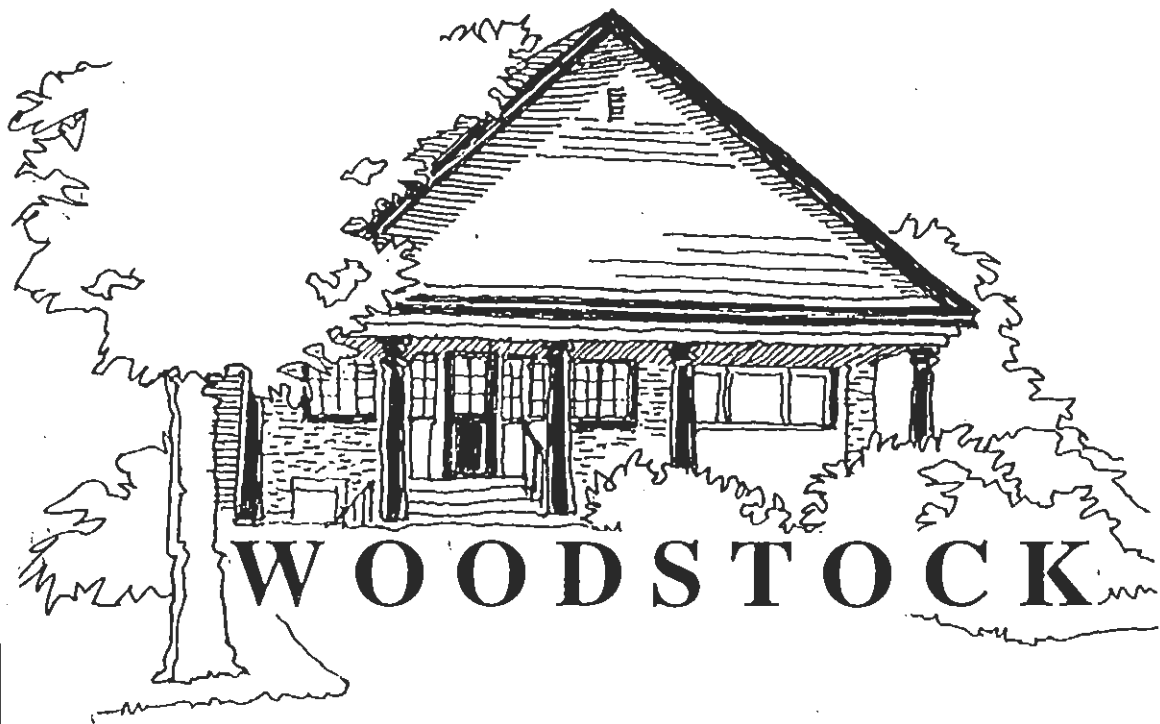


Adopted
Woodstock Neighborhood
Plan



City of Portland
Bureau of Planning
Portland, Oregon



December 1995

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Adopted

Woodstock Neighborhood

Plan

Adopted by the Portland City Council

Ordinance No. 169488
Resolution No. 35463

December 1995

City of Portland
Bureau of Planning
Portland, Oregon

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ACKNOWLEDGMENTS

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Woodstock Community Business Association

Woodstock Neighborhood Association Officers

1994

Chairperson, Terry Griffiths
Vice-Chair, Peter O'Reilly
Secretary, Elizabeth Ussher Groff
Treasurer, Sara Thomas
SEUL Rep., Moshe Lenske

1995

Chairperson, Elizabeth Ussher Groff
Vice-Chair, Joy Veloni
Secretary, Beverly Phelps
Treasurer, Sara Thomas
SEUL Rep., Moshe Lenske

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Crime Prevention and Public Safety: Bill Gander and Paul Lambertsen

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implementation of this plan.

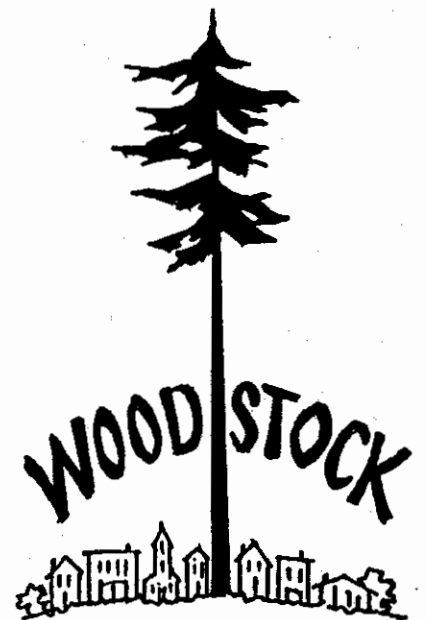
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INTRODUCTION



WOODSTOCK: AN OVERVIEW

The Woodstock Neighborhood is located in Inner Southeast Portland. It is bounded on the north by SE Holgate Avenue, west by SE 39th Avenue, east by SE 60th and SE 45th, and south by Johnson Creek (Map 1).

It is one of the City's older neighborhoods, first platted in 1889. The northern portion of the neighborhood contains the majority of the neighborhood's older homes, some built as early as the 1880s. Post World War II housing construction is concentrated in the southern panhandle and the northeast corner of the neighborhood. More recent urban infill housing is scattered throughout the area although more concentrated in the eastern portion of the area.




Business and civic activity is concentrated in Woodstock's Village Center located on SE Woodstock Blvd. between SE 39th and SE 52nd Avenues from SE Ramona to SE Martins Streets. Churches, library, and community center are interspersed with large and small commercial establishments offering a wide range of consumer goods and services. Single and multi-unit residential uses surround the Village Center with most multi-unit dwellings located near SE Woodstock Boulevard. Three elementary schools - Woodstock, Lewis, and Our Lady of Sorrows are within easy walking distance of the Village Center. Reed College is down the hill to the west, two blocks away.

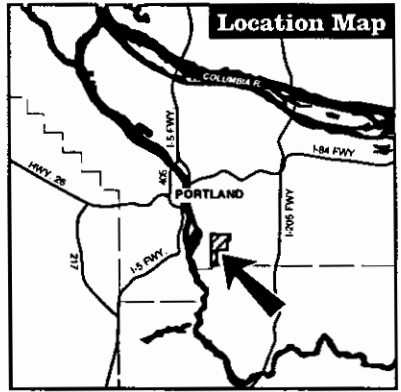
The texture of this center is created by the presence of commercial, residential and institutional buildings dating back to the turn of the century, side by side with those built during the post World War II construction boom. A limited number of buildings, primarily residential, were built in the 1970s and 1980s. The older buildings reach to the sidewalk, encouraging pedestrian oriented movement. The newer buildings were designed to accommodate

Map 1

Streets and Neighborhood Boundary

Legend:

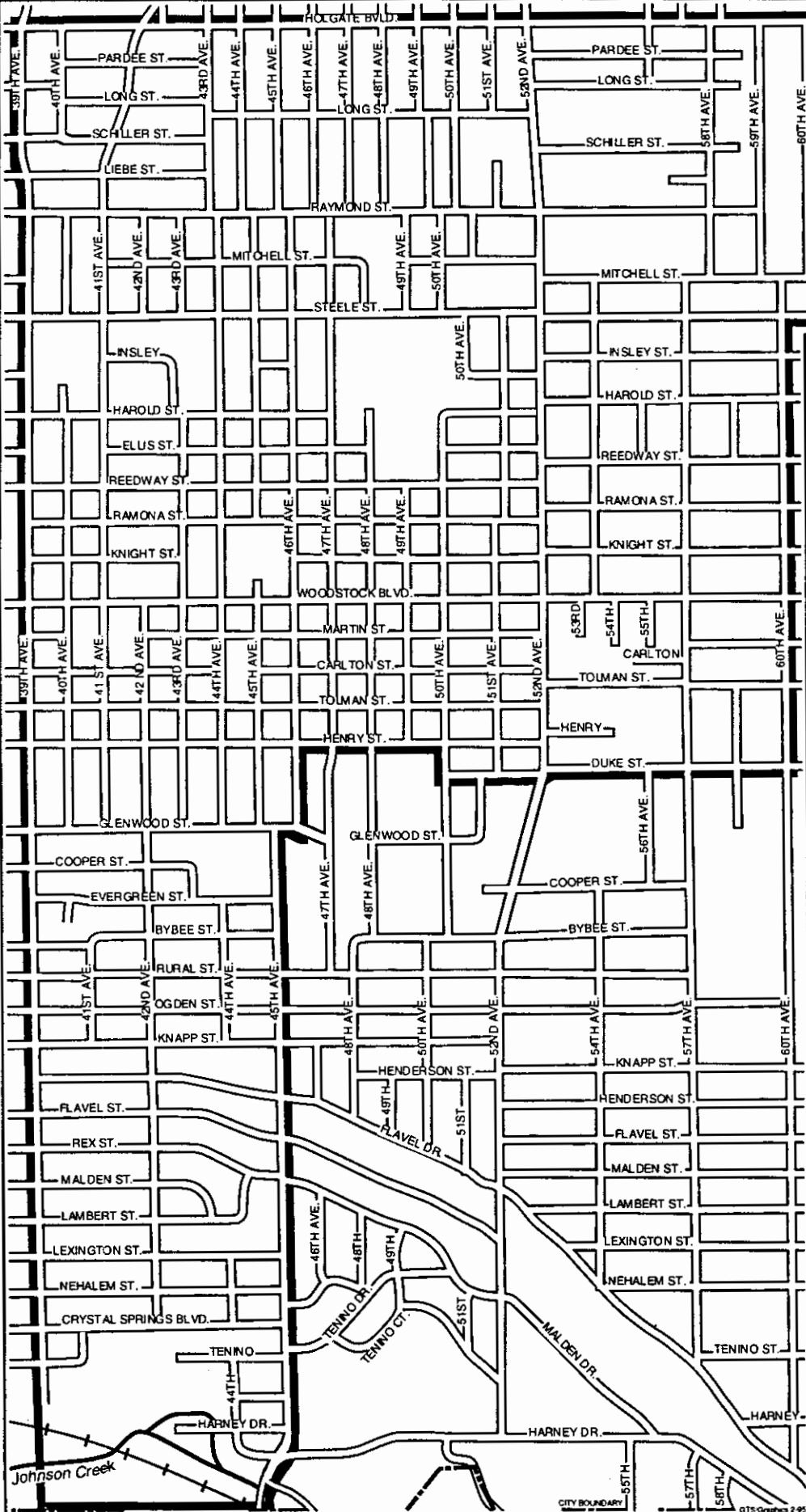
-  Neighborhood Boundary
-  City Boundary
-  Railway (Springwater Corridor)



WOODSTOCK Neighborhood Plan

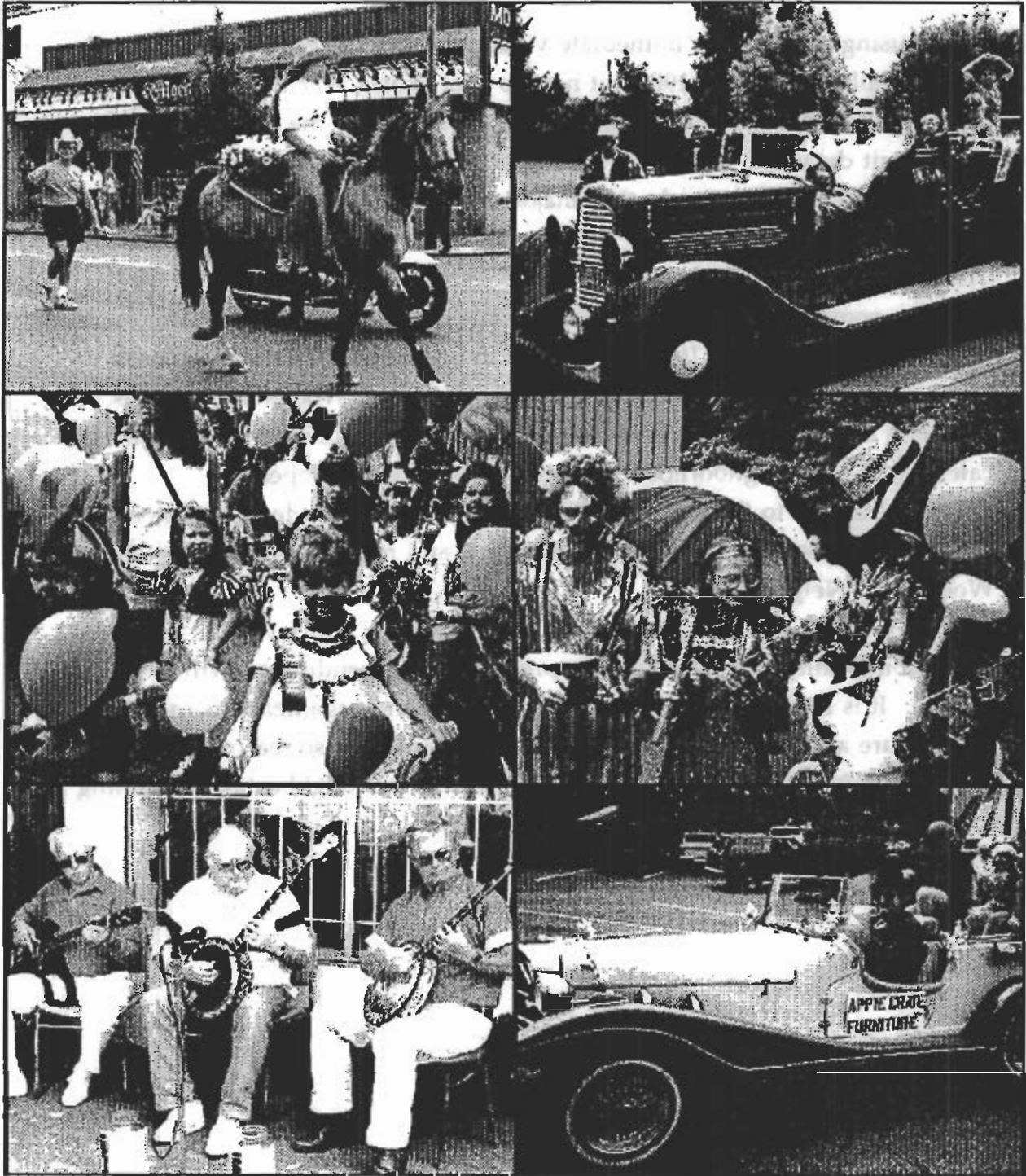


February 1995
Bureau of Planning
City of Portland, Oregon



Woodstock Days Celebration - 1995

the automobile museum



the automobile, with parking lots located between sidewalks and storefronts.

The housing stock in the immediate vicinity of this center is equally varied. Homes built in the early 1900s sit next to post World War II housing units and urban infill units built since 1980. The majority of the housing stock is single unit detached with multi-unit attached housing located primarily on SE Woodstock Avenue and other major transit streets.

This mix of old and contemporary is also reflected in the makeup of the business community and households. Some businesses can trace their roots back to the early 1920s. It is not unusual to find households and business owners who are second, third, and fourth generation Woodstock families. At the same time, Woodstock is undergoing a period of growth. New businesses catering to both neighborhood and regional markets are opening. Households new to the City as well as established Portlanders are moving in as they rediscover the livability, accessibility, and relative affordability of the Woodstock Neighborhood.

It is a community that is feeling the pressures of impending growth and change. It is also a community where members and organizations care about their future and that of their neighborhood. It is for these reasons that the Woodstock Neighborhood Association initiated the neighborhood planning process. This plan is the result of those efforts.

STRUCTURE OF THE WOODSTOCK NEIGHBORHOOD PLAN

This plan provides the Woodstock Neighborhood with guidelines for the community's development over the next 20 years. The plan's vision statement describes the future desired for the neighborhood by its residents, businesses, institutions, and organizations. The policies set the directions to be taken to achieve this vision. The objectives are shorter terms benchmarks by which the community can evaluate its progress towards the longer term plan policies.

The implementation charts contain actions needed to make this plan a reality. Accompanying each action is at least one implementor willing to commit resources to the partial or complete accomplishment of the step. In most cases, additional public and private partners will be needed to accomplish any given action or series of actions.

The plan is divided into three major sections as outlined below.

INTRODUCTION

The overview introduces the reader to the Woodstock Neighborhood. The next subsections inform the reader of the purpose and uses for the plan. This is followed by a description of the relationship of the neighborhood plan to Portland's city-wide Comprehensive Plan and the scheduled Inner Southeast Community Plan. The final subsection details the planning process used within the Woodstock Neighborhood for the creation and review of the plan.

The Woodstock Neighborhood Plan was initiated and directed by the Woodstock Neighborhood Association (WNA). The plan was adopted by both the Woodstock Neighborhood Association and the Woodstock Community Business Association prior to its formal presentation to the City of Portland for adoption. Assistance with and co-sponsorship of workshops were also provided by the Woodstock Community Business Association (WCBA). Technical assistance was provided by the Portland Bureau of Planning and Southeast Uplift.

WOODSTOCK: YESTERDAY, TODAY, AND TOMORROW

This section describes Woodstock's urban past, current development patterns, and a vision for the neighborhood's long term future. The vision statement for this plan looks at the Woodstock Neighborhood in the year 2015 A.D. This vision statement will be adopted and incorporated into the Portland Comprehensive Plan along with the Woodstock Plan's policies and objectives.

The continuity of Woodstock's past is carried into the present and from the present to the future by generations of households and business operators who first experienced the neighborhood as children and then chose to come and live and/or work here as adult heads of households and businesses. This plan recognizes the importance of preserving Woodstock's historic and environmental resources and livability. The vision for tomorrow builds on the foundation of the past, the assets and strengths present in the community today, and the challenges and opportunities of tomorrow.

POLICIES, OBJECTIVES, AND IMPLEMENTATION CHARTS

This plan contains 18 policies divided into seven topic areas. Five of these policy areas were originally identified as major concerns for the neighborhood at the Spring 1994 Woodstock Neighborhood Plan workshops. Subsequent work by community members and organizations led to the identification of seven distinct topic areas to be addressed in this plan. Each of these policy areas contains policy statements, objectives, and implementation charts.

