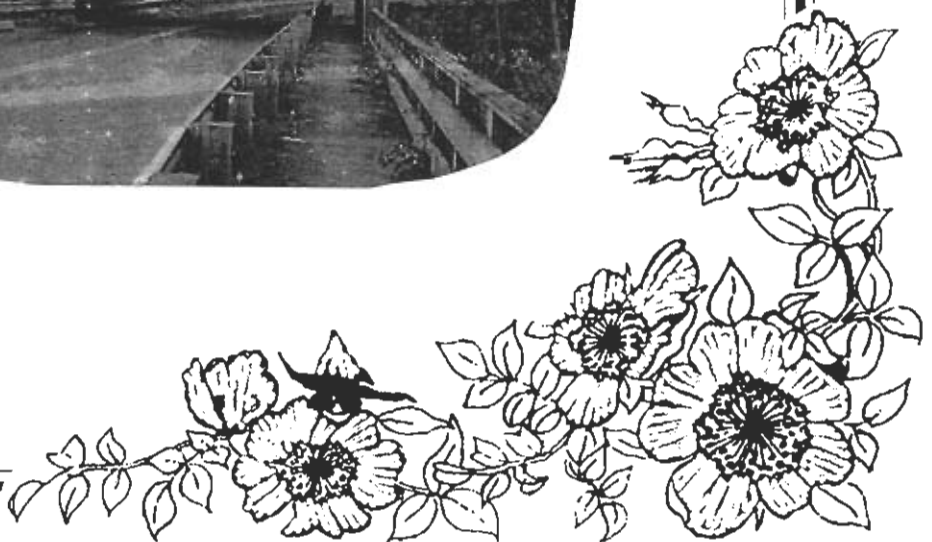


OUTER SOUTHEAST COMMUNITY PLAN

Adopted PLEASANT VALLEY NEIGHBORHOOD PLAN



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

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Adopted

Pleasant Valley Neighborhood Plan

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

March, 1996
Bureau of Planning
Portland, Oregon

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

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The Pleasant Valley Neighborhood

A Vision for the Pleasant Valley Neighborhood

Within the context of the greater Portland metropolitan area, the Pleasant Valley neighborhood exhibits a diverse range of environments, residences, and experiences. In a setting of exceptional beauty, its proximity to downtown Portland allows its residents an easy commute to employment, cultural activities, and sporting events, while still surrounded by open space, wildlife, clean water and scenic views. These characteristics contribute to the high quality of life, not only for its own residents, but, indeed, for all residents of the City of Portland. It is a safe neighborhood, and its residents and businesses work hard to ensure that safety and to preserve this quality of life.

Neighborhood Description

The particular characteristics which the Pleasant Valley neighborhood offer to the city as a whole are a combination of open space, fish and wildlife, natural and scenic resources, recreation, clean water, scenic views, native vegetation and a semi-rural community and atmosphere.

Most of its residential lots are large, primarily because of environmental constraints. The area has little commerce and industry. A number of streets are “country lanes”, narrow paved strips with no sidewalks and quiet back streets. The neighborhood likes this character and would like to keep it that way.

Pleasant Valley is served by two independent school districts: Centennial and David Douglas, one to the east and one to the west. Both offer community college courses as well as elementary through secondary education. Pleasant Valley Elementary, Gilbert Park Elementary, and Alice Ott Middle schools are located in the neighborhood.

Several foster nursing homes are located in the neighborhood, while two retirement centers are located just outside the neighborhood boundary in Gresham.

The 1990 census notes some real changes in Pleasant Valley. Its population of 2,949, has grown from approximately 1,295 in 1980, a growth rate of 128%, which may be distorted due to reporting and boundary discrepancies in the 1980 census. One percent of the residents live in nursing homes. Of the 2,758 persons over age 5 in 1990, 54% lived in the same house in 1985.



Pleasant Valley Elementary School

As expected, 71% of those who work outside their home commuted alone. Only 17% carpool, and 4% took public transit.

Educationally, 51% of the over 25 population had attended some college. Eighteen percent of the population had received a Bachelor degree or higher.

The Pleasant Valley neighborhood contains approximately 3,037 acres. With 1,037 housing units in 1990, Pleasant Valley's housing density is approximately .34 units/acre.

Neighborhood History

It is likely that pre-historic use of the Pleasant Valley portion of Johnson Creek occurred. Local residents have found artifacts along the creek for many years, and early settlers discovered a large, bedrock mortar, known locally as the "Indian Rock", on the slopes of Mount Scott just above Johnson Creek. Though the area around the rock was littered with arrowheads, it was destroyed in the 1930s to provide stone for WPA (Works Progress Administration) rip rap projects.

Johnson Creek was named either for William Johnson, a pioneer of 1846, or his son, Jacob. William, a Baptist minister originally from Maryland, traveled with his wife and six children into the Willamette Valley in 1847. They settled a piece of land on the northwest side of Mt. Scott, extending from the creek to what is now Lincoln Memorial Park. The family's home stood just south of the creek and west of what is now 100th Street.

In 1849, William Johnson and his three sons joined the California gold rush and Jacob Johnson came back with \$2,000 in gold dust. Jacob Johnson took a land claim near Deardorff Road where it crosses Johnson Creek.

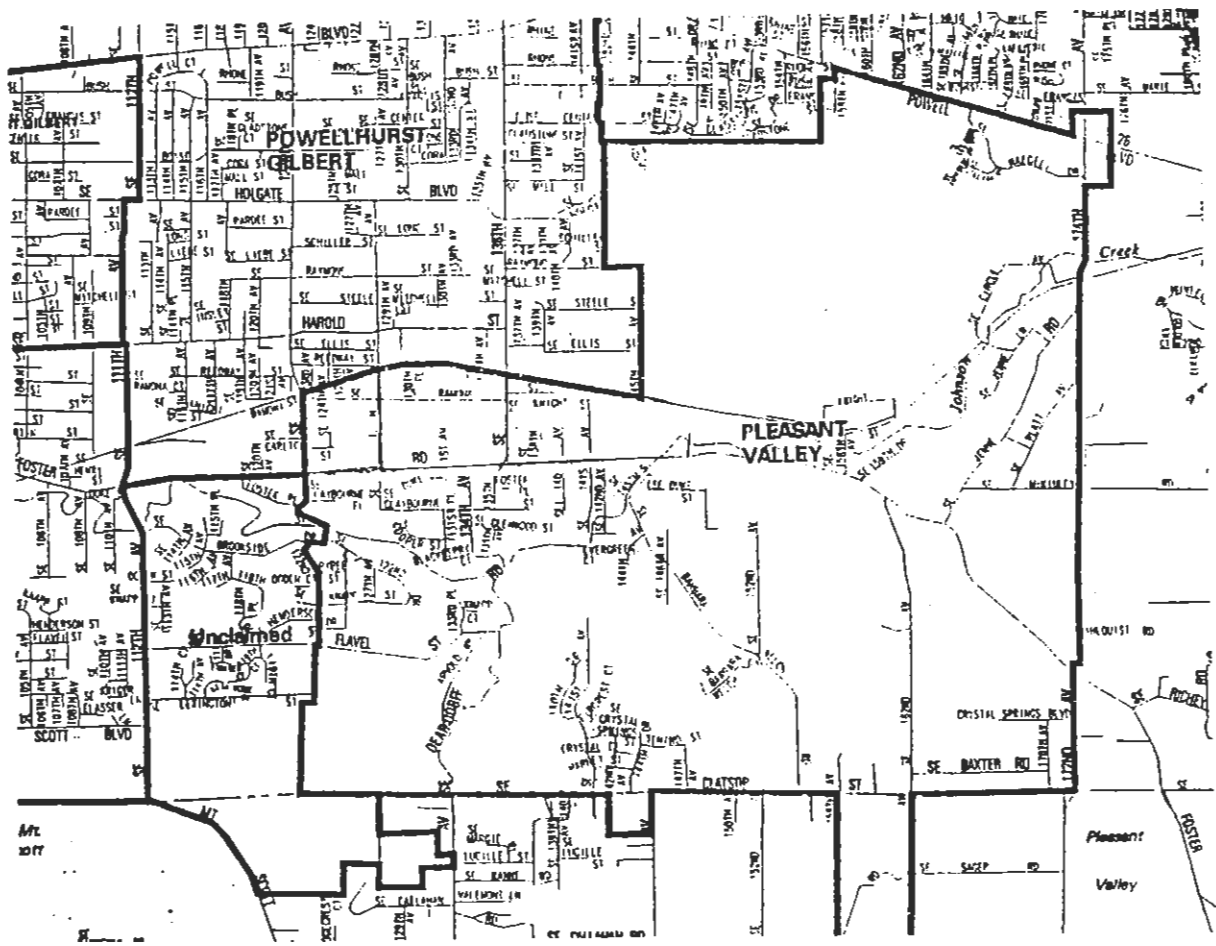


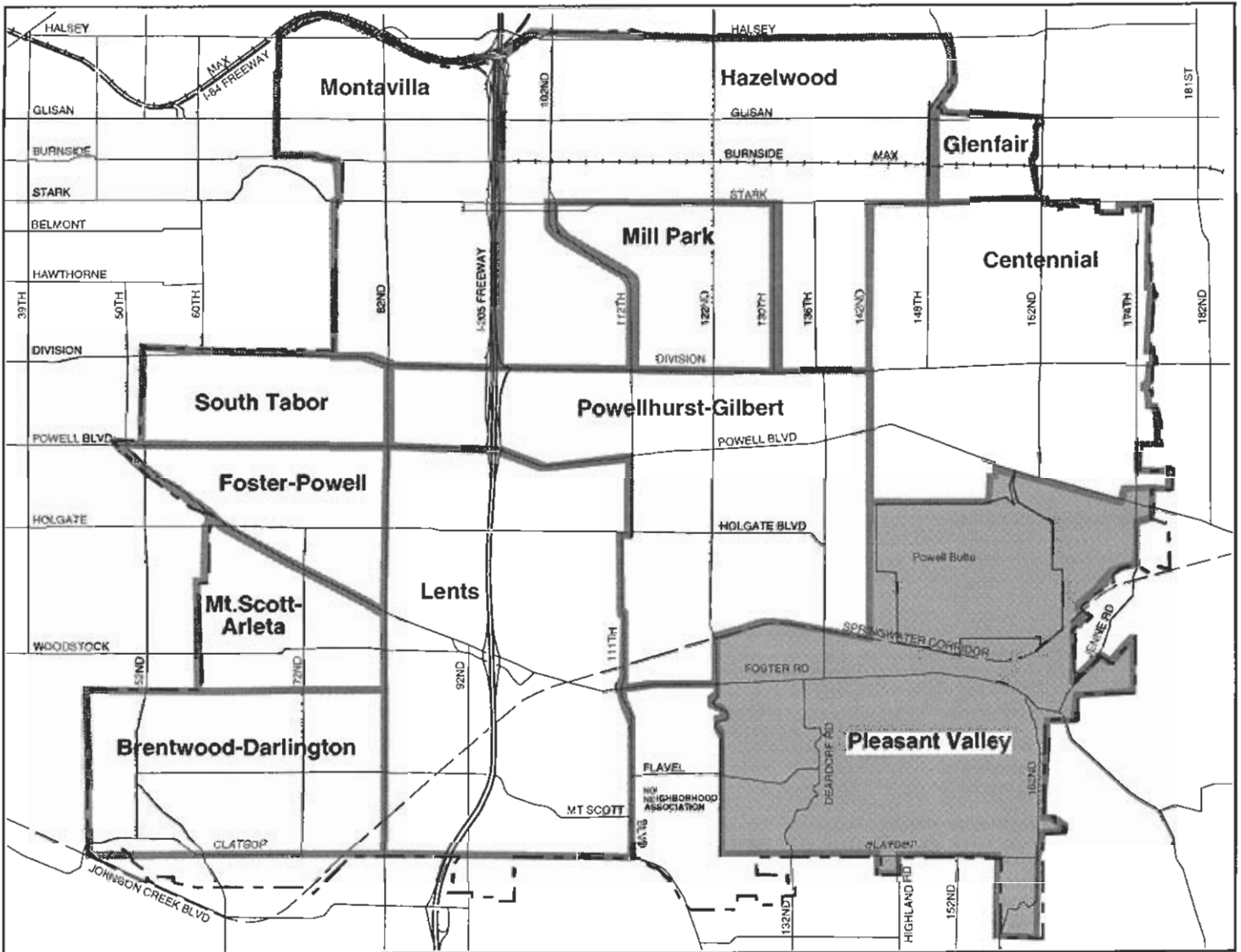
Church across from Pleasant Valley Elementary School



Boundaries

According to the Bylaws of the Pleasant Valley Neighborhood Association, adopted in 1978, the boundaries of Pleasant Valley are as follows: "Beginning at that portion of Southeast Multnomah County, Oregon bounded on the north by SE Powell Boulevard, on the South by SE Clatsop Street, on the West by SE 122nd Avenue, and on the East by SE 190th."

As a practical matter, the City of Portland uses the following boundaries: Beginning at the junction of SE 122nd Avenue with the Springwater Corridor (a.k.a. Portland Traction Line), go south along 122nd, with the jog and a straight extension, to the Multnomah-Clackamas County Line; turn due east and follow the City of Portland boundary to 172nd, then follow the County line due east to 190th; turn due north to intersect with Butler Road. Then follow the City of Gresham boundary west and north to a point where Jenne Road and the City of Gresham boundary meet. Follow boundary of the City of Gresham and City of Portland north, east, north, west, and south to its junction with Powell Boulevard again; turn west and follow Powell Boulevard to SE 157th; turn due south to the Powell Butte Park boundary; follow the Park boundary around to its junction with the Springwater Corridor; turn west and follow the Springwater Corridor to its junction with SE 122nd Avenue.





 NORTH
 ONE MILE

Outer Southeast Community Plan March, 1996




ADOPTED

PLEASANT VALLEY NEIGHBORHOOD PLAN

MAP

Pleasant Valley Neighborhood

Legend

-  Outer Southeast Community Plan Boundary
-  Neighborhood Boundaries within Outer Southeast Community Plan Boundary
-  Pleasant Valley Neighborhood



Purpose of this Plan

The Pleasant Valley Neighborhood Plan was written to help guide the neighborhood through changes anticipated in the next 20 years. Metro forecasts that between 500,000 and 750,000 new residents will move to the Portland metropolitan region within 50 years, and the City of Portland is preparing for at least 100,000 to move within its boundaries.

A desirable part of the city, Pleasant Valley is faced with the possibility of significant growth over the coming years as a result of its character and its location adjacent to other areas of expected growth in Metro's Region 2040 Plan. Within its borders are several environmentally sensitive parcels of land.

This plan helps residents, property owners, business owners, and others thinking of locating here understand the desires and vision its current residents have for their future. By participating in the neighborhood planning process, current neighborhood residents, property owners and businesses can exert influence on how their neighborhood will change and develop. Development of the plan has already helped some residents and businesses better communicate with each other and better understand the regulations which affect the neighborhood.

