

SOUTHEAST LIAISON DISTRICT PROFILE



CITY OF PORTLAND, OREGON
BUREAU OF PLANNING

Introduction

In 2004 the Bureau of Planning launched the District Liaison Program which assigns a City Planner to each of Portland's designated liaison districts. Each planner acts as the Bureau's primary contact between community residents, nonprofit groups and other government agencies on planning and development matters within their assigned district.

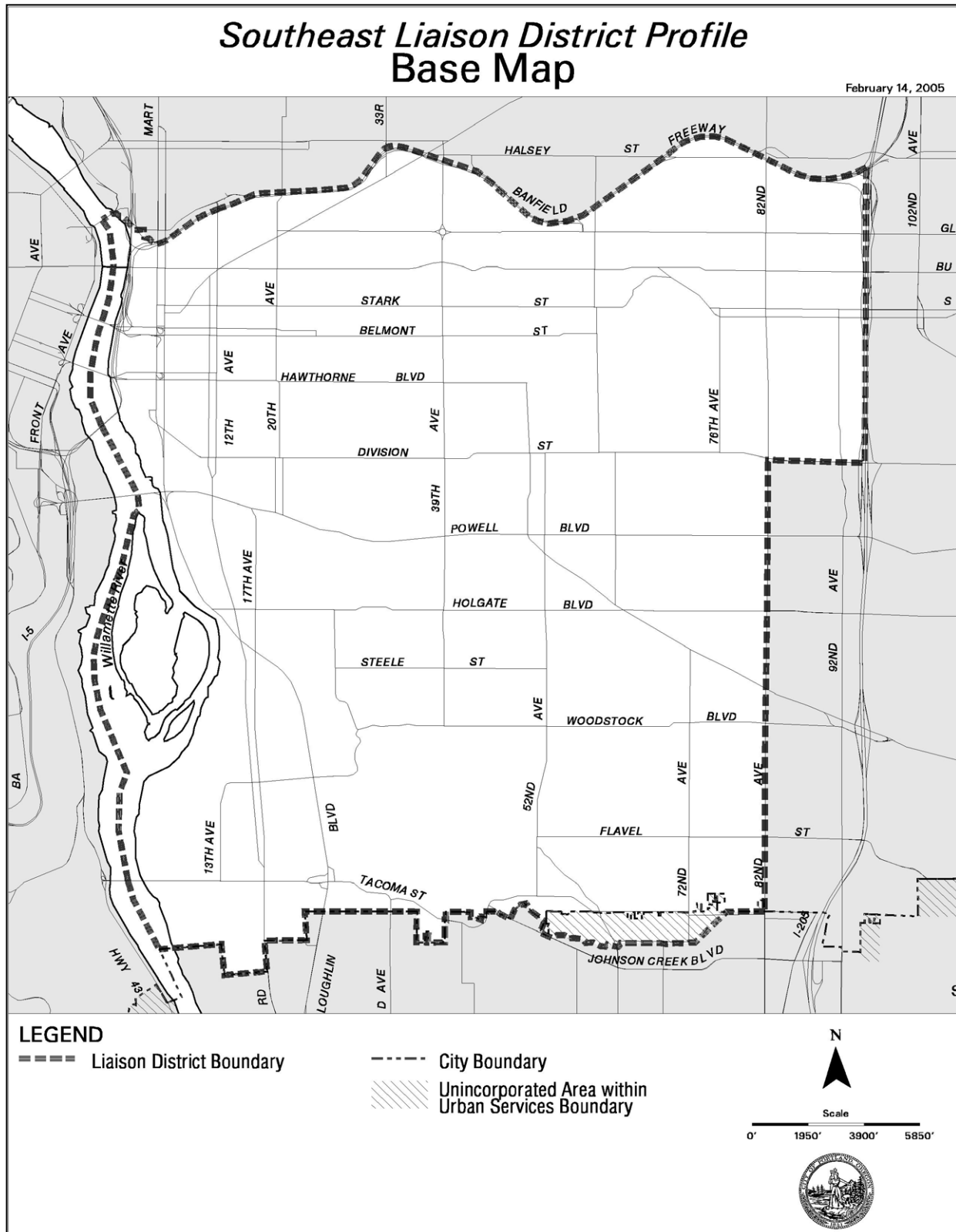
As part of this program, District Profiles were compiled to provide a survey of the existing conditions, issues and neighborhood/community plans within each of the liaison districts. The Profiles will form a base of information for communities to make informed decisions about future development. This report is also intended to serve as a tool for planners and decision-makers to monitor the implementation of existing plans and facilitate future planning. The Profiles will also contribute to the ongoing dialogue and exchange of information between the Bureau of Planning, the community, and other City Bureaus regarding district planning issues and priorities.

PLEASE NOTE: The content of this document remains a work-in-progress of the Bureau of Planning's District Liaison Program. Feedback is appreciated.

Area Description

Boundaries

The Southeast District lies just east of downtown covering roughly 17,600 acres. The District is bordered by the Willamette River to the west, the Banfield Freeway (I-84) to the north, SE 82nd and I-205 to the east, and Clackamas County to the south.



Demographic Data

Population

Southeast Portland experienced modest population growth (3.1%) compared to the City as a whole (8.7%). The number of people per household (2.3) is lower than the citywide average, but remained fairly even through the nineties.

Area	SE District 1990	SE District 2000	District % change 1990-2000	Portland 2000	District % of Portland 2000	Portland % change 1990-2000
Total Acres	14,084	14,391		97,060	14.8%	
Persons per Acre	9.9	10.0		5.5		
Population	139,641	143,984	3.1%	530,638	27%	8.7%
Households	60,061	62,757	4.5%	224,425	28%	8.6%
Persons per Households	2.3	2.3		2.4		

Source: US Census Bureau (1990, 2000); RLIS

Income

The median income, where half of the households earn less and half earn more, is less than the citywide median. Although there is significant variation in income by neighborhood, the percent of households living below the poverty line in Southeast has increased consistently with the citywide percentage.

Area	SE District 1990	SE District 2000	Portland 2000
Median Household Income	\$25,276	\$41,113	\$50,271
Percent of Households Below the Poverty Line*		11.5%	12.9%

Source: US Census Bureau (2000); RLIS

*Note: The total area for this analysis only includes areas within a defined neighborhood boundary.

Tenure

Area	SE District 1990	SE District 2000	Portland 2000
Owner	51%	53%	54%
Renter	49%	47%	46%

Source: US Census Bureau (2000); RLIS

Demographic Data

Race and Ethnicity

Most notable is the decline of black populations in Southeast, although Southeast is still reflective of overall citywide diversity today.

Area	SE District	SE District	Portland
	1990	2000	2000
White	82.2%	81.1%	81.0%
Black	4.1%	1.8%	6.7%
American Indian	1.6%	0.8%	1.0%
Asian & Pacific Islander	7.4%	7.1%	6.7%
Other race	0.6%	0.2%	0.2%
Two or more races	n/a	0.2%	4.0%
Non-Hispanic	95.8%	94.7%	93.2%
Hispanic	4.2%	5.3%	6.8%

Source: US Census Bureau 2000; RLIS

Organization

Neighborhood coalitions and associations

Neighborhood Association	2000 Pop	Area (acres)	Neighborhood Association	2000 Pop	Area (acres)
Ardenwald/Johnson Creek	294	119	Laurelhurst Neighborhood	4,549	427
Brentwood/Darlington	11,456	1,119	Montavilla Community	15,987	1,393
Brooklyn Action Corps	3,542	579	Mt. Scott-Arleta Neighborhood	7,267	553
Buckman Neighborhood	7,923	739	Mt. Tabor Neighborhood	10,037	1,022
CENTER Neighborhood	4,701	374	Reed Neighborhood	3,141	278
Creston-Kenilworth	8,234	514	Richmond Neighborhood	11,320	814
Eastmoreland Neighborhood	5,017	729	Sellwood-Moreland Improvement League (SMILE)	10,475	1,157
Foster-Powell Neighborhood	7,368	569	South Tabor Neighborhood	6,131	511
Hosford Abernathy (HAND)	6,932	831	Sunnyside Neighborhood	7,155	383
Kerns Neighborhood	5,095	528	Woodstock Neighborhood	8,472	823

Source: US Census Bureau (2000)

For more information on each neighborhood, go to [ONI neighborhood demographics site](#)

In addition to the various neighborhood associations, the Southeast Uplift Neighborhood Program (SEUL), a non-profit coalition the 20 neighborhoods that provides free technical assistance in citizen participation, community development, organizing, and urban planning.

SEUL Mission Statement:

To assist the citizens and neighborhood associations of Southeast Portland to create communities which are livable, socially diverse, safe and vital. Southeast Uplift provides an organizational structure and forum to empower citizens to effectively resolve issues of livability and community development.

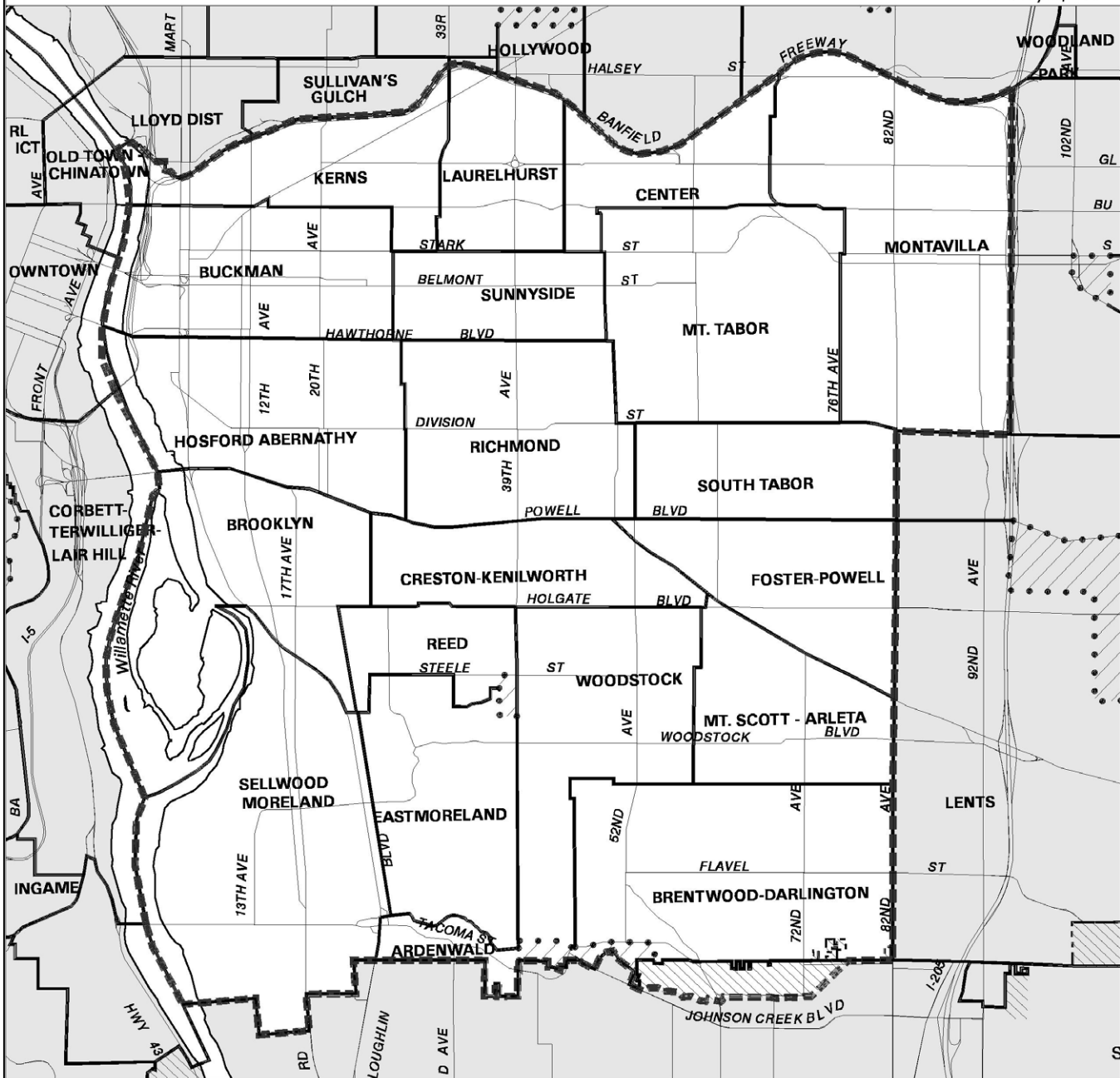
Business Associations

There are ten business associations located within the Southeast District, including:

- Central Eastside Industrial Council
- Belmont Business Association
- Division/Clinton Business Association
- East Burnside Business Association
- Eighty-Second Avenue Business Association
- Foster Area Business Association
- Greater Brooklyn Business Association
- Hawthorne Blvd Business Association
- Sellwood Antique Row Business Association
- Woodstock Community Business Association

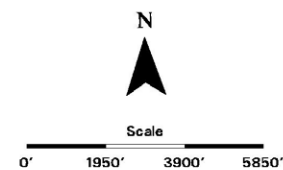
Find neighborhood associations, coalitions and business associations using [ONI's searchable database](#)

February 14, 2005



==== Liaison District Boundary
 ——— Neighborhood Boundary
 ••••• Overlapping Neighborhoods

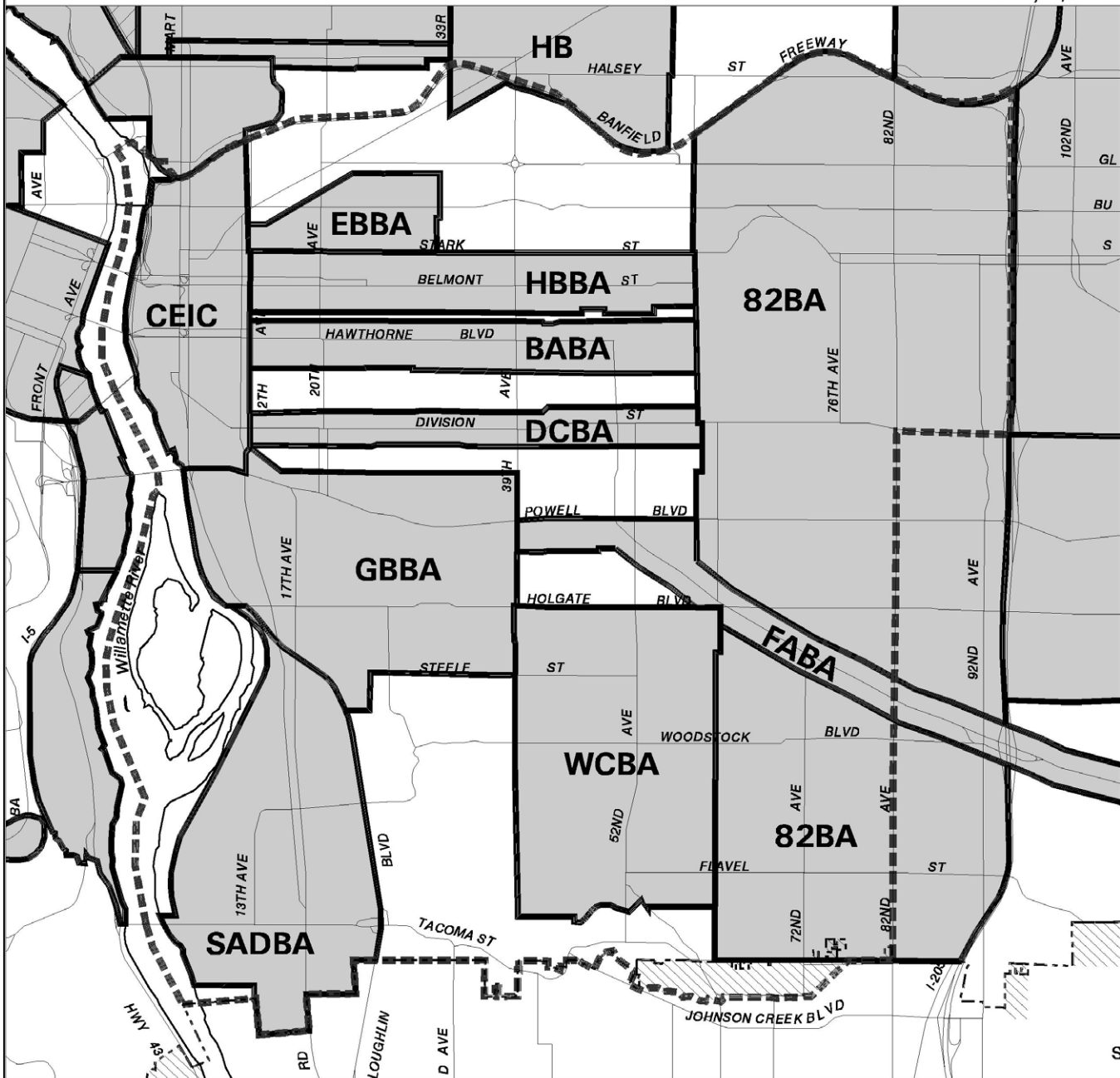
----- City Boundary
 Unincorporated Area within Urban Services Boundary



Organization

Southeast Liaison District Profile Business Associations

February 22, 2005



LEGEND

- Liaison District Boundary
- ===== Business Assn. Boundary
- //// Overlapping Business Assn.