Traffic and Transportation

Parks, Recreation, and Environmental Resources

Diversity

Business and Economic Development

Urban Design, Historic Preservation, and Neighborhood Livability

Housing

Crime Prevention and Public Safety

PURPOSE OF THE WOODSTOCK NEIGHBORHOOD PLAN

The Woodstock Neighborhood Plan describes how the neighborhood is intended to develop over the next 20 years. The plan's provisions provide the Woodstock Neighborhood and its members with a policy framework to guide decision-making for Woodstock's future in both the short term and long run. It also provides community members and organizations with a list of implementation measures which may be undertaken to accomplish that long term vision of Woodstock's future. It is ultimately the commitment of Woodstock's households, businesses, associations, and organizations and their willingness to implement the plan that will make this plan a reality.

The Plan's vision, policies, and objectives also provide the Portland City Council with a policy framework when making land use and public service decisions about the Woodstock Neighborhood. The Plan's action charts are a basis for the creation of partnerships and plan implementation among those sharing Woodstock's priorities and facing the challenges of limited resources.

The plan is also a tool for improving communication between the Woodstock Neighborhood, the larger community, decision-makers, and service providers such as City Bureaus, educational institutions, developers, investors, and for-profit and non-profit corporations. The Plan defines neighborhood issues, identifies shared priorities, and specifies steps to be undertaken to meet and address local concerns and opportunities. The Plan notes what is treasured in the community, where change is needed, and the desired direction of that change.

The Plan is not, however, a static document. It too must evolve and change to meet the challenges of a changing world. It will be the responsibility of the Woodstock Neighborhood Association to periodically review this document and bring to the community's attention revisions and modifications that will be needed to adapt to the world of tomorrow.

The Woodstock Neighborhood will face challenges in the next 20 years. Metro projects that over 500,000 new residents will move to the Portland area in the

next 20 years. The City projects that at least 100,000 will move into the city's boundaries. Changing technologies and resources will also be constant sources of change. Woodstock will be impacted by these trends. The plan is intended to manage this growth and adapt to change while preserving those aspects of Woodstock which are part of the neighborhood's identity and strength as a community. The creation and adoption of our plan is the first step in this process.

WOODSTOCK NEIGHBORHOOD PLAN RELATIONSHIPS

PORTLAND COMPREHENSIVE PLAN

The Portland Comprehensive Plan provides the city-wide policy framework for the Woodstock Neighborhood Plan. Woodstock Plan provisions focus on neighborhood specific concerns, issues and opportunities.

Woodstock Neighborhood Plan vision statement, policies, and objectives will be adopted as part of the City of Portland's Comprehensive Plan under Policy 3.6 (Neighborhood Plan). As part of the Comprehensive Plan, it is assured that the goals, policies and objectives of the Woodstock Plan will be considered when land use proposals are reviewed by the City.

The Woodstock Neighborhood Plan is made part of the Portland Comprehensive Plan by the addition of this linking statement and addition of the Woodstock Neighborhood Plan to the list of adopted neighborhood plans in Policy 3.6 (Neighborhood Plan).

Foster Woodstock's vision as a thriving neighborhood with a lively but low-key village center where generations of households and businesses continue to prosper.

The plan's action charts associated with individual policies of the Woodstock Plan will not be adopted as part of the Comprehensive Plan. These charts, composed of lists of prioritized ideas for projects and programs with committed implementors, will be submitted to the City Council for approval by resolution.

Action charts are a starting place. Each is linked to a specific plan objective shown in the plan through a shared numbering system.

Actions with an identified implementor are approved 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 implementor's ability to take action.

Actions advocated by the Neighborhood Association but lacking an implementor will remain priorities for the Neighborhood. They are included in the action charts only after a commitment from one or more implementors has been secured.

INNER SOUTHEAST COMMUNITY PLAN

The Portland City Council adopted a community planning approach for the update of the Portland Comprehensive Plan citywide in May 1994. This is accomplished through the division of the city into 8 communities or districts. Each district, in turn, becomes the focal point of a three year effort to address district-wide and neighborhood level issues of land use, transportation, business growth and development, jobs and employment, housing, crime prevention and public safety, physical and community facilities and services, community identity and enrichment, and urban design and historic preservation.

The community planning process for Inner Southeast Portland, of which Woodstock is a part, begins in February 1996 and concludes in June 1999. For neighborhoods within a community which already have City Council adopted neighborhood plans, the neighborhood plan provides direction on neighborhood issues, concerns, priorities, and direction for the wider community plan. Each neighborhood without an adopted plan is given the option of creating a neighborhood plan as part of the community planning process.

The Woodstock Neighborhood Plan vision statement, policies, and objectives reflect the neighborhood's priorities and choices for future growth and development of their neighborhood. The action charts demonstrate the neighborhood's willingness and commitment to realize the future described in

their plan. While numerous partners, both public and private, are listed as co-implementors in the plan action charts, it is to be noted that more partners and resources will be needed to realize the neighborhood's envisioned future.

PLANNING PROCESS FOR THE WOODSTOCK NEIGHBORHOOD PLAN

The City of Portland adopted the Community and Neighborhood Planning Program in May 1994. The community plans are intended to update the Portland Comprehensive Plan Map. Neighborhood plans focus on issues, barriers to community development, and opportunities which reflect neighborhood priorities and can be addressed locally.

The Woodstock Neighborhood will be part of the Inner Southeast Portland Community Plan which will begin in January 1996 and conclude with adoption by the City Council in 1999. The Woodstock Neighborhood Plan will be integrated into the Inner Southeast Community Plan. Through the community planning process, the Woodstock Neighborhood will be able to address those issues, barriers, and opportunities for community enhancement and development which are shared with surrounding inner southeast neighborhoods.

Until final action by the City Council revised the scheduling of community plans in Spring 1994, the Southeast Community Plan had been recommended for initiation in 2007 by the Portland City Planning Commission. Based on this original timing and perception of Woodstock as an area already experiencing development pressures, the Woodstock Neighborhood Association decided in Fall 1993 to proceed with the development of a neighborhood plan.

In January 1994, the Woodstock Neighborhood Association announced the establishment of a Neighborhood Plan Steering Committee. Approximately 20 residents attended the first meeting at the Woodstock Community Center. Among other things, the Steering Committee established a Survey Subcommittee to design, distribute, and compile the results of a survey of neighborhood residents. A brief questionnaire was published in the Woodstock Independent News in the March and April 1994 issues of the paper. Over 180 completed questionnaires were returned.

The results of the survey were used to design two workshops that were held in early May 1994. Notice of the workshops was published in the Oregonian and the Woodstock Independent News, broadcast by several radio stations, and posted at numerous businesses and community facilities in the area.

Five plan topic areas were initially identified from the results of the survey, dialogue from community-wide workshops, and Plan Steering Committee discussions:

- Traffic and Transportation
- Crime Prevention and Public Safety
- Parks and Recreation
- Neighborhood Business
- Growth Management, Urban Design, Land Use, and Environment

The Steering Committee formed five subcommittees, each designed to address one of the identified topic areas. Beginning in June 1994, each of the subcommittees met as necessary in order to develop a preliminary plan covering their respective topic areas. The compilation of the documents submitted by the subcommittees was distributed in September 1994. For the next five months, the Steering Committee met to review each portion of the proposed draft plan and work with potential implementors of plan action items.

The Draft Woodstock Neighborhood Plan was published at the end of February 1995 in anticipation of public workshops that were held March 25 and 29 at the Woodstock Community Center. All property owners, individuals who were involved in the planning process, and interested parties received notice of the workshops by mail. In addition, the Neighborhood and Community Business Associations publicized the workshops through the community newspaper and flyers posted throughout the neighborhood. Information on the plan's vision statement and proposed plan policies were published in the February 1995 edition of the Woodstock Independent News (WIN) which has a circulation of 10,000 that is delivered to three neighborhoods. Copies of the draft were

available at the Woodstock Community Center, Woodstock Branch Library, Otto's Sausage Kitchen, Standard TV & Appliance, Southeast Uplift and the Portland Bureau of Planning. Over three hundred copies were distributed in all.

PLAN REVIEW BY THE PORTLAND NEIGHBORHOOD PLAN TECHNICAL ADVISORY COMMITTEE (TAC)

During the time that the draft plan was being reviewed in the neighborhood process, it was simultaneously submitted to the City's Technical Advisory Committee for review and comment. This committee is made up of representatives from the City's major public and community service providers, Multnomah County, and METRO. Review copies were sent to other critical service providers such as Portland School District and Tri-Met.

Feedback from the community workshops and TAC was incorporated into the proposed plan and approved by the Woodstock Neighborhood Association at its monthly April meeting. The plan was then submitted to the Portland City Planning Commission for their consideration and recommendation.

PORTLAND CITY PLANNING COMMISSION REVIEW

The Portland City Planning Commission held a public hearing on the proposed adoption of the Woodstock Neighborhood Plan on Tuesday, June 27, 1995. At this hearing representatives from the Woodstock Neighborhood Association and Woodstock Community Business Association requested adoption of the Plan by the Portland City Council.

The only substantial revision made to the Plan, with the agreement of these representatives, was the incorporation of the Neighborhood Agenda Section into the Plan's Traffic and Transportation section. The Commission directed staff to revise wording in this section agreed to by both the Neighborhood Association and Portland Office of Transportation.

PORTLAND CITY COUNCIL REVIEW AND ADOPTION

The Portland City Council held a public hearing to take testimony and consider the adoption of the Portland City Planning Commission Recommended Woodstock Neighborhood Plan. This hearing took place on Wednesday, November 8, 1995 at 2:00 P.M. in Portland City Council Chambers, 1220 SW Fifth Avenue, Portland. Copies of the Planning Commission Recommended Woodstock Neighborhood Plan were made available to the public more than 30 days prior to the hearing through the Woodstock Neighborhood Association, Woodstock Community Business Association, Southeast Uplift and Portland Bureau of Planning.

The Portland City Council adopted the Woodstock Neighborhood Plan vision statement, policies, and objectives by Ordinance No. 169488 on November 15, 1995. This ordinance also amended the Portland Comprehensive Plan through amendment of Ordinance No. 150580 to add the following objective for the Woodstock Neighborhood Plan to Comprehensive Plan Policy 3.6 (Neighborhood Plan):

Objective A:

Foster Woodstock's vision as a thriving neighborhood with a lively but low-key Village Center where generations of households and businesses continue to foster.

Woodstock Neighborhood Plan implementation charts were approved by Resolution No. 35463 on November 15, 1995. Plan provisions went into effect 30 days following adoption by the Portland City Council.

WOODSTOCK:

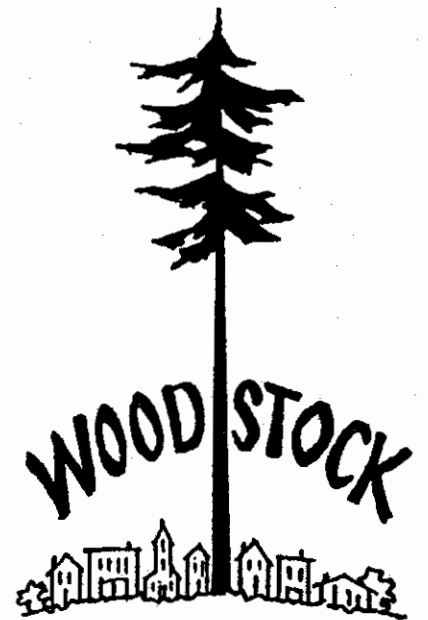
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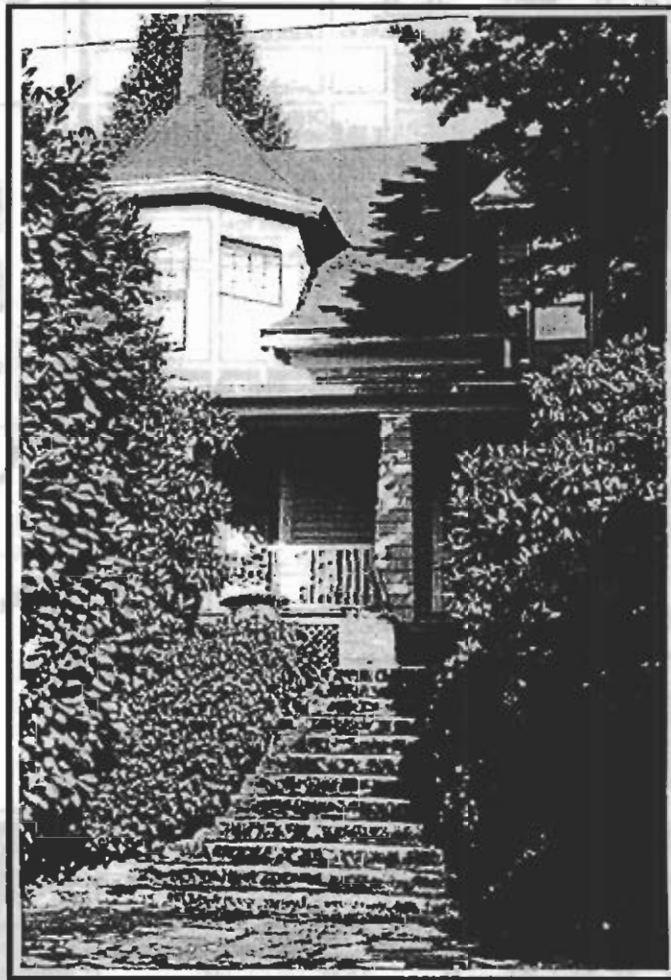
THE VISION FOR

TOMORROW



WOODSTOCK YESTERDAY

The land that is now the Woodstock Neighborhood was still wilderness in 1848 when an itinerant Methodist minister, Clinton Kelly, his wife Mary, their children and extended family members arrived from Kentucky. The threat of a civil war and the prospects of free land in the west had prompted Kelly and his brothers and their families to migrate to Oregon.

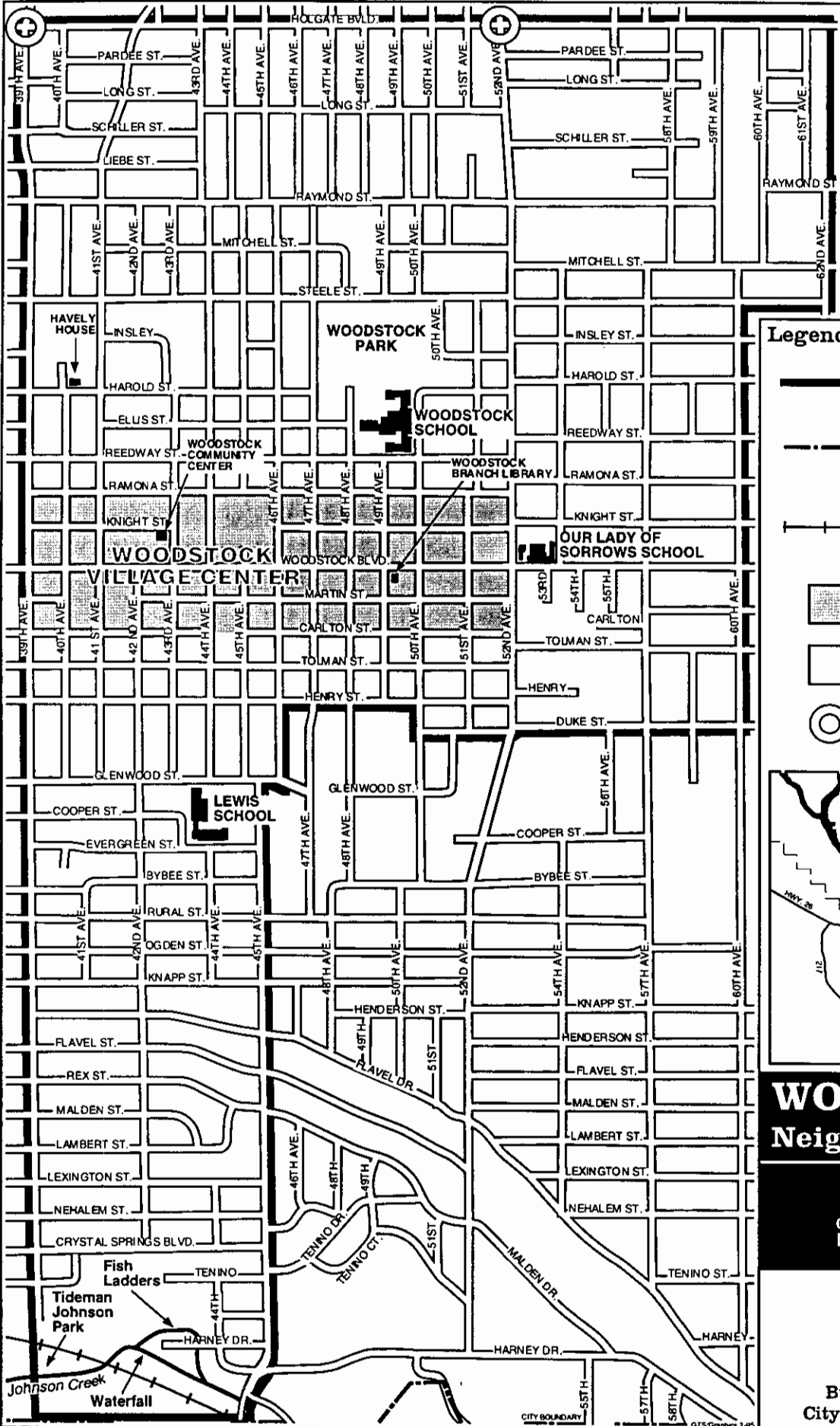


**Havely House an historic landmark built in 1889,
is located at 5450 SE 40th Avenue.**

Photograph: Woodstock Neighborhood Association

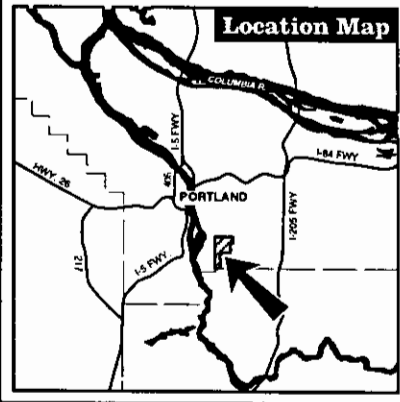
Map 2

Neighborhood Features



Legend:

- Neighborhood Boundary
- City Boundary
- Railway (Springwater Corridor)
- Woodstock Village Center
- Parks
- Community Gateway



WOODSTOCK

Neighborhood Plan



February 1995
 Bureau of Planning
 City of Portland, Oregon

The first order of business for all of the Kellys was to locate land suitable for farming. Archon Kelly, the third son of Clinton Kelly was 17 years old when he crossed the plains with his family. He filed for his land claim in December of 1852 when he was 21. Being unmarried at the time, he was entitled to only 320 acres. The plateau of wilderness, overlooking an equally undeveloped, fir-studded area, now the site of Reed College and Eastmoreland, was five miles by wagon road from the main business section of Portland. Using present day street names, the southern boundary of the granted land parcel was Duke Street from SE 42nd to SE 52nd Avenues and the northern boundary SE Raymond between SE 42nd and SE 52nd Avenues. Archon lived on the farm until January 1863 when he sold it to his father for \$2,500.

