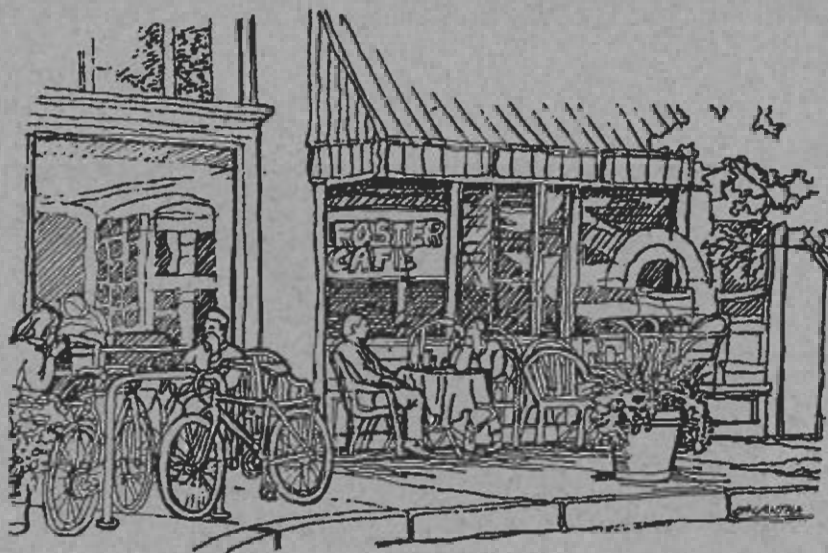


# OUTER SOUTHEAST COMMUNITY PLAN

## Adopted Mt. Scott-Arleta NEIGHBORHOOD PLAN



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

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- 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

# **Mt. Scott-Arleta 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**

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Charlie Hales, Commissioner of Public Safety  
Earl Blumenauer, Commissioner of Public Works  
Gretchen Kafoury, Commissioner of Public Affairs  
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(Term ended January, 1996)  
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Lorna Stickel, Water Bureau

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

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**Mt. Scott Community Center**  
5530 S.E. 72nd. Ave.  
Portland, OR 97206

January 9, 1995

Planning Commission  
Portland Planning Bureau  
1120 S.W. 5th Ave. Room 1002  
Portland, Oregon 97204-1966


Subject: Mt. Scott/Arleta Neighborhood Plan

The Mt. Scott/Arleta Neighborhood Association adopted the Mt. Scott / Arleta Neighborhood Plan at the regular meeting of the association held December 7, 1994. The adoption of this plan was a unanimous decision by the members present.

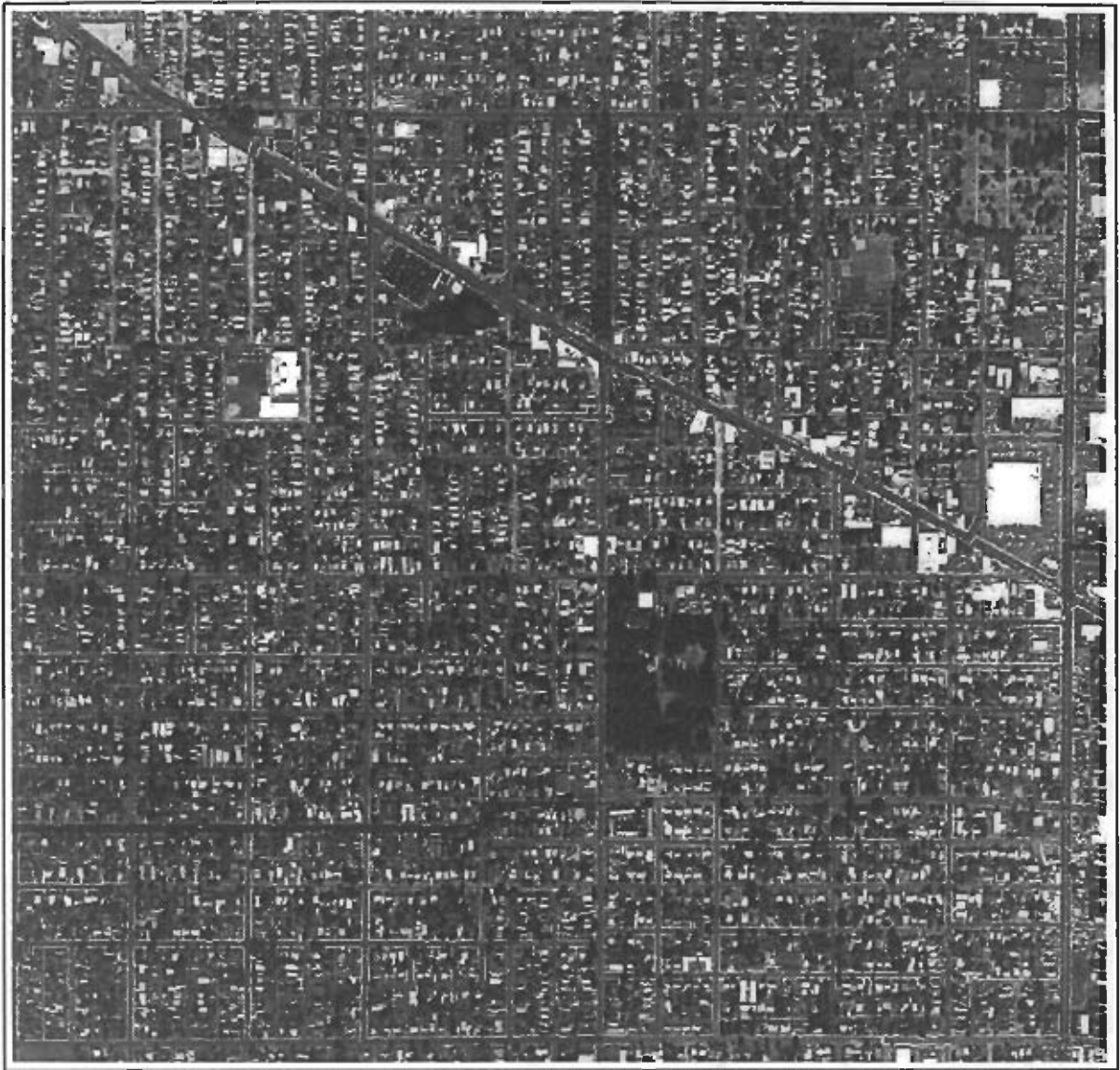
We encourage you to adopt it and enfold it into the Outer Southeast plan.

We are excited about our plan and look forward to working with the Planning Bureau and other groups to implement it.

Sincerely,

  
Jean Edmison, Chair

Mt. Scott/Arleta Neighborhood Plan Committee



An Aerial View of Mt. Scott-Arleta (1993)



## **A Vision for Mt. Scott-Arleta's Future**

*In the year 2020 Mt. Scott-Arleta is a neighborhood with a strong focus on livability and community pride for all its members. The park and community center is at its core, accessible for all. The activities draw people out of their homes, bringing them together to enjoy the diversity of residents.*

*Schools are put to use year round for fun activities as well as providing a high standard of learning. The school staff coordinates their efforts with the park and community center staff to provide young people with a wide variety of free-time activities. The public, social and religious institutions work together to assist those in need or who are alone.*

*The housing is bounded by compatible commercial services along SE Foster Road and SE 82nd Avenue. There is a well-balanced blend of owner and renter occupied, detached and attached homes. Many of the storefront buildings have housing on their upper stories.*

*Local businesses flourish along Foster Road, ranging from large grocery stores to small multi-level storefronts catering to customers who travel by convenient public transit, walk, or drive, parking at nearby lots.*

*The streets are safe and traffic through the neighborhood is limited. Most traffic passes by the neighborhood on SE Foster Road and 82nd Avenue. There is excellent transit service for neighborhood residents along the major streets as well as streets within the neighborhood. Residents walk to local stores and activities. Accessible sidewalks, curbs, and buildings are available to disabled residents.*

*Good communication and a familiarity with local police officers combined with organized community policing efforts, help ensure that the neighborhood remains a pleasant place to live, operate a business, and to raise a family.*