- BABA - Belmont Area Business Assn.
- BBBA - Hawthorne Blvd Business Assn.
- DCBA - Division/Clinton Business Assn.
- EBBA - East Burnside Business Assn.
- HB - Hollywood Boosters

- City Boundary
- //// Unincorporated Area within Urban Services Boundary

- GBBA - Greater Brooklyn Business Assn.
- SADBA - Sellwood Antique Dealer's Business Assn.
- WCBA - Woodstock Community Business Assn.
- 82BA - 82nd Avenue Business Assn.
- FABA - Foster Area Business Assn.
- CEIC - Central Eastside Industrial Council



Scale

0' 1950' 3900' 5850'



Neighborhood Services

Schools

Schools are an important component of every neighborhood. Schools provide educational opportunities for all generations and offer community meeting places, playgrounds, ball fields, and open space.

Type	Type	#	Names
Elementary School	Private	19	All Saints, Belmont Academy, Columbia Christian, Community Transitional School, Gately Academy, Grace Lutheran, Holy Family, Lents Education Ctr, Mt Scot Park Ctr, New Day Ananda Marga, Our Lady of Sorrows, Pacific Crest, Sacred Heart, St Agatha,, St Ignatius, St Stephen, Sunnyside Mennonite, Tucker-Maxon, Whole Child
Elementary School*	Public	23	Abernathy, Arleta, Atkinson, Bridger, Brooklyn, Buckman, Clark, Creston, Duniway, Glencoe, Grout, Laurelhurst, Lewis, Llewellyn, Marysville, Richmond, Sunnyside, Vestal, Whitman, Wilcox, Woodmere, Woodstock, Youngson
Middle School*	Public	6	Binnsmead, Di Vinci Arts, Hosford, Kellogg, Lane, Mt Tabor, Sellwood
High School	Private	3	Central Catholic, Columbia Academy, Columbia Christian
High School*	Public	3	Benson Polytechnic, Cleveland, Franklin
Higher Education	Private	6	Portland Community College, Cascade College, Multnomah Bible College, Reed College, Warner Pacific College, Western Seminary

*For more information visit [Portland Public Schools](#)

Parks/Open Space

Portland Parks and Recreation (PP&R) 2020 Vision

The Portland Bureau of Parks and Recreation's 2020 Vision identifies recommendations for parks, open space, and trails in the Southeast District. Some recommendations call for renovation, repair or expansion of existing facilities. Other recommendations call for developing new parks.

Parks in the Southeast District selected for improvements under 2020 Vision include the following:

- Berkeley Park
- Berrydale Park
- Brentwood Park
- Brooklyn Park
- Clinton Park
- Creston Park
- Crystal Springs Rhododen Garden
- Eastmoreland
- Essex Park
- Harney Park
- Kenilworth Park
- Kern Park
- Laurelhurst Park
- Mt. Scott Park
- Mt. Tabor Park
- Powell Park
- Sellwood Park
- Sellwood Riverfront Park
- Sewallcrest Park
- Springwater Corridor
- Westmoreland Park
- Woodstock Par

New parks to be developed in the Southeast District include:

- Cherry Blossom Park
- Cherry Park
- Errol Heights Park (plan started in January 2005)
- Flavel Dr. Property
- Richmond Property

Neighborhood Services

Parks and Open Space

Type	#	Notes
Parks*	46	Buckman Field, Burnside Skate Park, Col. Summers Community Garden, Colonel Summers Park, Eastbank Riverfront Park, Everett Community Garden, Ladd's Circle and Squares, Oregon Park, Piccolo Park, Mt Tabor Park, Oaks Bottom Wildlife Refuge, Springwater Corridor, Westmoreland Park, Laurelwood Park, Clinton Park, Sellwood Riverfront Park, Sellwood Park, Woodstock Park, Brentwood Park, Creston Park, Mt Scott Park, Montavilla Park, Kenilworth Park, Powell Park, Harney Park, Errol Heights Park, Berkeley Park, Crystal Springs Rhode Gardens, Berrydale Park, Tideman Johnson Park, Harrison Park, Essex Park, Flavel Park, Sewallcrest Park, Johnson Creek Park, Reed College Parkway, Brooklyn Park, Riverside Park, Mt Tabor Yard, Kern Park, Oaks-Pioneer Church & Park, Ardenwald Park, Firland Parkway, Coe Circle, Eastmoreland Playground, Richmond Park
Open Spaces	6	OMSI to Springwater Corridor, Holgate Slough, Rosemont Bluff Natural Area, Mt Tabor Annex, Toe Island, Richmond Property
Golf Courses - Private		Waverly Country Club
Golf Courses - Public		Eastmoreland Golf Course
Cemeteries	4	Lone Fir Cemetery, Multnomah Park Cemetery, Shaarie Torah Cemetery, Keshner Cemetery, Brainard Cemetery
Community Gardens	8	Buckman, Reed, Sewallcrest, Berrydale, Brentwood-Darlington, Blair, Ivon, Kenilworth

For more information visit [Portland Parks and Recreation](#)

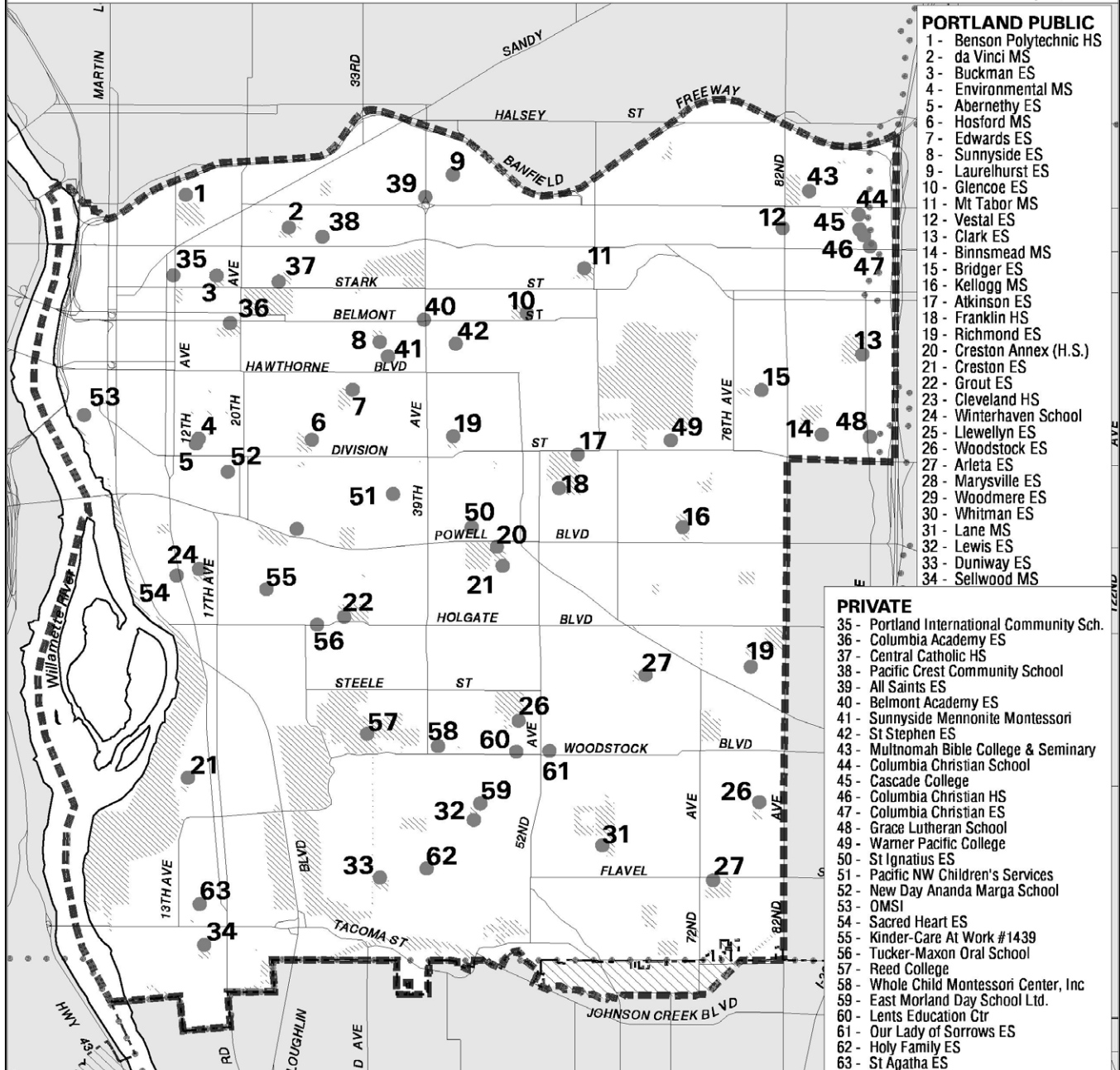
Community Resources – Community Resources, Community Development Corporations, Major nonprofit services

Name	Type	Focus
Multnomah County Library Branch*	Public	Belmont Library, Holgate Library, Sellwood-Moreland Library, Woodstock Library
Community Centers	Public	Mt Scott Community Center, Laurelhurst Center, Montavilla Community Center, Community Music Center, Sellwood Community Center, Woodstock Community Center
Pools	Public	Creston, Montavilla, Mt. Scott, Sellwood Park, Buckman (closed indefinitely)
Reach CDC	CDC	
Tennis Center	Public	Portland Tennis Center
Russian Oregon Social Service (ROSS)	Private	An Ecumenical Ministries of Oregon, ROSS provides vital services to Oregon's and SW Washington's expanding Russian-speaking population.
Southeast Works: Workforce development center in outer SE	Nonprofit	SE Works is a community-based non-profit organization that offers employment and training services to job seekers and businesses. Their mission is to strengthen the economic health and well being of our diverse southeast community by increasing access to employment, educational, and supportive services.
Add to List		

*For more information visit [Multnomah County Library](#)

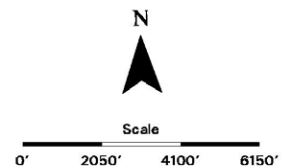
Southeast Liaison District Profile Schools

February 18, 2005



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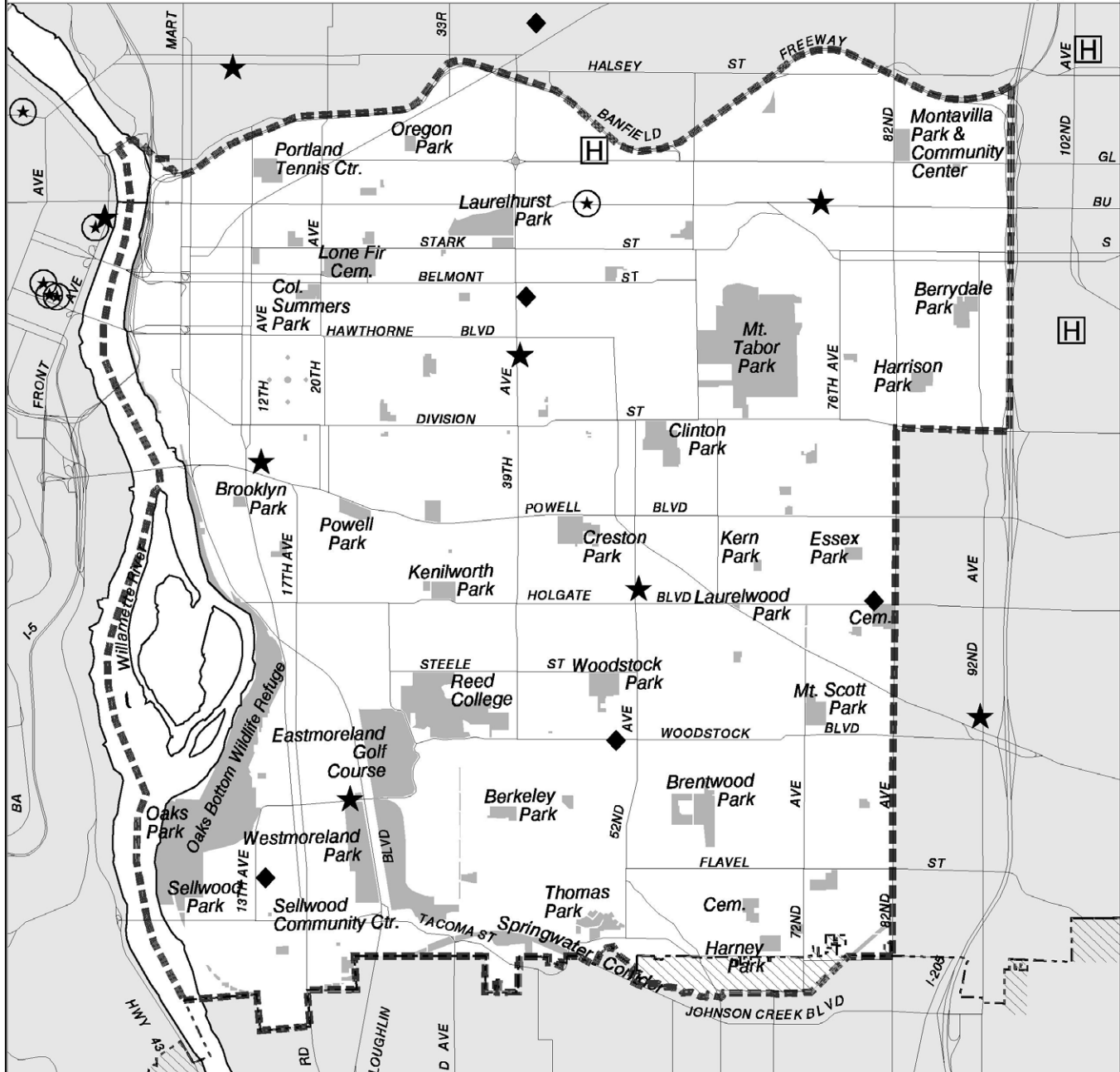
- Liaison District Boundary
- School
- School District Boundary
- ▨ Parks
- City Boundary
- ▨ Unincorporated Area within Urban Services Boundary



Neighborhood Services

Southeast Liaison District Profile Neighborhood Services

February 14, 2005



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----- Liaison District Boundary



Library



Hospital



Fire Station



Police Station

----- City Boundary

Unincorporated Area within Urban Services Boundary



Parks, Cemeteries, Golf Courses & Community Gardens

N



Scale

0' 1950' 3900' 5850'



Urban Renewal Areas

Urban Renewal

Name	Size	Expiration	Max. Debt Capacity/ Amount Remaining	Budget FY 04-05	Objectives
Lents	2,682 acres	October 2015	Max: \$75 M Remaining: \$64 M	\$10.4 M	URA Objectives: • Assist in fulfilling community goals to facilitate the emergence of Lents as a key Town Center within the Metro Region. • Provide support for the revitalization of commercial and residential areas in and near Lents. • Stimulate business development and investment in the area. • Provide increased opportunities for residents to compete for new quality jobs. • Provide housing opportunities for the Lents community's diverse income and tenure needs. • Improve local streets and parks.
Central Eastside	681 acres	August 2006	Max: \$66,274,000 Remaining: \$29,563,000	\$15.8M	Objectives of the Urban Renewal Plan include transportation and pedestrian improvements, streetscape improvements, and the creation of the Eastbank Esplanade on the eastside riverfront. The development of the Esplanade provides recreational opportunities along the river, previously limited by its proximity to the I-5 freeway. The Esplanade, completed in 2001, extends from the Steel Bridge to the Oregon Museum of Science and Industry (OMSI)—another attractor in the district.

