair market value price" for their homes and they were unable to purchase another home. The School District offer was extremely low and they were given \$200 moving costs.

Mr. Clarity spoke next and reiterated Mrs. Williams remarks and asked the Board for any help they could give the families to ensure they were relocated fairly. He said he supported the Eliot Neighborhood Association.

It was announced that the matter was on the School Board's Area 3 Agenda to be heard at Cleveland High School at 8:30 p.m. on February 21st and the Board and residents were invited to attend.

Mr. Nelson was asked to speak. A misunderstanding seemed to have developed between the newly formed School Districts Displaced Persons Association and Model Cities. The group was organized as a 'one-issue' group to address a problem of immediate concern that did not lend itself to the planning process and regular committee procedure of Model Cities. This was disputed by the Board. Mr. Nelson said he was not an intruder to the area as he had been associated with the Eliot area before, although he was not a model neighborhood resident.

Mrs. Scott moved that Model Cities pay relocation benefits to those residents affected in that area only as they are affected through the recognized Eliot Neighborhood Association. Seconded. Unanimously passed.

Mr. Ward made a recommendation that the Chairman appoint a Committee with Mr. Chalmers Jones on it and he expressed a wish he would like to be on it also, to act as official spokesmen for the Board to express the feelings of the Citizens Planning Board at the Area 3 meeting on February 21st.

Mr. Jones said that he was sure the 'fair market value' would apply to the relocation benefits. He said that the Eliot Neighborhood Association may have to call for help because they may need technical assistance to help with the problems that they are having in other areas apart from this.

It was moved for adjournment at 10:45 p.m.

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Model Cities Citizens Planning Board Meeting
Cascade College Student Union
5606 North Borthwick Ave.

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Model Cities Citizens Planning Board
Cascade College Student Union
Building
5606 N. Borthwick Ave

February 15, 1972

The meeting was called to order by Chairman, Mr. Fred Flowers Jr. Invocation was given by Rev. Ellis Casson.

The following Board Members were present or arrived before the meeting adjourned.

Herb Amerson
Bessie Bagley
Ben Bernhard
Fred Flowers Jr
Ella Mae Gay
John Gustafson

Lee Kell
James Loving
Debbie Norman
Hasten Payne
LeRoy Patton
Walter Ready

Robert Rogers
Marian Scott
Herb Simpson
Opal Strong
Harry Ward
Greg Watson

The following Board Members were absent:

Carl Bowles
Jack Deyampert
Barbara Friday
Paster E. Jackson

Rev. John Jackson
Chalmers Jones
Bill Newborne
Josiah Nunn

Proxies: were announced as follows :-

Josiah Nunn to Walter Ready
Jack Deyampert to Gregg Watson
Pastor E. Jackston to Opal Strong
Chalmers Jones to Lee Kell
John Gustafson to Harry Ward

The Chairman introduced two new Board Members - Mr. Gregg Watson representing Humboldt, and Hasten Payne representing Woodlawn.

Agenda: The Chairman added to the Agenda under Old Business - Mr. Loving on Board Members Reimbursement, Committee Appointments for Area 3 Meeting, Mr. Jack Quinlin; Mary Acheson House and under New Business Dr. Woolf and Dr. Frick; Multi-Service Center. It was moved and seconded that the Agenda be adopted as amended by the Chairman. Motion carried.

Minutes: Mr. Simpson asked for an amendment to Page 4 second to last paragraph, last line to read...."but lets have no opposition stem from this Board." It was moved and seconded that the Minutes be approved as amended. Motion carried.

Correspondence: The Chairman informed the Board Members that the correspondence had been distributed.

Item 6: Reports - CHPA, Mr. Rix: Mr. Rix said CHPA is a non-profit organization which covers four counties, Clackamas, Washington, Columbia, and Multnomah. There are 38 on the Board of Directors with a stipulation that one-half of the members must be from non-health professions. Responsible for Health Planning in each area. The organization was incorporated in 1970. There is no comprehensive health planning body for the whole metropolitan area and this is one of our primary activities that we have under way. One of our other activities is to be a stimulator to get things under way. We have been involved in - AA, Drug Abuse, Migrant Planning, Problems on Floridation, Health Services in Hospitals, Hospital planning - when a hospital wants to expand they have to apply for a Certificate of Need which goes through CHPA - involved in health grants, family planning, manpower.

Working with Model Cities Health Working Committee we provided a start in designing their 5 standard committees. He said we are going to have to find some kind of other funding outside the Model Cities because of the type of demand that the Model Cities budget is placed under at the moment.

Mr. Patton asked what relationship has Mrs. Gilmore to CHPA. Mr. Rix said that Mrs. Gilmore has a working relationship with 5 of their staff members. Mrs. Gilmore carries no work activity in CHPA - CHPA answer requests from Model Cities and Mrs. Gilmore sits on the Committee. Mr. Ward asked how many on Executive Committee - 11 - and how many black - 1 - how many from Model Cities Area - 1; Mrs Moss.

Mr. Ben Bernhard asked if they had anyone on their staff that could help secure funds and work with the Health Working Committee in this line. Mr. Rix said no, but that they have the kind of relationship with State and Federal government to see these get through. He could not guarantee to secure funds for anyone but they can give support with proposals.

Mr. Rogers asked Mrs. Gilmore that since the two offices (CHPA & MC) are far apart did she have any problems in getting an answer to her requests. Was there a wait of two or three weeks. Mrs. Gilmore said no, as the problems seem to be more the shortage of staff in both offices.

Budget Review Committee Report: Mr. James Loving: Mr. Loving said the Committee was in the process of formulating a balanced budget for 3AY. Each member of the Board had the Budget Review Committees recommendations in front of them. Mr. Loving read this and said that the Budget Review Committee recommends Option #1.

Mrs. Strong moved that we accept Option #1. Seconded. Unanimously carried.

Mr. LeRoy Patton Chairman of the Evaluation Committee was asked if there was any comments. Mr. Patton said the Evaluation Committee agreed with the recommendation of the Budget Review Committee and that the Evaluation Committee had already met with the Budget Reveiw Committee.

Item 7: Old Business - Citizens Planning Board Reimbursement - Mr. Loving: presented to the Board for consideration increasing Board Members reimbursements. This comes under the Citizens Participation component through the Citizens Participation Working Committee who considered the factors and appointed a sub-committee to look into this. This sub-committee reported back to the Citizens Participation Working Committee with a recommendation that Board Members reimbursements be increased from \$25 to \$50 per month and all other stipulations and criteria remain the same.

Mr. Loving moved that the Board ratify the recommendations of the Citizens Participation Working Committee to increase the Board Members Reimbursement to \$50 a month. Seconded. **13 for 7 opposed. Motion carried.

Mr. Simpson moved an amendment to the Motion that the Chairman receive twice the amount that the Board Members receive. Seconded. *10 for 11 against. Amendment failed.

Discussion followed on the amendment. Members debated amongst themselves the merits for and against this increase.

The Chairman called for the Vote on the Amendment which was *10 for 11 against. Amendment to Motion failed.

Discussion then followed on the Motion. This was also debated by the Board Members. The Chairman called for the vote on the Motion which was **13 for 7 against. Motion carried.

Committee Appointment: Mr. Flowers said that he had appointed the Committee to represent the Board at the Area 3 meeting on February 22nd (date was moved from 21st) Tuesday 7:30 p.m. at Cleveland School. The Chairman had appointed Mr. Chalmers Jones, but Mr. Jones had declined because of illness. His appointments were - Mr. Harry Ward, Mr. James Loving and Mrs. Clara Peoples.

Report: Mary Acheson House - Mr. Jack Quinlin: Mr. Quinlin spoke opposing the Mary Acheson House. There are 93 individual properties within the 400 sq. feet as stipulated by the Planning Commission. Of those he had a Petition with signatures amounting to 64% opposing the house. Mr. Quinlin expressed that he and the residents were unsatisfied as to the qualifications of the sponsoring organization. They had seen no evidence of success with the present house. Seen no evidence of steps being taken to meet minimum requirements of improvements set forth by Citizens Planning Board, Irvington Community Association and the Housing & Physical Environment Working Committee. He said they have received nothing as to the qualifications of the three adults to live in the house with the 3 boys. It was their opinion that if there was to be two men supervisors and one woman cook this would not be a home but an institution. Mr. Quinlin hoped the Board would reconsider their previous vote.

Mrs. Strong read a letter from Mr. Fink, ICA Chairman, to Fred Flowers. There arose debate from the Board Members re: the statement that the Board had been supplied with inaccurate staff report. Board members wanted to know exactly what this statement meant that was made by Mr. Fink, but Mr. Fink was not present to explain and Mr. Quinlin did not have any information. Mr. Quinlin was asked to read the Petition.

Debbie Norman moved that in light of what we have heard tonight and the Petition and the ICA recommendation that we reconsider. Seconded. **7 for 13 opposed. Motion failed.

Mr. Lee Kell moved that we table this to the next meeting and ask staff to come back with recommendation based on the opinion of the information that the staff has received seconded. *8 for 13 against. Motion failed.

Mrs. Scott reminded the Board that this went before the Council next week February 23.

This was debated in relation to the King/Humboldt incident and some Board Members felt that it was unfair that one area should be exempt from these types of homes.

Mike Hinniger spoke and said that he talked to Mr. Fink and he thought that the staff report Mr. Fink was referring to was the Housing and Physical Environment Working Committee statement that the Irvington Community Association had changed its mind from yes to no.

Abby Folden spoke in opposition to the Conditional Use Permit.

Mr. Celsi spoke in favor of the Permit.

Ellis Casson spoke on behalf of the City Planning Commission. He said the facts are that the house came before the zoning committee first. Because one member voted not to go along with this it came before the full Planning Commission. The Planning Commissions decision was unanimously passed and it was based on the letters, and people we heard and what we heard from the young people themselves.

A vote was taken on the Motion to Table. The Vote was *8 for 13 against. Motion failed.

Discussion followed on the Motion to Reconsider.

Mrs. Jean Cox, Chairman of the Board of the Mary Acheson House spoke on behalf of the Conditional Use Permit.

Mr. Ben Bernhard asked if there was a survey made by Centenary Wilbur Church. Mrs. Cox said no - the survey was done by residents of the Irvington area and members of the Mary Acheson House Board.

One of the boys who lives in the home told the Board of the success of the program, and said he had been living in the home for 9 months.

The Chairman called for the Vote on the Motion to Reconsider. **7 for 13 opposed. Motion failed.

Announcements: The Chair announced the award of Alumnus of Year 1972 which was bestowed on Mr. Ellis Casson by the Seattle Pacific College. Mr. Casson was given a round of applause by the Board.

New Business: The Chairman asked for the Report from Multi-Service Center but there was no-one present.

Mrs. Ella Mae Gay brought up the matter of oil supplement for those in the Model Neighborhood. This is called the Emergency Oil Supply for the Needy, which is run by Community Care. Mr. Loving said that this problem was brought before the Budget Review Committee by Community Care. There seems to be a need for some recipients of oil in the Model Neighborhood for people who are down and out. Approximately 30,000 gallons of oil is needed which is a total of \$5,100 so that we can continue this type of program.

Mrs. Opal Strong moved that we find funds to sponsor this oil for the neighborhood through Community Care. Seconded. Unanimously passed.

Mrs. Peoples thanked all the people who came to give her support for her searing in. She informed the Board that the Department of Agriculture's first meeting will be in Portland and that they are taking over all the inspections and there is to be a closed meeting between the business men and the Department very soon. Mrs. Peoples said she would keep the Board informed.