The land subsequently changed hands several more times until it was platted for residential development in 1889. Five men bought 194.5 acres for \$48,000 and named the subdivision Woodstock. Since many residential districts were being formed and people were running out of family names, it had become en vogue to use names from Sir Walter Scott's romantic novels. Woodstock is one of several names from Scott's writings used for naming subdivisions in Southeast Portland.

In 1893, James Havelly, who acted as trustee for the group who had bought the Woodstock plat, built one of the first houses here, a Queen Anne residence which is now a historic landmark located at 5450 SE 40th Avenue. He also arranged to have the neighborhood supplied with electricity and water.

The Coming of the Trolley Line

Knowing that street car access would increase property values, Havelly deeded a 20 foot right-of-way to give southeast Portland the same transportation luxury that was known in downtown Portland and Albina. In order to attract a company, subscriptions were pledged to raise a total of \$45,000 by May of 1889. A successful bid was made by the Thompson Houston Electric Company. In September 1891, the trolley system was deeded to the Woodstock Waverly Electric Rail Company. At that time, the Waverly-Woodstock trolley line



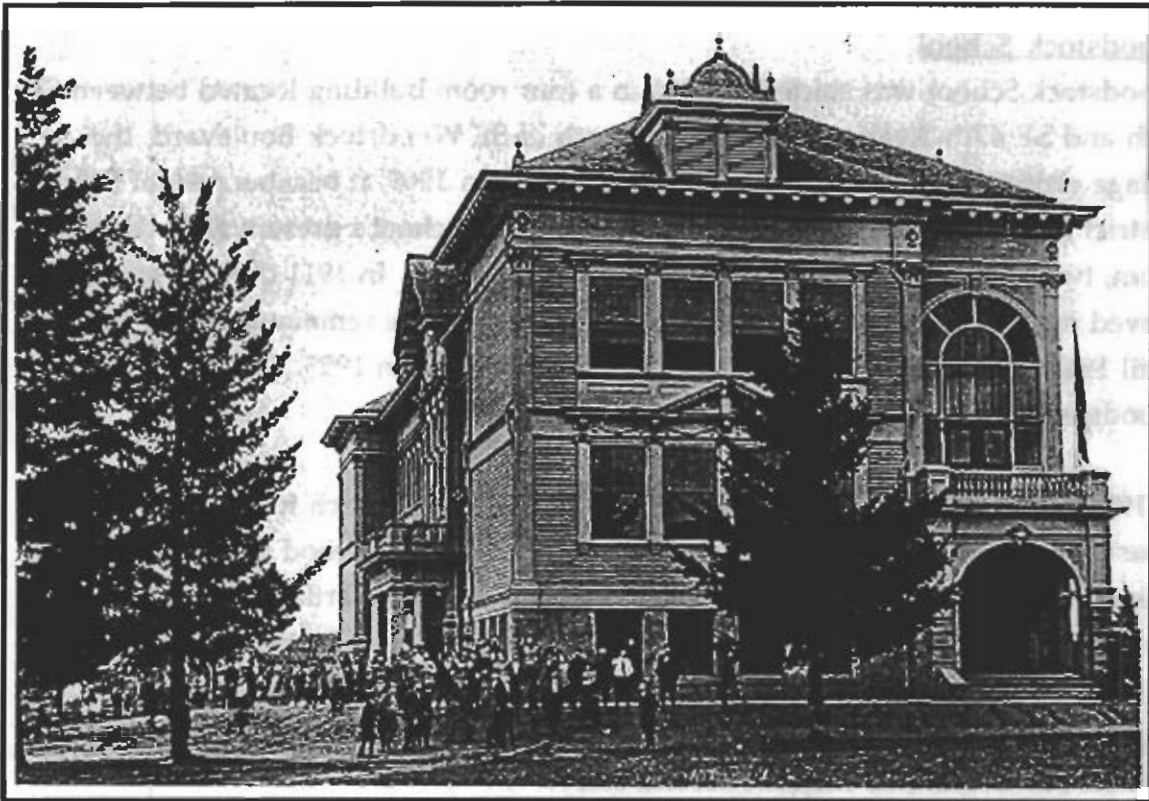
The Waverly Woodstock Trolley
Photograph: Oregon Historical Society

came east on SE Gladstone to SE 42nd Avenue, then proceeded south to SE 42nd and SE Holgate. There was a slight swing to the southwest and the line went on to SE 41st Avenue and continued along SE 41st Avenue to SE Woodstock. It then proceeded straight east along SE Woodstock Avenue and ended at SE 46th Avenue. When road work was done on SE 41st Avenue in 1987, some rail tracks and timbers were found to still exist about three feet under the current roadbed.

Development of the Community

As plots of land were sold, what had once been a wilderness and was now farm land, slowly changed to clusters of houses. The development of a community began to take place.

THEN: 1911



**Woodstock School Opening in 1911. It is now the oldest standing elementary school in Portland.
Photograph: Oregon Historical Society**

NOW: 1995



**Woodstock School Front Entrance in 1995
Photograph: Woodstock Neighborhood Association**

Woodstock School

Woodstock School was started in 1891 in a four room building located between SE 46th and SE 47th Avenues, two blocks north of SE Woodstock Boulevard, the village center for the Woodstock Neighborhood. In 1909, it became part of School District No. 1, and two acres were purchased at the school's present site. An eight room, two story building was constructed, facing north. In 1911 the first students moved in. Mr. A. J. Prideaux was the first principal. He remained in this position until 1945. The school was expanded in 1925 and again in 1955. In 1977 Woodstock School was awarded historic landmark status.

In 1980, during the course of building repairs, a worker's torch touched off a disastrous fire which destroyed the two-story center of the wood frame building. It was at a time of low school enrollment city-wide and the Portland School District threatened to close the school because of the damage. A storm of protest from the Woodstock Parent Teachers Association and Woodstock residents quickly put a stop to closure discussions. Repairs were made and Woodstock School was re-opened but without its majestic second story.

Woodstock Library

In 1908 a room in the Woodstock Fire Station became the first reading room in Woodstock. In 1908 it became a branch library and then moved in 1914 into its own storefront space west of SE 44th Avenue on SE Woodstock Boulevard. It remained there until 1960 when the new library at 6008 SE 49th Avenue was dedicated, becoming the fourth community library built by the Multnomah County Library Association.

Woodstock Community Center

The Woodstock Community Center was originally built in 1928 as a Fire Station and located at 5905 SE 43rd Avenue. This building is an example of twentieth century colonial architecture with a gable roof with gable dormer, doric columns, brick exterior and sidelights which flank the front door. Owned by the Portland Bureau of Parks and Recreation, this building serves as a central gathering place in the neighborhood for community festivals, events, classes and meetings. The Woodstock Neighborhood Plan calls for the historic designation of this public

building and the reinforcement of its role as the center of community activities in Woodstock.

Business Development Along the Trolley Line

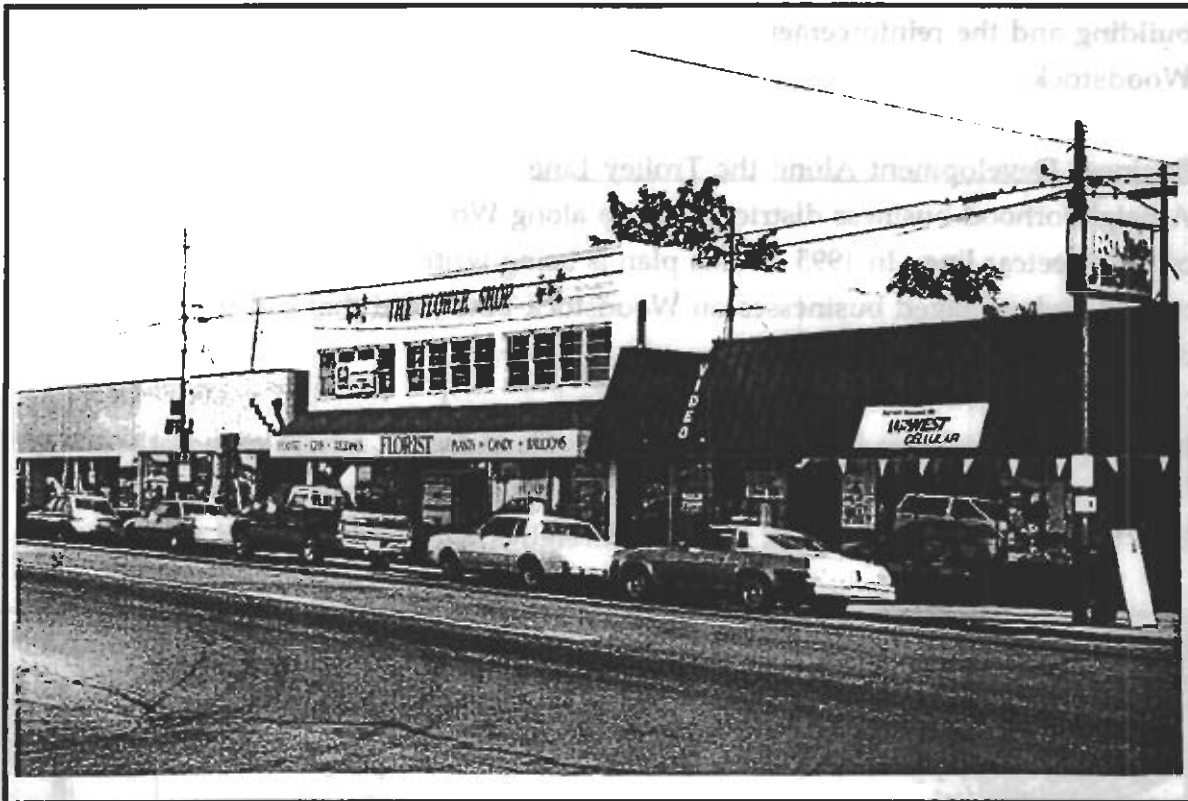
A neighborhood business district grew up along Woodstock Boulevard at the end of the streetcar line. In 1995, as this plan is being written, there are many family owned and managed businesses on Woodstock Boulevard that can trace their roots back several decades.

McCreight's Hardware is owned and run by Glenn Eckert, whose grandfather opened L. F. Eckert-Groceries, Drygoods and Hardware in the same space in 1914. L. F. Eckert built the half block where McCreight's is currently located and a



Woodstock Boulevard in 1942. Woodstock Branch Library is on the far left next to McCreight's Hardware at SE 45th Avenue.

Photograph: Lewis School M. Norville Collection



Woodstock Boulevard in 1995. Note remodeled buildings featured in the 1942 Woodstock Boulevard photograph.
 Photograph: Woodstock Neighborhood Association

matching building across the street, which was later remodeled as Country Bill's. In 1933, brothers Frank Dieringer and Norbert Dieringer traded their house and acre of land for the inventory and fixtures of a store at 4500 SE Woodstock Boulevard (now Moe's Pianos). In the leased storefront they opened D and D (Dieringer and Dieringer) Grocery. Later they bought the building. In 1939 Bob Dieringer bought his uncle Norbert's share of the business. In 1953, the Dieringers bought a store across the street and moved their grocery business into it, transforming their original building into a variety store. Dieringers continued to expand on the north side of Woodstock Boulevard. Today, their businesses and leases take up the nearly four block area called the Woodstock Super Center.

In 1947, Clement and Hazel Gander opened a store called Standard Refrigeration on Johnson Creek Blvd., and moved the business to SE 48th Avenue and

SE Woodstock Boulevard in 1952. Today, their son Bill Gander runs the very successful Standard TV & Appliance, a much expanded business in the same location.

Other family businesses with a long history on Woodstock Boulevard are numerous:

- Nolan's Drugstore, owned by Shig Oka for 32 years
- Flomatic, owned by the Zilk family for 41 years
- Lutz Tavern, owned by the Barisich family for 35 years
- Country Bill's, run by the Thomas family for 31 years
- Beckwith Bicycles (now run by Frank Beckwith's son-in-law, Kirk Welfelt) 38 years
- Millers, owned by the Miller family for 49 years
- Davidson's, family owned for 30 years
- Otto's, owned by Jerry Eichentopf, Otto Eichentopf's grandson.
Family owned for 66 years

Several of these businesses began at one location on Woodstock Boulevard and later moved to a new location while remaining on the boulevard reinforcing Woodstock's historic village center. As the reader can see, family-owned and operated businesses serving local markets are a long standing and defining feature of the Woodstock's Village Center.

WOODSTOCK TODAY

The Woodstock Neighborhood is a mature, stable, middle- and working-class neighborhood -- an oft repeated phrase that is largely supported by data from the U.S. Census of Population. As of 1990, the neighborhood contained 8,569 people residing in 3,672 housing units distributed over the neighborhood's 837.99 acres. This works out to 10.2 people and 4.4 housing units per acre and 2.3 people per housing unit.

The neighborhood population has declined slightly from 9,153 in 1960 to 8,569 in 1990, a 6% loss. This trend is common to most of the neighborhoods in Inner East Portland and is a product of national trends in the declining size of households. The City's net positive 25% growth during this same time period is due primarily to the annexation of large tracts of unincorporated areas in mid-Multnomah County.

The Woodstock Neighborhood is predominantly Caucasian (nearly 95%, including people of Hispanic origin - 2.5%) with a slight but consistent increase over the last 20 years in the number and proportion of Asian Americans residing in the area. In 1990, Asian Americans accounted for slightly over 4% of the Woodstock population. Together, African-Americans and Native Americans account for just over 1% of Woodstock's residential population.

Table 1
Population By Race
Woodstock, Southeast, and Portland (Percent)

Race	Woodstock	Southeast Portland	Portland
Caucasian	93.6	89.4	85.4
Hispanic Origin	2.5	2.8	3.0
African-American	0.8	1.8	7.2
Native American	0.3	1.3	1.3
Asian American	4.5	6.5	5.1
Other	0.7	1.0	1.0

The proportion of the population 65 of years of age and older has increased slightly since 1980 and is greater in the Woodstock Neighborhood than for Inner Southeast Portland as a whole or the City of Portland (Table 2). At the same time, the proportion of persons under 18 years of age has declined slightly. Four percent of Woodstock's residents were less than 5 years old in 1990 and an additional 16% between the ages of 5 and 17. As a result of this age shift and aging of the "baby boomers", the median age in Woodstock has increased from about 34 years in 1980 to just under 38 years of age in 1990. This is about 3 to 4 years older than the median age for the residential populations of Inner Southeast and for Portland as a whole.

Table 2
Percent of Persons Under Age 18 and Over Age 65
Woodstock, Southeast, and Portland
1980 and 1990

Age	Woodstock		Southeast Portland	Portland
	1980	1990	1990	1990
Under 18	23.0%	19.6%	20.9%	20.8%
65 and Over	16.7%	18.5%	14.2%	14.4%
Median Age	33.9	37.8	33.9	35.3

Seventy-two percent of the Woodstock residents 25 years and older have completed at least a high school education (Table 3). Approximately 19% of Woodstock's residents have completed college or post-graduate work, according to the 1990 Census. This is slightly lower than the average for all Southeast (21%) and the City as a whole (25%). There is also a slightly smaller percent of Woodstock residents who have completed some college as compared to Inner Southeast and the City. However, the percentage of residents who have attended at least some college has increased considerably since 1980, while the percentage of the Woodstock population with less education has decreased at all levels of elementary and high school education.

Table 3
Educational Attainment by Residents 25 yrs. of Age and Older
by Percent
Woodstock, Southeast, and Portland

Education	Woodstock		Southeast	Portland
	1980	1990	1990	1990
Elementary	11.3	6.3	6.6	5.7
Some High School	13.6	11.7	12.7	11.8
Complete High School	40.5	34.7	27.5	25.4
Some College	17.1	28.1	31.8	31.8
Complete College or More	17.6	19.1	21.3	25.2

The income of Woodstock households (in year dollars) has risen substantially over the past 30 years. In 1990, median household income in Woodstock was \$27,448, compared to \$16,657 in 1980, \$8,730 in 1970, and \$6,215 in 1960 (Table 4). Although incomes have been increasing generally during this time period, those of Woodstock households have increased more rapidly than the City-wide average in this time period. An estimated 9.61% of Woodstock residents were below the poverty line in 1990, compared to over 13% in all of Southeast Portland and over 14% in the city as a whole.

Table 4
Distribution of Households by Income: 1960 - 1990
by Percent
Woodstock and Portland

Area	1960	1970	1980	1990
Woodstock	\$6,215	\$8,730	\$16,657	\$27,448
Portland	\$6,333	\$9,794	\$14,804	\$25,592
Ratio - Woodstock/City	0.98	0.89	1.13	1.07

The number of dwellings has remained relatively constant between 1970 and 1990 increasing by only 457 units. An estimated 82% of Woodstock's 1990 housing stock was built prior to 1959. Fully a third of the existing housing stock was built in 1939 or earlier.