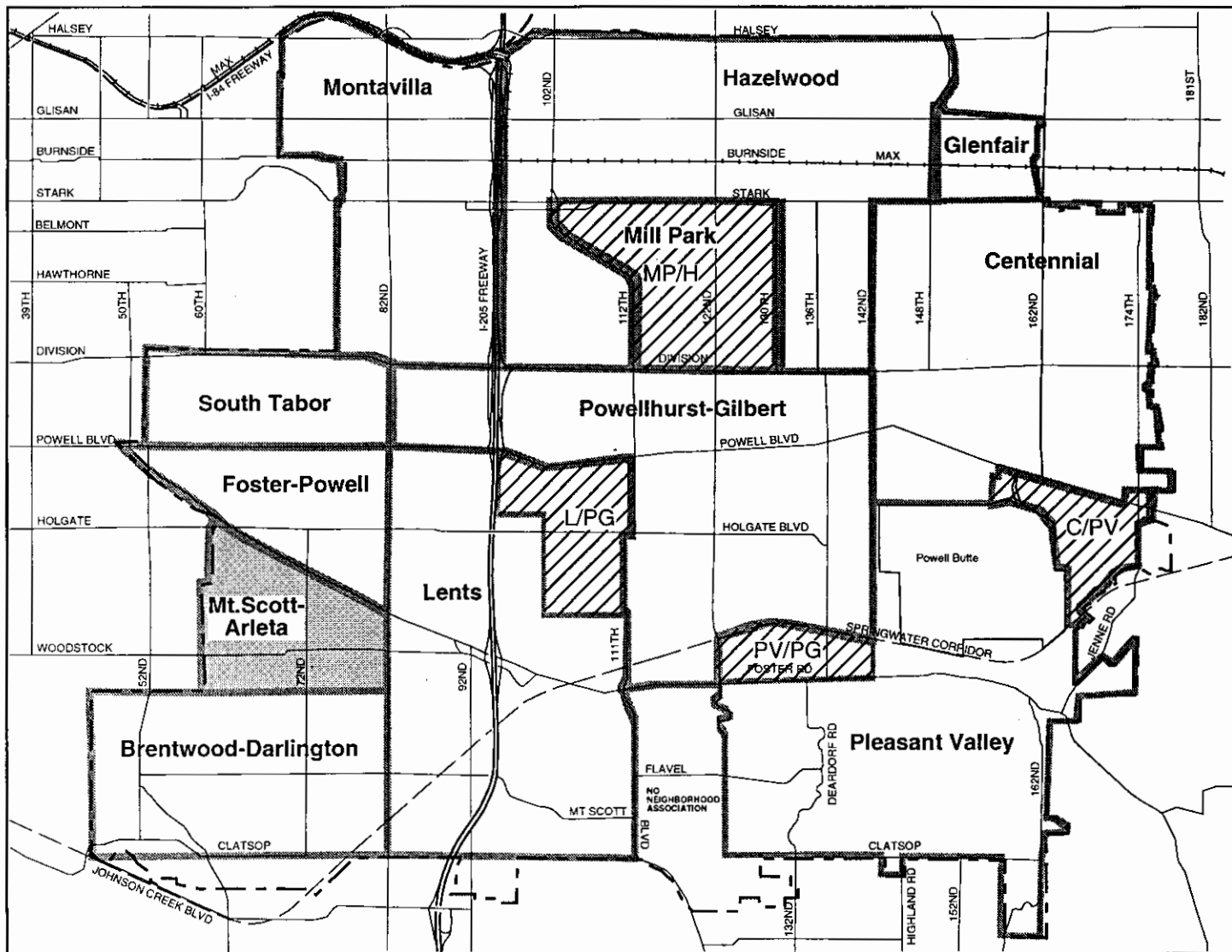
A future vision of Laurelwood Park and the crossroads of Foster Road and Holgate Boulevard  
Courtesy of Southeast Uplift, Drawn by Cynthia Bankey, Architect



*A vision is the point at which imagination begins to become reality.*

*A vision provides the seeds from which reality grows.*

*Real goals are set into the present tense so that we may begin to understand the direction that we must take.*

*Charmin and Bruce Wagstaff*



 NORTH  
 ONE MILE

Outer Southeast Community Plan    March, 1996





**ADOPTED**

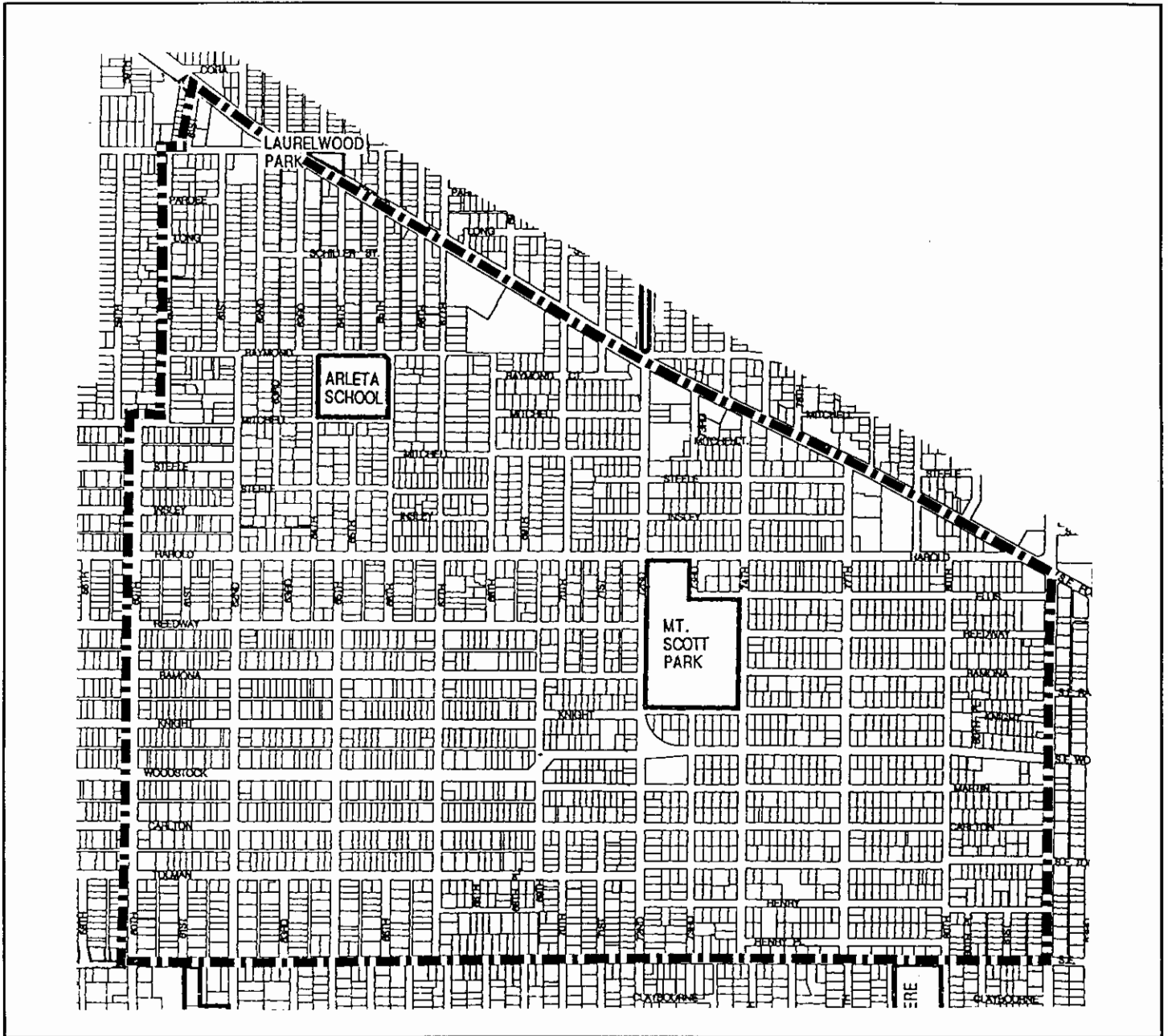
**MT. SCOTT-ARLETA NEIGHBORHOOD PLAN**


**MAP**

## Mt. Scott-Arleta Neighborhood

**Legend**


-  Outer Southeast Community Plan Boundary
-  Neighborhood Boundaries within Outer Southeast Community Plan Boundary
-  Mt. Scott-Arleta Neighborhood
-  Neighborhood Overlap Areas



  
 NORTH  
 Outer Southeast Community Plan    March, 1996  
**ADOPTED**  
**MT. SCOTT-ARLETA**  
**NEIGHBORHOOD**  
**PLAN**  
**MAP**

## Mt. Scott-Arleta Neighborhood

**Legend**

 Mt. Scott-Arleta Neighborhood Boundary

## The Neighborhood and its boundaries

The boundaries of Mt. Scott-Arleta Neighborhood are SE 60th Avenue on the west, SE Foster Road on the north, SE 82nd Avenue on the east and SE Duke Street on the south. The neighborhood abuts the Woodstock Neighborhood (which is located outside of the OSE study area) to the west, the Foster-Powell Neighborhood on the north, Lents on the east, and Brentwood-Darlington to the south (see Map 2 on page 5).

