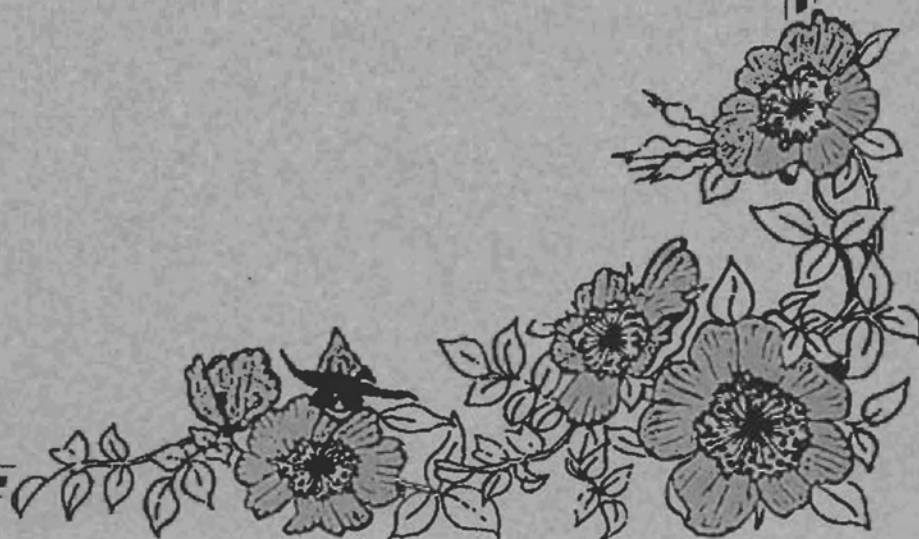


OUTER SOUTHEAST COMMUNITY PLAN

Adopted CENTENNIAL NEIGHBORHOOD PLAN



City of Portland
Bureau of Planning
Portland, Oregon
March, 1996

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

- Interpreter (two working days notice required);
- Accessible meeting places;
- Audio Loop equipped hearing rooms in City Hall and the Portland Building; and
- Planning documents printed in large type sizes for the visually-impaired (two working days notice required).
- If you have a disability and need accommodation, please call 823-7700 (TDD 823-6868). Persons needing a sign language interpreter must call at least 48 hours in advance.

Adopted
Centennial Neighborhood
Plan

Adopted on January 31, 1996
by Ordinance No. 169763 and
Resolution No. 35491

March, 1996
Bureau of Planning
Portland, Oregon

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

Portland City Council

Vera Katz, Mayor
Charlie Hales, Commissioner of Public Safety
Earl Blumenauer, Commissioner of Public Works
Gretchen Kafoury, Commissioner of Public Affairs
Mike Lindberg, Commissioner of Public Utilities

Portland Planning Commission

Richard Michaelson, President
Douglas Van Dyk, Vice President
Steve Abel
W. Richard Cooley
(Term ended January, 1996)
Sarah ffitich
Bruce Fong
Rich Holt
(Appointed February, 1996)
Paul Schuback
Ruth Scott
Noell Webb

Acknowledgments

Steering Committee

Louise Cody
Bill Durnin
Bob Luce
Bob Riddle
Dave Willson
Jim Worthington

With assistance from Richard Bixby
Photographs by members of Steering Committee

Thanks to the following:

East Portland District Coalition
(for meeting space, staff time, assistance, postage and materials)
Harold Oliver Intermediate School (for workshop space)
Centennial Schools (for distribution of flyers)
David Douglas High School Student Volunteers
Powell Valley Road Water District (for meeting space)

Portland Bureau of Planning

Charlie Hales, Commissioner in Charge
David C. Knowles, Planning Director
Michael S. Harrison, AICP, Chief Planner, Neighborhood Planning
Gerald D. Brock, Ph.D., AIA, AICP, Senior Planner, Project Manager
Doug Warren, AICP, Project Coordinator (January, 1992 - August, 1994)

Project Staff

Ellen Ryker, City Planner
Susan Gregory, Clerical Specialist

Outer Southeast Community Plan Technical Advisory Committee:

Laurie Wall, AICP, Portland Bureau of Planning - February 1992 - April 1995
Ellen Ryker, City Planner, Portland Bureau of Planning - May - December, 1995

Wendy Reif, Centennial School District
Marcia Douglas, City-School Liaison
Ron Skidmore, Clackamas County
Barbara Rommel, David Douglas School District
Bonny McKnight, ECCO
Jeff Davis, Gresham Planning
Ann Whitaker, Housing Authority of Portland
Vince Chiotti, Human Solutions
Dick Engstrom, Metro
Debbie Bischoff, Milwaukie Community Development
Sharon Timko, Multnomah County
Cecile Pitts, Multnomah County Housing and Community Development
Howard Klink, Multnomah County Social Services
John Bonn, Office of Finance & Administration, Annexation
Tim Grewe, Office of Finance & Administration
Randy Webster, Office of Finance & Administration
Kayda Clark, Oregon Department of Transportation
Robin McArthur Phillips, Oregon Department of Transportation
Greg Kaufman, Portland Bureau of Buildings
Steve Kenworthy, Portland Bureau of Environmental Services
Judy Sanders, Portland Bureau of Housing and Community Development
George Hudson, Portland Bureau of Parks and Recreation
Carol-Linda Casson, Portland Development Commission
Grant Coffey, Portland Fire Bureau
Andre Baugh, Portland Office of Transportation, Bureau of Traffic Engineering
Jeanne Harrison, Portland Office of Transportation
Commander Dave Butzer, Portland Police Bureau, Southeast Precinct
Commander Dick Tate, Portland Police Bureau, East Precinct
Sue Parker, Portland Public Schools
Nick Sauvie, ROSE Community Development Corporation
Jennifer Gerlac, Tri-Met
Roberta Jortner, Water Bureau
Lorna Stickel, Water Bureau

The Bureau of Planning appreciates the time given to developing this Plan by each member of the Committee.

Table of Contents

	Page No.
Introduction	1
Neighborhood Description	1
History	2
Neighborhood Profile	2
Boundary	3
Purpose of this Plan	5
Relationship to the Outer Southeast Community Plan and the Comprehensive Plan	5
Plan Structure	5
Previous Neighborhood Plans	6
Overlapping Boundary with Pleasant Valley Neighborhood Association	7
The Planning Process	9
Centennial Neighborhood Goal	11
Policies, Objectives & Implementation Actions	
Portland Comprehensive Plan - Centennial Neighborhood Plan Policies	13
Policy 1. Business Development	15
Policy 2. Community Design and Livability	17
Policy 3. Environment and Parks	21
Policy 4. Housing	27
Policy 5. Public Safety	33
Policy 6. Transportation	37
Neighborhood Association Advocacy Agenda	41
Section I	41
Section II	42

Appendices

- A. Letter of Endorsement
- B. Key to Abbreviations and Implementing Organizations
- C. Recommended Guidelines for Development Projects in the Centennial Neighborhood
- D. Traffic Issues of Importance to the Centennial Neighborhood
- E. Transportation Capital Improvement Projects in Centennial

Maps

	Page No.
Centennial Within the Outer Southeast Plan Area	3
Neighborhood Map	4
Boundary Overlap	7

Introduction

Neighborhood Description¹

The Centennial Neighborhood was established in about 1927 as the Lynch District. It is predominantly single-family residential in character and is built up mainly of streets in a grid pattern of long blocks. Neighborhood identity comes from its schools (primarily Centennial Unified), parks, churches and natural features such as Johnson Creek and many remaining fir trees, dogwood trees and others native to the area. Natural features, Johnson Creek and Powell Butte, serve as landmarks of the community's southern boundaries.

It is composed primarily of developed single-family neighborhoods, with multi-family developments along major arterials. Small clusters of vacant parcels are scattered throughout the neighborhood. Commercial activities are concentrated along SE Stark, SE Division and SE Powell Boulevard/SE Powell Valley Road.

The neighborhood has convenient access to the east-west arterials of: SE Stark, SE Division and SE Powell Boulevard. North-south access is provided by SE 148th and SE 162nd Avenues. Vehicular access to the I-205 interstate freeway system is provided at the freeway's interchanges with SE Division and SE Powell. The automobile continues to be the primary mode of transportation for area residents and businesses. Limited north-south Tri-Met bus services and Park-and-Ride facilities permit public transportation users to connect with the newly constructed Light-Rail Transit System on East Burnside.

Water services are provided by Portland, Rockwood, Powell Valley and Lorna Water Districts. A full range of fire protection services are provided by Portland and Gresham Fire Districts. Operation of sanitary sewer disposal systems are under the auspices of the Bureau of Environmental Services.

Educational services for kindergarten through high school are provided by Centennial, David Douglas and Reynolds School Districts. Located within the neighborhood are Lynch View, Lynch Wood, and Alder elementary schools and Harold Oliver primary and intermediate schools. Local library services are provided by Multnomah County libraries located at SE Morrison and SE 122nd (Midland) and SE 179th and Stark (Rockwood). Powell Butte Nature Park on the Plan's southern boundary, is a regional resource which provides area residents, labor force, businesses and community services with active and passive recreational opportunities.

¹ This section was taken from Centennial Community Plan, Bureau of Planning, December, 1988, pp. 4-5.

History

The Centennial neighborhood was originally known as the Lynch area before the Centennial High School was built as an addition to the Gresham High School district. The high school was named thus because its construction coincided with the Oregon State Centennial. Most of the grade schools have retained Lynch as a part of their name since then, as, for example, Lynch Wood, Lynch View, and so on.

The Lynch area was settled as a farming area and subdivided into small acreages during the late 1920s and early 1930s. Stark Street was originally named Baseline Road and Division Street was named Section Line Road. North-south streets were named after people. For example, Fisher Road is now 148th and Barker Road is now 162nd. Much of the area was divided into small homesite garden lots of three acres or so.

During the 1950s a demand for additional housing began to attract developers. Troh's airport moved out, the potato patches left, and many of the small farm tracts gave way to housing. Most of the growth has been good for the new residents, and we hope to enhance the livability through this plan.

Neighborhood Profile

In 1990, Centennial neighborhood had 19,166 people and 7,182 households within its 2,119 acres. Ninety-four percent of its population is Caucasian. Hispanics and Asian/Pacific Islanders are at almost 3% each. About 11% of the population is 65 and over, and 24% is aged 15 and under. Sixty-four percent of the population over 25 hold a high school diploma, 15% have a Bachelor's Degree, and about 2% have a graduate or professional degree.