Mr. Flowers announced the Citizens Participation Working Committee Workshop to be held on Saturday February 26 at the Cascade Community College, and asked for support from all concerned.

Moved for adjournment at 10:15 p.m.

March 7, 1972

TO: Citizens Planning Board
FROM: Charles Jordan, Executive Director
SUBJECT: Woodlawn Park Design
ACTION TO BE TAKEN: Approval of design and approval of Conditional Use

BACKGROUND:

From September 1969 to September 1970, the Woodlawn Neighborhood participated in the Model Cities Pre-Neighborhood Development Program. The Purpose of this project was to assist the neighborhood in preparation of a neighborhood plan and to write an Urban Renewal application for the Neighborhood Development Program. As a part of this planning, the Woodlawn Neighborhood identified as one of its top priorities creation of a new park adjacent to the Woodlawn School.

Acquisition for the park began in July 1970 during the Neighborhood Development Program's first action year. During the first action year approximately 35 dwellings were acquired and the families were successfully relocated. Also during the first action year, the Woodlawn Neighborhood worked with Jim Howell, its planning consultant to develop a design program for the park. In July 1971 the Portland Development Commission signed a contract with the firms of Perron and Howell to prepare landscape plans for the park. These landscape plans covered not only the preliminary construction phases of the park which will include about 8 1/2 acres, and also the ultimate development plan for the park.

The actual construction cost for the first phase of the park will come to about one half million dollars, this will include preparation of this site, grading, installation of walkways, benches and lighting. The Neighborhood Development Program will not cover cost of major structures within the park; thus some other means such as the HUD Legacy of Parks Program must be found to build a covered play shelter for basketball and other games in the park.

In January 1972 the Woodlawn Neighborhood approved the preliminary landscape plan for the park. The firms of Perron and Howell are now preparing detailed working drawings for the actual construction of the park; which will begin in July of 1972. The amount of work which will be done during the Third Action Year of the Woodlawn Neighborhood Development Program will come to about two hundred thousand dollars.

STAFF RECOMMENDATION: The Woodlawn Neighborhood and its planners, and the Portland Development Commission have worked very diligently for the last two and a half years to see this park come to fruition. The actual landscape plan for the park permit a diversity of uses both highly active outdoor recreation which will be provided in the softball fields and the football fields. Provision for small children and tots is provided in tots play areas, and small protected water areas. The design has made provision for activities undertaken by the elderly such as horseshoe pitching, checker playing etc. A cover play shelter has also been designed. Where the park is adjacent to existing dwellings, adequate landscaping and buffering is provided to shield those dwellings from park noises.

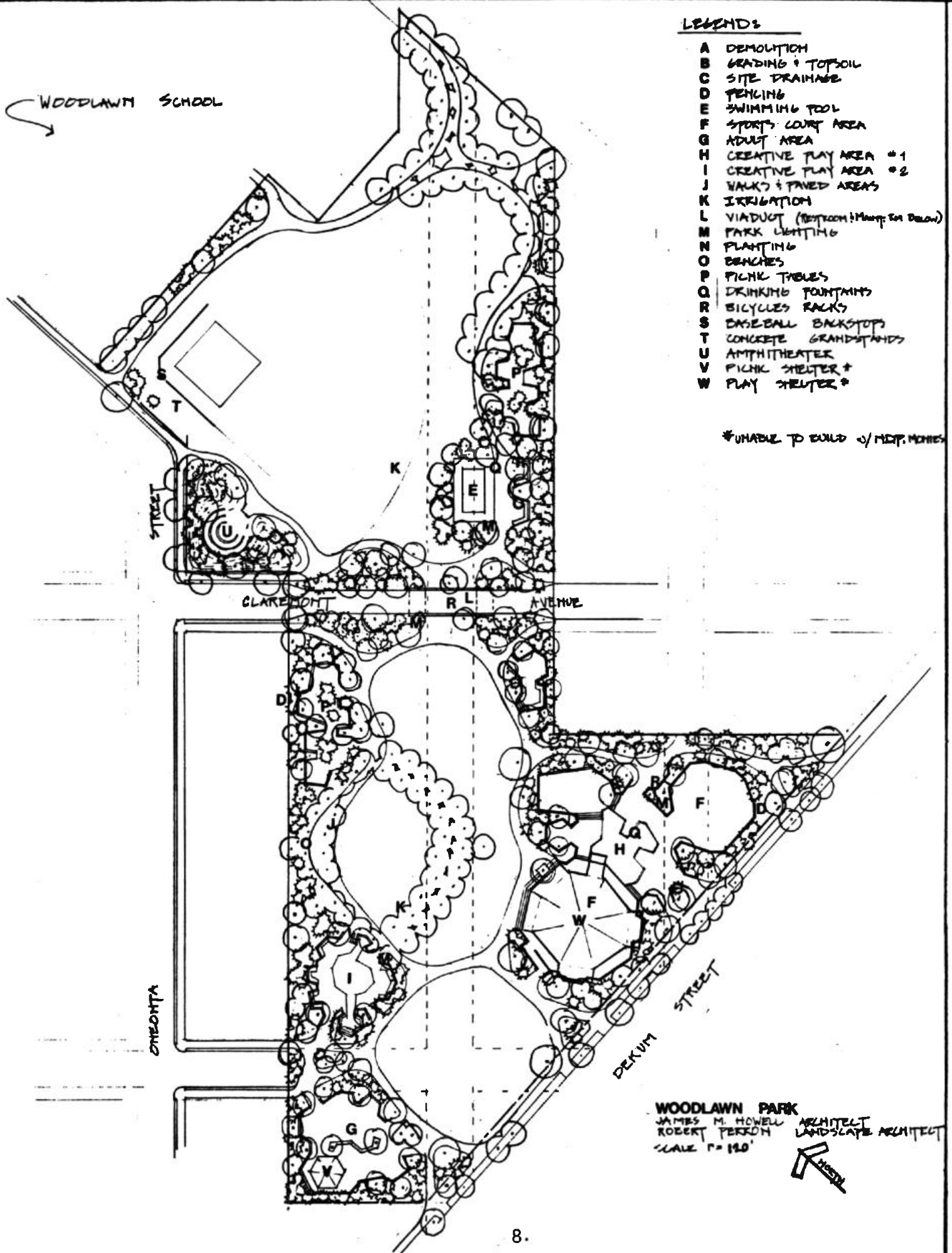
The CDA staff recommends approval of this park plan. On February 9, 1972, the Physical Environment and Housing Working Committee voted to recommend that the Citizens Planning Board approve the Park Design and Conditional Use.

WOODLAWN SCHOOL

LEGEND:

- A DEMOLITION
- B GRADING + TOPSOIL
- C SITE DRAINAGE
- D FENCING
- E SWIMMING POOL
- F SPORTS COURT AREA
- G ADULT AREA
- H CREATIVE PLAY AREA #1
- I CREATIVE PLAY AREA #2
- J WALKS + PAVED AREAS
- K IRRIGATION
- L VIADUCT (RESTROOM + MOUNTAIN BELOW)
- M PARK LIGHTING
- N PLANTING
- O BENCHES
- P PICKNICK TABLES
- Q DRINKING FOUNTAINS
- R BICYCLES RACKS
- S BASEBALL BACKSTOP
- T CONCRETE GRANDSTANDS
- U AMPHITHEATER
- V PICKNICK SHELTER +
- W PLAY SHELTER +

*UNABLE TO BUILD w/ MEET. MONIES



WOODLAWN PARK
JAMES M. HOWELL ARCHITECT
ROBERT PERKINS LANDSCAPE ARCHITECT
SCALE 1" = 120'

March 7, 1972

TO: Citizens Planning Board
FROM: Charles Jordan, Executive Director
SUBJECT: Long Range Master Plan For the Woodlawn Neighborhood
ACTION TO BE TAKEN: Approval

BACKGROUND: Since 1969 the Woodlawn Neighborhood and its planning consultant, James Howell, have been involved in the preparation of shortrange - one year plans for the Neighborhood Development Program, as well as, a Long Range Master Plan. This Master Plan is a guide for future development in the neighborhood.

P.E. & HOUSING RECOMMENDATION:

On February 9, 1972, the P.E. & Housing Working Committee voted to recommend that the CPB approve the Woodlawn Master Plan.

STAFF RECOMMENDATION:

A detailed neighborhood plan, such as the Woodlawn Master Plan, is of value as a "land use control" only if it is adopted by the City Planning Commission and City Council as Official City Policy, and specifically included in the City's Comprehensive Development Plan.

Staff, therefore, recommends that the Citizens Planning Board accept the Woodlawn Master Plan, and adopt it as a component of the Comprehensive Development Plan for the Model Cities District. Furthermore, staff recommends that the CPB transmit the Woodlawn Plan to the Planning Commission and City Council for approval and formal adoption.

**JAMES M. HOWELL & ASSOCIATES
ARCHITECTS & URBAN PLANNERS**

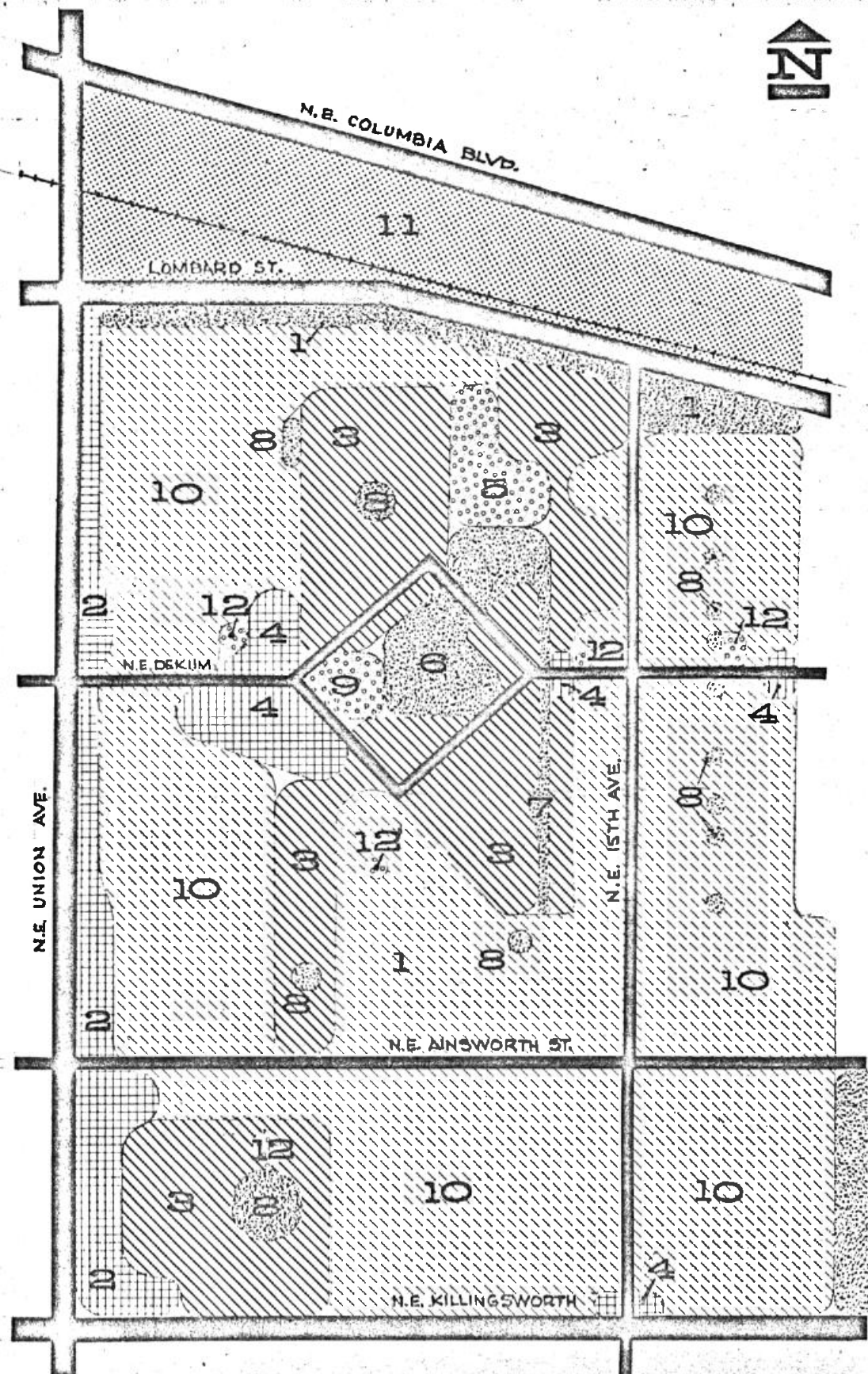
508 N. E. Alberta Street, Portland, Oregon 97211

**LONG RANGE MASTER PLAN FOR THE
WOODLAWN NEIGHBORHOOD**




(See attached map for location references.)