Source: Portland Development Commission 2004

For more information refer to [Portland Development Commission's URA web site](#)

February 22, 2005



Land Use

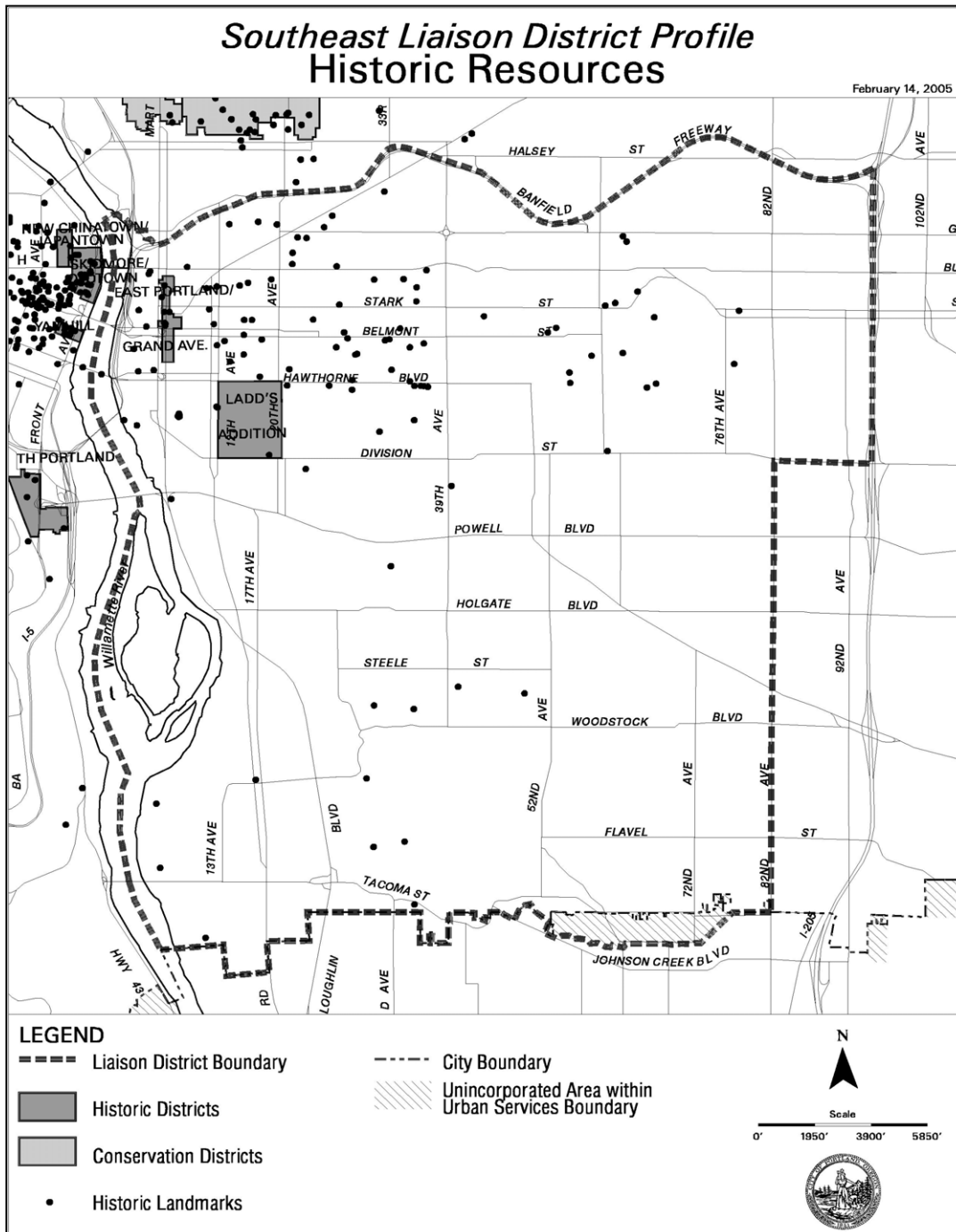
Historic and Conservation Districts

Historic preservation seeks to recognize, protect and enhance the places that are meaningful to our cultural and civic identity. Historic places—buildings, districts, bridges, landscapes, streetscapes, etc.—are physical connections to our collective past. They remind us of where we are now and where we're going as a society, as diverse communities, and as individuals.

The Bureau of Planning's historic preservation program works with citizens, businesses, property owners, public agencies and other community partners to help preserve our built heritage. Utilizing a diverse set of tools and approaches, previous projects have ranged from inventorying historic resources

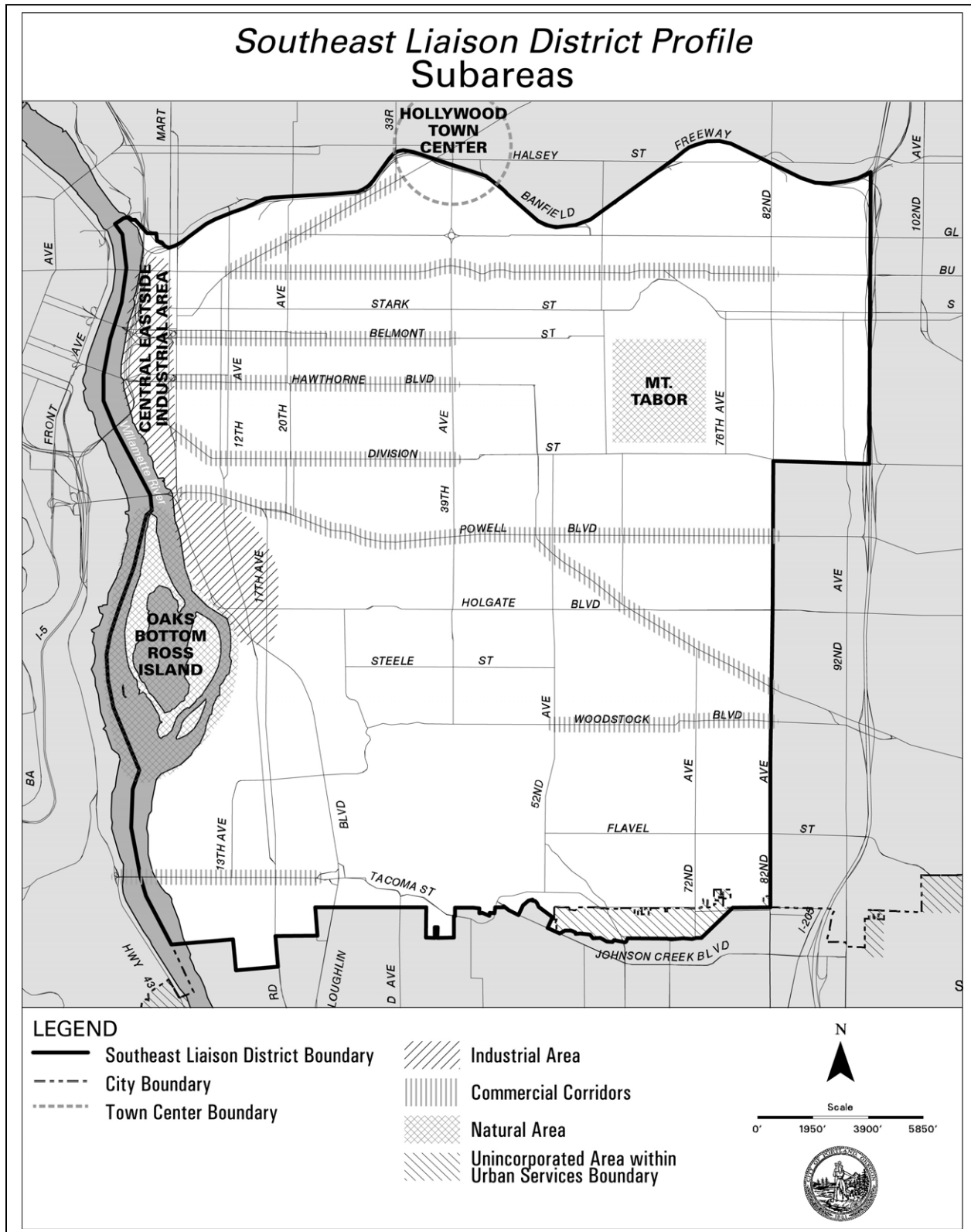
and creating new historic districts to updating preservation zoning regulations and writing historic design guidelines.

The Southeast District has two designated historic districts, Ladd's Addition and East Portland/ Grand Avenue. These small districts are designated collections of individual resources that are of historical or significance. Ladd's Addition was designated as an historic district in 1977 while the East Portland/Grand Avenue added in 1991.



Land Use

General Southeast District Structure



Land Use

Metro 2040 Designations

The *Region 2040 Growth Concept* was adopted by Metro as a strategy and tool for managing future regional land use patterns. This *Growth Concept* incorporates land-use and transportation policies to direct growth to a hierarchy of interrelated mixed-use centers and increase development along transit corridors. The 2040 designations located within the Southeast District are listed below and shown on the following map.

Location	Designation
Portland City Center	City Center
Gateway (<i>bordering</i>)	Regional Center
Hollywood (<i>bordering</i>)	Town Center
Tacoma St.	Main Street
Belmont St.	Main Street
Hawthorne Blvd.	Main Street
Division St.	Main Street
SW 52 nd Ave	Main Street
Sandy Blvd.	Main Street
Burnside	Main Street
Milwaukee Ave.	Main Street
82 nd Ave.	Main Street
Foster Road	Main Street
Woodstock Blvd.	Main Street
MLK /Grand Avenue	Potential High Capacity Transit Facility

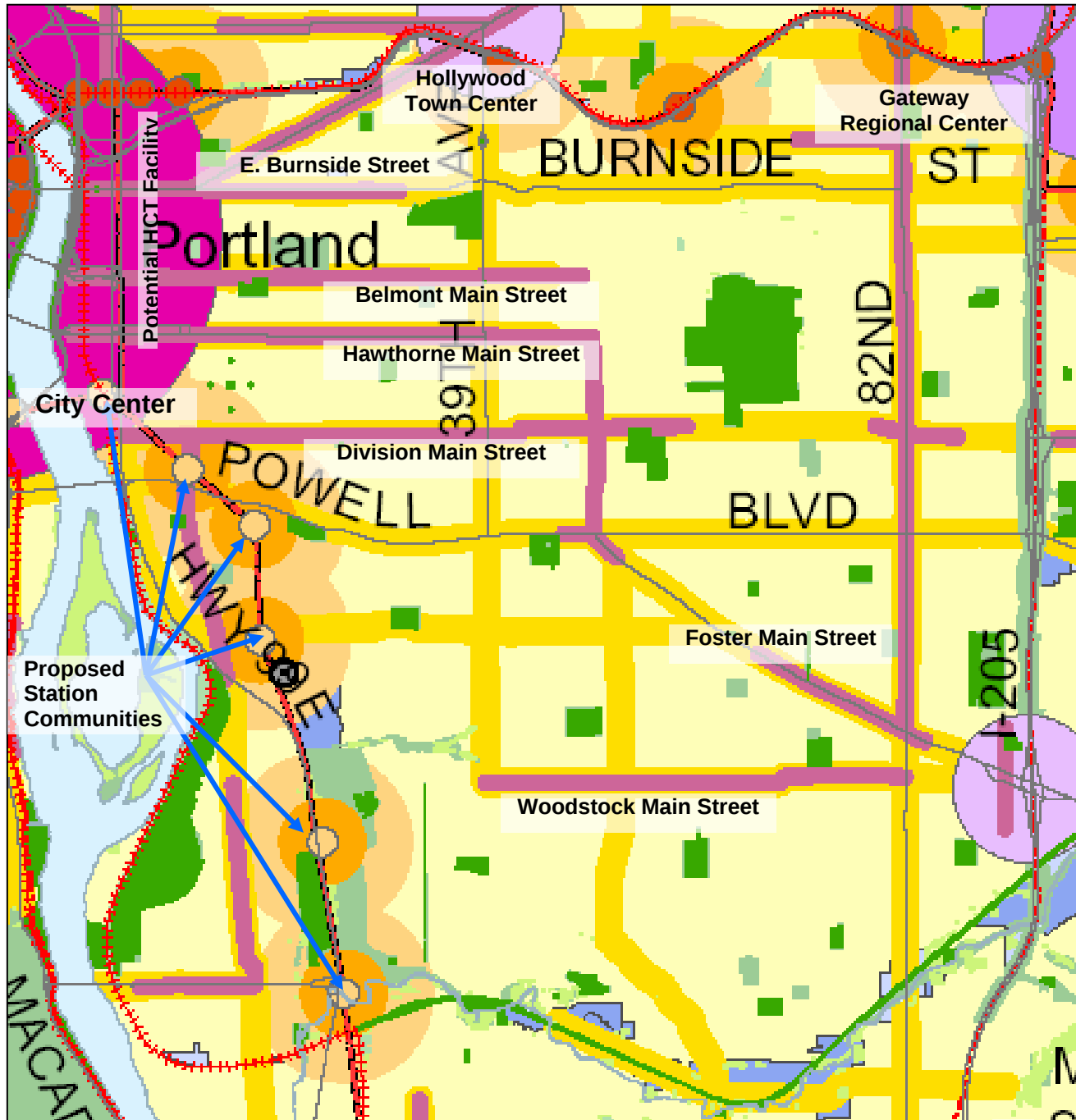
Proposed South Corridor Plan Light Rail Stations

Oregon Museum of Science and Industry	Proposed Station
SE Clinton St.	Proposed Station
SE Rhine St.	Proposed Station
SE Holgate	Proposed Station
SE Bybee Blvd	Proposed Station
SE Tacoma St.	Proposed Station
Milwaukee Southgate TC	Proposed Station
Lake Road	Proposed Station

For more information refer to [Metro 2040 Growth Concept](#)

Land Use

Below is an excerpt of Metro's Region 2040 Growth Concept and the designations that apply to southeast Portland. Southeast has numerous main streets and most significantly proposed new light rail stations for a future light rail connection to Milwaukie and communities to the south.



