



East Portland Review

Briefing Report

May 2007

The East Portland Review...

explores community development and livability issues in Portland's eastern neighborhoods. The study focuses on the area east of 82nd Avenue, as well other parts of East Portland that were formerly in unincorporated Multnomah County.

The study includes information on community changes and trends. This will help inform potential changes in land development policy or regulation, public services, and other community development related issues.

The study's purpose is to:

Provide information on changing demographics and development in the East Portland study area

Assess issues such as levels of neighborhood change, availability of commercial services, and provision of infrastructure and community amenities

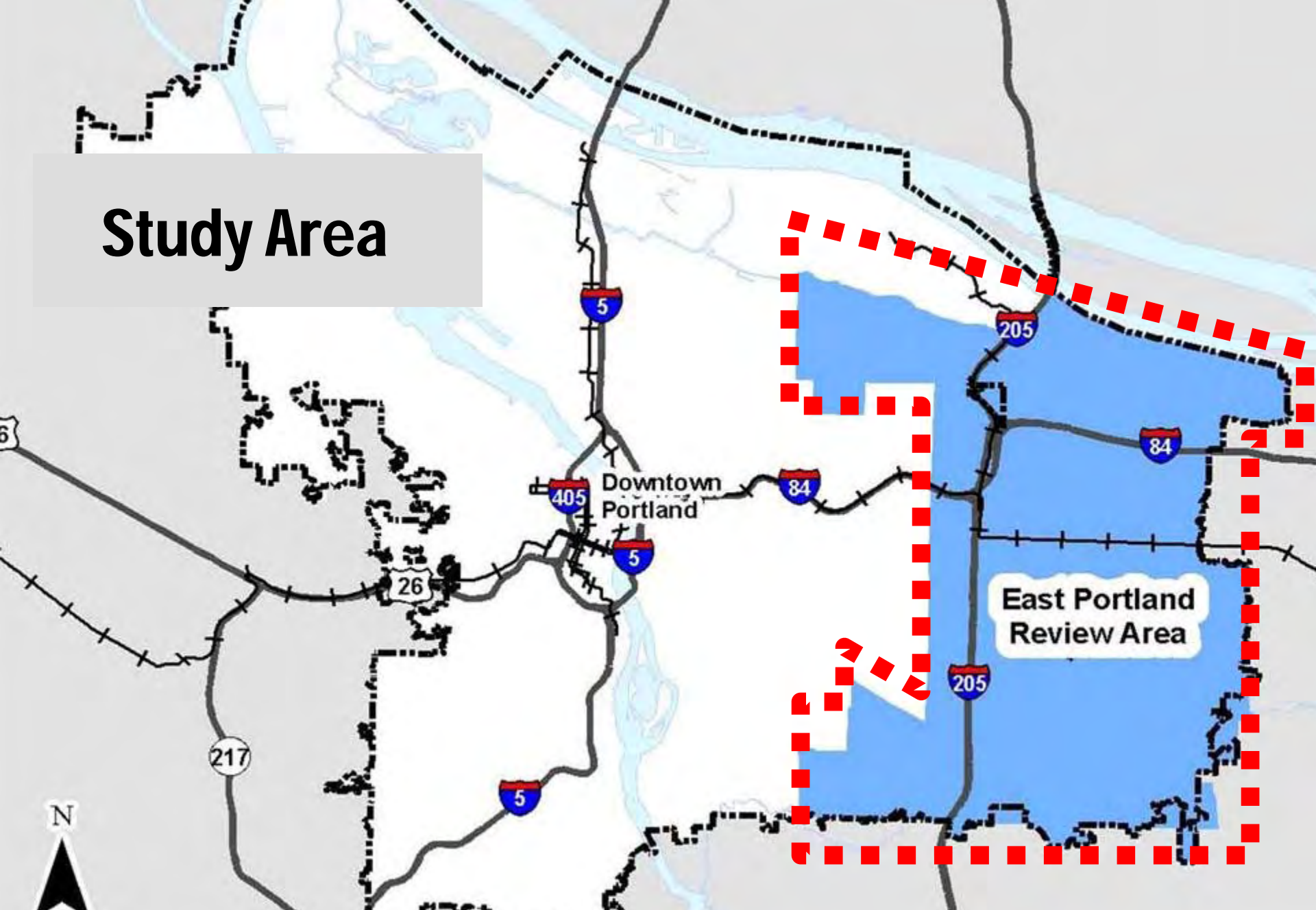
Identify community concerns for livability

Consider future work program priorities for parts of East Portland

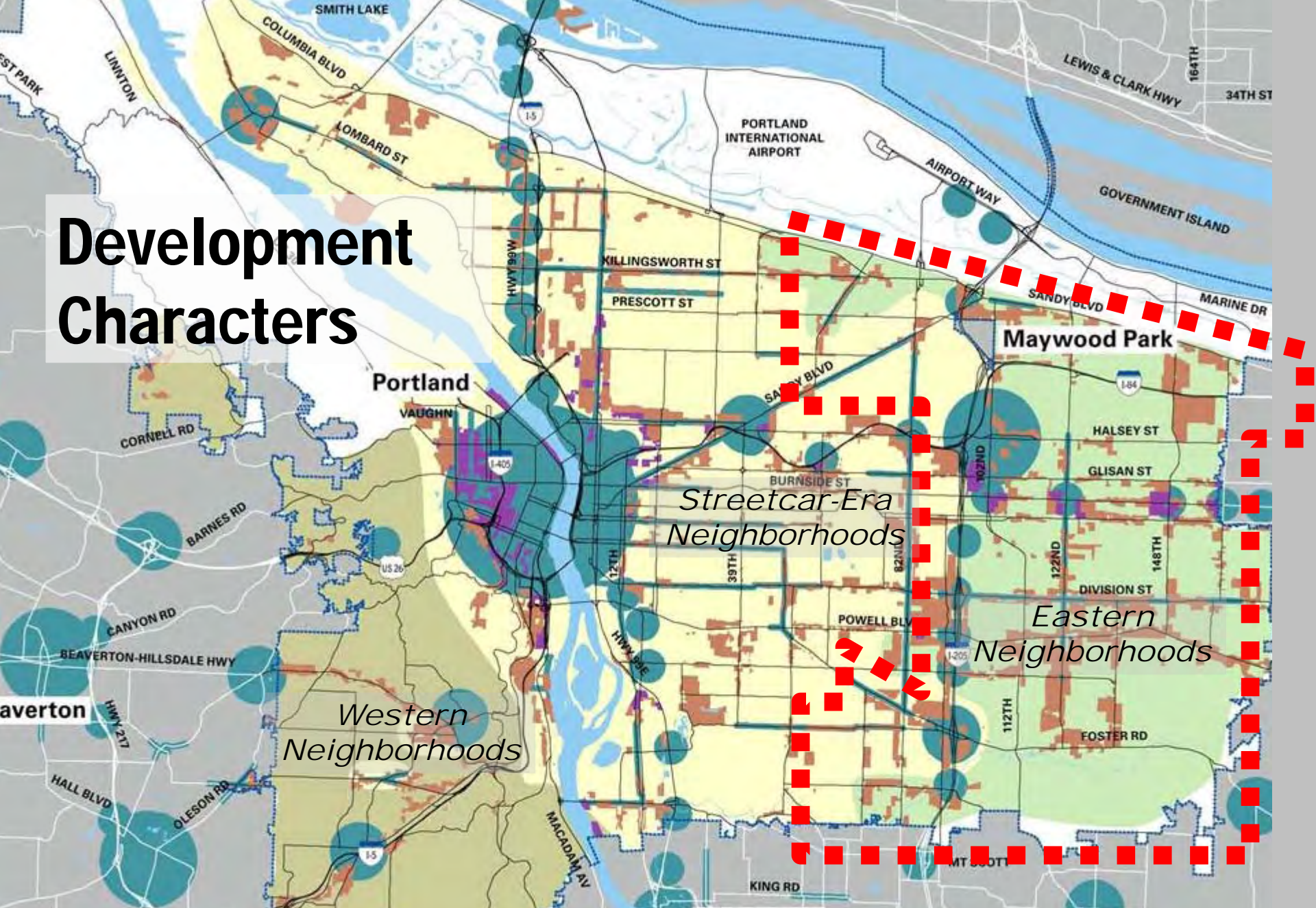
Context



Study Area



Development Characters



Beaverton

Annexation Timetable

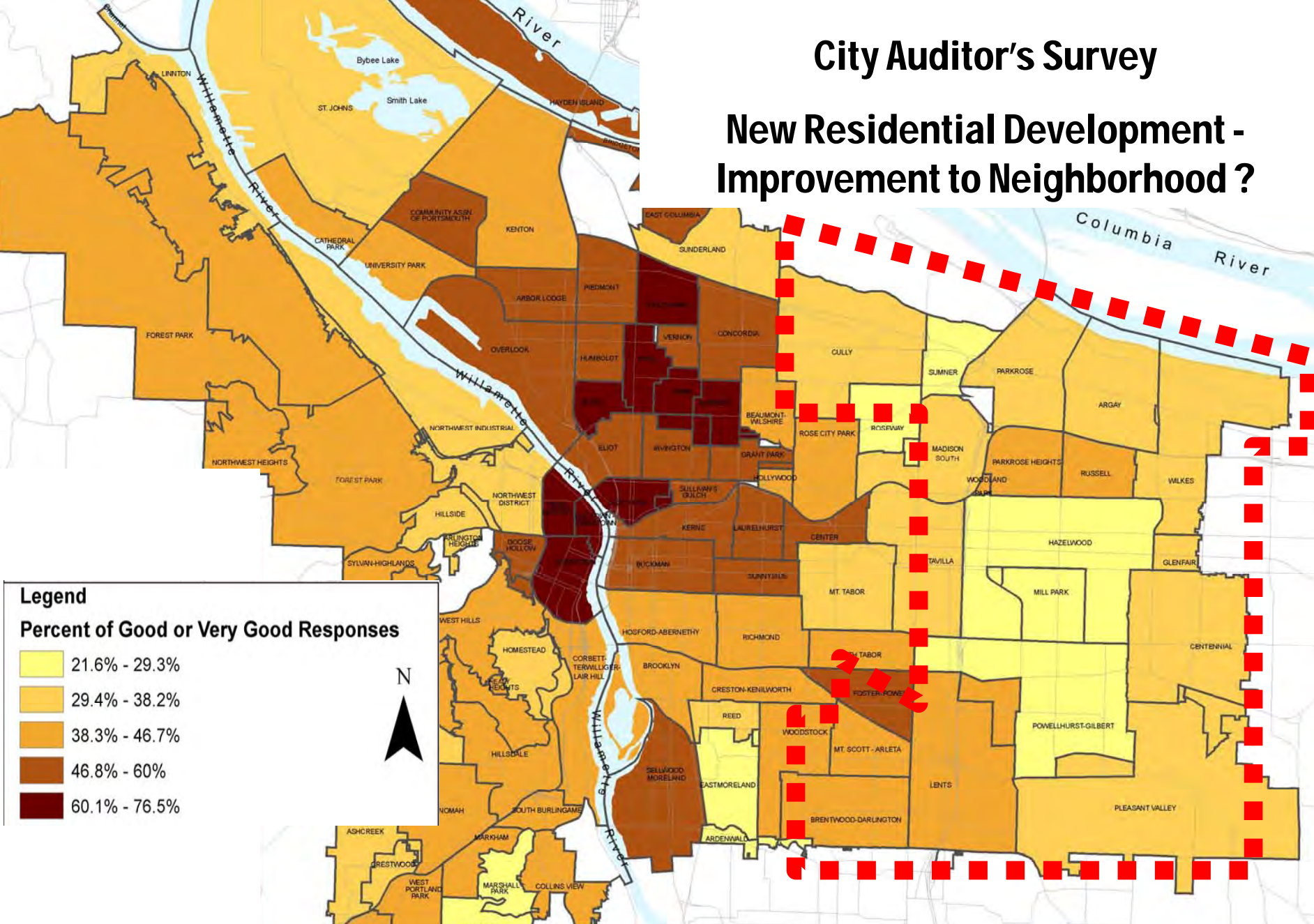
Annexations by Year



east portland review

City Auditor's Survey

New Residential Development - Improvement to Neighborhood ?



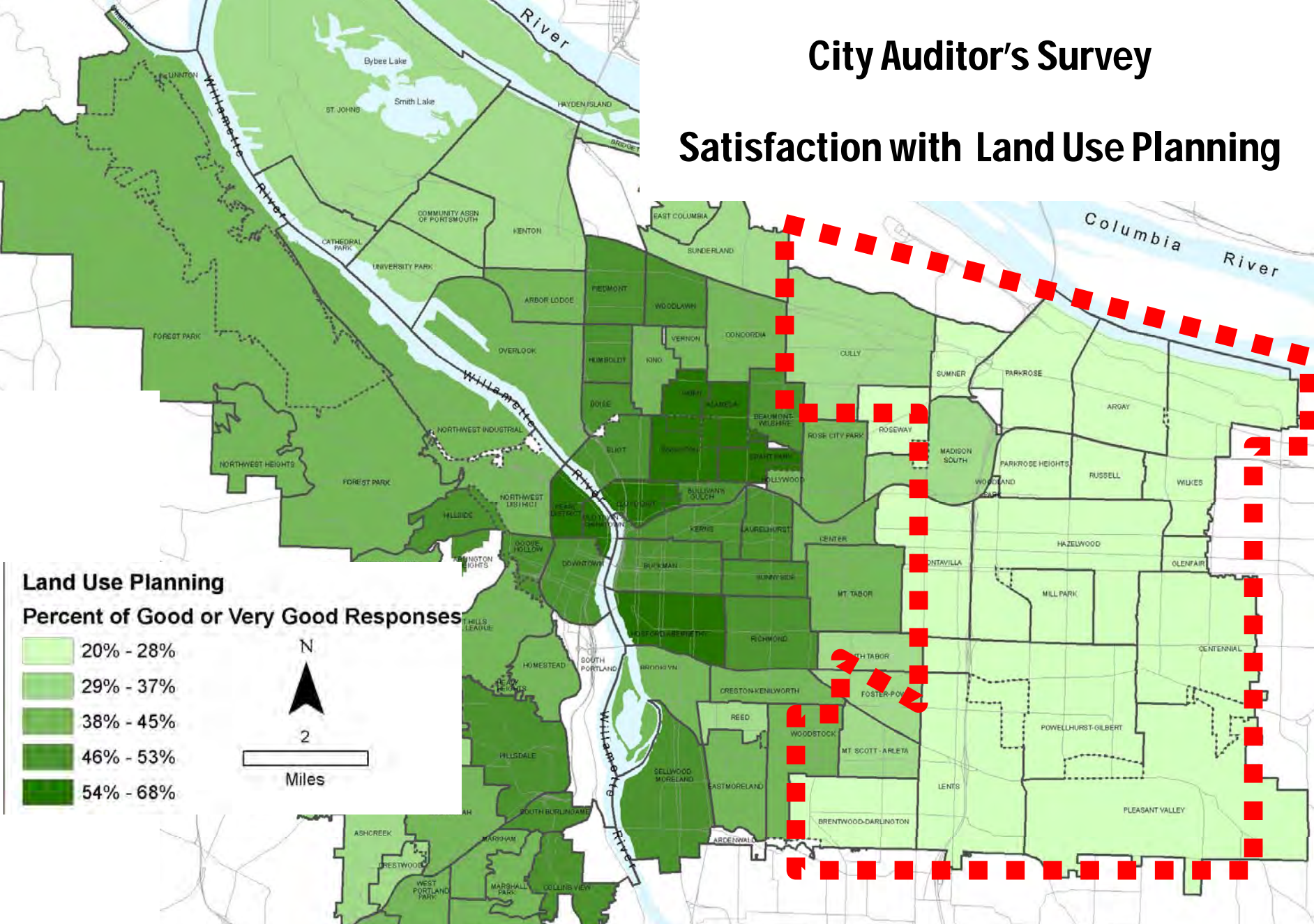
Legend
Percent of Good or Very Good Responses