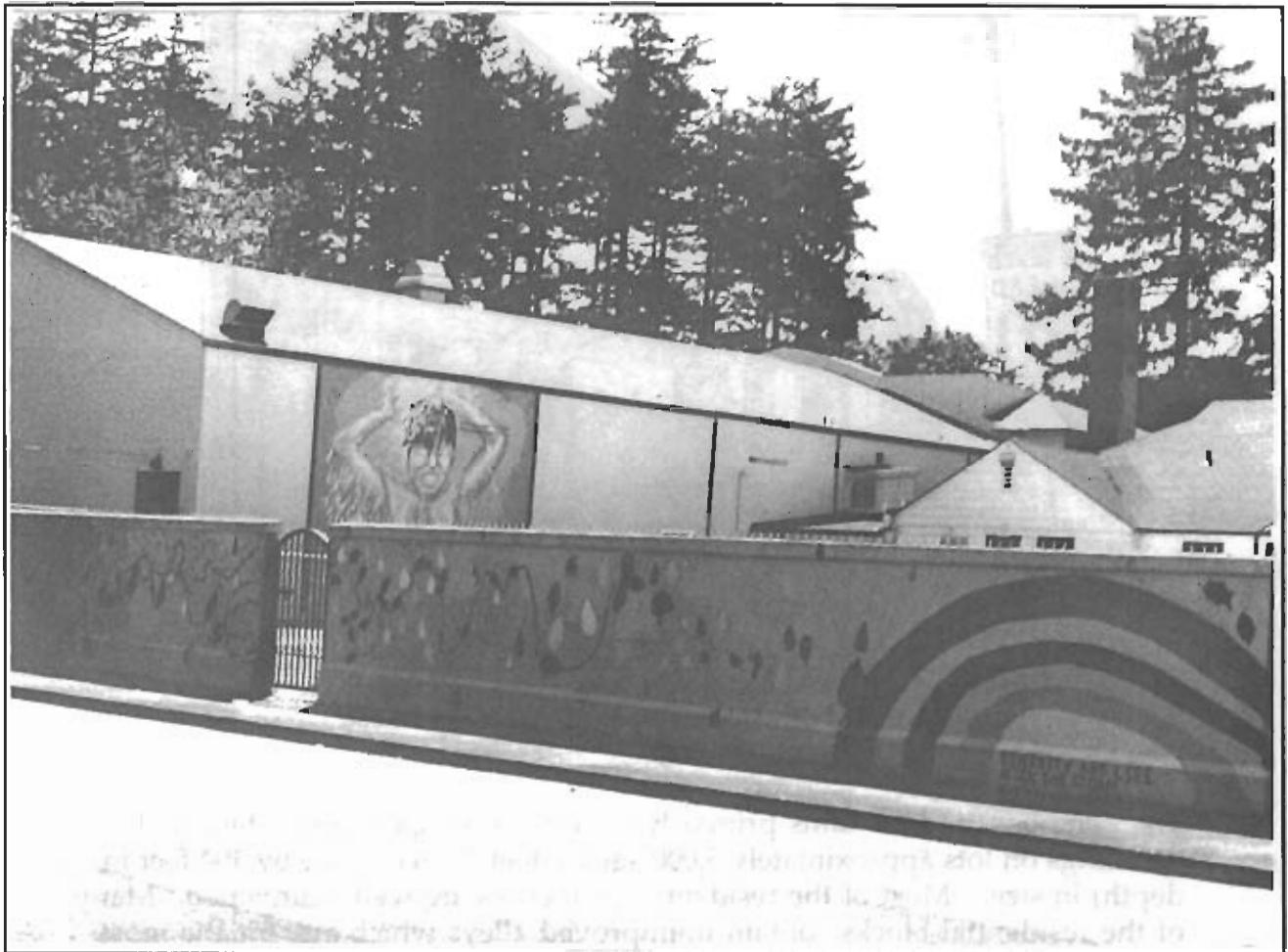


**Foster Road with its wide sidewalks and interesting shops is the northern boundary of the Mt. Scott-Arleta Neighborhood**

The neighborhood contains primarily traditional single-family, detached dwellings on lots approximately 5,000 square feet (50 feet wide by 100 feet in depth) in size. Most of the residential properties are well maintained. Many of the residential blocks contain unimproved alleys which are, for the most part, under-utilized. The apartment complexes are clustered near SE Foster Road between SE 72nd and SE 78th and along SE Woodstock. The neighborhood is bordered with commercial and manufacturing uses along its northern and eastern sides. For the most part, the land uses along SE Foster are not neighborhood-oriented services. The exception is the Kienow's shopping center at SE Foster and 67th Avenue. Rather than serving primarily the Mt. Scott-Arleta neighborhood, the businesses along SE 82nd Avenue attract a wide range of customers from the entire outer southeast

community. Apart from the I-205 interstate, SE 82nd creates a major north-south street for the neighborhood and SE Foster provides an east-west connection.

Unlike most OSE neighborhoods, the Mt. Scott-Arleta neighborhood has a community center with a swimming pool and roller-skating rink. The center and adjacent park attract residents of the neighborhood as well as people from nearby neighborhoods. The Mt. Scott Community Center and Park, as well as Arleta Elementary School, provide a strong identity to the neighborhood.



**Funding for an updated facility at Mt. Scott Community Center with a covered pool was approved by voters in the fall of 1994**

## Photos of Neighborhood Housing

The following photos portray Mt. Scott-Arleta's diverse housing stock.



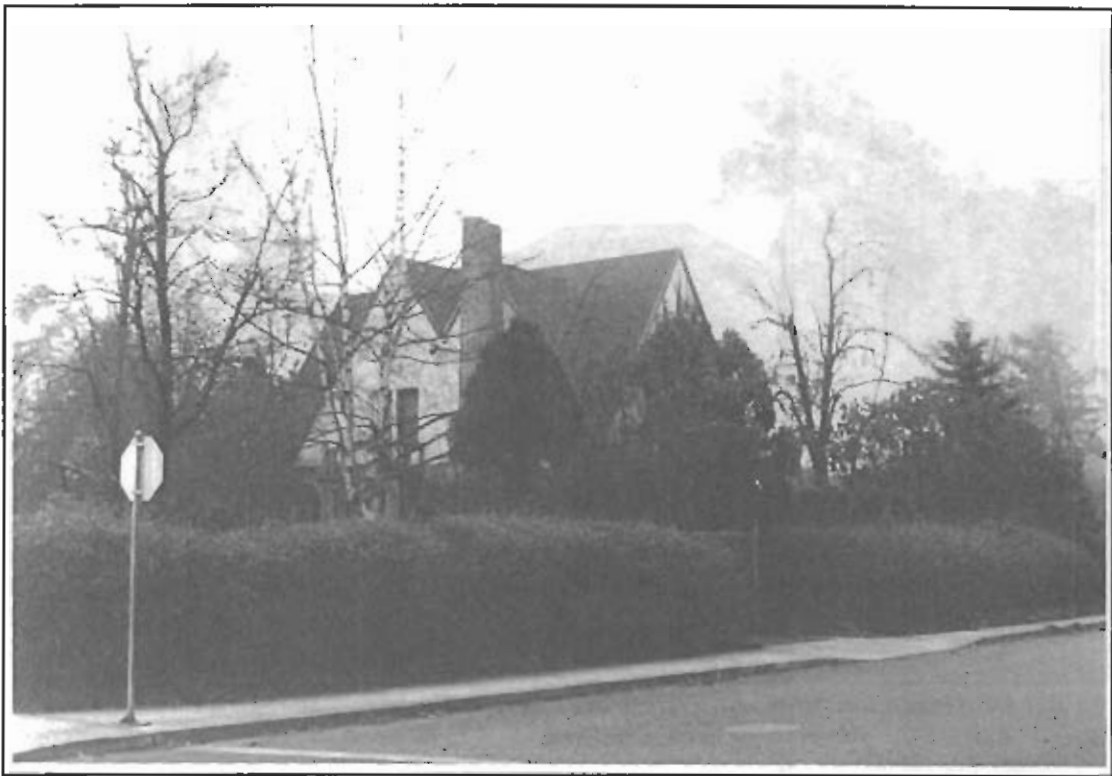
**Turn-of-the-century architecture pulls eyes upward with its high reaching narrow windows and embraces visitors with its generous verandahs.**



**Post-war architecture recognized the dominance of the automobile in Portlanders' lives.**



**These traditional Portland homes present a solid appearance. Porches provide a comfortable place for the family to interact with street activity.**



**This home suggests an English cottage. One imagines the serenity of magnificent flower gardens beyond the hedge.**



**The utilitarian approach meets the needs of many families.**



**The fanciful picket fence and entry arbor frame and celebrate the quaint cottage behind.**



**The graceful form of this stately porch graces the street.**



**"Eyes on the street" contribute significantly to Neighborhood safety.**



**The strategically situated windows, dormers and porches of these homes encourage guardianship of the street space and heighten proprietary attitudes.**

## History

The City of Portland was established in 1851. One of the prominent routes used by settlers entering Portland was the northern fork of the Oregon Trail, later to become Foster Road. This route, a farm-to-market road, was named after pioneer Philip Foster, who was born in Maine in 1805. He owned a well-known farm on the east side near Estacada. He had developed, with Barlow, a section of the Oregon Trail and had a trading post near Estacada. He was married to Mary Charolette, a sister of F.W. Pettygrove, one of the founders of Portland. Foster came to Oregon in 1842 and died in 1884.



