

D R A F T

COOPERATION/CONTRACTUAL AGREEMENT

BETWEEN

THE LAIR HILL, CORBETT, TERWILLIGER PLANNING COMMITTEE

AND

THE CITY OF PORTLAND'S DEVELOPMENT COMMISSION

Statement of Purpose

1. The goal of the planning process is to maintain and improve a viable inner city neighborhood with a diversity of land use and life styles; to encourage a positive attitude towards the neighborhood as a permanent place to live; and to strengthen community ties through involvement in planning which respects the rights of all interest groups.
2. Monies coming through the Portland Development Commission will give the neighborhood an opportunity to realize these goals.
3. The success of the implementation stage will depend on the cooperation of all parties working together in an open and honest atmosphere based on mutual trust.
4. A cooperation/contractual agreement will clarify relationships and responsibilities of the parties involved in the implementation process.
5. A cooperation/contractual agreement will confirm the processes already established within the LH,C,T Planning Committee which ensure active and meaningful participation by neighborhood interest groups.
6. By ratification of the cooperation/contractual agreement, a partnership will be established between the City and its agent, the Portland Development Commission, and the LH,C,T Planning Committee, as the planning arm of the neighborhood, within which there is shared responsibility for the successes and the failures of the process.

Basic Relationship

All projects or programs must be agreed upon by all parties before any monies (from any source: HCD, tax increment, rehabilitation loans) are budgeted. Implementation depends on the submittance and approval of all processes, policies and line-item budgets for all proposed projects and programs. All processes, policies and line-item budgets must be agreed upon by all parties before any monies are spent.

responding

1st priority

- | | | |
|------|--|-------|
| C. | Low interest rehab. P. tation loans | (8) |
| { F. | Aquisition of old houses for hist. pres. | { (1) |
| { H. | Utility undergrounding | { (1) |
| { I. | Local Street improvements | { (1) |

2nd Priority

- | | | |
|------|----------------------------------|-------|
| I. | Local Street Improve | (3) |
| H. | Utility undergrounding | (2) |
| { B. | Ped. Paths & crossing | { (1) |
| { C. | Low Int. Rehab. loans | { (1) |
| { D. | Additional Facilities at W. Park | { (1) |
| { E. | Tree plant & landscaping st.s. | { (1) |
| { J. | other | { (1) |

3rd

- | | | |
|------|-----------------------|-------|
| H. | Utility Undergrd. | (3) |
| { B. | Ped. paths & cross | { (2) |
| { I. | Local St. Improve | { (2) |
| { A. | Open Space land ag. | { (1) |
| { C. | Low int. Rehab. loans | { (1) |
| { D. | Add. fac. at W. Park | { (1) |
| { G. | Street lighting | { (1) |

4th priority

- | | | | |
|---|----|-----------------------|-----|
| { | I. | Local St. Improve | (2) |
| | B. | Ped paths & Cross | (2) |
| | D. | Add. Fac. at W. Park | (2) |
| | J. | Other | (1) |
| { | A. | Open Space land acq. | (1) |
| | C. | Low Int. Rehab. loans | (1) |
| | E. | Tree plantings | (1) |
| | F. | acq. of Old houses | (1) |
| | G. | Street lighting | (1) |

5th priority

- | | | | |
|---|----|-----------------------------|-----|
| { | A. | Open Space land acquisition | (4) |
| | E. | Tree plantings | (2) |
| | H. | Utility undergrounding | (2) |
| | B. | Ped paths & Cross. | (1) |

<u>A</u> Open Space Land Acquisition				<u>B</u> Pedestrian Paths and Crossings				<u>C</u> Low Interest Rehabilita- tion Loans				<u>D</u> Additional Facilities at Willamette Park				<u>E</u> Tree Planting and Landscaping on Streets			
1	placed	this	3rd	1	placed	this	3rd	5	placed	this	1st	1	placed	this	2nd	1	placed	it	2nd
1	"	"	4th	2	"	"	4th	1	"	"	2nd	1	"	"	3rd	1	"	"	4th
3	"	"	5th	1	"	"	5th	1	"	"	3rd					1	"	"	5th
								1	"	"	4th								