- 21.6% - 29.3%
- 29.4% - 38.2%
- 38.3% - 46.7%
- 46.8% - 60%
- 60.1% - 76.5%



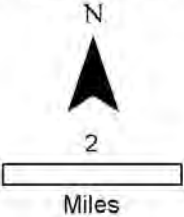
City Auditor's Survey

Satisfaction with Land Use Planning



Land Use Planning
Percent of Good or Very Good Responses

- 20% - 28%
- 29% - 37%
- 38% - 45%
- 46% - 53%
- 54% - 68%



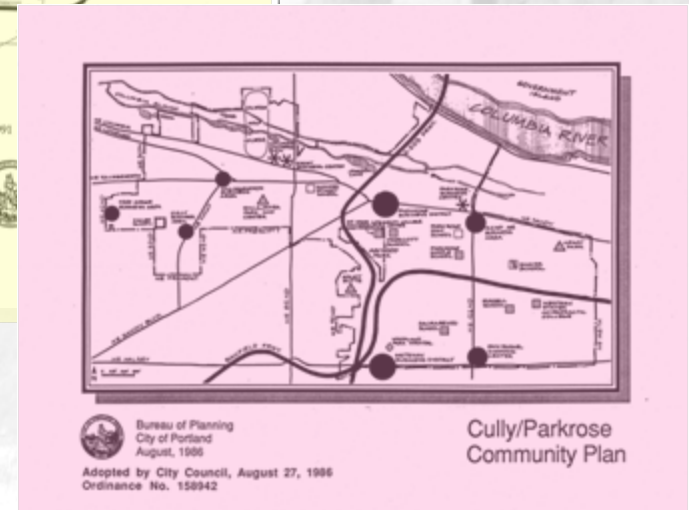
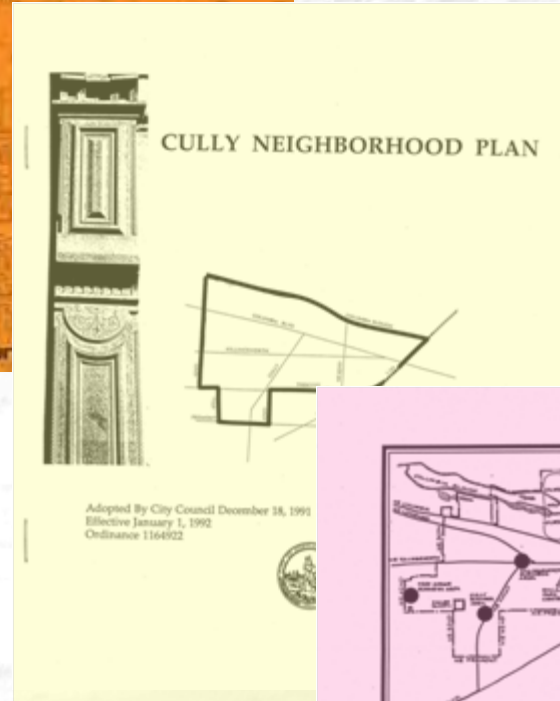
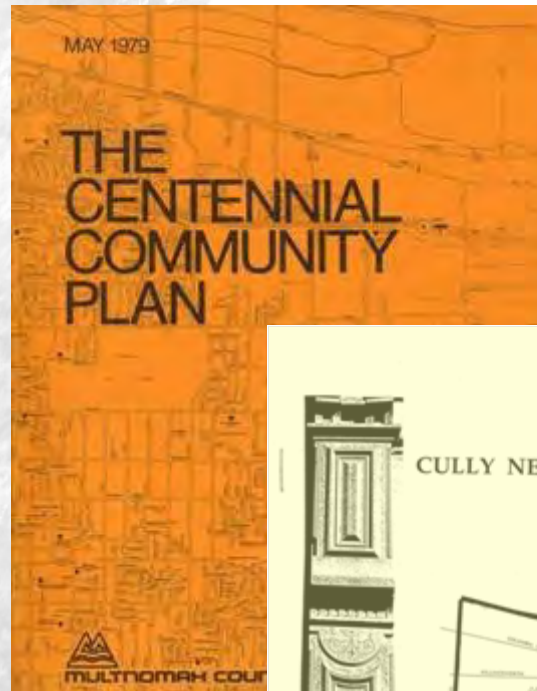
Planning Efforts

Multnomah County Plans (1979)

- Policies for specific areas
- Identified needs

Cully/ Parkrose Plan (1986)

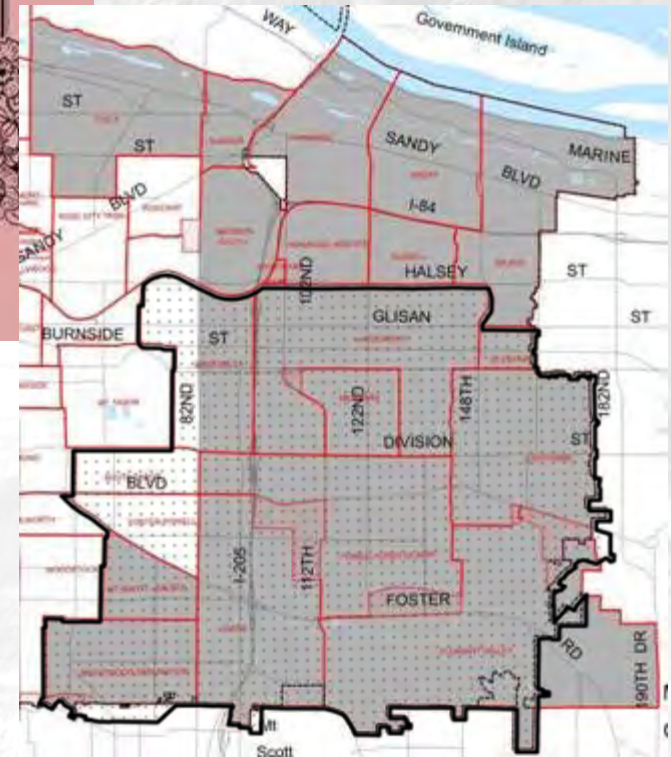
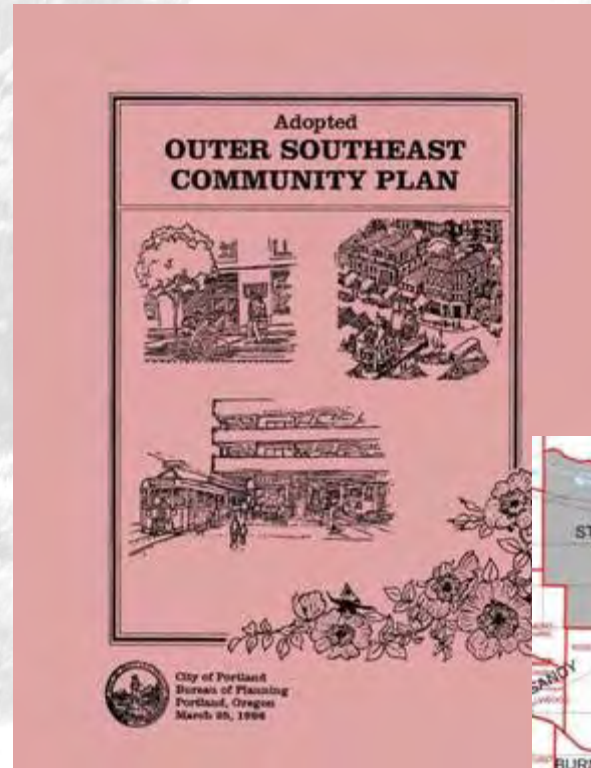
Cully Neighborhood Plan (1992)



Planning Efforts

Outer Southeast Community Plan (1996)

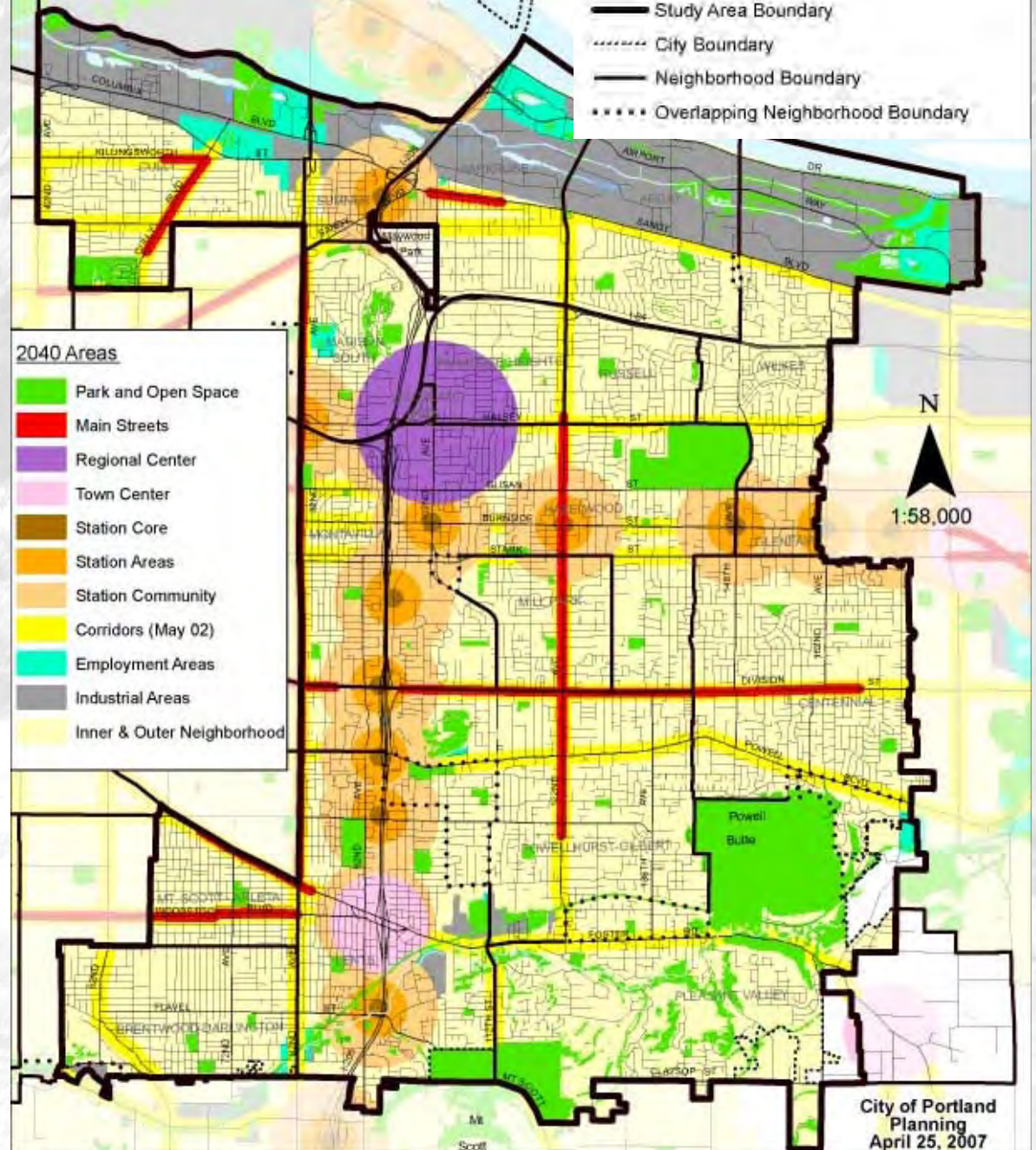
- Policies
- Zoning
- Plan Districts
- 2040 Concepts
- Goals
 - 14,000 Housing Units
 - 6,000 Jobs



Planning Efforts

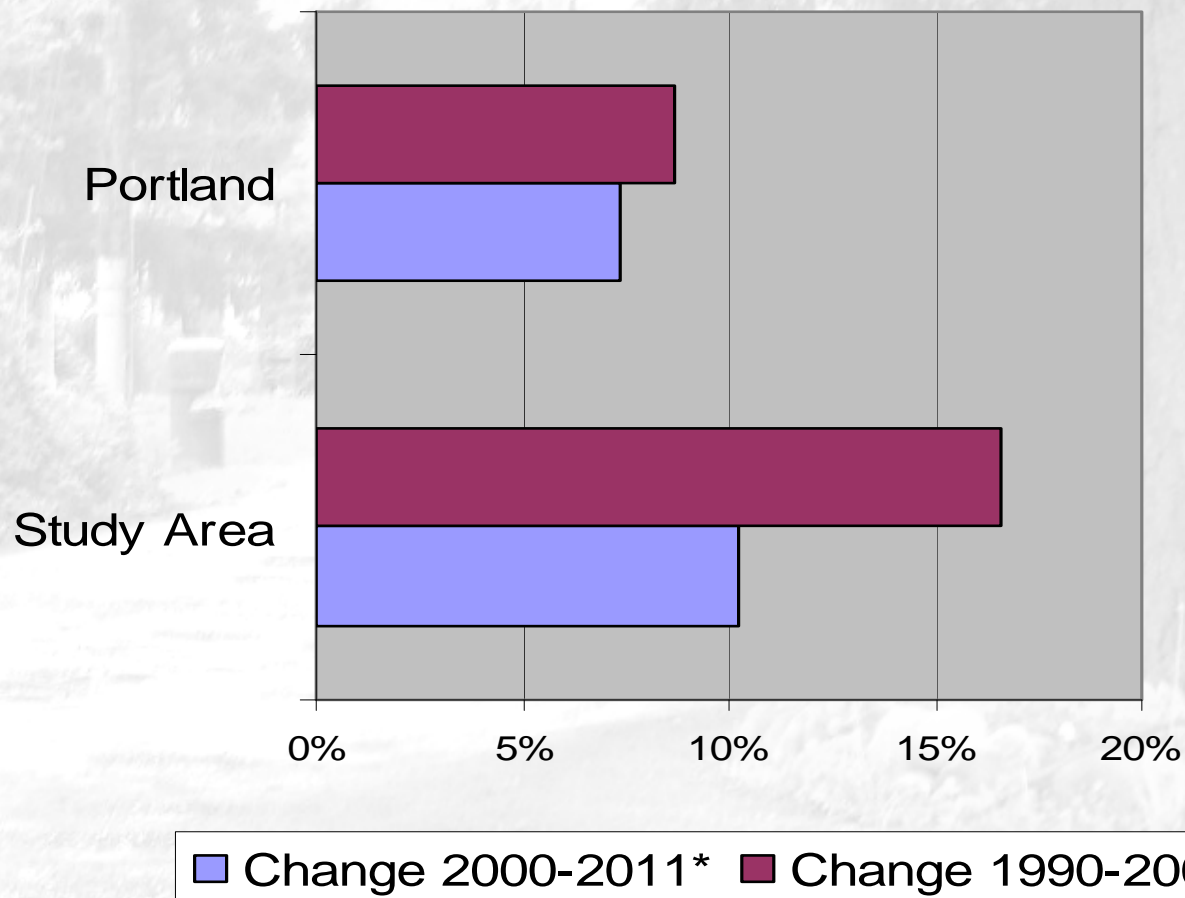
Metro 2040 (1995)

- Directs Growth
- Centers: Gateway, Lents
- LRT Stations
- Main Streets
- Corridors



Population Growth

Area is growing
at a faster rate
than Portland
overall



Data Source: ESRI Business Analyst

Racial Diversity

Area is becoming more racially diverse, and at a faster rate than Portland overall

Non-White Population

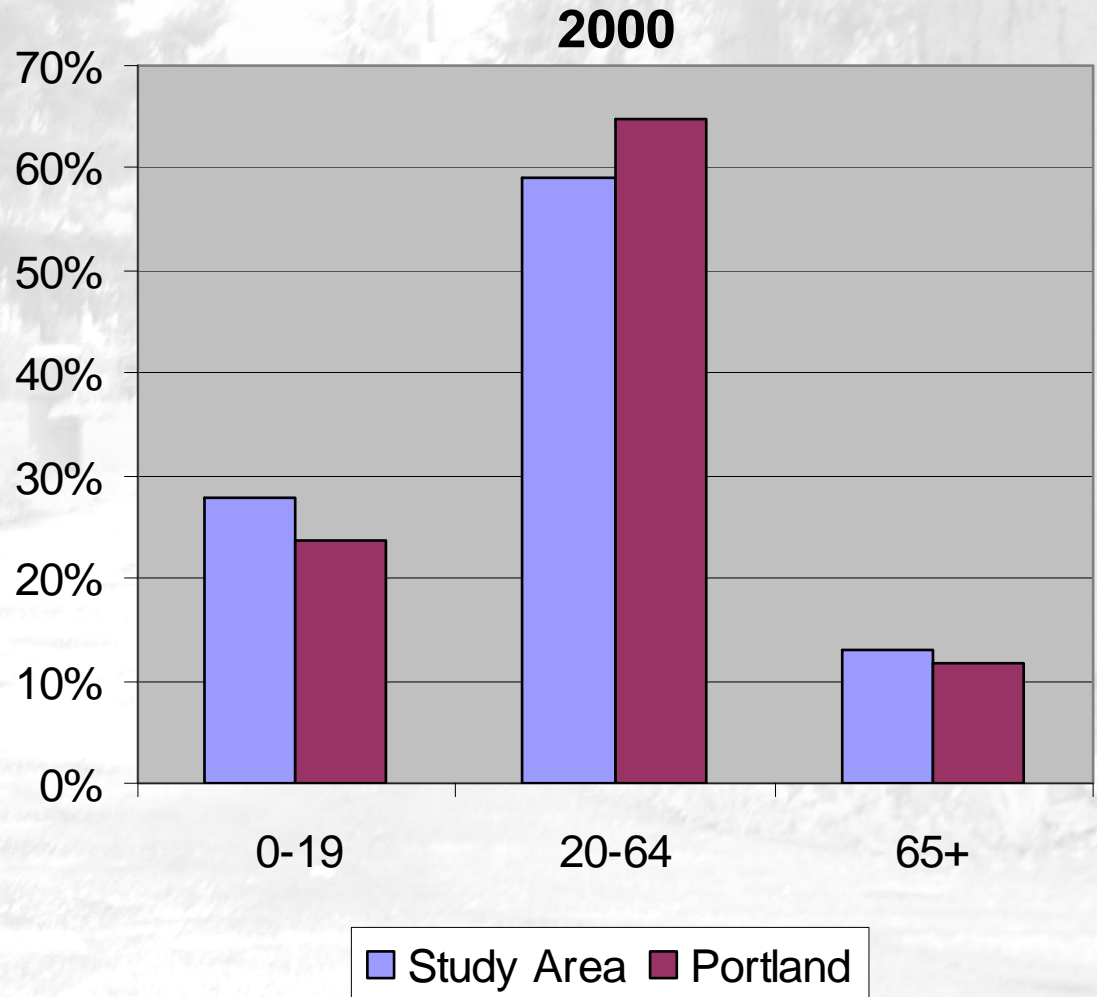
| | Study Area | Portland |
|-------|------------|----------|
| 1990 | 12% | 17% |
| 2000 | 24% | 22% |
| 2011* | 30% | 27% |

Data Source: ESRI Business Analyst

Age of Population

The study area has a higher percentage of children and seniors than Portland as a whole.

- **65+ years**
% declines over time
- **19 - years**
% remains stable



Data Source: ESRI Business Analyst

Age of Population

While the 19 and under percentage is stable, the numbers are growing:

- *1990-2000: + 8533*
- *2000-2011: + 2800*



Data Source: ESRI Business Analyst

Median Incomes

Fewer neighborhoods meet or exceed Portland median income over time.