Detached single-unit houses comprise nearly 90% of Woodstock's housing stock according to the 1990 census.. Less than 1/2 of 1% of all housing units are single-unit attached. Just under 2.9% of the neighborhood's housing units are in buildings of 2 units and 3.7% in buildings with 3 to 9 dwelling units.

Nearly 70% of all housing units in the neighborhood were owner-occupied in 1990 (Table 5). This is a slight decrease from the previous two decades, but still considerably higher than the 1990 city-wide average of 50.4. Twenty-eight percent were renter occupied and 2.6 vacant.

Table 5
Percent of Owner Occupied Housing Units
Woodstock and Portland: 1970 - 1990

Area	1970	1980	1990
Woodstock	75.0%	75.0%	68.6%
Portland	53.8%	53.3%	50.4%

The median value of a house in Woodstock in 1989 was \$54,100, up from 1980's median value of \$50,600 and 1970's \$13,360. Like household income, housing values throughout the city have increased in these same 20 years. Unlike income, however, Woodstock housing has remained slightly below the city average - between 91% and 93% of the city-wide average. Median monthly gross rent in Woodstock was \$451 compared with \$397 city-wide.

Table 6
Median Housing Values
Woodstock and Portland: 1970 - 1990

Area	1970	1980	1990
Woodstock	\$13,360	\$50,600	\$54,100
Portland	\$14,400	\$54,900	\$58,600

Both population and housing densities have remained relatively constant and comparatively high throughout the 30 year period reviewed. In Woodstock, there are slightly more than 4 dwelling units and 10 persons per acre. City-wide, the current simple values are 2.5 dwellings and 5.5 people per acre. In concert with national trends, population density has been decreasing slightly and housing density increasing slightly as household size decreases.

Woodstock's labor force is more oriented to alternative means of transportation than employees residing in Inner Southeast as a whole or the City of Portland. Fifty-one percent of Woodstock's employed persons age 16 years of age and older drive alone to work. This is in sharp contrast to Inner Southeast Portland and the City as a whole where 64.6 and 65.6% of the employed labor force drive single-occupancy vehicles to work. An additional 8% in Woodstock use public transit and 9% carpool. Nearly 4% cycle to work and 9.8% walk. An additional 4.3% work at home.

Woodstock's resident labor force is employed in the full range of types of occupations with 29.4% classified as managerial and professional specialty; 25.9% in technical, sales, and administrative support; and 20.6% in service occupations. Operators, fabricators, and laborers make up the next largest category of workers with 15.1%. Eight percent of Woodstock's employed residents work in precision production, craft, and repair. Less than 1% are engaged in farming, forestry, or fishing.

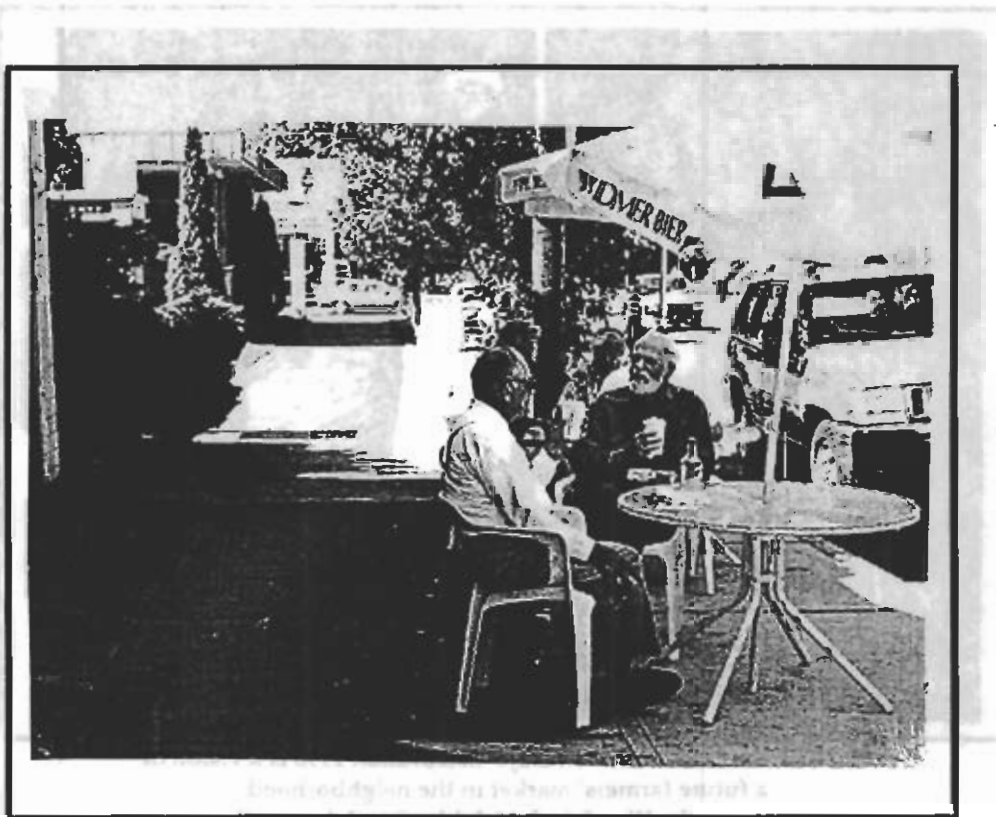
VISION STATEMENT:

WOODSTOCK TOMORROW

Portland, Oregon (2015 A.D.)

In Portland, the name Woodstock no longer conjures up historic associations such as a Sir Walter Scott novel or a rock festival from long ago in the 1960s. To Portlanders, "Woodstock" refers to a thriving neighborhood with a lively but low-key Village Center which is described as "having a small town feeling." Surrounding the Village Center are well landscaped homes, pedestrian streets, and walkways.

Signs and gateposts define the neighborhood's entryways and note its date of establishment as 1889. A "little village within the city" has continued to develop its special identity behind the entryways.



Socializing at sidewalk tables in the Woodstock Village Center
Photograph: Woodstock Neighborhood Association

Woodstock's Village Center, concentrated between SE 39th and SE 52nd Avenues along Woodstock Boulevard, contains a variety of storefront shops with offerings ranging from traditional hardware to high tech software, from fresh baked bagels to a well-prepared meal served with Portland's world famous Bull Run water or one of Oregon's equally famous Willamette Valley wines. Businesses run by local families continue to have a strong presence here. Business relies mainly on loyal, local clientele and transactions take place on a first name basis.

Nearby residents frequent the Village Center not only because it conveniently provides most necessary goods and services but because it has become a visually inviting environment. Small shops face on wide sidewalks enlivened by landscaping, benches, tables, and other amenities. Space has been created for a Village Square providing additional greenspace, benches, and other amenities. In the summer and fall, an open air farmers' market is held in the Village Square or adjacent to one of the large grocery markets.



Produce stall at Woodstock Days Celebration 1995 is a vision of a future farmers' market in the neighborhood.

Photograph: Woodstock Neighborhood Association

Improvements have been made along Woodstock Boulevard to slow through traffic and make it easier for pedestrians to cross. Spacious and well-lit bus shelters have been placed at strategic locations along the boulevard to encourage the use of transit. The unique design and construction of some of these shelters emphasize Woodstock's special identity.

Some historic structures within the Village Center have been renovated. The two large historic homes facing Woodstock Boulevard east of 39th have been restored to excellent condition and are well-maintained. They serve as visual landmarks at the western gateway to the Village Center.

Some of the older commercial buildings have been demolished and replaced by mixed-use buildings with offices and apartments on second or third stories. Where this has happened, the new buildings have been designed with reference to historic precedent, with small storefront units and orientation to the sidewalk. Architectural details have been chosen to serve as a visual reminder of buildings that were there in the past.

The Village Center's role as a community gathering place is enhanced by social, educational and cultural events at the Woodstock Library and the Woodstock Community Center. Churches maintain a strong presence in the Village Center, serving the need for spiritual fellowship and augmenting the social services provided by the public sector.

Immediately adjacent to and in some cases inter-mixed with the commercial-institutional portion of the village are apartments and townhouses. The occupants vary in their ages, lifestyles, and interests, but they share their desire to live in close proximity to public transit and the goods and services available in the Woodstock Village Center. A couple of the older and larger houses have been converted to bed and breakfast inns for out-of-town guests. From the intersection of two major transit streets at SE 52nd Avenue and SE Woodstock Boulevard, mixed-use and moderate to high density housing extends east and west along Woodstock Boulevard as well as along portions of 52nd Avenue.

The neighborhood is still comprised of predominantly single-unit owner occupied dwellings. However, in certain areas the residents have added small rental apartments, some within the main dwelling, others as part of detached garages facing an alley access. New infill housing has been designed to fit well with the surrounding architecture and helps to create pleasing streets for pedestrians. Some corner lots have been used to build duplexes, with entrances facing onto each street of the intersection.

The natural landscape is an integral part of Woodstock's special identity. Street tree plantings provide visually pleasing corridors connecting significant neighborhood locations. Sidewalks dappled with shade from these street trees make walking through the neighborhood a pleasure. A tree-lined SE 49th links Woodstock School and Park with the Woodstock Library. Tree-lined corridors lead from the bus stops at 52nd and Steele and 52nd and Ellis to Woodstock School and Woodstock Park.

Many Woodstock residents continue to take pride and pleasure in their yards and gardens. Well maintained gardens with an infinite variety of character face onto the sidewalks and enrich the experience of passersby.

Through ongoing programs offered by the Woodstock Neighborhood Association in conjunction with the two elementary schools and the Woodstock Branch Library, and support from organizations such as the Oregon Dept. of Fish and Wildlife and Friends of Trees, a growing number of Woodstock residents have adopted more sustainable landscaping through the use of native plants and shrubs. These natural habitat areas provide nesting sites for Woodstock's growing bird and butterfly population.

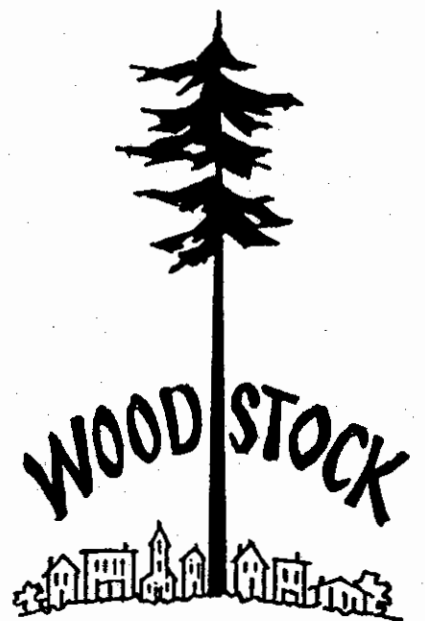
The neighborhood's parks are well used and well tended. Woodstock Park has retained and improved its soccer fields, baseball diamonds and tennis courts. The magnificent trees there contribute substantially to the Portland's urban forest. Additional play and exercise equipment has increased the park's attractions. A well-defined joggers' path circles the park at its perimeter. The periphery of Johnson Creek and Tideman Johnson Park have been permitted to return to their

native plant species. The parking lot and entrance to the Springwater Corridor are heavily used, well-landscaped and designed to mitigate impacts on the surrounding neighborhood, the creek and the corridor itself. The waterfall and fish ladder are well maintained by the "Lewis School Konservation Kids".

Safe streets and parks are a reality in Woodstock. Residents have worked with the neighborhood and business associations to form crime prevention partnerships. There are cooperative and coordinated crime prevention efforts that include the Portland Police Bureau, Community Policing Officers, Southeast Uplift (SEUL) Crime Prevention Specialists, Woodstock schools, and neighborhood and business based Block Watch and Safe Streets programs. When necessary, the Neighborhood Association continues to work with the Community Police Liaison Officer and SEUL staff to help resolve differences or to seek mediation for disputes.

Each September, the residents and local businesses celebrate a week of "Woodstock Days" with activities for and by neighborhood residents, businesses, and visitors of all ages. Sidewalk sales, outdoor barbecues, programs by local musicians and cultural groups, and displays of handicrafts and products by local artists and artisans add to the festival atmosphere. Guests are welcome to see displays of Woodstock's history and view some of Woodstock's fine old historic houses and commercial buildings. The festival culminates in a picnic in the park, highlighted by a "Come one, Come all" softball game and announcements of awards for Woodstock youth, residents, non-profit organizations, and businesses who are making a difference through their dedication and efforts to enhance the Woodstock community and serve its members.

*POLICIES,
OBJECTIVES,
AND
IMPLEMENTATION
CHARTS*



TRAFFIC AND TRANSPORTATION

Woodstock Boulevard is designated a "Main Street" in Metro's 2040 Plan. The section of Woodstock Boulevard running through Woodstock's village center is a focal point for the neighborhood. Shops, restaurants and several banks provide local goods and services. Community institutions, including two churches, a community center and a library serve as gathering places. Existing housing and multi-use developments are essential components of the village center. The presence of residents in the village center also serves to enhance public safety by ensuring a human presence in the area around the clock.

Woodstock is a major city transit street with good service. Though the village center has wide (16') sidewalks, heavy volumes of fast moving traffic often make the boulevard impassable for pedestrians. Additional crosswalks and other pedestrian improvements are needed to enable pedestrians to safely reach businesses and activities on either side of the boulevard.



SE Woodstock Boulevard 1995

The wide street and heavy traffic make pedestrian crossings difficult
Photograph: Woodstock Neighborhood Association

The Woodstock Transportation Maps 3 and 4 display the street classification of Woodstock's streets according to the Transportation Element of Portland's Comprehensive Plan. Local service streets which are unimproved are displayed on Map 5.

There are over two miles of unimproved right-of-way segments in the Woodstock neighborhood (Map 5). At their best, especially in the dry months, some of these streets are pleasant pathways for bicycles and pedestrians, a few even for cars. At their worst, as most evident in the winter months, mud and rain-filled potholes on these streets make passage even by bicycle or by foot difficult, if not impossible.

Because these streets are not paved and lack a defined edge, overgrown brush and occasional illegal dumping are also problems. Four-wheel drive vehicle and motorcycle use in the spirit of "back road adventure" exacerbates the condition of existing ruts and potholes. In addition, most residents sometimes appropriate parts of these rights-of-way for side yards and businesses sometimes use them as parking lots. All of these conditions can impede police and fire access.



One of the Woodstock Neighborhood's Unimproved Streets
Photograph: Woodstock Neighborhood Association

The Portland Office of Transportation (PDOT) supports the formation of Local Improvement Districts (LIDs) as the mechanism to improve local service streets. Woodstock property owners have not availed themselves of this process to improve streets. As a result, local service streets have not been improved in Woodstock in the past two decades.

The neighborhood and business associations recognize the need to fully improve some of these streets to enhance circulation around the Village Center and to provide better connectivity throughout the neighborhood. Plan objectives and actions call for the initiation of a study by Portland Office of Transportation to conduct a study where unimproved rights-of-way will be evaluated for future use. Highest priority for streets is full multimodal street improvements. Other uses to be considered are bicycle and pedestrian pathways, conversion to linear parks or street vacations.






The neighborhood and business associations will jointly explore funding possibilities to improve streets, including the formation of a LID, a special assessment district or other public/private partnerships. Until funding is secured, the plan proposes that the neighborhood association work with the property owners of the unimproved streets to remove obstructions to pedestrian and bicycle movement.

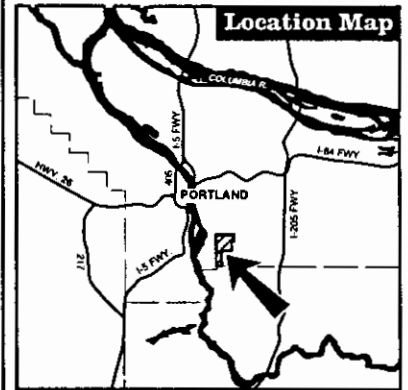
Finally, the plan recommends identifying a network of streets (improved and/or unimproved) which form important pedestrian and bicycle connections between strategic neighborhood locations. The pedestrian environment on these streets could then be enhanced through the installation of street trees, benches and other physical elements. The plan supports the creation of safe bicycle routes, particularly to the Woodstock Village Center, schools and Tideman Johnson Park.