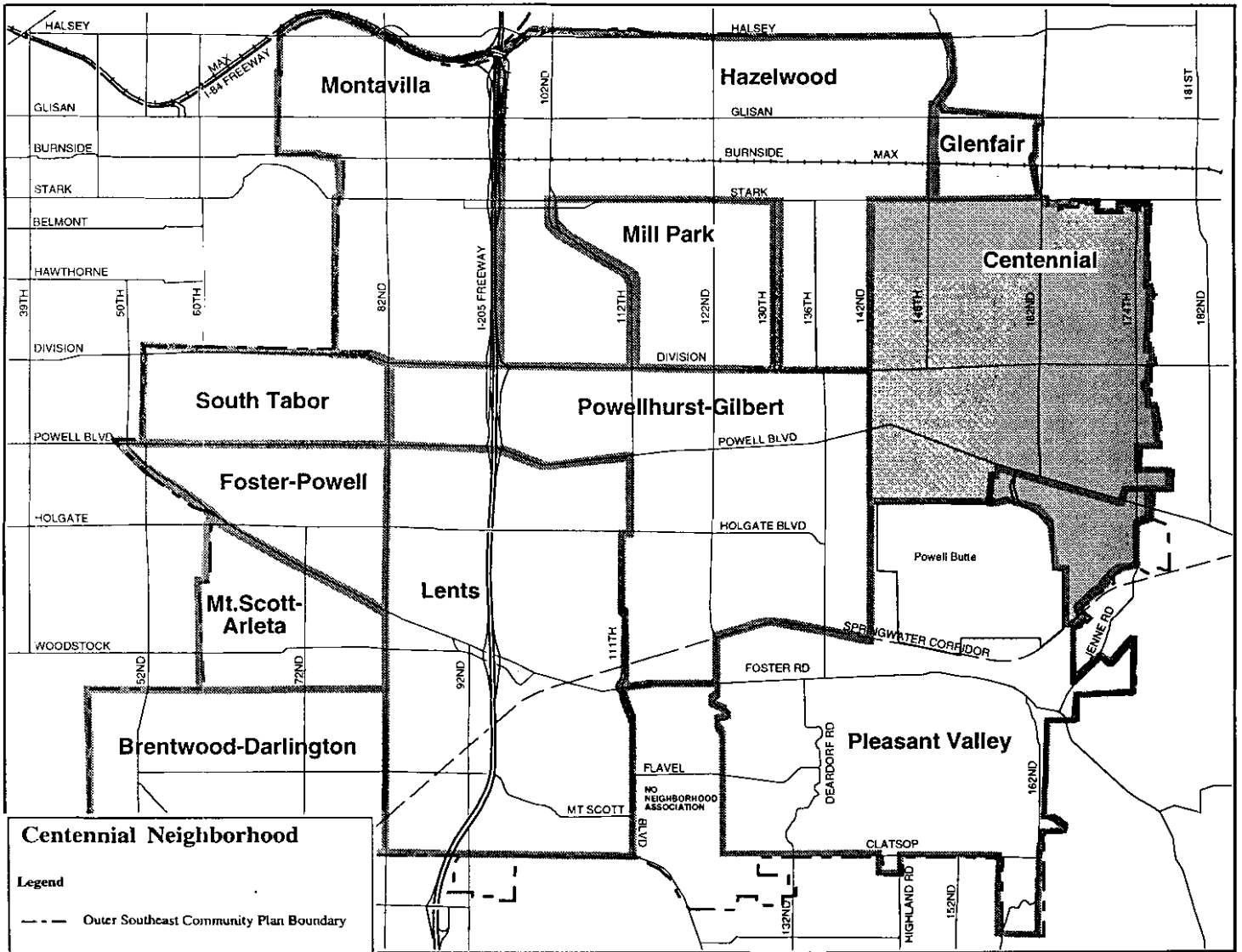
In 1989, 65% of the population aged 16 and over were employed. Thirty-two percent were employed in service occupations, 20% in manufacturing and 12% in sales. Twenty percent of the workers were employed as technical or administrative support staff and 16% were employed in managerial and professional specialty occupations. In 1990, 73% of workers aged 16 and over drove to work alone. Fourteen percent carpooled, while 7% took public transportation and 4% worked at home.

The median household income in 1989 was \$28,365, compared to the median for East Portland of \$26,790 and \$25,592 for the City of Portland. Of the 7,403 housing units, 61.6% were owner-occupied and 3.5% were vacant. Centennial contains a variety of housing types, with 67% being single unit, 3% duplexes, 22% apartments, and 8% mobile homes.

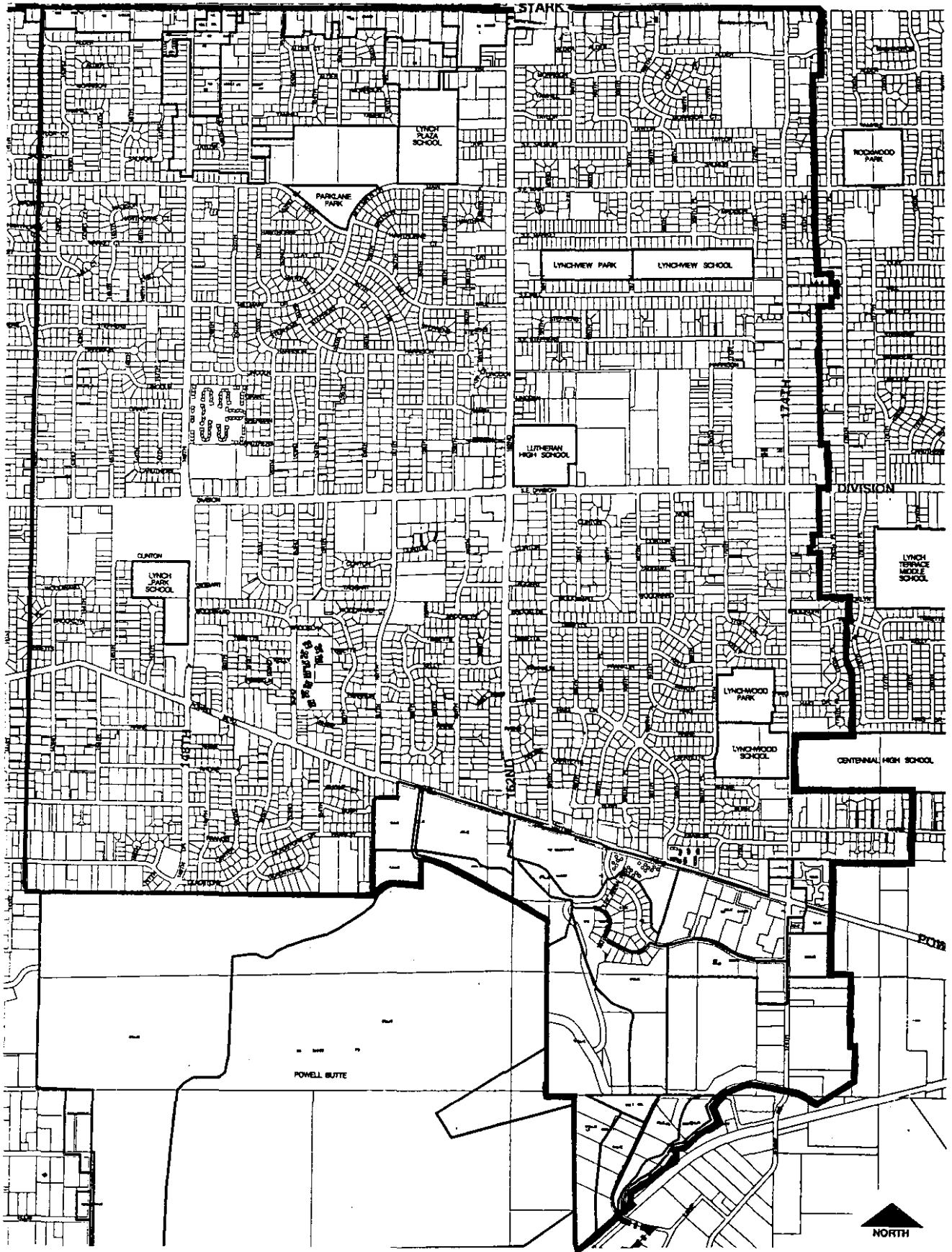
Centennial has four elementary schools: Lynch Wood, Lynch View, Harold Oliver, and Alder. It also includes the Franciscan Montessori Earth School. The neighborhood borders Powell Butte and contains three small neighborhood parks adjacent to Lynch Wood, Lynch View and Harold Oliver schools.

Boundary

Point of beginning, at 142nd and Stark. East on Stark to 162nd or Gresham City Limits, then follow City of Portland boundary east, paralleling Stark to City boundary east of 174th Avenue. South on City boundary to Johnson Creek. Southwest along Johnson Creek to the Powell Butte Park boundary. Follow the Park Boundary North and then West to its junction with a line equivalent to 142nd and then North on that line to Stark Street, the beginning point.



CENTENNIAL NEIGHBORHOOD



Purpose of this Plan

The Centennial Neighborhood Plan will help guide our neighborhood through changes anticipated over the next 20 years. It will provide direction on matters of land use, social and economic development programs and capital expenditures for our neighborhood. It will help residents, property owners, business owners, and others thinking of locating or investing here understand the desires and vision its current residents have for their future. Finally, it will be used by the neighborhood association to determine if land use changes are in agreement with our overall goal.

Relationship to the Outer Southeast Community Plan and the Comprehensive Plan

The Centennial Neighborhood Plan is part of the Outer Southeast Community Plan, which was adopted as part of Portland's Comprehensive Plan by the Portland City Council on January 31, 1996 by Ordinance No. 169763 and Resolution No. 35491. The Outer Southeast Community Plan creates an overall framework for the twenty-six square mile plan area. This framework establishes programs, policies, and regulations and identifies actions applicable to or needed to benefit residents of the entire study area. Policies, projects, programs and other provisions which are unique to Centennial are contained in the Centennial Neighborhood Plan. The Neighborhood Plan also reinforces community plan elements applicable to the Centennial neighborhood.

Development of neighborhood plans within the context of the Outer Southeast Community Plan ensured that the provisions developed for each neighborhood were coordinated with actions planned for the rest of the district. Compatibility of the elements included in the Outer Southeast Community Plan as well as the neighborhood plans with the City's Comprehensive Plan were major objectives of the process used for development of the Outer Southeast Community Plan. This process assured that each neighborhood plan was developed at the same time that the framework for the overall plan was being established. Review and refinement of the district and neighborhood plans progressed as a single process through the development of successive drafts.

Plan Structure

The Centennial Neighborhood Plan consists of several parts. They are a neighborhood history, profile, and description of boundaries; Goal; Comprehensive Plan policies and objectives; action charts; a Neighborhood Association Advocacy Agenda; and appendices. The Neighborhood's Goal, policies, and objectives were adopted by the City Council by ordinance and are a part of the Outer Southeast Community Plan and Portland's Comprehensive Plan. The action charts were adopted by resolution. Items adopted by resolution are advisory to decision makers, but do not have the force of law. The

Neighborhood Association Advocacy Agenda was not adopted; it is intended solely for the neighborhood's own guidance.