Cully, Mt. Scott, Sumner, and Woodland Park neighborhoods gain income.

| Neighborhood | 1990 Median % | 2000 Median % | 2011 Median % |
|-------------------------|-----------------|-----------------|-----------------|
| ARGAY | 139% | 101% | 95% |
| BRENTWOOD/DARLINGTON | 89% | 89% | 89% |
| CENTENNIAL | 109% | 97% | 97% |
| CULLY | 84% | 90% | 93% |
| GLENFAIR | 80% | 74% | 67% |
| HAZELWOOD | 107% | 94% | 96% |
| HAZELWOOD/MILL PARK | 99% | 100% | 97% |
| LENTS | 89% | 88% | 84% |
| MADISON SOUTH | 114% | 107% | 109% |
| MILL PARK | 95% | 81% | 82% |
| MONTAVILLA | 98% | 96% | 98% |
| MT. SCOTT-ARLETA | 87% | 89% | 89% |
| PARKROSE | 95% | 89% | 90% |
| PARKROSE HEIGHTS | 107% | 100% | 99% |
| PLEASANT VALLEY | 158% | 140% | 134% |
| POWELLHURS-GLBT | 96% | 93% | 95% |
| RUSSELL | 132% | 120% | 117% |
| SUMNER | 100% | 102% | 103% |
| WILKES | 131% | 101% | 96% |
| WOODLAND PARK | 90% | 98% | 91% |
| CITY OF PORTLAND | \$25,812 | \$40,150 | \$60,400 |

Data Source: ESRI Business Analyst

Residential Development

The study area has accommodated 38% of all Portland's new residential units from 1996 to 2006.

| Unit Type | Portland | Study Area | % of Portland Total |
|-----------------|----------|------------|---------------------|
| Single Dwelling | 10826 | 5356 | 49% |
| Rowhouse/Duplex | 3937 | 1801 | 46% |
| Multi Dwelling | 21613 | 6571 | 30% |
| Total | 36376 | 13278 | 38% |

The study area = 26% of Portland's land area

Outer Southeast Community Plan area 1996 to 2006:
11,900 units – 85% of 20 year goal

Planning Issues

Issue 1: Infill development in single-family residential zones

- Lot sizes and shapes
 - small and narrow lots
 - flag lots
- Scale of new houses in existing neighborhoods
- Design of skinny houses and rowhouses



Many of the new homes in Mill Park in outer Southeast tower over the neighborhood's original houses, striking some people as out of place. PHOTOS BY BRENT WOLANIN/THE OREGONIAN



Infill, density irritate longtime neighbors

By Kimberly A.C. Wilson
THE OREGONIAN

Sharon Bohan feels hemmed in. All around her low-slung, 1950s ranch in Southeast Portland's Mill Park community, new, taller infill homes loom.

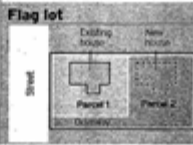
A two-story house built on a flag lot abuts the backyard fence, its tiny bathroom window looking down into her asparagus plantings.

Across the street, a new two-story house peeks over a brown and tan ranch-style home.

And coming soon to the eastern edge of her lot, now

an opening to the sky framed by towering cedars and dense bushes, another two-story home.

Bohan grits her teeth. "Right in that empty space, where I watch the sun rise from my deck, that's where a house is going, two stories high, blocking out the sky."



PAUL MARTIN/THE OREGONIAN

Portland's efforts to increase density without creating suburban sprawl have helped fuel development in urban areas around town, bringing new neighbors to old neighborhoods. But where Bohan lives, and in similar outer Southeast areas that resemble a Brady Bunch subdivision rather than an "I Love Lucy" cityscape, density can feel like a ride on a rush-hour bus.

Mill Park, a mile or so east of Interstate 205, is a modest neighborhood of small '50s-era, ranch-style starter homes set on deep, tree-lined lots. Brick fronts and driveways

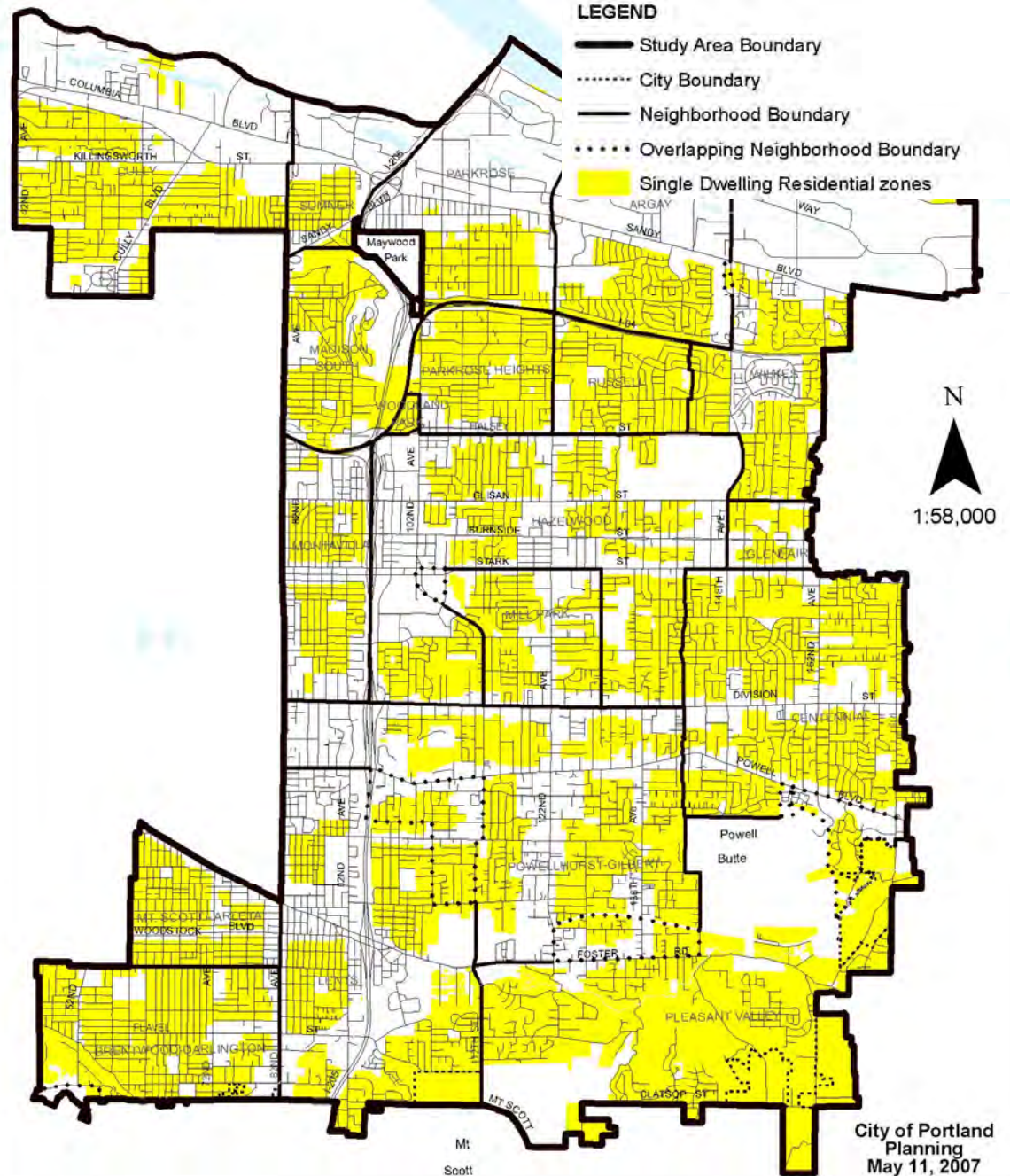
abound. Towering cedar and fir trees and the occasional 1½-story home once were the tallest things in the neighborhood.

Then homeowners began to carve flag lots around their houses, and developers who razed old homes erected pairs of tall, skinny houses in their place. Complaints piled up that the new buildings didn't fit in.

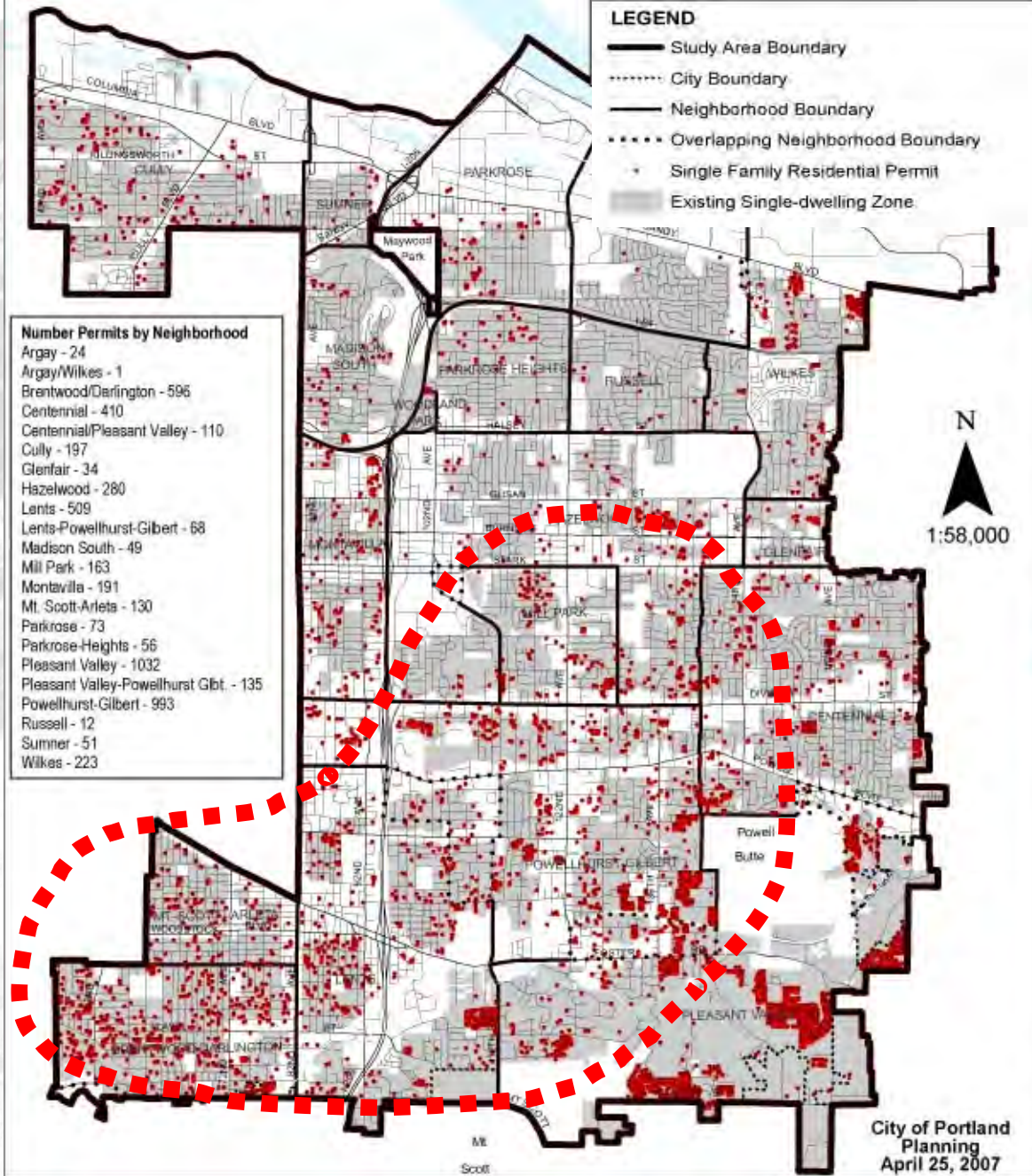
"The main concern I hear about is that new houses loom above the existing houses," says Richard Bobby, director of the East Portland Neighborhood Office. "There'd be a lot less concern if people were