The house at SE 60th and Tolman, built in 1915, is identified in the City's Historic Resources Inventory. The original owner's name was Max Kramer.

The land presently located in the Mt. Scott-Arleta neighborhood was considered part of the original town-site of Lents, platted in August 1892. It was called Lent by George Lent, a property owner, in honor of his father Oliver P. Lent.

Southeast 82nd Avenue and Foster Road became prominent routes because Foster Road was a well-traveled area connecting Powell Valley Road, near the present day SE 52nd Avenue, to downtown Portland. Southeast 82nd Avenue provided a southern connection for travelers leaving boats at the Columbia River and traveling to Oregon City and points south. Lent became a lively commercial district at SE 92nd and Foster.



SE 82nd and Woodstock, April 1936  
Oregon Historical Society #COP 02140

The name "Lent" was changed to "Lent's" because people would use the possessive form of the founder's family name - "let's go to Lent's". The apostrophe was dropped and the town became known as "Lents." This area was annexed into the City of Portland on November 3, 1908.

A significant portion of the land in the Mt. Scott-Arleta neighborhood, roughly within the area now known as SE 72nd, 82nd Avenues and Harold

and Flavel Streets, was owned by Issac Williams through a 1855 Donation Land Claim. Issac Williams was born in Pennsylvania. In 1834, in Ohio, he met and married Esther (sometimes spelled Hesther). He was 20 years old and she was 25. They came with their four children across the plains to Oregon in October, 1852. They settled on their Donation Land Claim in November, 1855, just one month before the Donation Land Claim program expired. One of their daughters, Dorcas, married Daniel Little that year.



SE 82nd at Foster Road  
Oregon Historical Society #COP 02119

The Williams sold 310 acres in March 1860, to Ypsilanti Smith for \$2,000. They continued to live on their 10-acre farm. Issac died in April 1874, at the age of 60 years old. Probate of his estate showed that he owned a two seated buggy, a bay horse, a chestnut mare, wagons, and farm tools. Esther died in 1877, at the age of 68. Their estate included seven acres, valued at \$3,166.

The value of land appears to have increased significantly in the next 20 years. An example was the Woodstock area. It was bought in 1880 by Van B. Lashmutt from his wife's cousin for \$17 an acre. He sold the 194 acres in 1889, for \$250 an acre, while he served as mayor of the city. Woodstock neighborhood was platted in 1889, and was named after a Sir Walter Scott

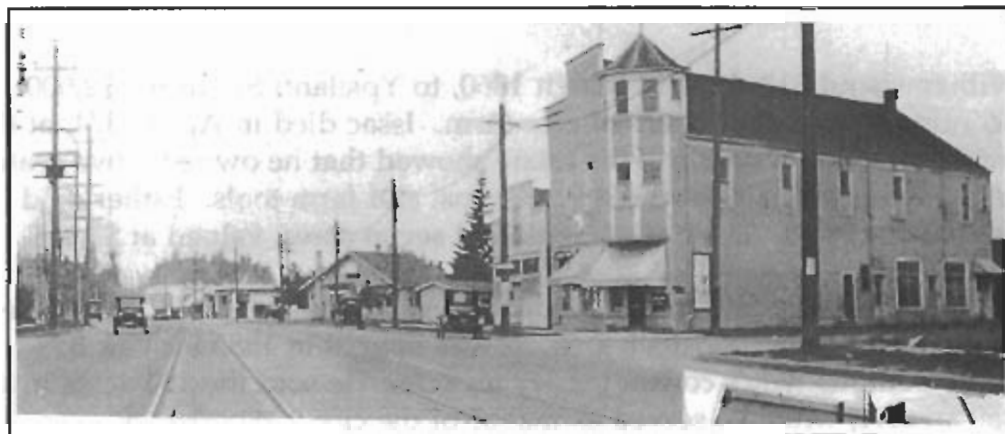
novel. Originally, all of the streets in the Woodstock area were named after characters in the novel.

The period from 1900 to 1915, was known as the "golden age" of interurban street car lines. It was also a period of explosive growth with population increasing from 100,000 in 1910, to 200,000 ten years later. Portland's boundaries extended eastward with the street car lines, which included the



Foster Road with Street Car  
OrHi 91186

Mt. Scott trolley line. A 1907 map shows the Mt. Scott Line of the Portland Railway Light and Power Co. The trolley line went from downtown, across the Hawthorne Bridge to SE 50th, south to Foster Road to SE 72nd, and south to Woodstock, and then further east.

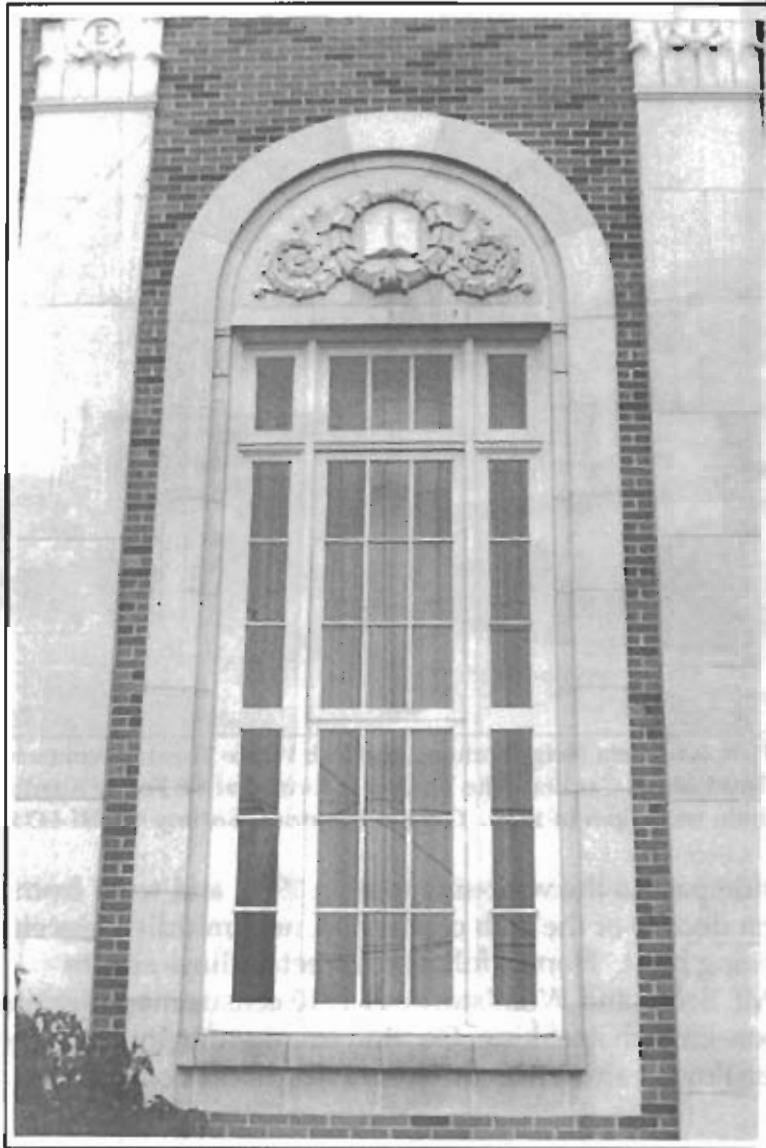


Foster Road with Street Car Tracks  
OrHi 91186



As viewed from the Mt. Scott-Arleta Neighborhood, the Bob White Theater evokes nostalgic thoughts of the Foster Road Street Car Era. The Theater is located at SE Foster Road and 64th Avenue. This photo was taken in 1924. Oregon Historical Society #OrHi 44744

Population on the east side passed the west-side total in 1906, and went from 32,000 to 120,000 during the first decade of the 20th century. A new middle-class city, east of the Willamette, was being built. Homes followed streetcar lines east to Montavilla, Mt. Tabor, Mt. Scott, and Woodstock. A 1910 census map identified a large concentration of non-English speaking, German immigrants living in the area now known as the Foster-Powell and Mt. Scott-Arleta neighborhoods.



A remembrance of the past is evident in the window and pilaster detailing at Arleta School

The accessibility of streetcars and reasonable living costs attracted people to live in outer southeast Portland. In the 1920s, the automobile helped change the landscape. Gas stations occupied busy intersections on SE 82nd Avenue, serving motorists who traveled from Oregon City to the Columbia River.