Land Use

Zoning

Southeast Portland is predominantly zoned residential. Although residential development may occur in the commercial zones, the area has one third more commercial zoning than city wide. This is partially due to the number of main streets running east/west in the district. As expected, the district has slightly more residential zoning compared to the city.

Land Area by Zone

Zone	Acres	Portland Acres	Percent of Portland Total
Commercial	1,253	6,203	20%
Employment	457	2,831	16%
Industrial	933	19,414	5%
Residential Multi-dwelling	1,797	8,408	21%
Residential Single-dwelling	8,065	41,388	19%
Open Space	1,738	16,494	11%
Multnomah County	0	1,049	0%
Non-City	135	1,095	12%
Total	14,378	96,881	15%

Source: Portland Bureau of Planning (2005)

Note: Areas outside the city limits are labeled "MC" for Multnomah County or "Non-city" for other areas.

Category Composition by Acre

Zone	Area	Portland
Commercial	9%	6%
Employment	3%	3%
Industrial	6%	20%
Residential Multi-dwelling	12%	9%
Residential Single-dwelling	56%	43%
Open Space	12%	17%
Multnomah County	0%	1%
Non-City	1%	1%
Total	100%	100%

Source: Portland Bureau of Planning (2005)

For zoning definitions refer to the [Portland Zoning Code](#)

Land Use

Liquor Outlets

The Bureau of Licenses, Drug and Vice Division of the Police Bureau, ONI and Noise Control all coordinate in the processing of liquor license applications for premises located within the City of Portland. Southeast has more liquor outlets than any other district and is becoming a popular destination for entertainment. This distinction is good for economic development along the commercial corridors, but raises concerns with many neighbors (see map on following page).

Liquor Outlets by Liaison District

Liaison District	Number of Licenses	Percent of Total	Persons per Liquor Outlet	Liquor Outlets per Square Mile
Southeast	588	29.6%	245	26.13
Central City	534	26.8%	79	24.44
Northeast	300	15.1%	326	12.45
Outer East	258	13.0%	478	8.75
North	211	10.6%	271	6.19
West	98	4.9%	650	2.89
All Districts	1,989	100%	151.43	13.13

Source: Office of Neighborhood Involvement (March 2005)

Liquor Licenses by Neighborhoods

Neighborhood	Number of Licenses	Percent of Total
Buckman	100	17.0%
Sunnyside	77	13.1%
Sellwood-Moreland	57	9.7%
Hosford-Abernathy	54	9.2%
Montavilla	48	8.2%
Kerns	41	7.0%
Foster-Powell	32	5.4%
Creston-Kenilworth	29	4.9%
Richmond	27	4.6%
Brooklyn Action Corps	23	3.9%
Mt. Scott-Arleta	23	3.9%
Woodstock	23	3.9%
Mt. Tabor	13	2.2%
Center	12	2.0%
Brentwood/Darlington	11	1.9%
Reed	5	0.9%
Eastmoreland	4	0.7%
South Tabor	4	0.7%
Laurelhurst	3	0.5%
Ardenwald	2	0.3%

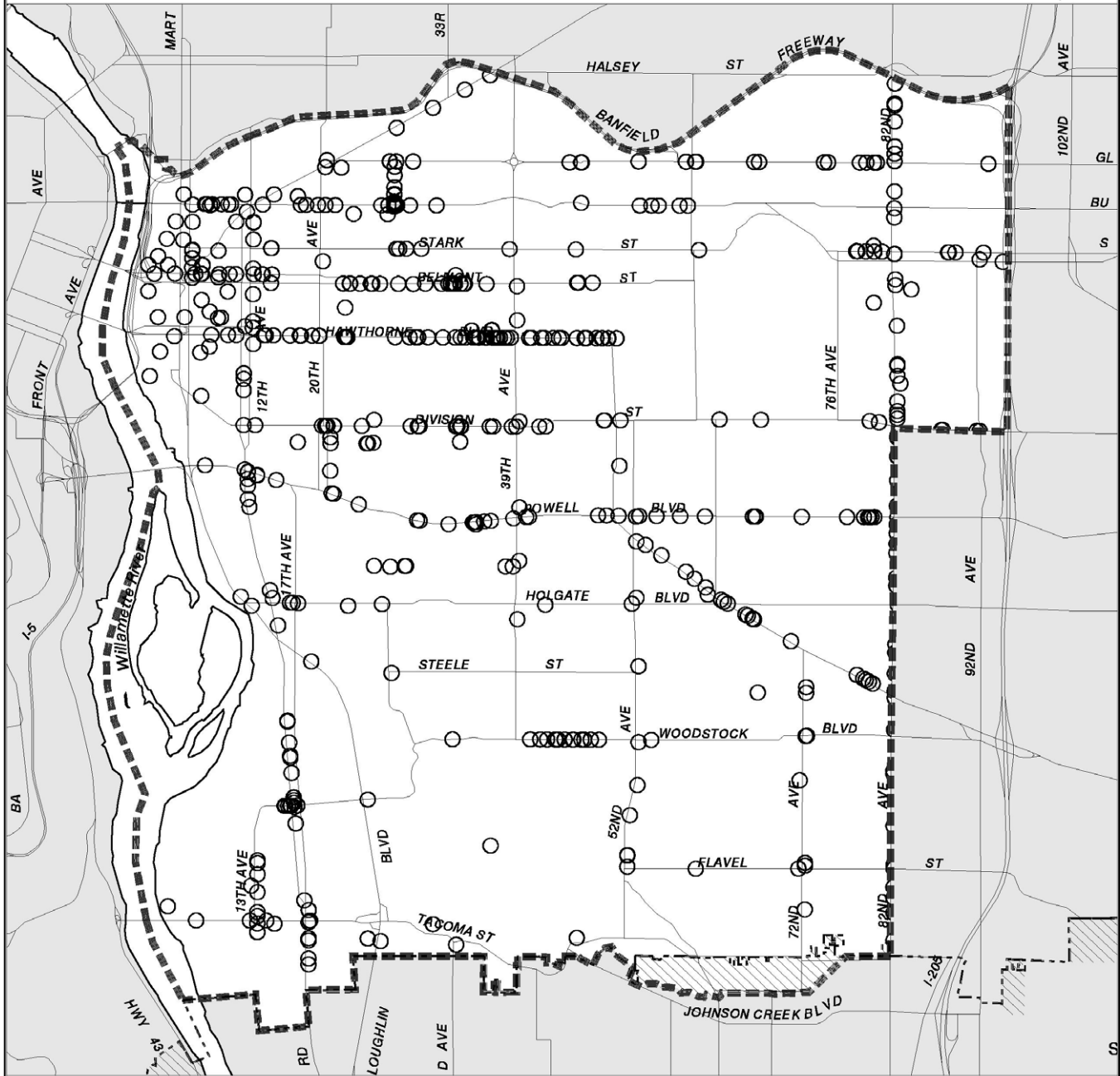
Source: Office of Neighborhood Involvement (March 2005)

*Note: This table only includes areas within a defined neighborhood boundary.

For more information see [ONI's Liquor Licensing site](#)

Southeast Liaison District Profile **Location of OLCC Liquor Licenses**

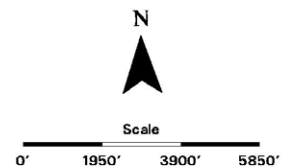
March 30, 2005



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- Liaison District Boundary
- Liquor License Issued

- City Boundary
- Unincorporated Area within Urban Services Boundary



Environment

Environmental Considerations

Southeast Portland has comparatively few natural resource areas. Johnson Creek and its tributary Crystal Springs, Oaks Bottom and Ross Island, and Mt. Tabor are the areas where resource protection regulations apply, although the majority of these areas are in public ownership. The Environmental Protection zone [p] provides the highest level of protection to the most important natural resources and functional values. Development will be approved in the environmental protection zone only in rare and unusual circumstances. The Environmental Conservation zone [c] conserves important resources and functional values in areas where the resources and functional values can be protected while allowing environmentally sensitive urban development. The 100-year floodplain is used to regulate development to provide safe development of adjacent land; protect against the loss of property; and improve the overall health of the watershed. Wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions.

Acres	SE District	% of total District	Portland	% of Portland zone
Environment Protection Zone [p]	101	1%	10,080	1%
Environmental Conservation Zone [c]	322	3%	9,792	3%
100 Year Floodplain	1,223	10%	16,917	7%
Wetlands	286	2%	2,482	12%

For more information refer to Zoning Code [Chapter 33.430 - Environmental Zones](#)

By the end of 2005, the Bureau of Environmental Services is scheduled to complete a Portland Watershed Management Plan (PWMP) for all the City's watersheds, including the Columbia Slough, Willamette River, Fanno Creek, Tryon Creek and Johnson Creek watersheds. The PWMP will describe the City's vision for watershed health, summarize watershed conditions, describe strategies and actions to improve watershed health, and describe a watershed management system based on principles of adaptive management. Southeast encompasses areas within the Johnson Creek Watershed and the Willamette River Watershed.

Conservation / Protection Areas

Johnson Creek Basin:

Johnson Creek is an 18-mile long tributary of the Willamette River, originating west of the Sandy River Canyon. The creek generally follows an east-west path parallel to Foster Road and the Springwater trail. Johnson Creek is one of a few free-flowing creeks in Portland, linking natural areas, parks and wetlands within urbanized areas. Development activity in areas near and affecting the creek have decreased pervious surface, and resulted in higher degrees of runoff and flooding in the area. Much of the area is covered with a environmental overlay zones in response to sensitive environmental conditions in the area. The area is also subject to the regulations of the Johnson Creek Plan District.

Willamette Greenway

The Greenway Plan is intended to protect, conserve, enhance, and maintain the natural, scenic, historical, economic, and recreational qualities of lands along the Willamette river. The plan established criteria, standards, and procedures for the development of land, change of uses, and the intensification of uses within the greenway. The plan also increases public access to and along the Willamette River for recreational opportunities, assisting in flood protection and control, providing connections to other transportation systems, and helping to create a pleasant, aesthetically pleasing urban environment; and is intended to protect and improve water quality.

Environment

Crystal Springs

Add Text

Oaks Bottom/Ross Island (Future Park)

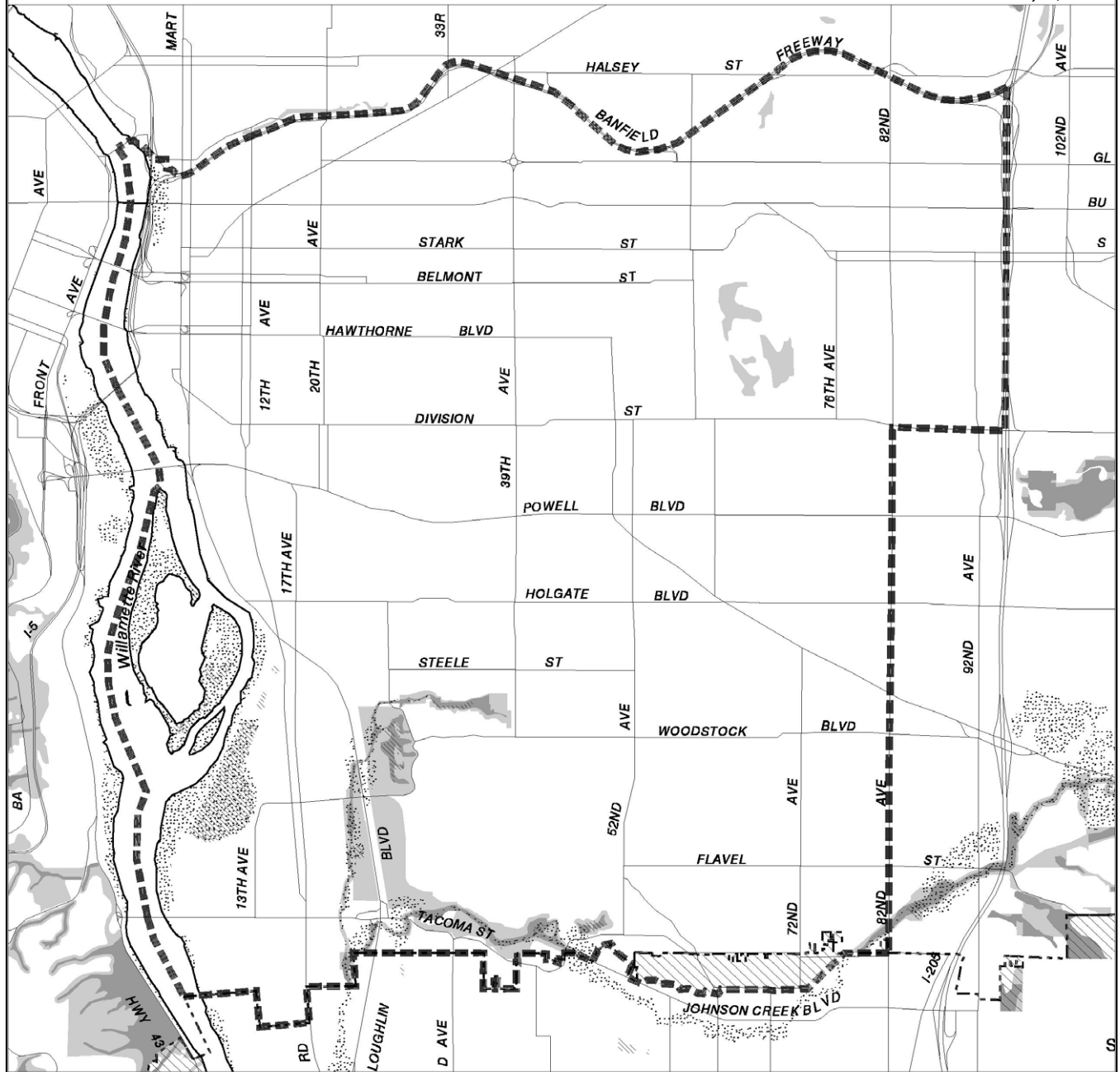
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Mount Tabor

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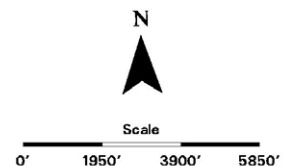
Southeast Liaison District Profile Natural Environment