Neighborhood residents have used this opportunity to assess their desires and problems, what they wish to keep and to change. This plan is intended to guide decision-makers on matters of land use, transportation, capital expenditures and, to a limited extent, social programs. The plan will also guide the neighborhood association as it works with developers and businesses on proposed changes.

Relationship to the Outer Southeast Community Plan and the Comprehensive Plan

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

Development of neighborhood plans within the context of the Outer Southeast Community Plan ensured that the provisions developed for each neighborhood were coordinated with actions planned for the rest of the district. Compatibility of the

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

Major Components of the Plan

Residents of Pleasant Valley care strongly that the character of their neighborhood not be changed so dramatically that the qualities which make it unique are lost. Sensitivity to the environmentally diverse characteristics of this neighborhood, combined with the abundance of public open spaces, lies at the heart of this plan.

The Pleasant Valley neighborhood is a model for other areas with environmental constraints, in transition, and facing growth. Its residents are willing to see the area change provided there are safeguards to protect its livability.

Running as a thread throughout this entire plan are several themes:

- 1) Protect public spaces such as Johnson Creek, Powell Butte, Leach Gardens, Bundy Park and the Springwater Corridor.
- 2) Protect environmentally sensitive areas of the neighborhood.
- 3) New developments must meet existing environmental regulations.
- 4) The Neighborhood Association wants the opportunity to work with those who develop any property, public or private, residential or commercial, in the neighborhood.

The Pleasant Valley Neighborhood Plan consists of several parts. They are the Neighborhood's Vision, description, a short history, and boundaries; Comprehensive Plan policies, objectives and action charts; a Neighborhood Association-Specific Advocacy Agenda; and appendices. The Neighborhood's Vision, 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. Policy A, the Neighborhood Association-Specific Advocacy Agenda, is intended solely for the Neighborhood Association's own guidance and is not part of the City's Comprehensive Plan, the Outer Southeast Community Plan, or the adopted Pleasant Valley Neighborhood Plan.

Vision and Goal: Within its Vision lies the neighborhood's desires for its future. The Pleasant Valley Neighborhood Goal ties the Pleasant Valley Neighborhood Plan to the Outer Southeast Community and Portland's adopted Comprehensive Plan Vision statements. It was adopted as part of the Outer Southeast Community Plan Vision and the City's Comprehensive Plan Vision statement.

Policies and Objectives: The Pleasant Valley Neighborhood Plan's policies and objectives address the aspects of the Pleasant Valley Neighborhood over which those participating in the planning process wish to provide guidance to decision makers. Policies 1 - 7 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 Economic Development, Environment, Historic Preservation, Housing and Neighborhood Livability, Open Space, Public Safety, and Transportation. The objectives detail ways in which to carry out those policies.

Action Charts: The action charts specify projects, programs and regulatory measures that carry out the Neighborhood Plan's policies. 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. Action charts were adopted by resolution.

Advocacy Agenda: Policy A, the Neighborhood Association-Specific Advocacy Agenda, is internal to the Pleasant Valley Neighborhood and was adopted by the Pleasant Valley Neighborhood Association only. It addresses social and educational elements deemed important to the neighborhood's future success and items of significance either beyond the scope of the community planning process, areas outside the city boundaries, or issues that the neighborhood association would like considered. The Pleasant Valley Neighborhood Association is solely responsible for implementing these actions.

The Planning Process

The Pleasant Valley Neighborhood Plan began informally in October, 1992. Its formal start came on November 9, 1992 at the Neighborhood Workshop held as part of the Outer Southeast Community Plan workshops.

Between then and February, 1994, the Pleasant Valley Steering Committee met approximately twice per month. Each member participated on one of the subcommittees. A workshop on May 13, 1993 provided other residents the opportunity to comment on the first draft plan, its direction and provisions. This draft was reviewed by the Outer Southeast Community Plan Technical Advisory Committee (TAC) on September 28 and October 26, 1993. Their comments were incorporated into an April, 1994 version. Later comments from TAC members and residents were incorporated into the Proposed Pleasant Valley Neighborhood Plan, which was published in February, 1995.

In March, 1995, the Portland Planning Commission held two public hearings, which generated several amendment requests to the Proposed Plan. Decisions made by the

Planning Commission were incorporated into the Recommended Pleasant Valley Neighborhood Plan.

City Council held public hearings in November 1995 and January 1996 on the Recommended Plans. There were no requests to amend the Pleasant Valley Neighborhood Plan. City Council adopted the Pleasant Valley Neighborhood Plan by ordinance and resolution on January 31, 1996.

Areas Outside of the City of Portland

Although the vast bulk of the Pleasant Valley Neighborhood is within the City of Portland boundaries, part of it extends beyond the City. Its boundaries encompass portions of Multnomah and Clackamas counties. This Neighborhood Plan has been prepared for the entire neighborhood, not just that portion lying within the City of Portland. However, it is recognized that those elements which are outside of the City of Portland cannot be adopted by the City nor does the City have any role or responsibility for those areas. Adoption by ordinance of this Plan by the Portland City Council as part of the City's Comprehensive Plan, therefore, did not include those areas outside of the City. Likewise, adoption by resolution of actions by the City Council did not include those areas outside of the City.

Metro's Region 2040 Plan

On December 8, 1994 the Metro Council endorsed its Region 2040 Plan. This Plan, which was prepared to deal with the anticipated 50-year growth in metropolitan population of 500-750,000 people, could have significant ramifications for the Pleasant Valley Neighborhood because of the following designations:

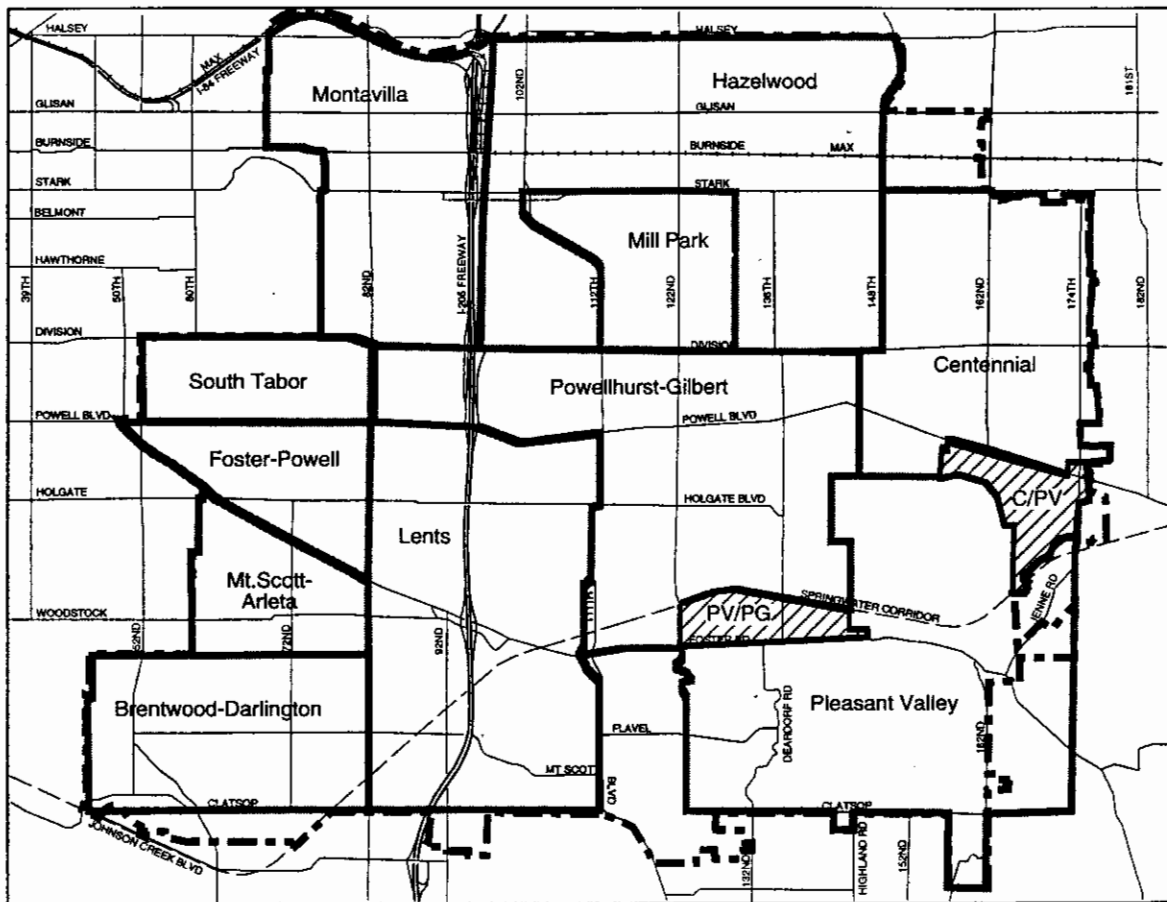
1. An area in Pleasant Valley (approximately 185th and Foster east of the existing City limits) as a Town Center
2. Damascus as a Town Center
3. Much of the neighborhood in the Mt. Scott area as Open Space
4. Much of the area in the eastern part of the neighborhood east of the existing City limits as an Urban Reserve Study Area, from which lands to be included in an expanded Urban Growth Boundary may be drawn

The Neighborhood Association is concerned about the ramifications of these designations on the infrastructure within and anticipated growth for the neighborhood. To address this concern, the Neighborhood Association included an action in Policy A, the Neighborhood Association-Specific Advocacy Agenda, that the Association study those ramifications and decide on a course of action to take in the future.

Overlapping Boundary with Centennial Community Association and Powellhurst-Gilbert Neighborhood Association

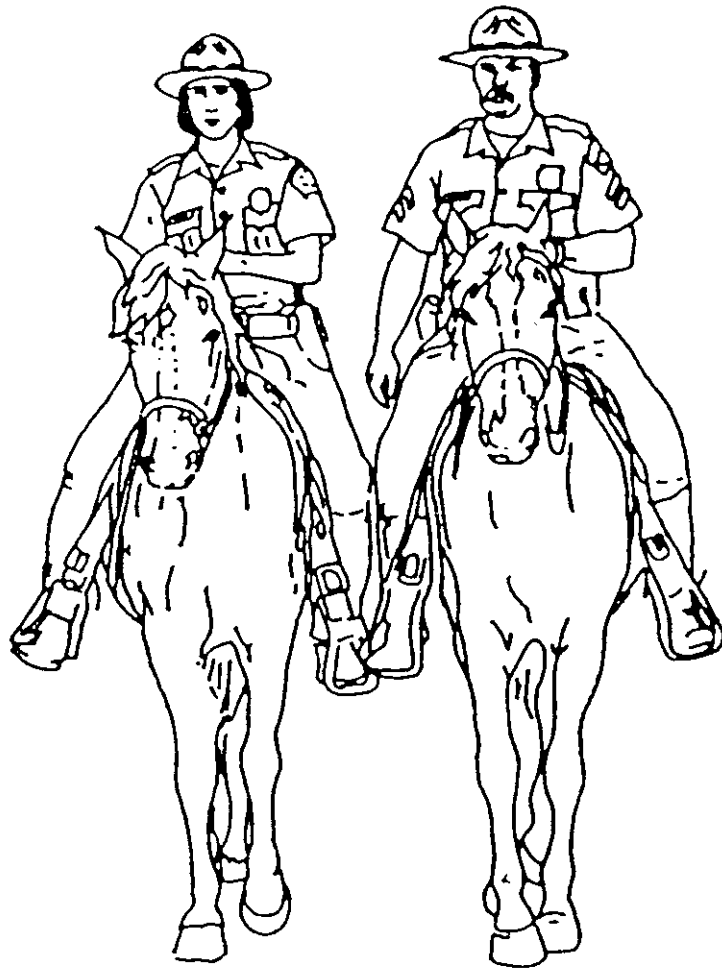
The boundaries of the Pleasant Valley Neighborhood Association include portions of land also identified in the Bylaws of the Centennial Community Association and the Powellhurst-Gilbert Neighborhood Association. Each of these associations have prepared neighborhood plans as part of the Outer Southeast Community Plan as well.

Bureau of Planning staff reviewed each plan to assure consistency with each other as well as the Community Plan. However, it is possible that, sometime in the future, some policies, objectives and actions might be interpreted in such a manner as to create a conflict. Should this occur, decisions will be made based on both the Comprehensive Plan and individual elements of the Outer Southeast Community Plan.



Neighborhood overlap area

Pleasant Valley/Powellhurst-Gilbert
Pleasant Valley/Centennial



Policies, Objectives and Implementation Actions

Policies, Objectives & Implementation Actions

The following policies and objectives are included in Portland's Comprehensive Plan. Inclusion of these statements in the Comprehensive Plan makes the Pleasant Valley Neighborhood Plan a part of Portland's Comprehensive Plan; excluding only Policy A, Neighborhood Association-Specific Advocacy Agenda, which was adopted by the Pleasant Valley Neighborhood Association only. Future land use changes in the Outer Southeast Community Plan area will be required to conform with the city-wide Comprehensive Plan, Outer Southeast Community Plan and Pleasant Valley Neighborhood Plan. These policies 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, Foster-Powell, Hazelwood, Lents, Mt. Scott-Arleta, Mill Park, Montavilla, Outer Southeast Business Coalition, Pleasant Valley, Powellhurst-Gilbert, and South Tabor. Use the Neighborhood Plans to guide decisions on land use, transportation and capital expenditures, community development programs, where applicable.

Objectives:*

H. *Ensure the high quality of life and environmental integrity of the Pleasant Valley neighborhood through implementation of the Pleasant Valley Neighborhood Plan.*

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

Comprehensive Plan Policies

Policy 1. Economic Development

Pleasant Valley, for the most part, is a rural residential area which still retains viable agricultural enterprises such as nurseries, orchards, and tree farms. The few commercial enterprises which exist within or adjacent to the neighborhood are generally located along Powell and Foster. Important to residents also are the 11 shopping centers located within six miles of the neighborhood.

With the exception of the shopping center at 174th and Powell, existing businesses are generally related to neighborhood needs: gas stations, groceries, auto repair and hardware. The shopping center at 174th and Powell, though anchored by Albertson's and Bi-Mart, has a history of small business failures. It tends to attract an auto-oriented clientele.

Several important export inter-regional agricultural enterprises, including four plant nurseries, four Christmas tree farms, and a fruit orchard, still exist in Pleasant Valley. Employment tends to primarily be piecemeal or hourly with minimum wage. Most provide summer employment to the youth of the area: picking fruit, changing irrigation pipes, and labor in the nurseries. There are some supervisory positions for outside wage earners.

Employment opportunities in the area are presently limited to minimum wage, service jobs. The only professional occupations are in home office situations.

The neighborhood is a good candidate for more home businesses. Already, according to the 1990 census, 4.68% of the population works at home. With increased emphasis on telecommuting and the information superhighway, it is conceivable that more residents will pursue this option in the future. These businesses could expand to a certain extent without additional construction and might result in more efficient use of residences, as well as reduce auto use.