Map 3

ASCP Traffic Street Classifications

Legend:

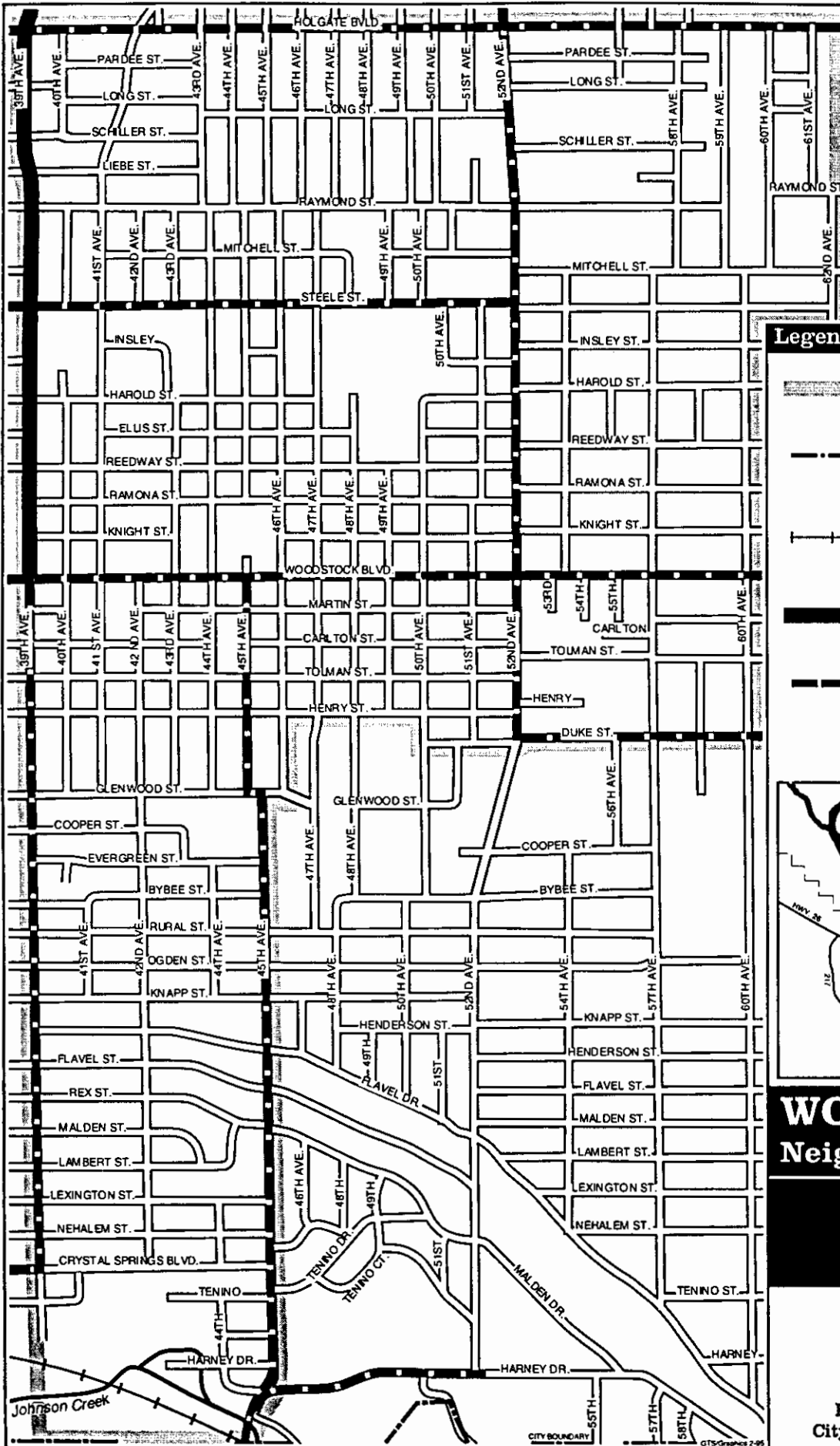
-  Neighborhood Boundary
-  City Boundary
-  Railway (Springwater Corridor)
-  Major City Traffic Street
-  Neighborhood Collector Street



WOODSTOCK Neighborhood Plan










June 1995
Bureau of Planning
City of Portland, Oregon

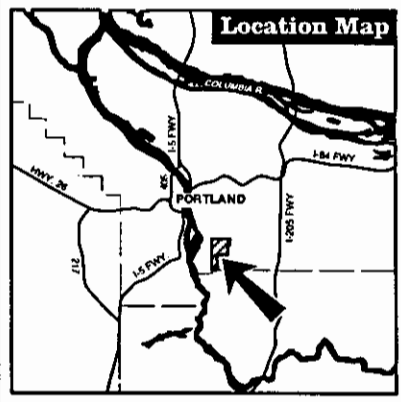


Map 4

ASCP Transit, Pedestrian and Bicycle Street Classifications

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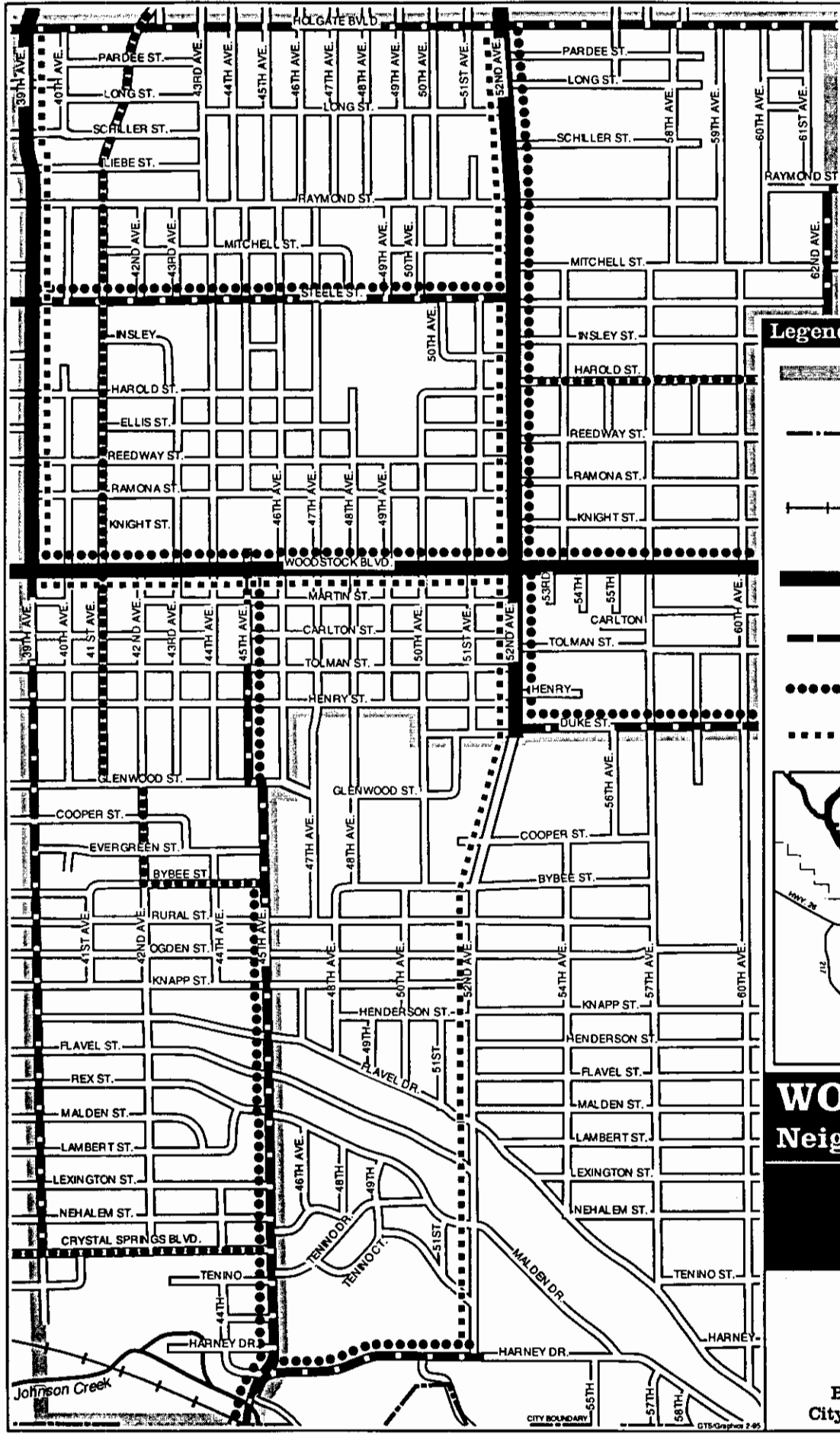
-  Neighborhood Boundary
-  City Boundary
-  Railway (Springwater Corridor)
-  Major City Transit Street
-  Minor City Transit Street
-  Bicycle Routes
-  Pedestrian Designations



WOODSTOCK Neighborhood Plan



June 1995
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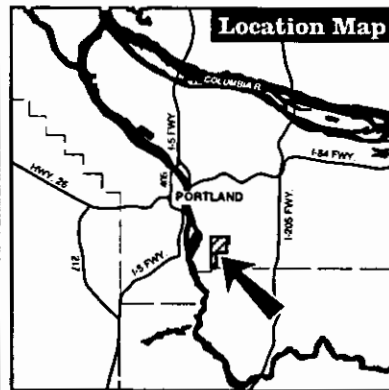


Map 5

Unimproved Rights of Way

Legend:

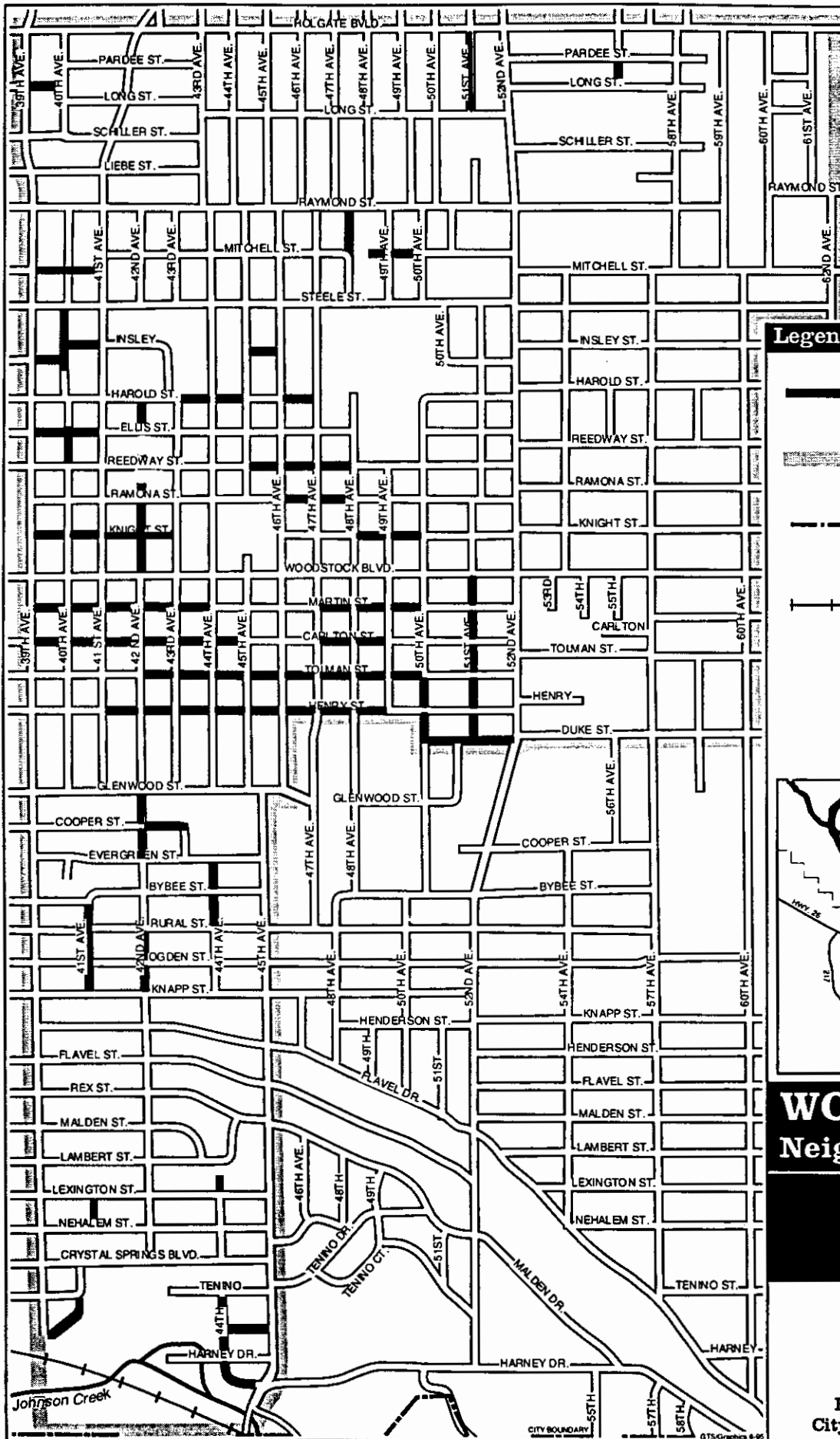
- Unimproved Rights of Way
- Neighborhood Boundary
- City Boundary
- Railway (Springwater Corridor)



WOODSTOCK Neighborhood Plan



June 1995
Bureau of Planning
City of Portland, Oregon



Policy 1: Accessibility and Livability

Support transportation system improvements in Woodstock that enhance accessibility and livability in the Woodstock Neighborhood.

Objectives:

- 1.1 Support transportation improvements which improve the flow of goods and services to area businesses and residences.
- 1.2 Enhance safety and mitigate negative impacts of vehicular traffic in residential areas through design and construction of traffic access, circulation and parking improvements.
- 1.3 Enhance pedestrian and bicycle environments in the Woodstock Neighborhood. Support the creation of safe pedestrian and bicycle routes to the Woodstock Village Center, schools and Tideman Johnson Park.
- 1.4 Improve truck parking and circulation patterns within the neighborhood.
- 1.5 Encourage the use of public transportation by those who live, work, shop, and play in the Woodstock Neighborhood.
- 1.6 Support provision of covered and secure bicycle parking in multi-dwelling housing.
- 1.7 Promote public awareness of transportation issues in the Woodstock Neighborhood.

Policy 2: Unimproved Rights-of-Way

Encourage street improvements to provide better street conductivity for vehicles, pedestrians and bicycles.

Objectives:

- 2.1 Evaluate unimproved public rights-of-way to determine which streets should be given the highest priority for full multimodal street improvements and which should be considered for bicycle and pedestrian pathways, conversion to linear parks, or street vacations..
- 2.2 Study the feasibility of improving unimproved or partially improved east-west rights-of-way to facilitate circulation and relieve traffic congestion within and around the Village Center.
- 2.3 Minimize the negative impacts of additional traffic on adjacent residential areas when improving streets.

Policy 3: Village Center Accessibility

Reinforce S.E. Woodstock Boulevard's designation as a Metro 2040 Main Street and focus of the Woodstock Village Center.

Objectives

- 3.1 Make the Woodstock Village Center an attractive and accessible pedestrian-oriented district. Use land use, design features and traffic management techniques to enhance the district.

- 3.2 Orient buildings and design circulation patterns to improve the pedestrian realm.
- 3.3 Encourage transit supportive uses and development along SE Woodstock Boulevard and the Woodstock's Neighborhood's major transit streets.

Action Chart: Traffic and Transportation

	ACTIONS	Time				Implementors
		Adopt With Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
T1.1	Identify street segments within the Woodstock Neighborhood where excessive vehicular speeds create unsafe conditions for children, pedestrians, shoppers, bicyclists, transit riders, and other vehicular traffic. Work with the Portland Bureau of Police to identify and implement remedial programs and actions.			X		WNA, WCBA
T1.2	Identify street segments, unimproved roadways, pedestrian crossings, and intersections where existing traffic conditions and circulation pose a serious threat to the safety of children, residents, shoppers, business activities and visitors. Establish a neighborhood-based priority list of problems to be addressed. Work with the Portland Office of Transportation to identify and implement solutions to these problems.			X		WNA, WCBA, Woodstock School PTA, Woodstock Branch Library
T1.3	Request that PDOT initiate a subarea study with participation and input from the Woodstock Neighborhood Association, the Woodstock Community Business Association, and property owners. The study will consider use of Woodstock's unimproved rights-of-way for multimodal streets, bicycle and pedestrian paths and linear parks.			X		PDOT, WNA, WCBA, SEUL, PFB, PPB
T1.4	Identify locations and routings including unimproved rights-of-way within the Woodstock Neighborhood where public improvements are needed to provide safe access to critical facilities such as the Woodstock Village Center, community support services, and public transit for community members with special needs.			X		WNA, WCBA
T1.5	Work with Woodstock businesses, schools, and other facilities to install secure bicycle parking equipment.			X		WNA, BTA

Action Chart: Traffic and Transportation

	ACTIONS	Time				Implementors
		Adopt With Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
T1.6	Secure sponsors for the establishment of a walking club. Inform citizens of the benefits of walking. Seek support for this program from the Portland Bureau of Parks and Recreation, non-profit organizations such as Volkssporters, and area businesses.			X		WNA
T1.7	Work with Tri-Met to expand bus service in off-peak hours and weekends.			X		WNA
T1.8	Work with Tri-Met to secure construction of more bus shelters at key locations in the Woodstock Neighborhood such as at the intersection of SE 45th Avenue and SE Evergreen by Lewis School.			X		WNA
T1.9	Consider bus stops as 'strategic locations' when locating pedestrian crosswalks and pathways.			X		WNA
T 1.10	Work with Woodstock Village Center businesses and institutions to identify opportunities to: reduce the number of curb cuts, consolidate driveways, share parking facilities and create additional parking spaces.			X		WNA, WCBA
T 1.11	Work with area households, businesses and institutions to promote the use of designated truck routes for the safe pick-up and delivery of freight in the Woodstock Neighborhood.		X			WNA, WCBA
T 1.12	Work with the Portland Bureau of Police to support the enforcement of regulations governing medium and heavy truck circulation and parking in the Woodstock Neighborhood.		X			WNA
T 1.13	Inform area residents, businesses, and institutions about laws regarding the use of streets and public rights-of-way for the storage and/or sale of wood, vehicles, and other commodities.			X		WNA
T 1.14	Publish periodic articles in the local community newspaper regarding traffic problems and concerns.			X		WNA
T 1.15	Encourage the distribution and use of bumper stickers "For Kids' Sake - Slow Down".			X		WNA

Action Chart: Traffic and Transportation

	ACTIONS	Time				Implementors
		Adopt With Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
T2.1	Identify a network of pedestrian and bicycle pathways on streets and unimproved rights-of-way connecting strategic locations such as the Woodstock Village Center, Library and Community Center; Woodstock, Lewis and Our Lady of Sorrows Elementary Schools and daycare centers; Woodstock and Tideman Johnson Parks; Springwater Corridor; and transit stops. Work with the Portland Office of Transportation and Bureau of Parks and Recreation, area organizations, and property owners to develop and enhance this network through implementation of a prioritized list of needed improvements.			X		WNA, WCBA, Woodstock Schools, Woodstock Branch Library, BTA
T2.2	Work with the Portland Office of Transportation and Bureau of Parks and Recreation to develop a comprehensive list of all unimproved public rights-of-way in the Woodstock Neighborhood and to classify each right-of-way for long-term use.			X		WNA, WCBA
T2.3	Monitor requests for street vacations to ensure that the public right-of-way is not needed to support the Neighborhood's pedestrian and bicycle network or other public purposes such as a public park.		X			WNA
T2.4	Work with property owners to develop alternative public uses for unimproved rights-of-way not needed for roads or pathways.			X		WNA, WCBA
T3.1	Seek sponsors and program participants for a series of neighborhood clean-ups of alleys and unimproved rights-of-way in the Woodstock Neighborhood.			X		WNA
T3.2	Seek support and sponsors for the use of unimproved rights-of-way not needed for streets and pathways as parks, stormwater runoff control, and natural habitats.			X		WNA

	ACTIONS	Adopt With Plan	Time		Implementors
			On-going	Next 5 Yrs 6 to 20 Yrs	
T3.3	Work with area businesses, institutions, churches, households, and property owners in the Woodstock Village Center to create an environment which serves land use patterns, densities, and community designs that allow for and enhance transit, bike, pedestrian travel and freight movement.			X	WNA, WCBA
T3.4	Hold a traffic safety celebration during the first week of school summer break. Hang banners and signs at the major entrances to the neighborhood to remind drivers to exercise caution and use safe speeds when traveling in and through the neighborhood.			X	WNA
T3.5	Support community based events and programs which promote the benefits of walking, cycling, carpooling, and transit ridership.		X		WNA

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PARKS, RECREATION, AND ENVIRONMENTAL RESOURCES

The parks and natural habitat areas and an array of recreational opportunities in the Woodstock Neighborhood contribute to its character and to the quality of life enjoyed by area residents, businesses, and visitors.