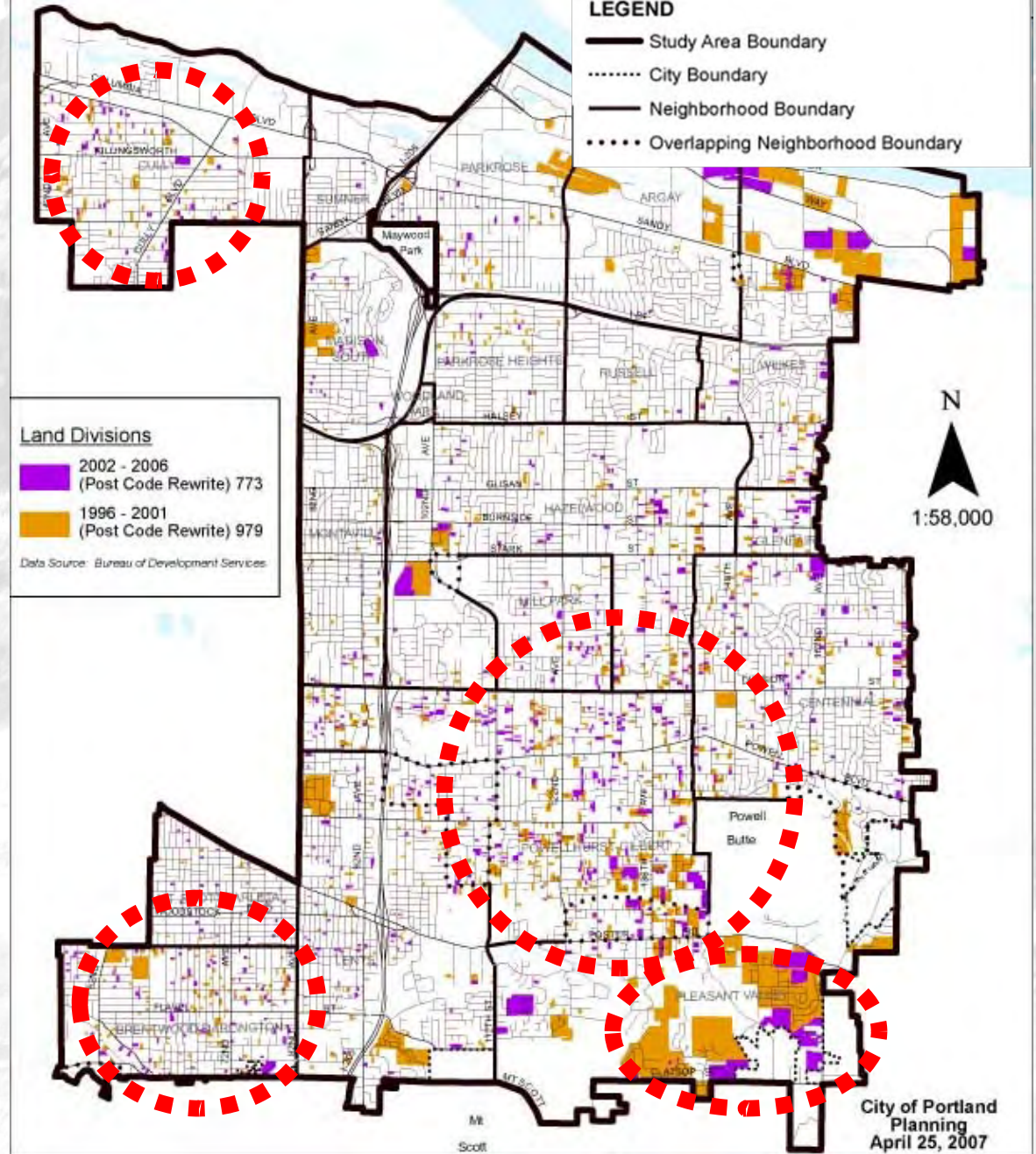
Single Family Zoning



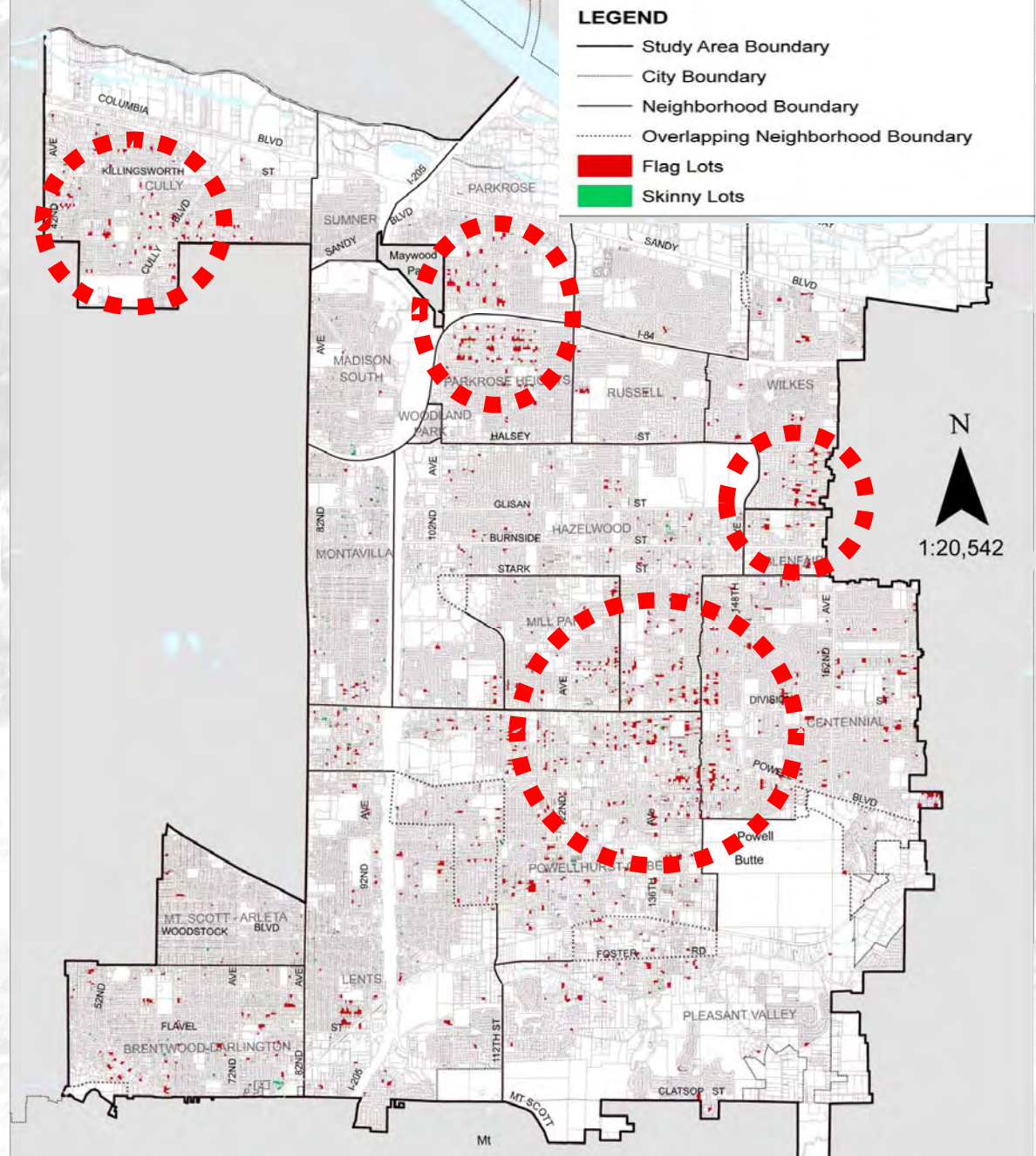
Single Family Development 1996-2006



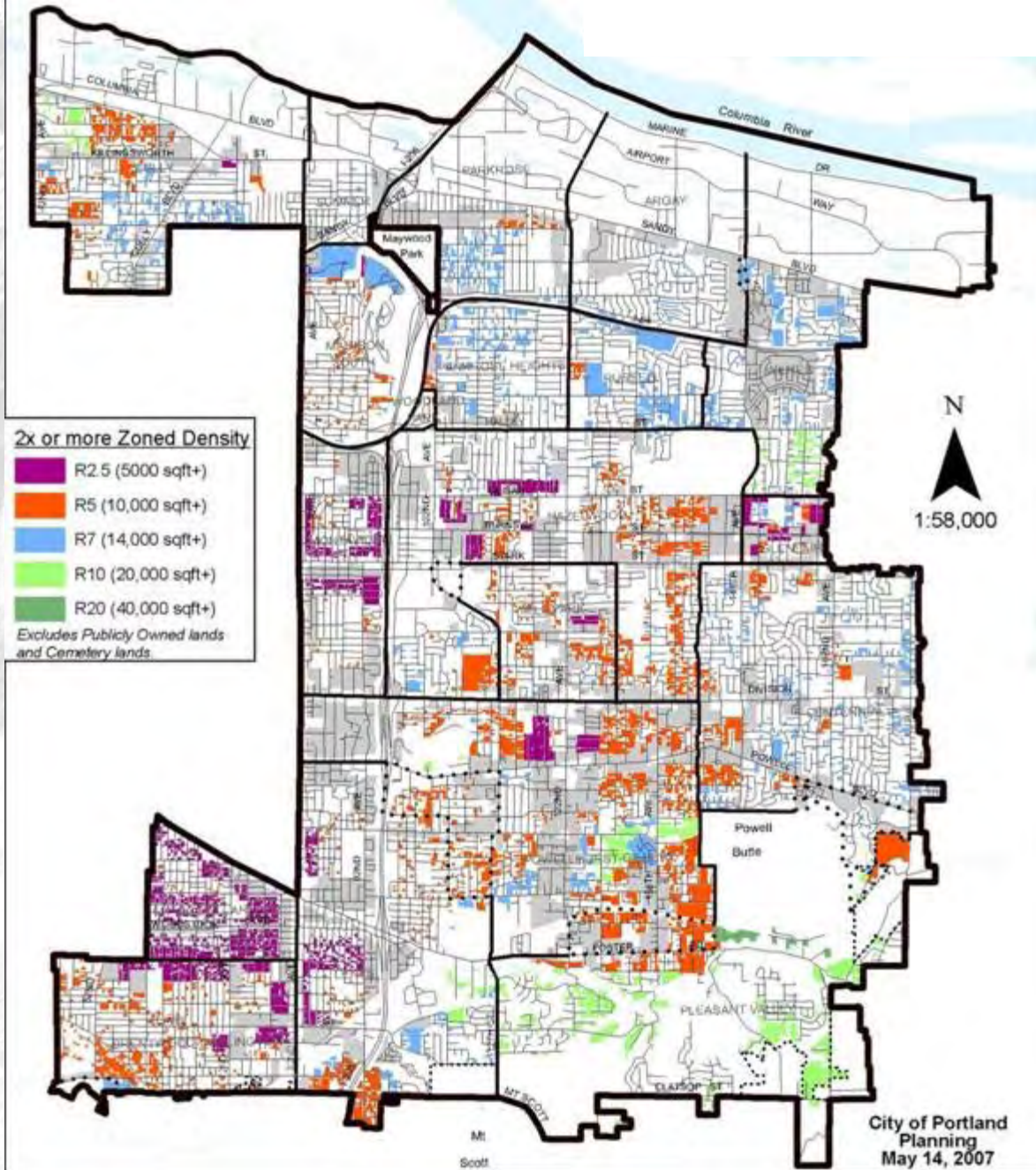
Land Divisions 1996-2006



Flag Lots and Skinny Lots



Potential SFR Infill Lots



Issue 2: Multi-dwelling development: apartments, rowhouses

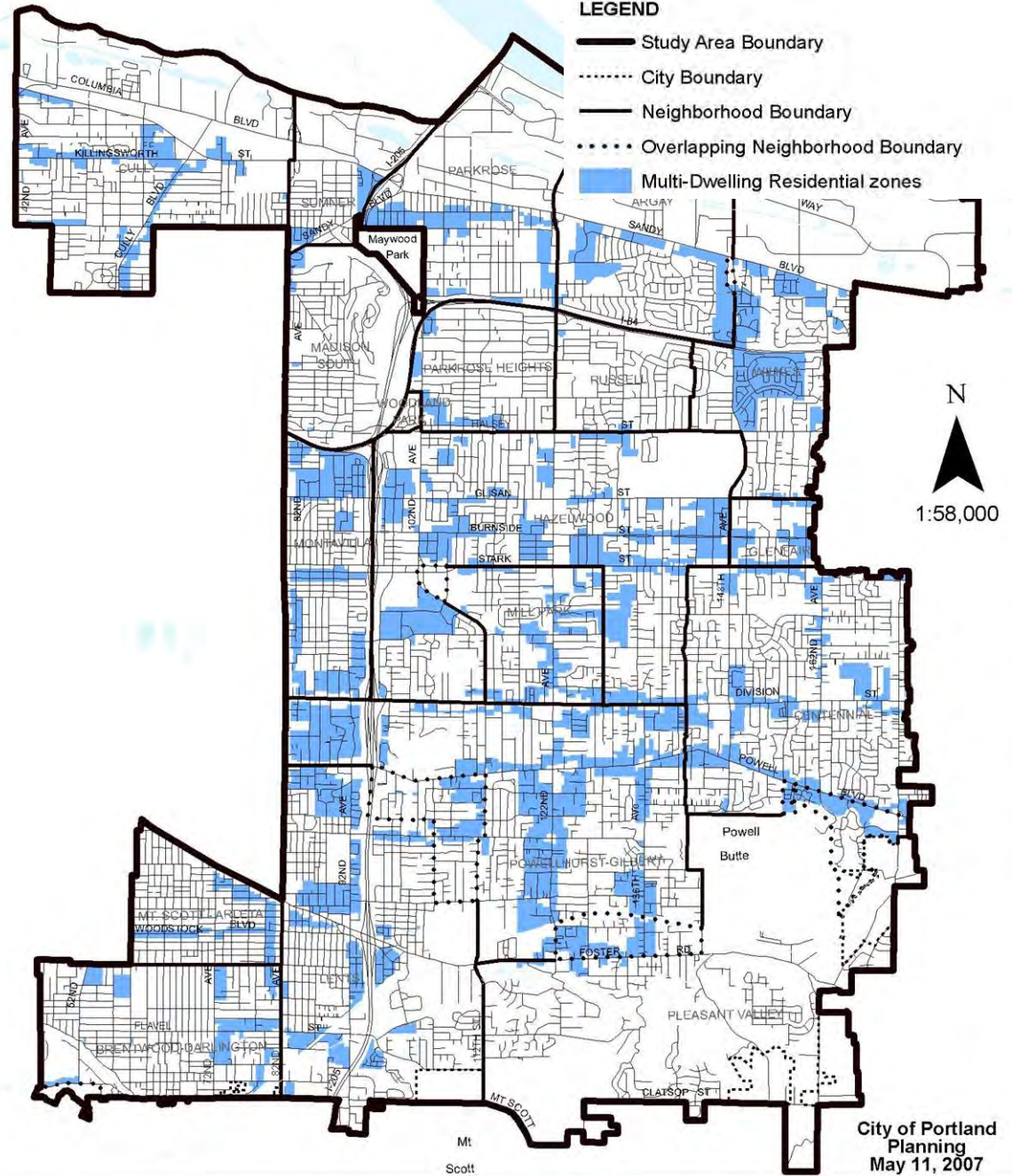
- **Design and quality**
- **Lack of on-site amenities**
- **Transitions to single-family areas**
- **Extent of multi-dwelling areas**



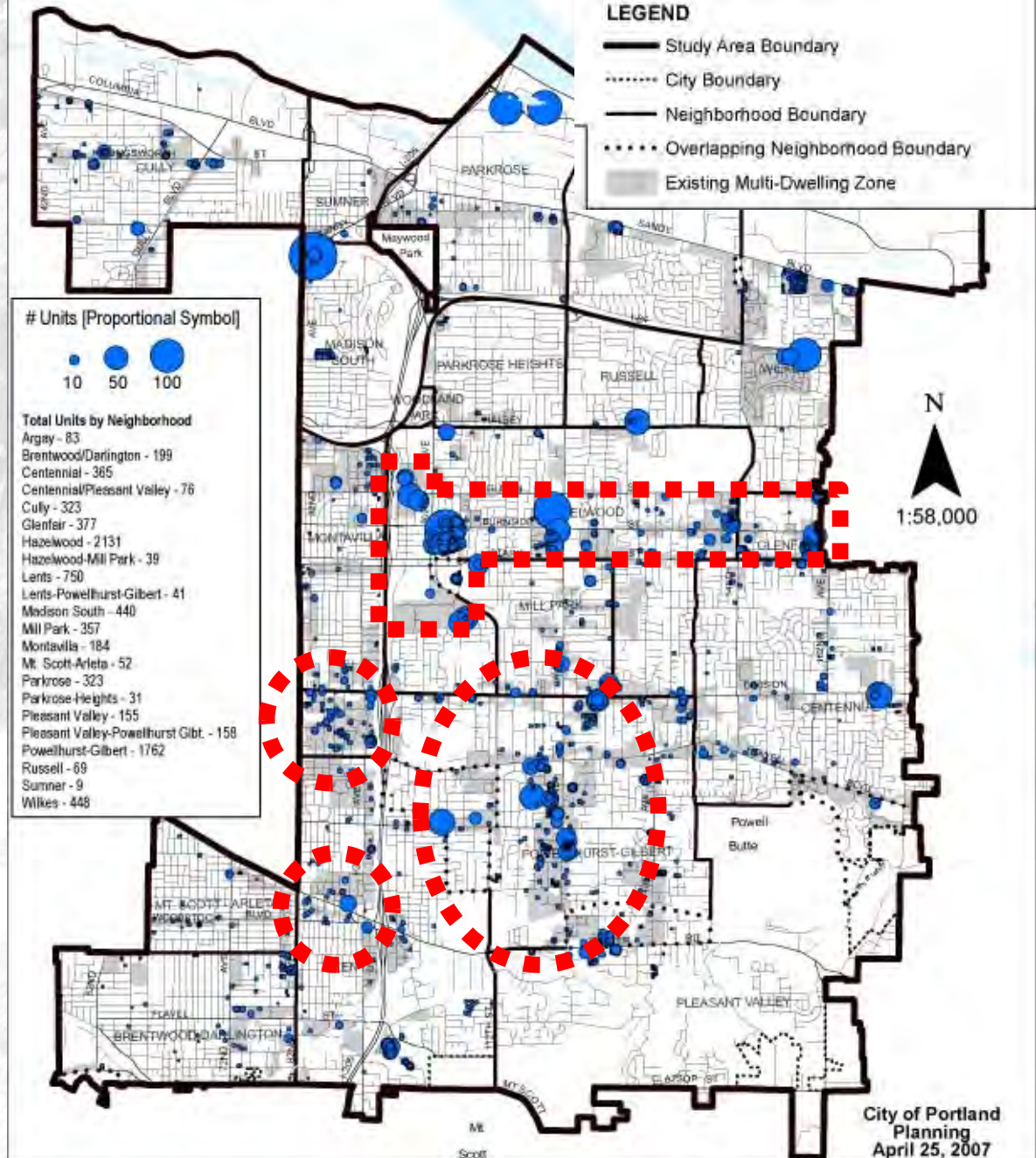




Multi-Dwelling Zoning

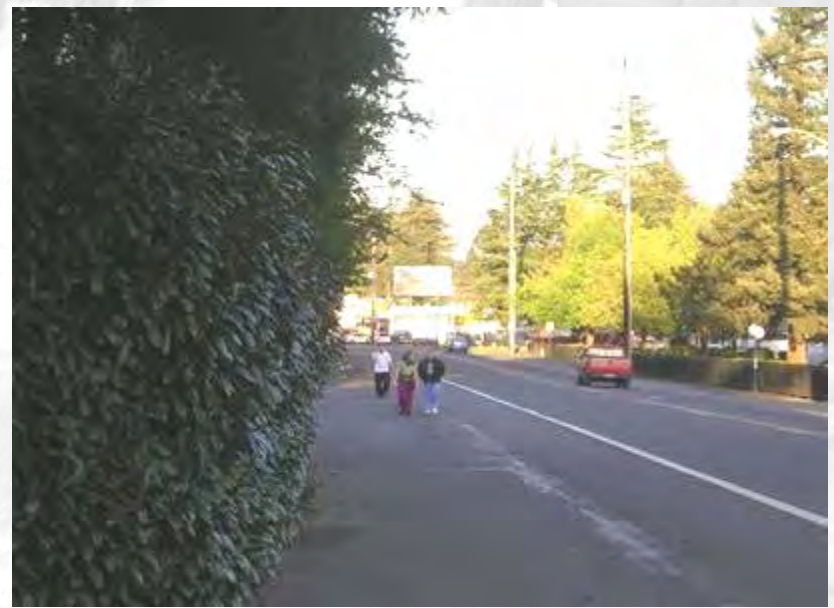


Multi-Dwelling Development 1996-2006

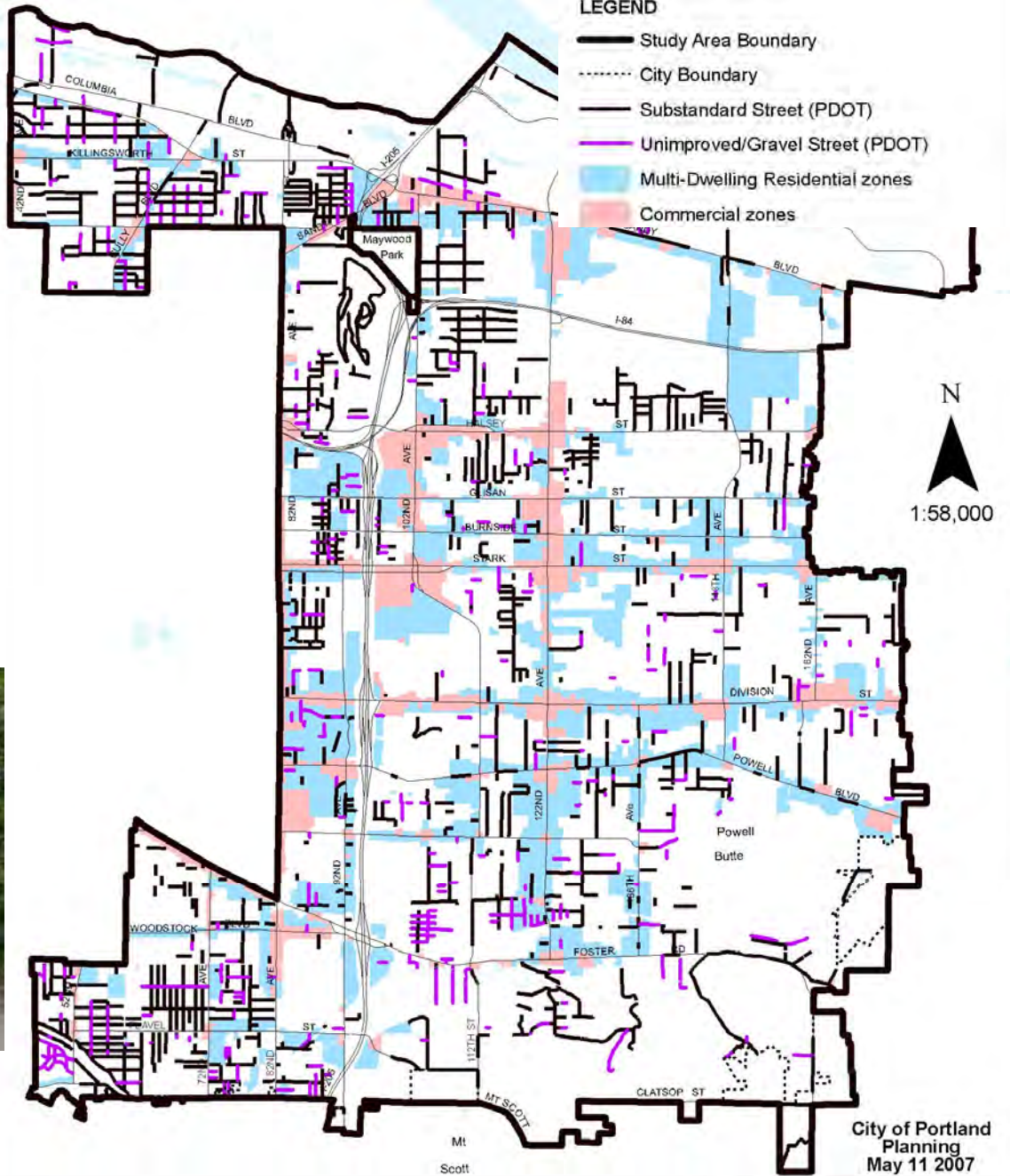


Issue 3: Transportation system

- **Unimproved and substandard local streets**
- **Pedestrian safety and comfort**
- **Traffic congestion on arterials**
- **Connections between and to local streets**
- **North/south transit service and connections to MAX**