Most of the area is topographically unsuited to large development. Much of the remaining unbuilt land in the neighborhood is reached only by steep and winding roads, difficult to traverse in bad weather. Some undeveloped land, including one 4.9 acre commercial zone at 172nd and Foster, is available for expansion or new businesses.

Policy 1. Economic Development

Encourage new and existing businesses to locate and expand in existing commercial areas and to hire area residents. Encourage and support businesses that enhance the neighborhood.

(Adopted as part of Portland's Comprehensive Plan)

Objectives:

1. Support business, commercial, industrial or economic developments in the neighborhood which do not infringe on its open-space characteristics.
2. Support the continuation of existing agricultural enterprises.
3. Support the increase of home office and occupations which do not infringe on the characteristics of the area and do not increase traffic on our roads.
4. Promote cooperation between commercial enterprises and residential neighbors.
5. Encourage business owners and operators to act as mentors and offer employment training to young people in the area.

Action Chart: Economic Development

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
ED1	Develop a directory of local businesses.			X		PVNA
	PROGRAMS					
ED2	Respond to concerns of noise and other problems in those areas where residential and commercial zones meet by: 1. Considering options for alleviation. 2. Requesting that business owners install buffers, fences or other options.		X			PVNA, BOB
ED3	Work with businesses to help them meet high standards of appearance and maintenance of their buildings and grounds.		X			PVNA
ED4	Promote workshops for proprietors of home offices.		X			PVNA
ED5	Prepare an economic analysis of the commercial areas at 174th/182nd & Powell, including identification of possible uses desirable by local residents. 1. Work with the owners to identify possible uses. 2. Survey local residents to determine needed services. 3. Consider more neighborhood-desirable businesses.				X	PDC, PVNA
ED6	Regarding training and employment of young people: 1. Support business owners and operators who act as mentors and offer employment training to young people in the area. 2. Help facilitate the development of school-to-work programs with neighborhood business owners and local schools. 3. Encourage schools and businesses to coordinate cooperative work programs through implementation of the 21st Century Schools Act with the School to Work program.		X			PVNA, Business, SD
ED7	Advocate before decision-makers on behalf of existing agricultural enterprises, as well as home office occupations which do not infringe on the characteristics of the area and do not increase traffic.		X			PVNA

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	REGULATIONS					
ED8	Create small community or neighborhood outlets that serve the variety of needs of the residents of the immediate area to be established on arterial or collector streets.	X				BOP, PVNA
ED9	Foster the development of a neighborhood commercial center at 122nd and Foster. Consider such establishments as a supermarket, drug store, variety store, bank or professional office, Park and Ride facility or Tri-Met bus depot.	X				BOP, PVNA
ED10	Fully develop the following commercial intersections prior to establishing future commercial zones in other locations: <ul style="list-style-type: none"> • 122nd and Foster • 128th & Foster • 172nd & Foster • Jenne & Foster • 174th & Powell 	X				BOP, PVNA

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. Environment

Pleasant Valley is transected by Johnson Creek. The terrain north of Johnson Creek is basically flat with the exception of Powell Butte, while south of Johnson Creek it is characterized by steep hills and gullies.

The area is part of the Columbia Plateau that was formed thousands of years ago when hundreds of liquid sheets of molten basalt flooded the area. Some are a few feet thick; others are more than 700 feet thick. Along with these basalt flows, alluvium and colluvium soils were thrown down in random patterns, creating terraces, slopes and floodplains of obsidian, igneous and fragipan characteristics.

The Boring Hills, Mt. Scott, Hill 585 south of Johnson Creek, and other hills in east Portland and Gresham are a combination of Boring Lava, Troutdale Formation and Walter Hill Formation. (See Definitions, Appendix E.) Boring Lava occurs on steep slopes and, though irregularly distributed, is widespread in Pleasant Valley. Tremendous landslide hazards are found where Boring Lava, which is very heavy, is underlain by Troutdale and Walters Hill Formations, which are soft and easily weathered. Collapsed lava tubes and piping have been found in Boring Lava.

Due to the configuration described above, much of the soils in our area are low in permeability and strength, especially on slopes greater than 15%. These slopes have severe surface erosion hazard ratings. Surface erosion hazard is directly related to slope. Erosion is the by-product.

Johnson Creek has always shown “flashy” tendencies, flood waters rising quickly, but receding either quickly or slowly. Impermeable clay soils on the steep sided Boring Lava hills south of Johnson Creek contribute rapid surface stormwater in the winter, while stormwater runoff enters Johnson Creek through ground water from the north of Johnson Creek.

The amount of runoff entering Johnson Creek is directly related to the amount of precipitation, the rate of infiltration, percolation and seepage, the slope, density of vegetation and depth of the ground water table, which varies greatly in our area.

The floodway and floodplain are important to the ecosystem of the Johnson Creek Basin and warrant attention because landslide hazards, erosion problems, and flooding and loss of vegetation have a direct bearing on the ecosystem.

Development activities and urban land uses have already decreased infiltration of water through the soil and altered drainage patterns, so that the quantity of runoff into the creek has increased.

Policy 2. Environment

Preserve the ecosystem and diverse character of Pleasant Valley.

(Adopted as part of Portland's Comprehensive Plan)

Objectives:

1. Preserve and enhance the current quality of life and retain the area's diversity through careful land use planning, protecting environmentally sensitive areas, such as steep slopes, landslide areas, floodways, floodplains, and wetlands.
2. Monitor the implementation and enforcement of all existing environmental regulations, permit conditions, master plans and adopted studies.
3. Maintain the scenic and natural resources of the Johnson Creek Basin and the present location of Johnson Creek.
4. Stimulate environmental awareness through information programs.

Action Chart: Environment

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
E1	Prepare a thorough, comprehensive analysis of wetlands in Pleasant Valley.			X		BES, COE
	PROGRAMS					
E2	Analyze - prior to approval - all proposed land use changes that might affect the environment for mitigation or to determine that the change is acceptable.		X			PVNA
E3	Work with the appropriate agencies to prepare criterion for the implementation of an engineering geology study on each applicable parcel.	X				PVNA
E4	When revisions or changes to zoning or development patterns are contemplated, ensure that residents of Pleasant Valley and its neighborhood association have the opportunity to be active participants in the process.		X			PVNA, BOP, BOB

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
E5	Inform citizens about illegal dumping and what can be done to prevent it.		X			BES, DEQ, PVNA
E6	Resolve erosion by planting with native species in areas lacking vegetation.		X			BOP, BOB, MC, PDOT, PVNA
E7	Regarding hazardous leachate: 1. Identify existing sites which leach or have the potential to leach hazardous materials into the Johnson Creek Basin. 2. Work with BES, DEQ, and Multnomah County to establish a program for dealing with hazardous materials which leach into Johnson Creek Basin.			X		PVNA
E8	Volunteer time for maintaining and policing the natural areas of Pleasant Valley, and educate people about the special characteristics of our environmentally sensitive area.		X			PVNA
E9	Help facilitate cooperation among City and County officials on land use and development standards which directly affect the neighborhood.		X			PVNA
E10	Understand and manage floodplains and floodways and protect their natural function. 1. Assure that all floodplain areas are given appropriate attention, including studies of hydrology, hydraulic engineering, and geology, at the time of development. 2. Consider the impact of any future development or rezoning on the floodplain. 3. Limit development in the floodplain to permitted uses and require a study to include, but not be limited to, the following criteria: • will not restrict or change the direction of the flow of water from its natural drainage • will not increase the flood elevation • will not reduce its capacity or endanger other residential properties 4. Promote or seek ways to improve enforcement of FEMA standards in the floodway. Maintain existing improvements according to FEMA standards.		X			BES, BOP, BOB, PVNA
E11	Work with BES, DEQ, BOP, and BOB to assure that all available enforcement techniques to halt dumping and illegal material pile-up are used.		X			PVNA
E12	Retain existing vegetation to preserve open areas, and decrease erosion and surface runoff to Johnson Creek.		X			BOP, BOB, PDOT, MC, PVNA

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
E13	Work with all six jurisdictions - Cities of Gresham, Portland, Milwaukie and Happy Valley, Counties of Multnomah and Clackamas, and Metro - as they consider adopting and implementing the Johnson Creek Basin Protection Plan and Resource Management Plan.			X		PVNA
E14	Monitor development inside and outside the neighborhood for violations of the Johnson Creek Basin Protection Plan.		X			PVNA
	REGULATIONS					
E15	Preserve the present location and scenic beauty of Johnson Creek from road encroachment. Maintain the creek as a scenic corridor and continue scenic and environmental zoning.	X				BOP, PDOT, MC, PVNA

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Policy 3. Historic Preservation

Extensive rock and concrete channel structures (bridges, waterfalls, fish ladders, and embankments) were built in the 1930s under the auspices of the Works Progress Administration (WPA). The WPA work all along Johnson Creek represents a resource of sufficient architectural integrity and importance to the history of the Portland-Gresham area to be considered eligible for inclusion in the National Register of Historic Places. Presently, only the Johnson Creek Tacoma Street Bridge and the Harney Fish Ladder/Waterfall Complex have been formally evaluated under National Register Criteria. Several other locations (such as the dressed bank work around the Cedar Crossing Bridge on Deardorff Road and near the Sycamore Gaging Station, SE 158th & Foster) are excellent examples of depression era construction.

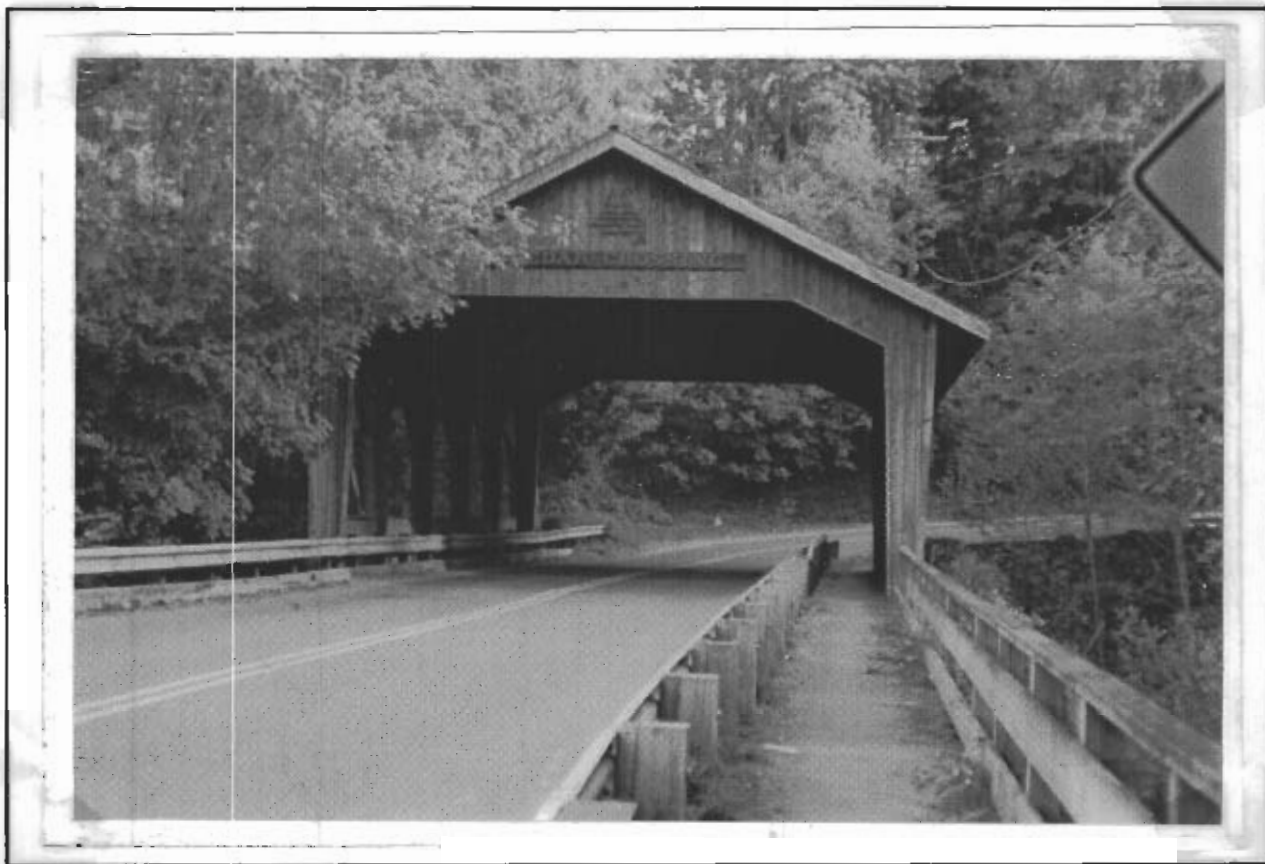
A rock quarry which provided much of the rock for the WPA projects is visible on the south side of Foster Road just beyond the small bridge at Barbara Welch Road. There is a low stone wall which borders Foster, and you can look up at the cliff of stone. Numbers of unused rocks remain scattered at the site.



Johnson Creek and Rip-Rap

Leach Botanical Garden, built in the early 1930s and located at the junction of Johnson Creek and 122nd, is eligible for inclusion in the National Register of Historic Places and was given high priority as a Historic Landmark by the County. John and Lilla Irvin Leach, descendants of pioneer Oregon families, purchased this five-acre site along the creek in 1931. They first built a stone cabin, which still stands south of the creek, and then the main residence north of the creek. They also built a stone storage building and outdoor fireplace area south of the creek. John, a Portland pharmacist, and Lilla, an internationally known botanist, traveled the world exploring for botanical specimens. There are now 2000-plus species of plants and trees on the site. The Garden is being developed by Leach Garden Friends as an educational institution, with the primary focus on native plants of the Pacific Northwest.

The short covered Johnson Creek (Cedar Crossing) Bridge was rebuilt in 1982, but the older structural supports and terraces are still visible. It is listed in the State Covered Bridge inventory and has been designated as a scenic resource by the City.



Cedar Crossing Bridge
Johnson Creek and Deardorff Road

A streetcar line used to extend from Portland to Estacada parallel to Johnson Creek. Opened in 1903 as part of the Eastside Railway System established in 1893 by the Oregon Water, Power and Railway Company, it was the first interurban line in the U.S. to be powered by electric current generated from water power. The company changed hands a number of times throughout its years of operation. Passenger service was finally discontinued in 1958. Throughout much of its later history, it was known as the Portland Traction Line. Today, the tracks have been pulled up and the line redesignated the Springwater Corridor through the national "Rails to Trails" program.

The Pleasant Valley Grange was originally built in the late 1890s. It burned down in 1932 and was replaced in 1933. The current building is currently used for a variety of community functions. Pleasant Valley School has served as a focal point for the community since 1852.