**This Street Car Era Building at SE 72nd Avenue and Harold Street is an important landmark for neighborhood residents.**

How We Got Our Name. The Arleta portion of the neighborhood was developed by Potter-Chapin Realty and takes its name from Potter's daughter, Arleta. The Potter-Chapin Realty Co. was known best for its Tillamook Bay "Bayocean Resort" project which had the dubious distinction of being submerged by changing ocean tides. The partners, T.B. Potter and H.L. Chapin, began platting "Arleta Park" prior to developing Bayocean Resort. The Arleta Park subdivision was formally platted in 1903.

The Mt. Scott portion takes its name from the mountain in southeast Portland. Mt. Scott was named after Harvey W. Scott, longtime editor of *The Oregonian*. He was the owner of some 335 acres in southeast Portland.

The Potter-Chapin Portfolio. Potter, who had developed oceanside property in California, had grandiose plans for a four mile-long peninsula separating Tillamook Bay and the Pacific Ocean. He and Chapin bought the 60-acre peninsula and platted 4,000 lots. In 1907, the site was marketed as a community that would "eclipse anything known in the European or Atlantic coast." Chapin sold his interest to Potter. Potter built a hotel, 50-by-160 foot natatorium, and a 40-room hotel, as well as 100 homes. The hotel and homes were opened in 1912 with great fanfare.

A new road connecting Portland and Tillamook was promised in 1908, but was not finished for 20 years. The limited access to the property diminished its success. However, its true demise began in 1917, when erosion of the site became dramatic. By the 1930s one of the hotel walls had collapsed. The swimming pool building was destroyed in 1939. Eventually, the entire site was swept away by the ocean.

Mt. Scott Park. The Park was officially created on December 7, 1932, through City Ordinance 63440. In the 1980s, Community Development funds were used for street improvements. In the mid-1980s, a Mt. Scott Park and Community Center Master Plan was completed. Park improvements totaled \$275,000 for an irrigation system, renovated restroom, new playground and equipment, lighting, an outdoor basketball court and picnic tables and benches. Some \$100,000 was spent on improvements to the Community Center, which has become a major attraction and focal point of the neighborhood.<sup>1</sup>

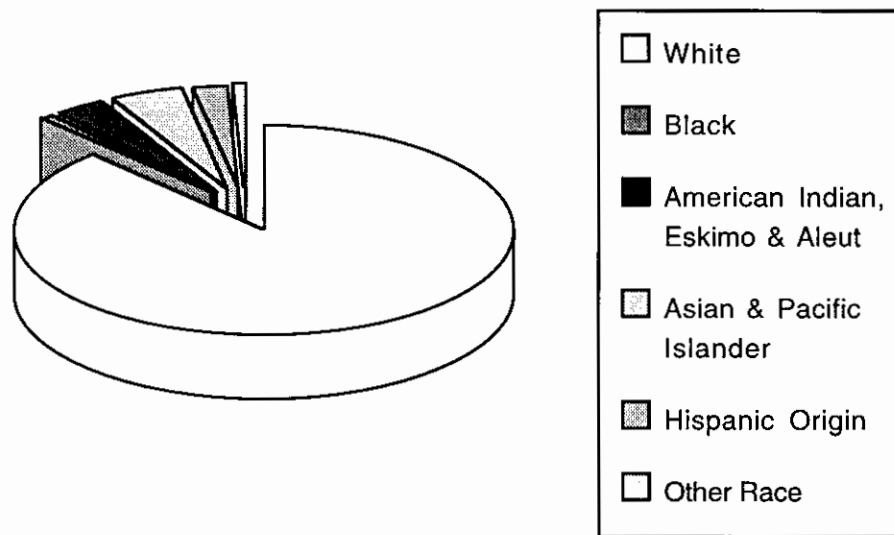


**Mt. Scott Park continues to be a popular gathering place for Mt. Scott-Arleta residents.**

<sup>1</sup>Some of this information was extracted from the Eastport Community News, February 1993.

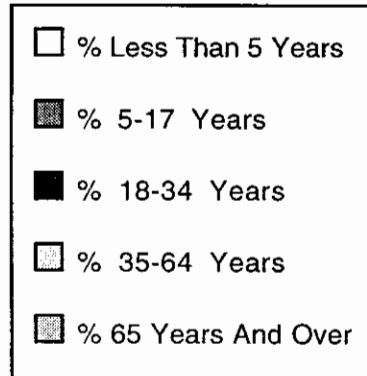
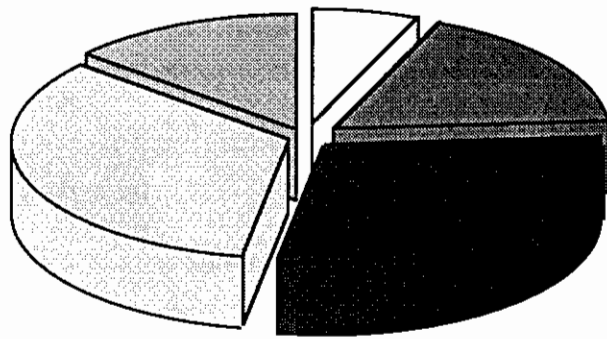
## Neighborhood Characteristics

This neighborhood is one of the smallest in land area compared to most neighborhoods on the City's east side. It contains approximately 556 acres. In 1989, when the 1990 census was taken, there were 7,022 residents living in the neighborhood. At that time, the residents lived in 2,850 households which means that, on the average, each household contained 2.46 residents per housing unit. Approximately 54% of the housing units are owner-occupied. Most of the housing units, 76.5%, are detached houses on separate lots. Of the multi-dwelling residential structures, most are in complexes with 10 to 49 units. There are no apartment complexes of more than 50 units in the neighborhood. Some houses presently do not have full city services. Nearly 17% of all households in the neighborhood are without city sewer service. The Mid-County sewer project is charged with installing sewer facilities in this area by 1997.