<u>F</u> Acquisition of Old Houses for Historic Preservation				<u>G</u> Street Lighting				<u>H</u> Utility Under- Grounding				<u>I</u> Local Street Improvements				<u>J</u> Other			
1	placed	this	1st	1	placed	this	3rd	1	placed	this	1st	1	placed	this	1st	None			
1	"	"	4th	1	"	"	4th	2	"	"	2nd	3	"	"	2nd				
								2	"	"	3rd	1	"	"	3rd				
								1	"	"	5th	2	"	"	4th				

Question was: What improvements would you most like to see financed by Urban Renewal Funds?
List in order of importance..(below is the response of eight persons)

	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>	<u>G</u>	<u>H</u>	<u>I</u>	<u>J</u>
(No. of Responses..)	5	4	8	2	3	2	2	6	7	0 (Other)

In order of importance (Preference)

Low interest Rehabilitation loans	(checked by eight persons)
Local street improvements	" seven
Utility Undergrounding	" six
Open space land acquisition	" five
Pedestrian paths and crossings	four
Tree planting and landscaping on streets	three
(Acquisition of old houses for historic preservation)	two
(Street lighting)	"
(Additional facilities at Willamette Park)	"

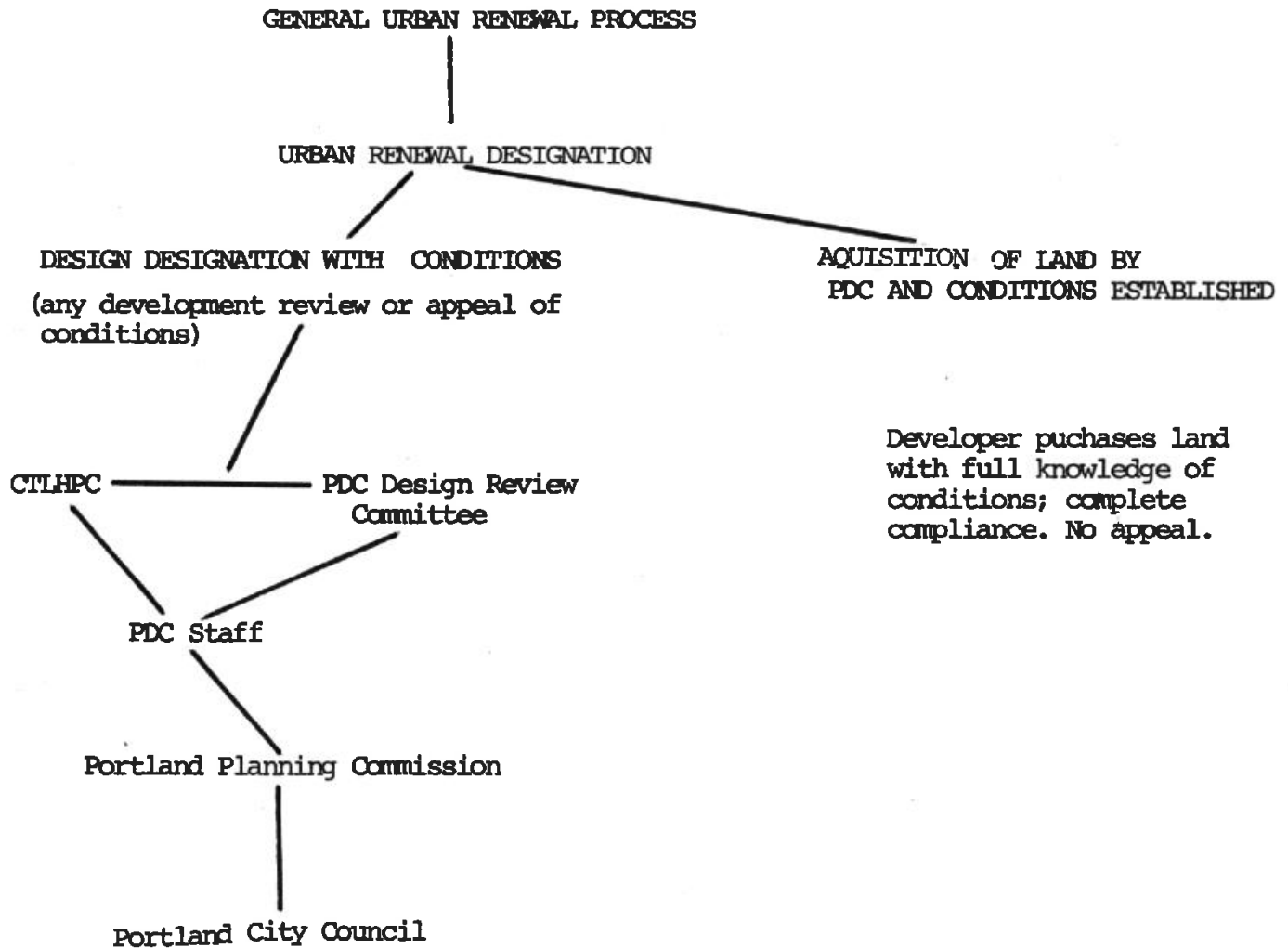
Alan: Just a note...