Pleasant Valley Grange on Foster Road

Meadowland Dairy and homestead was at one time a thriving rural enterprise. Portions of the original property have been sold for development, but heifers and calves still occupy the barns and remaining pasture. The original home is still inhabited by a member of the Anderegg family.



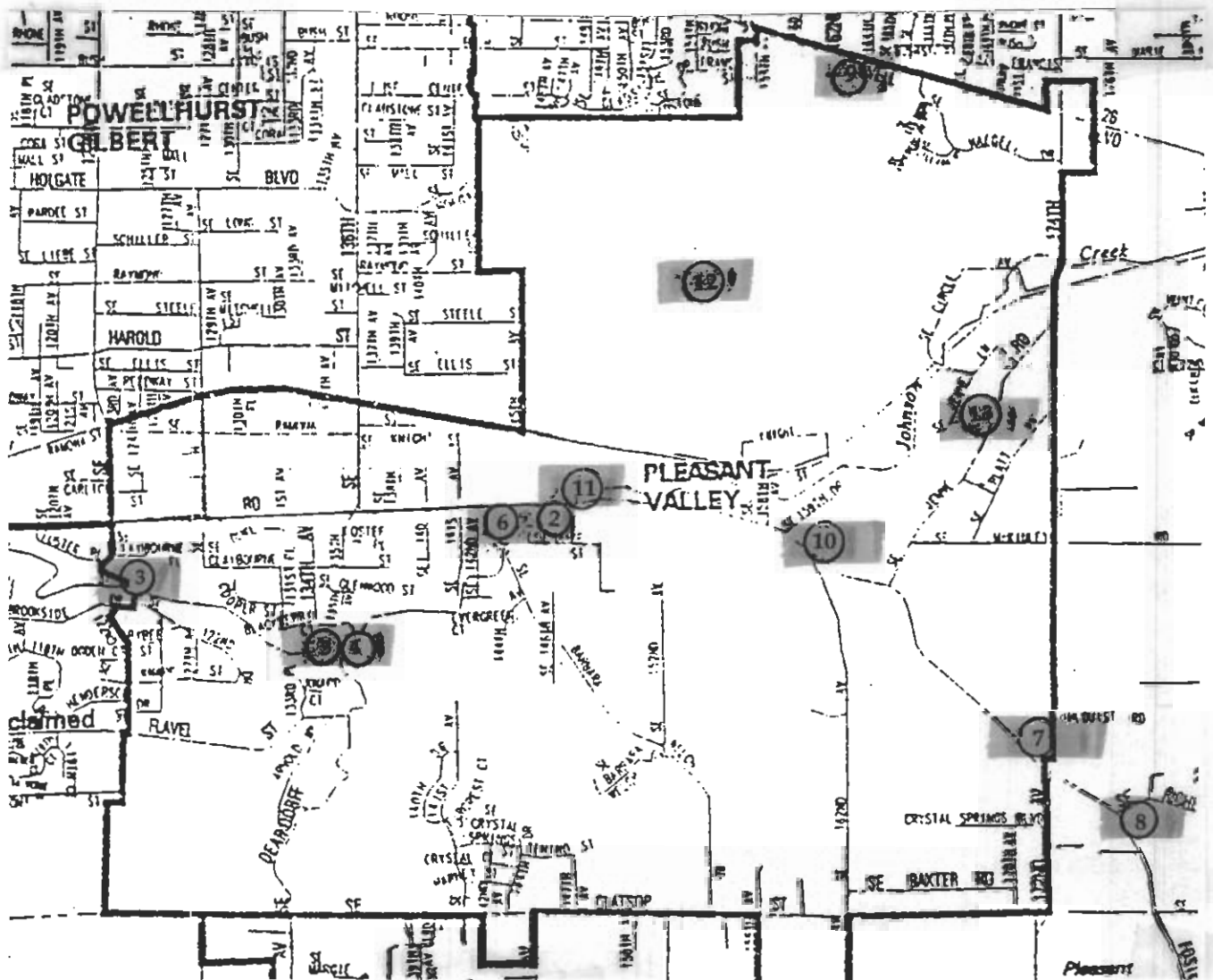
Farmhouse for Meadowland Dairy next to Powell Butte
Photo courtesy Louise Cody of Centennial Community Association

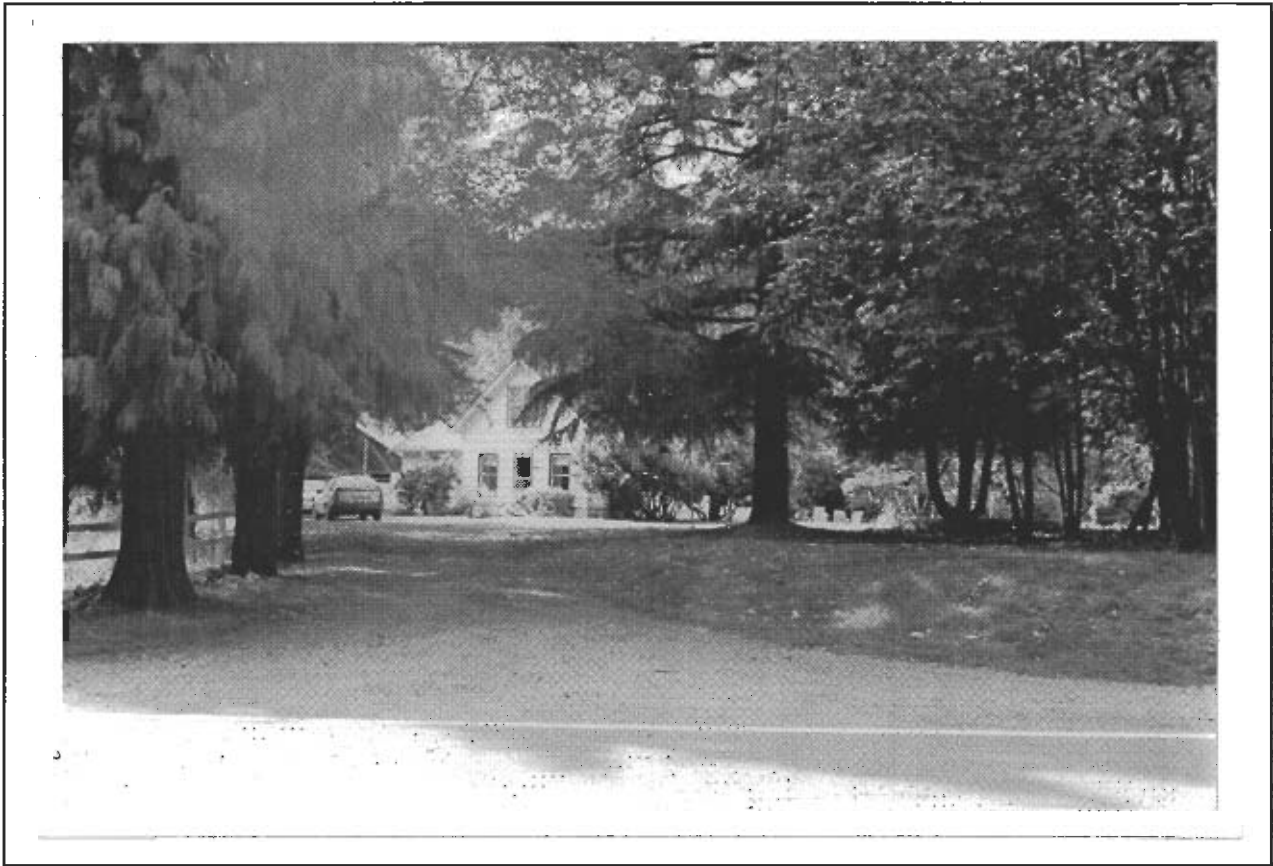
Lakeside Gardens has long been a landmark for local residents. Originally a home built in the 1920s, the structure later became a roadside inn and then a restaurant. It was extensively remodeled in 1989, but still retains its original charm and picturesque beauty of its location on Kelly Creek, which flows along the edge of the property and feeds a large pond. Today it is used for receptions only.

Large stumps with springboard notches bear mute testimony to the logging industry and old growth forests which once covered the area. A number of stumps, cut in the 1920s or 1930s, remain on the south side of Powell Butte. Another stands just north of Foster at about 158th on private property.

The following structures and areas have been identified as having architectural and/or historical significance:

1. Rock and concrete channel structures (bridges, waterfalls, fish ladders, and embankments) of the Works Progress Administration era (to be found lining parts of Johnson Creek and along Foster, Barbara Welch, Deardorff and Flavel)
2. Rock quarry at Foster and Barbara Welch Road
3. Leach Botanical Garden
4. Jacob Johnson Homestead on Deardorff Road and Johnson Creek
5. Johnson Creek (Cedar Crossing) Bridge
6. Rose dairy and homestead at Barbara Welch and Foster Roads, built in 1917
7. Pleasant Valley Grange - 172nd and Foster
8. Pleasant Valley School on Foster Road
9. Meadowland Dairy and homestead at 163rd and Powell
10. Lakeside Gardens at 162nd and Foster
11. White house at Barbara Welch north of Foster, built in 1907
12. 100-year old orchard on Powell Butte
13. Augur Homestead





The home of Clarence Augur on Jenne Road
Long considered the oldest home in Pleasant Valley

Policy 3. Historic Preservation

Preserve, restore and enhance Pleasant Valley's historic and distinctive physical and natural features, while maintaining the neighborhood's residential character, rich with open spaces and recreational resources.

(Adopted as part of Portland's Comprehensive Plan)

Objectives:

1. Preserve and, if necessary, restore historic housing and sites.
2. Publicize and promote structures, sites and areas with historic and architectural significance.

Action Chart: Historic Preservation

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
HP1	Research the neighborhood's history.			X		PVNA
HP2	Identify structures and areas of architectural or historical significance for special recognition.			X		PVNA
HP3	Prepare and install markers or plaques designating sites of historic and architectural significance.			X		PVNA, Parks
HP4	Develop a map and listing of historic sites and houses.			X		PVNA, Parks
HP5	Locate and identify historic photos.			X		PVNA
HP6	Record oral interviews with the area's older residents.			X		PVNA
HP7	Record and document current neighborhood events and achievements to preserve our on-going history for future generations. <ul style="list-style-type: none"> • Create the office of Historian. • Recruit and/or elect someone to fill this position. 		X			PVNA
HP8	Find a permanent, fully accessible storage place for historical information.			X		PVNA

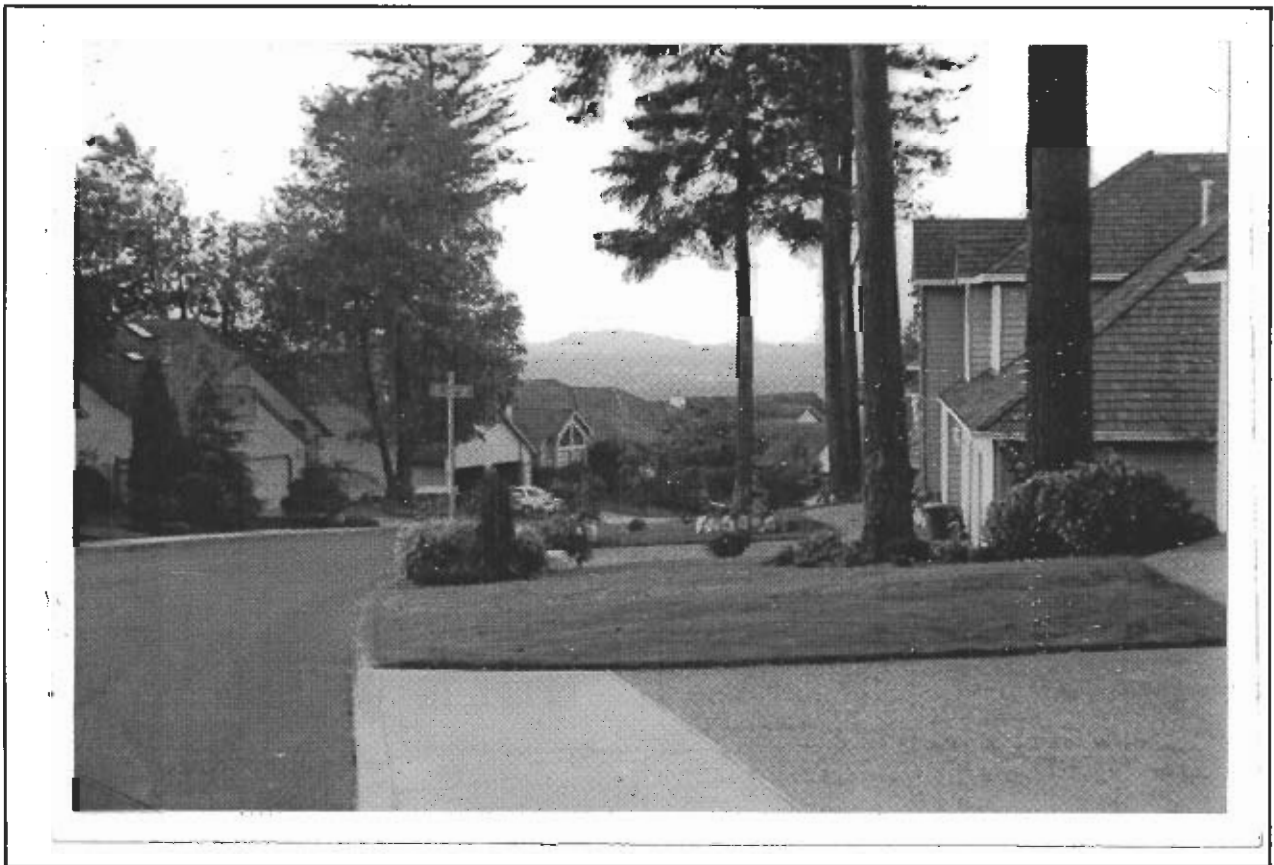
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Policy 4. Housing and Neighborhood Livability

The Pleasant Valley area is an area of future growth. Future housing will be necessary and development will occur. There is agreement that there should be diversity of housing to satisfy the housing needs of a variety of economic and social groups. A major value of this neighborhood for the City and Region is its ability to accommodate single dwelling housing. The availability of this type of housing in this part of Portland should be a major draw for new business development in other parts of Outer Southeast Portland, an expressed desire of the Outer Southeast Community Plan.

High density development may be unsuited to much of the area's topography. Generally, the character of the area, with Powell Butte, Johnson Creek, and the topographically challenging Mt. Scott, may make large-scale development impractical.

Since large residential and some commercial developments will most likely have the greatest impact on the neighborhood, residents strongly endorse on-going participation by the developer with residents and the Pleasant Valley Neighborhood Association (PVNA) to assure compatibility with the character and recognition of the severe environmental constraints of much of the neighborhood.



Eastridge Subdivision on the steep northern flanks of Mt. Scott

Owner occupancy is 81.6%. Vacant dwelling units total only 3.28% of the total housing stock. In 1990, the median house value was \$70,000, while the gross rent was \$431/month.