Goal: The Centennial Goal illustrates where the Plan is leading and identifies what Centennial wants to achieve as a neighborhood. An abbreviated form of this Goal ties the Centennial Neighborhood Plan to the Outer Southeast Community and Portland's adopted Comprehensive Plan. It was adopted by ordinance. It sets the stage for the policies and objectives.

Policies and Objectives: The Centennial Neighborhood Plan's policies and objectives address the aspects of the Centennial Neighborhood over which those participating in the planning process wish to provide guidance to decision makers. They were adopted by ordinance. The policies guide actions of both the neighborhood and other agencies for the following areas: Business Development (Policy 1, page 17), Community Design and Livability (Policy 2, page 19), Environment and Parks (Policy 3, page 23), Housing (Policy 4, page 29), Public Safety (Policy 5, page 33), and Transportation (Policy 6, page 37). The objectives detail ways in which to carry out those policies.

Action Charts: The action charts specify projects, programs and regulatory measures that carry out the policies and objectives. They are assigned a time frame and implementor(s) to carry them out. Implementors have expressed interest and/or support for the action with which they are linked. Implementors are named with the understanding that circumstances may affect the implementation leader's ability to take action.

Advocacy Agenda: The Neighborhood Association Advocacy Agenda is internal to the Centennial Neighborhood and was adopted by the Centennial Community Association only. It was not adopted by City Council. It addresses issues of significance either beyond the scope of the community planning process, areas outside the city or Neighborhood Association boundaries, or issues that the neighborhood association would like considered. The Centennial Community Association is solely responsible for implementing these actions.

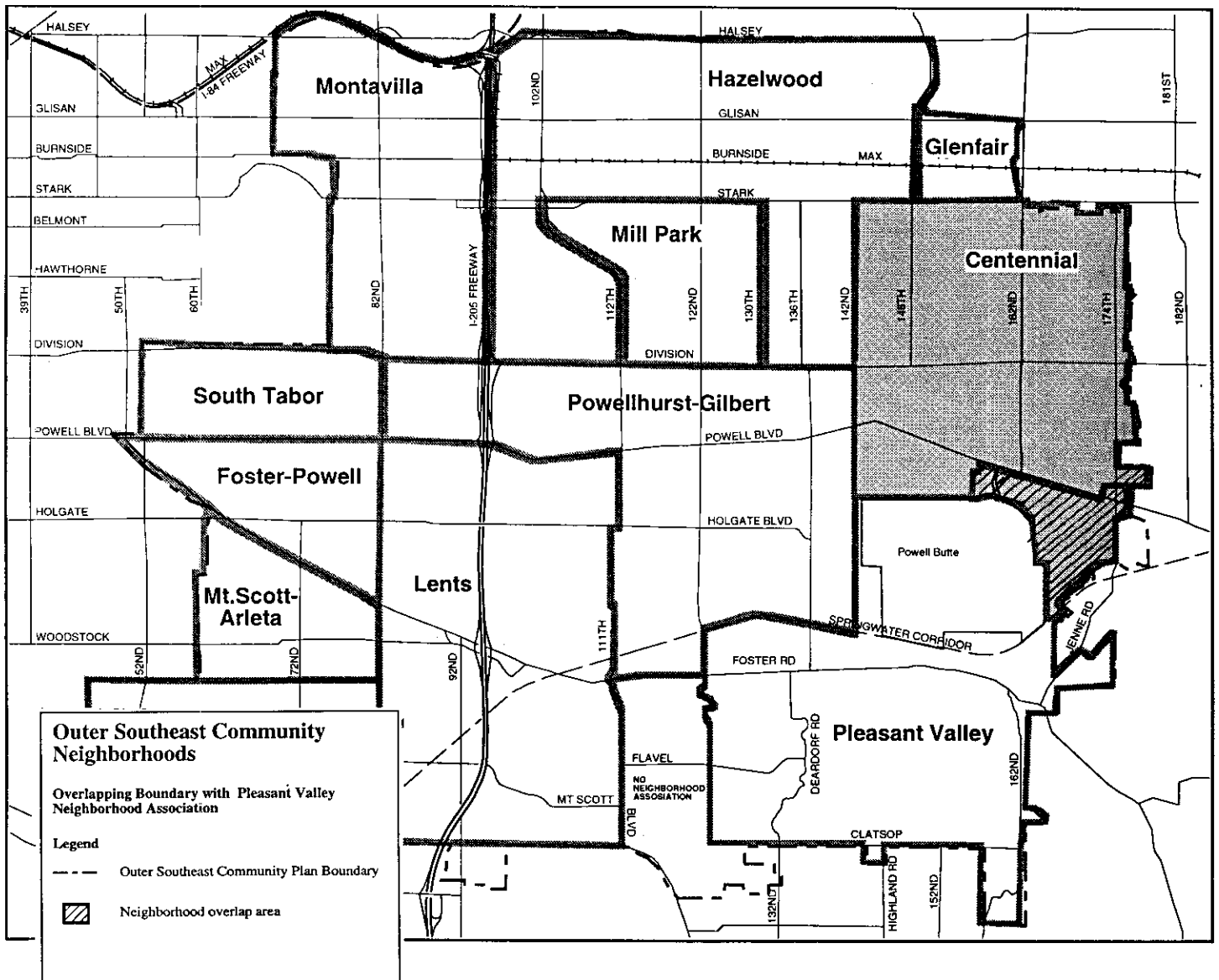
Previous Neighborhood Plans

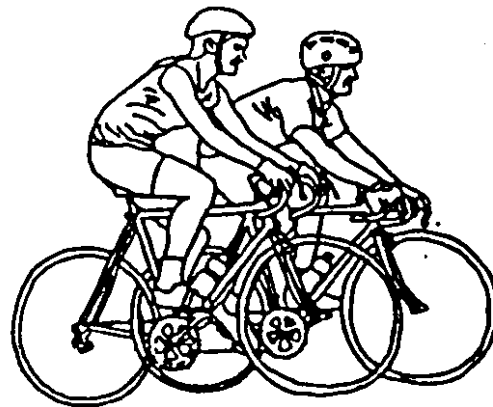
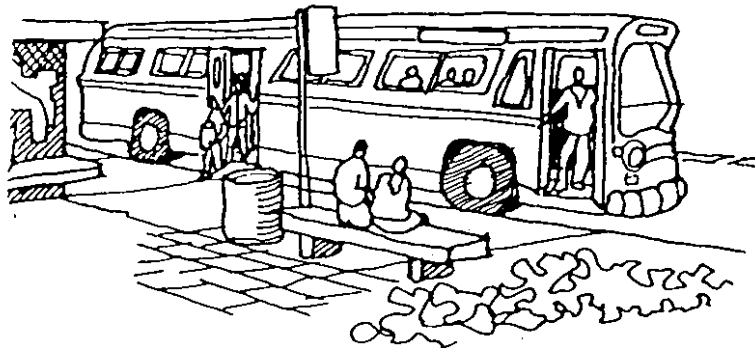
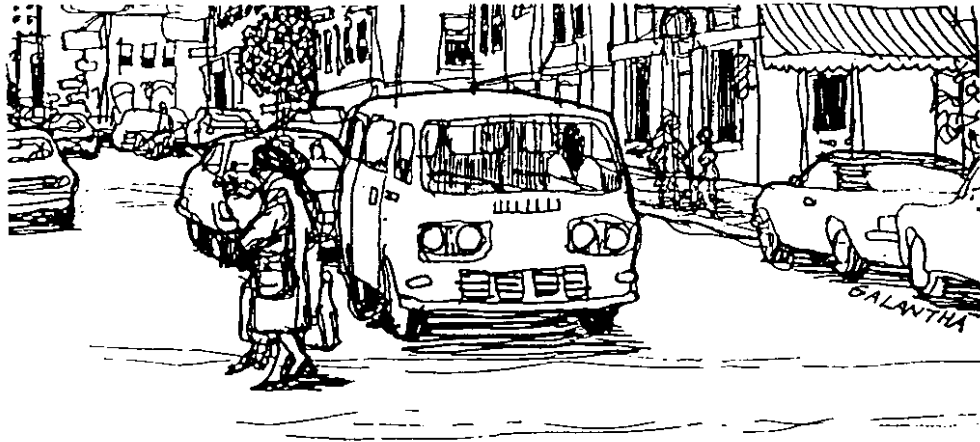
In 1977, Multnomah County adopted its Comprehensive Framework Plan. As part of the planning process, the County and residents within the study area formed into distinct units to prepare community plans. The Centennial Community Plan was adopted in April, 1979.

As part of Portland's annexation of the Centennial neighborhood into the City of Portland, the Community Plan was reformatted and adopted in 1988 as part of the City's Comprehensive Plan. Several of the provisions of that plan, especially elements relating to design review, site review and tree-cutting, still remain desirable to residents today.

Overlapping Boundary with the Pleasant Valley Neighborhood Association

The boundaries of the Centennial Community Association include portions of land also identified in the Bylaws of the Pleasant Valley Neighborhood Association, which has prepared a neighborhood plan as part of the Outer Southeast Community Plan as well. Bureau of Planning staff reviewed each plan to assure consistency with each other as well as the Community Plan. However, it is possible that, sometime in the future, some policies, objectives and actions might be interpreted in such a manner as to create a conflict. Should this occur, decisions will be made based on both the Comprehensive Plan and individual elements of the Outer Southeast Community Plan.





By increasing transportation options, employment, recreation, and shopping become more accessible to residents of the Centennial neighborhood.

The Planning Process

The Community Planning Process for the Outer Southeast District began in early 1992. However, Centennial did not participate in those early definitive meetings for several reasons - initial confusion as to the actual existence of the Centennial Community Association (CCA) as a real neighborhood association, the early decision not to provide Planning Bureau staff for neighborhoods which were not classified as low-income, and the fact that most of Centennial was not in the City of Portland when the process started. Adding to the confusion was the mistaken belief by most residents of Centennial that the earlier plan, adopted by the Portland City Council in 1988, would automatically be included in the Outer Southeast Community Plan.

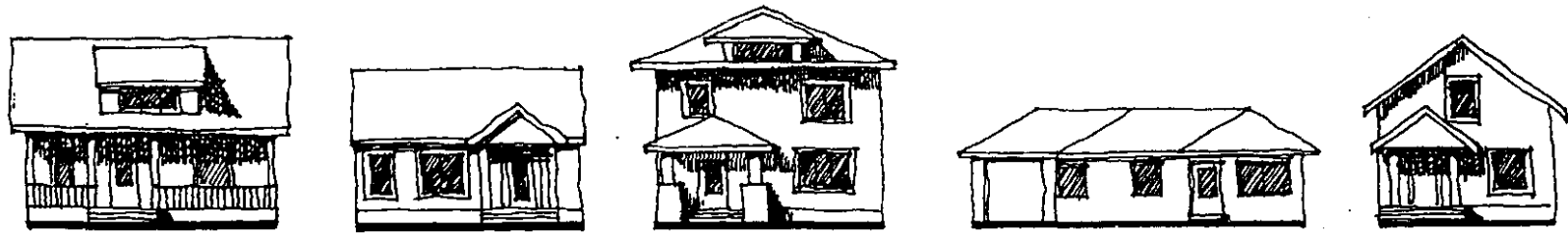
It was not until August, 1994 that residents of Centennial realized that, not only would the earlier plan not be continued as Centennial's neighborhood plan, but that the neighborhood might be left with nothing unless a completely new plan were written. In the meantime the owner of a large lot on the north slope of Powell Butte began cutting the trees on his lot, thereby generating controversy among both immediate neighbors and other residents. This gave impetus to the CCA to prepare a new plan as part of the Outer Southeast Community Planning process.