February 14, 2005



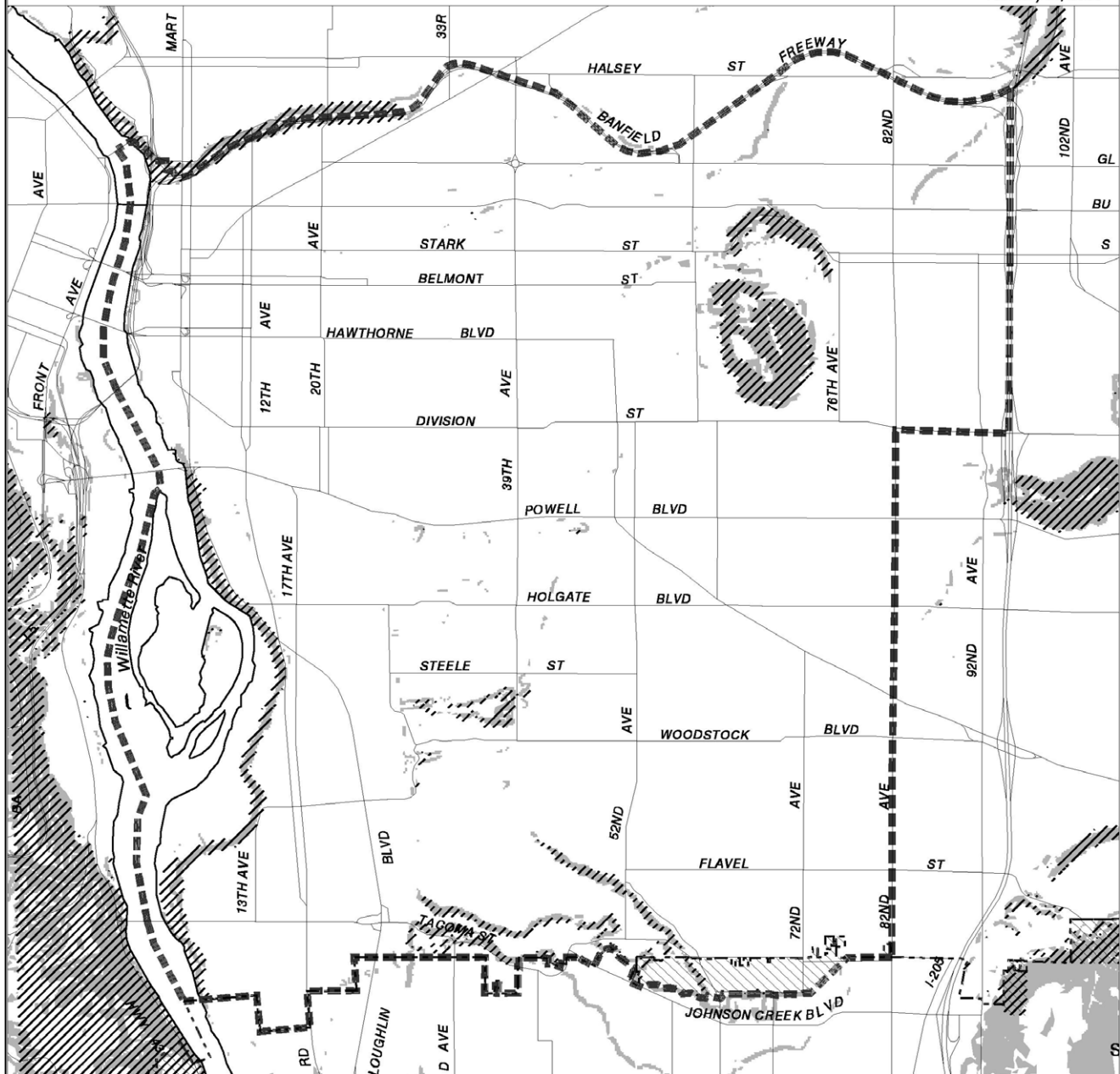
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- Liaison District Boundary
- Conservation overlay
- Protection overlay
- Floodplain
- Wetlands
- City Boundary
- Unincorporated Area within Urban Services Boundary
- Watershed Boundary



Southeast Liaison District Profile **Steep Slopes & Landslide Hazard Areas**

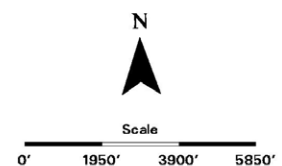
February 14, 2005



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- Liaison District Boundary
- █ Slopes greater than 20%
- ▨ Landslide Hazard Areas

- City Boundary
- ▨ Unincorporated Area within Urban Services Boundary



Development Activity

Residential Real Estate¹

Southeast has lower median and average sales price compared to the Metro area and properties are on the market 13 days less than the regional average.

Sales

Year-to-date	Southeast Portland	Portland Metro Area	% of Portland
New Listings	6,039	45,807	13%
Average Sale Price	\$201,500	\$246,000	
Median Sale Price	\$175,000	\$204,500	
Average Market Time	43	56	

Source: Market Action published by RMLS December 2004

Rental Apartments

Building Construction	SE Portland Avg. Rent	Metro Area Avg. Rent	SE Portland Avg. Vacancy	Metro Area Avg. Vacancy
1979 and earlier	\$604	\$625	7.9%	8.3%
1980-1995	\$542	\$691	9.2%	8.3%
New Construction	\$684	\$751	9.3%	8.2%

Source: Millette & Rask Report Fall/Winter 2003

Commercial Real Estate

Retail Market	Eastside	Portland Metro Area
Vacancy Rate	2.36%	4.48%
Avg. Asking Lease Rate (\$/SF/YR)	\$15.68	\$16.79

Industrial Market	SE Market	Portland Metro Area
Vacancy Rate	6.45%	8.70%
Avg. Asking Shell Rate	\$0.30	\$0.32

Office Market	Eastside	Downtown	Portland Metro Area
Vacancy Rate	19.82%	11.33%	13.72
Avg. Asking Lease Rate (\$/SF/YR)	\$15.15	\$17.36	\$17.94

Source: CB Richard Ellis Market Index Brief 4th Quarter 2004

¹ Geographic reporting areas do not correspond with the boundaries of the liaison district.

Development Activity

Single-family Housing Sales Prices

Neighborhood	1990-1994	% sold	1995-1999	% sold	2000-2004	% sold	change from 90 to 00-04	90
ARDENWALD	\$84,250	13%	\$137,350	21%	\$163,200	33%		94%
BRENTWOOD/DARLINGTON	\$52,500	12%	\$92,470	22%	\$125,000	32%		138%
BUCKMAN	\$66,500	15%	\$135,000	21%	\$215,000	28%		223%
CENTER	\$68,500	14%	\$126,600	18%	\$177,650	29%		159%
CRESTON-KENILWORTH	\$62,000	14%	\$119,500	20%	\$155,000	29%		150%
EASTMORELAND	\$169,000	13%	\$258,000	18%	\$339,900	24%		101%
FOSTER-POWELL	\$59,000	13%	\$102,000	22%	\$130,000	30%		120%
HOSFORD-ABERNATHY	\$83,150	14%	\$157,000	18%	\$220,000	24%		165%
KERNS	\$80,450	16%	\$130,000	22%	\$209,975	29%		161%
LAURELHURST	\$130,000	13%	\$215,000	20%	\$312,000	24%		140%
MONTAVILLA	\$60,250	13%	\$108,000	21%	\$137,000	30%		127%
MT. SCOTT-ARLETA	\$57,000	13%	\$99,250	22%	\$128,500	32%		125%
MT. TABOR	\$90,752	14%	\$158,000	20%	\$220,000	25%		142%
REED	\$94,600	13%	\$158,250	16%	\$193,900	28%		105%
RICHMOND	\$72,000	15%	\$139,000	21%	\$191,000	29%		165%
SELLWOOD-MORELAND	\$81,550	13%	\$142,168	20%	\$199,000	29%		144%
SOUTH TABOR	\$75,000	12%	\$122,400	17%	\$155,000	29%		107%
SUNNYSIDE	\$69,500	16%	\$136,000	21%	\$215,000	28%		209%
WOODSTOCK	\$65,000	12%	\$120,000	19%	\$157,500	29%		142%
City of Portland	\$75,000		\$125,000		\$160,500			114%

Source: Multnomah County Assessor, 2004.

Building Permits

The first two tables show the number of permits issued by the City by year and second two tables (see next page) show the number of units actually built by year. Fifteen percent of all permits issued by the City since 1995 were in Southeast. This is understandable, since Southeast comprises approximately 15 percent of the land area in the City. It is the composition of the units built that is notable. More rowhouses (20%) and fewer multi-family units (9%) are being built.

Residential Permits

Southeast - # Permits	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total
Single-Family	129	106	93	117	97	99	134	226	173	170	1,344
Rowhouse Permits	25	19	72	72	37	26	24	40	59	40	414
Multi-family Permits	20	34	25	18	29	8	17	22	31	28	232
SE Total Permits	174	159	190	207	163	133	175	288	263	238	1,990

SE % of Portland	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	95-04 Avg.
Single-Family	13%	11%	10%	12%	14%	11%	14%	20%	17%	17%	14%
Rowhouse Permits	18%	11%	24%	29%	19%	17%	12%	19%	24%	24%	21%
Multi-family Permits	17%	15%	10%	8%	18%	8%	14%	11%	13%	12%	13%
Average	14%	12%	13%	14%	15%	11%	14%	19%	17%	17%	15%

Source: Bureau of Development Services, New Building Permits, 2005.

Development Activity

New Residential Units

Southeast Units	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	Total
Single-Family	129	106	93	117	98	100	138	226	173	170	1,350
Rowhouse Units	25	19	72	73	37	26	24	42	60	47	425
Multi-family Units	116	155	322	249	266	20	41	139	92	224	1,624
SE Total Units	270	280	487	439	401	146	203	407	325	441	3,399

SE % of Portland	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	95-04 Avg
Single-Family	13%	11%	10%	12%	14%	11%	14%	20%	17%	17%	14%
Rowhouse Units	17%	11%	24%	30%	18%	17%	12%	19%	23%	26%	20%
Multi-family Units	14%	10%	13%	9%	25%	2%	5%	8%	3%	11%	9%
Average	14%	11%	13%	11%	20%	7%	10%	13%	7%	14%	12%

Source: Bureau of Development Services, New Building Permits, 2005.

Housing Stock

Southeast has fewer large apartment complexes compared to the other districts.

Units in Structure

2000	SE District	Portland	% of PDX
Total Housing Units	66,526	237,954	28%
1 detached	62.0%	60.4%	
1 attached	2.2%	2.7%	
2 attached	6.7%	4.2%	
3-4 attached	6.5%	5.1%	
5-9 attached	6.0%	4.9%	
10-19 attached	6.9%	5.9%	
20-49 attached	5.2%	6.4%	
50 plus attached	4.0%	8.7%	
mobile home	0.4%	1.4%	
other	0.1%	0.2%	

Source: 2000 U.S. Census

Number of Bedrooms

2000	SE District	Portland	% of PDX
Total Housing Units	65,244	237,954	28%
No bedroom	5.6%	7%	
1 bedrooms	19.1%	18%	
2 bedrooms	35.3%	31%	
3 bedrooms	28.4%	30%	
4 bedrooms	9.6%	11%	
5 bedrooms	2.1%	3%	

Source: 2000 U.S. Census

Economic Development

Employment by Industry

Industry	SE District	District % composition	Portland Total	Portland % composition	District % of Portland Total
Agricultural Services & Extraction	37	0.06%	480	0.13%	7.71%
Construction	3,817	6.35%	17,334	4.67%	22.02%
Manufacturing	5,827	9.70%	30,530	8.23%	19.09%
Transportation	3,400	5.66%	25,700	6.93%	13.23%
Communication & Utilities	303	0.50%	3,187	0.86%	9.51%
Wholesale Trade	4,619	7.69%	20,044	5.40%	23.04%
Retail Trade	6,643	11.06%	31,913	8.60%	20.82%
Finance, insurance, real estate	1,806	3.01%	20,498	5.52%	8.81%
Real Estate and Rental and Leasing	1,009	1.68%	8,674	2.34%	11.63%
Services	20,676	34.42%	145,212	39.13%	14.24%
Health Care and Social Assistance	11,085	18.45%	43,667	11.77%	25.39%
Arts, Entertainment, and Recreation	798	1.33%	5,602	1.51%	14.24%
Government	30	0.05%	18,142	4.89%	0.17%
Nonclassifiable	21	0.03%	121	0.03%	17.36%
TOTAL	60,071		371,104		16.19%

Source: ES 202, Oregon State Department of Employment

For more information refer to the [Oregon Employment Department's website](#)

SE District Top Employers (250+ employees)

Employer Name	Location	Number of employees
Providence Portland Medical Center	NE Glisan St	500+
A T & T Broadband	NE Sandy Blvd	500+
Tri-Met Transportation	SE 17th Ave	500+
Fred Meyer Stores Inc	SE 22nd Ave	500+
Goodwill Industries	SE 6th Ave	500+
North Pacific Trading	NE Davis St	500+
Nationwide Insurance	NE 19th Ave	500+
Reed College Office	SE Woodstock Blvd	250-499
Mt St Joseph's Residence & Extended Care	SE Stark St	250-499
Good Shepherd Lutheran Home	NE Halsey Street	250-499
Oregon Museum Science & Industry	SE Water Ave	250-499
Oregon Electric Group	SE 11 th Ave	250-499
Barrett Business Services Inc	NE Sandy Blvd	250-499
Employment Trends LLC	NE Halsey St	250-499
Franz Bakery	NE 11 th Ave	250-499
PECO Manufacturing Co Inc	SE 17 th Ave	250-499
American Medical Response-NW Regional	SE 2 nd Ave	250-499
Jantzen Inc	NE Couch St	250-499
Adidas International Inc	NE 20 th Ave	250-499
Pacific Coast Fruit Co	NE 2 nd Ave	250-499
Janis Youth Program	NE Couch St	250-499

Source: 2005 Inside Prospects Top Employers

Economic Development

Industrial Land Inventory

Two industrial districts, Inner Eastside and Outer Southeast, cut across the boundaries of the Southeast District.