1. Greenbelt buffer strip between the Woodlawn residential neighborhood to the south and the industrial area with the railroad and Lombard Street to the north.
2. Strip commercial development along N.E. Union (existing). Nothing is proposed at this time to change this land use. Perhaps in the future this can be changed to a greenbelt buffer with commercial nodes if major redevelopment can be accomplished along Union Avenue.
3. Generally areas of substandard housing or underdeveloped land which would be best suited for redevelopment into new housing, some of which could be multi-family if: 1) A need can be substantiated, and 2) Development proposals meet neighborhood standards (traffic, pedestrian circulation, nearness to public facilities, density, parking, open space, physical design, quality of construction, etc).
4. Commercial areas oriented toward neighborhood needs.
5. Neighborhood school (existing).
6. Neighborhood Park (Construction to start in summer of 1972).
7. Parkway to replace 13th Avenue from Morgan Street to Holman Street. It will provide a lighted landscaped pedestrian and bicycle way from the southern part of the neighborhood to the school and park and will provide seating and small childrens play areas at various locations along its length.
8. Possible locations for mini-parks.
9. Neighborhood center for indoor recreational, cultural, educational and social activities.
10. Existing single family residential areas. (Hopefully these areas will be upgraded as a result of the availability of HUD low interest loans and grants.)
11. Industrial area (existing).
12. Present or proposed churches.

February 9, 1972



LEGEND

-  Industrial
-  Commercial
-  Park

-  Single Family Res.
-  Mixed Density Res.
-  Institutional

March 7, 1972

TO: The Citizens Planning Board
FROM: Charles Jordan, Executive Director
SUBJECT: Recommended Zone Changes in Woodlawn Neighborhood
ACTION TO BE TAKEN: Approval by CPB

The following recommendations for zone changes were made by James Howell, the Planning Consultant, to the Woodlawn Association so that the zoning would better reflect the land use patterns of the Neighborhood Comprehensive Plan. There are some areas in Woodlawn, which if developed to the limits of the existing zoning, could have a detrimental or "blighting" influence on the neighborhood.

The areas recommended for change of zone are outlined on the attached map and are as follows:

Area One:

From M3 (Light Industrial) to R5 (Single Family Residential)

The majority of the land in Area One is presently undeveloped or developed with single family residences. There is currently one commercial use. Since it is the intent of the Comprehensive Neighborhood Plan to keep Lombard Street primarily a free flowing bypass for traffic around the Woodlawn Neighborhood, it is best to keep the development along it to a minimum, and therefore I am recommending that this area be rezoned to R5, a more restrictive use.

Area Two:

From M2 (Medium Industrial) and A25 (Low Density Apartments) to R5 (Single Family Residential)

I feel this area should be more strictly zoned for the same reasons I stated in Area One. Its present use by an oil company for the storage of trucks and equipment has a blighting influence on the residential neighborhood immediately adjacent to it.

This zone change would not deny the present owner continued use of the land in its present use. It would, however, prevent him or any future businesses from expanding on this site without obtaining special authorization from the Planning Commission.

Area Three:

From M3 and M3B (light Industrial) to R5 (Single Family Residential)

This area is presently a "spot zone" of M3 as it is largely surrounded by a single family residential area. It has within its boundaries a paper box

factory and three single family dwelling units. Again, if this was changed to R5, the box factory could continue as a "non-conforming use" within a residential zone but would have to obtain a conditional use permit to either change or expand the nature of its business. Under its present zoning, it could be converted to any business use allowed within the M3 Zone, which could include many businesses which by their nature could introduce traffic congestion, noise and unsightliness to the Neighborhood. On the Long Range Comprehensive Plan it is suggested that this block might be developed for public use as a culture center.

Area Four:

From C2 (General Commercial) to C4 (Local Commercial)

This area now contains a youth center, business space, an apartment, and a dwelling. In the Long Range Development Plan, it is proposed that NE Durham Avenue between NE 13th and NE Madrona Street be vacated and that this area be developed as part of the neighborhood shopping facility. The C4 (Local Commercial) is intended for this use and would provide more restrictive control over the development of commercial facilities.

Area Five:

From C2 (General Commercial) to A25 (Low Density Apartments)

This area now contains an apartment, a small warehouse facility, and operating service station and an abandoned service station. In the Long Range Comprehensive Plan, this area is recommended to be zoned for apartments when and if the park is expanded south of Dekum Street. It is recommended that the operating service station and the warehouse be allowed to continue at their present use until such time that Dekum Street is vacated between NE Durham Avenue and NE Dean Street for future park expansion, if and when that occurs.

Area Six:

From C2 (General Commercial) to C4 (Local Commercial)

It is recommended that this change be made so as to insure that Commercial development along the south side of Dekum be the kind of development that is of the greatest benefit to the residential neighborhood. The present C2 classification allows many types of businesses which would not benefit the residents of Woodlawn and could introduce undesirable situations such as increased traffic congestion, noise and visual blight.

Area Seven:

From C2 (General Commercial) to R5 (Single Family Residential)

Area Seven's present use is primarily single family residential with one small home-type business. It is the Consultant's opinion that if this land were to be developed in commercial use it would not only have a blighting influence on the residential neighborhood to the north, but also would increase traffic congestion on N.E. Dekum.

Area Eight:

From A1 (Medium Density Apartments) to R5 (Single Family Residential)

This area is presently fully developed with single family residences and in my opinion it does not seem in the best interest of the Neighborhood to encourage the conversion of this area to multi-family use by retaining the present A-1 classification.

Such a conversion process usually is preceded by many years of deterioration of the existing single family dwellings. Finally the point is reached where the Owner feels it is no longer economically feasible to maintain the houses and tears them down to build apartments. This deteriorating process has a definite blighting effect on the surrounding neighborhood.

Area Nine:

From A1 (Medium Density Apartments) to A25 (Low Density Apartments)

This area is presently a "spot zone" of medium density apartments surrounded by A25 low density apartment zones. Its present use is mostly single family residential and to encourage any change to higher density use in this area would probably encourage property deterioration (See Area Eight).

Area Ten:

From C2 (General Commercial) to A25 (Low Density Apartments)

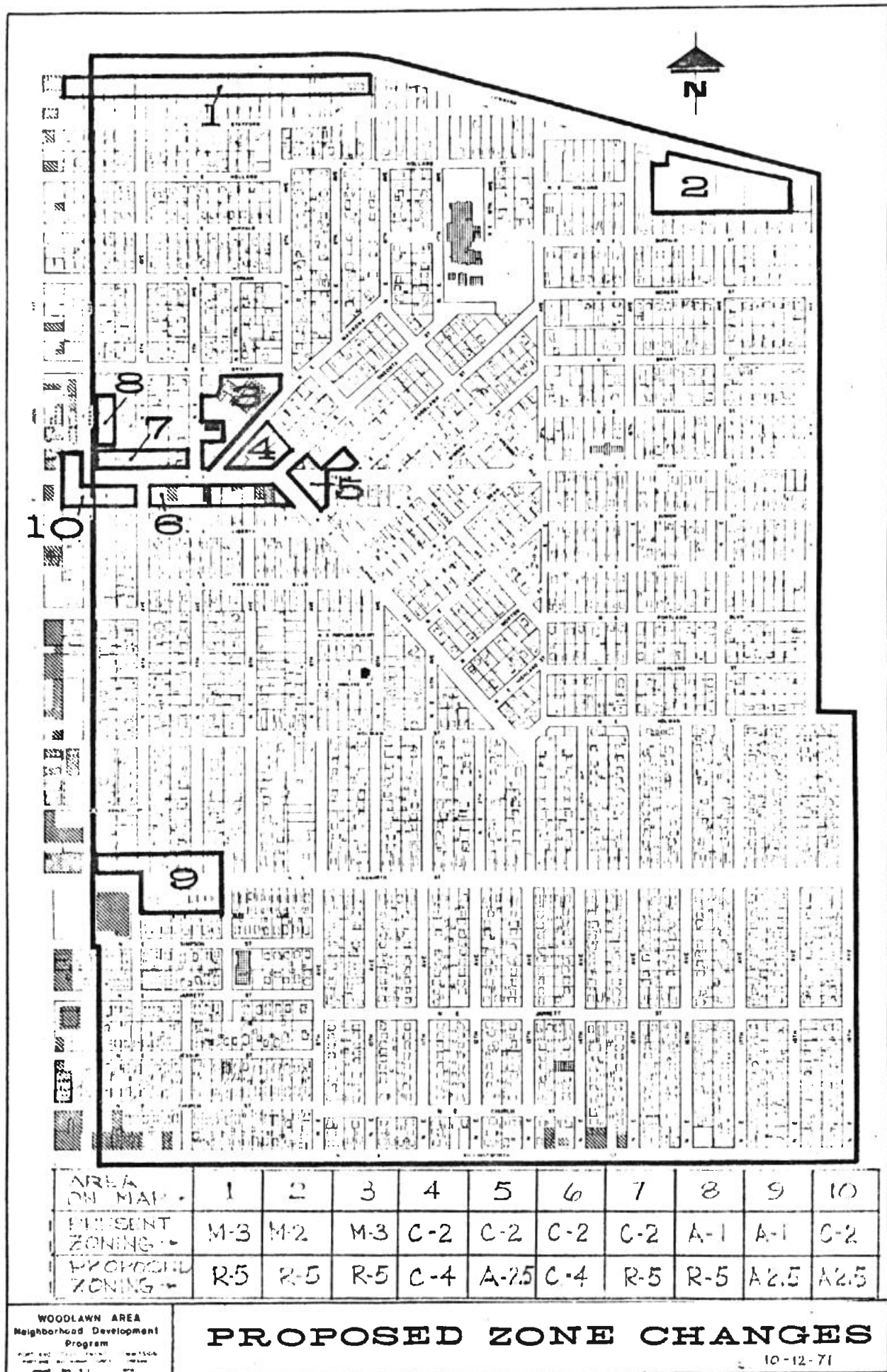
This area is presently without commercial development other than some parking facilities and an electric sub-station. The area is developed in single family residential use. In the Long Range Development Plan of the neighborhood, it is the hope that the neighborhood shopping facilities could be in a central complex rather than strung out along Dekum Avenue. Making the facilities more convenient for pedestrian and "one stop shopping".