Members of the Community Association formed a Steering Committee to start a neighborhood planning process and to request assistance from the Bureau of Planning. A workshop on November 30, 1994 gave residents and businesses the opportunity to voice their concerns and raise problems, as well as talk about the things they really liked about their neighborhood and wanted to keep intact.

A draft was prepared and distributed to all participants of the first workshop. It was also available at the East Portland District Coalition office and at the Midland Branch Library. A second workshop on January 19, 1995 gave participants the opportunity to critique and respond to that draft plan. The Proposed Plan incorporated comments made at both workshops and was the result of many hours of weekly meetings by members of the Steering Committee. It was presented to Planning Commission along with other Outer Southeast plans in February, 1995.

During Planning Commission hearings in March and June, 1995, several amendments to the Neighborhood Plan were requested. Planning Commission approved a number of these amendments, which were then incorporated into the Recommended Plan.

The Recommended Plan was sent to City Council along with other Outer Southeast plans in October, 1995. City Council held public hearings in November 1995 and January 1996 on the Recommended Plans. There were several requests to amend the Centennial Neighborhood Plan. City Council approved the requests and adopted the Centennial Neighborhood Plan by ordinance and resolution on January 31, 1996.



VARIETY OF EXISTING STYLES

OSE's tall trees and abundant landscaping help to unify the variety of styles and scales that are prevalent in the area.



UNIFYING ELEMENTS

From *Neighborhood Building Blocks: Design Guidelines for Outer Southeast Portland*,
by Portland Community Design, November, 1995.

Centennial Neighborhood Goal

Maintain the character of our established neighborhoods. Help ensure that the neighborhood will be a stable, safe and secure area for individuals and families, the raising of children, transportation, and transaction of business. Do this by generally maintaining current land use patterns while allowing for gradual growth.

Protect existing single-family housing from market pressure for redevelopment by placing multi-family zones along major arterials: Division, Stark and portions of Powell (close to shopping and transportation). Multi-family homes are envisioned as attractive homes that are well landscaped, provide open space, and recreational areas for adults and/or children. Desirable single and multi-family housing will continue to attract newcomers from both urban and suburban areas.

Work to enhance the pleasant appearance of the neighborhood and increase services to our residents. We will also work to promote parks, greenspaces, bicycle and pedestrian paths, quality housing and vital businesses. We will protect and preserve our natural and forested areas for future residents.

**Policies, Objectives
and Implementation Actions**

Policies, Objectives & Implementation Actions

The following policies and objectives are included in Portland's Comprehensive Plan. Inclusion of these statements in the Comprehensive Plan makes the Centennial Neighborhood Plan a part of Portland's Comprehensive Plan; excluding only the Neighborhood Association Advocacy Agenda, which was adopted by the Centennial Community Association only. Future land use changes in the Outer Southeast Community Plan area will be required to conform with the City-wide Comprehensive Plan, Outer Southeast Community Plan and applicable neighborhood and business plans. The Centennial Neighborhood Plan vision, policies and objectives were adopted by Ordinance No. 169763 as part of the city's Comprehensive Plan.

Comprehensive Plan Policies 2.26 and 3.9

2.26 *Outer Southeast Community Plan*

Promote the economic vitality, diverse residential character, unique environmental quality, and livability of outer southeast Portland by including the Outer Southeast Community Plan as a part of this Comprehensive Plan.

3.9 *Outer Southeast Community Plan Neighborhoods and Business Plan*

Include as part of the Comprehensive Plan neighborhood and business plans developed as part of the Outer Southeast Community Plan. Neighborhood and business plans developed as part of the Outer Southeast Community Plan are those for Centennial, Foster-Powell, Hazelwood, Lents, Mt. Scott-Arleta, Mill Park, Montavilla, Outer Southeast Business Coalition, Pleasant Valley, Powellhurst-Gilbert, and South Tabor. Use the Neighborhood Plans to guide decisions on land use, transportation and capital expenditures, community development programs, where applicable.

*Objectives:**

A. *Maintain and encourage the suburban nature, pleasant appearance, and safety of Centennial.*

* The other objectives associated with Policy 3.9 pertain to other neighborhoods within the Outer Southeast Community Plan study area.

Policy 1. Business Development

Encourage and support businesses which enhance the neighborhoods.

(Adopted as part of Portland’s Comprehensive Plan)

Objectives:

- 1. Encourage commercial business owners/operators to talk with residents of the neighborhood.
- 2. Encourage additional professional offices, medical facilities, restaurants, small shops and other non-polluting businesses to locate in Centennial.
- 3. Enhance the attractiveness of existing commercial centers by improving the appearance of parking areas and commercial structures, adding landscaping and by encouraging greater compatibility with adjacent developments.
- 4. Revitalize older commercial areas.
- 5. Locate future commercial activities at major intersections along SE Stark, Division and Powell.
- 6. Protect the viability of existing businesses.

Action Chart: Business Development

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
B1	Work with local businesses to form the Centennial Business Association.			X		CCA
B2	Develop a Centennial Neighborhood flag, and encourage businesses to fly one.			X		CCA
	PROGRAMS					
B3	Work with business owners of older shopping areas and existing parking lots to improve landscaping, site image, and physical appearance. a. Encourage the use of screening to hide unsightly conditions and materials. b. Encourage owners to add more trees.			X		FOT, CCA
B4	Promote the Centennial area with activities such as picnics, carnivals, festivals and perhaps a Centennial parade.		X			CCA
B5	Regarding liquor dispensers: 1. Ensure that the CCA is consulted about the siting of future liquor establishments in order to avoid proliferation of on and off-site alcohol sales. 2. Attempt to increase the space between liquor dispensers. 3. Limit liquor dispensing sites.		X			CCA, EPDC
B6	Revitalize older commercial areas: a. Work with appropriate agencies, businesses and owners to revitalize the Dollar Shopping Center at 162nd & Division, the shopping area at 162nd & Stark, and the bowling alley area at 164th & Powell. b. Identify other commercial areas for revitalization.			X		CCA
B7	Apply for grants to assist commercial centers to gain more landscaping.			X		CCA, BA, OSEBC
B8	Keep businesses on major arterials from expanding into residential neighborhoods.		X			CCA
	REGULATIONS					
B9	Buffer single-family homes from commercial areas to mitigate noise and traffic and to promote attractive appearance of development. Consider landscaping and sight-obscuring fencing.	X				BOP

Note: Action Charts were approved by Portland City Council by resolution. They are a starting place. All actions have an identified implementor. They were adopted with the understanding that some will need to be adjusted and others replaced with more feasible proposals. Identification of an implementor for an action is an expression of interest and support with the understanding that circumstances will affect the implementation leader's ability to take action.

Policy 2. Community Design and Livability

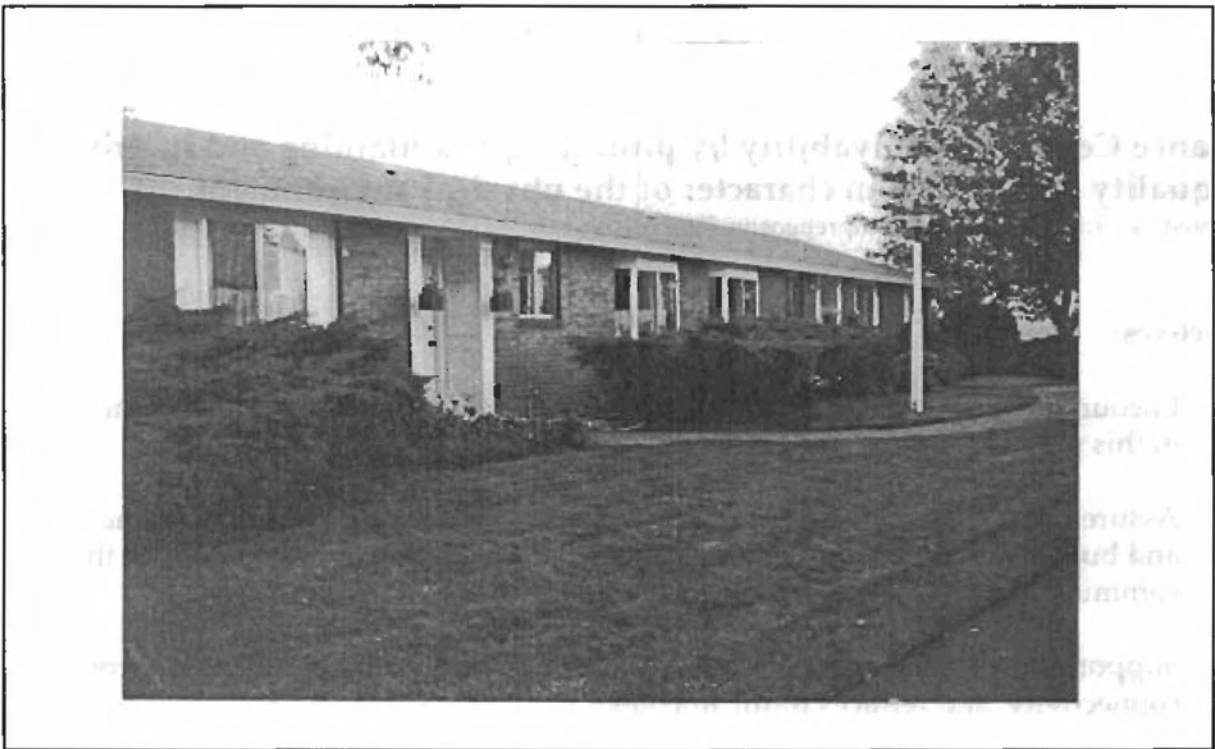
Quality development is important to residents of Centennial. The Centennial Community Association believes that design and site review with community involvement has the potential of ensuring well planned, high quality development, compatible with the neighborhood.

Design and site review can enhance the attractiveness of new development and maintain property values. They are especially important in view of future development to accommodate new population growth. They can also help to prevent traffic congestion.