even though I have marked eight responses for Low Interest Rehabilitation Loans, it doesn't mean that everyone necessarily wants this as No. 1 priority-~~XX~~ for instance, Mr. Morris lists "Acquisition of Old Houses for Historic Preservation" as his No. 1 priority.....etc., but generally, you get the picture as what comes first.

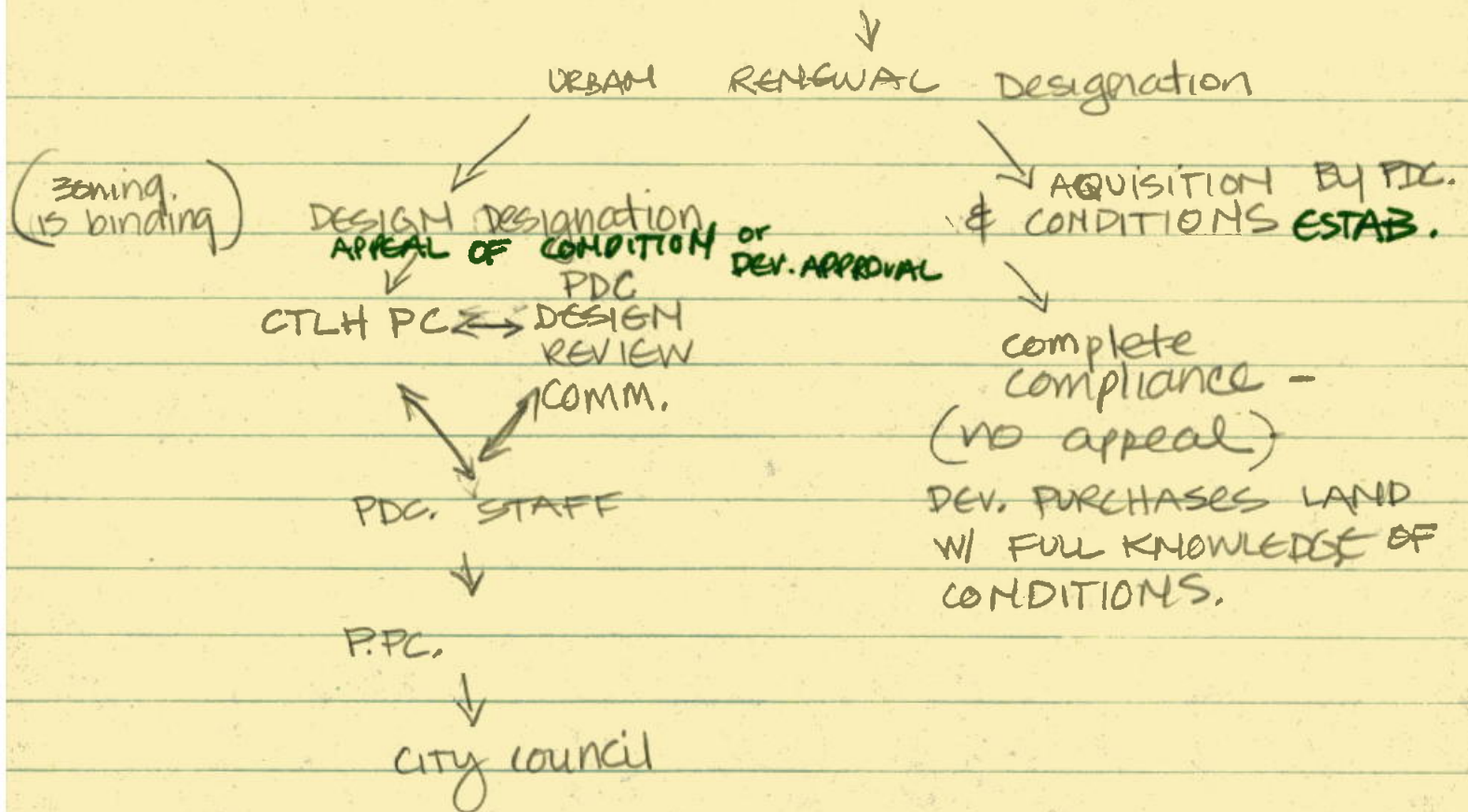
↑
HM.