P.E. & H. RECOMMENDATION

The Physical Environment and Housing Working Committee voted to recommend to the CPB that it concur with the Woodlawn Improvement Association by approving the above zone changes.

STAFF RECOMMENDATION

The CDA staff recommends approval because the zone changes outlined above will help "reinforce" the Neighborhood Plan, and yet will not threaten existing non conforming uses.



March 7, 1972

TO: Citizens Planning Board
FROM: Charles Jordan, Executive Director
SUBJECT: Irvington Neighborhood Development Program - Traffic Diverters
ACTION TO BE TAKEN: Approval

BACKGROUND: Attached is a letter to John Kenward, Executive Director of PDC, explaining the Irvington Community Associations Planning of a traffic diverter system to be constructed at N.E. 16th and N.E. Tillamook. The ICA Board has approved the proposed diverter system. On February 28, 1972, the Model Cities Physical Environment and Housing Committee approved the diverter system with the following amendment: A provision that the safety of the Northeast portion of the intersection at 16th and Tillamook be investigated and assured.

RECOMMENDATION: Staff recommends approval.

February 23, 1972

Mr. John Kenward
Executive Director
Portland Development Commission
1700 SW 4th Avenue
Portland, Oregon

Dear Sir:

The Irvington Community Association is submitting for your consideration and for the consideration of the City Council, traffic improvements on 15th Ave., 16th Ave., and 17th Ave., which if approved, will be initiated, funded and coordinated by the Portland Development Commission under the Neighborhood Development Program.

Members of the Traffic Committee of the ICA and members of your staff met with Commissioner Anderson, OA 2-15-72 to seek his support and guidance in securing necessary approvals. It is our understanding that Commissioner Anderson is expecting written statements of the problem, proposal and community support from your office. This material is attached. We would greatly appreciate your assistance in gaining final approvals by distributing this request to the appropriate departments, to Commissioner Anderson, and by scheduling a hearing before the City Council at the earliest possible date.

The Committee is aware of both your and Commissioner Anderson's intimate knowledge of the location and problems surrounding this request, but it may be of value to briefly describe again both the problem and the proposed solution. 16th Ave. from Weidler to Tillamook is 2 lane, one way North. Through traffic is directed to 15th Ave. at Tillamook. (15th, Knott and 21st Ave. are the designated collectors for this area). In spite of the existing signing and the existing traffic island, through traffic is using 16th Ave. North of Tillamook at a hazardous level. Although the City standards for traffic volumes on residential streets is 1,500 cars per day, and although 16th Ave. North of Tillamook is only 28 feet wide curb to curb, the 1970 traffic count by the City Traffic Engineer's Office showed 2,853 cars per day on 16th between Tillamook and Knott. Clearly this volume far exceeds safe levels.

In seeking a remedy for this situation the Traffic Committee reviewed the results of a traffic study conducted by the DeLeuw-Cather Consulting Firm for the Model Cities Area. It was the desire of the Committee to reinforce both the collector and arterial systems presently designated by the City Traffic Engineer's Office as described in the above study.

February 23, 1972

The specific improvements include a diverter at 16th and Tillamook to eliminate Northbound traffic above Tillamook on 16th, modification of the existing traffic controls at 15th and Tillamook to allow freer movement of traffic particularly buses and other large vehicles without crossing the centerline, and a "T" Cul-de-Sac at 17th and Thompson to eliminate any possibility that through traffic would use 17th after 16th Ave. is blocked. While these improvements represent a variation from the specific improvements recommended in the DeLeuw-Cather Study, their intended impact on traffic patterns is identical. Although the project was as its direct purpose the solution of serious traffic problems, the project design encourage by the Committee also reflects the need for aesthetic design in deference to the Community. We realize the actual design must meet technical requirements, but it should also meet aesthetic considerations as well. The objective of this proposal is to not only improve traffic patterns, but to improve appearance of these intersections. As we discussed with Commissioner Anderson, the Committee hopes to work closely with the Traffic Engineer's Office in developing final design. Other considerations have also been included in the proposed design. Allowance has been made for emergency vehicular movement South on 16th to Tillamook and East, and the overall pattern created by the proposal will not seriously affect emergency vehicular movement. The "T" Cul-de-Sac has been selected by the Committee as offering the most potential for multi-use while retaining functional design for vehicular traffic.

The Traffic Committee has attached the following items to aid Council members in granting their approval:

- 1) A detailed map of the proposed improvements.
- 2) A petition signed by residents of 16th Ave., residents seeking solutions to existing traffic problems. (These signatures represent 73% of the households on 16th between Tillamook and Knott).
- 3) The results of a survey designed by the Committee, conducted by PDC, and analyzed by computer through the Model Cities Program.

These items should clearly show the overwhelming support for these improvements.

The following steps toward project approval have already taken place. The Traffic Committee of the Irvington Community Association has approved the project and recommended implementation this "Action Year". The Priority Committee of the ICA has given this project first priority for funding appropriation in both the 2nd and 3rd Action Years. The Board of Directors of the ICA has approved the action of both the above committees. In coming weeks the project will be submitted to the general membership of the Community, to the Housing and Physical Environment Working Committee of Model Cities and to the Citizens Planning Board of Model Cities for the approval of these organizations.

February 23, 1972

It is our hope that you will begin the action necessary to gain final approval of this project. We have included several copies for your convenience in distributing our proposal to the appropriate departments and to the City Commissioners. As the other approvals are received they too will be forwarded.

As stated before, it is the desire of the Association to seek solutions to our traffic problems throughout the Irvington area.

This is the first in a series of plans and study that we will undertake. The above project is designed to strengthen the use of designated collectors and the removal of unwanted vehicular traffic from residential streets. We feel that this goal must be met now because future traffic volume projections are bleak if we do not take action. Although some will feel initially inconvenienced by the change of traffic pattern the overall benefits far out number the inconvenience of a few. Again thank you for granting us audience last Tuesday, and your suggestions in helping us implement our plans.

Sincerely,

Gale Sterling, Chairman



Mike Henniger, Vice Chairman

GS:MH:st

Attach.

cc: Commissioner Lloyd Anderson
Charles Jordan, CDA Director
Fred Flower, CPB Chairman
Ted Baugh, Housing & Physical Environment W/C Chairman
Andrew Fink, ICA Chairman

Q-1 Should through traffic use residential streets?

| 230 households | IMPACT | | CONVENIENCE | | TOTAL AREA | |
|----------------|--------|---------|-------------|---------|------------|---------|
| | number | percent | number | percent | number | percent |
| YES | 22 | 16.7 | 12 | 12.2 | 34 | 14.8 |
| NO | 97 | 73.5 | 82 | 83.7 | 179 | 77.8 |
| NO OPINION | 13 | 09.8 | 4 | 04.1 | 17 | 07.4 |

Q-2 Should through traffic use designated arterial streets?

| 230 households | IMPACT | | CONVENIENCE | | TOTAL AREA | |
|----------------|--------|---------|-------------|---------|------------|---------|
| | number | percent | number | percent | number | percent |
| YES | 116 | 87.9 | 95 | 96.9 | 211 | 91.7 |
| NO | 7 | 05.3 | 3 | 03.1 | 10 | 04.3 |
| NO OPINION | 9 | 06.8 | 0 | 0.0 | 9 | 03.9 |

Q-3 Are you in favor of the proposed diverter at 16th and Tillamook?

| 230 households | IMPACT | | CONVENIENCE | | TOTAL AREA | |
|----------------|--------|---------|-------------|---------|------------|---------|
| | number | percent | number | percent | number | percent |
| YES | 92 | 69.7 | 75 | 76.5 | 167 | 72.6 |
| NO | 22 | 16.7 | 8 | 08.2 | 30 | 13.0 |
| NO OPINION | 18 | 13.6 | 15 | 15.3 | 33 | 14.3 |

Q-4 Are you in favor of the proposed "T" intersection at 17th and Thompson?

| 230 Households | IMPACT | | CONVENIENCE | | TOTAL AREA | |
|----------------|--------|---------|-------------|---------|------------|---------|
| | number | percent | number | percent | number | percent |
| YES | 82 | 62.1 | 66 | 67.3 | 148 | 64.3 |
| NO | 30 | 22.7 | 9 | 09.2 | 39 | 17.0 |
| NO OPINION | 20 | 15.2 | 23 | 23.5 | 43 | 18.7 |

Q-5 Are you in favor of the proposed improvements at 15th and Tillamook?

| 230 households | IMPACT | | CONVENIENCE | | TOTAL AREA | |
|----------------|--------|---------|-------------|---------|------------|---------|
| | number | percent | number | percent | number | percent |
| YES | 108 | 81.8 | 85 | 86.7 | 193 | 83.9 |
| NO | 9 | 06.8 | 2 | 02.0 | 11 | 04.8 |
| NO OPINION | 15 | 11.4 | 11 | 11.2 | 26 | 11.3 |

citizens
planning
board



portland model cities

CITY DEMONSTRATION AGENCY
5329 N.E. UNION AVENUE
PORTLAND, OREGON 97211
288-6923

Model Cities Citizens Planning Board Meeting
Cascade College Student Union
5606 North Borthwick Ave.

| <u>TUESDAY</u> | <u>FEBRUARY 15TH, 1972</u> | <u>PAGES</u> | |
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5329 N.E. UNION AVENUE
PORTLAND, OREGON 97211
288-6923

Model Cities Citizens Planning Board
Cascade College Student Union
Building
5606 N. Borthwick Avenue

March 7, 1972

The meeting was called to order by Chairman, Mr. Fred Flowers, Jr. Invocation was given by Ed Warmoth.

The following Board Members were present or arrived before the meeting adjourned.

Herb Amerson
Bessie Bagley
Ben Bernhard
Jack Deyampert
Fred Flowers
Charles Ford
Ella Mae Gay

Chalmers Jones
Lee Kell
James Loving
Bill Newborne
Debbie Norman
Josiah Nunn
Hasten Payne

LeRoy Patton
Clara Mae Peoples
Walter Ready
Marian Scott
Herb Simpson
Opal Strong
Harry Ward
Gregg Watson

The following Board Members were absent:

Barbara Friday
John Gustafson
Pastor Edgar Jackson
Rev. John Jackson
Robert Rogers

Proxies: were announced as follows:

Robert Rogers to James Loving
Rev. John Jackson to Lee Kell
John Gustafson to LeRoy Patton

Agenda: The Chairman added to the Agenda under Old Business - Mr. Wilbur Johnson, and the Recertification of Cascade College. It was moved and seconded that the Agenda be adopted as amended by the Chairman. Motion carried.

Minutes: There was a correction to the Proxies announced - Mr. Chalmers Jones to Mr. Robert Rogers and Mr. Bill Newborne to Mr. Lee Kell. It was moved and seconded that the Minutes be approved as amended. Motion carried.

Correspondence: Mrs. Strong read a letter from Mrs. Dorothy Hardy to the Chairman announcing the appointment of Mr. Charles Ford to the Citizens Planning Board. Mr. Ford is to replace Mr. Carl Bowles. Mr. Ford was introduced to the Board.

Item 6: Reports - (a) Boise Citizens Improvement Association, Progress Report-
Mr. Charles Ford: Mr. Ford explained that he was speaking for Boise/Humboldt. He said that on Saturday at 10:00 A.M. Boise/Humboldt Coordinating Committee will take an inspection tour of the Boise/Humboldt area. They have recently received their Neighborhood Development Plan (NDP) funds from Housing and Urban Development (HUD) and would like to solicit Citizens Planning Board support.