As housing stock grows, there will be greater needs for institutional development (religious institutions, elderly and child care centers, retirement centers, parks, and perhaps schools).

Illegal home businesses, such as auto repair in the residentially zoned areas, continue to be a problem.

Policy 4. Housing and Neighborhood Livability

Preserve and improve housing and maintain the availability of quality, affordable housing to attract and keep long-term residents who have a strong sense of community. Improve neighborhood livability and quality of life by promoting a strong sense of community and ensuring the safety and well-being of the people and businesses of Pleasant Valley.

(Adopted as part of Portland's Comprehensive Plan)

Objectives:

1. Retain and reinforce the open space characteristics and identity of the neighborhood.
2. Assure a wide variety of housing types, while retaining the character of Pleasant Valley.
3. Improve and maintain the quality of the housing in the area.
4. Maintain present level of owner occupancy.
5. Assure continued opportunities for involvement of the Neighborhood Association and residents in all decisions affecting the neighborhood.

Action Chart: Housing and Neighborhood Livability

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
H1	Work with the Bureau of Buildings to identify a strategy that encourages rehabilitation of sound housing and reduces displacement of existing households.			X		PVNA
	PROGRAMS					
H2	Assist the City to enforce existing codes and ordinances relating to illegal businesses, nuisances, and code violations such as illegal signage. Form neighborhood watch groups and encourage them to report violations and nuisances.		X			PVNA

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
H3	Encourage developers to meet with the Pleasant Valley Neighborhood Association to discuss the goals and design characteristics of the particular project and how they are consistent with the goals of the City of Portland and the character of the Pleasant Valley area. 1. Work actively with developers on design and signage, to ensure that new projects are compatible with the neighborhood's character. 2. Work early with developers to discuss environmental impacts of their plans.		X			PVNA
H4	Work with churches and other institutions to manage their impacts on residential neighborhoods. 1. Recommend combining compatible uses, such as churches and day care, within single structures. 2. Encourage new developments to prepare Good Neighbor Plans with adjoining property owners.		X			PVNA
H5	Regarding Homeowner Associations: 1. Encourage Homeowners' Associations and residents of Planned Unit Developments to enforce their covenants and applicable codes. 2. Encourage the establishment of Homeowner Associations in new residential developments.		X			PVNA
H6	To improve the appearance of Pleasant Valley: 1. Encourage members of the community, whether residents or non-resident owners, to maintain and improve the appearance of their property and public areas. 2. Clean up vacant lots.		X			PVNA
H7	Preserve and enhance the neighborhood's biologically diverse vegetation, landscaping and mature trees. 1. Encourage property owners and developers to maintain and nurture the existing stock of established trees within the neighborhood. 2. Replace decayed trees. 3. Encourage property owners and developers to landscape property with native plant materials wherever appropriate and possible.		X			PVNA, FOT, Parks, JCCC
H8	Encourage replacement of unsound structures.		X			BOB, PVNA

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
H9	Encourage and enforce responsible landlord management of rental property, through improved tenant selection and property maintenance.		X			PVNA
H10	Monitor land use requests for compatibility with this plan.		X			PVNA
REGULATIONS						
H11	Assure that sewer and water facilities and transportation systems are constructed in direct conjunction with development.	X				PVNA, BOP, PDOT
H12	Protect and preserve areas of existing or potential housing from commercial, industrial, manufacturing or institutional encroachment. Assure that mechanisms exist in the Zoning Code to provide adequate separation, screening and buffer zones in order to protect existing housing.	X				BOP
H13	Locate new housing developments, particularly those with densities significantly higher than currently in existence, in areas of existing public services, along main transit routes, and/or near existing commercial centers. Locate multi-family development only in those areas where public or potential public transportation is or is planned.	X				BOP, PVNA
H14	Assure that stormwater runoff from housing developments does not increase pollution in and contribute to flooding of Johnson Creek.	X				BOP, BES

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Policy 5. Open Space

The Pleasant Valley neighborhood contains significant areas of open space. Much undeveloped area in the neighborhood is zoned for environmental conservation (*ec*) or protection (*ep*), and much of it is wetland. Open or largely open spaces include Johnson Creek, Powell Butte, cemeteries, unbuildable slopes, and areas where a combination of slope and soil conditions preclude small lots.



Portland Gun Club next to Powell Butte

The City owns four recreation sites within Pleasant Valley.

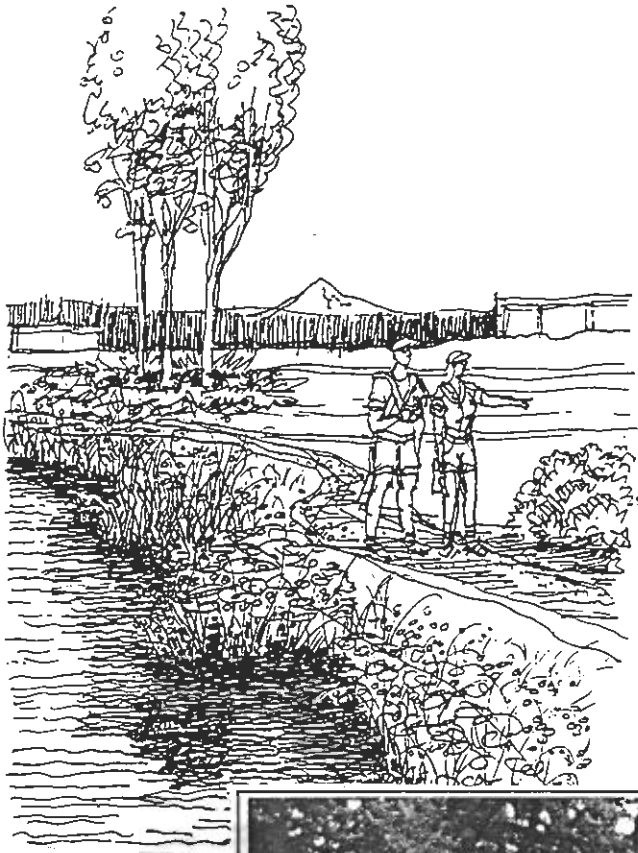
- 1) Powell Butte: A 500-acre regional natural recreation area, the Butte is a major anchor of the Johnson Creek segment of the 40 mile loop and Springwater Corridor. It presently contains five picnic tables, 9.13 miles of trails, two restrooms, 40 parking spaces, a 20 space equestrian parking area, and two new water holding tanks underground. Its significant resource values include water, storm drainage, good quality habitat for wildlife, high scenic quality, sediment trapping, recreation,

education, aesthetics, heritage, and pollution and nutrient retention and removal. It is one of the few remaining upland meadows in the metro area. Powell Butte, which is owned by the Portland Water Bureau, is also a major site for the water supply transmission, and distribution system for the City of Portland. See below for a discussion of this aspect of Powell Butte.

- 2) Bundy Park: Remarkably, this 3.74 acre parcel of land is one of the few areas of primarily native riparian vegetation left intact within the Johnson Creek Basin. It has been chosen as a model site to demonstrate the structure and species diversity of a primarily native riparian forest because of its high quality habitat. It has remained undeveloped in part due to its lack of accessibility, but the City is attempting to obtain land for access from Cooper Street. Its location adjacent to Johnson Creek will assuredly means its inclusion in the Johnson Creek Basin Protection Plan. Significant natural resources include water, storm drainage and flood storage, fish and wildlife habitat, aesthetics, pollution and nutrient retention and removal, and sediment trapping.
- 3) Leach Botanical Gardens: This nine-acre (includes four undeveloped acres) regional educational facility contains a family residence built by John and Lilla Leach and extensive botanical gardens and trails that are being developed with collections of Pacific Northwest native plants. A 35-car parking lot serves the facility. The house and gardens are used primarily as classroom and educational facilities. However, the lack of parks in Southeast Portland has resulted in its extensive use as a park also. The location on Johnson Creek makes it one of the few public properties on the stream that can be used for classes in creek ecology. It is included in the Johnson Creek Resource Management Plan currently being developed by the Johnson Creek Coordinating Committee. It is designated by the City of Portland as "open space" and has significant resource values, including fish and wildlife habitat, healthy riparian areas, children and adult environmental classes and programs and a Metro Recycling Center to be installed during 1995. At this time, it is the only botanical garden in the Pacific Northwest with a primary focus on the native plants of the Pacific Northwest.
- 4) The Springwater Corridor is an abandoned rail corridor that extends from SE McLoughlin Boulevard to the community of Boring. It parallels Johnson Creek, crossing it ten times en route to the Willamette River, runs through the approximate center of the Johnson Creek Basin, and averages 100 feet in width. That portion within the City was acquired by the Parks Bureau in February, 1990, as part of the 40-Mile Loop. For the most part, it is well-separated from both road rights-of-way and neighboring residential zones. The route it travels is scenic, encompassing wetlands and buttes, agricultural fields and pastures, residential and industrial neighborhoods, and 11 parks and open spaces. Its smooth, even grade is ideally suited for hiking, biking, horseback riding, jogging, nature observation, educational programs, interpretive stations, and use by the physically challenged and elderly.

Powell Butte is the key location for the water supply transmission, and distribution system for the City of Portland and its wholesale customers. Approximately 570 acres were purchased in 1925 by the Water Bureau for future water system use. Water supply facilities were first developed there in the mid-1970s. The three existing conduits from Bull Run and the transmission pipeline from the Columbia South Shore wellfield enter into a 50 million gallon (MG) underground reservoir which was put into service in 1980. The elevation importance of this location means that water coming from Bull Run is able to be served into Washington County across the west hills by gravity without costly pumping costs. These facilities on Powell Butte are operated currently in partnership with the use of the Butte as a nature park. The Water Bureau plans for future water facilities to meet both growth in the region and changing water quality regulations and could include the need for several more storage reservoirs, additional supply conduits and other pipelines, a possible future water treatment plant, a pump station or pump/turbine, telemetry equipment, and other potential water system elements. Between July, 1995 and November, 1996, the Water Bureau, in concert with the Parks Bureau, will update the Powell Butte Master Plan to evaluate ability to construct additional water facilities on the Butte and meet the requirements on the environmental zones and the park facilities.

Powell Butte is strategically located in the Portland water supply system. The existing Powell Butte reservoir is the only location where the primary Bull Run surface water supply and the secondary ground water supply can be blended together. This allows all the system customers downgradient of this point to receive uniform water quality. Under certain unusual operating conditions this blending may be critical for meeting drinking water regulations or assuring public health protection. Peak day demands can exceed the capacity of the conduits to bring water to town. This deficit in supply must be made up either through operation of the well field or through the use of terminal distribution storage, primarily located at Powell Butte. This type of distribution storage is required by the State Health Division, and as demands grow, the amount of distribution storage will also grow.



Drawing by Judy Galantha



As one approaches Leach Garden from the parking lot, there is a main path leading to the house and a winding path down to Johnson Creek on the right.

Policy 5. Open Space

Continue the unique livability of the Pleasant Valley Neighborhood by ensuring that our current and future parks, green spaces, open spaces and recreational opportunities meet the needs of metropolitan residents for recreational uses.

(Adopted as part of Portland's Comprehensive Plan)

Objectives:

1. Conserve open space to protect natural and scenic resources, maintain its aesthetically pleasing environment, and preserve significant resources.
2. Locate public parks and playgrounds to provide active recreation facilities for residents of Pleasant Valley.
3. Increase the use of Pleasant Valley School, the Grange Hall, and other possible facilities in the neighborhood for cultural and recreational activities.

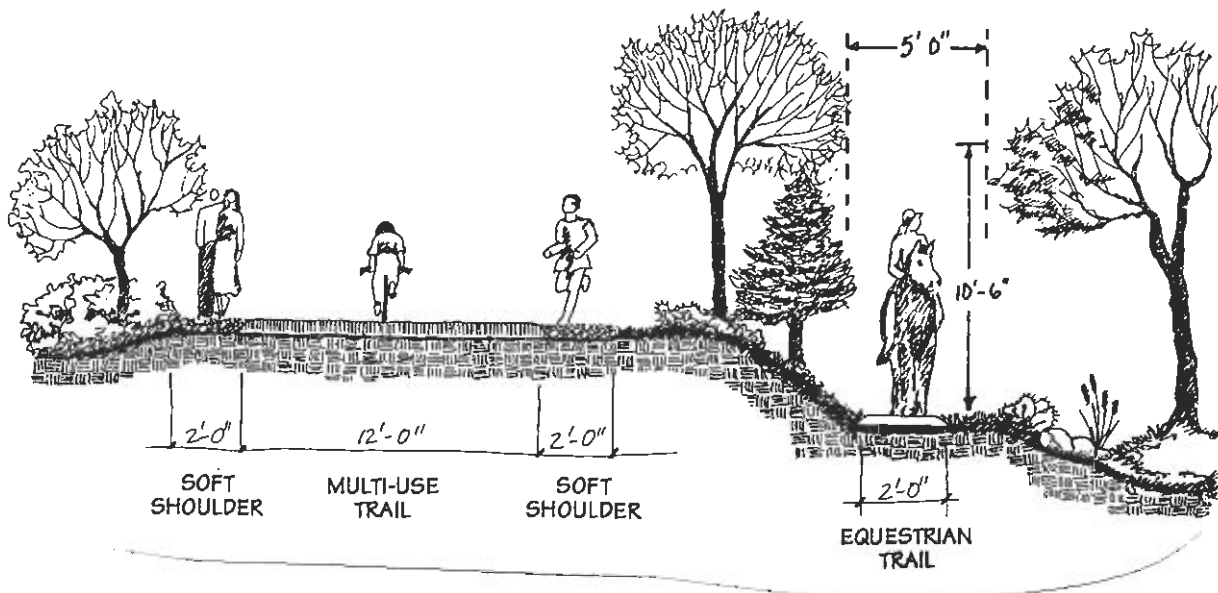
Action Chart: Open Space

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
OS1	Prepare a study to identify and preserve the existing and potential open space within the Johnson Creek Basin.			X		Metro, Parks, BES
OS2	Request the Bureau of Parks and Recreation to develop as a park the land in the Eastridge Park PUD dedicated for park use.			X		PVNA

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
PROGRAMS						
OS3	<p>Powell Butte</p> <ol style="list-style-type: none"> 1. Capitalize, facilitate and enhance the appreciation and enjoyment of the natural environment and history of the butte. Include trails for physically disabled. 2. Review and perhaps revise the Powell Butte Master Plan to consider the following: demonstration farm, interpretive nature center, children's day camp, livestock grazing, wetland pond environment, wildlife observation points, and acquisition of already cleared land around the base of the butte. 3. Continue the policy of non-motorized recreational vehicles. 4. Retain the variety of habitat and protect the forested perimeter. 5. Ensure that all water discharges protect the environmental integrity of Johnson Creek. 6. Encourage the Water Bureau to work with the Neighborhood Association when constructing or reconstructing facilities. 7. Monitor wildlife. 8. Assure enforcement of leash laws and park hours. 9. Volunteer time for maintenance, policing, and educational activities. 		X		X	Parks, PWB, FOPB, MC, PVNA, BES
OS4	<p>Leach Botanical Gardens</p> <ol style="list-style-type: none"> 1. Plant and/or maintain native vegetation along the entire channel in the riparian zone and within the forest canopy area to shade and control water temperature extremes and replace habitat lost to infill development. 2. Protect the natural beauty of the surrounding area and reinforce the character of Leach Gardens. 3. Implement the Master Plan. 4. Volunteer time for maintenance, policing, and educational activities. 	X	X		X	Parks, FOLG, JCCC, PVNA

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
OS5	Bundy Park 1. Keep as a natural area. 2. Use as a model for future riparian restoration projects within the Johnson Creek Basin. 3. Volunteer time for maintenance, policing, and educational activities.	X	X			Parks, JCCC, FOJC, PVNA
OS6	Springwater Corridor 1. Implement the Master Plan 2. Volunteer time for maintenance, policing, and educational activities.		X	X		FOSC, PVNA 40MLLT, Parks, JCCC
OS7	Expand the use of school facilities to include year-round use by the neighborhood.			X		SD
OS8	Encourage private owners of property in the floodplain to donate their land for open space. 1. Inform them of tax deferment benefits. 2. Inform property owners about the benefits of donating property.		X			PVNA
OS9	Ensure that required private open spaces are constructed and maintained as required. 1. Construct in a manner which is consistent with the open space and environmental vision of this plan 2. Consider the following geologic hazards, as identified by a registered geologist or geotechnical engineer, when selecting open spaces: • Soil types vs rock types • Permeability vs porosity • Surface water vs ground water • Slope stability 3. Keep removal of natural vegetation to a minimum in order to conserve significant natural areas, decrease the potential for erosion, decrease the amount of surface water run-off, and help stabilize landslide-prone areas. 4. Ensure revegetation or erosion control treatment by October 15 of each year.		X			BOP, BOB
	REGULATIONS					
OS10	Work with the Bureau of Parks and Recreation when parks are constructed to assure that they complement natural resource areas.	X				Parks

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The Springwater Corridor is one of the most used parts of Pleasant Valley. It is part of the region's 40 Mile Loop.