Woodstock Park, the neighborhood's most significant urban open space, is adjacent to Woodstock Elementary School and within easy walking distance of Woodstock's Village Center. Tideman Johnson Park, Johnson Creek and the Springwater Corridor lie just within the southern boundary of the neighborhood. Johnson Creek is the last free-flowing stream in urban Portland. The portion of Johnson Creek bordering Woodstock includes a small waterfall and an associated fish ladder.

The Springwater Corridor is a former railroad right-of-way acquired by the Portland Bureau of Parks and Recreation in 1990 as part of the 40 Mile Loop Trail System. The Corridor will begin at the Steel Bridge, continue by OMSI, connect to McLaughlin Boulevard and end in the community of Boring. The section of the Springwater Corridor that passes through Woodstock runs parallel to Johnson Creek and Tideman Johnson Park. The entire corridor is in the process of being developed as a public trail for walking, bicycling, and horseback riding. The Springwater Corridor will provide a major new non-motorized transportation route linking the Woodstock Neighborhood to other Southeast Portland parks, the Willamette River, and wilderness trails in the Mount Hood National Forest.

Woodstock has numerous unimproved rights-of-way. This plan envisions the conversion of some of these rights-of-way into small linear parks, natural habitats, and possibly playgrounds. Some rights-of-way could be attractively developed as walking and bicycling pathways.

The Woodstock Community Center is housed in a converted brick fire station that was built in 1928 and is within Woodstock's Village Center. The building is of significant historic value to the neighborhood. It is well situated to be a major

community gathering place, meeting facility, and a hub for the exchange of neighborhood information.

Through the Community Center, the City's Parks and Recreation Bureau offers a variety of recreational programs for all ages and abilities. The Center serves as home to the Woodstock Neighborhood Association. It is the most accessible and visible location in the neighborhood for sponsored programs which reach out to community members. Adult and youth programs are also offered to the public after regular school hours through the two public elementary schools, Woodstock and Lewis, to the north and south respectively of the Woodstock Village Center.

The Woodstock Branch of the Multnomah County Library is situated approximately midway between Woodstock's two public elementary schools and close to Our Lady of Sorrows parochial school. Its SE 49th and Woodstock location places it solidly within the Village Center. Through the library, residents have access to a full range of library services. Several neighborhood organizations meet at the library on a regular basis.

Policy 4: Preserve Parks and Public Open Space

Preserve and enhance Woodstock Park, Tideman Johnson Park, the Springwater Corridor and other open spaces located in the Woodstock Neighborhood.

Objectives:

- 4.1 Maintain a park system that is attractive, accessible, and safe for all members of the community. Use resources targeted for Woodstock Park under the City's 1994 Parks Bond Measure to support greater use of the park by community members and visitors.



Johnson Creek in Tideman Johnson Park
Photograph: Woodstock Neighborhood Association

- 4.2 Balance the needs of residents for quiet and active recreational opportunities in Woodstock's parks, open spaces, and natural habitats.
- 4.3 Support improvements and activities in the Springwater Corridor that enhance the area's natural features and improve accessibility for pedestrians and bicyclists, consistent with the protection of Woodstock's habitats and natural features.

Policy 5: Preserve Environmental Treasures

Protect Johnson Creek and Tideman Johnson Park surrounding wetlands and other environmental treasures in the Woodstock Neighborhood. Recognize the role which parks, open spaces, and natural habitats play in the quality of life experienced by community members and visitors.

Objectives:

- 5.1 Preserve Tideman Johnson Park as a natural area and fish and wildlife habitat.
- 5.2 Mitigate the impacts of development in environmentally sensitive areas of Woodstock, such as flood plains and steep hillsides.
- 5.3 Protect environmentally sensitive areas in the Woodstock Neighborhood.

Policy 6: Urban Forest

Protect and promote Woodstock's urban forest.

Objectives:

- 6.1 Maintain existing trees and promote the planting of additional trees.

- 6.2 Promote the retention and addition of vegetation to existing and new developments to meet stormwater quality and quantity requirements. Use landscaping to reduce storm water runoff.
- 6.3 Promote the use of landscaping that involves indigenous trees and shrubs where appropriate.

Policy 7: Preserve Woodstock Community Center

Preserve the historic Woodstock Community Center. Promote its use as a recreational center and meeting place for all Woodstock community members, businesses, institutions, and organizations.



Historic Woodstock Community Center located in the heart of the Woodstock Village Center is the focus of neighborhood activities.

Photograph: Woodstock Neighborhood Association

Objectives:

- 7.1 **Strengthen the role of the Woodstock Community Center as a significant gathering place in the neighborhood where community**

members meet, exchange information, recreate, attend cultural events, and partake in community based education.

- 7.2 Maintain and improve the Woodstock Community Center site, facilities and programs.
- 7.3 Ensure users and visitors safe and proper access to and within the Community Center.
- 7.4 Increase use of the Community Center by neighborhood residents, particularly youth and elderly.



Children's Drama Class at the Woodstock Community Center
Photograph: Woodstock Neighborhood Association

Policy 8: Enhance Woodstock Branch Library

Promote the use of the Woodstock branch of Multnomah County Library.
Support the continued enhancement of the Library's services, facilities and

programs to strengthen the role which the Library plays in the cultural and educational life of the community.

Objectives:

- 8.1 Maintain and improve the facilities of the Woodstock Branch Library.
- 8.2 Support Library programs to expand electronic access and computer systems for use by community members and businesses.
- 8.3 Improve access by all means of transportation to the Woodstock Branch Library.
- 8.4 Promote the image of the Woodstock Branch Library as an important educational and cultural center of the Woodstock Community.

Policy 9: Strengthen Community Identity

Support celebrations and interactions among Woodstock institutions and organizations that promote educational enrichment, recognition of cultural history and social diversity.

Objectives:

- 9.1 Enhance relations and improve communication among people in the following institutions: the neighborhood's elementary schools, neighborhood churches, Woodstock Branch Library, Portland Bureau of Parks and Recreation, staff to the Woodstock Community Center, and members of the Woodstock business community.
- 9.2 Promote activities at Woodstock area elementary schools and at community events that celebrate educational enrichment, cultural history, and social diversity.

Action Chart: Parks, Recreation, and Environmental Resources

	ACTIONS	Time				Implementor
		Adopt With Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
PRE 4.1	Use Parks and Recreation 1994 bond resources to upgrade Woodstock Park's playground, irrigation system, paths, restroom and tennis court.			X		WNA, BP&R
PRE 4.2	Ascertain community support for Woodstock Park improvements such as the following: a. installation of additional pathway and lighting b. development of a joggers' path at the perimeter of the Park with exercise stations c. construction of a permanent walking path entrance to the Park from SE 47th Avenue d. installation of a sidewalk along the northern edge of Woodstock Park adjacent to SE Steele Street e. native plantings			X		WNA, BP&R
PRE 4.3	Encourage the use of native plantings in landscaping and natural habitats to aid in the channeling and control of stormwater runoff within Woodstock.			X		WNA, Oregon Dept. of Fish and Wildlife, BES
PRE 4.4	Support programs to control stormwater runoff such as the diversion of roof-water into on-site dry wells.			X		WNA, WCBA, BES
PRE 4.5	Encourage organizations to sponsor clean-ups and maintenance of Woodstock's natural habitats and parks.		X			WNA, BP&R, BES
PRE 5.1	Coordinate neighborhood support to protect and enhance Johnson Creek and Tideman Johnson Park and promote public education about the benefits of their natural habitat and fish and wildlife areas.			X		WNA, BP&R, FJC
PRE 5.2	Support plans to increase pedestrian and bicycle access in the Tideman Johnson Park.			X		WNA, BP&R, BES, FJC

Action Chart: Parks, Recreation, and Environmental Resources

	ACTIONS	Time				Implementor
		Adopt With Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
PRE 6.1	Sponsor annual neighborhood tree plantings in the Woodstock Neighborhood. Identify locations where property owners are willing to support the planting and maintenance of trees.			X		WNA, BES, BP&R
PRE 6.2	Sponsor community education programs to improve residents' skills in tree maintenance and in landscaping with native plants that require little water and contribute to the development of natural habitat.			X		WNA, BW, BES, BP&R
PRE 6.3	Identify projects which could be carried out by Woodstock's schools, youth programs and neighborhood based organizations to preserve and enhance Woodstock's open spaces, habitats and parks. Investigate the feasibility of establishing an "Adopt an open space" program relying on community-based sponsors.			X		WNA, BP&R, BES
PRE 7.1	Establish a Woodstock Community Center Advisory Board with representation from a variety of Woodstock based institutions and neighborhood interests that will advocate for the protection and improvement of the Center and assist in expanding Center usage and program offerings for community members, businesses, and organizations.			X		WNA, WCBA, BP&R
PRE 7.2	Seek historic designation for the Woodstock Community Center			X		WNA, BP&R
PRE 7.3	Support changes to the Community Center's facilities consistent with Americans with Disabilities Act requirements. Seek sponsors and funding for needed changes.			X		WNA
PRE 7.4	Identify how community center programs could be adapted to better serve Woodstock senior citizens and individuals with special needs.			X		WNA
PRE 7.5	Install and maintain a community kiosk located in front of the Community Center which provides information on neighborhood activities, events, and meetings.		X			WNA, WCBA, BP&R

Action Chart: Parks, Recreation, and Environmental Resources

	ACTIONS	Time				Implementor
		Adopt With Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
PRE 7.6	Identify and support opportunities for program development in the Woodstock Community Center.			X		WNA, BP&R
PRE 7.7	Arrange for the realignment of the Community Center's sign from a diagonal to parallel position with the street.		X			WNA
PRE 8.1	Identify opportunities for program expansion meeting the needs of Woodstock's households, schools, businesses, and organizations.				X	WNA, Mult. Co.
PRE 8.2	Coordinate neighborhood support and assistance for Multnomah County plans to provide the public with electronic access and computer services at the Woodstock Branch Library.		X			WNA, WCBA, Mult. Co.
PRE 8.3	Work with Library staff and Multnomah County to improve access to and parking at the facility by automobile, transit, bicycle, and walking.		X			WNA, BP&R Mult. Co.
PRE 8.4	Encourage Woodstock community organizations, businesses, and residents to develop exhibits which display the history of Woodstock's people, businesses, buildings, and community assets such as Woodstock and Tideman Johnson Parks.			X		WNA, Mult. Co.
PRE 9.1	Seek sponsors and participants among Woodstock's institutions, clubs, schools, businesses, and residents for the collection and publication of information on Woodstock's past: its history, buildings, activities, public spaces, and events.			X		WNA
PRE 9.2	Establish a 'Woodstock Days' Committee to organize and promote an annual celebration of neighborhood talent, goods, and services, develop neighborhood spirit, and to promote the image of a neighborhood that values individual diversity and the role of human society in earth's ecology.		X			WNA, BP&R
PRE 9.3	Develop a walking tour of the Woodstock Neighborhood that promotes pedestrian access to the Woodstock Village Center, elementary schools, significant historic sites and buildings, Woodstock and Tideman Johnson Parks, and Johnson Creek/Springwater Corridor.				X	WNA, BP&R

Action Chart: Parks, Recreation, and Environmental Resources

	ACTIONS	Time				Implementor
		Adopt With Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
PRE 9.4	Support the development of quality affordable and accessible daycare, preschool, and after school care in the Woodstock Neighborhood.		X			WNA, All Saints Episcopal Church, BP&R
PRE 9.5	Provide information on daycare and dependent care to Woodstock households and businesses.			X		WNA, SEUL, BP&R
PRE 9.6	Encourage the establishment of a Woodstock Environmental Club which identifies and promotes neighborhood projects such as neighborhood clean-ups, recycling, and appropriate waste disposal.			X		WNA, WCBA, BP&R
PRE 9.7	Promote the establishment of business/neighborhood/school partnerships to promote recreational, educational, and other neighborhood oriented activities for Woodstock's young people.		X			WNA, WCBA, BP&R

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DIVERSITY

Woodstock's population is comprised of all age groups and residents descended from many different national origins. The arrival of new immigrant groups during the past twenty years adds to the neighborhood's cultural diversity. It is this richness of differences that the neighborhood would like to preserve. Woodstock's inclusion of residents of different ages and from different cultural backgrounds is seen in the institutions and agencies that offer education and social service support.

One example of such a support service is the Chinese Social Service Center located in the Chinese Presbyterian Church at S.E. 49th and Woodstock Blvd. Begun in 1983, it serves Multnomah, Clackamas, Washington and Clark Counties, providing a variety of services targeted to ethnic Chinese. All of the agency's clients are ethnic Chinese or Southeast Asian. It has recently expanded its services to include not only cultural activities and a senior meals program, but programs for youth and mental health needs, an adult foster home, and ESL and naturalization classes.

Another agency serving a largely immigrant population is Russian Oregon Social Services (ROSS) with headquarters at All Saint's Episcopal Church, at S.E. 41st and Woodstock Blvd. The agency serves the approximately 300 Russian families in the greater Woodstock area as well as some of the other 25,000 Russian speaking people in Oregon and southwest Washington. It offers families help with temporary housing, job placement and legal, medical and financial information. ROSS also offers English as Second Language classes.

The Woodstock Neighborhood also is home to the administrative office and central kitchen for Loaves and Fishes located at SE 52nd and Martins. Meals are prepared and delivered to elderly people living in 21 neighborhoods throughout Multnomah and Washington counties.

In addition, diversity of care and education for all ages is represented in the presence of numerous adult foster homes, a private Catholic school with grades K-8, a Montessori school that serves children ages 3-6 and two public elementary schools.

These examples of diversity in our community represent richness and challenge. As Woodstock expands with the growth facing the Portland metropolitan area, a goal is to recognize, honor and celebrate the diversity of ages, races, cultures and lifestyles through cooperation in activities and events.

Policy 10: DIVERSITY

Encourage neighborhood diversity and recognize the unique contributions which all members of our community bring to the Woodstock Neighborhood.

- 10.1 Support community organizations and institutions providing educational and social support services to the Woodstock Neighborhood.
- 10.2 Promote positive interactions among Woodstock Neighborhood residents and reinforce diversity through educational and cultural activities and events that include the diverse ages and physical and mental capabilities represented.