Mr. James Loving added that they are gratified and pleased that they have been funded and that this is finally a reality after three (3) years of planning and extended his thanks to Mr. Jordan and staff for his technical assistance.

Reports: (b) Woodlawn Improvement Association: Mr. Jim Howell: Background information on Woodlawn Park and slides of the proposed Park was shown to the Board.

2) Approval of Long Range Master Plan for the Woodlawn Neighborhood: Mr. Howell outlined this plan to the Board and referred them to their back-up material in the Minutes and also showed this on slides.

3) Zone Change on Woodlawn Neighborhood: This was explained to the Board. Mr. Loving discussed the possibility of this plan being folded unless the zone changes were enforced immediately, also he wanted to know how this plan would fit into the overall Model Cities Comprehensive plan. Staff advised the Board that basically the overall Comprehensive plan will incorporate all the Neighborhood plans and join them together. Possibly a zoning ordinance will be needed.

After discussion Mr. Howell concluded his presentation.

Mr. Simpson moved that the Planning Board approve the Woodlawn Improvement Association plan as presented. Seconded. Motion unanimously passed.

The Board decided that the above had covered the Progress Report:

4) Report: (c) Eliot Neighborhood Program Association, Lawrence Alberti and Planning Consultants: gave a report of the progress that Eliot had made so far in an effort to tie up their long range plans for their neighborhood.

Mr. Wally Pierce stressed the complexity of this area and introduced Mr. Chak Yawrti who gave an outline of the alternatives that Eliot could use to develop their area creating neighborhood activity and some local point trying to give residential character to Eliot.

Mr. Bill Newborne brought up the point that the School District had and were continuing to acquire and would this not interrupt part of their planning. Mr. Pierce said that some citizens were resisting.

Mr. Simpson expressed a wish that the Board ensure that something gets under way in the Eliot area this year. It was pointed out that this was the first time that Eliot Neighborhood Association had presented anything to the Board. The question of funds was discussed by the Board as Eliot was the only Neighborhood Organization that was not funded under pre-NDP. It was suggested by the Board that when the planners receive approval from the Eliot Neighborhood Association that they get together with the City Demonstration Agency staff.

Reports: (d) Irvington Community Association 1) Traffic Divertors: Mr. Mike Henniger gave his report of the Irving Community Association proposal for traffic Divertors. He used a sketch to illustrate what the Irvington Community Traffic Committee had in mind. Irvington Community Association were asking for Board approval for the proposal which is in concept form and the sophistication and refining of the plan had not been worked out and was contingent on City approval and then the details were to be worked out with the Community and the City Engineer.

The proposal was debated by Board Members who offered several alternatives to the sketch.

Mr. Simpson moved that we accept this traffic divertor proposal of the Irvington Community Association. Seconded. Motion unanimously carried.

Mr. Brown N.E. 18th Avenue, Irvington resident - suggested an alternative be that they have a four (4) way stop sign at Thompson and Brazee and on 17th Avenue, because in his opinion if they close 16th and 17th they will have to close 18th, 19th and 20th Avenues so all traffic will naturally route via 15th and 21st Avenues.

Mr. Glen Childs representing the Physical Environment and Housing Working Committee said that the Committee had expressed a concern that if Irvington Community Association block 16th Avenue as on the sketch that it left no room for two (2) cars to pass on the corner of 16th Avenue and Tillamook Street. The Chairman asked Mr. Henniger if this was taken into consideration. Mr. Henniger said that this was discussed at length and neither the City Engineer or the Engineer from De Leuw Cather felt that it would be a traffic hazard. Mr. Henniger assured the Board that the committee intends to honor the concern of the Physical Environment and Housing Working Committee.

Mr. Ward recommended that Mr. Brown and Mr. Childs get with Mr. Henniger to bring their ideas together.

Mrs. Marian Scott moved that the safety of the Northeast Corner of the intersection of Northeast 16th Avenue and Tillamook Street be taken into consideration. Seconded. Motion unanimously carried.

Reports: 2) Progress Report - Chairman Andy Fink: Mr. Fink details of the improvements that is to be done to Irving Park. A Director is to be hired for the Park. King is represented on the Irving Park Committee. Discussion arose re: Park personnel. Mr. Ward asked the City Demonstration Agency Director if Emergency Employment Act (EEA) funds would be available for people to work in the park. Mr. Jordan said yes.

Announcements: Mrs. Strong read the notice that an Orientation for New Board Members will be held on Monday, March 13, 1972 at 5:00 P.M. in the Model Cities Conference Room.

The Chairman announced his appointments of Citizens Planning Board Members to the Citizens Participation Working Committee Task Force: Marian Scott, Debbie Norman, Harry Ward, James Loving, Ben Bernhard, Herb Amerson and asked the officer of the Citizens Participation Working Committee to be Members. Co-Chairmans of the Committee are Marian Scott and Chairman of the Citizens Participation Working Committee Regina Flowers. Technical Assistance will be given by the Citizens Participation Department of City Demonstration Agency and the City Demonstration Agency Director.

They are charged with the task of overhauling the whole citizens participation system - Working Committees, Elections, etc. They are to report to the Citizens Planning Board at the first meeting in May.

Mr. Wilbur Johnson - Albina Drug Education Program: spoke on his concerns about the drug problem in the Model Neighborhood. His program was denied due to lack of funds.

Doctor Jack Frick, Dentist at Multi-Service Center: spoke in support of Mr. Johnson's program.

Mrs. Strong also spoke in support of the program. She said that Police Community Relations had promised him fifty-thousand dollars (\$50,000) out of the Youth Affairs Program and it never evenuated.

Three students spoke in support of Mr. Johnson's program and explained the drug problems they were encountering in the schools in the Model Neighborhood.

Mr. LeRoy Patton asked Mr. Johnson if he would be willing to use part of the Youth Affairs Council building on 15th and Fremont. Mr. Johnson said that he would not work there and refused to give his reasons.

Mr. Herb Simpson moved that we suggest that Mr. Johnson talk to Mr. Jordan and that Mr. Jordan assign someone from his staff to seek available funds for the Albina Drug Education Program. Seconded. Unanimously carried.

Citizens Planning Board Evaluation Report in reference to the Cascade College Recertification: Mr. Patton spoke to the Board and gave the Evaluation Committee recommendations which are:

- 1) Portland Community College should be recertified as the operating agency of the Cascade Center Project for the time period of April 1, 1971 through March 31, 1972.
- 2) The charge-off request in the amount of two-hundred-fortynine-thousand-nine-hundred-fifty-four dollars (\$249,954) be approved by the Citizens Planning Board for the time period of August 15, 1971 through June 30, 1971.
- 3) The City Demonstration Agency Director be requested to initiate renegotiation of the lease agreement with Portland Community College to determine another method of valuation of services rendered to Model Neighborhood residents at Cascade Center and to eliminate any ambiguities and conflicting statements contained within the lease agreement. The City Demonstration Agency Director shall report back to the Citizens Planning Board on or before June 15, 1972.
- 4) Each Working Committee be requested to submit three priority projects which Portland Community College could implement to provide more extensive and better quality services to the Model Neighborhood. The list should be submitted to City Demonstration Agency Planning and Evaluation Staff for review and forwarded to the Cascade Center Advisory Board on or before April 30, 1972.

Mr. Herb Simpson moved that the Board adopt the Citizens Planning Board Evaluation Committee's recommendations in reference to Cascade College. Seconded. Motion carried.

Mrs. Jeanne Franz asked the Board for clarification on some of the points that she thought were in the contract. It was explained that the Board had to obligate the vaild contract that was drawn up between the City of Portland and the Portland Community College and this was the one that they were working under. They assured that another contract would not be written like that again. Mr. Ward explained to the Board the background information.

Mr. Newborne said he thought that everyone one was hung-up on the dollar value. He gave a progress report of the growth of the College.

Mrs. Strong asked Mr. Ward that for the drawing up of contracts do we have an Attorney. Mr. Ward said all the contracts are done by the City Attorney. Also at that time we did not have the type of staff leadership that we do now.

Mrs. Strong asked Mr. Newborne how many students in the Model Neighborhood had received assistance or scholarship. Mr. Newborne answered we do not offer scholarships only grants and waivers - fifty-five (55) students have been helped.

Meeting adjourned at 10:45 P.M.



PORTLAND PUBLIC SCHOOLS

220 Northeast Beech Street / Portland, Oregon 97212

INTER AREA PROGRAMS

February 29, 1972

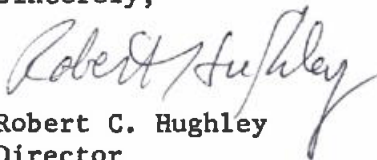
Mr. C. Watts Yancey
Model Cities Agency
5329 N. E. Union Avenue
Portland, Oregon 97211

Subject: Letter to Mr. Charles Jordan, February 16, 1972
Re Student Transportation

Dear Mr. Yancey:

Due to the fact that schools will be closed one month earlier than normal, there will be a surplus of funds in the Education Aides budget which will permit the transfer of \$4886 from that account to a special fund to support the cost of the transportation cited in the letter to Mr. Jordan of February 16. This letter formally requests the permission to transfer \$4886 to a special fund and to utilize this money as indicated in the February 16 letter. I would appreciate a response at your earliest convenience so that parents and others can be informed of the projected plans.

Sincerely,


Robert C. Hughley
Director

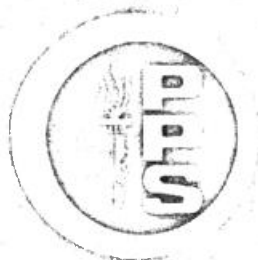
RCH:mmm

CC: Mrs. Mary Henderson

RECEIVED

MAR - 1 1972

MODEL CITIES



PORTLAND PUBLIC SCHOOLS

220 Northeast Beech Street / Portland, Oregon 97212

INTER AREA PROGRAMS

February 16, 1972

Mr. Charles Jordan, Director
Model Cities Agency
5329 N. E. Union Avenue
Portland, Oregon 97211

Dear Mr. Jordan:

You are aware that Portland Public Schools will be closed on May 12, 1972, twenty days short of a normal school year length. This closure is necessitated by the defeat of the District's proposed special operating levy for the fiscal year 1971-72 at elections in May, June, and September, 1971.

One hundred one (101) children who are residents of the Model Neighborhood are enrolled in Beaverton, David Douglas, Lake Oswego, and Parkrose schools. These schools will be operating during their normal sessions, ending about June 9. Transportation costs for these children to their schools have been borne by Portland Public Schools. Due to failure of the elections, there are no funds available to provide transportation for 101 children during the period May 15 through June 9.

This letter requests funding to provide transportation for these children during this period in the amount of \$4,886, distributed as follows:

| | |
|-----------------------|---------------|
| Student supervision | \$350 |
| Personnel benefits | 46 |
| Bus rental | |
| Beaverton | 1217 |
| David Douglas | 642 |
| Lake Oswego (2 buses) | 1654 |
| Parkrose | <u>977</u> |
| TOTAL | \$4886 |

I would appreciate whatever consideration your office can give in the support of the attendance of these children in school for the period during which their suburban schools will be open and operating.