Policy 6. Public Safety

Sufficient planning and action can assure an effective handle on crime and safety if confronted on a two-fold basis - that of both prevention and intervention.

The ability of public service departments to be everything to everyone is an impossible task. Logistics, financial realities and the concept that citizens should inherit their own share of the responsibility for self-government all point to a multi-faceted approach for a viable public safety solution.

Police

In the early 1980s the Pleasant Valley neighborhood was served by three law enforcement agencies with overlapping jurisdictions: Portland Police Bureau, Multnomah County and Clackamas County Sheriff's Office. All three agencies would respond to emergencies and site violators anywhere within our boundaries. As more and more parcels were annexed into the City of Portland and rapid growth in areas of our neighborhood escalated, it became apparent that jurisdictional problems had to be addressed.

Pleasant Valley still lies within three police jurisdictions, but the jurisdictional discrepancies have decreased. Eventually the overlapping will disappear and each jurisdiction will operate within its own boundaries, interacting with each other and this neighborhood through intergovernmental contracts.

In 1994 the Portland Police Bureau formed the Neighborhood Liaison Program, in which a Neighborhood Liaison Officer assigned to each neighborhood coordinates with the Neighborhood Safety Action Team. Part of this team effort involves joint problem-solving of potential and actual criminal activity with residents, businesses and neighborhood associations. The City also created the East Precinct, which covers 410 miles of roadway and consists of 25.8 square miles. A portion of the Pleasant Valley neighborhood is in this precinct.

Fire

A portion of the Pleasant Valley neighborhood is currently served by the City of Portland Fire Bureau through two stations:

1. Engine #42 located at 134th and Foster - provides first alarm response
2. Engine #11 located at 92nd and Reedway - provides backup service

The station at 134th and Foster is a single engine fire station with a reserve engine and a four person crew. It can presently service the area inside the city limits within four minutes.

For areas outside the City of Portland boundaries fire coverage is provided by Gresham through a contractual agreement with Multnomah County District #10 from their fire station Engine #73 located on 190th south of Powell. Happy Valley Engine #22 has the same type of agreement with Clackamas County #1 for Clackamas County residents.

Portland, Gresham and Happy Valley have inter-governmental agreements between each other for emergency coverage between themselves and unincorporated areas of Multnomah and Clackamas counties.

Policy 6. Public Safety

Ensure that Pleasant Valley remains a safe neighborhood.

(Adopted as part of Portland's Comprehensive Plan)

Objectives:

1. Support and participate in community policing.
2. Increase the safety and security of the most vulnerable of Pleasant Valley's neighbors, particularly children, the elderly, and the physically and mentally challenged.
3. Ensure a high level of understanding about public safety issues.
4. Improve police, fire and emergency response time.
5. Ensure adequate fire protection throughout the neighborhood.

Action Chart: Public Safety

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
PS1	Create a Safety Action Team within Pleasant Valley. Coordinate with the Neighborhood Emergency Teams.			X		PPB, PVNA
PS2	Work with police, fire and others who provide emergency service to assure the lowest possible vehicle response time.			X		PPB, PFB
PS3	Evaluate the current condition of fire safety in Pleasant Valley.			X		PFB, PVNA
PS4	Within five years, bring up fire protection capacity in the area to code standards of new development.			X		PFB
	PROGRAMS					
PS5	Identify specific locales in Pleasant Valley which have suspected criminal activity. Notify Neighborhood Crime Watch program participants and generate extra citizen attention.		X			PPB, PVNA, SEUL
PS6	Develop Neighborhood Block Watches in all areas of Pleasant Valley.			X		PVNA, SEUL
PS7	<ol style="list-style-type: none"> 1. Establish Neighborhood Emergency Teams (NET). <ul style="list-style-type: none"> • First Aid Classes • Use of identifiable tagging • Other aspects relevant to emergencies 2. Coordinate with the Safety Action Team. 3. Use the Fire Station for training and supplies for the NETs. 		X X	X		PVNA, PFB
PS8	Work with appropriate authorities to evaluate the safety of the Springwater Corridor and Powell Butte and to ensure that adequate lighting and other safety features are in place.			X		PVNA, FOPB, FOSC
PS9	Work with appropriate agencies to educate and eliminate problems of gangs and illegal drug activity.		X			PVNA, PPB, SEUL
PS10	Establish illegal dumping reporting network. Install signs with reporting information.			X		PVNA, PPB
PS11	Educate residents in crime prevention techniques and assure the delivery of such services as installation of locks, outside lighting, and shrub trimming to the elderly.		X			PVNA, SEUL
PS12	Encourage police participation in neighborhood events and affairs.		X			PVNA

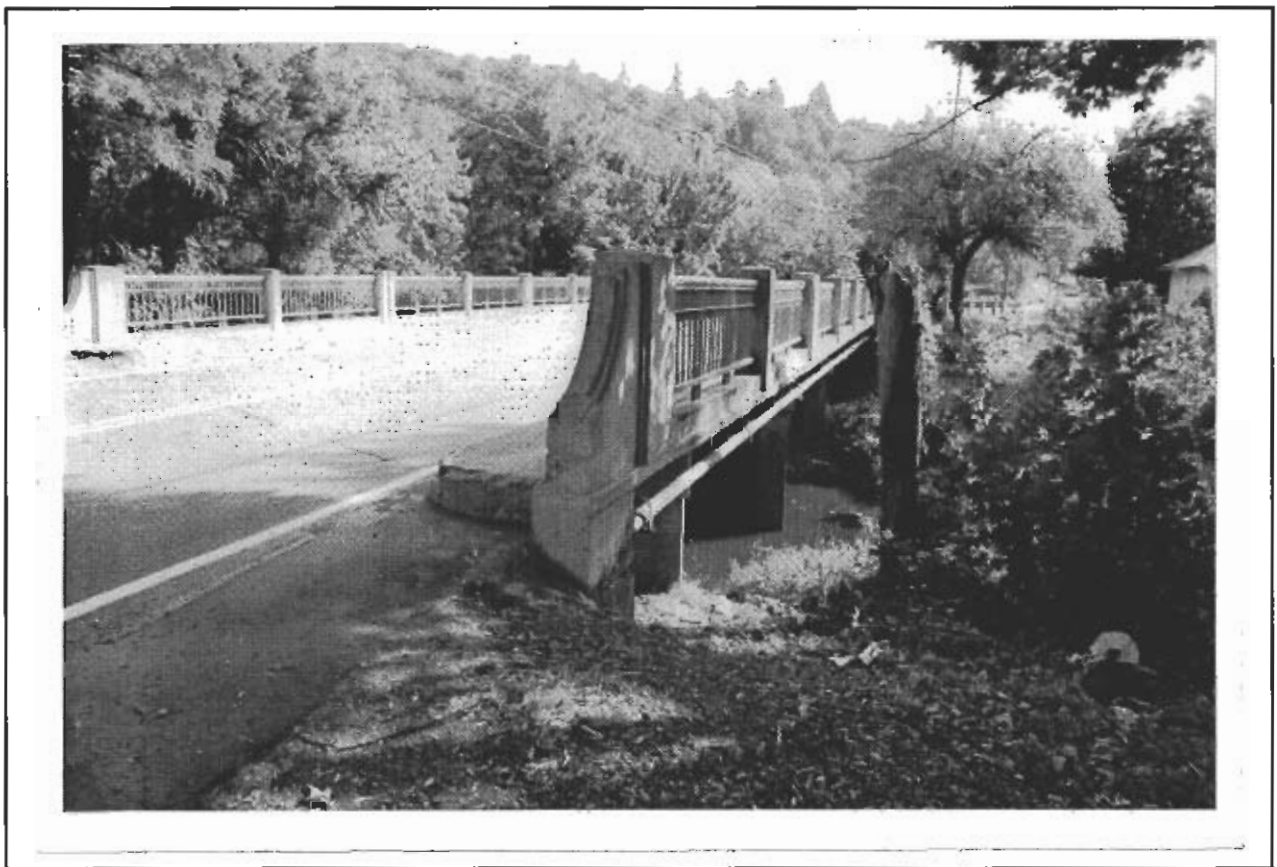
#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
PS13	Identify and develop block homes which could provide short term child or elderly care in emergencies.			X		PVNA
PS14	Develop an informational program for community education and involvement in public safety issues. 1. Include the following organizations: churches, clubs, schools. 2. Consider the following topics: Neighborhood Block Watch, burglary, drugs, traffic violations, pornography, prostitution, gangs, prison system, family values.			X		PVNA, SEUL, PPB
PS15	Identify individuals who are willing to volunteer as public safety spokespersons, trained by the Police Bureau and authorized to represent these organizations in the community.		X			PVNA, SD, PPB
PS16	Utilize previously incarcerated inmates, accompanied by regular volunteers or officers, to speak with community groups.		X			PVNA, SEUL
PS17	Share results of studies as to what other communities are doing to reduce crime with community organizations.		X			SEUL, PPB
PS18	Include information on recent crime statistics, crime patterns, crime alerts, crime prevention tips, and other ideas in the neighborhood newsletter.		X			PVNA, SEUL
PS19	Assure mutual aid between incorporated and unincorporated areas of Pleasant Valley.		X			MC, PPB, PFB
PS20	Continue Multnomah County Sheriff mounted posse patrols in Powell Butte Park.		X			MC, PPB
PS21	Bring firefighters and residents together for problem solving.		X			PVNA, PFB
PS22	Assure placement of adequate fire protection devices, including water hydrants, where needed.			X		PFB
PS23	For fire stations, drop Engine Numbers as a means of identification and make Station Numbers larger.			X		PFB
	REGULATIONS					
PS24	Require all vacant and in use commercial buildings and sites to have night-time lighting.		X			BOP, BOB

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 7. Transportation

Pleasant Valley is somewhat unique in that there are very few heavily traveled primary streets. Parts of Foster Road and much of Powell Boulevard are the exceptions. Most roads are unimproved.

The primary form of transportation is the automobile, as most residents work outside the area. Commuters who live outside the area strain Foster Road, which bears the thrust of this through traffic. The designation by Metro's Region 2040 Plan of Pleasant Valley and Damascus as Town Centers could potentially have a major impact on Foster Road.



Bridge over Johnson Creek at 174th

The use of transit is low in most of Pleasant Valley. According to Tri-Met standards, the portion of the neighborhood south of Foster Road is too topographically challenging and residential density too low for efficient operation of public transit. While this is understandable, service is also limited north of Foster. Although there is service on Foster to 136th, Harold to 136th, and along Powell, it is minimal.

This policy emphasizes the need for a more balanced transportation network which addresses all modes of transportation, but which also works to preserve the character.

Readers are also asked to review Policy 2, Environment, its objectives and actions before making any changes to the transportation system within Pleasant Valley.

Promote the efficient use of the transportation system while reducing traffic and environmental impacts upon the residential areas of the neighborhood.

(Adopted as part of Portland's Comprehensive Plan)

Objectives:

1. Ensure that roads are constructed, maintained, and reconstructed in a manner in a way which assures the safety of persons on and near them, and to assure connectivity throughout the system.
2. Resolve traffic-related and/or safety problems in ways which will not compromise the character of Pleasant Valley.
3. Promote alternative modes of transportation.
 - a. Improve the transit system to and within the neighborhood.
 - b. Improve and make known bicycle-pedestrian access areas and routes.

Action Chart: Transportation

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
T1	<p>Since Foster Road is along environmentally sensitive Johnson Creek and goes through a narrow defile between Barbara Welch and Jenne Roads, consider the following when designing any new road configuration:</p> <ol style="list-style-type: none"> 1. Retain minimum lanes. 2. Realign Foster to make the intersections of Jenne Road and 162nd with Foster as safe as possible. (See Appendix B) 3. Make sure that improvements take into consideration safety of bicyclists and pedestrians. 				X	PDOT, MC
T2	<p>Request evaluation of road signs in Pleasant Valley:</p> <ol style="list-style-type: none"> 1. Existing signs to see if they need cleaning or replacement 2. Locations where new signs might be needed to improve safety or identification. 		X			PVNA
T3	<p>Work with the Transportation Office in the appropriate jurisdiction to resolve traffic-related and/or safety problems, including, but not limited to, problems of speeding, visibility, and turning lanes.</p> <ol style="list-style-type: none"> 1. Incorporate traffic-calming concepts and traffic management devices where appropriate. 2. Improve all streets that are in disrepair. 3. See Appendix C for specific areas of concern. 4. Prioritize items in Appendix C. 			X		PVNA, MC
T4	Request Tri-Met to establish park and ride lots on established parking lots, i.e. shopping centers and churches, where neighborhood impacts can be minimized and if consistent with transportation policies and zoning.			X		PVNA
T5	Encourage Tri-Met to establish a mini-bus system within Pleasant Valley.			X		PVNA
T6	Along the Springwater Corridor, construct enhanced "bike/pedestrian crossing" areas across the following streets: SE 122nd, SE 128th, SE 136th, SE 174th/Jenne Road.			X		PDOT
T7	If Foster Road is reconstructed between SE 136th and 145th, safely accommodate bicycles and pedestrians.			X		MC, PDOT

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
T8	Request crosswalks at all signalized intersections.			X		PVNA, MC
T9	Request adequate signage to indicate location of and along bicycle routes.			X		PVNA, MC
T10	Work with PDOT to develop the Bicycle and Pedestrian Master Plans to ensure an integrated bicycle/pedestrian circulation system in the western portion of Pleasant Valley.			X		PVNA, PDOT
PROGRAMS						
T11	Assure that all stormwater drainage during and after all road construction is directed away from Johnson Creek or, if necessary, controlled so as to cause no pollution of the creek.		X			PDOT, MC, CG, CC, BES
T12	In order to assure safety, ensure adequate maintenance in inclement weather, especially on streets of 6% or greater grade		X			PVNA
T13	Consider using non-traditional means, including new technologies and means to assure accessibility to new development.		X			PDOT, BOP
T14	Work with Tri-Met to improve bus service.		X			PVNA
T15	Encourage businesses to set up carpool and employee transit incentive programs coordinated with Tri-Met.		X			PVNA
T16	Encourage local businesses, schools, churches and other facilities to install secure bicycle parking equipment.		X			PVNA

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.