Unimproved and Substandard Streets



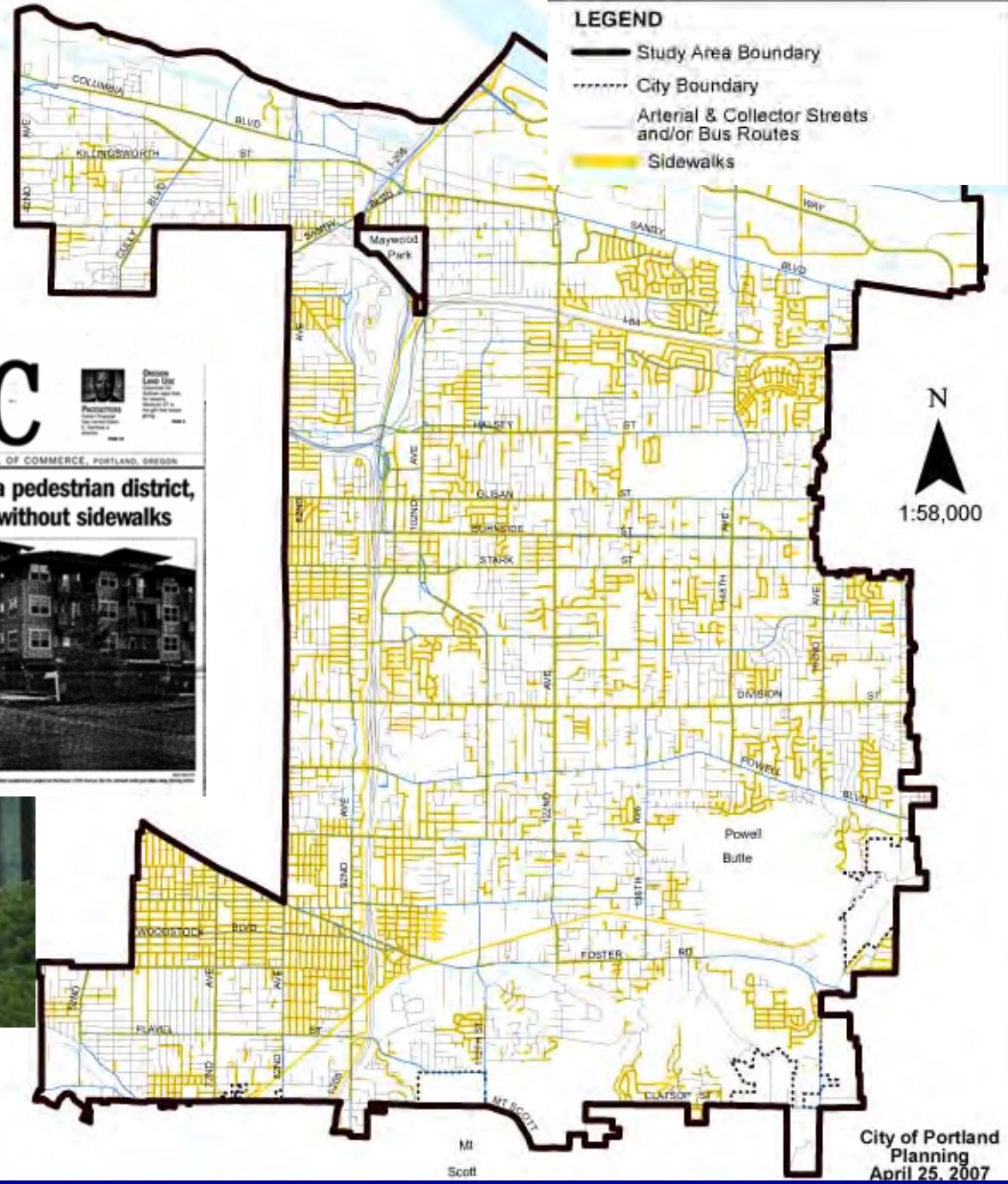
Sidewalk Network

DJC
 THE DAILY JOURNAL OF COMMERCE, PORTLAND, OREGON

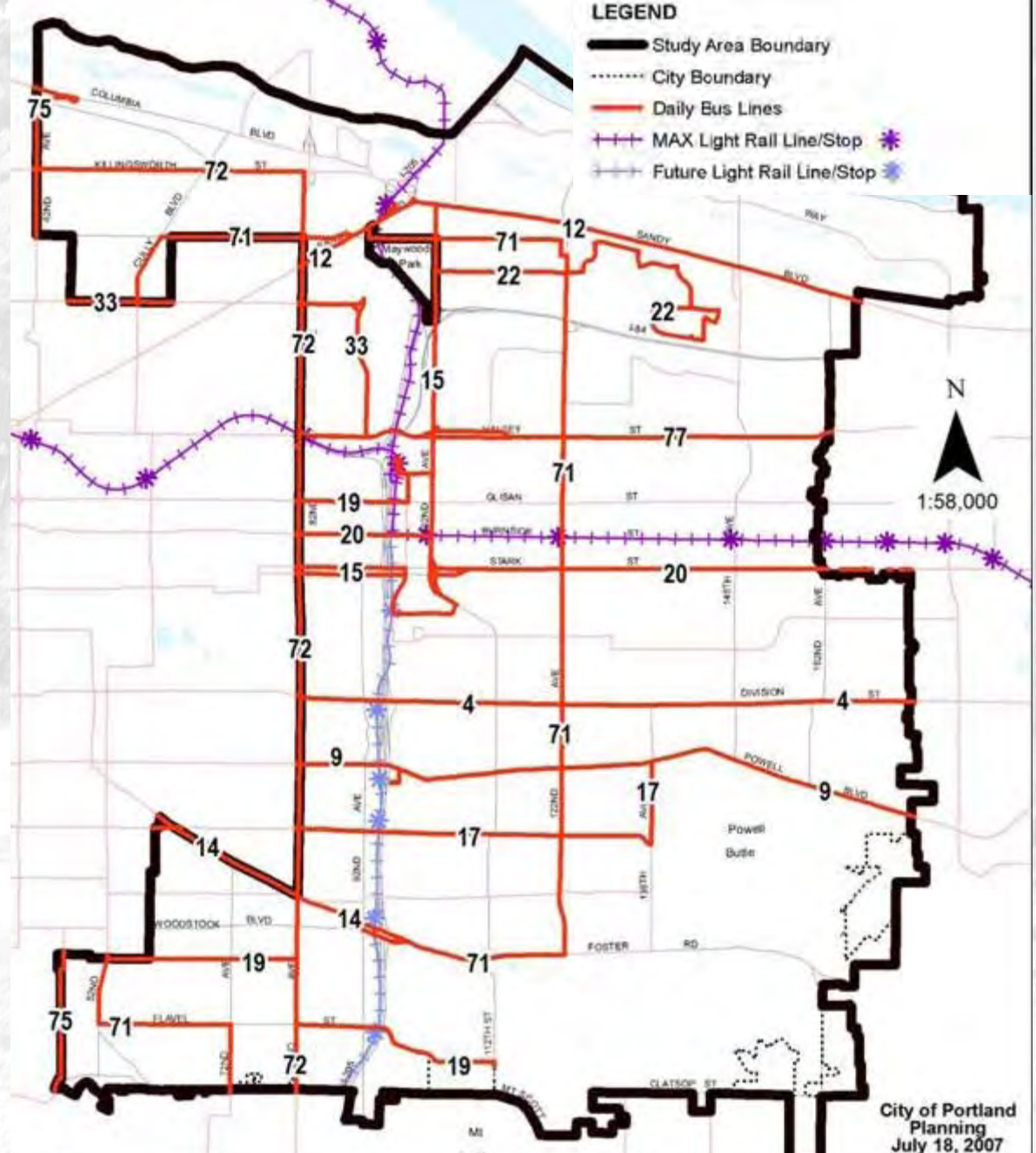
Gateway's a pedestrian district, but one without sidewalks



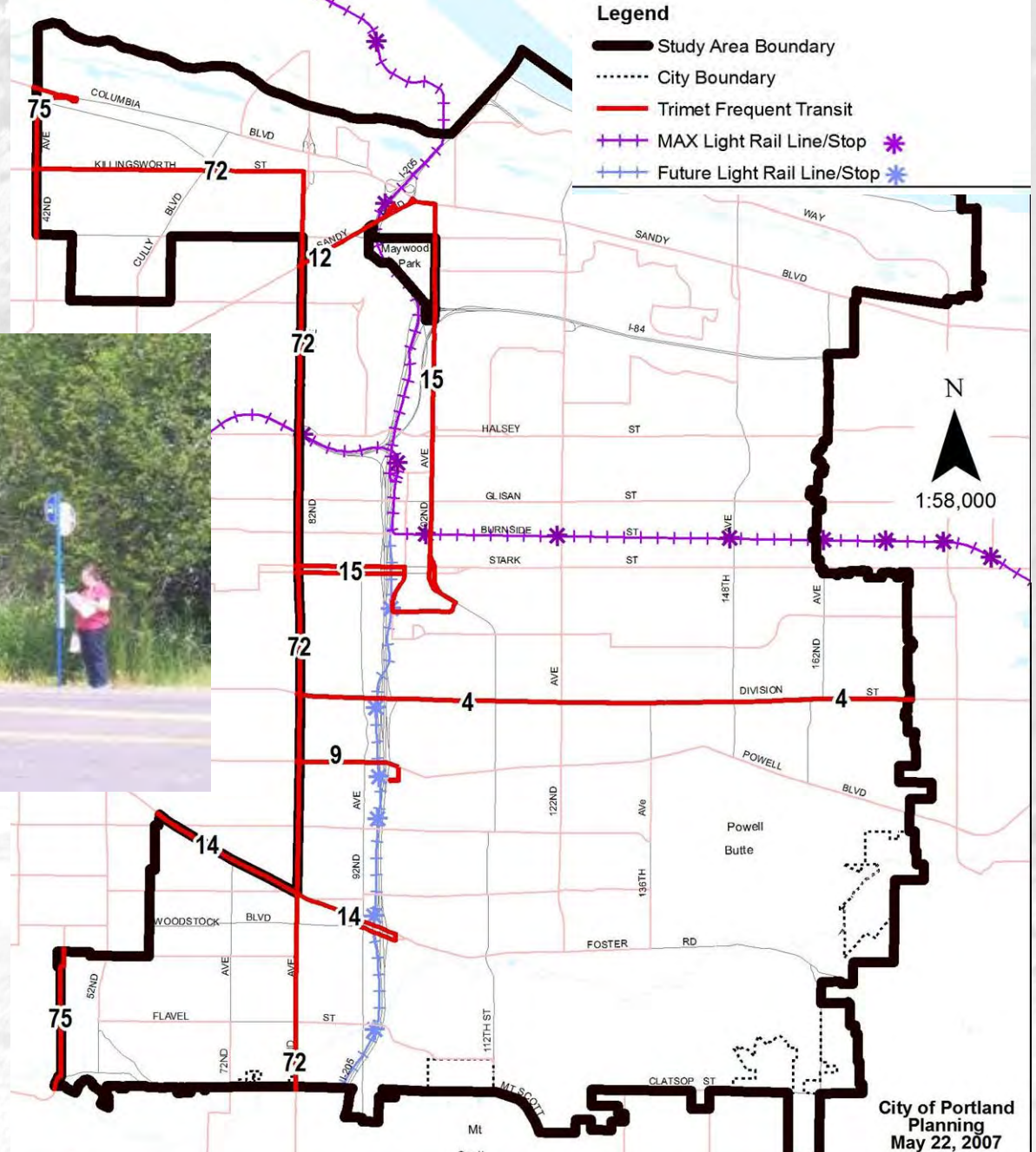
This photo is reprinted from Gateway News, a neighborhood newsletter published by Gateway Residents Association. The photo is not intended to represent the entire area. Gateway News is published by the staff of the office.



Transit System Daily Service



Transit System Frequent Service

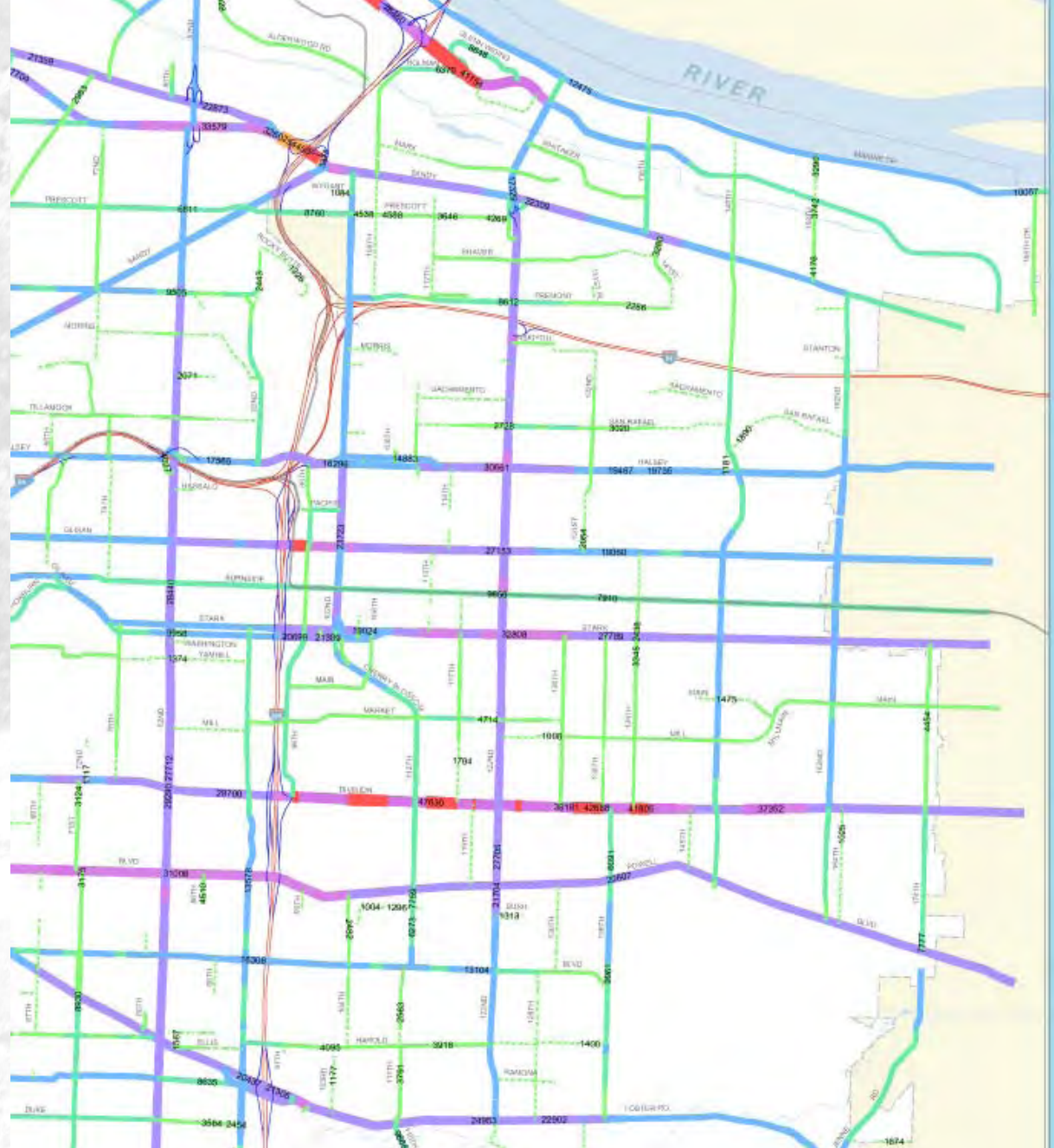


Traffic

Estimated Average Daily Traffic (ADT)

Interpolated Volume

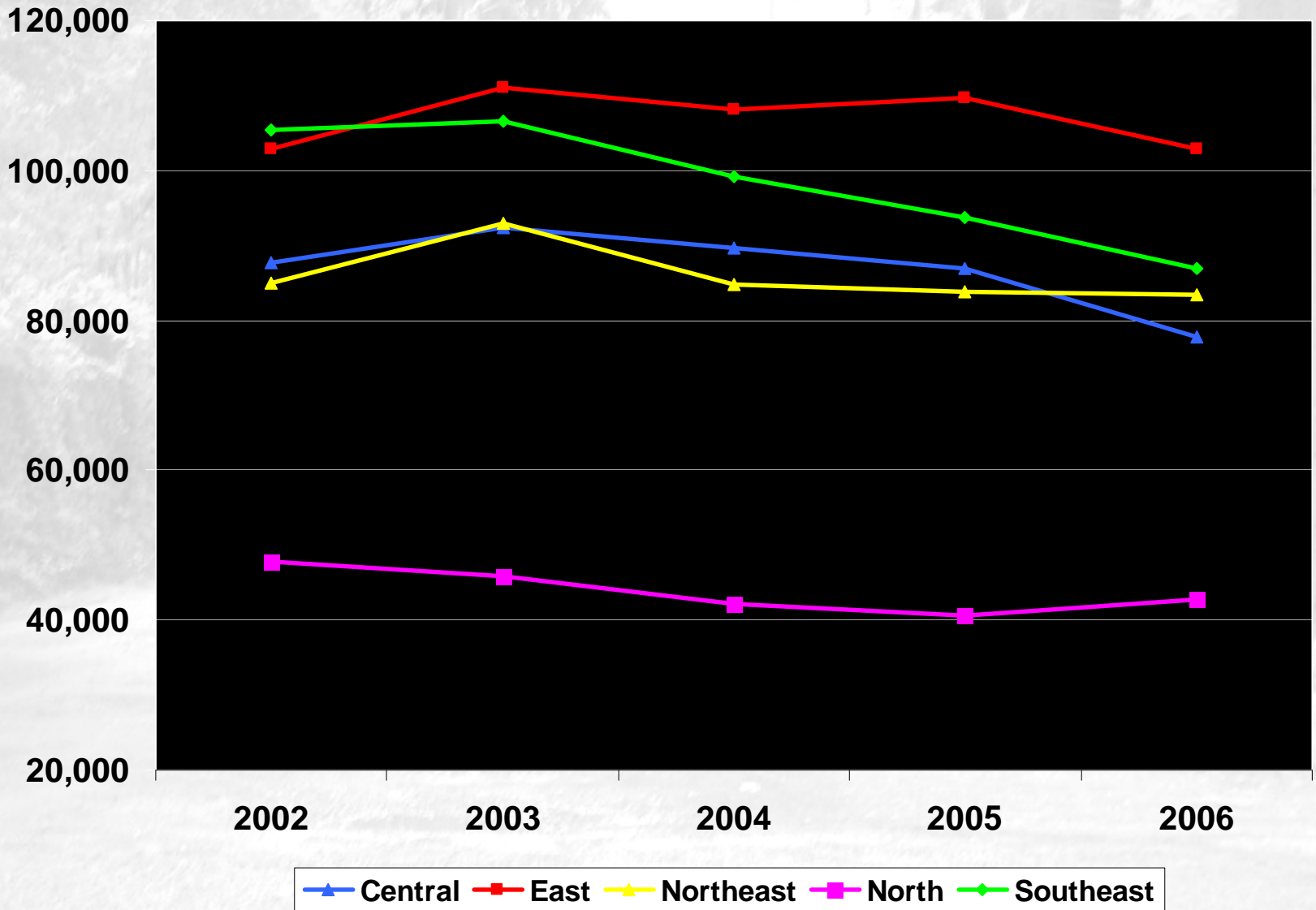
- 1000 - 1999
- 2000 - 4999
- 5000 - 9999
- 10000 - 19999
- 20000 - 29999
- 30000 - 39999
- 40000 - 49999
- 50000 - 100000