Sincerely,

Robert C. Hughley

Robert C. Hughley
Director

RECEIVED

FEB 17 1972

MODEL CITIES

RCH:mmm



CHILDREN'S SERVICES DIVISION

DEPARTMENT OF HUMAN RESOURCES

PUBLIC SERVICE BUILDING

SALEM, OREGON

97310

TOM McCALL
GOVERNOR

March 9, 1972

JOHN J. GALVIN
Administrator

DIVISIONS
Children's Services
Corrections
Employment
Health
Mental Health
Vocational Rehabilitation
Welfare

SPECIAL PROGRAMS
Aging
Camps
Economic Opportunity
Multi-Service Centers

Mr. Fred Flowers
Model Cities Citizens Planning Board
339 No. Shaver
Portland, Oregon 97212

Dear Mr. Flowers:

The following individuals are recommended for Citizens Planning Board approval to serve as members on the Model Cities Child Care Center Advisory Committee:

Ms. Ella Mae Gay - Citizens Planning Board
Mr. Dan Robinson - Model Cities Social Working Committee
Mr. Richard J. Erb - Yaun Child Care Centers
Ms. Ann James - Centenary-Wilbur Child Care Facility
Mr. Jay Falberg - Legal Aid Service
~~Mr. &~~ Mrs. Marion Chesley - Foster Parents
Ms. Idella Burch - Member at large
Mr. Ellis Casson - Member at large
MR. WENDY ROBERTS - 301 N. 1st St. Portland, OR

Not included for recommended approval at this time is a representative from Model Cities Youth Affairs Council. Designation has not been made by the organization. However, it is my desire to proceed with the establishment of the Advisory Committee in order to fulfill the wishes of Model Cities.

Your approval and consideration are appreciated.

Sincerely,

Jackie Winters

(Mrs.) Jackie Winters
Model Cities Child Care
Center Coordinator

JWE1

TO: Members of Citizens Planning Board

FROM: Charles Jordan
Director

DATE: March 16, 1972

SUBJECT: Police Community Relations (PCR) Project - Programmatic Change

I. BACKGROUND

- 1) The Police Community Relations project has been in operation for four years, the last year and six months with City Demonstration Agency support. Originally, the project had the following seven functions:

Function 1 - In-Service Training for 60 Model Neighborhood Area Officers (MNA)

Function 2 - Operation of PCR Center in the Model Neighborhood Area

Function 3 - Community Service Officer (CSO) Program

Function 4 - Eight Model Neighborhood Area Advisory Committees

Function 5 - Public Safety Advisory Committee

Function 6 - Development of a youth program

Function 7 - Assignment of additional officers to PCR project.

- 2) Two functions have been dropped from the project - the In-Service Training Program for uniformed officers assigned to the Model Neighborhood Area, and the development of a youth program. The In-Service Training Program for Model Neighborhood Area officers was discontinued after the National Training Laboratories (NTL) cancelled its classes due to morale problems caused by the continuing labor negotiations. The development of a youth program was eliminated after several youth programs had been rejected, the last by LEAA. It was felt that it would be unproductive to develop further youth plans.
- 3) The money allocated from LEAA for these two functions (approximately \$42,000) has been re-allocated back into the operation of the PCR project.

At an interdepartment meeting held March 1, 1972, the Police Community Relations Director, the Portland Police Department and the Model Cities staff requested that the Police Community Relations project come before the Law and Justice Working Committee and the Citizens Planning Board for approval of program changes.

II. WORKING COMMITTEE ACTION

- 1) This project was originally approved by the Law and Justice Working Committee.

- 2) The programmatic changes, as outlined above, were approved by the Law and Justice Working Committee on March 13, 1972.

III. STAFF RECOMMENDATION

- 1) Because of the need for a strong Police Community Relations Project in the Model Neighborhood Area, the City Demonstration Agency staff recommends approval of these programmatic changes. It is the express desire of the City Demonstration Agency staff that this program will strongly address itself to the needs of the community as a whole and become an advocate of the people in working to solve existing problems on the basis of these programmatic changes.

This submission is a Preliminary draft.
CDA would like for the package to be
returned so that you might receive a
final draft when printed.

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288-6923

Model Cities Citizens Planning Board
Cascade College Student Union
5606 N. Borthwick Ave.

April 18, 1972

The meeting was called to order by Chairman, Fred Flowers Jr. Invocation was given by Rev. Ellis Casson.

The following Board Members were present or arrived before the meeting adjourned.

Herb Amerson
Ben Bernhard
Jack Deyampert
Fred Flowers Jr.,
Charles Ford

Ella Mae Gay
Lee Kell
James Loving
Josiah Nunn
LeRoy Patton

Hasten Payne
Clara Mae Peoples
Robert Rogers
Marian Scott
Herb Simpson
Opal Strong

The following Board Members were absent:

Bessie Bagley
Barbara Friday
John Gustafson

Rev. John Jackson
Bill Newborne
Debbie Norman

Walter Ready
Harry Ward
Gregg Watson

Proxies: were announced as follows :

Walter Ready to Hasten Payne
Bill Newborne to Lee Kell
Rev. Jackson to LeRoy Patton
Harry Ward to Marian Scott

Agenda: It was moved and seconded that the Agenda be adopted. Motion carried.

Minutes: It was moved and seconded that the Minutes be approved. Motion carried.

Correspondence: The Chairman announced that correspondence would be read during the meeting when relevant.

Item 6: Reports - Model Cities Director's Report: Mr. Jordan introduced Mr. Mike Henniger the newly appointed Physical Environment Coordinator.

The Director had two reports. The first was the provision for Bus transportation from May 12, to June 12, 1972, due to the early closing of School District #1. Mr. Jordan gave the floor to Mr. Kell who made a report on 4C child Care to the Board. Mr. Kell said that 4C was asking for transfer of \$4,500 from Pre-School Expansion to cover Child Care, for one month extra.

Mrs. Peoples was concerned about the impact this would have and how this would affect

other Pre-School programs. Would they expire or be continued and would Vernon be included. Mr. Jordan said it would not affect any other Pre-School program.

Secondly, a report regarding busing for this period was given. Mr. Jordan introduced Mr. Chuck Clemens from School District to report on this to the Board. 4,886 was needed for transportation monies for the period May 12, to June 12, 1972. This would be transferred from Pre-School Expansion funds also.

The Director recommended that these reports be dealt with separately.

Ben Bernhard moved that the Board allocate 4,500 to the 4C Child Care for provision as explained to the Board by Mr. Kell. Seconded. ** Motion carried.

During discussion Board members asked Mr. Kell why only three centers out of the eight would be open for this time. Mr. Kell said for this period they had to consolidate the entire program into three because of expenses and assured the Board that the other five would not suffer.

Mrs. Scott moved an amendment to the Motion that the children from the other five centers that are being deleted for this period will not be affected and that the children will be coordinated into the three centers that we have before us. (King/Boise/Irvington) Seconded. Amendment to Motion carried.

****Vote on Mr. Bernhards Motion.**

Mr. Josiah Nunn moved that the Board approve the transfer of funds from Pre-School Expansion for the busing program. Seconded. One opposed. One abstained. Motion Carried.

Item 7: Comprehensive Health Plan - Mrs. Bea Gilmore: gave a information report of her findings to date which are being gathered for the implementation of a Comprehensive Health Plan.

Item 8: Concept - Submission to LEAA (Law Enforcement Administration Agency): Mr. Pete Wornut Chairman of Law & Justice Working Committee gave a report to the Board. He asked for approval of proposed Youth Services Center and a Neighborhood Protection and Crime Prevention Training Program.

After discussion by the Board, Mr. Rogers moved that we adopt the plan as is. Seconded. Motion carried.

Item 9: Neighborhood Facilities:

Mr. Loving moved that the Board adopt the Neighborhood Facility application. Seconded. **Motion carried.

During debate Mr. Rogers requested that the Board hear from Mr. Ed Tinkerman, General Manager, Albina Contractors. Mr. Tinkerman said that he was concerned about the wording in the last paragraph, Page 32 and page 33 of the Neighborhood Facility Application. He did not feel that this would protect the minority contractors. He hoped that the minority contractors would have a chance to negotiate the contract, but that it did not seem possible with the wording being as it was. Mrs. Scott reminded the Board that this was only the first phase.

The floor asked Mr. Warmoth if the City Council was aware of this application. Mr. Warmoth said that the City Council was well aware that this application is being prepared. Commissioner Goldschmidt has met with the Task Force to get the application together and told the Task Force to cover all bases and send it to City Council so that it will be considered and sent onto HUD for funding.

Mr. Rogers said he saw nothing to guarantee the minority contractors. He asked Mr. Baugh, if the Board passed the application what authority would the Board have to change the wording on Page 32. Mr. Baugh said once passed it was not over with and they would be given a four month planning period. They would need an architect to draw up plans for the building; then when completed they would have contractors bid on it.

Mr. Don Williams, Inter City Development Company, spoke for minority contractors. He asked for assurance that minority contractors would get a chance to negotiate bids. He explained the problems that face minority contractors to the Board.

Mr. Baugh said he would like to conform to this request. He said he would amend page 32/33 to state that all skills required in the facility should be first made available to minority contractors and they will have the first chance to bid on all phases of the contract and only if expertise was not available then it will be let out. He further clarified by adding he was referring to general contractors and all other contractors, architects etc., will be first made available to minorities.

Mrs. Scott made an amendment to substitute the word "negotiate" instead of the word "bid" (to Mr. Baugh's amendment to the application) Seconded. Admendment carried.

****Vote on Mr. Loving's Motion.**

Item 10: Neighborhood Development Program: Mr. Mike Henniger gave a report to the Board. He said this has the Housing & Physical Working Committee approval.

Mr. LeRoy Patton moved that the Board approve the 3AY NDP Program. Seconded. Motion carried.

Item 11: Old Business: Mr. Flowers asked Correspondence Secretary, Mrs. Opal Strong, to read a letter from Mrs. Moss, Chairman of Health Working Committee to Fred Flowers, Jr., supporting the Albina Youth Drug Education Program. Also a letter from Wilbert A. Johnson, Director of Albina Youth Drug Education Program, requesting \$9,405 emergency funds for May-July and giving a list of expenses.

Mr. Bob Rogers moved that the Board adopt Mr. Johnson's proposal. Seconded. *Motion Carried.

The Board asked Mr. Jordan where the money would come from. Mr. Jordan said he would have to report back to the Board.

Mrs. Scott asked Mr. Jordan if there was enough funds available in 2AY money in the Youth Affairs Council to cover this. Mr. Jordan said the Youth Affairs Council anticipated a surplus but not the sum of \$9,405.

Mrs. Scott asked Mr. Johnson why he was not prepared to go through the Youth Affairs Council.

Mr. Johnson said he wanted to work with drugs and youngsters from 13 years up but preferred to do it himself in his own program and not be involved with the Youth Affairs Council. He said he had nothing against the Youth Affairs Council.

Mr. Loving asked Mr. Jordan if the books had been audited yet and had any 2AY funds been realized? Mr. Jordan said No. Additional funds at this point would have to be transferred from another project, with Board approval. He also said that there was one more point of clarification - the City will not pay back rent, and that the Bookkeeping would have to be checked out by the City, before dollars could be released to Mr. Johnson. Mr. Johnson also will have to have a contract with the City. So because of this Mr. Johnson can not have the dollars within two or three days as all these things had to be taken care of first. So this could not be classed as an emergency.

Mrs. Peoples asked Mr. Jordan - is it not true that if any funds are allocated to an Operating Agency that the Director and Board of Directors will have to be bonded first. Mr. Jordan said yes, this is true the City will not contract with individuals, they will contract with Mr. Johnson's Board of Directors once the City has found it to be a viable Board. The administration procedure will take some time.