Pleasant Valley Neighborhood Association Advocacy Agenda

Policy A. Neighborhood Association-Specific Advocacy Agenda

Policy A is for the guidance of only the Pleasant Valley Neighborhood Association. It was adopted only by the Pleasant Valley Neighborhood Association. City Council took no action on this policy; it is not a part of the Comprehensive Plan, the Outer Southeast Community Plan, nor the adopted Pleasant Valley Neighborhood Plan. These actions will be used to guide the work of the Neighborhood Association. They may also be the subject of requests for capital improvement projects and grant applications. No portion of this Agenda was adopted by City Council. In no instance will any item included in these sections be used for individual land use site specific issues. The presence of these items in this part of the plan does not reflect or imply any support by the City or its bureaus for these actions.

Most of the points in this policy pertain to the organization of the Pleasant Valley Neighborhood Association and various human service or related activities. Several items refer to actions for areas outside of the City of Portland boundaries. A few items express concerns residents of Pleasant Valley have about issues which lie outside the boundaries of the Neighborhood Association and are inappropriate in the body of a Plan developed and adopted for the Pleasant Valley Neighborhood.

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

Section II identifies points that conflict with City policy, with the appropriate policy referenced. These statements are included in this document out of respect for the hard work the Pleasant Valley neighbors have brought to their plan process. They have not been adopted nor endorsed by the City in any way and are not a part of the City's Comprehensive Plan, the Outer Southeast Community Plan, or the City adopted Pleasant Valley Neighborhood Plan.

Ensure the continuance of a functional, dominant, effective, and efficient Pleasant Valley Neighborhood Association to work on behalf of the interests of Pleasant Valley residents, workers, and businesses.

(Adopted by the Pleasant Valley Neighborhood Association only)

Objectives

1. Re-organize the internal structure and documents to assure compliance with city and state law and to maintain a permanent record of neighborhood association activities.
2. Increase participation in neighborhood association activities.
3. Increase involvement in activities involving senior citizens, children, youth, and physically and mentally challenged individuals.
4. Encourage involvement in activities of organizations and efforts which improve areas on the periphery of the neighborhood's boundary.

Section I

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

All items would be started by the year 2000, except for those marked with an asterix (*). These items would be on-going from this moment. It is anticipated that many actions, once begun, will become sustaining.

1. Organizational
 - a. Resolve the issue of overlapping boundaries with the Centennial and Powellhurst-Gilbert Neighborhood Associations.
 - b. Establish procedures and a committee for dealing with land use and transportation issues affecting the neighborhood.
 - c. Revise the Bylaws to divide the neighborhood into sectors of approximately equal size, interest and character. Encourage a representative from each sector of the neighborhood to sit on the association board.
 - d. Study new ways, other than the newsletter, for reaching more neighborhood residents.
 - e. Re-establish a telephone tree for the entire neighborhood.
 - f. Encourage local business representatives to attend neighborhood meetings and/or become board members.
 - g. Share ideas and functions with adjacent neighborhoods.*
2. Human Services
 - a. Develop a neighborhood resources directory listing businesses, child care, and social services, as well as numbers to call for information on neighborhood issues, contacts for, and meeting dates of the neighborhood association.
 - b. Create a Welcome Wagon program for new owners, renters and businesses.

- c. Develop an inventory of common interests to serve as a neighborhood resource.
- d. Develop a packet that has coupons from local businesses that acquaints new residents with local merchants and the neighborhood.
- e. Identify elderly individuals in the neighborhood and set up a care program to assist them.
- f. Develop a directory of day care providers who provide safe, high quality and affordable care.



- g. Develop a list of resources for senior citizens needing assistance.
- h. Prepare a plan to identify special needs of residents and implement an action plan targeted to those needs.
- i. Find individuals who have skills and knowledge that can benefit the neighborhood and have gatherings where they can share their skills and interests with other neighbors.
- j. Ensure that residents, businesses, government agencies, schools, churches and other groups work together to encourage and expand the sense of neighborhood pride.*
- k. Involve renters and businesses in neighborhood activities.*
- l. Sponsor, create, support and participate in seasonal and neighborhood activities and events that celebrate the values of community life: history tours or meetings, picnics, block parties, neighborhood cleanups, walking tours, hikes, bike/horse rides, visiting senior care facilities.*
- m. Organize annual cleanup campaigns.*

- n. Incorporate a program into the Block Home Program to provide safe houses for the elderly in need of someone checking or calling them.
 - o. Coordinate with schools and volunteers to institute a program to help clean up and maintain senior housing.
 - p. Encourage stores to make discounts on supplies and materials to be used on housing repairs for low-income elderly.
 - q. Offer public service oriented projects for youth, such as cleaning up senior citizen yards, neighborhood cleanups, and policing for litter.
 - r. Encourage the older generation to offer their assistance in youth programs.*
3. Areas outside the Neighborhood Association or City of Portland boundary
- a. Work with Metro to keep intact the Urban Growth Boundary which is presently within the Pleasant Valley neighborhood.
 - b. Work with Metro to retain land which is currently outside the Urban Growth Boundary in Rural Residential category.
 - c. Study the implications on Pleasant Valley, its roads and environmental integrity, of Metro's Region 2040 Plan, the designation of Pleasant Valley and Damascus as Town Centers, and much of the neighborhood as Urban Reserves.
 - d. Request DEQ to clean up the now-closed hazardous waste dumpsite at 190th and Richey Road.
4. Actions pertaining to City Code, Policy, or Transportation Issues
- a. Encourage improvement of Powell Boulevard.
 - b. Prioritize traffic-related and/or safety problems annually. In the first year, prioritize areas of concern listed in Appendix C.*
 - c. Work to ensure equitability in setting mandatory fees for public services.

Section II

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

5. Transportation Issues

- a. Request a multi-jurisdictional study of the commuter patterns along the corridor from outlying areas like Sandy, Damascus, Gresham and Boring through Pleasant Valley.

This is a regional issue which should be addressed as part of the regional transportation planning process.

- b. Encourage ODOT to construct on-ramps in the following locations:
 - South on-ramp from Powell to I-205
 - East exit from southbound I-205 to Powell

These are regional issues which should be addressed as part of the regional transportation planning process. Neither the City nor the Oregon Department of Transportation will support implementation and may oppose the requested alteration to the Transportation system.

- c. When Foster Road between Barbara Welch and Jenne Roads is considered for a new road configuration, request that minimum lanes are retained, no more than three lanes plus eight foot shoulders.

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

6. Actions pertaining to City Code or Policy
 - a. Lobby the City to amend the Zoning Code to require Planned Unit Developments of 100 or more living units to provide parks.

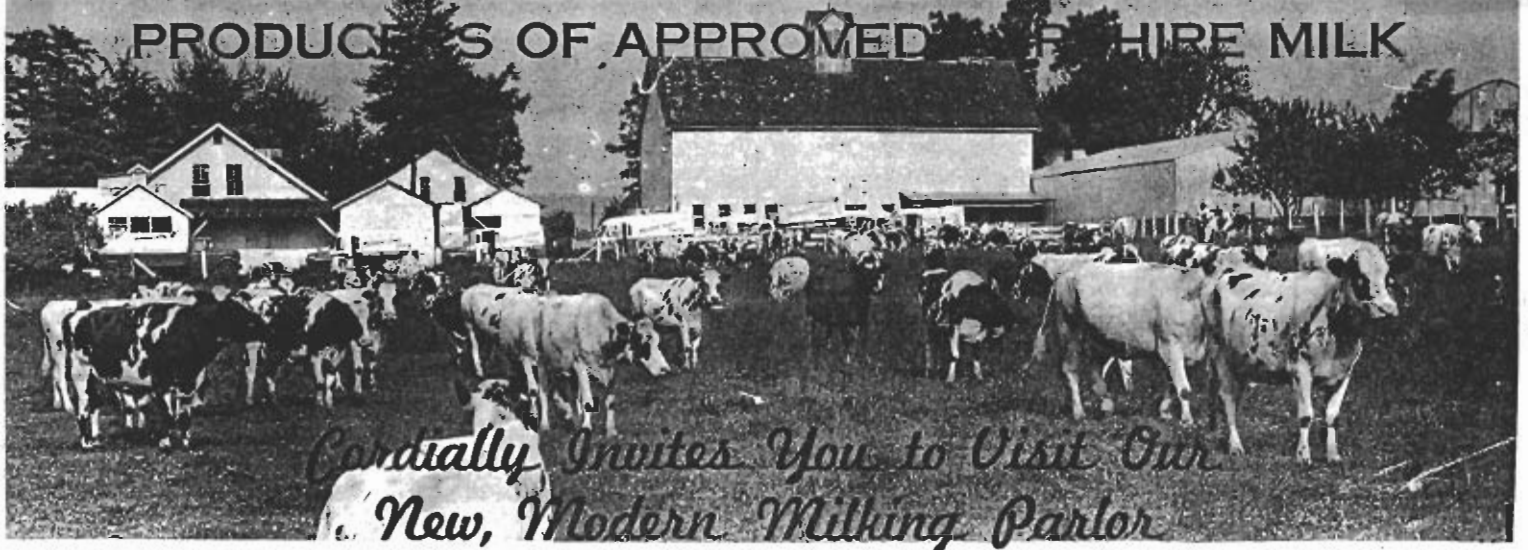
City Code: Title 33.269 and Title 34 establishes requirements for PUDs. Requirements in Title 33 were established during the Zoning Code Rewrite Project, which was completed in 1992. Title 34 is currently under consideration.

- b. Encourage the Police and Fire Bureaus to establish an emergency vehicle response time of between 3 minutes 3 seconds and 5 minutes.

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

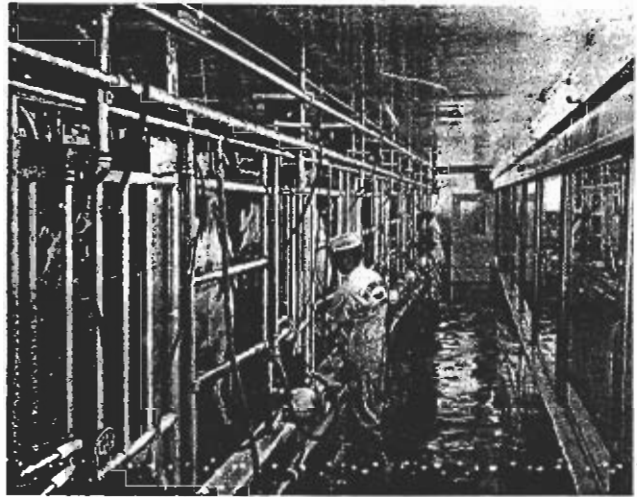
MEADOW-LAND DAIRY

PRODUCERS OF APPROVED FULL CREAM HIRE MILK



*Cordially Invites You to Visit Our
New, Modern Milking Parlor*

We're proud of our new, spotless milking parlor. By the use of tile, concrete, stainless steel and washing our cows before being milked, Meadow-Land brings you the richest, cleanest and most healthful milk possible.



This is the observation room of our milking parlor. People can watch our Ayrshire herd being milked. The plate glass windows give an unobstructed view of the milking operation. Visitors are cordially invited every day between 1 and 5 p.m.



The Meadowland Dairy, on Powell Boulevard at the base of Powell Butte, for years was a familiar landmark in the area. Recently, the land has increasingly been subdivided for housing. The farmhouse, pictured on page 26, remains an important feature. The above was part of a brochure prepared when the dairy was fully functioning.

Appendices

Appendix A
Letters of Endorsement

January 10,1995

Dear Planning Bureau Staff:

On January 10,1995 the Pleasant Valley Neighborhood Association general Meeting was called to order at 7:05 p.m. Our topic of discussion was the Pleasant Valley Neighborhood Plan.

Before closing the meeting a vote was takes to adopt the Neighborhood Plan and it passed by the unanimous vote of all members present.

Thank You,



Anita Finn, President

Mayor ! City Commissioners ! Thank you for this opportunity to come and ask that you adopt the Pleasant Valley Neighborhood Plan. We have needed this Plan for a long time and I can't thank the City enough for all your help ; Especially Ellen Ryker

Michael Harrison

Jerry Brock

Doug Warren

Barbara Sack

Paul Scarlett

Laurie Wall

From Transportation

Jean Harrison

and

Commissioner Blumenauer

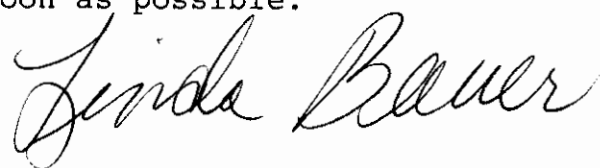
From Bureau of Environmental Services

Eric Machorro and staff

who got their nose out of joint when I forgot to invite them to the neighborhood steering committee meetings

and the Planning Commission

Everyone really wanted to help and I think it shows in this document. Please adopt it as soon as possible.

A handwritten signature in cursive script that reads "Linda Bauer". The signature is written in black ink and is located in the bottom right corner of the page.