District	Acres	Industrial Zones	Employment Zones	% of Portland industrial districts	Sites	Jobs	% Vacant acres
Inner Eastside	624	87%	13%	4%	837	21,761	2.2%
Outer Southeast	471	58%	42%	3%	285	3,717	22.3%

Source: Industrial Districts Atlas

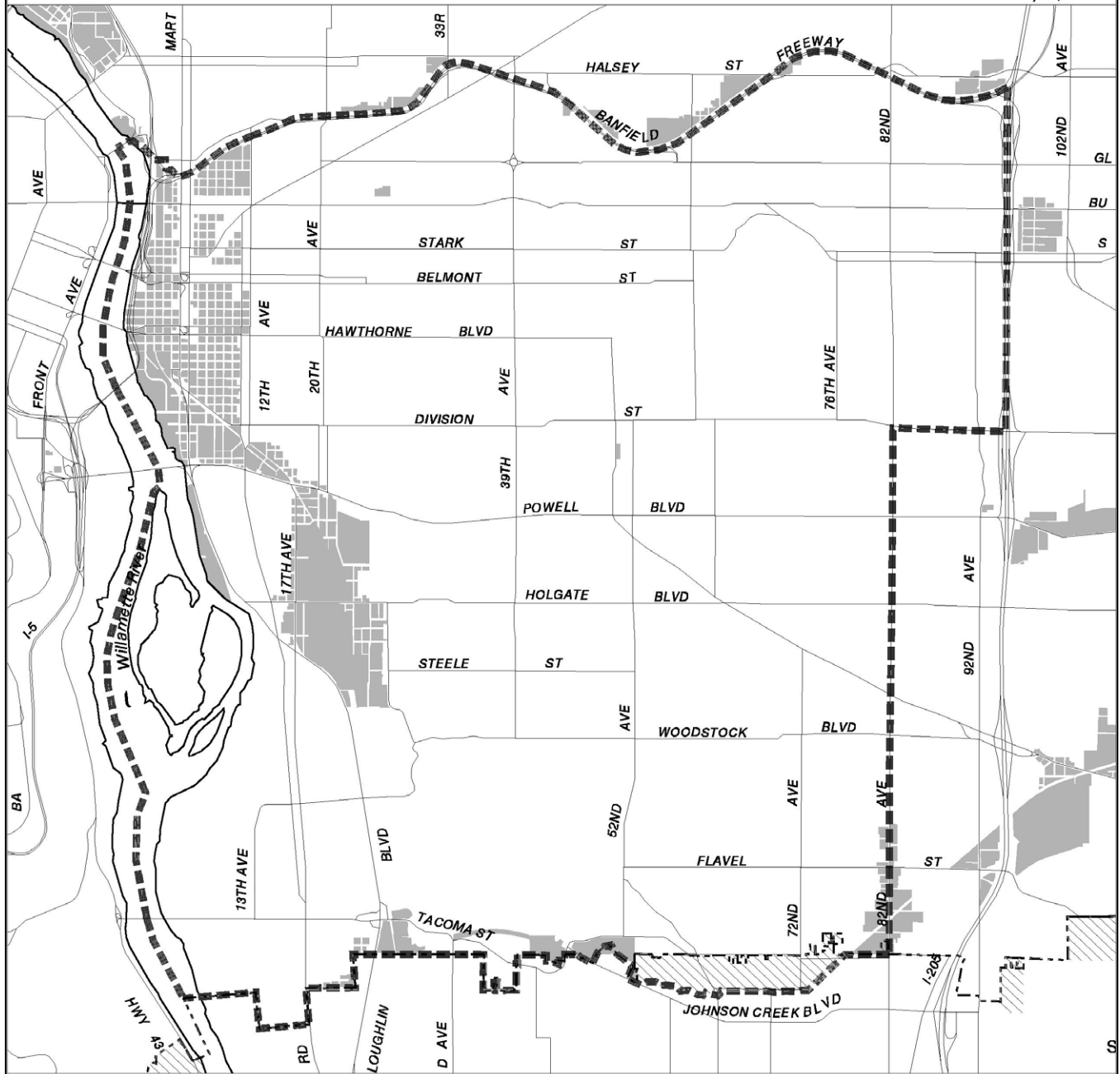
The **Inner Eastside** is a mixed industrial/employment district characterized by its Central City location and small-block development pattern. It combines the Central Eastside and Brooklyn Yard industrial areas. Its employment density is 37 jobs per developed acre, the highest among Portland's industrial districts, which average 9 jobs per developed acre. The Inner Eastside is a central distribution location to reach regional markets. The concentration of 123 wholesale facilities here is the highest among Portland's industrial districts, using 16 percent of the occupied developed land compared to an average 9 percent in all districts. Union Pacific's 100-acre Brooklyn Rail Yard is a contrasting heavy industrial feature to the district's small-lot, urban character. The surrounding industrial area south of Division Street also has an assortment of medium-size sites in the 5-30 acre range. The district is almost entirely built out, having only 14 acres of vacant land.

The 472-acre **Outer Southeast** District is a collection of small, dispersed areas concentrated along the I-205 Freeway and Johnson Creek. Manufacturing is the leading employment sector, providing 45 percent of the district's 3,700 jobs. The district's specialty industries are primary metals manufacturing, durable goods wholesalers, fabricated metal products manufacturing, amusement, and furniture manufacturing. The district provides surrounding neighborhoods with a source of jobs, while its small size, mix of uses, and fine grain limit the potential for adverse industrial impacts on residential neighbors. Multi-tenant and non-industrial facilities make up 55 percent of the occupied, developed land, compared to 26 percent in all of the city's industrial districts. The area along Johnson Creek Boulevard is characterized by a group of large manufacturing facilities.

For more information refer to the [Bureau of Planning's Industrial Districts Atlas](#)

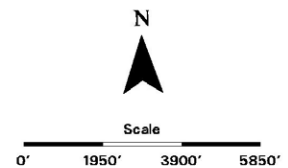
Southeast Liaison District Profile Industrial Lands Inventory

February 14, 2005



LEGEND

- Liaison District Boundary
- City Boundary
- Industrial Lands Inventory Sites
- Unincorporated Area within Urban Services Boundary



Transportation

Street Classifications

The transportation maps on the following pages depict the street classifications within the Southeast District for traffic, transit, pedestrians, bicycles, freight, emergency response and street design. These classifications are based on the Portland Department of Transportation's (PDOT) Transportation System Plan (TSP), a long range plan (20-year) to guide transportation investment throughout the City. Street classification descriptions and designations describe the types of motor vehicle, transit, bicycle, pedestrian, truck, and emergency vehicle movement that should be emphasized on each street.

Traffic classifications describe how a traffic street within the district should function (what kinds of traffic and what kinds of trips are expected) and what types of land uses the street should serve.

Transit classifications describe how streets and transit lines within the district should accommodate the movement of transit vehicles for regional, interregional, inter-district, and local trips.

Pedestrian classifications describe the system of pedestrian ways within the district which serve different types of pedestrian trips, particularly those with a transportation function.

Bicycle classifications describe the system of bikeways within the district which serve different bicycle users and types of bicycle trips.

Freight classifications describe the system of truck streets and districts and other freight facilities within the district.

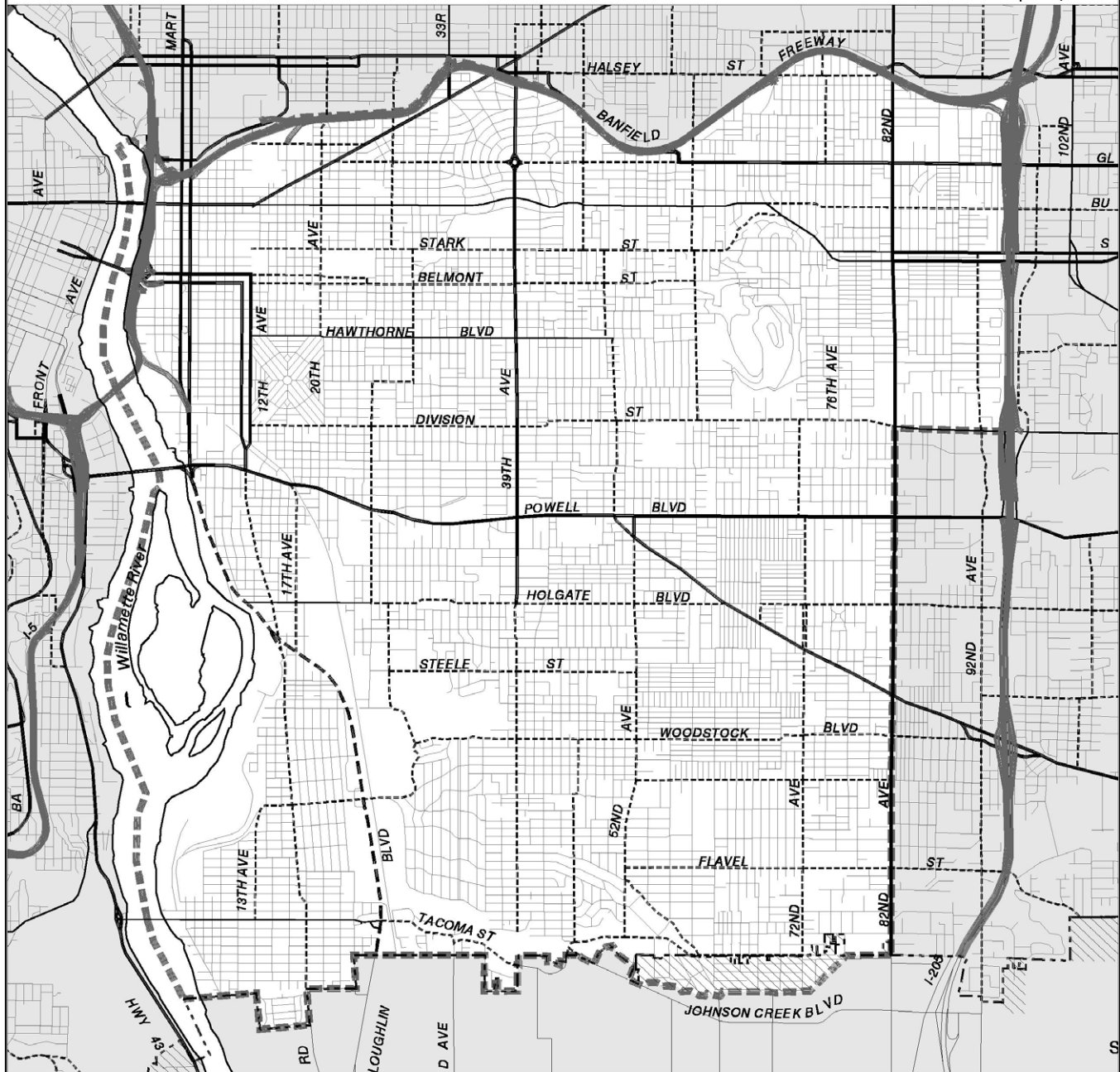
Emergency Response classifications describe the network of streets designated to facilitate prompt emergency response.

Street Design classifications identify the preferred modal emphasis and design treatments for regionally significant streets and special design treatments for locally significant streets. The classifications are consistent with Metro's Regional Street Design Classifications

For more information refer to [Office of Transportation System Plan](#)

Southeast Liaison District Profile Traffic Classifications

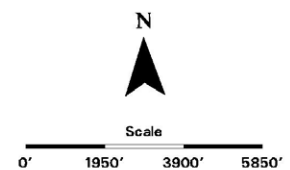
April 27, 2005



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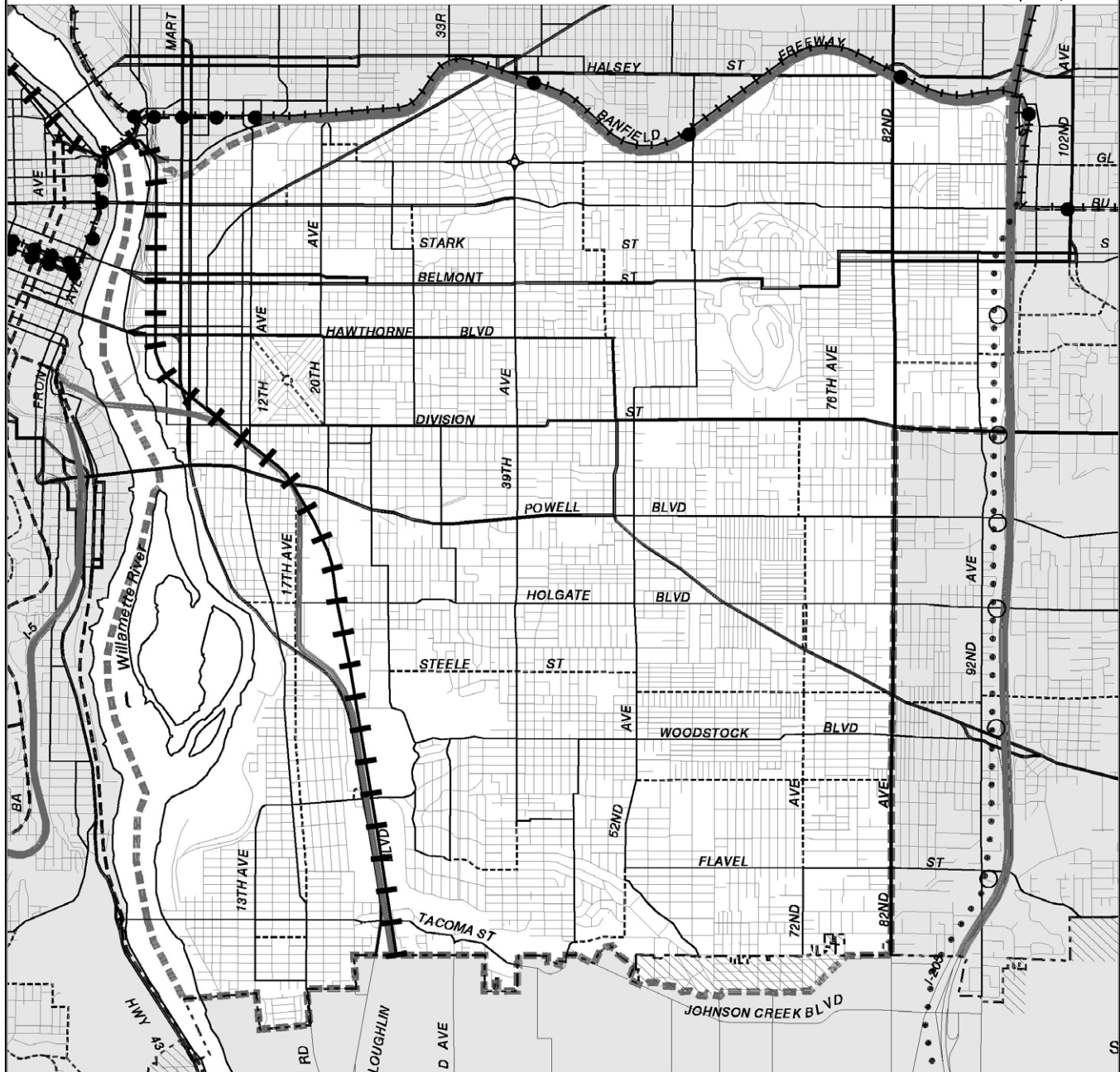
- Liaison District Boundary
- Regional Trafficway
- - - Regional Trafficway & Major City Traffic Street
- Major City Traffic Street
- District Collector Street
- - - Neighborhood Collector Street
- Local Service Traffic Street