Mrs. Peoples related to Mr. Johnson, that from experience it could take from 3 -6 months before funds could be available because of strict bonding guidelines.

Mr. Kell asked if the Board were adopting the last half of second action year plan or a third action year plan? The Board advised they were adopting dollars for May - July.

*Vote on Mr. Roger's Motion.

It was moved for adjournment at 10:05 p.m.

April 27, 1972

TO: Members of the Citizens Planning Board

FROM: Charles Jordan, Executive Director

SUBJECT: Morning Star Missionary Baptist Church - Proposed 236 Project

ACTION TO BE TAKEN: This report is for information only

BACKGROUND:

HUD Circular, FHA 31000.1, "FHA Collaboration with Model Cities", gives Model Cities a "sign-off" on all Federally assisted multi-family housing projects.

When multi-family housing proposals reach a stage of sufficient detail to allow CDA staff evaluation, as well as, neighborhood approval, they will be sent to the Citizens Planning Board for sign-off. The proposal described in this report is preliminary, and we are submitting it to the CPB for information only; and to allow the sponser to obtain the Board's reactions to this proposal.

TYPE OF PROJECT:

Section 236 with up to 20% of the units under the rent supplement program. (see attached proposal from the sponser, Morning Star Baptist Church, to the Eliot neighborhood).

PROJECT SPONSER:

Morning Star Missionary Baptist Church would be the non-profit sponsor, A non-profit corporation titled Morning Star Adult Services, will serve as developer, mortgagor, operator, and eventual owner of the facility.

PROPOSED PROJECT LOCATION:

The project is proposed between N.E. Ivey and N.E. Cook streets and between N.E. Rodney Avenue and N.E. Union, adjacent to the existing Morning Star Baptist Church. (see attached location map).

PROPOSED SITE:

Legal Description: Lots 5,6,7,8,9,18,19,20,21,22, Block 14 Williams Addition.

Dimensions: 200' x 250"

Area: 50,000 square feet

Proposed Site (continued)

The proposed site presently has occupied residential structures, of which five have owner occupants, one is vacant, and one is rented. The CDA staff estimate of Relocation cost is about \$80,000. (If this project is approved by the CPB, then Model Cities would be responsible for all relocation payments as set by the Beta-2 Project precedent).

Zoning: A-2.5 (2,500 sq. ft. of lot area per family). This zone has a height limitation of two and one half stories or 35 feet.

Parking: This zone requires one off-street parking space per unit.

DEVELOPER'S PROPOSAL:

The developer has worked out a preliminary proposal, which is attached to this report. Architects have been retained by the developer, however, no architectural studies of the site or the building design have been presented at this time.

As this project is proposed, a zone change to either A-1 or A-0 would be required before submission to the Department of Housing and Urban Development. The developer is not requesting approval of a zone change at this time, rather approval of the concept of locating housing for the elderly at this site.

| | | | | | | |
|-------------------|------------|---------|----------|---------|-------|-----------|
| Unit Mix: | Efficiency | 1-bdrm. | 2-bdrm. | 3-bdrm. | total | No. Units |
| | 56 | 78 | 13 or 14 | 0 | | 150 |
| Anticipated rent: | \$85 | \$100 | \$120 | | | |

NEIGHBORHOOD ACTION:

On April 12, 1972, the Eliot Neighborhood Program Association approved this project in concept, only; under the condition that the developer work with the neighborhood to further refine this proposal. The neighborhood was not asked to consider a zone-change for the site.

P.E. & H. WORKING COMMITTEE ACTION:

On April 24, 1972, the P.E. & H. Working Committee voted to recommend to the CPB that it concur with the Eliot neighborhood approval of the project's concept, with the understanding that the sponsor would work with the neighborhood in developing project details including location and size.

STAFF REPORT:

The Model Cities area is being saturated with proposals for high density living units, particularly 236 projects for the elderly. In many ways this is good, we need safe comfortable low cost housing for the elderly and low income residents of M.C., and we need the investment of private sponsors and private capital if we are to meet our housing goals in a reasonable length of time. But, because we need this type of housing does not mean it can, or should be built any where, any

page 3

Staff Report (continued)

way without regard to our overall plans or the neighborhood plans. High density living units do put a strain on the surrounding community, with proper planning this strain can be eliminated. Most developer do not make adequate efforts to fit their desires to neighborhood and Model Cities plans, they seek exceptions, exceptions to zoning, exceptions to parking, exceptions to land use, or height, or environmental impact. Morning Star Baptist church is different. This sponsor developer has stated publicly, and the board has voted, to work with Eliot in the development of this project. They have presented a concept, proposed site, and proposed Building. They are willing to change the size, move the site, or do whatever is necessary to make the project a part of the Eliot Community rather than an exception to it. Both the sponsor and the neighborhood are to be congratulated. The Physical staff look forward to providing whatever assistance we can in the development of housing in Eliot.

PF/MH/
4-27-72

THE AMERICAN BAPTIST SERVICE CORPORATION

VALLEY FORGE, PENNSYLVANIA 19481

H. JOHN VANDERBECK, PRESIDENT
(215) 768-2389

ALOIS L. RUTZ, TREASURER
(215) 768-2402

March 4, 1972

Eliot Neighborhood Board
Model Cities, Portland
10 N. E. Graham
Portland, Oregon

ATTENTION: Mr. Alberti, President

Enclosed herewith is the typed copy of the presentation we shared with your group on Wednesday, March 1st relative to the desire of the MORNING STAR MISSIONARY BAPTIST CHURCH to provide a ministry to the Elderly via a housing facility, and to expand their education-activity program through the provision of a new program center building.

We respectfully invite your serious consideration of this proposal and shall anticipate your favorable recommendation to the larger group of the Eliot Neighborhood.

Copy is also being addressed to the offices of the planning consultants for Eliot.

Thank you again for the opportunity to have exposed your Board to our thinking and goals for this much needed and beneficial program for your neighborhood.

Sincerely,

Sherrill M. Whitaker
Sherrill M. Whitaker
Program Representative

Encl. Proposal outline
cc- Mr. Alberti
Mr. Faraz
Rev. Mr. McCullum
ABSCO

March 1, 1972

TO: Eliot Neighborhood Planning Board
Murray-McCormack Co.

FROM: Morning Star Missionary Baptist Church
American Baptist Service Corporation

RE: Proposal for Elderly Housing Facility
Christian Education Building

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MOTIVATION In the interest of an expanded ministry of service to the daily needs of persons, and from a concern to contribute more effectively to their total well-being;

SPONSOR The Morning Star Missionary Baptist Church (A) is desirous of sponsoring a multi-family housing facility for the Elderly.

CONSULTANT With the assistance and counsel of The American Baptist Service Corporation (B), who have helped other such local groups establish over 300 such service facilities across the United States;

MORTGAGOR A Non-Profit Corporation has been created by the Sponsor, titled Morning Star Adult Services, which will serve as the developer, mortgagor, operator, and eventual owner of the facility.

ARCHITECTS Professional assistance will also be provided by Stanton-Boles-Maguire-Church, local architects (C)

LEGAL COUNSEL Mr. Engel of Goldsmith-Siegel-Engel (D) is serving as attorney for the Non-Profit Corporation.

PURPOSE

This facility is being proposed in order to provide one response to the obvious demand for more Safe-Sound-Sanitary housing for the elderly (62 and over, capable of independent self-care living) with special provisions to meet their unique needs.

However, the sincere concern of the sponsors reaches much beyond 'mere shelter' to encompass other vital needs of Independence, Fellowship, Privacy, Security, Nutrition, Meaningful Activities, Freedom from burdensome property maintenance, -all to be offered in an environment of Christian concern for the total well-being of the individual!

Furthermore, this concern would extend beyond the residents of the facility to serve other elderly of the area.

NEED

We presume you are well acquainted with the numerous research studies which have been done that provide statistical data supportive to the rather sizable need for elderly housing in the Portland area, especially for those of the moderate-to-low income category. (E)

Experience has proven that one of the most vital answers to these numerous needs of the elderly is a facility such as is being proposed which encompasses a response to the largest number of those needs in the one co-ordinated, tasteful, top-quality, benevolently oriented program.

MEDIUM

In view of the realities of current economics, such as limited income and rising construction and operating costs, the providing of the above needs in this manner generally directs one into the so-called 'government-related' programs, administered through the U. S. Dept. of Housing & Urban Development by the Federal Housing Administration.

These programs are established by the Housing Acts of the U. S. Congress offering an "Interest-Reduction-Subsidy" on the mortgage thereby reducing the necessary Rent (Section 236) and a "Rent Supplement" program (Section 101) which can reduce the qualified resident's share of the rent to a minimum of 30% of the 'Basic Rent' for the Apartment desired.

Generally, under these programs, the occupant would be paying approximately 25% of their monthly income for rent, including all utilities. (F)

There are of course, Annual Income Ceilings established to control qualification for such assistance. (G)

SITE The proposed location of this Elderly Housing Facility is most of Block 14, William Avenue Addition to the city of Portland, in the city of Portland, County of Multnomah, state of Oregon.

Block # 14 is situated in the N. E. corner of the Eliot Planning Area of Portland Model Cities, and is bounded on the West by N. E. Rodney Avenue,
on the North by N. E. Ivy Street,
on the South by N. E. Cooke St.

Encouraging progress has been made in obtaining conditional options from the would be affected property owners. We understand, from Model Cities, that the

P.D.C. "Relocation Assistance Benefits" program would be available to those resident owners so affected by this government-related facility.

If they did not care to relocate and purchase a replacement home, they just might desire to and qualify for occupancy in the facility and remain in the neighborhood.

Your Eliot Neighborhood Study reveals;

Housing Inventory (Map #16) of a mixture of single-family, 2 unit, & 3-4 unit houses, plus the non-housing use by the Creamery (east) & Church (west).

Condition of Structures (Map #17) indicates that of some 7 houses potentially affected-

2 - "Remove, Not Feasible to Rehab."

3 - "Poor, Major Repairs Needed"

2 - "Good"

2 - "Remove..." if the project went one more lot to the east. Most of these structures were built in the period of 1912-1931.

Existing Use (Map #14) reveals Single-Family, and Multi-Family use plus of course the Commercial (Creamery), the Church, and the idle lots.

Zoning (Map #15) indicates a classification of A-2-5, "Medium Density Apartments".

Percentage of Dilapidation by Block (Diagram #18, page 60) indicates that this block carries a '42'.

One will readily recognize that this is a relatively high classification in comparison to other neighboring blocks - thus indicating "readiness" for such a responsible-servicable-attractive replacement as the proposed structures would offer this community!

It would appear that essential utilities are readily available, as indicated on diagrams #28-32, page 83-91, covering Water-Sewer-Gas-St. Lighting- & Telephone respectively.

DEVELOPMENT

The intent of the sponsors would be to;

- Retain- The Church structure
- Remove- The old 'school' structure (to east of church)
The present Houses (to be purchased)
- Lower- The base level to sidewalk-street level
(removing the terraces)
- Provide- Tasteful Site Plan
oriented South & West
maximum Green areas
outdoor activity areas
elderly
children
minimum parking (off-street)
- Construct- Attractive, durable, non-institutional,
multi-storied housing structure (5-10)
approximately 150 units-
0, 1, & 2 bedroom apts.
Living area, bath, kitchenetts
w/w carpet, drapes, thermostat, T/V.
public areas-
Lounge, activity rooms, laundry,
Dining Room, library, etc.
service areas-
Offices, Kitchen, Elevators,
Mechanicals, w/w carpeted halls.