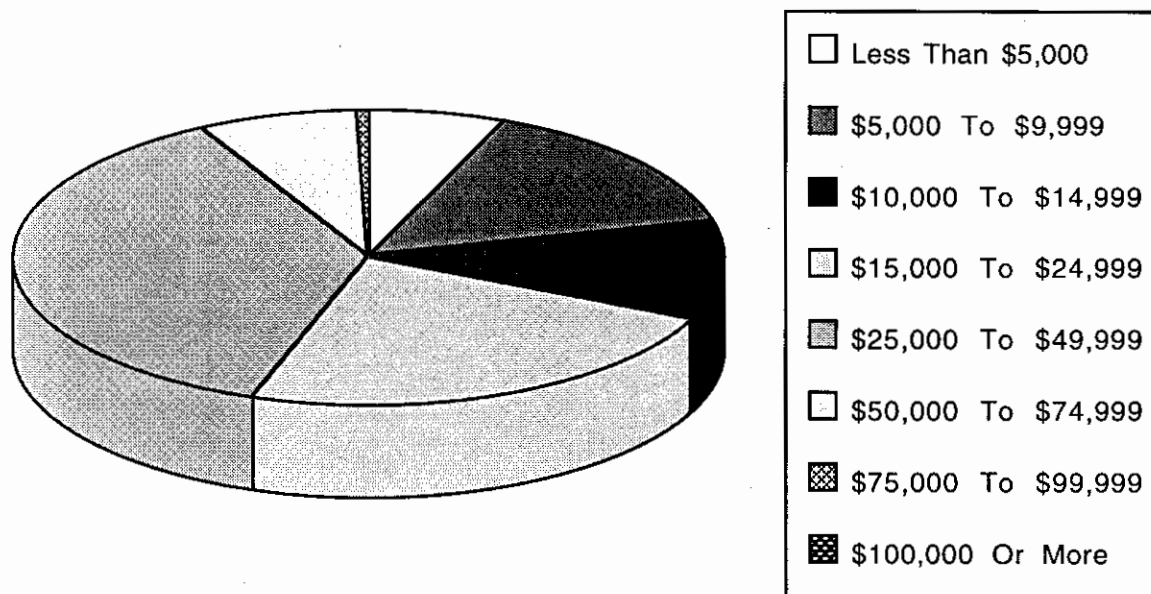


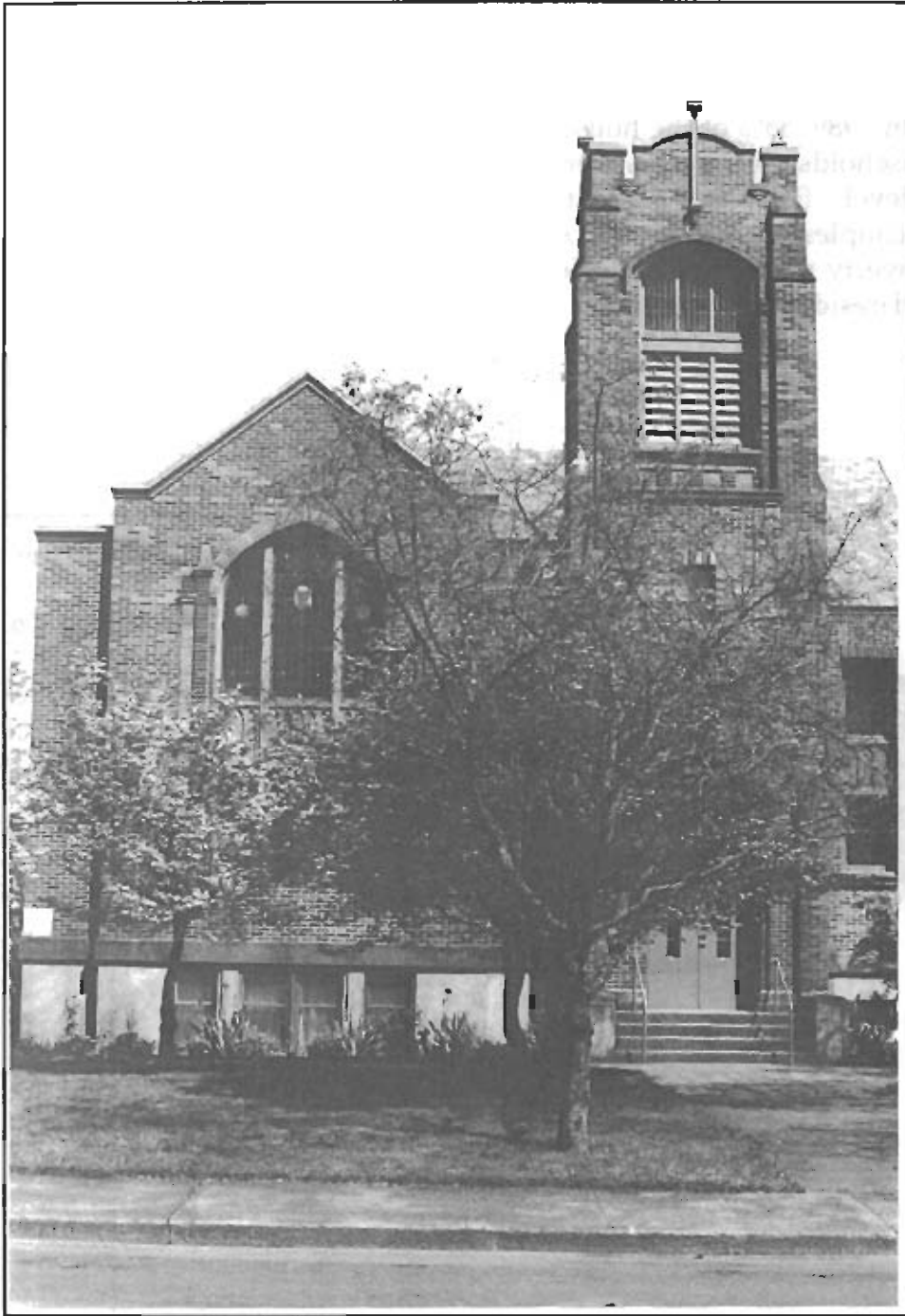
Though most of the Mt. Scott-Arleta residents are of Caucasian descent, diverse cultural groups are well represented in the neighborhood. Residents of Asian and Pacific Island descent comprise 4.8% of the population. People of Indian, Eskimo and Aleut descent represent 3.26% of the population and residents of Hispanic origin represent 2.32% of the neighborhood population.

The largest percentage of people are between the ages of 35 to 64 years old, at 33% of the population.



Most of the neighborhood residents live within low- and moderate-income means. In 1989, 55% of the households had incomes of less than \$25,000. Of total households, nearly 17% were classified as having incomes below the poverty level. Forty-two percent of these poverty-level households contained married couples with children. A little over 18% of the households living below poverty were female-headed households and 18% of the households contained residents living alone.





**Churches were often built near city parks and neighborhood gathering places.  
The Mt. Scott Park Presbyterian Church was built in 1924.**

## **Purpose of the Plan**

This Plan was produced by the efforts of the residents and businesses of Mt. Scott-Arleta to meet the challenges that the coming years will bring to this outer-southeast neighborhood. The Mt. Scott-Arleta Neighborhood Plan will: (1) provide guidance to governmental agencies such as City bureaus on matters of land use, environmental and service issues, social programs, and capital improvements; (2) facilitate the creation of public and private partnerships working together to bring economic stability to the area and; (3) encourage stronger communication between citizens, government, and community leaders.

This Neighborhood Plan represents the neighborhood's vision for the future. The Plan is a vehicle for achieving long-standing priorities. Some of these priorities are a strong infrastructure and maintaining the pedestrian-oriented nature of Mt. Scott-Arleta. The planning process has been used to address issues and establish priorities for actions. Creating this Plan has allowed those in the Mt. Scott-Arleta Neighborhood Association to learn more about the opportunities, assets and needs of their Neighborhood.

The City of Portland has several reasons for developing neighborhood plans. They provide guidance on matters of capital expenditures and environmental issues. They stimulate interest to improve neighborhood conditions. Neighborhood plans provide the basis upon which community leaders may undertake agreed-upon projects and use community resources from neighborhood businesses and residents in these efforts.

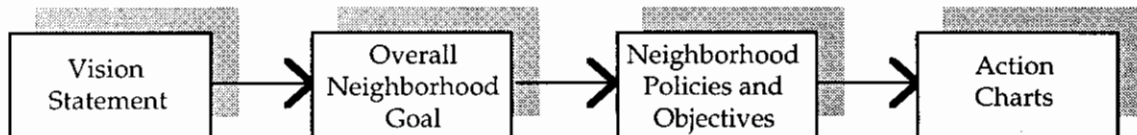
### **Relationship of Mt. Scott-Arleta's Neighborhood Plan to the Outer Southeast Community Plan and the City's Comprehensive Plan**

The Mt. Scott-Arleta Neighborhood Plan is a vital and integral part of the Outer Southeast Community Plan. The Outer Southeast Community Plan, and the neighborhood plans developed with it, were adopted as part of Portland's Comprehensive Plan 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 (Map 2). This framework establishes programs, policies, and regulations and identifies actions which are applicable to or are needed to benefit residents of the entire study area. Policies, projects, programs and other provisions which are unique to Mt. Scott-Arleta are contained in the Mt. Scott-Arleta Neighborhood Plan. The neighborhood plan also reinforces community plan elements applicable to the Mt. Scott-Arleta 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 to develop 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 Organization

The Mt. Scott-Arleta Neighborhood Plan consists of the Vision Statement, Neighborhood Goal, Policies and Objectives, Action Charts, and appendices. The Neighborhood's Vision, 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 Mt. Scott-Arleta Vision Statement illustrates where the Plan is leading and sets the overall direction for the neighborhood. The Vision for the Future emphasizes the kind of community that Mt. Scott-Arleta aspires to be. The Vision Statement was adopted by ordinance as part of the Outer Southeast Community Plan Vision and the City's Comprehensive Plan Vision statement.

The Neighborhood Goal ties the Mt. Scott-Arleta Neighborhood Plan to the Outer Southeast Community and Portland's adopted Comprehensive Plan. It was adopted as an objective in the Outer Southeast Community Plan. It sets the stage for the policies and summarizes the Plan's Vision Statement.

The Mt. Scott-Arleta Neighborhood Plan's Policies and Objectives address the aspects of the Mt. Scott-Arleta Neighborhood over which those participating in the planning process wish to provide guidance to decision makers. They were adopted as part of the Outer Southeast Community Plan and Comprehensive Plan by ordinance. The policies guide actions of both the

neighborhood and other agencies for Urban Design; Housing and Livability; Parks, Recreation and Open Space; Economic Development; Transportation; and Public Safety. The objectives detail ways in which to carry out those policies.

The Action Charts specify projects, programs and regulatory measures that carry out the Neighborhood Plan's policies and objectives. They are assigned a time frame and implementor 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. Most items have the Mt. Scott-Arleta Neighborhood Association listed as an implementor. These proposals 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 Planning Process**

The Neighborhood Plan began with an introductory workshop in November 1992. Following the workshop and throughout 1993, a group of residents served on a Steering Committee, charged with developing the neighborhood plan. Many hours of their volunteer time were spent to develop this plan.

In order to make more enlightened decisions regarding critical neighborhood issues and concerns, the Steering Committee sought advice from experts on crime prevention, business development, cultural diversity, and housing rehabilitation. The Steering Committee, with SE Uplift and the Planning Bureau, organized three Saturday walking tours and two planning workshops. The purpose of this effort was three-fold: to get residents and businesses involved; to assist them in understanding their neighborhood; and to learn about their concerns. Prior to the June 12 and 16, 1994 workshops, flyers were both mailed and delivered door to door to each resident and business.