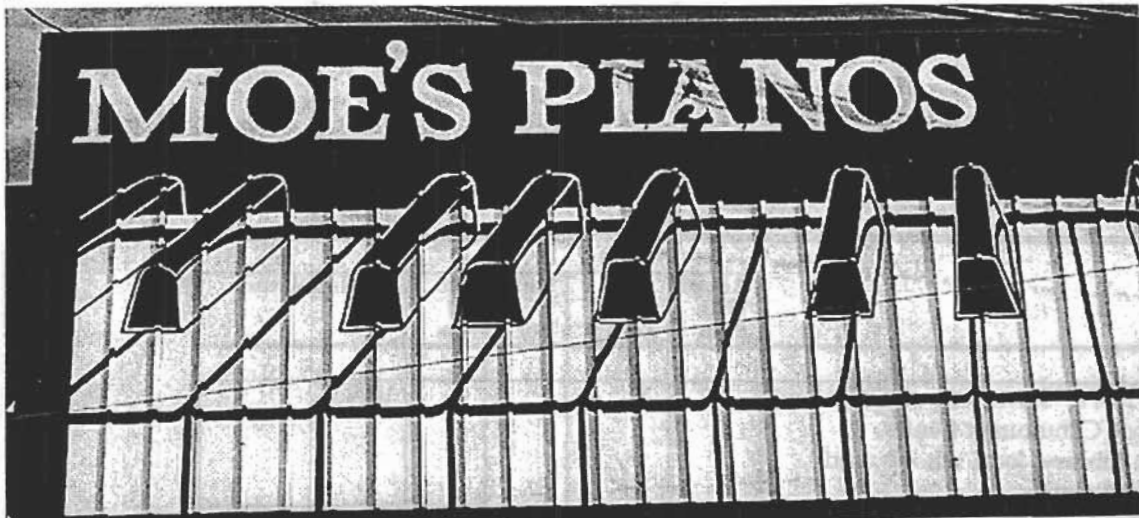


**Drummer and dragon dancer from the Chinese Social Service Center in Woodstock perform at Woodstock Days 1995
Photograph: Woodstock Neighborhood Association**

Action Chart: Diversity

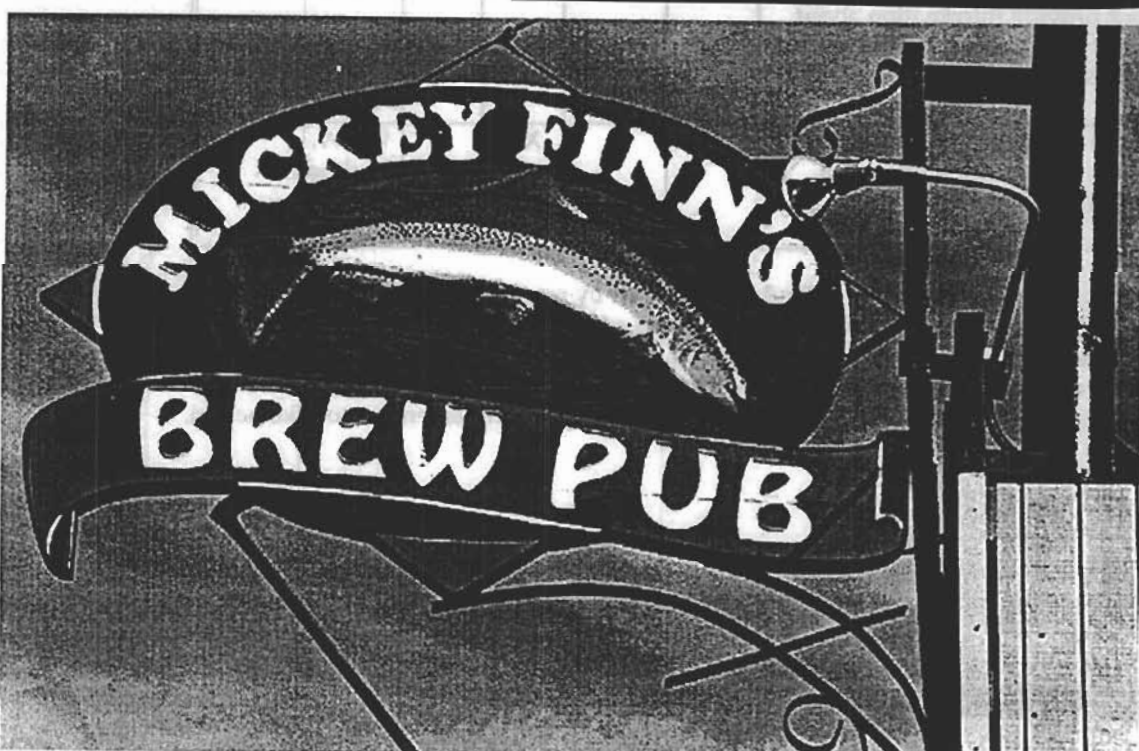
	ACTIONS	Time				Implementors
		Adopt With Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
D 10.1	Display WNA's "Statement of Diversity" at Woodstock Community Center, Woodstock Library, local schools, and neighborhood events.		X			WNA
D 10.2	Promote the visibility of social service agencies in Woodstock through the distribution of information to residences, civic organizations, and businesses.		X			WNA, WCBA, ROSS, CSCC
D 10.3	Expand the use of the Woodstock Community Center to celebrate the history, art, music, and cultures of the Woodstock Neighborhood through local exhibitions, performances, and special events.		X			WNA, WCBA. BP&R
D 10.4	Encourage the creation and installation of public art within the Woodstock Village Center which celebrates the histories and activities of Woodstock's cultural and ethnic groups.			X		WNA, WCBA
D 10.5	Hold an annual community festival and market where local artists, entrepreneurs, artists, musicians and dance groups from all different cultural backgrounds can showcase their talents and crafts.		X			WNA, WCBA
D 10.6	Involve children in activities which celebrate and provide information about the art, history, and culture of Portland and Woodstock's ethnic and cultural communities.			X		WNA
D 10.7	Work with the Woodstock Branch Library to display arts, history and cultures of Woodstock's ethnic and cultural communities.			X		WNA, Multnomah County

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Distinctive Signage
along
Woodstock Boulevard

Photograph: Woodstock
Neighborhood Association



BUSINESS AND ECONOMIC DEVELOPMENT

Formerly the final destination of the Waverly-Woodstock streetcar line, Woodstock Boulevard is the 'main street' of the Woodstock neighborhood. Small businesses and churches have located here since the beginning of the 1900s. There has been a public library on Woodstock Boulevard since 1908.

This plan designates the segment of Woodstock Boulevard between SE 39th and SE 52nd Avenues between SE Martins and SE Ramona as the Woodstock Village Center. The name implies a commitment to retaining a mixture of business, residential, civic and public uses in this corridor.

Retail and service uses in the Village Center will be aimed primarily at a local market area. Consequently, the scale of business development in the Center should be appropriate for local rather than regional markets.

This plan is supportive of the designation of Woodstock Boulevard as a "Main Street" in Metro's 2040 Plan. The Woodstock Village Center already embodies many of Metro's "Main Street" concepts.

This plan envisions a business district that is well patronized by local residents. People come here for goods and services as well as cultural and civic activities because the Village Center is attractive, safe, and convenient. As property owners in and around the Village Center provide good maintenance and are considerate of adjacent property owners, tenants and residents of the Village Center can become a model as well as a centerpiece for the rest of the neighborhood.

Smaller commercial nodes in the Woodstock neighborhood augment the mix of goods and services available in the Village Center. Commercially zoned property on Woodstock Boulevard east of SE 52nd Avenue will develop in a

manner that is compatible with the Village Center concept. Current development patterns suggest that light manufacturing and support services will continue to locate here.



Socializing at sidewalk tables in the Woodstock Village Center
Photograph: Woodstock Neighborhood Association

Policy 11: Neighborhood Self-Sufficiency

Maintain a healthy business community that promotes neighborhood self-sufficiency. Encourage and support businesses that enhance the neighborhood and provide needed goods and services to local residents and businesses. Maintain and enhance the historic role of Woodstock Boulevard as a lively Village Center where diverse neighborhood activities are concentrated.

Objectives:

- 11.1 Maintain the area along SE Woodstock Boulevard between SE 39th and SE 52nd Avenues as the Woodstock Village Center, the civic and business center of the neighborhood. Improve the environment for transit patrons and pedestrians within the Village Center.
- 11.2 Develop the Woodstock Village Center as a successful "Main Street" as defined in Metro's 2040 Growth concept.
- 11.3 Promote an awareness of the Village Center as a mixture of uses including a substantial residential component as well as commercial, community, and institutional uses..
- 11.4 Foster existing and recruit new businesses that serve the needs of local markets and expand the range of neighborhood activity for all age groups (restaurants, bakery, bookstores, toy store, copy and print shop, health gym and dependent care) in Woodstock.
- 11.5 Include features in development that emphasize the role of the Village Center as a social gathering place for neighborhood residents, workers, and visitors.

- 11.6 Promote visual coherence and physical characteristics that enhance the identity of the Woodstock Village Center and its connection to the surrounding neighborhood.
- 11.7 Use design features and make improvements in the public rights-of-way to promote cohesion between the north and south sides of Woodstock Boulevard and that create coherence in the Village Center.
- 11.8 Maintain and enhance the self-sufficient aspect of the Woodstock Village Center wherein a mix of retail, institutional, light manufacturing, professional services and residential uses create a "critical mass" that substantially support each other and meet the needs of surrounding neighborhoods.
- 11.9 Work with business and property owners to mitigate potential or existing negative impacts of commercial uses on neighboring residential uses and vice versa.
- 11.10 Encourage the development of bed and breakfast establishments in and adjacent to the Village Center to provide lodging for visitors to Reed College and the Eastmoreland, Reed and Woodstock Neighborhoods.
- 11.11 Promote the image and identity of the Woodstock Village Center and Neighborhood through festivals and events.
- 11.12 Work with property owners, tenants, and residents, and managers and city bureaus to assist in the timely enforcement of development, building, and public health and safety regulations.

Policy 12: Future Development

Encourage development of vacant sites and underutilized sites. Encourage additions that promote new opportunities in the Woodstock Village Center.

Objectives:

- 12.1 Encourage renovations, additions, and new projects to be compatible with the neighborhood's small scale character (i.e. small scale businesses) and reinforce neighborhood identity.
- 12.2 Support more intensive and transit supportive development of commercial, residential, and civic uses in the Woodstock Village Center and along transit streets.
- 12.3 Encourage the development of the commercially zoned properties along SE Woodstock Boulevard between SE 52nd and SE 57th Avenues as a less intensive commercial area than the Woodstock Village Center with an emphasis on small scale, pedestrian and transit oriented businesses.
- 12.4 Encourage increased residential density and mixed-use development in locations that support the activities of the Woodstock Village Center along transit streets and near existing smaller nodes of commercial development such as the intersections of SE 52nd with SE Steele, SE Raymond, SE Duke, and SE Holgate; SE 41st and SE Raymond; and SE 45th and SE Harney.

Policy 13: Land Use Assessment

Ensure an adequate supply of commercial and mixed-use sites for new and expanding business. Encourage overall compatibility with residential use.

Objective:

- 13.1 Evaluate opportunities for business and community development through the use of market information and studies for the Woodstock and Inner Southeast Portland areas.

Action Chart: Business and Economic Development

	ACTIONS	Time				Implementor
		Adopt With Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
ED 11.1	Develop a comprehensive community development, land use, zoning, and transportation plan for the Woodstock Village Center. Use artist and architect renderings to help visualize physical improvements and ways to create a distinctive and cohesive image of the Woodstock Village Center as the heart of the Woodstock Neighborhood.			X		WCBA, WNA PDC Bus. Dist. Prog., BOP, BES, BP&R
ED 11.2	Strengthen the role of the Woodstock Village Center as the civic and business center of the neighborhood while preserving the residential component.		X			PDC
ED 11.3	Improve the safety and accessibility of the Woodstock Village Center for pedestrians, bicyclists, and transit riders and motorists.		X			WNA, WCBA, BOP
ED 11.4	Identify and implement community development opportunities in the Woodstock Village Center.			X		WCBA, WNA, PDC, Alliance of Portland Neighborhood Businesses
ED 11.5	Support driveway consolidation and shared use of surface parking lots by Woodstock Village Center businesses and institutions.		X			WNA, WCBA, PDC
ED 11.6	Develop a landscaping plan for the Woodstock Village Center. Work with the City Forester to identify trees, low to medium height shrubs and plants that would be appropriate for use in diverse locations throughout the Village Center.			X		WNA, WCBA
ED 11.7	Reinforce neighborhood identification with the civic and business components of the Village Center through the expansion of neighborhood festivals and events.		X			WNA, WCBA
ED 11.8	Profile three or four businesses a year (history, interviews with owners and employees) in article(s) to be published in the Woodstock Independent News and WNA newsletter.			X		WNA, WCBA

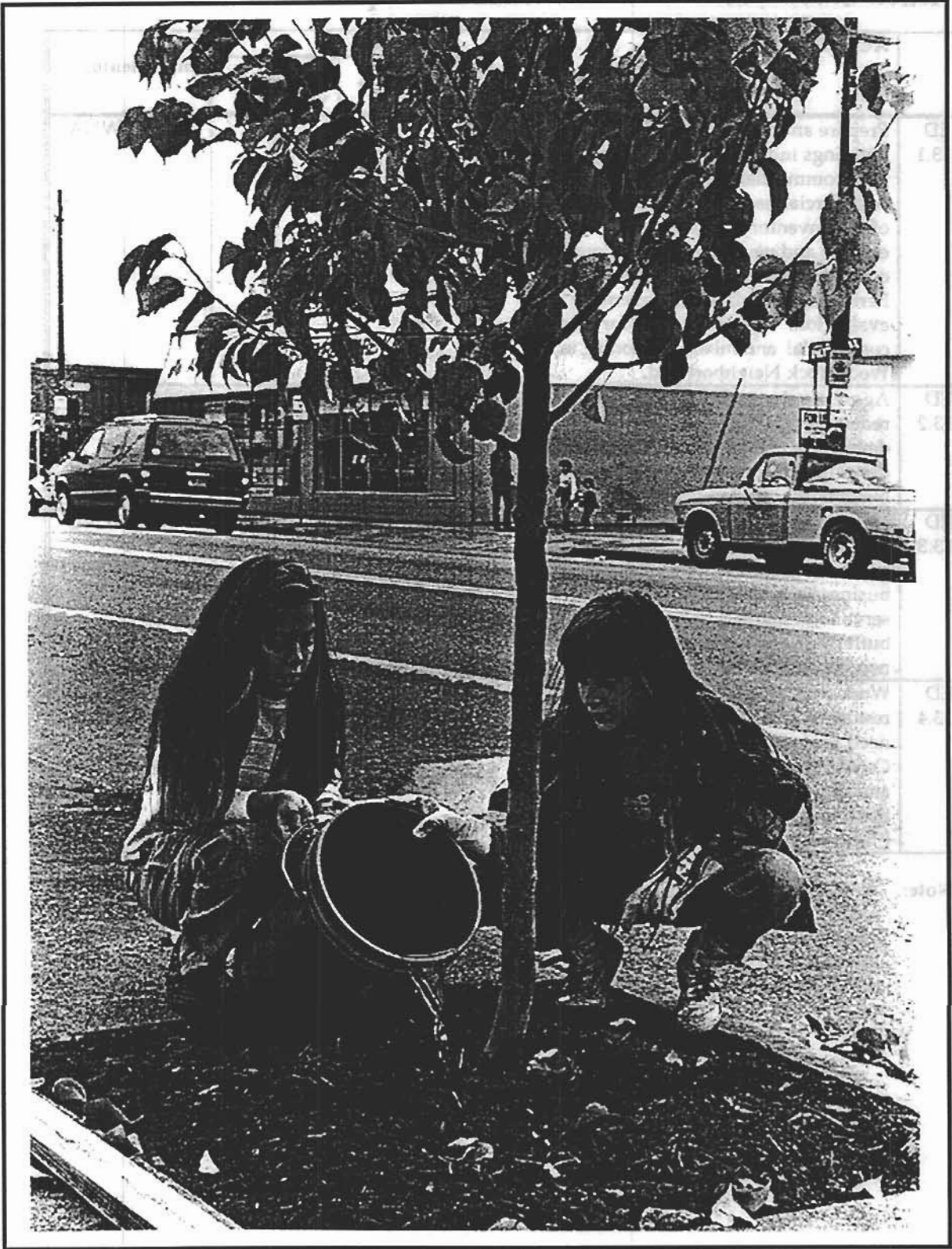
Action Chart: Business and Economic Development

	ACTIONS	Time				Implementor
		Adopt With Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
ED 11.9	Foster linkages among local businesses, residents, start-up entrepreneurs, and households with home occupations. Support the use of local businesses and craftspeople.			X		WNA, WCBA
ED 11.10	Encourage local businesses to provide job opportunities for local residents.			X		WNA, WCBA
ED 11.11	Use local media and advertising to encourage area households to patronize local businesses.			X		WNA, WCBA
ED 11.12	Support zoning and development patterns which orient buildings toward the street thereby reinforcing Woodstock's pedestrian orientation.		X			WNA
ED 11.13	Work with commercial and civic tenants, residential property managers, property owners to improve building and site maintenance and rehabilitation and promote nuisance abatement.			X		WNA, WCBA, BOB, BP, Fire, BES
ED 11.14	Work with commercial and civic property managers and owners to provide trash receptacles in convenient exterior locations for disposal of litter by customers, clients, and visitors. Ask businesses to take responsibility for trash receptacles adjacent to their businesses.		X			WNA, WCBA, Tri-Met
ED 12.1	Reinforce Woodstock's Village Center identity through designs, pedestrian access, and marketing which bring together the north and south sides of SE Woodstock Boulevard.			X		WNA, WCBA, BOP
ED 12.2	Support expansion and development proposals and investment strategies which promote greater utilization of existing commercial buildings and properties.		X			WNA, WCBA

Action Chart: Business and Economic Development

	ACTIONS	Time				Implementor
		Adopt With Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
ED 13.1	Prepare an inventory of properties and buildings in the Woodstock Neighborhood with commercial zoning and/or commercial uses. Evaluate the potential of this inventory to meet the needs of existing and new businesses for market competitive locations and sites. Periodically update this inventory and evaluation. Assess the need for increased commercial and mixed use zoning in the Woodstock Neighborhood.		X			WCBA, WNA
ED 13.2	Aggressively market commercial redevelopment opportunities to developers and property owners who build development consistent with Woodstock Neighborhood Plan provisions.		X			WNA, WCBA
ED 13.3	Identify sites within the Village Center where extensions of existing commercial zones are needed to support expanding businesses and commercial activities that serve local markets. Use design and buffering to mitigate negative impacts on neighboring homes and residential areas.			X		WCBA, WNA
ED 13.4	Work with Woodstock Community and residents, business owners to study the need for re-zoning the Woodstock Village Center in order to enhance new business and growth of existing business and lay the foundation for the Inner Southeast Plan.			X		WNA, WCBA, BOP, METRO, PDC

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Girl Scouts help with 1990 tree planting on Woodstock Boulevard
Photograph: Woodstock Neighborhood Association

URBAN DESIGN, HISTORIC PRESERVATION, AND NEIGHBORHOOD LIVABILITY

The residential neighborhoods that comprise 92% of Woodstock's area have an airy, open feeling. This is because 90% of Woodstock's housing is in single unit detached dwellings and homes are modest in scale relative to lot sizes.