	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>	<u>G</u>	<u>H</u>	<u>I</u>	<u>J</u>
	Open Space Land <u>Acquisition</u>	Pedestrian Paths and <u>Crossings</u>	Low Interest Rehabilita- <u>tion Loans</u>	Additional Facilities at <u>Willamette Pk</u>	Tree Planting & Landscaping <u>on Streets</u>	Acquisition of Old Houses for Historic <u>Preservation</u>	Street <u>Lighting</u>	Utility Under- <u>Grounding</u>	Local Street <u>Improvements</u>	<u>Other</u>
Brobst, Eldon			2		4			1	3	<i>None</i>
Benz, Robt. A.			1	3	5		4		2	
Hopkins, Les	5	3	1			4			2	
Kasal, Robt.	5	4	1					3	2	
Moll, John	4	5	1		2			3		
Morris, Jon E			3	2		1		5	4	
Stanich, Simon	3	(4)	1					2	4	
Wright, Wm.	5		4				3	2	1	

FLOW CHART - URBAN RENEWAL DESIGNATION - APPEAL PROCESS



UR. PROCESS.



acquisition - key areas
w/ controls.

plan changes - same way as
plan is adopted.

Design review - shifts

Pietro Belluschi -

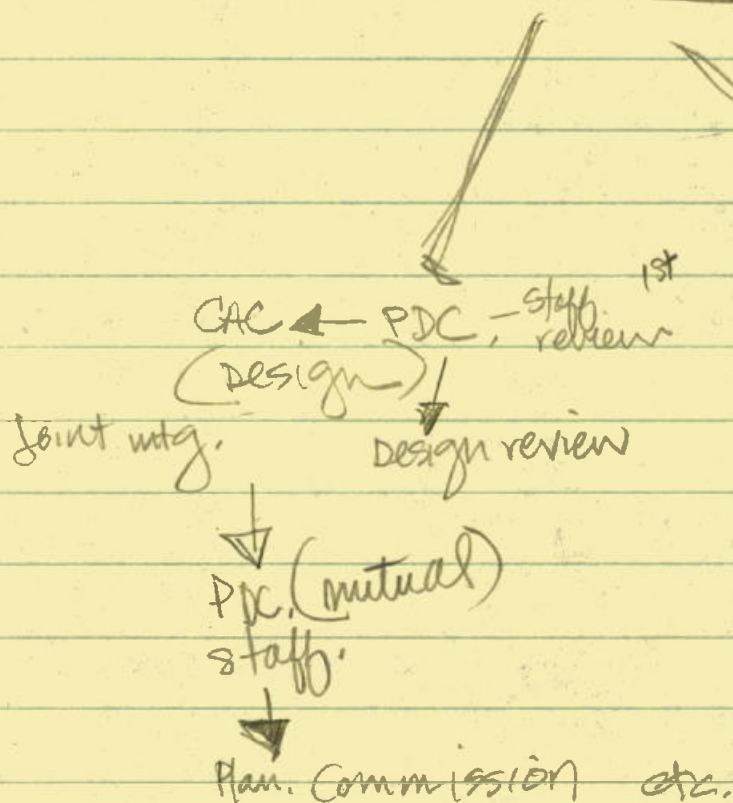
Arthur Erickson -

Walter Gordon

Paul Kirk

Gary Michael

Larry Halprin



① UR. - doc.
gen. plan —

additional lo. restrictions/controls
rigid - can't do it w/out owning the
land

Design reviews - recommendation
no force of law
no diff. than D zone.

[Support - consensus, reasonable
document current market -

renewal conditional on downzoning

up in the air - redefining

normally - PDC final authority
tailored to Community -

Downtown - demolition - signed by both.

city -
1st right of denial — PDC. PC

V.R. process

- ① before / after - time line / process
- ② who has final authority? appeal. of conditions.
- ③ Flexibility of plan -
- ④ who carries out design review -
- ⑤ community review process written into V.R. plan

FINANCE FEATURES

A1 vs. A0

DENSITY -

restraints of code A0

20 ZONE MAPS for law
hull mtg.

- ① urban renewal - certain dev. criteria.
- ② Down-zoning - A2.5
- ③ New ordinance - zone M.U.
- ④ New PUD A to existing zones

time-line - before/after