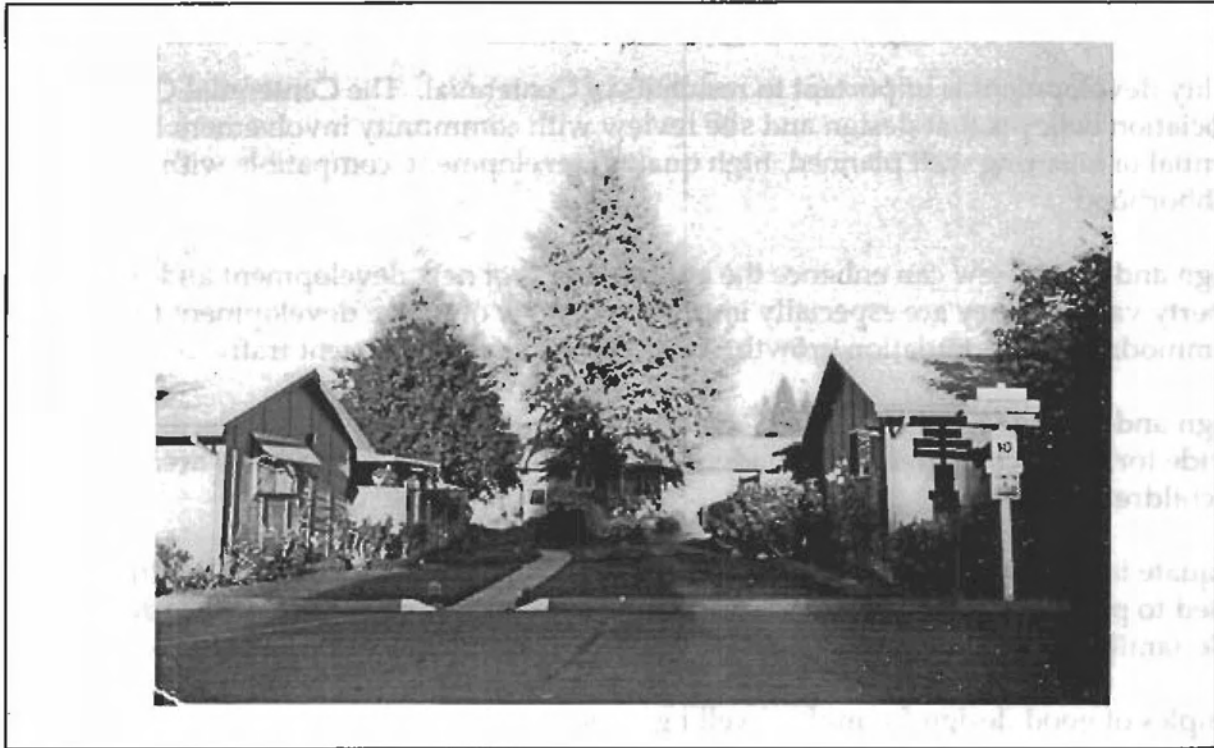
Design and site review of multi-dwelling projects should incorporate standards which provide for significant open spaces, adequate landscaping, and recreational areas for adults and children.

Adequate landscaping, buffers, set backs and screening for commercial and multi-family is needed to protect privacy, ensure pleasant surroundings and reduce noise for adjacent single-family zones.

Examples of good design for multi-dwelling projects:



Concord Plaza Apartments: 148th near Powell



Laissez Faire Estates

Enhance Centennial's livability by protecting, maintaining and improving the quality and suburban character of the physical environment.

(Adopted as part of Portland's Comprehensive Plan)

Objectives:

1. Encourage development projects to meet the voluntary design guidelines included in this plan for the Centennial Neighborhood.
2. Assure that all new developments - single and multi-family housing, commercial and business - are planned and constructed to minimize adverse impact on the community and neighborhood, including traffic and traffic patterns.
3. Support planning, design, and site development that enhances livability, provides connectivity, and reduces traffic impacts.
4. Preserve and restore neighborhood attractiveness and maintain livability.
5. Encourage development to be compatible with the character of the neighborhood.

Action Chart: Community Design and Livability

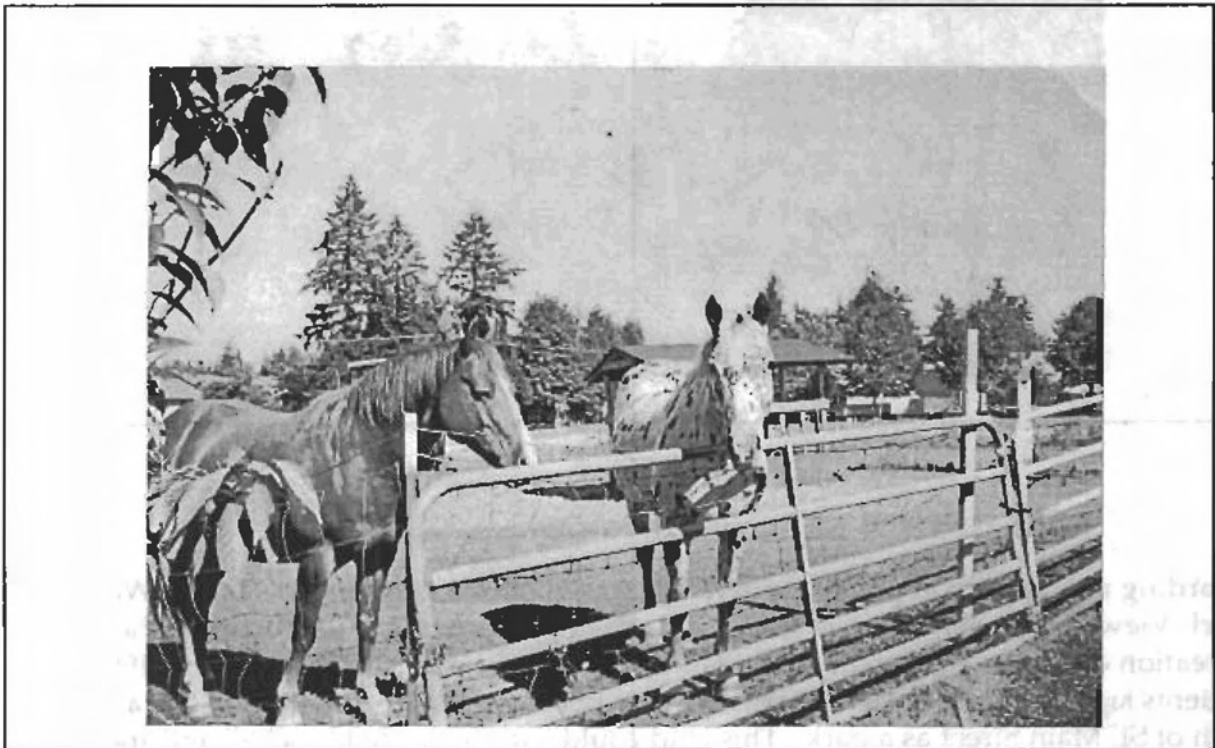
#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
CD1	Support developer fees to pay for improving and creating parks, streets and schools.		X			CCA
	PROGRAMS					
CD2	Encourage developers of multi-family housing to meet with the Centennial Community Association on their project and use guidelines in Appendix B.		X			CCA
CD3	Have neighborhood cleanups of junk, and large yard debris items. Sponsor paint parties. Ask master gardeners for advice if necessary.		X			CCA
CD4	Encourage members of the community to maintain and improve the appearance of their property and public areas. Provide recognition to neighborhoods within Centennial which show outstanding pride in ownership.		X			CCA
CD5	Promote neighborhood maintenance activities, such as neighborhood clean-ups, graffiti removal, and paint-a-thons.		X			CCA
CD6	Monitor land use requests for compatibility with objectives.		X			CCA
CD7	Work with appropriate agencies to provide frequent litter receptacles in parks and along major streets.		X			CCA
CD8	Support land use adjustments which meet the Goal of the neighborhood.		X			CCA
CD9	Support residential uses on residentially zoned land.		X			CCA
CD10	Seek alternatives to flag lot development.			X		CCA
CD11	Work with developers to retain trees on lots and removal of only those trees on or near foundation building site.		X			CCA
	REGULATIONS					
CD12	Support and improve enforcement of the following codes: a. Zoning Code b. Building Code c. Parking Code d. Nuisance Code		X			CCA

Note: Action Charts were approved by Portland City Council by resolution. They are a starting place. All actions have an identified implementor. They were adopted with the understanding that some will need to be adjusted and others replaced with more feasible proposals. Identification of an implementor for an action is an expression of interest and support with the understanding that circumstances will affect the implementation leader's ability to take action.

Policy 3. Environment and Parks

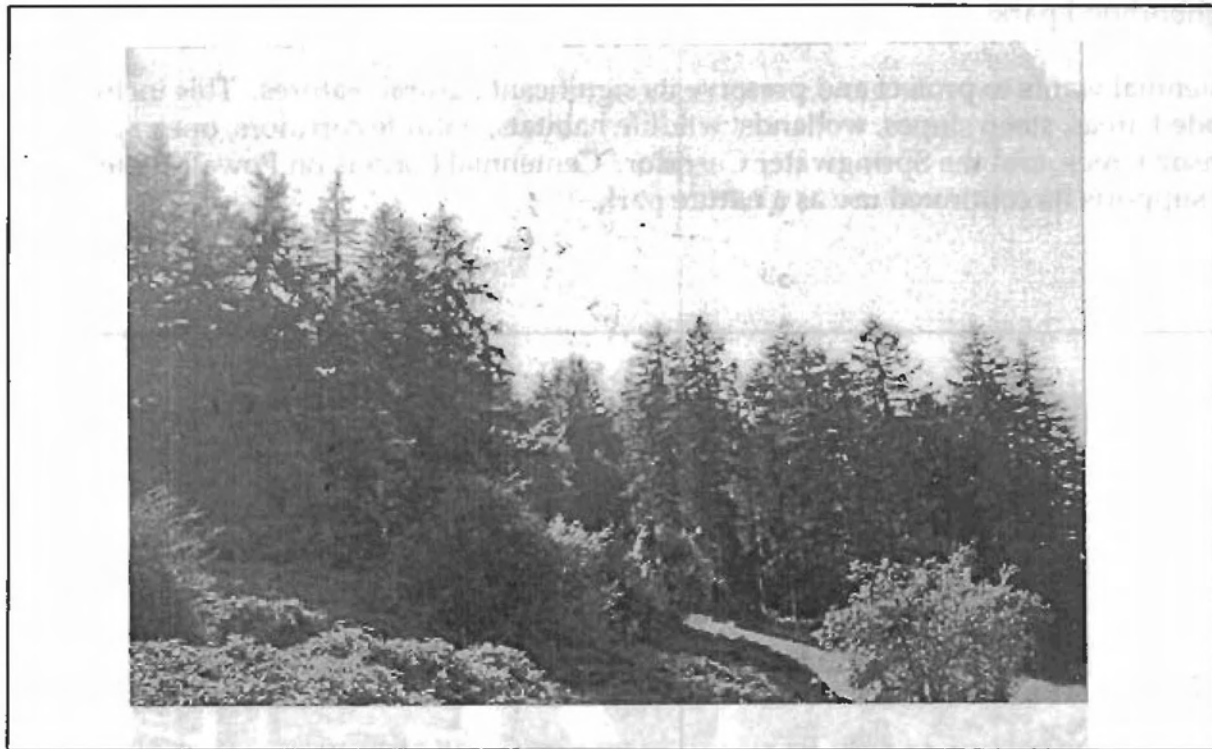
This policy addresses both the environment of Centennial's main physical attractions, particularly in the Powell Butte portion of the neighborhood, and the need for neighborhood parks to serve the local residents.