After the draft plan was prepared, another neighborhood workshop was held to solicit comments. Changes were made to the plan in response to concerns and issues raised at this workshop. On December 7, 1994, the Mt. Scott-Arleta Neighborhood Association adopted the Proposed Plan. It was a unanimous decision by the members present.

The adopted Proposed Plan was forwarded to the Planning Commission, along with the Proposed Outer Southeast Community Plan in February 1995. Hearings were held on the Outer Southeast Community Plan, the neighborhood plans including Mt. Scott-Arleta's and the Outer Southeast Business Plan on March 14 and 28 and June 20, 1995.

The recommended community, neighborhood and business plans were forwarded to the Portland City Council for their consideration. City Council hearings on the plans, including Mt. Scott-Arleta's, were held on November 8 and 15, 1995 and January 11, 1996. City Council adopted Ordinance No. 169763, which makes the Mt. Scott-Arleta Neighborhood Plan part of the Portland Comprehensive Plan. On the same date City Council also adopted the plan's Action Charts by Resolution No. 35491.

### **The Next Step**

The Steering Committee proposes to preserve a copy of the Neighborhood Plan in a time capsule, along with photos and other items illustrating the present nature of the neighborhood. In 2013 the capsule will be unearthed to see how much of the neighborhood's vision has been achieved.

**Policies, Objectives &  
Implementation Actions**

## **Policies, Objectives & Implementation Actions**

The following statements are policies and objectives which are included in Portland's Comprehensive Plan. Inclusion of these statements in the Comprehensive Plan makes the Mt. Scott-Arleta Neighborhood Plan a part of Portland's Comprehensive Plan. 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 Mt. Scott-Arleta Neighborhood Plan. These policies and objectives read:

### **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, Hazelwood, Lents, Mt. Scott-Arleta, Mill Park, Montavilla, Outer Southeast Business Coalition, Pleasant Valley, Powellhurst-Gilbert, and South Tabor. Use the Neighborhood Plan to guide decisions on land use, transportation, capital expenditures, and community development programs, where applicable.*

#### **Objectives:\***

- D.** *Enhance the community pride, safety, residential quality, and accessibility of the Mt. Scott-Arleta Neighborhood.*

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

## **Policy 1: Urban Design**

### **Improve the physical image and character of the Mt. Scott-Arleta Neighborhood through emphasizing its historic heritage and diverse culture.**

(Adopted as part of Portland's Comprehensive Plan)

#### **Objectives:**

1. Encourage physical changes which reinforce the vision for Mt. Scott-Arleta's future (see page 2).
2. Encourage artwork such as sculptures and fountains at gateways, focal points, and attractions which are shown on the Outer Southeast Community Vision Plan Map. Mt. Scott Park and Community Center is a minor community attraction. Laurelwood Park at the intersection of SE Foster Road and Holgate Boulevard, and the intersection of SE Firland Avenue (72nd Avenue) and Foster Road are proposed as Neighborhood Gateways. A major district gateway and focal point is proposed at the intersection of SE 82nd Avenue and Foster Road.
3. Encourage development projects and alterations to respect the bulk, form, setbacks, and detailing of surrounding buildings.
4. Emphasize the history of Mt. Scott-Arleta by protecting its historic resources. Encourage new development and alterations to incorporate special architectural features that celebrate the neighborhood's past.
5. Contribute to a sense of Mt. Scott-Arleta's historic heritage and diverse culture through improvements to the streetscape on Foster Road, 82nd Avenue and Woodstock Boulevard. Improvements may include street trees, lighting standards, benches, drinking fountains, trash receptacles, banners, hanging baskets, street signs, bus stop shelters, awnings, sidewalk cafes, wall colors and materials, and business signs.

## Policy 1: Urban Design

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	<b>PROJECTS</b>					
UD 1	Plant and maintain seasonal flowers on the island at 72nd Ave. and Woodstock Blvd.	X				MSANA
UD 2	Plant street trees and install hanging baskets, benches, and trash receptacles along Foster Road, 72nd Avenue and Woodstock Blvd.				X	MSANA, FAB A
UD 3	Develop a set of design goals and principles for neighborhood commercial establishments.			X		MSANA, FAB A
UD 4	Raise funds for sculptures, fountains and other identity elements to be installed at neighborhood focal points and gateways such as Mt. Scott Community Center, Arleta School, Laurelwood Park, Firland Avenue at Foster Road, and 72nd Avenue and Woodstock Blvd.				X	MSANA, FAB A
	<b>PROGRAMS</b>					
UD5	Encourage builders and home owners to follow <u>The Ten Essentials</u> guidelines for renovations and new construction.		X			MSANA

**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: Housing and Livability**

**Improve Mt. Scott-Arleta's supply of housing by protecting existing homes and encouraging the construction of a variety of attached housing types on infill lots. New housing should blend into the neighborhood and meet the needs of residents of various ages, income levels, and backgrounds.**

(Adopted as part of Portland's Comprehensive Plan)

### **Objectives:**

1. Encourage the dispersion of many small-scale attached housing (i.e. rowhouses, multiplexes, courtyard housing, etc.) throughout the neighborhood, rather than large apartment complexes in a few places.
2. Create incentives to improve and maintain both owner- and renter-occupied homes.
3. Maintain Mt. Scott-Arleta's percentage of owner-occupied housing at 50% or higher.
4. Increase the public awareness about the history of the Mt. Scott-Arleta neighborhood.
5. Encourage infill housing to be similar to the height, bulk and setback of adjacent homes. Advocate for front porches on all houses to enhance public safety. Porches should be emphasized and garages should not dominate the house.
6. Encourage long-term tenancy. Make renters feel they are an important part of the neighborhood.
7. Beautify Mt. Scott-Arleta with street tree planting and removal of graffiti and abandoned vehicles.

## Policy 2: Housing and Livability

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	<b>PROJECTS</b>					
H1	Investigate the formation of community funding cooperatives such as neighborhood credit unions.			X		MSANA
H2	Fund a representative to help Mt. Scott-Arleta residents in obtaining housing and social service assistance.			X		BHCD
H3	Develop and distribute a historical handbook and walking tour map of the neighborhood.			X		MSANA, BHCD,
H4	Distribute information to builders on meeting American Disability Act (ADA) standards.		X			MSANA
	<b>PROGRAMS</b>					
H5	Inform homeowners about existing property-rehabilitation programs.		X			MSANA
H6	Attract first time home-buyers to Mt. Scott-Arleta by coordinating with the Portland Housing Center.		X			MSANA
H7	Sponsor multi-cultural events and outreach efforts which encourage diversity.		X			MSANA, Parks
H8	Inform residents of nuisance ordinances and how they are enforced.		X			MSANA
H9	Develop a neighborhood program to assist seniors and disabled residents in cleaning up yards and doing minor exterior repairs.		X			MSANA, BHCD
H10	Identify tree-deficient streets and seek funds to support a tree-planting program.			X		MSANA, BHCD
H11	Conduct annual clean-up events with drop boxes and hauling services.		X			MSANA
	<b>REGULATIONS</b>					
H12	Allow attached housing (i.e. rowhouses, multiplexes, courtyard housing, etc.) on vacant lots with design controls.		X			BOP

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### **Policy 3: Parks, Recreation and Open Space**

**Focus on the Mt. Scott Community Center and Park as the neighborhood's heart and primary attraction. At the same time, encourage additional recreational choices in the neighborhood.**

(Adopted as part of Portland's Comprehensive Plan)

#### **Objectives:**

1. Improve the Mt. Scott Community Center with items such as: a new covered swimming pool, increased on-street parking on SE 73rd and Ellis Streets, a covered bicycle rack, a safer loading and unloading zone, enhanced outdoor lighting, and safe crosswalks at all four corners of the park.
2. Improve Mt. Scott Community Center programs by increasing hours of operation and providing more variety of services to residents, particularly youth, the elderly, and disabled persons.
3. Improve the safety and upkeep of Mt. Scott Park to increase the use of the park by families.
4. Encourage the dedication of property as new park space and community gardens.
5. Encourage the Park Bureau to network with other community agencies, and schools in order to provide a broader range of services for all.