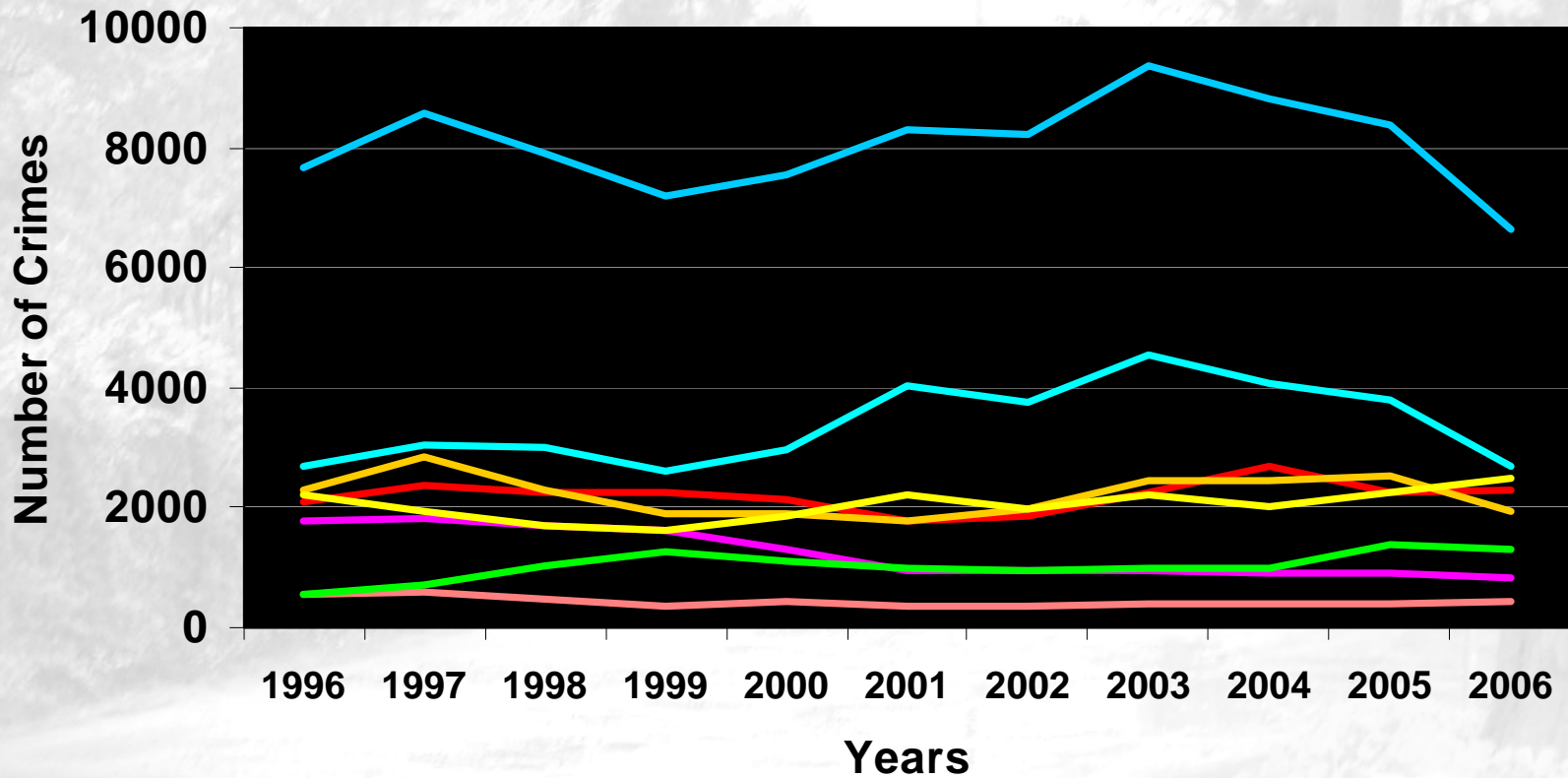
Issue 4: Community safety

- **Concern about crime rates, public safety**
 - **Property and drug-related crime**
 - **Safety at MAX light rail stations**
- **Increasing calls for police service – livability issues**

Calls For Service



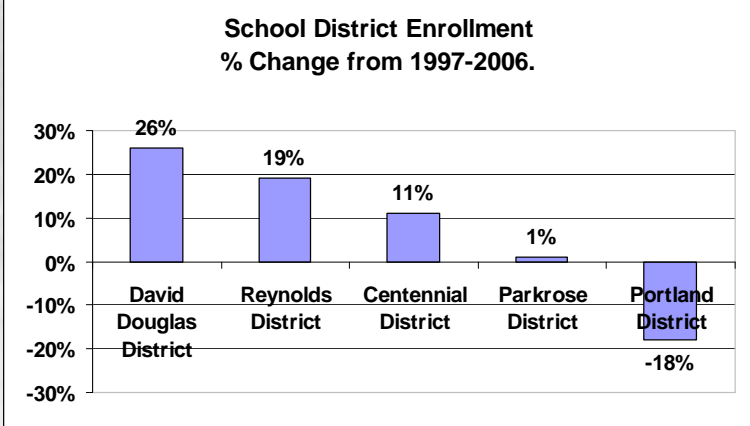
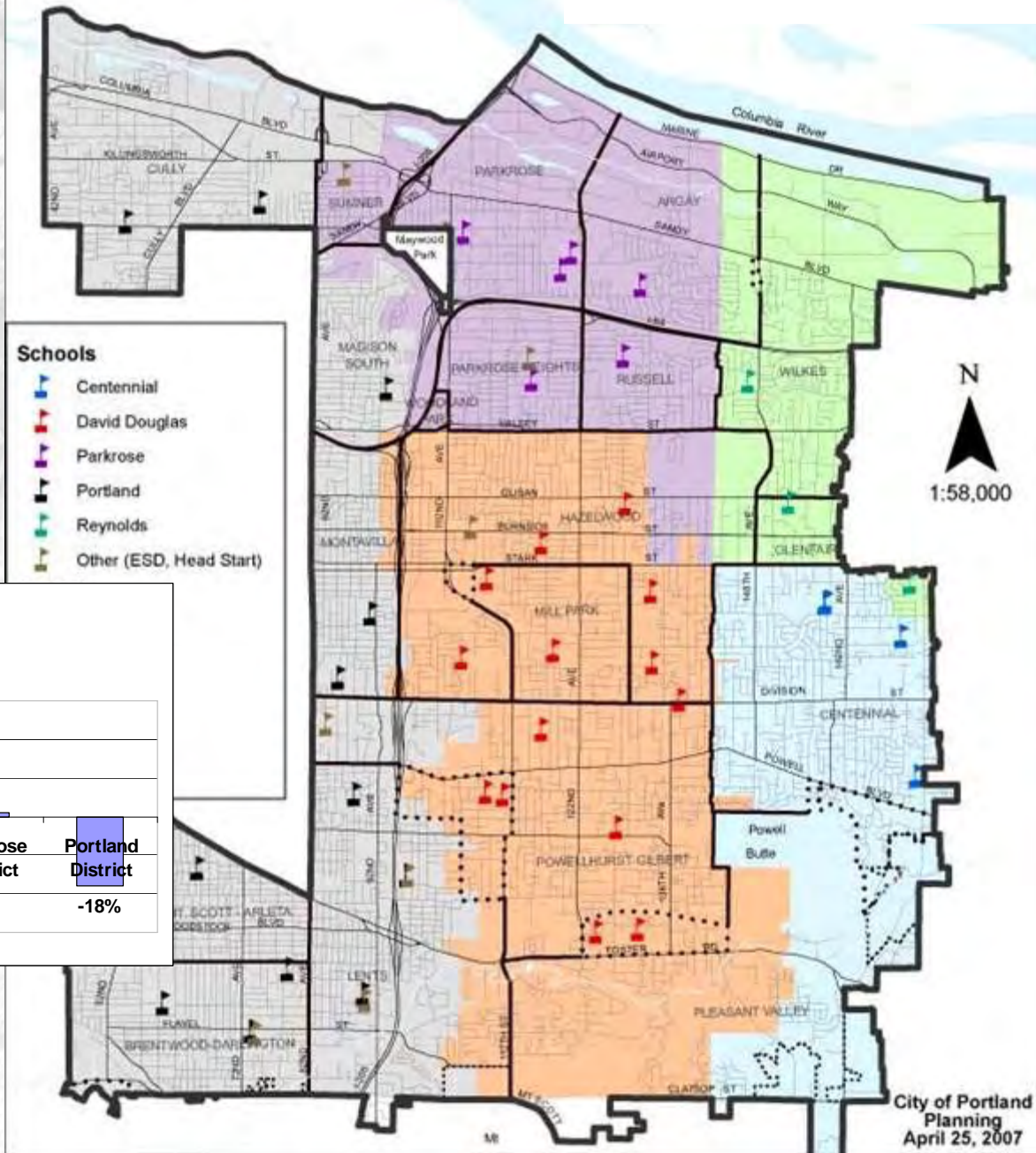
Crime in Study Area, 1996-2006



Issue 5: Population growth and change - impacts on community services

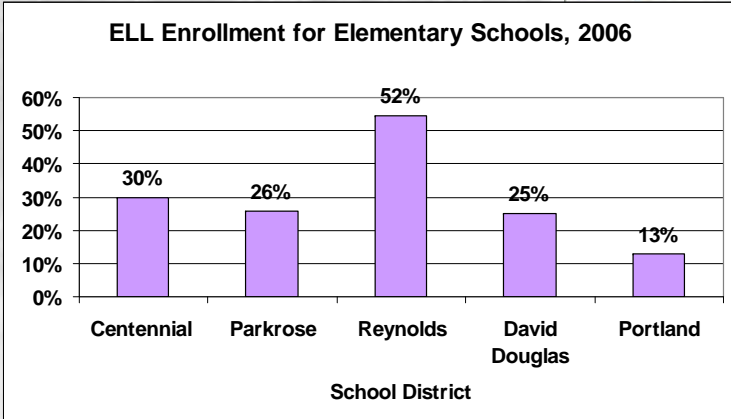
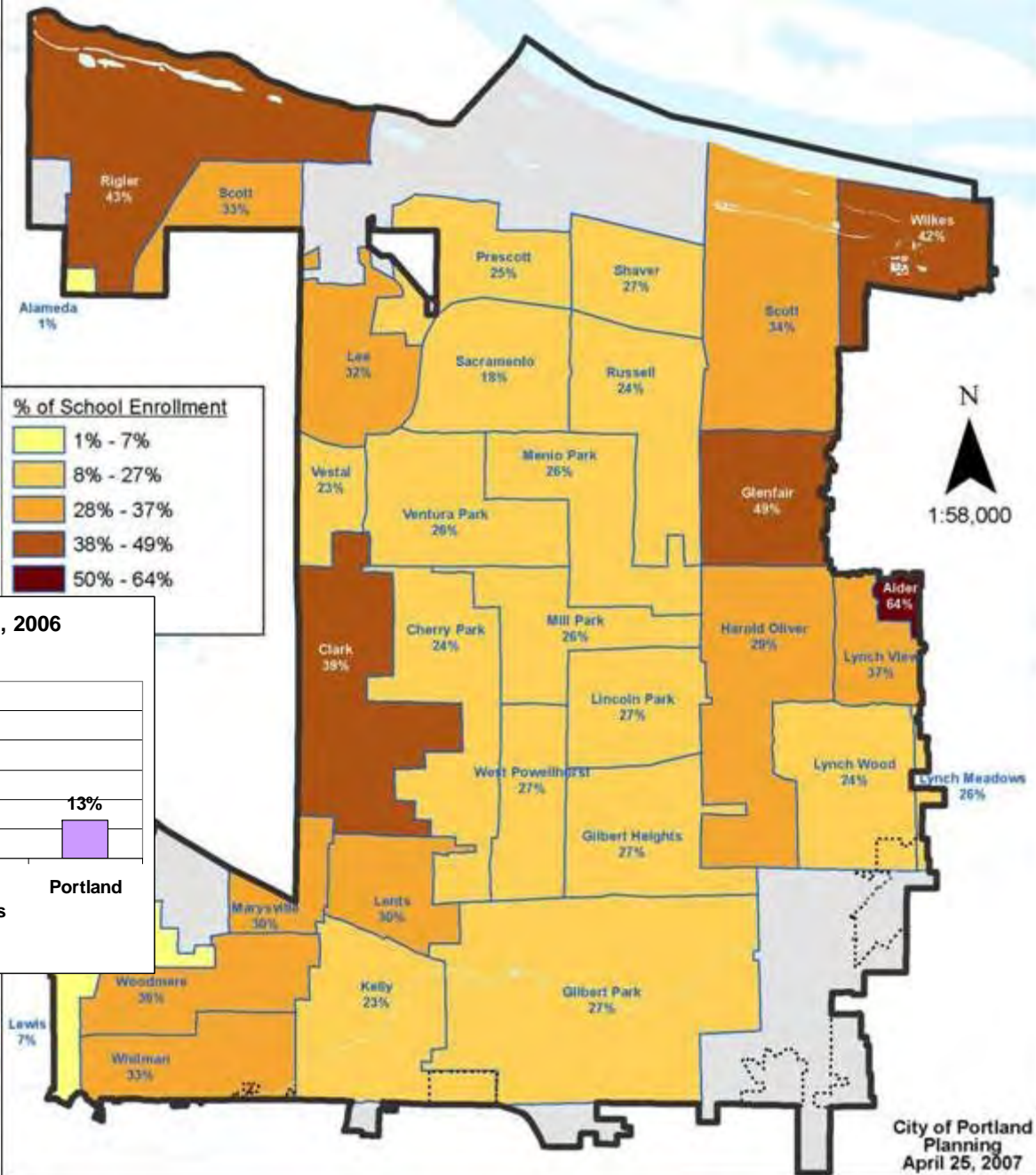
- Schools challenged by expanding enrollment
- Increasing diversity and array of languages
- Increasing poverty in some areas
- Increased demand on other services
 - Library
 - Social Services

Multiple School Districts



City of Portland
Planning
April 25, 2007

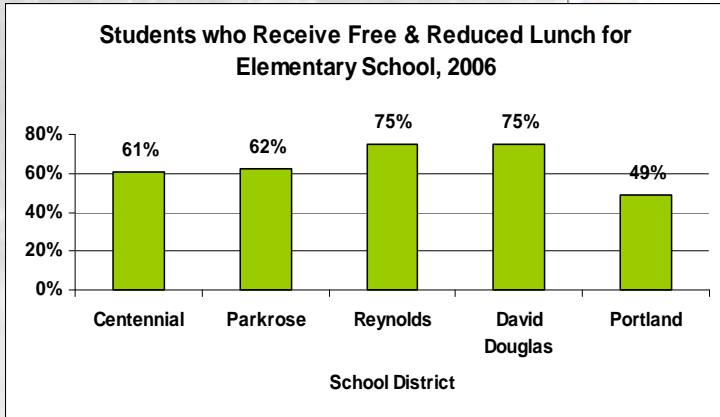
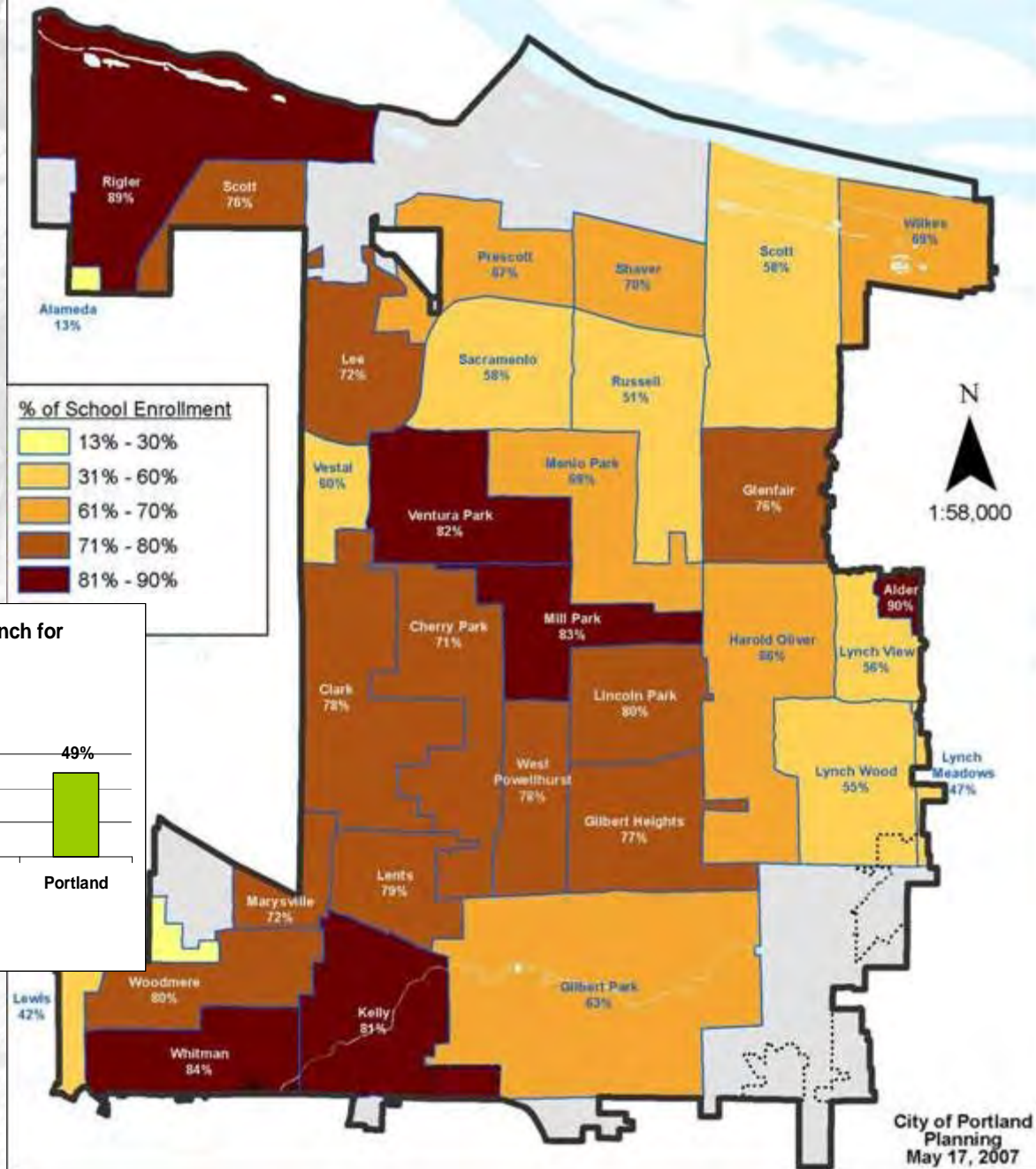
English Language Learners