- - - City Boundary
- /// Unincorporated Area within Urban Services Boundary



Southeast Liaison District Profile Transit Classifications

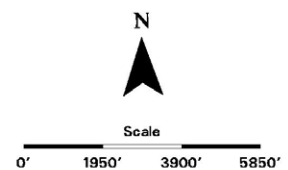
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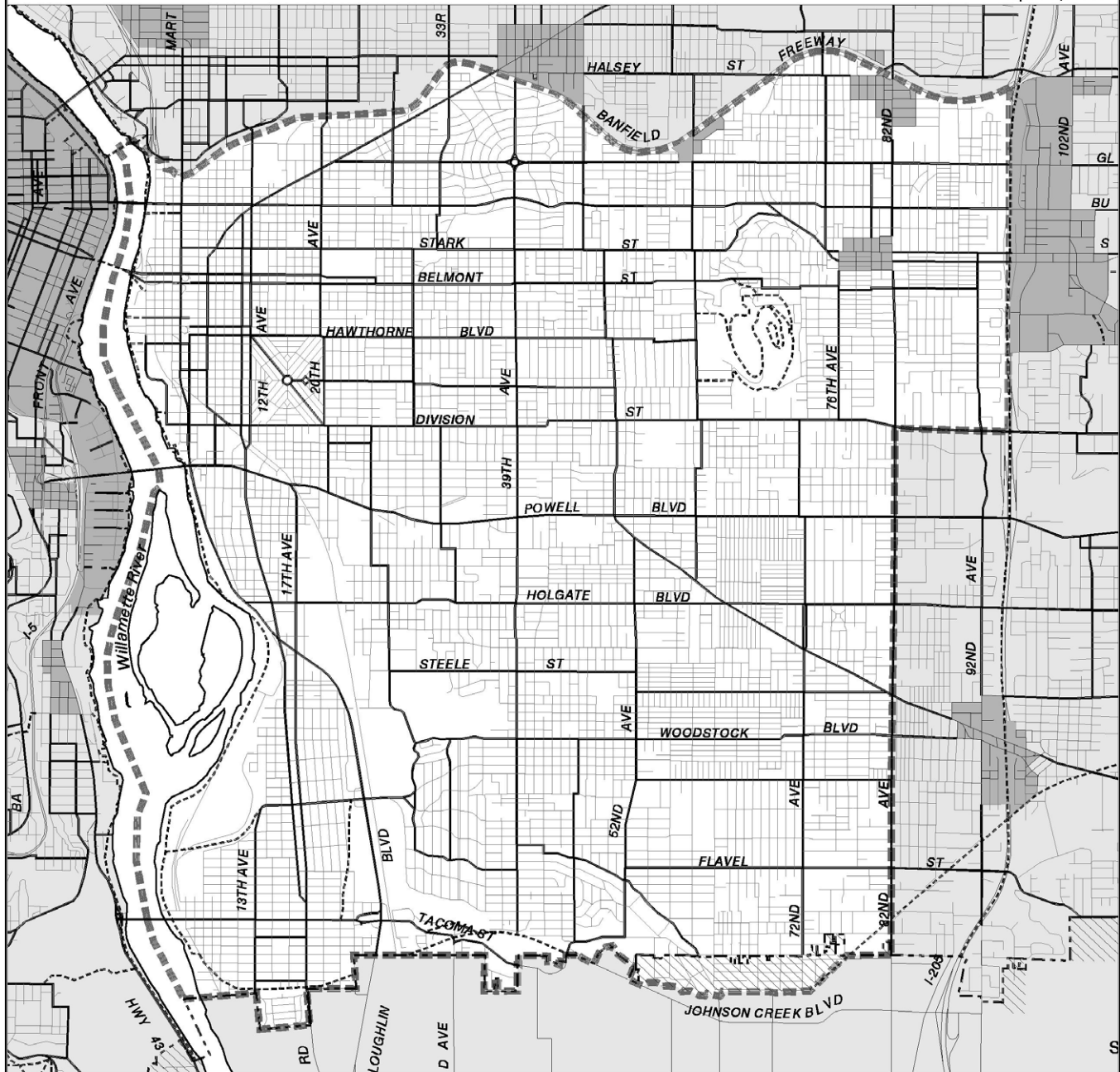
- Liaison District Boundary
- Regional Transitway
- - - Regional Transitway & Major Transit Priority Street
- Major Transit Priority Street
- Transit Access Street
- - - Community Transit Street
- Local Service Transit Street

- - - City Boundary
- Unincorporated Area within Urban Services Boundary
- Intercity Passenger Rail
- * Passenger Intermodal Facility
- Existing Light Rail Line/Stops
- Future Light Rail Line/Stops



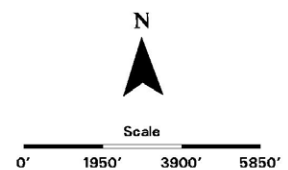
Southeast Liaison District Profile Pedestrian Classifications

April 27, 2005



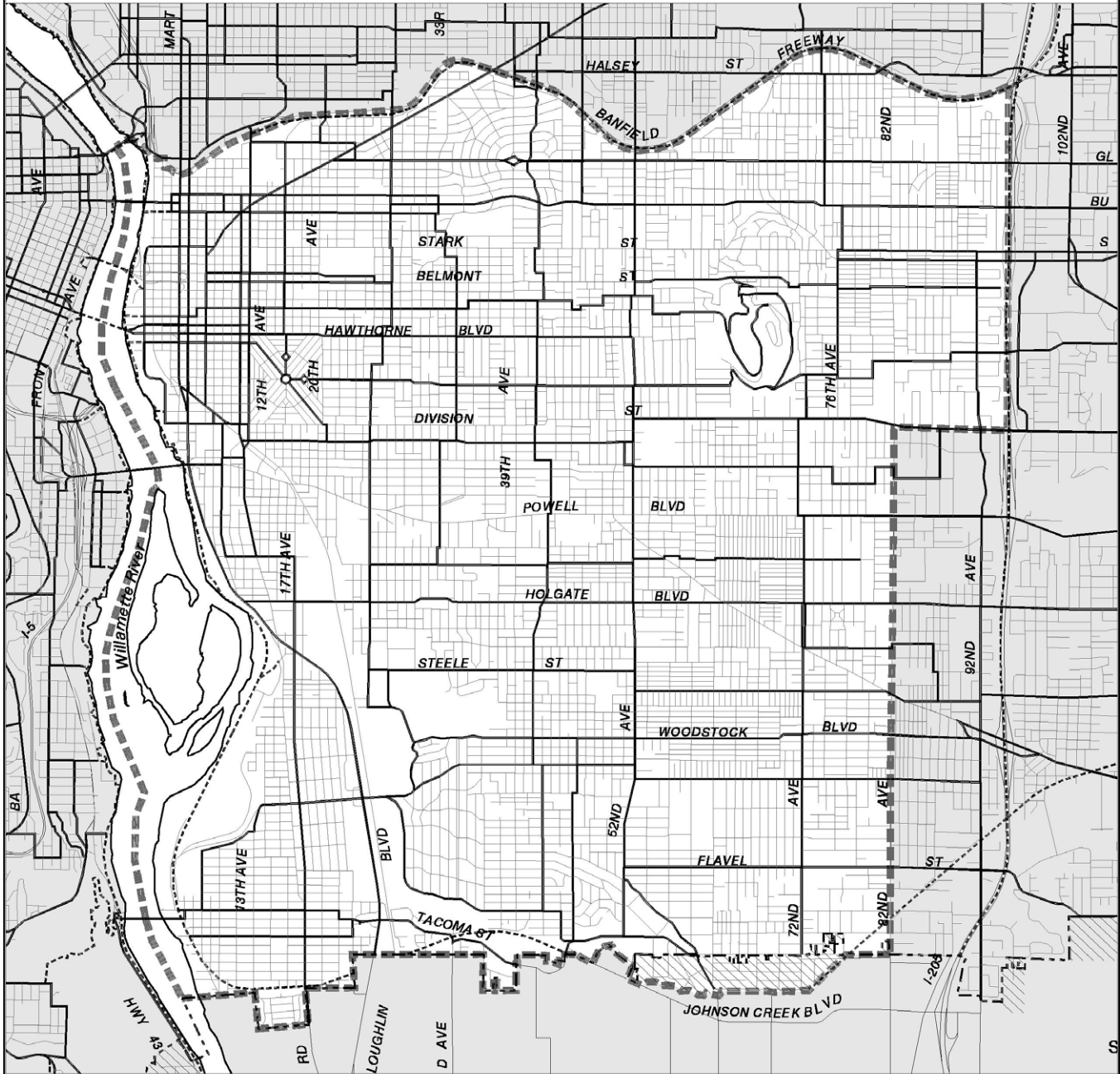
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- | | |
|---------------------------------|--|
| ----- Liaison District Boundary | ----- City Boundary |
| —— City Walkway | Unincorporated Area within Urban Services Boundary |
| ----- Off-street Path | |
| Gray Box Pedestrian Districts | |
| Local Service Walkway | |



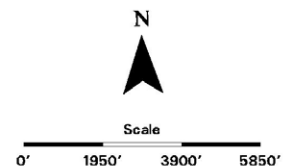
Southeast Liaison District Profile Bicycle Classifications

April 27, 2005



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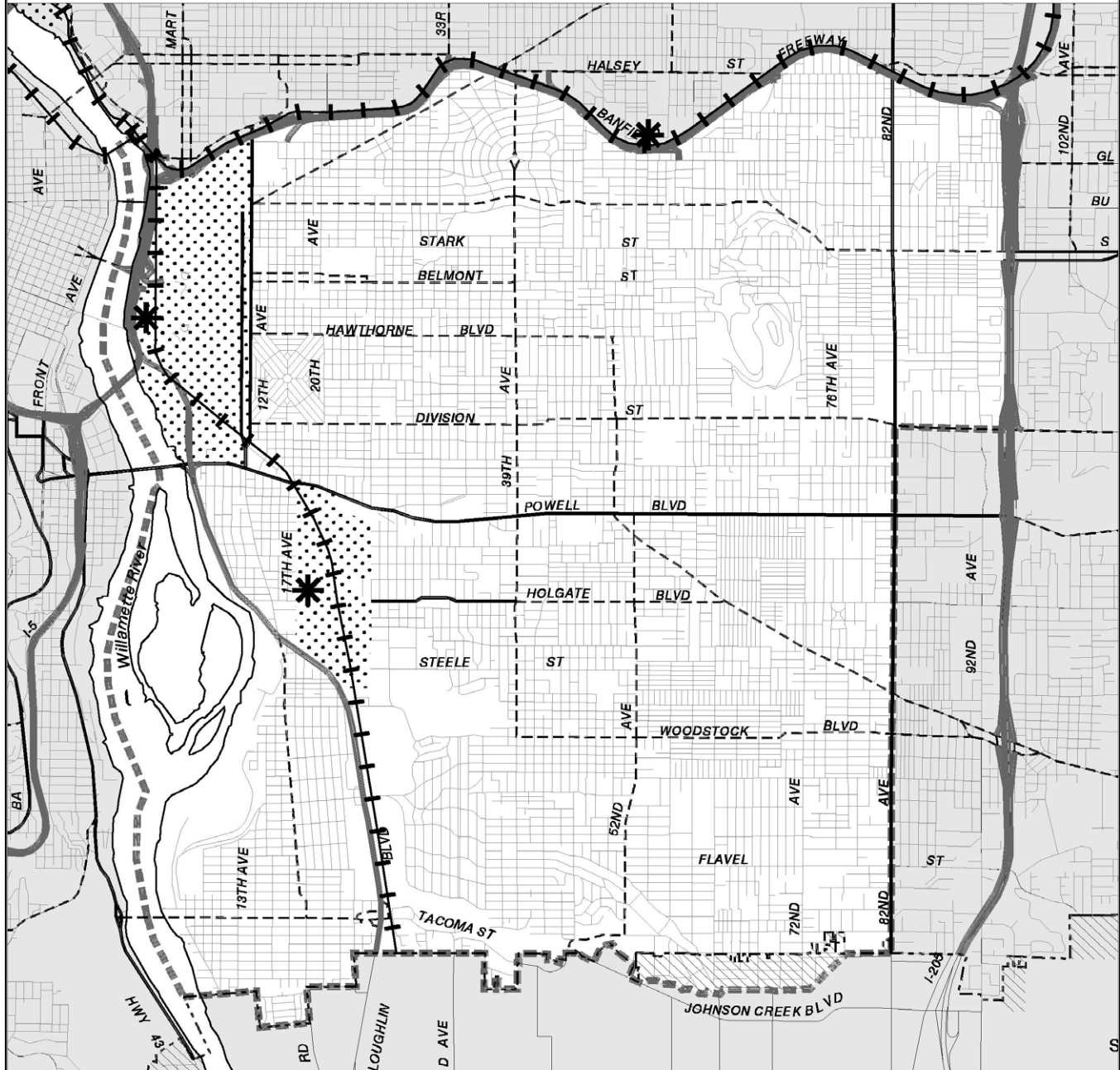
- | | |
|---------------------------------|--|
| ----- Liaison District Boundary | ----- City Boundary |
| —— City Bikeway | Unincorporated Area within Urban Services Boundary |
| ----- Off-street Path | |
| —— Local Service Bikeway | |



These freight classifications are currently under review.
See the [Freight Master Plan](#) for more details.

Southeast Liaison District Profile Freight Classifications

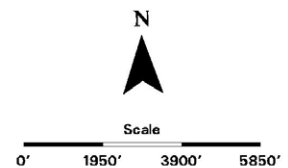
April 27, 2005



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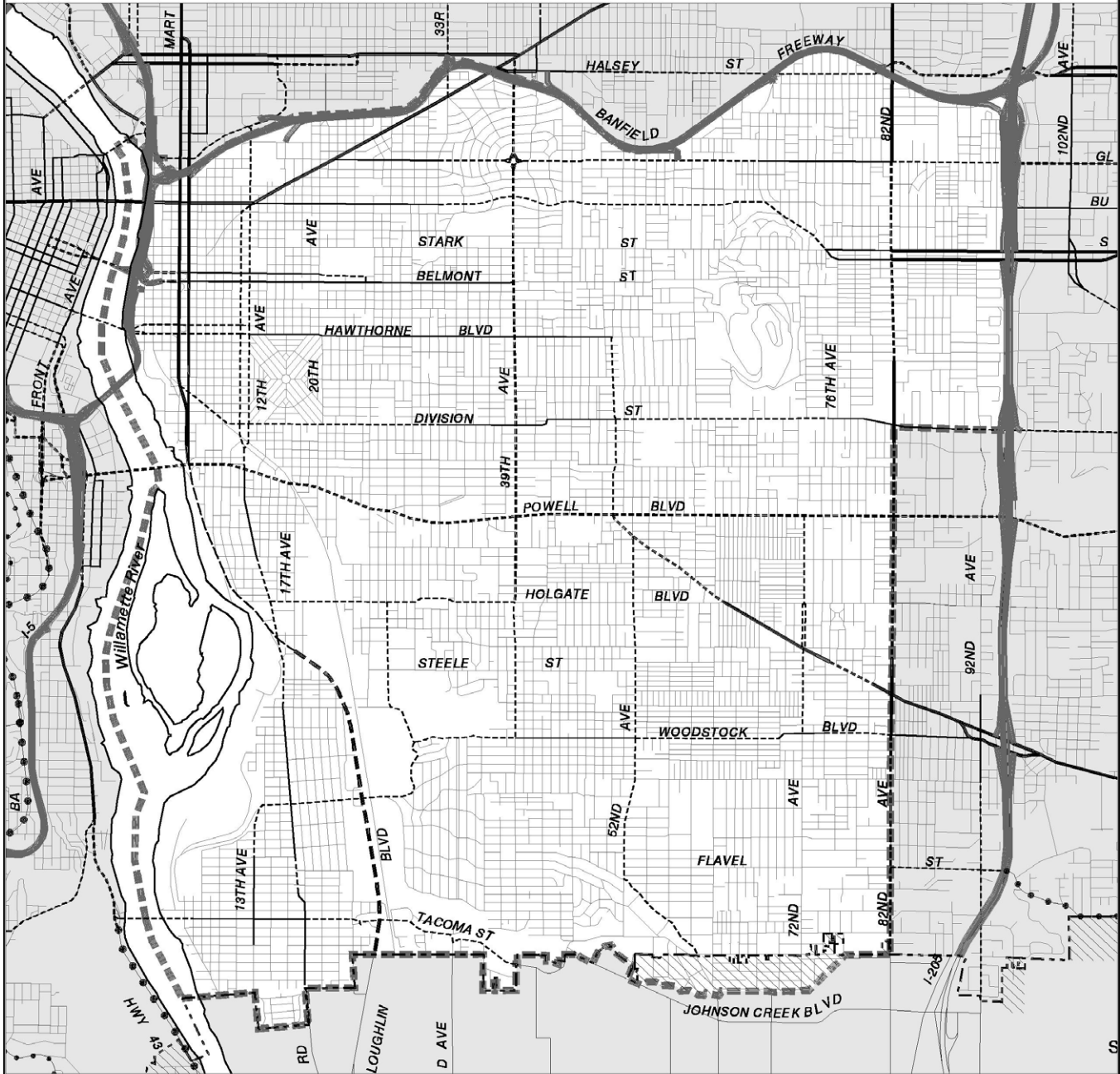
- Liaison District Boundary
- Regional Truck Street
- Major Truck Street
- - - Minor Truck Street
- Local Service Truck Street
- Main Railroad Line