- christian education structure (2 stories)
connected to church building
providing a program center for-
church school class rooms
administrative offices
service areas

PROGRAM The Elderly Housing Facility would provide consistent, professional leadership, benevolently oriented to the motivation of the sponsor, via a paid, full-time staff generally consisting of an Administrator, Office Assistant, and Maintenance Man, plus of course the necessary Food Service personnel.

This staff would offer not only the essential property management services, but even more importantly-a warm, humanly concerned, individually supportive, ministry of activities and counseling geared to the interest and needs, and abilities of the age-group populace.

Further, there would be able coordination with the various community agencies and services in providing unique answers as might need to be developed in view of the "personality" of the specific residents and the neighborhood.

This facility might become a 'day-care center' for the other elderly of the area. The food service accommodations might be utilized to produce nutritional hot meals for other elderly citizens of the area, etc. Certainly the activity program would be open and available to qualified citizens in addition to the lucky residents.

The Christian Education Facility, in addition to providing needed accomodation for the internal church program would hopefully become a "Pre-School Day Care" center via the 4-C program, thereby offering an additional ministry of service to the community for the younger working couples.

SUMMARY

We submit that this proposal is supported by;

Statistical Data

population-housing-economics

Motivation of Sponsor

Experienced assistance of Consultant

Competent professional participants

Potentially available FHA cooperation

Encouragement of the Oregon Baptist Convention

Cooperation of the American Baptist Extension Corp.

Endorsement by city-county Council on Aging

(model cities committee-elderly)

Positive interest by other governmental agencies

welfare-model cities-planning comm., etc.)

Beneficial historically experienced other such facilities
the expressed goal of the Eliot Neighborhood Study

(p 103)I "Need to increase the total housing stock
(both quality & quantity) primarily for low income
families & to follow an open housing policy to
achieve the goals of population mix..."

(p 103)J "Need to provide different types of
dwelling with a suitable variety of choice in
location, type of accommodations, and cost ranges
to suite the needs of the residents and to attract
families and individuals at different stages of
the life cycle

(ii - iii - iv)

(p 27) "The planning commission favors
rehabilitation and rebuilding of the Eliot
Neighborhood for residential purposes as it
is consistent with the broad community goal of
improving the variety, quality, and quantity of
housing opportunity in the Central Portland Area.

"It would also help alleviate the
critical shortage of low-income housing supply
within the Central City and contribute to a more
dynamic urban center. Furthermore, accessibility
to downtown Portland's and other major...
commercial & service centers makes the Eliot Area
an ideal location for residential development
providing an opportunity to rehabilitate and
rehouse existing residents and to attract new
residents to live here".

Timing would appear to be opportune in tying in with
phase III (p 2) "refine alternative plans;
prepare recommended plan..."

RESPECTFULLY SUBMITTED

by The Reverend Mr. S. M. Whitaker
Program Representative
American Baptist Service Corp.

on behalf of The Morning Star Baptist Church
Rev. Mr. McCullum, Pastor

on Wednesday, March 1st, 1972

APPENDIX

Participants;

- A Sponsor- Morning Star Missionary Baptist Church 281-4925
 106 N. E. Ivy Street, Portland, Oregon 97212
 Pastor-
 The Reverend Mr. Sylvester McCullum 287-5036
 3217 N. E. 12th Ave., Portland, Oregon 97212
 Affiliated with-
 The Oregon Baptist Convention 228-8394
 0245 S. W. Bancroft St., Portland
 The Rev. Mr. Camper, Exec. Minister
 The American Baptist Convention
 Valley Forge, Pennsylvania 19481
- B Consultant-The American Baptist Service Corporation
 Valley Forge, Pennsylvania 19481
 Program Representative-
 The Reverend Mr. S. M. Whitaker (206) 631-2149
 11619 S.E. 284th St., Kent, Wa. 98031
- C Architects-Stanton, Boles, Maguire, Church 228-0216
 208 S. W. Stark St., Portland, Oregon 97204
 Mr. Rollin Boles, Mr. Keith Maguire
- D Legal Counsel-
 Goldsmith, Siegel, Engel 226-4185
 875 Boise Cascade Building
 1600 S. W. 4th Ave., Portland, Oregon
 Mr. Edward I. Engel
- Studies;
- E "Eliot Neighborhood Study" Dec. '71
 Pierce-Ramey, Murray-McCormick
 Data Charts, Housing Study
 Portland Model Cities
 "Estimates & Projections of low & moderate income
 housing needs, Portland Area" '70
 Urban Studies Center, P.S.U.
 "Housing Survey of the Portland-Vancouver Area"
 C.R.A.G. '69
 "Special Studies-Oregon Housing"
 Bureau of Governmental Research...U/O
- Data;
- U. S. Census
 Federal Housing Administration
 Housing Authority of Portland
 Portland-Multnomah Council on Aging
 Portland center for population research & census
 Oregon Housing development corp.
 Social Security Administration - Dept. of Public Assistance
 Highway Dept. - Planning Commission - P. D. C.

April 27, 1972

TO: Members of the Citizens Planning Board

FROM: Charles Jordan, Executive Director

SUBJECT: Amendment to a City Ordinance Covering Off-Street Parking in an A-0 Zone

ACTION TO BE TAKEN: Recommendation to the City Planning Commission by May 5, 1972

BACKGROUND:

Ordinance 115820 changing from A-1 to A-0, lots 5 through 8, Block 258, Holladay's Addition, passed September 20, 1972, requires one off-street parking space for each dwelling unit. (Tax lot 1 of lots 1 and 2, which are zoned A-1, are also a part of the site and require one space per unit).

The applicant, Walter C. Reiner, deed-holder, is requesting an amendment so that he may sell the property (see attached site map) to Doty and Associates, option purchasers, to allow the construction of 150 living units of 70 one-room, and 80 two-room apartments in a twelve story building. The applicant is asking that the ordinance be amended to allow a minimum of only 30 off-street parking spaces to be provided.

The applicants agent, R. Evan Kennedy of Daniel Mann Johnson and Mendenhall (DMJM), architects has verbally told the Physical Environment and Housing Committee that the proposed developer of this project would be a "group of deaf and handicapped elderly persons". He further stated that the project would be developed under the HUD 236 Program (which requires Model Cities "sign-off"). The applicant's agent stated the reason for requesting less than the required off-street parking was because elderly people do not own automobiles in the same ratio as the general public.

NEIGHBORHOOD ACTION:

The Irvington Community Association recommends denial. (see attached letter from the ICA).

P.E. & H. WORKING COMMITTEE ACTION:

The committee voted on April 24, 1972, to concur with the ICA recommendation.

STAFF RECOMMENDATION:

The Housing Authority of Portland has constructed similar "high-rise" structures for elderly residents throughout the City of Portland, including Dalde Manor, the first such High-rise in Irvington. Other projects have been allowed to

Staff Recommendation (continued)

reduce parking ratios. In this case two factors make this request unique. In 1962, when the Zone was changed from A-1 to A-0, the Irvington Community Association opposed the zone change because of accute parking problems in the area due to Irvington theater, the Lloyd Center, and existing density. It was because the City Council agreed that the residential streets were very badly over-crowded, that they established a one to one parking requirement for the property. Secondly while Dalke Manor occupies a full Block, is 9 stories tall and contains 115 units, the present proposal is only 1/2 as much land, 12 stories, and 150 units. In other words 23% more living units on 50% less land. This means that the density is much greater. Staff recommends denial of the request for a reduction in parking requirements, and further recommends that the applicants or their agents contact the staff of the CDA in order that the suitability of this and other sites may be assured.

April 21, 1972

RECEIVED

APR 24 1972

MODEL CITIES

Mr. Mike Henniger
Housing and Physical Environment Committee
5329 N. E. Union
Portland, Oregon

Dear Mr. Henniger:

We, the surrounding homeowners and residents, are requesting the support of your committee in our efforts to insure adequate provision of facilities in a proposed 150 unit, twelve story structure to be built on Block 258 in Holladay's Addition. We believe it only appropriate that the local community should have a voice in the additions to it, particularly of a structure of this size which has such serious import to surrounding property values and land usage. We live in our community on a twenty-four hour basis and know its assets, problems and needs better than anyone else and we see this building as creating serious problems in two critical areas; parking and sewage-drainage systems.

The area within one hundred and fifty (150) feet of the proposed structure includes ten (10) apartment buildings with four (4) to sixteen (16) units, four (4) duplexes, six (6) large residences converted to rooming houses and three (3) private dwellings. Of these only one (1) four (4) unit apartment building and the private dwellings have off street parking. Servicing this area and requiring additional parking within it are a small restaurant, a beauty salon, a major theater and a public lounge.

Daytime parking demands on the area are heavy and 14th and 13th streets from Broadway to Tillamook and Broadway, Schuyler and Hancock Avenues from 12th to 15th streets, under present pressure, are generally without parking spaces between the hours of 6:30 and midnight on weekdays and from 3:00 p.m. to 1:00 a.m. on weekends. The result is that our driveways and sidewalks already are constantly blocked. Under present conditions we must often park and walk long distances, frequently with packages. Service vehicles and friends must either double park or walk as far as four blocks to make calls. In addition to the inconvenience, this presents a safety hazard particularly to women, the elderly and the handicapped and results in poorer service and estrangement from our families and friends who are afraid to walk these distances after dark. We also feel the already inadequate parking has helped to depress property values as the smaller businesses who cannot provide off street parking areas are discouraged from locating here because of the present unavailability of space.

We fail to see how the additional demands of an apartment of 150 units on this parking space can but create even more problems. The elderly and the handicapped do own cars and these cars spend even more time parked. These people also have an even greater than average need of service and social calls by physicians, ministers, social workers, taxis, friends and family. We do them

Mr. Mike Henniger
April 21, 1972
Page 2

no service by erecting barriers to the realization of these needs. We should also consider that staff and maintenance needs of a building this size will require parking facilities.

We are concerned that additional demands on existing parking space will force from the neighborhood our young families who must rely on cars for transportation to work. We do not want to lose the young people as their presence diversifies our age structure and keeps us a viable, living community.

We do not feel that our request for off street parking is unreasonable. All new structures in adjoining areas are required to provide it. Space is readily available as every unit on that block as well as two units immediately across the street are for sale and some are so posted. The City Commission itself, being knowledgeable of the role over-utilization of facilities plays in the creation of urban blight has seen fit to establish a minimum required parking for this area of one space per unit and the community desires that this requirement be met.

For at least the last 10 years, the community has had difficulty with sewers overflowing during periods of hard rains with raw sewage and human excretion backing up into people's basements. We believe public records will support this and we are presently surveying the community to determine the extent of this problem and to rally support for appropriate corrective measures from city government. Until it is corrected, new structures in the area add to the problem by placing additional demands on the presently overloaded facilities while, removing important surface drainage, forcing more runoff water into the system. This will be more of a problem to the existing homes and buildings than this structure but this in no way diminishes the seriousness of this situation.

Again, in view of the present over-utilization of existing facilities with the associated inconvenience and involved safety factors, as well as for the future of our neighborhood's livability we, as property owners and residents of this area, request your committees support in our efforts to secure compliance without variance with the parking requirements of City Ordinance 115802 for this proposed structure and a delay in its construction until this serious sewage problem can be corrected.

Sincerely,



Garrold C. Shurtz
Chairman of the Community Residents