Centennial wants to protect and preserve its significant natural features. This includes wooded areas, steep slopes, wetlands, wildlife habitats, wildlife corridors, open spaces, Johnson Creek, and the Springwater Corridor. Centennial borders on Powell Butte Park and supports its continued use as a nature park.



Horses at Farmhouse for Meadowland Dairy next to Powell Butte

During the summer, steep forested slopes on the north side of Powell Butte were clear-cut. This action precipitated grave concern by residents. Protection of remaining and future wooded areas in Centennial lies at the heart of this policy.



Wooded northern slope of Powell Butte

Regarding neighborhood parks, Centennial has only three small parks - Lynch Wood, Lynch View, and Parklane, all of which are adjacent to schools. The Bureau of Parks and Recreation designated this part of Portland as park deficient in 1994. In April, 1994 124 residents signed a petition asking that the City purchase the 20-acre landfill site at 155th north of SE Main Street as a park. This land could supply needed baseball and soccer fields not only to Centennial residents, but to neighborhood residents in Wilkes, Hazelwood, Mill Park and Powellhurst-Gilbert.

This policy strongly endorses, not only park acquisition to relieve the park-deficiency, but also equipping and maintaining all parks better than they are at the time of this plan's adoption.



Portland Gun Club at the base of Powell Butte

Protect, preserve and enhance parks, natural areas and environmentally sensitive areas, such as wooded areas, wetlands, wildlife habitats, wildlife corridors, steep slopes and open spaces, in the Centennial neighborhood.
(Adopted as part of Portland's Comprehensive Plan)

Objectives:

1. Provide adequate number and size of parks and open space for present and future residents.
2. Promote programs that encourage use of neighborhood parks.
3. Ensure that parks are safe, attractive, and usable with well-maintained facilities and landscaping.
4. Connect parks in Centennial by safe, well-marked bike and pedestrian paths.

5. Consider protecting those portions of Centennial containing wetlands, Johnson Creek and its watershed, Springwater Corridor, wildlife habitats and corridors, wooded areas and drainageways and slopes over 15%, especially the slopes of Powell Butte, through an Economic, Social, Environmental, and Energy (ESEE) Analysis process.

Action Chart: Environment and Parks

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
PROJECTS						
EP1	Improve, maintain, and install playground equipment and picnic tables in Parklane, Lynch View and Lynch Wood Parks.			X	X	Parks
EP2	Regarding park property and facilities, request the Bureau of Parks and Recreation to: 1. Acquire park land south of Division. 2. Obtain the 20 acre landfill site at 155th north of SE Main for open space (park). Consider installing soccer and softball fields, baseball diamonds and community gardens as part of the master plan.			X	X	CCA
EP3	Encourage the City and/or Metro to purchase the slopes of Powell Butte, especially the heavily forested area, and include them in the Park.			X		CCA
EP4	Work with the Bureau of Parks and Recreation and Metro to purchase the North Slope of Powell Butte, especially the heavily forested area, and include in the Park.			X		CCA, Parks
EP5	Establish and maintain summer youth recreation programs in parks such as Parklane, Lynch View, Lynch Wood and Powell Butte.			X		CCA
PROGRAMS						
EP6	Encourage programs between the Bureau of Parks and Recreation and schools. Encourage school districts to keep school sports fields open for public use.		X			CCA
EP7	Sponsor neighborhood parties, picnics, sports and meetings in parks.		X			CCA
EP8	Support urban forestry program and monitor implementation of the tree protection ordinance.		X			CCA
EP9	Work with the Bureau of Planning to ensure that wooded areas in new developments are preserved. Encourage flexible placement and design of buildings, parking areas, driveways and streets, and other elements.		X			CCA, PDOT
EP10	Encourage use of trash receptacles and litter pickup in parks.		X			CCA

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
EP11	Work with the appropriate agencies to preserve natural drainageways in Centennial to handle surface runoff and to provide corridors for wildlife habitat.		X			CCA
EP12	Work with the Bureau of Parks and Recreation to enforce scoop law in parks.		X			CCA
EP13	Sponsor and conduct nature study and walks on Powell Butte and along the Springwater Corridor.		X			FOPB, CCA
EP14	Improve security in parks by: 1. Increasing lighting. 2. Installing emergency phones. 3. Creating citizen patrols. 4. Requesting the police to conduct periodic drive-by checks. 5. Enforcing closing time (1 hr. after dark). 6. Encouraging citizens to use parks. 7. Using CPTED (Crime Prevention Through Environmental Design) techniques. 8. Encouraging citizens to report vandalism and graffiti. 9. Preventing cars from driving in parks by installing high curbs, logs, and chains at driveways. 10. Preventing overnight parking where transients park to illegally camp overnight in Powell Butte Park.			X		CCA, PPB, EPDC
EP15	Work with the Bureau of Environmental Services to ensure that developments provide on-site water retention if needed.		X			CCA
EP16	Explore with the Bureau of Parks and Recreation additional funding for parks.			X		CCA
EP17	Work to ensure that no logging occurs inside the Centennial neighborhood.		X			CCA
EP18	Monitor all environmental zones and regulations to ensure their enforcement.		X			CCA
EP19	Monitor the enforcement of the Erosion Control Code and ensure its implementation in the Centennial neighborhood.		X			CCA
EP20	If the 174th Street station is moved, request the Portland Fire Bureau to consider donating the building to the Neighborhood Association.			X		CCA
EP21	Encourage the reduction of pesticide use in parks and on commercial and private yards.		X			CCA

Note: Action Charts were approved by Portland City Council by resolution. They are a starting place. All actions have an identified implementor. They were adopted with the understanding that some will need to be adjusted and others replaced with more feasible proposals. Identification of an implementor for an action is an expression of interest and support with the understanding that circumstances will affect the implementation leader's ability to take action.

Policy 4. Housing

The Centennial neighborhood is a well established suburban community. The neighborhood is comprised of a diverse mixture of housing styles and types, most of which are detached single-family homes. The neighborhood has a high percentage of owner-occupied housing (61.6%), which is a sign of a vibrant and desirable community. Single-family homes within the area are primarily one-story ranch style homes of post World War II construction with lot sizes predominantly 7-10,000 square feet. Larger lots are interspersed primarily south of Division Street and east of 162nd Avenue.



These homes are typical of those found throughout the Centennial neighborhood.

The neighborhood currently has a variety of multi-family housing. The majority of apartment complexes are located on the major east-west arterials near retail services. Numerous mobile home parks dot the neighborhood. Southeast 148th Avenue has numerous multi-family developments between Stark and Taylor streets and a condominium development north of Division. Other multi-family housing is located sporadically along 162nd Avenue.

The Centennial community actually is comprised of several well defined sub-neighborhoods. These neighborhoods are primarily defined by the major arterials and cross streets. Grade schools are conveniently located within these neighborhoods and are situated near the north-south collector streets.

Residents of the neighborhood feel it is close to being fully developed, with the exception of an area south of Powell Boulevard and east of Powell Butte. Other vacant sites within the neighborhood will be developed as sewer service becomes available.



Farmhouse for Meadowland Dairy next to Powell Butte

Residents of the neighborhood indicated their preference, during two workshops, to 1) retain the single-family character of the neighborhood as it grows, 2) see future new housing enjoy good continuity with the design and character of existing housing to ensure market appeal and value of the neighborhoods, 3) encourage growth to occur through infill on vacant sites, and 4) encourage any future multi-family growth to occur along the major east-west arterial streets where currently zoned. Residents favor protecting established single-family housing areas rather than rezoning to multi-family because the removal of sound housing neither enhances nor preserves the neighborhood. Redevelopment would change the look and feel of the area, altering our sense of place and identity.

In summary, the Centennial neighborhood is a well planned community based on over 15 years of effort on the part of community members to establish and maintain a long range land use planning framework. This framework has been responsive to local issues, neighborhood concerns, development constraints and opportunities. Neighborhood residents desire to maintain the community's appeal in order to attract future residents and businesses.

Maintain and reinforce the residential and suburban character of the Centennial neighborhood. Promote home ownership in Centennial. Support new single-family housing through infill.

(Adopted as part of Portland's Comprehensive Plan)

Objectives:

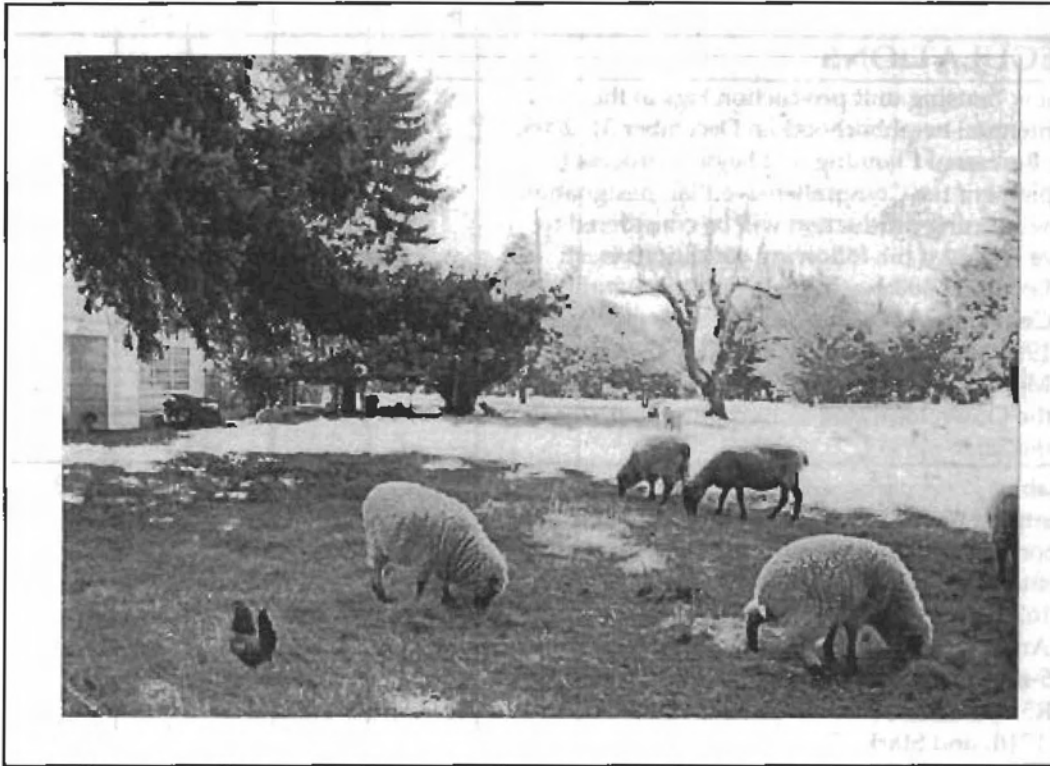
1. Maintain home ownership at current level by encouraging programs which enhance the market appeal of housing stock, foster pride and promote home ownership in the neighborhood.
2. Enhance and preserve the established residential character of Centennial.
3. Preserve and improve the existing housing stock through rehabilitation.
4. Support future growth of multi-family housing in areas along Division, Stark and portions of Powell, in order to minimize potential noise, traffic congestion and air pollution on local streets.
5. Encourage a high level of quality and livability in existing manufactured and mobile home parks.
6. Create 1000 new housing units in 20 years within the Centennial Neighborhood.