- City Boundary
- Unincorporated Area within Urban Services Boundary
- Freight District
- * Freight Facility



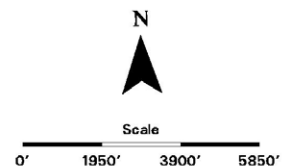
Southeast Liaison District Profile **Street Design Classifications**

April 27, 2005



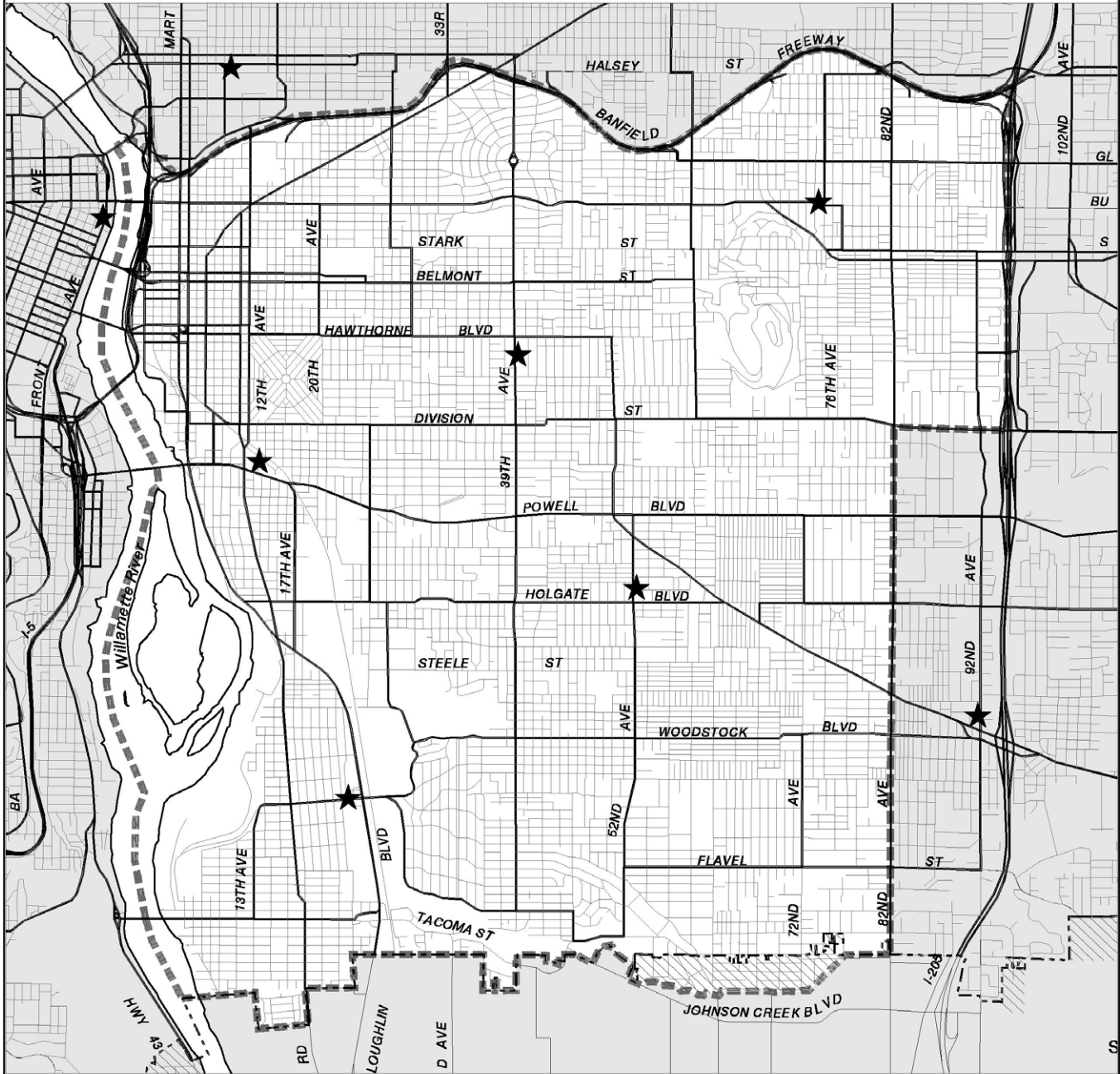
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- | | |
|---------------------------------|--|
| ----- Liaison District Boundary | ----- City Boundary |
| ----- Urban Throughway | ----- Unincorporated Area within Urban Services Boundary |
| ----- Urban Highway | Regional Greenscape Street |
| ----- Regional Main Street | Community Greenscape Street |
| ----- Community Main Street | Local Greenscape Street |
| ----- Regional Corridor | ----- Local Street |
| ----- Community Corridor | |
| ----- Urban Road | |



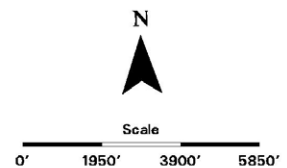
Southeast Liaison District Profile Emergency Response Classifications

April 27, 2005



LEGEND

- Liaison District Boundary
- City Boundary
- Major Emergency Response Street
- Minor Emergency Response Street
- ★ Fire Station
- Unincorporated Area within Urban Services Boundary



Existing Plans & Policies

Adopted Community Plans

1. Outer Southeast Community Plan (1996)
2. Central City Plan

Adopted Neighborhood Plans

1. Kerns Neighborhood Plan (1987)
2. Hosford-Abernathy Neighborhood Plan (1988)
3. Buckman Neighborhood Plan (1991)
4. Brooklyn Neighborhood Plan (1992)
5. Brentwood-Darlington Neighborhood Plan (1992)
6. Richmond Neighborhood Plan (1994)
7. Woodstock Neighborhood Plan (1995)
8. Mt. Scott Neighborhood Plan (1996)
9. Montavilla Neighborhood Plan (1996)
10. South Tabor Neighborhood Plan (1996)
11. Foster-Powell Neighborhood Plan (1996)
12. Sellwood Moreland Neighborhood Plan (1997)
13. Creston-Kenilworth Neighborhood Plan (1998)
14. Sunnyside Neighborhood Plan (1999)
15. Hollywood and Sandy Plan (2000)

For more information refer to [Bureau of Planning Community, Area and Neighborhood Plans](#)

Neighborhood Generated, Not City Adopted

1. Draft Center Neighborhood Plan (1997)
- 2.

Studies in the District

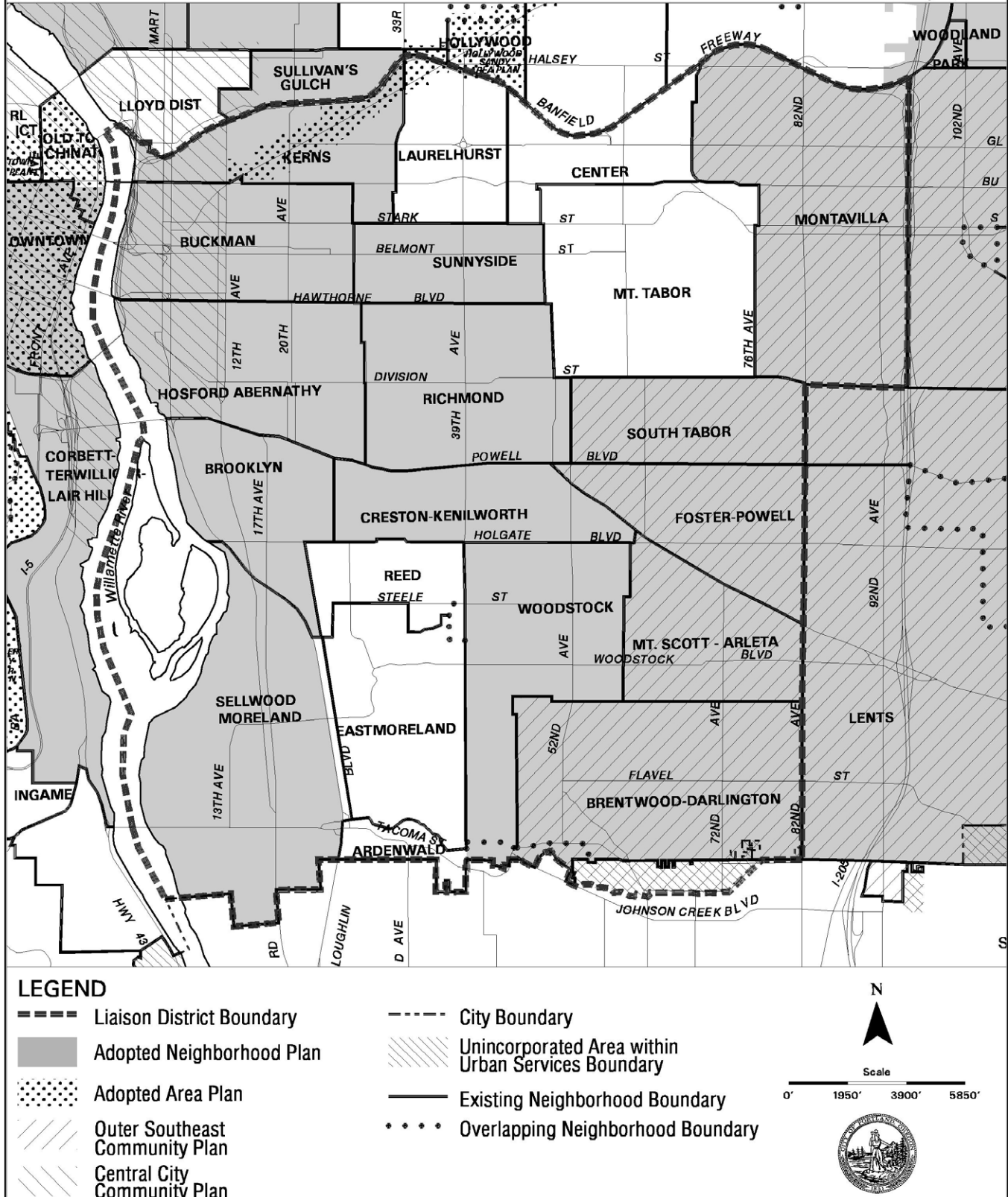
1. East Portland Community Plan Background Report (1996)
2. Inner Southeast Neighborhood Improvement Plan (1986)
- 3.

City-wide Planning Efforts

1. River Renaissance
2. Natural Resources Inventory Update
3. Industrial Lands Study
4. Freight Master Plan
5. Parks 2020 Vision Master Plan
6. Update of the Transportation System Plan

Southeast Liaison District Profile Adopted Plans

February 22, 2005



Major Capital Improvement Projects

Name	Location	Description	Timeline	Lead Bureau or Agency
Westmoreland Permeable Pavement Pilot Project	One block of SE Knapp St (& SE 20 th), SE Rex St, & SE 21st Avenue	Permeable pavement is an alternative to the standard approach of capturing stormwater in a pipe, treating it, and discharging it to a stream. The permeable pavement allows water to soak into the ground through the spaces between the blocks, which are filled with fine rock.	Design: 02/03 to 03/04 Construction: 08/04 to 03/05	BES
East Side CSO Big Pipe Project	Will begin south of SE Holgate on McLoughlin & will end on Swan Island	The largest of all Portland's projects to greatly reduce the overflows to the Willamette River. When this project is complete, the volume of combined sewage and stormwater that now overflows to the river when it rains will be reduced by more than 94%.	Design: 07/01 to 06/06 Construction: 06/06 to 06/11	BES
Johnson Creek Restoration Project	Johnson Creek between SE 4-32 nd and SE 42 nd	Part of the multi-jurisdictional Johnson Creek Restoration Plan which identifies a range of projects ranging from revegetation to floodplain acquisition and reconnection. This project addresses the issue of surface water management.	Design 07/04 to 06/18	BES
Lents Crossing	Johnson Creek between SE 4-32 nd and SE 42 nd	Replacement of a 57" x 61" mono. conc. Pipe, installed in the 1920s. The pipe sits in the creek and is a health risk, as well as a fish barrier. If it breaks it will spill sewage into the creek.	Construction 06/05 to 09/05	BES
Division Streetscape/ Reconstruction	SE Division from SE 6 th to SE 60 th	Streetscape and transportation improvements between 11th and 60th Ave. Phase 1 implementation will include: roadway base repair and pavement reconstruction between SE 6th Ave and SE 14th Ave, asphalt grind and overlay between SE 14th Ave and SE 39th Ave, and reconstruction of streetscape improvements between SE 11th Ave and SE 39th Ave	03/06 to 11/06	PDOT
Foster Streetscape	SE Foster from Powell Blvd to SE 80 th	This project will implement the recommendations of the Foster Road Transportation and Streetscape Plan. The Plan was adopted by Council in 2003 and identifies the improvements for pedestrians, vehicle travel, transit and bicycles. The project area includes Foster Road from 50th to 90th Avenues.	Design: 06/02 to 06/03 Construction: not available	PDOT
Hawthorne Main Street	Hawthorne: 20 th to 55 th	The project includes improvements for pedestrian safety, transit efficiency, and bicycle access. Signal and intersection improvements will increase safety for vehicles and on-street parking will remain. Traffic calming projects on adjacent streets will improve neighborhood livability and mitigate the effects of traffic in the project area.	Construction: 03/05 to 11/05	PDOT
Tacoma Streetscape	Tacoma St: 6th-21st	Streetscape improvements on SE Tacoma from SE 6th to 21st Ave. The improvements include curb extensions at transit stops, median islands, and pedestrian cross walk improvements.	Design: 07/04 to 03/04 Construction:	PDOT

Major Capital Improvement Projects

Name	Location	Description	Timeline	Lead Bureau or Agency
			03/04 to 08/04	
Spring water Corridor – Three Bridge	Springwater Corridor at 99E	The three bridges and connecting trails are located within the city limits of both Portland and Milwaukie and the trail right-of-way is owned by Metro. The trail will provide a safe pedestrian and bicycle crossing over McLoughlin Blvd., Union Pacific railroad tracks (just east of McLoughlin), and Johnson Creek. The new trail will meet the original trail at Tideman Johnson Park.	Construction: Spring 2005 to Spring 2006.	Parks
Westmoreland Park	Between SE 22 nd and 99E. Between Bybee & SE Nehalem	A restoration and improvement plan, primarily focused on Crystal Springs Creek, is now complete. Future creek restoration work is proposed in conjunction with PDOT, BES and ESA program. The project will be completed with Corps of Engineer grant money and a 35% city match once federal funds become available..	Construction: 01/04 to 06/05	Parks