City of Portland
Planning
April 25, 2007



Free and Reduced-Price Lunch



City of Portland
Planning
May 17, 2007

Issue 6: Loss of trees and landscape character

- **Loss of trees due to new development**
- **Value of Douglas Firs in providing character**
- **Landscaping quality and quantity in development**
- **Confusion about tree cutting and preservation regulations**

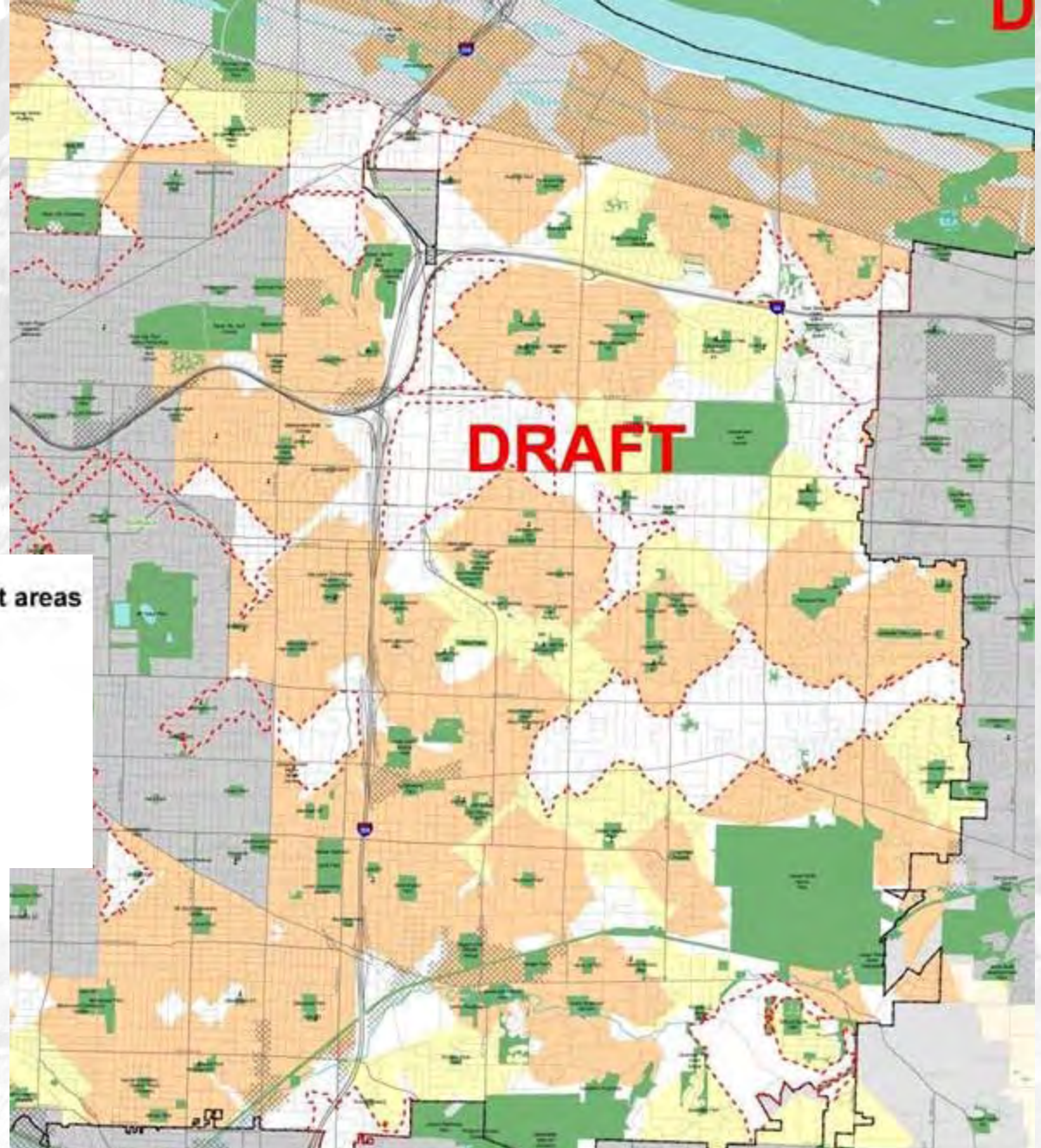


Issue 7: Parks, recreation and open space

- Adequacy and accessibility of local parks and recreational facilities
- Funding for improvements, maintenance, and programs
- Retaining natural areas and open spaces



Parks and Open Space Access



**Parks Sufficiency Model:
1/2 mile service areas and park deficient areas
in east Portland**

- Industrial zoning (Comprehensive Plan)
- Currently identified deficiencies
- Parks and Open Spaces
- Walkable Park Service Areas
- Undeveloped Park Service Area

Issue 8: Environment and Watershed Health

- Development pressures in high value areas
- Loss of trees and vegetation – key areas
- Flooding and slope stability issues
- Pressure to ease existing protections

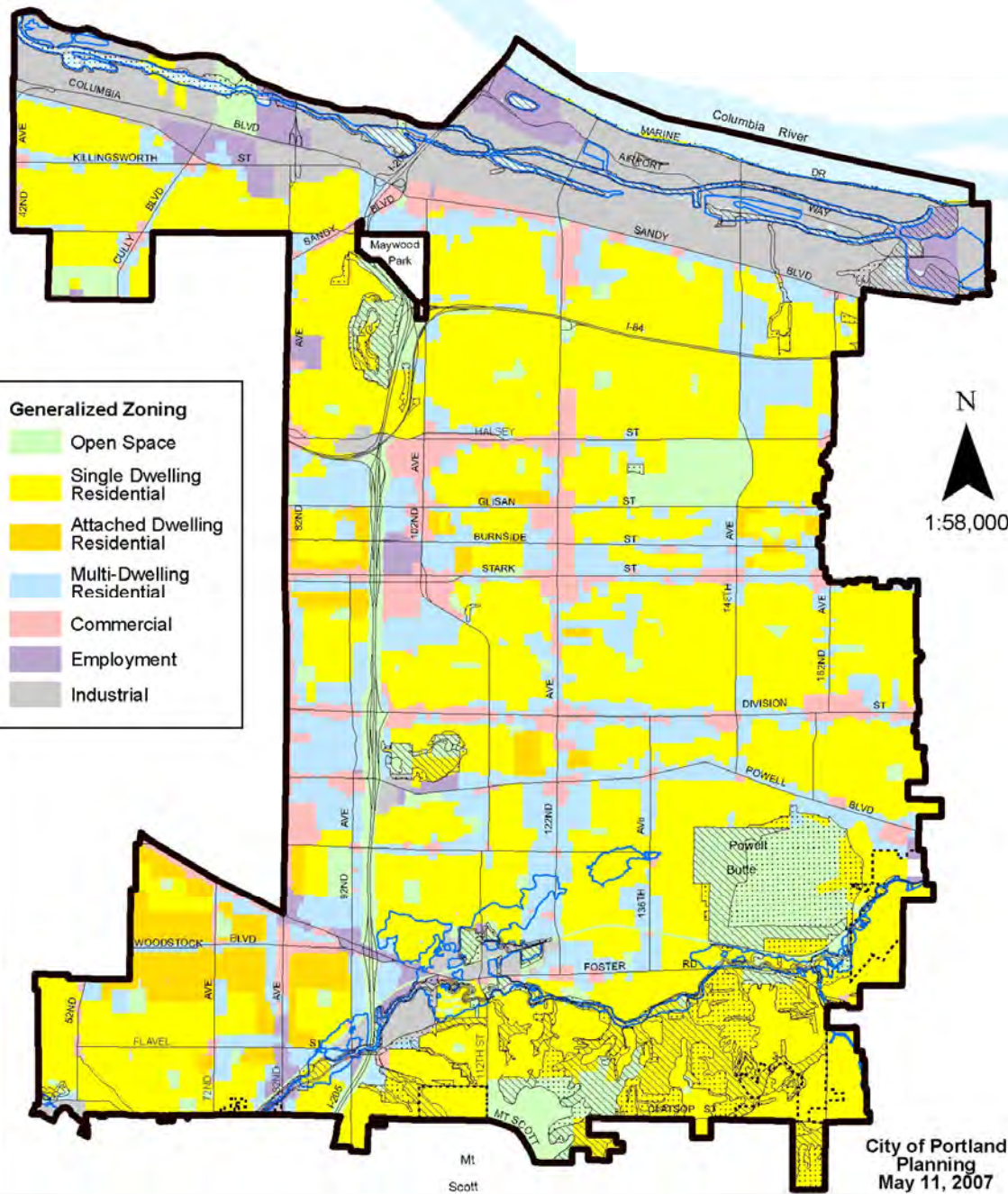
Location of E- Zones and Floodplain

LEGEND

-  Study Area Boundary
-  City Boundary
-  Environmental Protection zone
-  Environmental Conservation zone
-  100 Year Floodplain (FEMA)

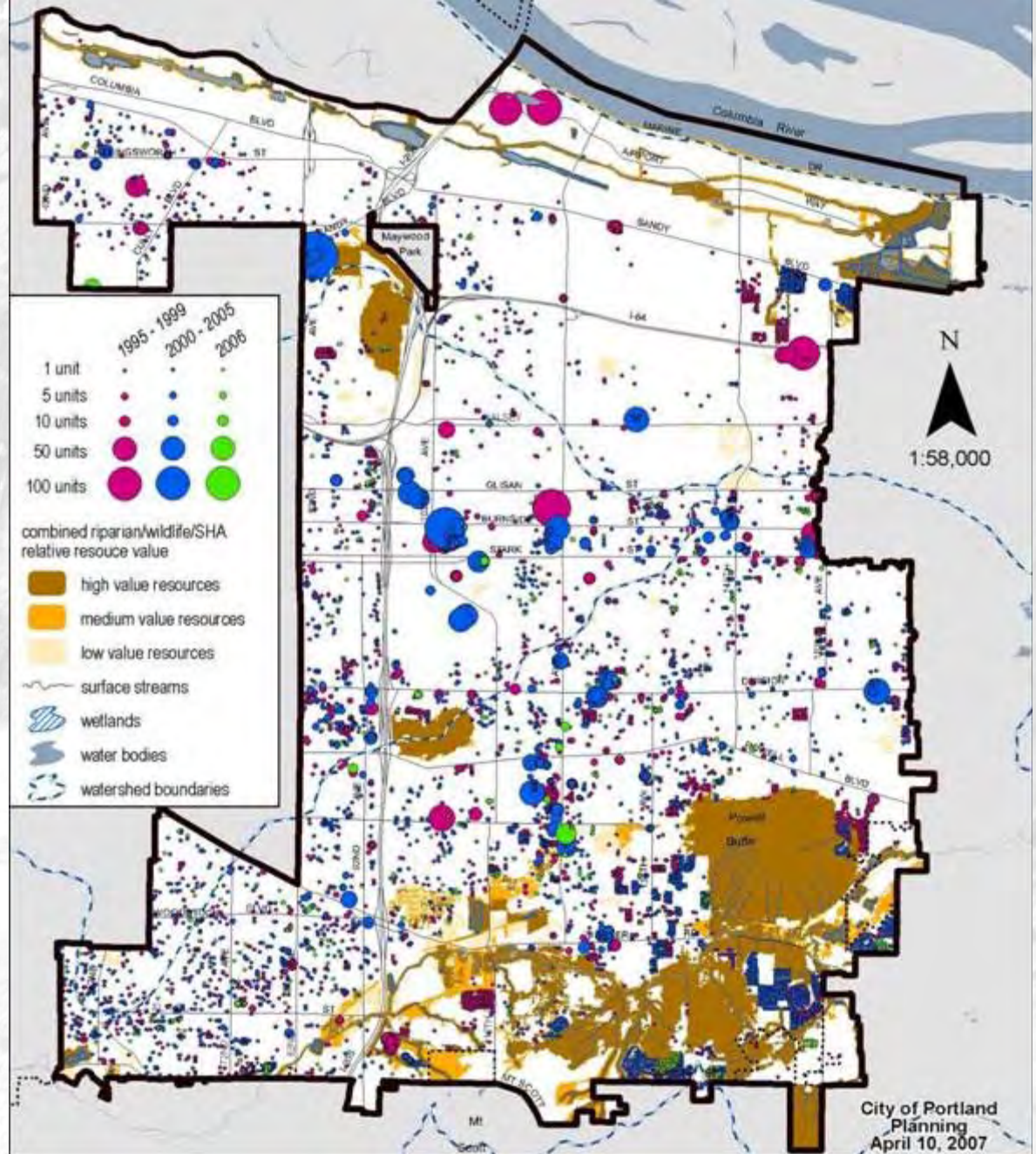
Generalized Zoning

-  Open Space
-  Single Dwelling Residential
-  Attached Dwelling Residential
-  Multi-Dwelling Residential
-  Commercial
-  Employment
-  Industrial



City of Portland
Planning
May 11, 2007

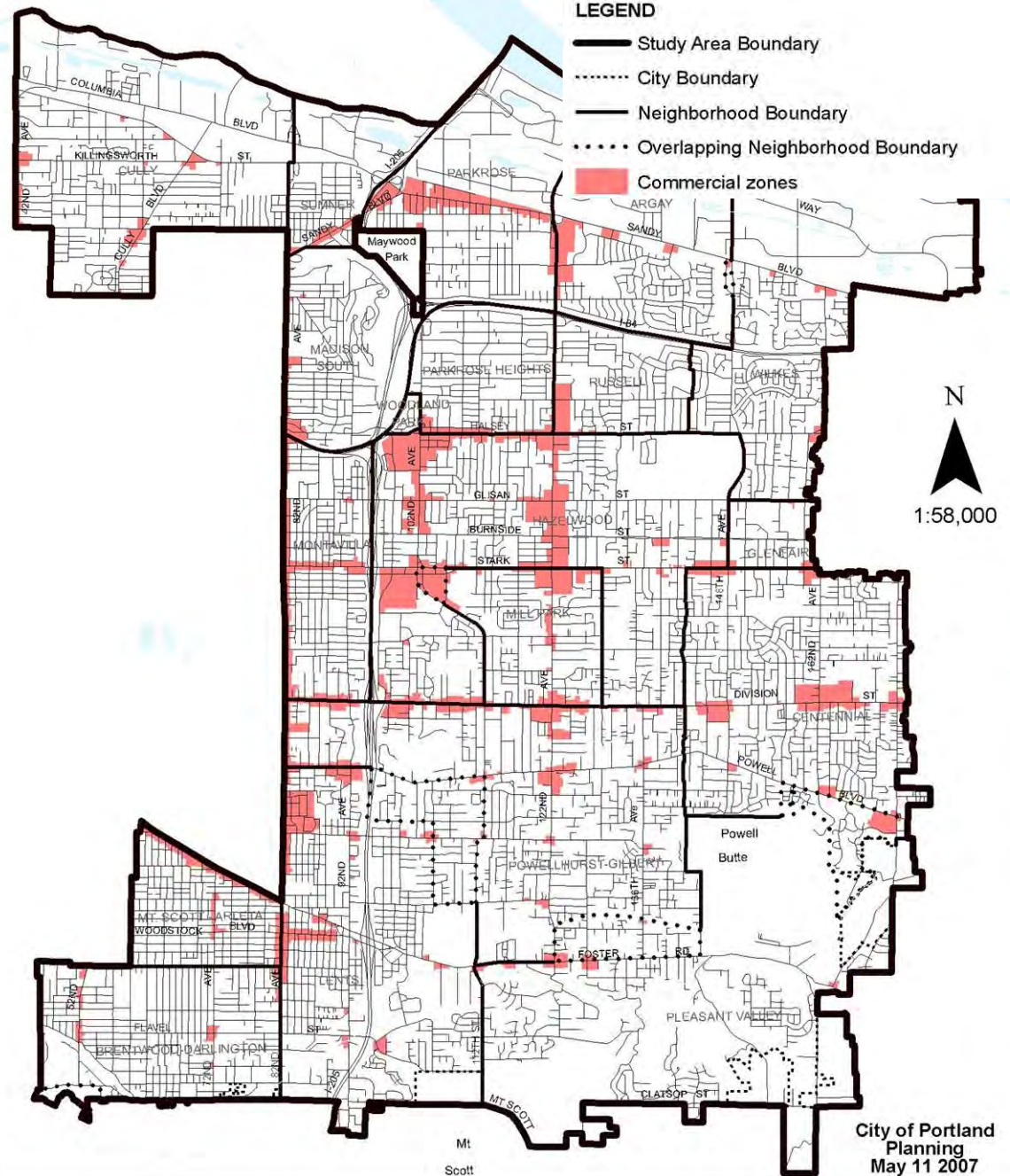
E- Zones and Development Activity



Issue 9: Commercial Areas: viability and convenience

- **Under-served areas**
- **Economic challenges and lack of vitality**
- **Nodal pattern – place-making challenges**
- **Parking issues on-site and on-street**
- **Housing in commercial zones**