MEMORANDUM

Date August 21, 1974

TO: Dale Meyers, Chairman of the Corbett-Terwilliger-Lair Hill Planning Committee

FROM: Ray Bowman/Sam Galbreath, Portland Development Commission

SUBJECT: Summary of the Results of the June 1974 Corbett-Terwilliger-Lair Hill Survey

The following is a summary of the June '74 survey of the Corbett-Terwilliger-Lair Hill area. For reporting purposes it is broken down into two parts: (1) summary of the rehabilitation interest contacts, (2) summary of the general planning questions contacts.

The survey involved ten blocks chosen as representative in terms of ownership, structural condition, development patterns and general character of the planning area as a whole. These blocks contained 142 structures. There were 86 actual contacts with resident occupants. Of these contacts, 68 responded to the survey questions of which 44% (30 of 68) were owner-occupants and 56% (38 of 68) were tenants. 24 of the 30 owner-occupants (80%) were personally interested in rehab or felt the rehab program was good for the area. In addition, 13 of the 38 tenants (34%) expressed a personal interest in rehab or felt that a rehab program was good for the area. Overall, then 37 out of 68 respondents (54%) expressed a personal interest in rehab or felt that a rehab program was good for the area.*

(1) Summary of Rehab Interest Contacts

This portion of the summary is divided into two sections, a summary of blocks 1 - 5 (Corbett/Lair Hill area) and a summary of blocks 6 - 10 (Terwilliger area).

(a) There were 35 contacts in blocks 1 - 5. 27 responded to questions on rehab interest. Of this amount, 7 were owner-occupants (26%). 4 of the 7 owner-occupants (57%) were personally interested in rehab or felt that a rehab program was good for the area. 75% (20 of 27 contacts) were tenants of which 7 expressed interest in a rehab program. 8 refused to answer any questions (35%).