Action Chart: Housing

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	PROGRAMS					
H1	Encourage developers to construct new housing which is compatible with existing housing.		X			CCA
H2	Work with owners and managers to improve quality and desirability of existing apartment complexes and rental housing: a. Support programs which provide access for landlords to resources and technical expertise necessary to improving apartment complexes. b. Encourage landlords to use existing education and training programs provided through the Portland Police Bureau aimed towards attracting stable, long term tenants to the area.		X			CCA
H3	Work with the Bureau of Buildings to develop a process that will expedite identification in Centennial of dilapidated and/or derelict housing. a. Identify dilapidated and/or derelict housing for rehabilitation or condemnation. b. Notify citizens at neighborhood association meetings when derelict or dilapidated housing have been identified. c. Work with the Bureau of Buildings to expedite the nuisance, abatement and condemnation processes when dilapidated or derelict housing is identified.			X		CCA
H4	Encourage owner-occupied housing around schools and parks.		X			CCA
H5	Regarding existing mobile home parks, work with the appropriate agency(ies) to assure that: a. Current housing code regulations regarding mobile homes are enforced. b. Transient mobile home spaces are not allowed. c. Permits and inspections are required in order to increase the number of mobile homes or when moving a mobile home onto a vacant space.		X			CCA

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
REGULATIONS						
H6	If new housing unit production lags in the Centennial neighborhood on December 31, 2005, the Bureau of Planning will begin a process to implement the Comprehensive Plan designation. New housing production will be considered to have lagged if the following conditions exist: a. Less than 500 new housing units are built in the Centennial Neighborhood between January 1, 1996 and December 31, 2005. b. More than 7000 new housing units are built in the Outer Southeast Community Plan area in the same period.	X				BOP
H7	Establish Comprehensive Plan designations as identified by the Planning Commission in the Recommended Outer Southeast Community Plan on sites in the following locations: a. 162nd north of Division: R2 b. Areas farther than 1/4 mile (3000') or a 5-minute walk from Division, Stark and Powell: R5 and R2 c. 174th and Stark: R1 d. 162nd and Stark: R1 e. Single to multi-family in Suburban Subarea: R1 and R2 f. Along Division: R1 g. South of Powell between 142nd and 148th: R5	X				BOP
H8	Limit the application of the "a", Alternative Design Density overlay zone, to locations with 1/4 mile of Stark, Division and Powell, except south of Powell east of 158th where the "a" zone will also be applied to all areas zoned R2.	X				BOP

Note: Action Charts were approved by Portland City Council by resolution. They are a starting place. All actions have an identified implementor. They were adopted with the understanding that some will need to be adjusted and others replaced with more feasible proposals. Identification of an implementor for an action is an expression of interest and support with the understanding that circumstances will affect the implementation leader's ability to take action.



Sheep and chickens on vacant lot near 174th and Stark zoned for multi-family housing

Policy 5. Public Safety

Safety, both actual and perceived, is a key element in defining the livability of an area. Centennial is a very safe neighborhood with a strong sense of well-being and livability. As the neighborhood grows, the proper steps must be taken in advance to make sure that the neighborhood maintains this low incidence of crime.

The occurrence of graffiti is currently very low in the Centennial neighborhood. Since graffiti communicates gangs, drugs, crime and danger, it can degrade a neighborhood and lower property values.

It has been shown that proper design, a planned environment, an active citizenry, along with teamwork between public officials, the police department and the neighborhood residents, can reduce the incidence and fear of crime, so as to maintain a quality of life that supports productive and happy living conditions for residents.

Such things as adequate lighting, fencing, landscaping and street design; programs such as Neighbor Watch; and close cooperation between the community, the police and public officials are successful in maintaining a low incidence of crime. Too, a very active anti-graffiti and graffiti cleanup program, in the cooperation of the police and the community, will maintain Centennials' high standards of livability and the current feeling of safety in this neighborhood.

This plan emphasizes that criminal activity will not be tolerated in this neighborhood.

Assure a secure and safe living environment for families, children, and all residents, businesses, and visitors to the neighborhood. Reduce the already low incidence of crime as the population in our neighborhood grows.

(Adopted as part of Portland's Comprehensive Plan)

Objectives:

1. Maintain and improve police, fire, and medical emergency services to an adequate level, equal to other parts of the city.
2. Continue Police, East Portland District Coalition, and Centennial Community Association Crime Prevention programs.
3. Reduce criminal activity, including eradication of gang graffiti and vandalism.
4. Continue youth crime prevention programs.

Action Chart: Public Safety

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
PS1	Develop a Centennial community policing program and office in cooperation with the Police Bureau. Promote good communications between police, EPDC, and citizen patrols so the programs will be successful.			X		CCA, PPB
PS2	Develop fire prevention programs in conjunction with the fire departments.			X		CCA, PFB
	PROGRAMS					
PS3	Request that police and fire department officials come to Centennial Community Association meetings to talk about their services.		X			CCA
PS4	Develop and identify block homes which can provide assistance to children in emergencies.			X		CCA
PS5	Establish and support a Centennial Community Association liaison with the local schools to support crime prevention in and around the schools and programs that discourage drugs and gang activity.			X		CCA
PS6	Develop a system that ensures prompt removal of graffiti and cooperation of businesses. a. Maintain paints and supplies at fire stations for graffiti cleanup operations. b. Work together with EPDC lookout volunteers to report any new graffiti and find volunteers to remove it. c. Obtain police cooperation in a strong effort to respond to areas that are targeted for gang graffiti and support strong punitive actions against perpetrators that are apprehended. d. Encourage schools, churches, and the media to portray graffiti as blighting to the community. e. Obtain help from the electric companies and the City in keeping graffiti off traffic boxes and electric boxes.			X		CCA, PFB, EPDC
PS7	Support recreation and jobs programs for local youth.		X			CCA
PS8	Include representation of residents and business persons on police and fire advisory committees.		X			CCA
PS9	Assure that landlords are provided with information on eviction techniques through the police and landlord program and assisted where possible in removing non-law-abiding tenants.		X			CCA

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
PS10	Encourage community policing and interaction with residents, businesses, and schools.		X			CCA
PS11	Support programs such as Neighborhood Watch, Citizen Patrols, Drug Free School Zones, EPDC Crime Prevention Fairs and Combat Auto Theft.		X			CCA
PS12	Compile and maintain a Centennial Community Association mailing list of people and businesses to receive notifications of crime prevention programs. a. Provide citizens with training and educational materials relating to crime prevention and identifying and reporting criminal activities such as drug sales, drug house, and gang activity. b. Provide residents with sources of information on crime prevention that covers such items as alarms, locks, lighting, environmental design, watchdogs, and gun safety.			X		CCA
PS13	Help inform business associations and businesses on crime prevention.		X			CCA, PPB
PS14	Request the appropriate agencies to take actions to prevent crime at transit shelters, shopping areas and park and ride lots. 1. Have lot attendants where possible. 2. Install "emergency-only" phones at bus stops and park and ride lots.			X		CCA
PS15	Request the Bureau of Parks and Recreation to provide transparent protecting fences for child safety around playgrounds in all parks except Parklane.			X		CCA
PS16	Work with appropriate agencies, businesses and developers to maintain good visibility through lighting and design, especially around businesses, parks and apartments. Encourage the orientation of windows and porches to face the street.		X			CCA
PS17	Encourage after school programs and sports at community schools.		X			CCA
PS18	Promote and advertise the Police Activity League (PAL) Program.		X			CCA, PPB
PS19	Request that the Centennial and David Douglas School Districts establish all school areas as drug-free zones.			X		CCA

Note: Action Charts were approved by Portland City Council by resolution. They are a starting place. All actions have an identified implementor. They were adopted with the understanding that some will need to be adjusted and others replaced with more feasible proposals. Identification of an implementor for an action is an expression of interest and support with the understanding that circumstances will affect the implementation leader's ability to take action.

Policy 6. Transportation

The major streets running through the Centennial neighborhood are used heavily by people passing through on their way to other areas. Its main east-west streets lead directly to I-205, although Powell and Division are not full interchanges. Two of the north-south streets, 148th and 162nd, are listed as transit streets, but have no bus service. The third north-south street, 174th, is listed as a pedestrian-path. It is a narrow two-lane road with no curbs or sidewalks for over 95% of the distance from Stark to Powell.

Except for Powell and 174th, the main streets have curbs, but lack completed sidewalks. Powell is a two-lane road with adequate paving for two lanes. Part of the pavement on both sides of the street have been striped for bike lanes. A safety hazard for bikes, pedestrians and vehicles is created when all modes of transportation attempt to use the same paved area.

A lot of the neighborhood streets have neither curbs or sidewalks, although there are some streets that have curbs but no sidewalks.

When buses pick up or discharge passengers along Division, Stark and Powell, they do not clear the traffic lanes.

Upgrade the transportation system, and encourage the use of all forms of transportation, including alternative modes, in the Centennial neighborhood, making sure that they are compatible with one another and with the other goals of the plan.

(Adopted as part of Portland's Comprehensive Plan)

Objectives:

1. Improve the transportation network in Centennial to City standards.
2. Reduce speeding on local streets, particularly near parks and schools.
3. Support alternate forms of transportation, such as walking and biking, and provide pedestrian and bicycle linkages within Centennial.
4. Minimize congestion and auto pollution.
5. Direct non-local traffic away from local streets.