### Policy 3: Parks, Recreation, and Open Space

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	<b>PROJECTS</b>					
P1	Upgrade the Mt. Scott Community Center with a covered year-round pool and to be in compliance with American Disability Act (ADA) standards.			X		MSANA, Parks
P2	Request that lighting in and around Mt. Scott Park be modified to address safety concerns.			X		MSANA
P3	Develop a site to serve as a neighborhood gardenplatz.			X		MSANA, BHCD
P4	Establish a lending library in the Mt. Scott Community Center.		X			MSANA, Parks
	<b>PROGRAMS</b>					
P5	Re-establish a child care program for children three years and older at the Community Center.		X			MSANA, Parks
P6	Extend hours of operation and programs at the Community Center to serve a diverse clientele.		X			MSANA, Parks
P7	Increase the number of recreational programs and activities for disabled persons.		X			MSANA, Parks
P8	Provide for drop-in counseling, parenting classes, tutoring, and all-day child care for families.		X			MSANA, Parks

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## **Policy 4: Economic Development**

### **Improve commercial viability for business districts in the neighborhood, to provide a full range of goods and convenient neighborhood services.**

(Adopted as part of Portland's Comprehensive Plan)

#### **Objectives:**

1. Encourage commercial infill in areas along SE 82nd where there are vacant sites, deteriorating buildings, or under-utilized business properties.
2. Promote a link between business assistance programs and commercial businesses in neighborhood.
3. Encourage the establishment of new businesses which provide job opportunities to local residents.
4. Facilitate shared-parking agreements to improve available parking near business.
5. Encourage efficient utilization of unique triangle-shaped buildings on SE Foster Road corners.
6. Establish a partnership between business owners and residents to reduce nuisances in the neighborhood.
7. Encourage storefront businesses that cater to the pedestrian along Foster Road and 72nd Avenue between SE Woodstock and Foster Road.

## Policy 4: Economic Development

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	<b>PROJECTS</b>					
E1	Establish shared parking facilities to serve Foster Road businesses.			X		MSANA, FABAs, PDC
E2	Assist owners in improving and expanding their buildings.			X		MSANA, FABAs, PDC
	<b>PROGRAMS</b>					
E3	Pursue development of a neighborhood-oriented retail center.		X			MSANA, FABAs, PDC
E4	Remove graffiti on commercial buildings.		X			MSANA, FABAs
E5	Develop a marketing program for Foster Road Businesses.			X		FABAs, PDC

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## **Policy 5: Transportation**

**Ensure that transit and traffic move safely and smoothly within the Mt. Scott-Arleta Neighborhood. Improve transportation facilities to encourage pedestrian and bicycle use, as well as to accommodate physically challenged persons.**

(Adopted as part of Portland's Comprehensive Plan)

### **Objectives:**

1. Improve transit stops to facilitate quick passenger loading while reducing conflicts with traffic movement. Increase the frequency and efficiency of public transit service on Foster Road. Improve transit connections.
2. Provide greater safety for bicyclists traveling to and from the Mt. Scott Community Center, the Lents Park facility, the connection to the I-205 bicycle and pedestrian trail, and the Springwater Corridor.
3. Reduce speeding on neighborhood and local streets.
4. Make streets more pedestrian-friendly, that is, safe, comfortable, and efficient. Accommodate the physically challenged. Protect pedestrians from traffic.

## Policy 5: Transportation

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	<b>PROJECTS</b>					
T1	Improve the efficiency and effectiveness of bus facilities on Foster Road.			X		TM, PDOT
T2	Notify Tri-Met of problem shelters and needs for additional ones.		X			MSANA
T3	Request that PDOT and ODOT improve pedestrian safety along Foster Road, 82nd Avenue, and Woodstock Blvd.			X		MSANA
T4	Participate in the Bike Master Plan process to enhance bike routes. Neighborhood priorities include linking Lents Park, the I-205 bike path, Mt. Scott Community Center, and the Springwater Corridor with safe bike routes.			X		MSANA
T5	Form a subcommittee to assess and report traffic problems such as speed violators.		X			MSANA
T6	Request improvements to Foster Road which enhance pedestrian, bicycle and transit access while supporting a "Main Street" character.			X		MSANA
T7	Request that the District Traffic Engineer evaluate parking needs for the Mt. Scott Community Center.			X		MSANA
	<b>PROGRAMS</b>					
T8	Join the Willamette Pedestrian Coalition.		X			MSANA
T9	Offer bicycle education programs in the schools and at the Mt. Scott Community Center.		X			MSANA
T10	Encourage businesses to participate in the City's bicycle rack installation program.		X			MSANA

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## **Policy 6: Public Safety**

**Create an environment of communication and citizen involvement, with the objective of keeping the neighborhood a safe place to live and conduct business.**

(Adopted as part of Portland's Comprehensive Plan)

### **Objectives:**

1. Improve the safety of the neighborhood by increasing the police presence, implementing crime prevention programs, and applying crime prevention design techniques in new development.
2. Facilitate communication between residents, business owners, and public safety providers such as the Police, Fire Bureau, and nuisance control in the Building Bureau.
3. Provide activities and leadership to youth susceptible to gang and delinquent behavior.
4. Assist residents, especially the elderly, in property maintenance and clean-up efforts so that illegal activities are discouraged.
5. Expand the Neighborhood Watch Program throughout the neighborhood.
6. Provide social services, prevention programs, and other education and treatment programs at the Community Center.
7. Encourage future development to incorporate crime prevention design strategies.

## Policy 6: Public Safety

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	<b>PROJECTS</b>					
PS1	Request that a response team station be located within the Mt. Scott-Arleta Neighborhood.			X		MSANA
PS2	Notify the Building Bureau of possible fire and building code violations.		X			MSANA
PS3	Publish and circulate an informational brochure with crime prevention information and references to agencies who address crime, safety and nuisances.			X		MSANA
PS4	Request that the Planning Bureau publish and distribute a guidebook which explains how homes and businesses can be designed to incorporate crime prevention measures.			X		MSANA
PS5	Create a phone network for safety and crime watch concerns.		X			MSANA
PS6	Establish an information network between the Parole Board and the Neighborhood Association.		X			MSANA
	<b>PROGRAMS</b>					
PS7	Develop leisure-time alternatives for youth.		X			MSANA, Parks
PS8	Develop a property maintenance and clean-up program for homes and businesses to discourage crime.		X			MSANA
PS9	Assist the elderly with property maintenance and other measures, which have been identified by the Police Bureau, to help protect their property.		X			MSANA, BHCD
PS10	Work with the Police Bureau to organize street-walks and park patrols to discourage criminal activities.		X			MSANA
PS11	Establish a Business Watch Program, similar to Neighborhood Watch.		X			MSANA, PPB, FABA
PS12	Expand the Mt. Scott Community Center programs for youth.		X			Parks

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# Appendices

## Appendix A Key to Implementing Agencies and Organizations

<b>BHCD</b>	Bureau of Housing and Community Development
<b>BOP</b>	Bureau of Planning
<b>FABA</b>	Foster Area Business Association
<b>MSANA</b>	Mt. Scott-Arleta Neighborhood Association
<b>Parks</b>	Bureau of Parks and Recreation
<b>PDC</b>	Portland Development Commission
<b>PPB</b>	Portland Police Bureau
<b>PPS</b>	Portland Public School District #1
<b>PDOT</b>	Portland Office of Transportation
<b>TM</b>	Tri-Met

- Bureau of Housing and Community Development (BHCD) The BHCD distributes federal Community Block Grant funds based on the priorities established in this plan.
- Portland Development Commission (PDC) The PDC provides loans for residential and business upgrades.
- Portland Department of Transportation (PDOT) PDOT is responsible for improvements in the right-of-way.
- Bureau of Parks and Recreation (Parks) Parks is responsible for park improvements including the Mt. Scott Community Center.
- Portland's Bureau of Planning (BOP) Planning administers the zoning code, regulates zoning and processes land use permits.
- Portland's Police Bureau (PPB) Police services for Mt. Scott-Arleta are provided by the Southeast precinct.
- Tri-Met (TM) is responsible for public transit.

**Appendix B**  
**Bureau of Housing and Community Development (BHCD)**  
**Priority Projects**

The Mt. Scott-Arleta Neighborhood has been identified as a future focus area and as such is eligible for assistance to fund certain projects. The Mt. Scott-Arleta Steering Committee recommends the following projects for funding under this program. They are listed in order of priority.

1. A representative to help Mt. Scott-Arleta residents in obtaining housing and social service assistance.
2. Equipment for resident street and park patrols.
3. A community garden (gardenplatz) which reserves individual areas to grow plants and vegetables for neighborhood residents.
4. Lighting improvements around Mt. Scott Park.
5. Seed money to establish a business watch program which is similar to the neighborhood watch program.
6. A Mt. Scott-Arleta Historical Handbook and Walking Tour Map.
7. Street trees along 72nd Avenue, Foster Road, 82nd Avenue, Harold Street, and Woodstock Boulevard.
8. Pedestrian amenities along Foster Road such as; extended curbs, safer crosswalks, street trees, benches, flower baskets and special lighting fixtures.
9. A mini-park with a sculpture or fountain at SE 72nd and Woodstock Boulevard.