(b) There were 51 contacts in blocks 6 - 10. 41 responded to questions on rehab interest. Of this amount, 23 were owner-occupants (56%). 20 of the 23 owner-occupants (86.9%) were personally interested in rehab or felt that a rehab program was good for the area. 44% (18 of 41 contacts) were tenants of which 6 expressed interest in a rehab program. 10 refused to answer any questions (19.6%).

(c) Observation/Comments:

There is a definite ownership pattern difference in blocks 1 - 5 and blocks 6 - 10, 26% owner-occupants in blocks 1 - 5 and (56%) owner-occupants in blocks 6 - 10. The response difference is noticeable also. 11 of 27 residents contacted in blocks 1 - 5 expressed an interest in a rehab program for the area (41%), while 26 of 41 residents contacted in blocks 6 - 10 expressed an interest in a rehab program for the area (63%).

There is a variable of negative response between the two areas. In blocks 1 - 5, 68.6% (24 of 35) of those contacted were either not interested in home rehab or would not answer any questions. In blocks 6 - 10, 49% (25 of 51) of those contacted were either not interested in home rehab, or would not answer any questions. It should be kept in mind, though, that there was no attempt by the surveyors to either promote or emphasize a possible home rehab program. An active information program on the home rehab program with specific program details would result in greater resident interest in home rehabilitation. Community Services experience has shown that an active information process is largely responsible for a successful home rehabilitation program.

*In addition, when residents were asked in the general questionnaire section if they were interested in home rehab, 67% responded favorably to some type of home rehab program for the area.

(Detailed rehab interest survey information for each block surveyed has been given to Alan Fox).

(2) Summary of General Planning Questions Contacts

This portion of the general summary is divided into two sections: (a) the general questions which received a majority favorable response, 50% and over, and (b) the general questions which received a majority unfavorable response, 50% and under.

- (a) Favorable response - 51% and over
- Question B: Pedestrian paths and crossing - 72%
 - Question C: Home rehabilitation - 67%
 - Question D: Additional facilities at
Willamette Park - 62%
 - Question E: Street Tree planting &
landscaping - 67%
 - Question F: Historic preservation of
old houses - 65%
 - Question H: Underground utilities p - 72%
 - Question I: Local street improvements - 68%
 - Question J: Additional retail & commercial - 60%
 - Question L: Better traffic control - 72%
 - Question M: Improvements to Macadam - 67%

Comment: Two areas of particular high interest were street and traffic concerns. Street concerns were:

- (1) Street improvements - 68%
 - (2) Street tree planting - 67%
- Traffic concerns were:
- (1) Pedestrian accesses - 72%
 - (2) Better traffic control - 72%
 - (3) Improvements to Macadam - 67%

August 21, 1974

Combining the high interest in home rehab (67%) with the high interest in street and traffic related improvements could provide the basis for sound improvement program. Much of the success of such a program, though, will be dependent upon (1) how broad the base of citizen participation and general neighborhood information flow and coordination is and (2) how effectively the specific improvements are explained and "sold" to the area as a whole and individual residents in particular.

(b) Unfavorable response - 49% and under

Question A: Land Acquisition for open space -	45%
Question G: Street lighting -	20%
Question K: Additional Social & Health Service -	28%
Question M: Other -	45%

(A General Survey summary is attached. In addition, a detailed general question response, by block has been given to Alan Fox).

FRB/SCG:gc

cc: Alan Fox, City Planning Commission
Planning Committee Members

CEO
TK
SHB

CORBETT/TERWILLIGER/LAIR HILL GENERAL SURVEY

Summary - The answers given by respondents as to specific improvements they wanted for their area varied per each type of improvement. The following are those improvements that had over a 50% favorable response and where the respondents wanted to see the improvements made.