Action Chart: Transportation

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
T1	Request completion of sidewalks and curbs on Division, Stark, Powell, 148th and 162nd, including accessible curb ramps.				X	CCA
T2	Participate in Bicycle Master Plan to identify bike routes, especially between parks and schools. Support implementation of the Bicycle Master Plan.			X		CCA
	PROGRAMS					
T3	Improve bus service on Powell, Division, and Stark.			X		TM
T4	Work with owners to install curbs and sidewalks, including provisions for handicapped use, on all other streets.			X		CCA, PDOT
T5	Regarding street lights, a. Identify areas without street lights which result in a traffic safety hazard. b. Request PDOT to improve present street lights to assure traffic safety. c. Request that street lights be erected where needed for traffic safety purposes.			X		CCA
T6	Install additional bus shelters on Stark, Division and Powell, and replace those which have been damaged and assure proper maintenance.			X		TM
T7	Support the use of environmentally sound buses.		X			CCA
T8	Regarding signals on all streets, request PDOT and ODOT to maximize traffic flow while protecting pedestrian movement and safety.			X		CCA
T9	Identify street corners where water tends to accumulate and notify PDOT promptly.		X			CCA
T10	Identify all local streets where speeding occurs, evaluating especially streets adjacent to parks and schools. a. Prioritize streets in order of importance. b. Study the use of speed bumps and photo radar to slow traffic. c. Request assistance from PDOT to resolve speeding problems.			X		CCA
T11	Request the City to repair potholes in streets.		X			CCA
T12	Request PDOT to evaluate the traffic and transportation problems listed in Appendix C. Work with PDOT on studies and methods of implementation.				X	CCA

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
T13	Request PDOT to improve street signs: <ul style="list-style-type: none"> • Include block numbers on all street signs. • Post "Dead-end" signs where this kind of street occurs. • Identify street names at all intersections. • Post a "No Parking" sign at the crosswalk at Lynch Wood School & 174th 			X		CCA

Note: Action Charts were approved by Portland City Council by resolution. They are a starting place. All actions have an identified implementor. They were adopted with the understanding that some will need to be adjusted and others replaced with more feasible proposals. Identification of an implementor for an action is an expression of interest and support with the understanding that circumstances will affect the implementation leader's ability to take action.

Neighborhood Association Advocacy Agenda

The Neighborhood Association Advocacy Agenda is for the guidance of and has been adopted by the Centennial Community Association only. These actions will be used to guide the work of the Neighborhood Association. They may also be the subject of requests for capital improvement projects and grant applications. The Community Association can advocate for these changes with the City and other bureaus.

This Advocacy Agenda is divided into two sections. Section I includes items which solely pertain to the Centennial Community Association, are beyond the scope of the plan, or are outside of the Community Association or City boundaries. Some good ideas that lack implementors are also included. Implementors are organizations or agencies which agree to take the lead responsibility for carrying out an action item.

Section II includes points that conflict with City policy, with the appropriate policy referenced. These statements are included in this document out of respect for the hard work the Centennial neighbors have brought to their plan process.

City Council took no action on this Agenda. The Advocacy Agenda is not a part of the Comprehensive Plan, the Outer Southeast Community Plan, or the adopted Centennial Neighborhood Plan. In no instance will any item included in these sections be used by the City in considering individual land use site specific issues. The presence of these items in this part of the plan does not reflect or imply any support by the City or its bureaus for these actions.

Section I

This section includes points which solely pertain to the Centennial Community Association, are beyond the scope of the plan, are outside of the Neighborhood Association or City boundaries, or are good ideas which lack implementors.

1. The following areas do not lie within the boundaries of the Centennial Community Association. However, since they are heavily used by residents of the Neighborhood or because residents feel strongly about that area, CCA wishes to make the following comments:
 - a. Maintain Powell Butte as a natural area and wildlife habitat with compatible uses of hiking, jogging, riding, biking and wildlife viewing. Educate and enforce usage of trails to minimize erosion in meadows and steep slopes. Maintain or increase Multnomah County Sheriff mounted posse patrols in Powell Butte Park.
 - b. Protect Beggar's Tick Marsh and Lava Buttes.

- c. Keep all environmental zones in place on Powell Butte, Kelly Butte, Freeway Land Company site, Beggars Tick Marsh, and Johnson Creek outside of Centennial's boundaries.
- 2. Do not zone the portion of Johnson Creek in Centennial for industrial uses. Do not zone any portion of Centennial for industrial uses which might create pollution.
- 3. Retain existing environmental zones in Centennial, especially those along Johnson Creek and Springwater Corridor.
- 4. Support the location of new multi-family housing on Stark, Division, and Powell, as shown on the Outer Southeast Current Zoning Map, May, 1993.
- 5. Retain R3 as a zoning category. Request the City to keep areas zoned R3 in 1994 as R3 into the future.
- 6. Discourage growth within neighborhood boundaries of additional mobile home parks for single-wide mobile homes.
- 7. Request that the City clean streets more frequently and institute a leaf pick-up program in Centennial.
- 8. Support the continuation of a fire station within Centennial.

Section II

This section identifies those items that conflict with City policy and/or Metro or State goals, policies or guidelines. The appropriate policy is referenced for each item.

- 9. Designate slopes greater than 15%, including the east and north slopes of Powell Butte, with environmental zoning.

The Economic, Social, Environmental and Energy (ESEE) Analysis is prepared to evaluate lands and water which are considered to contain environmental values. Slopes of 15% must contain other environmental values and qualities to justify the imposition of an environmental overlay.

- 10. Discourage new small neighborhood commercial businesses from locating in residential areas.

The City's policy is to encourage small neighborhood commercial businesses to locate in residential areas so as to encourage a greater use of bicycles and walking for shopping, to provide jobs near homes, and to recognize the close ties and sense of community between neighborhood businesses and local residents.

11. Request PDOT and ODOT to widen Powell to at least three lanes.

The City designs roads based on many criteria. Putting such a limitation on design configurations could compromise other criteria .

12. Lobby the City to reinstitute design and site review.

When parts of Outer Southeast were annexed into the City, the City tried to create parallel zoning tools in Title 33 that would allow the Planning Bureau to have something very close to the design and site review which had been allowed in Multnomah County. Since site review was administrative and basically discretionary with no appeal provisions, the City was sued. As part of the Zoning Code Rewrite Project, design and site review, except within specially designated design districts or developments meeting certain criteria, was dropped. However, Planning Commission addressed the need for elements of good design and siting by adding new quantitative standards into the Code that would take the place of design and site review in some cases.

13. Ensure fire response time to maintain the highest insurance rating possible.

The issue of response time should not be addressed in the Plan because it is part of the complicated system of dealing with public safety. Decreasing response time does not always increase public safety. Also, this is a city-wide issue.

Appendices

Appendix A
Letter of Endorsement

March 7, 1995

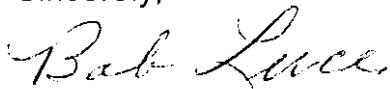
Ellen Ryker
Portland Bureau of Planning
1120 SW 5th
Portland, OR 97204

Dear Ms. Ryker:

The Centennial Community Association adopted the 1995 draft neighborhood plan at our special association meeting on February 27, 1995, with the intent to submit amendments of numerous items of community wide interest.

We collectively wish to express our vote of thanks to you for your continual patience and help with the plan development. We look forward to our future meetings, for help with the procedures required to submit plan amendments.

Sincerely,

A handwritten signature in cursive script that reads "Bob Luce".

Bob Luce, Chairman
Centennial Community Association

Appendix B

Key to Abbreviations and Implementing Organizations

BA	Business Associations
BOP	Bureau of Planning
CCA	Centennial Community Association
EPDC	East Portland District Coalition
FOPB	Friends of Powell Butte
FOT	Friends of Trees
ODOT	Oregon Department of Transportation
OSEBC	Outer Southeast Business Coalition
Parks	Bureau of Parks and Recreation
PFB	Portland Fire Bureau
PPB	Portland Police Bureau
PDOT	Portland Office of Transportation
TM	Tri-Met

Appendix C

Recommended Guidelines for Development Projects in the Centennial Neighborhood

The Centennial Community Association and residents of the Centennial neighborhood have consistently voiced their desire to retain the neighborhood's single-family homes.

When new multi-family housing is to be built in the Centennial neighborhood, this Plan requests that the developer use the following guidelines to help ensure the projects' compatibility with Centennial's established character. These Guidelines are voluntary. They are not mandatory. The hope is that buildings can be designed and sited to be satisfactory to both residents and the neighborhood association and to the developer. Residents especially encourage developers to provide significant open spaces and/or small parks, adequate landscaping, recreational areas and children's playgrounds in their developments.

The Centennial Community Association recognizes that when this Plan was adopted design and site review were not required. Should standards be prepared which would require design and site review in all situations, these guidelines would no longer be needed. In the meantime, we would encourage the City to advocate that developers contact and work with the neighborhood on their developments, using these guidelines.

1. In each multi-family development of four or more units, set aside open space adequate for all types and numbers of residents. Include a children's play area as part of the open space.
2. Place the play area away from the parking lot in a safe location. This play area should be enclosed by some type of fence, benches, wall or planters.
3.
 - a. Screen and buffer the units from noise and other nuisances through landscaping, fences, walls, and/or berms.
 - b. Use techniques of Crime Prevention Through Environmental Design (CPTED) to reduce crime.
4. Transportation-related elements
 - a. Locate driveways to ensure that traffic impacts are minimized.
 - b. Construct adequate but not excessive off street parking for tenants.
 - c. Encourage design of adequate parking located in back or side of development in small, discrete areas rather than in large expanses.
5. Provide recycling opportunities for all multi-family complexes.

6. Provide safe, convenient and direct access from entrances to adjacent sidewalks, especially to streets with transit service.
7. Provide connections to adjacent commercial development to encourage walking and biking.
8. Ensure that full street improvements are provided adjacent to the site.
9. Maintain privacy of single-family residential zones by:
 - a. Setting buildings back from the sidewalk or street.
 - b. Providing landscaping, hedges, trees, screening and/or fencing as buffers.
 - c. Encouraging developers to limit residential height to be in character with the surrounding area.

Appendix D

Traffic Issues of Importance to the Centennial Neighborhood

Location	Issues of Concern
Streets adjacent to parks and schools	<ul style="list-style-type: none"> • Speeding
Streets with potholes	<ul style="list-style-type: none"> • Dangerous situation for drivers • Mail undeliverable along some of these streets • Some drivers won't drive these streets, as, for example, some school buses and delivery vehicles.
Crosswalks, on major streets, busy crosswalks, and by schools	<ul style="list-style-type: none"> • Inadequate lighting, thereby jeopardizing safety • Paint of crosswalks on major streets are peeling and, in bad conditions, are not easily seen
<ul style="list-style-type: none"> • Division and 148th • Division and 162nd • Stark and 148th • Stark and 162nd 	<ul style="list-style-type: none"> • Right turn lanes needed at these intersections.
156th, 157th, 148th, and 174th	<ul style="list-style-type: none"> • Speeding

Appendix E
Transportation Capital Improvement Projects in Centennial

	Total Project Costs
1997-1998	
SE Jenne/174th (SE Foster to SE Powell) (roadway improvements to increase safety and capacity)	\$3,500,000