Appendix B Key to Abbreviations and Implementing Agencies or Organizations

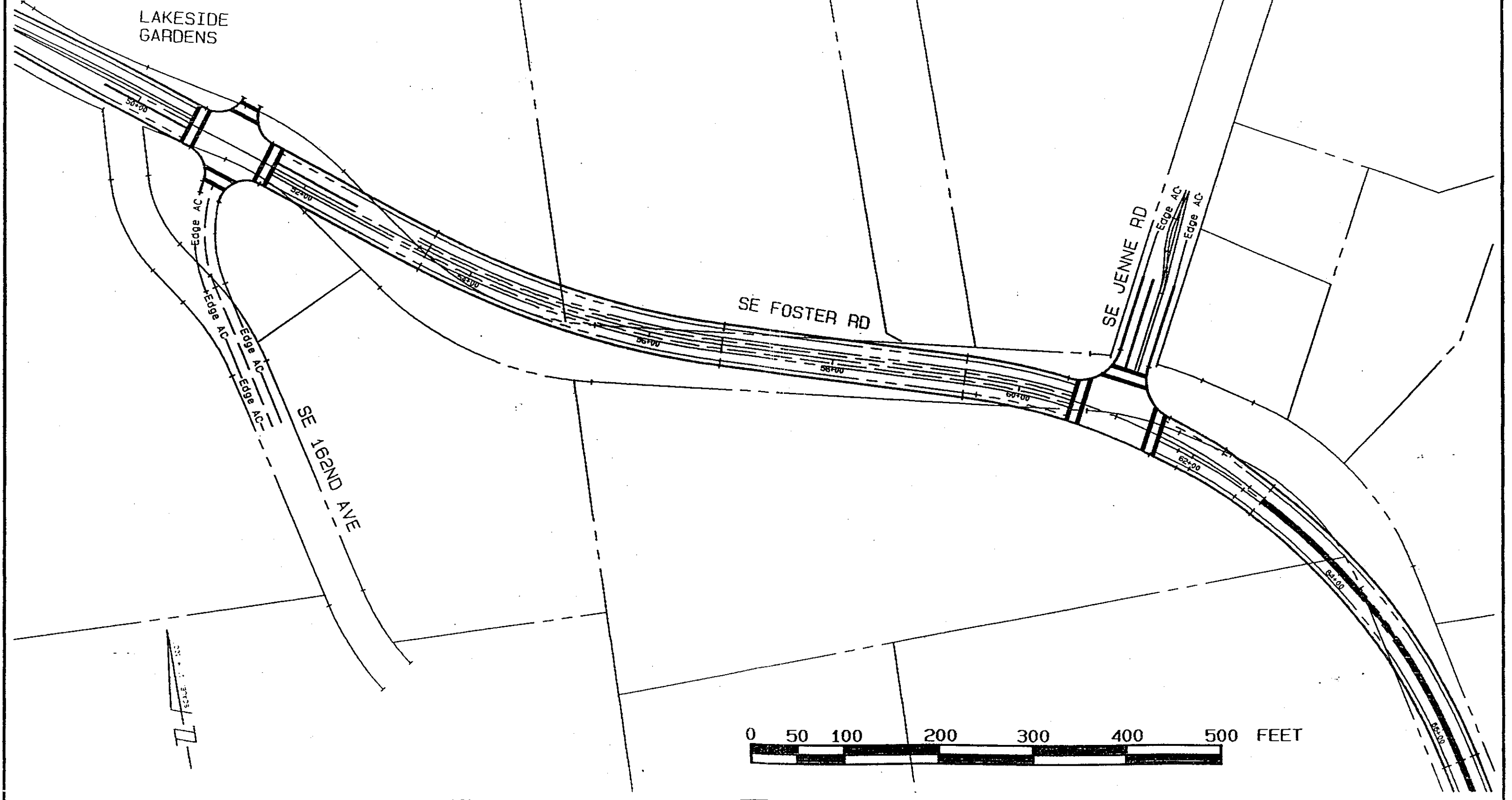
The following agencies or groups are listed as possible implementing agencies or organizations. They may act as the lead on a particular project or program, provide funding or carry out the work. In keeping with the intent of this plan to be a motivating force for the neighborhood, the Pleasant Valley Neighborhood Association is listed as the implementing agency for many of the actions.

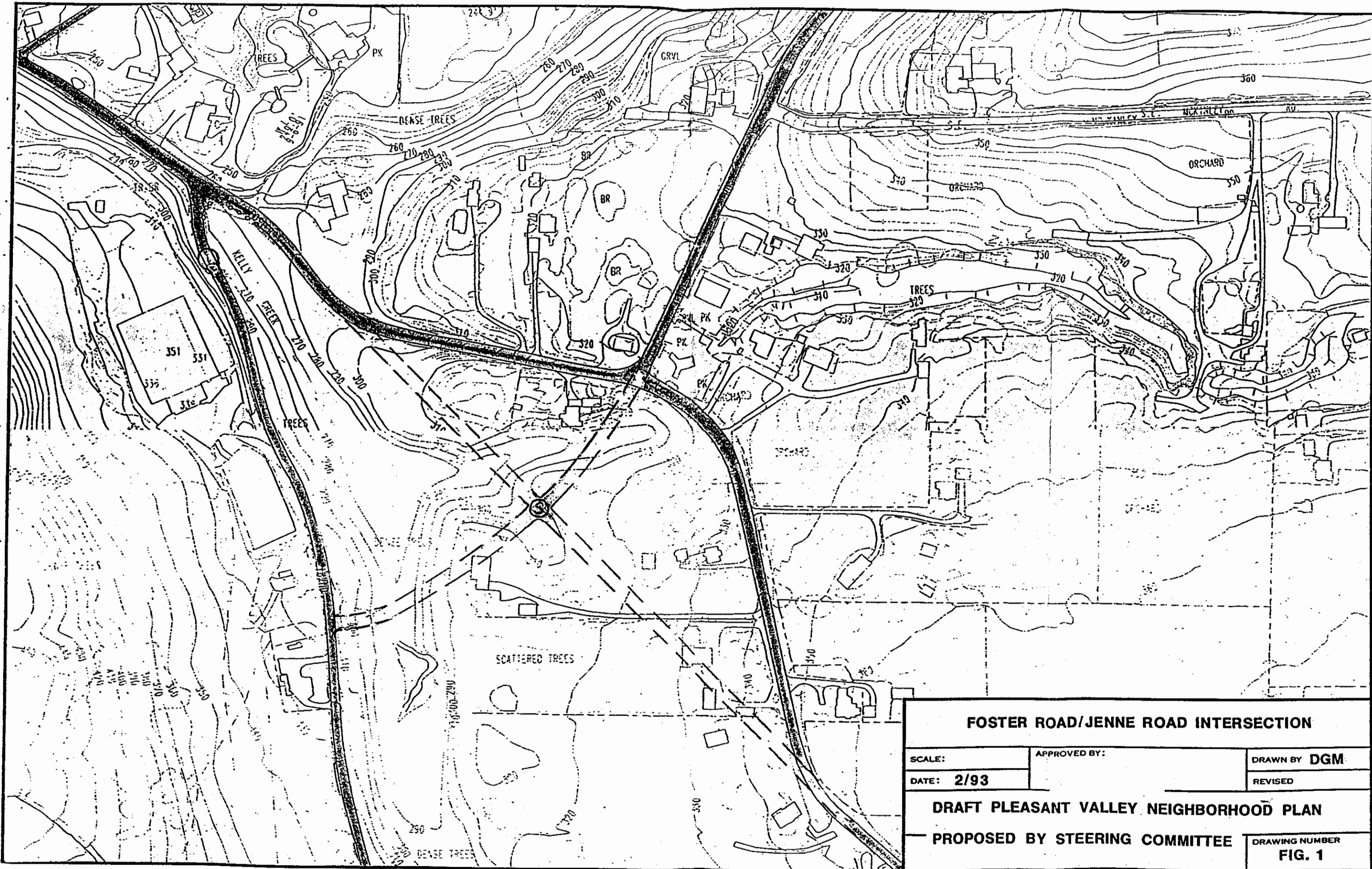
<u>Abbreviation</u>	<u>Agency/Organization</u>
BOB	Bureau of Buildings
BOP	Bureau of Planning
BES	Bureau of Environmental Services
Business	Business Owners and/or Operators
CC	Clackamas County
CG	City of Gresham
COE	U.S. Army Corps of Engineers
DEQ	Department of Environmental Quality
FEMA	Federal Emergency Management Administration
FOJC	Friends of Johnson Creek
FOLG	Friends of Leach Gardens
FOPB	Friends of Powell Butte
FOSC	Friends of Springwater Corridor
FOT	Friends of Trees
JCCC	Johnson Creek Corridor Committee
Metro	Metro (formerly Metropolitan Service Organization)
MC	Multnomah County
Parks	Bureau of Parks and Recreation
PDC	Portland Development Commission
PDOT	Portland Department of Transportation
PFB	Portland Fire Bureau
PPB	Portland Police Bureau
PVNA	Pleasant Valley Neighborhood Association
PWB	Portland Water Bureau
SD	Centennial and/or David Douglas School District
SEUL	Southeast Uplift Neighborhood Program
40MLLT	40-Mile Loop Land Trust

APPENDIX C: FOSTER-JENNE ROAD REALIGNMENT

- Portland Office of Transportation's Proposed Design and
- Pleasant Valley Neighborhood Steering Committee Proposed Design

SE FOSTER ROAD REALIGNMENT
SE 162ND AVE - SE JENNE RD





Appendix D Traffic-Related Problem Areas

The Pleasant Valley Neighborhood Association and the Steering Committee for this plan identified the following streets and intersections as having traffic problems. The Neighborhood Association intends to work with the Portland Office of Transportation (PDOT) to correct these problems. The Neighborhood Association will prioritize these problems annually as part of its Capital Improvement Project request to PDOT.

Location	Situation
Foster & Jenne	<ul style="list-style-type: none"> • Visibility • Congestion • Bottlenecks along Jenne • Unsafe turning conditions • Narrowing of street causing severe congestion and unsafe conditions
Foster & 162nd	<ul style="list-style-type: none"> • Visibility • Congestion • Poor intersection alignment • Stacking problem
Foster & Barbara Welch	<ul style="list-style-type: none"> • Visibility • Poor intersection design
Jenne & McKinley	<ul style="list-style-type: none"> • Visibility • Backup of traffic • No stacking lanes • Bottlenecks • Narrowing of street causing severe congestion and unsafe conditions
Deardorff & Flavel	<ul style="list-style-type: none"> • Visibility • Congestion unsafe turning conditions
Deardorff & Clatsop	<ul style="list-style-type: none"> • Visibility
SE 162nd	<ul style="list-style-type: none"> • Speeding • Narrow road • Significant vegetation overhang • Slick roads both winter and summer • Drainage, particularly by stables - water drains across not down; icy from stables to Foster
Barbara Welch	<ul style="list-style-type: none"> • Speeding • Not very wide • Significant vegetation overhang • Slick roads both winter and summer • Curvy
Clatsop	<ul style="list-style-type: none"> • Speeding • Vegetation, especially around 135th

Deardorff	<ul style="list-style-type: none"> • Speeding, used as a raceway, reckless endangerment of life • Vegetation • Drainage • Curves, lack of adequate lighting, narrow
Jenne	<ul style="list-style-type: none"> • Speeding • Inappropriately engineered curves • Entering safely from driveways is difficult • Unsafe to turn from Jenne
Flavel	<ul style="list-style-type: none"> • Speeding • Visibility, lack of adequate lighting, • Vegetation • Drainage • Curves • Narrow
Foster	<ul style="list-style-type: none"> • Unsafe to turn from Foster • No emergency parking • Vegetation • Speeding • Dangerous curves between Jenne and Barbara Welch
Entrance to Portnomah	<ul style="list-style-type: none"> • Speeding • Lack of signage
Jenne & Circle	<ul style="list-style-type: none"> • Blind from both directions

Appendix E
Transportation Capital Improvement Projects in Pleasant Valley

	Total Project Costs
1997-1998 (depending on funding availability)	
SE Foster (SE 145th to Jenne Rd) (improve intersections, eliminate unsafe turn movements, improve bike and pedestrian movement)	\$10,300,000
SE Jenne/174th (SE Foster to SE Powell) (roadway improvements to increase safety and capacity)	\$ 3,500,000
1998-1999 (depending on funding availability)	
Powell Butte/Mt. Scott (urban standard improvement to accommodate new development; collectors under consideration include SE Flavel/Mt. Scott Blvd. - 82nd to 112th, SE Clatsop, SE 132nd)	\$25,387,000

Appendix F Definitions

Alluvium: earth, sand, gravel and other transported matter, which has been washed away, and thrown down by rivers, floods or other causes, upon land not permanently submerged beneath the water of lakes or seas - applied to bottom lands and deltas of rivers

Basalt: dark, fine-grained, igneous rock containing large amounts of ferromagnesian minerals

Boring Lavas: poor porosity - fresh to decomposed - turn to silty clay or clayey silt; fine-grained but open-textured in that they have microscopic openings between the crystals. The rock is relatively light in weight; they break into large blocks.

Colluvium: glacial deposits - good porosity - (terraces)

Conglomerates: rock consisting of cemented, rounded rock particles, ranging in size from pebbles to boulders

Erosion: several processes by which rock is loosened or dissolved and removed. It includes the process of weathering, solution, abrasion and transportation of the resulting particles or solutions.

Floodplain: a nearly level alluvial plain that borders a stream and is subject to flooding unless protected artificially

Fragipan: loamy, brittle subsurface horizon low in porosity and content of organic matter and low or moderate in clay but high in silt or very fine sand. A fragipan appears cemented and restricts roots. When dry, it is hard or very hard and has a higher bulk density than the horizon or horizons above. When moist, it tends to rupture suddenly under pressure rather than to deform slowly.

Ground water table: top surface of the saturation zone

Igneous rock: solidified, once molten rock

Impervious soil: soil through which water, air, or roots penetrate slowly or not at all. No soil is absolutely impervious to air and water all the time

Low strength: soil not strong enough to support loads

Obsidian: glossy volcanic rock caused by rapid cooling of molten rock.

Percolation: downward movement of water through the soil - adversely affects the specified uses

Permeability: quality of the soil that enables water to move downward through the profile. Permeability is measured as the number of inches per hour that water moves downward through the saturated soil.

Piping: formation of subsurface tunnels or pipelike cavities by water moving through the soil

Runoff: precipitation discharged into stream channels from an area. The water that flows off the surface of the land without sinking into the soil is called surface runoff. Water that enters the soil before reaching surface streams is called ground water or seepage flow from ground water.

Sedimentary rocks: fragments which have been deposited from a transporting medium such as water, ice or air; they are usually deposited in sheet-like layers known as beds. A group of beds that are similar and distinctive enough to be described and mapped as a unit area are called a formation and usually derived from geographical features.

Seepage: movement of water through the soil. Seepage adversely affects the specified use.

Slope: inclination of the land surface from the horizontal. Percentage of slope is the vertical distance divided by horizontal distance, then multiplied by 100. Thus, a slope of 20% is a drop of 20 feet in 100 feet of horizontal distance.

Terrace: landform having a level top bordered by a steep sided bank or escarpment

Troutdale Formation: composed of sedimentary rocks and conglomerates. The vast sheets they form are of poorly consolidated sediments. This formation rests on underlying bedded sedimentary rock and penetrated by wells. Cemented sandy gravels - dense - poor to high porosity