Commercial Zoning Areas

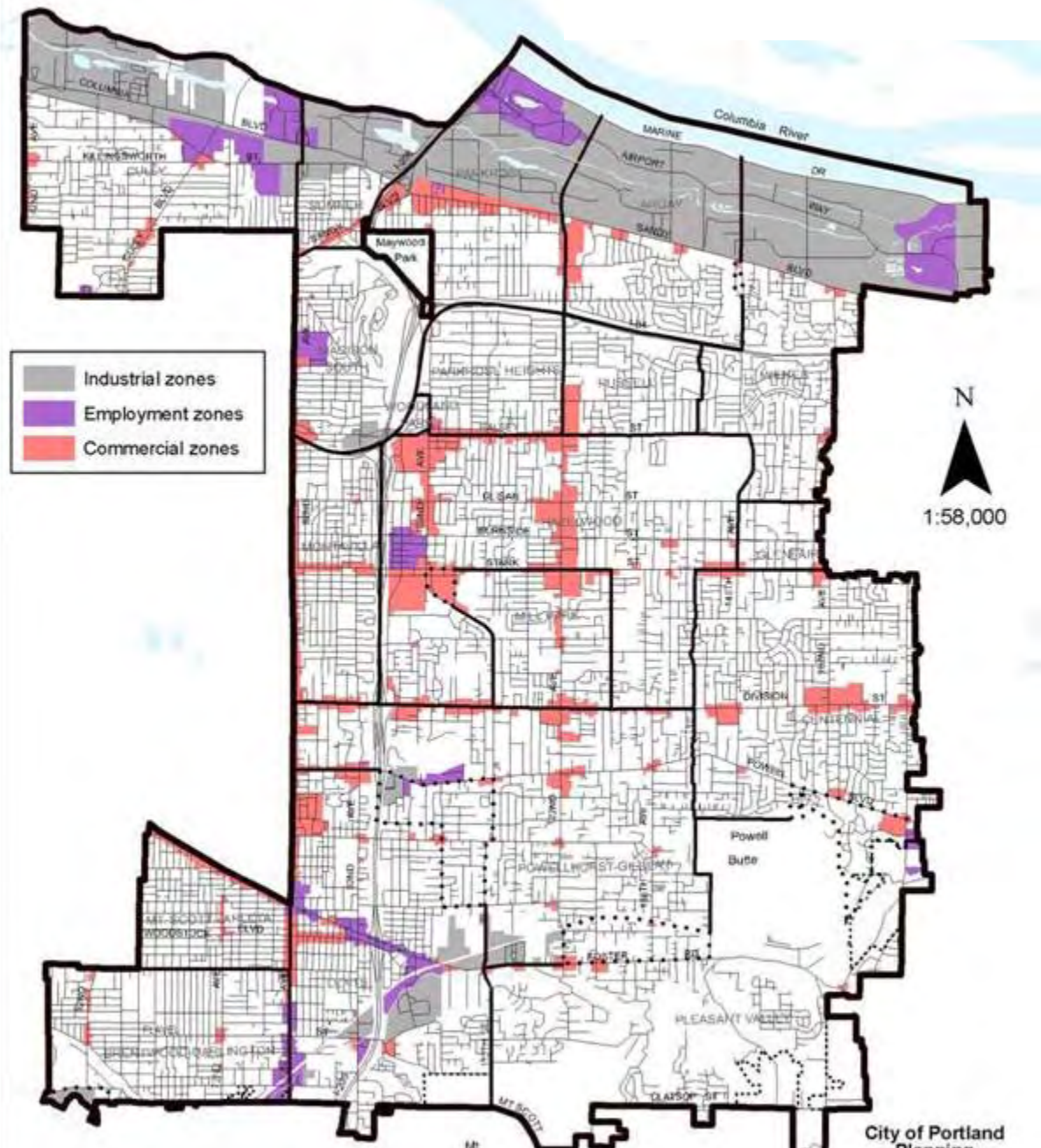




Issue 10: Employment opportunities

- Area is predominately residential
- Minimal local job creation
- Underutilization of existing employment and commercial sites

Employment, Industrial, and Commercial Zones



Study Area Employment

**Progress toward
employment goals**

OSCP: +1,100 jobs 2000-04

State Employment Data

| | 2000 | 2004-05 |
|----------|--------|---------|
| Retail | 14,990 | 14,297 |
| Services | 13,162 | 15,656 |
| Other | 30,234 | 29,550 |
| Total | 58,386 | 59,503 |

Metroscope Forecast

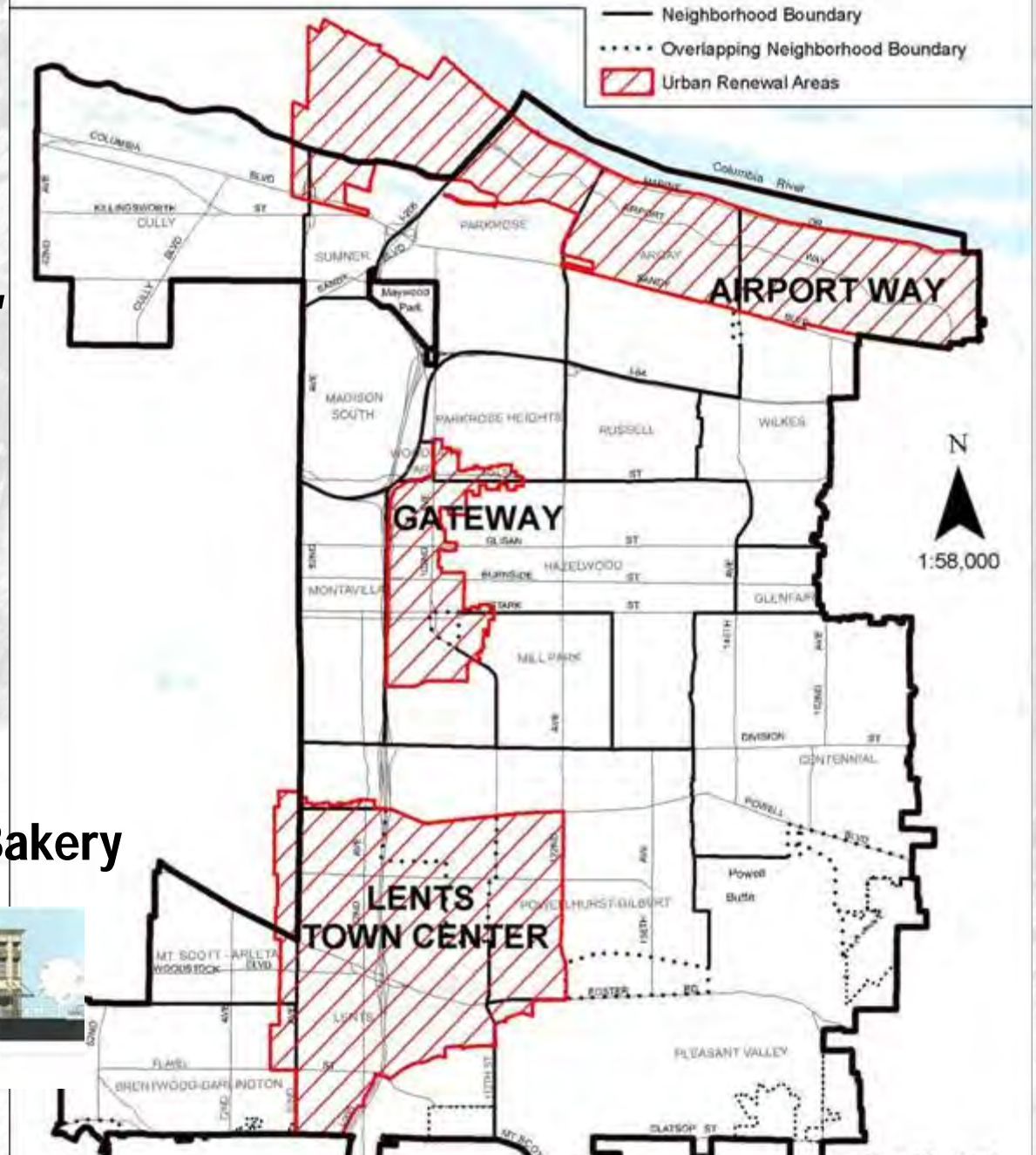
| | 2005 | 2030 |
|----------|--------|--------|
| Retail | 16,765 | 21,528 |
| Services | 20,541 | 37,969 |
| Other | 29,161 | 37,803 |
| Total | 66,467 | 99,300 |

**Forecasts call for
substantially more job
growth**

Gateway Regional Center: Oregon Clinic, Adventist Medical



Lents Town Center: Assurety NW, Ararat Bakery





Next Steps and Planning Priorities

Committed Projects

- **Comprehensive Plan Review and Update:**
consider citywide urban form and other issues
- **Tree Policy and Code Initiative**
- **Schools, Family, Housing Initiative – Cully area**
- **MAX Blue/Red Line Station Area Planning:**
explore use, design, and transportation issues near MAX
- **East Portland Action Plan:**
identify priority actions, follow-up projects

East Portland Action Plan

- FY 2007-08
- Assemble community action steering committee to determine priorities and actions among the following:
 - Schools, Families, Housing
 - Community Safety
 - Community Organizing/Involvement
 - Transportation Planning
 - Business Enhancement
 - Land Use Planning

Committed Projects

| | | Comp Plan Update/ Urban Form Plan | Tree Policy and Code Initiative | Schools, Family, Housing | MAX Blue/Red Line Station Planning | East Portland Action Plan |
|----|--|--------------------------------------|---------------------------------|--------------------------|------------------------------------|---------------------------|
| 1 | Infill: Single-Dwelling Zones | ☑ | | | | TBD |
| 2 | Multi-Dwelling Development | ☑ | | | ☑ | TBD |
| 3 | Transportation System | | | | ☑ | TBD |
| 4 | Community Safety | | | | ☑ | TBD |
| 5 | Population Change/ Schools and Services | ☑ | | ☑ | | TBD |
| 6 | Trees and Landscape Character | ☑ | ☑ | | | |
| 7 | Parks, Recreation, Open Space | | | | | |
| 8 | Environment/ Watershed Health | ☑ | ☑ | | | |
| 9 | Commercial Areas/Viability | ☑ | | | ☑ | TBD |
| 10 | Jobs/Employment | ☑ | | | ☑ | TBD |

Potential Near Term Planning Projects (1-3 years)

- **Infill Development in Single Dwelling Zones:**
explore land division and other possible code changes
- **Infill Development in Multi-Dwelling Zones:**
explore additional design issues and possible code changes

(The projects above could be outcomes of East Portland Action Plan)

- **MAX Green Line Station Area Plans & Lents Town Center update:**
explore use, design and transportation issues

Potential Near-Term Projects

| | | SFR Infill / Land Division Code | Multi Dwelling Design Phase 2 | MAX Green Line Station Planning |
|----|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 1 | Infill: Single-Dwelling Zones | <input checked="" type="checkbox"/> | | |
| 2 | Multi-Dwelling Development | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3 | Transportation System | | | <input checked="" type="checkbox"/> |
| 4 | Community Safety | | | <input checked="" type="checkbox"/> |
| 5 | Population Change/ Schools and Services | | | |
| 6 | Trees and Landscape Character | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7 | Parks, Recreation, Open Space | | <input checked="" type="checkbox"/> | |
| 8 | Environment/ Watershed Health | <input checked="" type="checkbox"/> | | |
| 9 | Commercial Areas/Viability | | | <input checked="" type="checkbox"/> |
| 10 | Jobs/Employment | | | <input checked="" type="checkbox"/> |

Potential Medium and Long Term Planning Projects (2-8 years)

– Powellhurst-Centennial Strategy

- Division Main Street Strategy
- Powell Boulevard Study
- 122nd Avenue Main Street Strategy – south

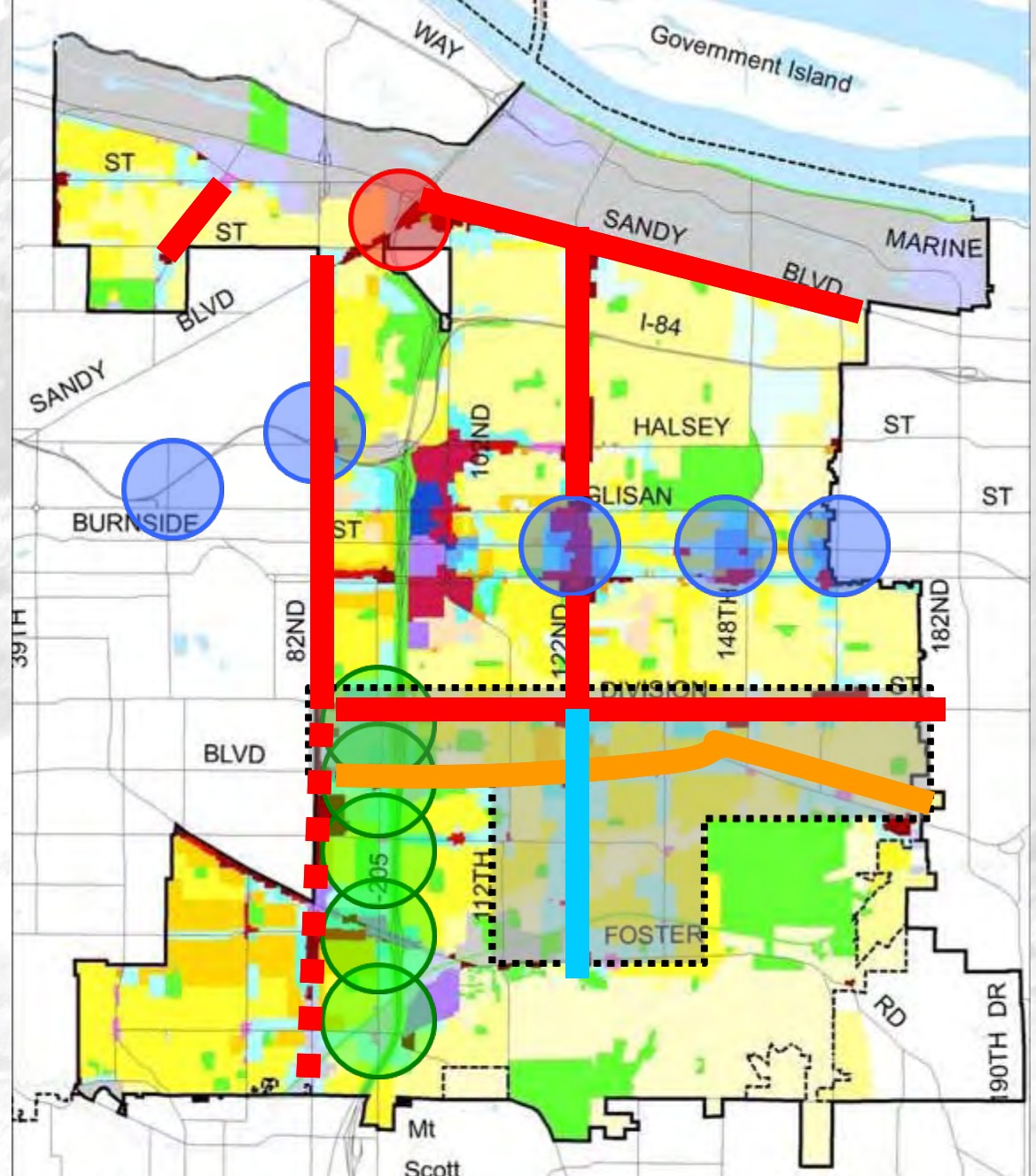
– Main Street and Corridor Plans

- 122nd Avenue Main Street - north/central
- Outer Sandy Blvd. Main Street/Corridor
- Cully Blvd. Main Street
- 82nd Avenue Main Street

Potential Medium-Long Term Projects

| | | Powellhurst-Centennial Strategy | Main Streets Strategy |
|----|--|---------------------------------|-----------------------|
| 1 | Infill: Single-Dwelling Zones | | |
| 2 | Multi-Dwelling Development | ✓ | ✓ |
| 3 | Transportation System | ✓ | ✓ |
| 4 | Community Safety | ✓ | |
| 5 | Population Change/ Schools and Services | ✓ | |
| 6 | Trees and Landscape Character | ✓ | |
| 7 | Parks, Recreation, Open Space | ✓ | |
| 8 | Environment/ Watershed Health | ✓ | |
| 9 | Commercial Areas/Viability | ✓ | ✓ |
| 10 | Jobs/Employment | ✓ | ✓ |

Potential Projects



Other Bureau Projects and Activities (examples)

– Parks

- Metro Bond and SDC program acquisitions
- Parks master planning and facilities planning

– PDOT

- SDC Update and TSP Update
- Corridor Studies (e.g. 82nd Avenue)

– BES

- Johnson Creek Restoration Plan (implementation)
- Watershed Management Plan (implementation)
- Green Streets Planning

– PDC

- Central Gateway Strategy
- Lents URA Amendment



Thank You