- I. Question C - Home Rehabilitation. 67% of those surveyed were favorable to some type of Home Rehabilitation in general.
 - a) Demolition of derelict structures is needed - 1
 - b) Some older homes in L/H but not Corbett - 1
 - c) Especially those people who need assistance (elderly) - 1
 - d) Up to individual (badly needed) - 1
 - e) Lower Corbett - 1
- II. Question D - Additional facilities for Willamette Park. 62% favorable.
 - a) Restrooms - 9
 - b) Play Equipment - 16
 - c) Wading Pool - 2
 - d) More trees
 - e) Picnic Tables - 4
 - f) Swimming Pool - 2
 - g) Tennis Court - 2
 - h) Better access - 3
 - i) Bike trails - 3
- III. Question E - Street tree planting & landscaping. 67% favorable.
- IV. Question F - Historic Preservation of Houses.- 65% favorable.
 - a) 1st & Porter - 1
 - b) Any that are rehabable - 2
 - c) Under useful conditions - 1
 - d) Neighborhood House, Children's Museum - 1
 - e) Save any house that can be - 1
 - f) Few in Corbett - 1
 - i) Hood & Carolina - 1
 - j) Old Victorian houses - 1
 - k) On Corbett if brought up to Code - 1
 - l) As many as can be - 1
- V. Question H - Underground Utilities. 72% favorable.
 - a) Majority thought good idea everywhere
- VI. Question I - Local Street Improvement. 68% favorable.
 - a) Meade - 2
 - b) Lower Corbett - 1
 - c) First Street - 1
 - d) Kelly - 2
 - e) Gaines & Kelly - 2

- f) Side Streets - 1
- g) Mitchell & Richardson - 10
- h) Macadam - 1
- i) Hood - 2
- j) Hood & Kelly - 3
- k) Iowa - 4
- l) Carolina - 2
- m) Virginia - 9
- n) Dakota - 2
- o) Idaho - 1

VII. Question J - Additional Retail & Commercial Activities. 60% favorable.

- a) Grocery - 29
- b) Large Shopping Center - 12
- c) Restaurants - 1
- d) Drug Store - 3
- e) Laundromat - 2
- f) Post Office - 1

VIII. Question L - Better Traffic Control. 72% favorable.

- a) Lights, 1st & 2nd & Hooker - 1
- b) Stop sign, 1st & Whitaker - 2
- c) Gaines & Kelly - 3
- d) Speeding on Corbett - 5
- e) Intersections throughout Community - 1
- f) More lights on Barbur - 1
- g) Lights on Macadam - 11
- i) Police Patrol - 1
- j) Speeding on Macadam - 3

No. 2. Should there be Specific Improvements to Macadam. 67% favorable.

- a) Bike path on West Side - 2
- b) Widening - 20
- c) Signals & Crossings - 20
- d) Too many huge trucks - 1
- e) Dead rail tracks should be removed - 2
- f) Complete sidewalk - 2
- g) Sellwood bottleneck - 8
- h) Remove parking on Macadam - 3



CORBETT • TERWILLIGER • LAIR HILL PLANNING COMMITTEE

DALE MEYERS, Chairperson
Corbett • Terwilliger • Lair Hill
Planning Committee
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246-5781

LES HOPKINS, Co-chairperson
336 SW Woods Street
Portland, Oregon
223-6474

ALAN J. FOX, District Planner
Portland Bureau of Planning
424 S.W. Main Street, Portland, Oregon
248-4254

August 19, 1974

Mr. Sam Galbreath, Planner
Portland Development Commission
1700 SW 4th Street
Portland, Oregon

Re: Corbett/Terwilliger/Lair Hill Plan

Dear Sam:

This is to confirm that at its 14 August meeting, the Planning Committee passed a resolution by a vote of 11 - 1, requesting that the Portland Development Commission proceed with the development of an Urban Renewal Work Program to be included with the subject plan when it is submitted to the Planning Commission next October.

Sincerely,

A handwritten signature in dark ink, appearing to read "Dale R. Meyers".

Dale R. Meyers
Chairperson

AF:cm