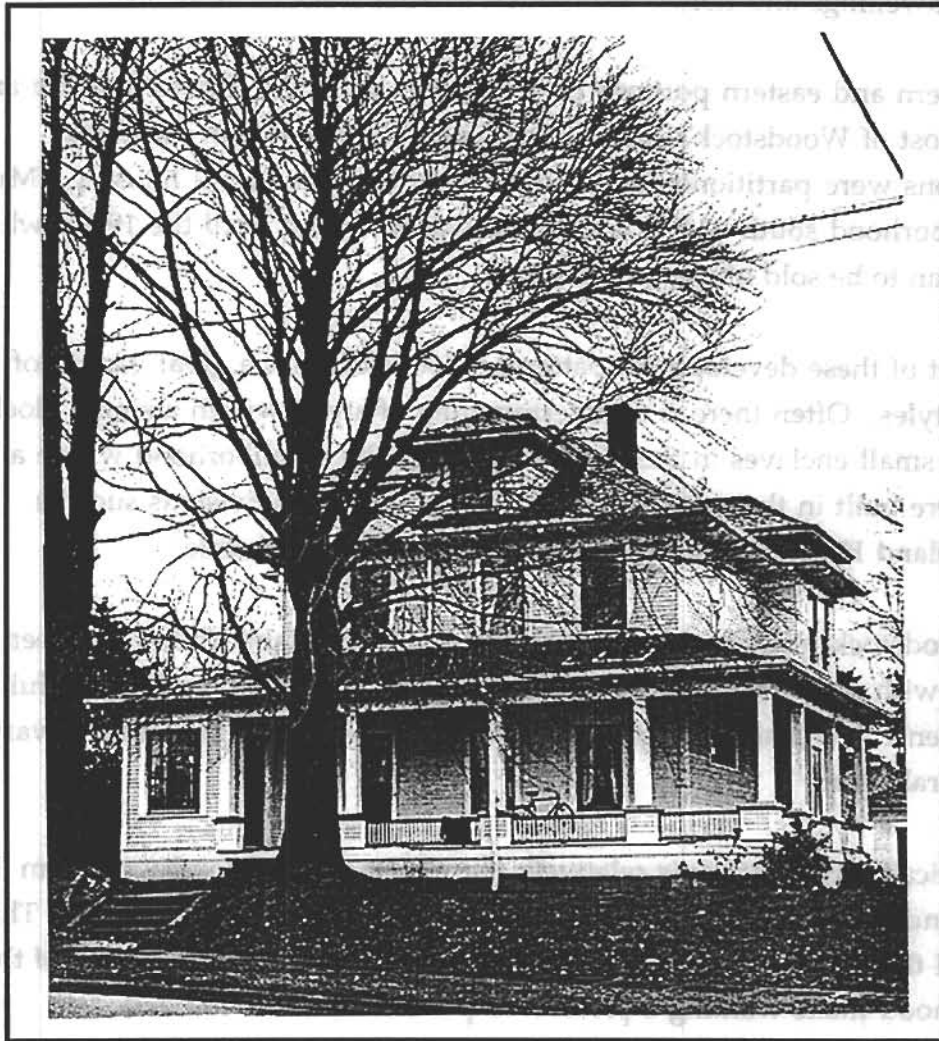
The northern and eastern portions of Woodstock were the first to develop and contain most of Woodstock's historic buildings. Larger lots in the older subdivisions were partitioned over time to accommodate infill housing. Much of the neighborhood south of S.E. Glenwood was farmland until the 1950's when farms began to be sold off for subdivisions.

As a result of these development patterns, Woodstock has a great variety of housing styles. Often there is an intermingling of styles within a single block. There are small enclaves in the older sections of the neighborhood where all the homes were built in the same early era. More recent subdivisions such as "Eastmoreland Heights" also tend to have a consistency of style.

Many Woodstock residents are avid gardeners. The neighborhood has been endowed with a context of large trees, ornamental plantings, and delightful front yard gardens. The landscaping helps to knit together a building fabric of varying architectural styles.

Geographically, Woodstock is relatively flat, sloping to the southwest from S.E. Holgate and draining into Crystal Springs and the Johnson Creek Basin. The level grade and the presence of a well-connected street grid throughout most of the neighborhood make walking a pleasant experience.

to bring together residents from all over Woodstock and from neighborhoods close by. Cohesive and well-thought out design of the Village Center will be a key to Woodstock's future development.



Historic House at the intersection of SE 39th Avenue and Woodstock Boulevard
Photograph: Lewis School M. Norville Collection

Policy 14: Urban Design

Enhance Woodstock's character while attracting development that preserves and improves and enhances neighborhood livability.

Objectives:

- 14.1 Promote an awareness of state and local land use policies.
- 14.2 Encourage new construction and remodeling to contribute to an attractive and engaging streetscape by ensuring that ample land is reserved for planting strips when rights-of-way are improved.
- 14.3 Promote the maintenance of houses, storefronts, businesses, sidewalks and streets.
- 14.4 Plant trees throughout Woodstock. Preserve existing trees whenever possible.
- 14.5 Plant native species and create wildlife friendly habitats in Woodstock's residential areas.
- 14.6 Enhance and improve Woodstock's environment for pedestrians.
- 14.7 Encourage new development to be attractive and compatible with the surrounding neighborhood.
- 14.8 Establish voluntary residential design guidelines and market these guidelines in a Woodstock development brochure. Promote their use by developers, designers, builders and homeowners. Develop guidelines to address the issues of compatible development between commercial and neighborhood residential areas.

- 14.9 Encourage businesses to enhance neighborhood livability by providing outdoor seating, landscaping and other amenities to be enjoyed by the neighborhood.

- 14.10 Preserve or reference the historic aspects of the Woodstock Village Center in future redevelopment. Preserve the Woodstock Community Center and the historic residences (e.g., the houses on the south side of SE Woodstock between 39th and 40th.) Historic design features to be referenced or retained in commercial buildings include the appearance of small store fronts with generous windows and recessed entrances. Maintain this historic scale and appearance even when businesses expand in size.

- 14.11 Create gateways to the Woodstock Village Center and Neighborhood at key entry points to strengthen Woodstock's identity and image.

Policy 15: Historic Preservation

Recognize and preserve the significant historic structures in Woodstock.

Objectives:

- 15.1 Update and implement the Portland 1984 Historic Inventory .

- 15.2 Develop an ESEE analysis for buildings and features considered for historic designation in Woodstock.

- 15.3 Support the adaptive reuse of significant historic buildings as an alternative to demolition.

Action Chart: Urban Design, Historic Preservation, and Neighborhood Livability

	ACTIONS	Time				Implementors
		Adopt With Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
UD HP 14.1	Establish and maintain a Land Use Committee of at least three persons to act in an advisory capacity to the Neighborhood Association, the Portland Planning Bureau and other relevant agencies		X			WNA, SEUL, BOP
UD HP 14.2	Designate gateways at key entry points to the Woodstock Neighborhood and Village Center. Establish a Gateways Development Committee which will be responsible for designing and placing appropriate improvements at these entrances. Secure resources for the provision of design treatments and signs at these gateways which reinforce neighborhood identity and character.		X			WNA
UD HP 14.3	Use artists' and architects' renderings to help visualize and design physical improvements in the Woodstock Village Center.			X		WNA, WCBA
UD HP 14.4	Support the installation of stop signs where parking lot exits cross sidewalks in the Village Center.		X			WNA, WBCA
UD HP 14.5	Work actively with builders, developers, and renovators to encourage the use of design treatments and signs that are compatible with the neighborhood's character and add to a sense of neighborhood identity.		X			WNA, WBCA
UD HP 14.6	Encourage the orientation of businesses and other activities in the Woodstock Village Center to the sidewalk through site and building design oriented to streets, particularly on transit streets, even in the CN2 super blocks.		X			WNA, WCBA
UD HP 14.7	Meet with housing developers, builders, and renovators to encourage the construction and use of patios, balconies, and strategically placed semi-public and public spaces overlooking the street in the Woodstock Village Center and along transit streets.		X			WNA

Action Chart: Urban Design, Historic Preservation, and Neighborhood Livability

	ACTIONS	Time				Implementor
		Adopt With Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
UD HP 14.8	Work with civic organizations and property owners to create an atmosphere in the Woodstock Village Center which encourages people to gather, shop, and recreate through the upgrade of storefronts, enhancement of parking, provision of urban features such as outdoor seating, landscaping, and street trees, expansion of opportunities for outdoor eating, and design of other amenities oriented to the pedestrian, bicyclist, and transit rider.			X		WNA, WCBA
UD HP 14.9	Work with the Portland Bureau of Police to distribute pamphlets and hold neighborhood workshops addressing the use of design to promote personal and property safety in the Woodstock Neighborhood.			X		WNA
UD HP 14.10	Work with property owners to obtain permission for the planting of owner maintained street trees in planting strips and public rights-of-way.			X		WNA, City Forester
UD HP 14.11	Establish a neighborhood liaison to the Portland Bureau of Buildings. Work with property owners, tenants, and managers and the Bureau of Buildings staff to improve the upkeep and maintenance of buildings, sites, alleys, and unimproved rights-of-way in the Woodstock Neighborhood.	X				WNA, WCBA, BOB
UD HP 14.12	Protect the scenic quality of Johnson Creek and tributary and the Springwater Corridor by restricting development adjacent to these scenic resources and significant natural features.			X		WNA, BES, BP&R
UD HP 14.13	Place signs at major Woodstock entrances and pathways to the Woodstock and Tideman Johnson Parks and Springwater Corridor.			X		WNA, BP&R

Action Chart: Urban Design, Historic Preservation, and Neighborhood Livability

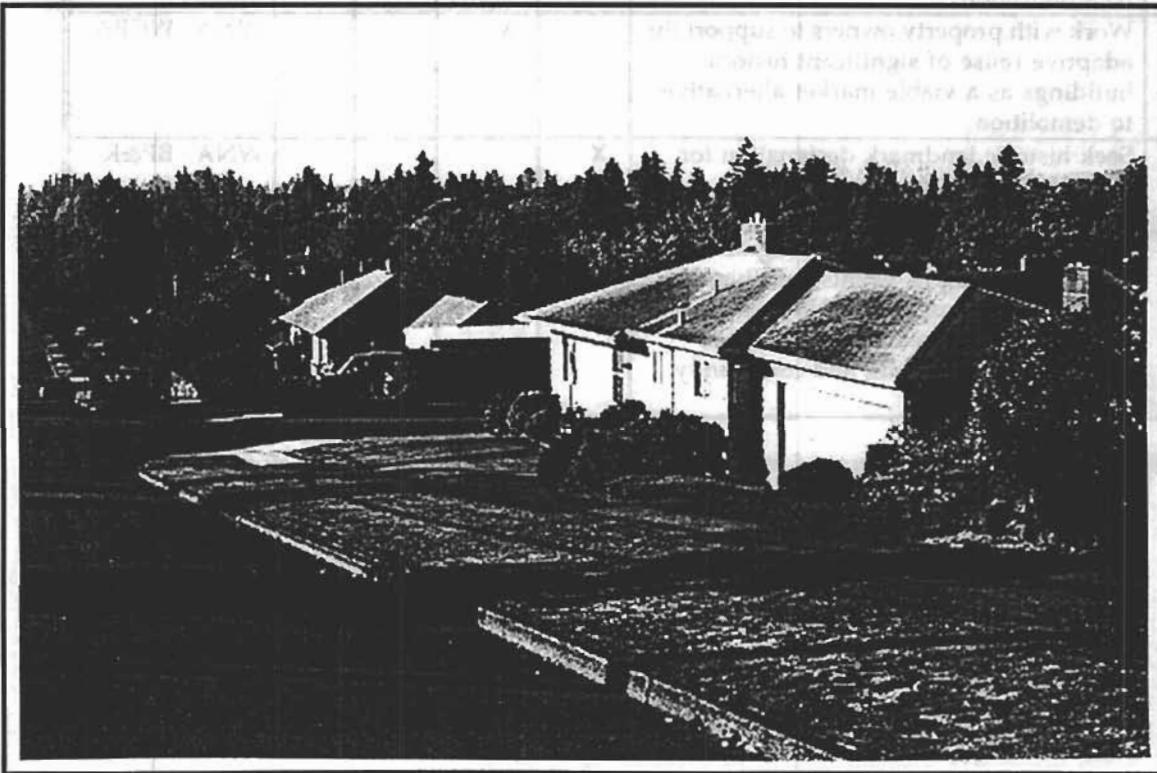
	ACTIONS	Time				Implementor
		Adopt With Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
UD UP 15.1	Establish a Woodstock Neighborhood Historic Committee. Charge this committee with the update of the Portland 1984 Historic Inventory. Work with the Portland Bureau of Planning to create a historic context statement for the updated Woodstock historic resources inventory. Evaluate potential for designation of Woodstock Historic District west of SE 52nd Avenue.			X		WNA, WCBA Portland Bureau of Planning
UD HP 15.2	Work with the Portland Bureau of Planning in the development of an ESEE analysis for resources included in the inventory and considered for historic landmark designation.			X		WNA, Portland Bureau of Planning
UD HP 15.3	Work with property owners, business people, and managers to support the renovation and continued use of significant historic resources in the Woodstock Neighborhood.			X		WCBA, WCBA
YD HP 15.4	Work with property owners to support the adaptive reuse of significant historic buildings as a viable market alternative to demolition.		X			WNA, WCBA
UD HP 15.5	Seek historic landmark designation for the Woodstock Community Center.	X				WNA, BP&R
UD HP 15.6	Create a public information program about the history, people, events, and historic structures and ensembles of Woodstock for presentation at area schools, library, neighborhood festivals, and community events.			X		WNA, WCBA

Note: Action Charts were approved by Portland City Council by resolution. They are a starting place. Actions with an identified implementor 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 ability of implementors to take action.

Early 20th Century Bungalows



Ranch houses south of SE Glenwood Street built primarily after the 1950's.



Photographs: Woodstock Neighborhood Association

HOUSING

A distinctive characteristic of the Woodstock Neighborhood is that nearly 90% of its housing stock is in single unit detached homes. Half of Woodstock's residential structures were built before 1950. According to census statistics, there were 3,762 housing units in Woodstock in 1990. Nearly 10% of these units were constructed in the two decades between 1970 and 1990, although housing construction slowed significantly between 1980 and 1990. More varied types of housing are anticipated by this plan in response to changing types of households, market values, and the need to encourage less dependency upon the automobile.

The average household size is shrinking. In 1990 the average Woodstock household size was 2.41 persons and nearly 12% of the neighborhood's households were comprised of one person living alone. Smaller households, particularly seniors and young adults, may prefer attached or multi-unit living arrangements for reasons of affordability, increased security and fewer maintenance responsibilities.

Oregon's Transportation Planning Rule calls for a 20% decrease in vehicle miles traveled (automobile use) over the next 30 years. Creating more opportunities for people to live within easy walking distance of transit, and close to shopping, services and employment is one way to meet that goal.

Most of Woodstock's housing is in good repair, although attention to some homes is needed. This neglect, often by landlords living in other parts of the city or other states, is a growing concern of the neighborhood and a goal for future attention and action.

The Woodstock Neighborhood Plan envisions a diversity of quality affordable housing for home ownership and rental. This will be achieved by the preservation and good maintenance of viable existing housing and by encouraging new housing that is architecturally consistent with the surrounding neighborhood context. To serve an increasingly diverse population, this housing must meet the needs of all ages and income levels.

Policy 16: Housing a Diverse Community

Improve and add to the supply of housing in the Woodstock Neighborhood. Ensure a mix of housing types to serve Woodstock's diverse population and a variety of household types.

Objectives:

- 16.1 Support the siting and construction of housing designed to meet the needs and income levels of young adults, one and two person households, families, physically and socially challenged, and senior citizens.
- 16.2 Encourage the creation of multi-unit and mixed-use housing in and near to the Woodstock Village Center and along transit streets.
- 16.3 Encourage the inclusion of quality affordable housing in and adjacent to the Woodstock Village Center and along major transit streets.
- 16.4 Reinforce home ownership by encouraging the development of affordable housing that is compatible with the character and design of neighboring homes.
- 16.6 Promote the establishment of the A-Overlay Zone for the alley subdivisions east of SE 52nd Avenue. Support the amendment of the A-Overlay Zone to allow for the construction of detached studio and small apartments over garages that face an alley.
- 16.7 Work with property owners, managers, landlords, and tenants to maintain building exteriors, yards, and landscaping to improve livability of Woodstock's rental housing.

- 16.8 Support residential zoning on S.E. 39th from Holgate Blvd. to Johnson Creek Blvd.
- 16.10 Seek a healthy balance between rental and home ownership opportunity.

Policy 17: Character of Infill Housing

Encourage infill housing designs that create a pedestrian friendly streetscape.

Objectives:

- 17.1 Discourage the use of designs in residential neighborhoods where garages are the dominant feature in the front yard.
- 17.2 Where alleys exist, encourage designs and lot development patterns where garages are accessed through the alleys.
- 17.3 Support building projects with designs that consider the pedestrian environment of the streetscape and the use of transit. Look for incentives to encourage builders to construct housing of this type in Woodstock.
- 17.4 Work with abutting neighborhoods sharing neighborhood boundaries such as SE 39th, SE 52nd, and SE Holgate to develop pedestrian oriented and transit supportive development.
- 17.5 Develop partnerships with non-profit corporations to market sites, rehabilitate buildings and construct new housing and mixed use development in the Woodstock Neighborhood.

Action Chart: Housing

	ACTIONS	Time				Implementors
		Adopt With Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
H 16.1	Identify specific locations in the Woodstock Village Center and along transit streets where new housing opportunities can be generated through the application of single-unit attached, low and medium density multi-unit attached, and mixed-use commercial/residential zoning. Evaluate the use of the 'a' Overlay Zone and upzoning of properties designated for single-unit attached development in the Woodstock Village Center as a means to promote compatible infill at slightly higher densities. Take action on recommendations as part of the Inner Southeast Community Plan.			X		WNA, WCBA, BOP
H 16.2	Encourage diverse housing types through the development of garage apartments, accessory rental units, and the conversion of large houses to multi-unit homes.			X		WNA
H 16.3	Work with residents, businesses, property managers, and owners to encourage investments in building and site maintenance, landscaping, and garbage recycling and disposal.		X			WNA, WCBA, BOB
H 16.4	Sponsor annual Stop Oregon Litter and Vandalism (SOLV) cleanups.		X			WNA
H 16.5	Network with community service organizations providing expertise, materials and/or volunteers such as Reed College Seeds Program, Portland Bureaus of Police and Fire and Rescue, and neighborhood civic organizations to help senior and special needs households with home maintenance and repair projects. Recruit volunteers to assist with project development, and to provide expertise and supervision.			X		WNA, BOB

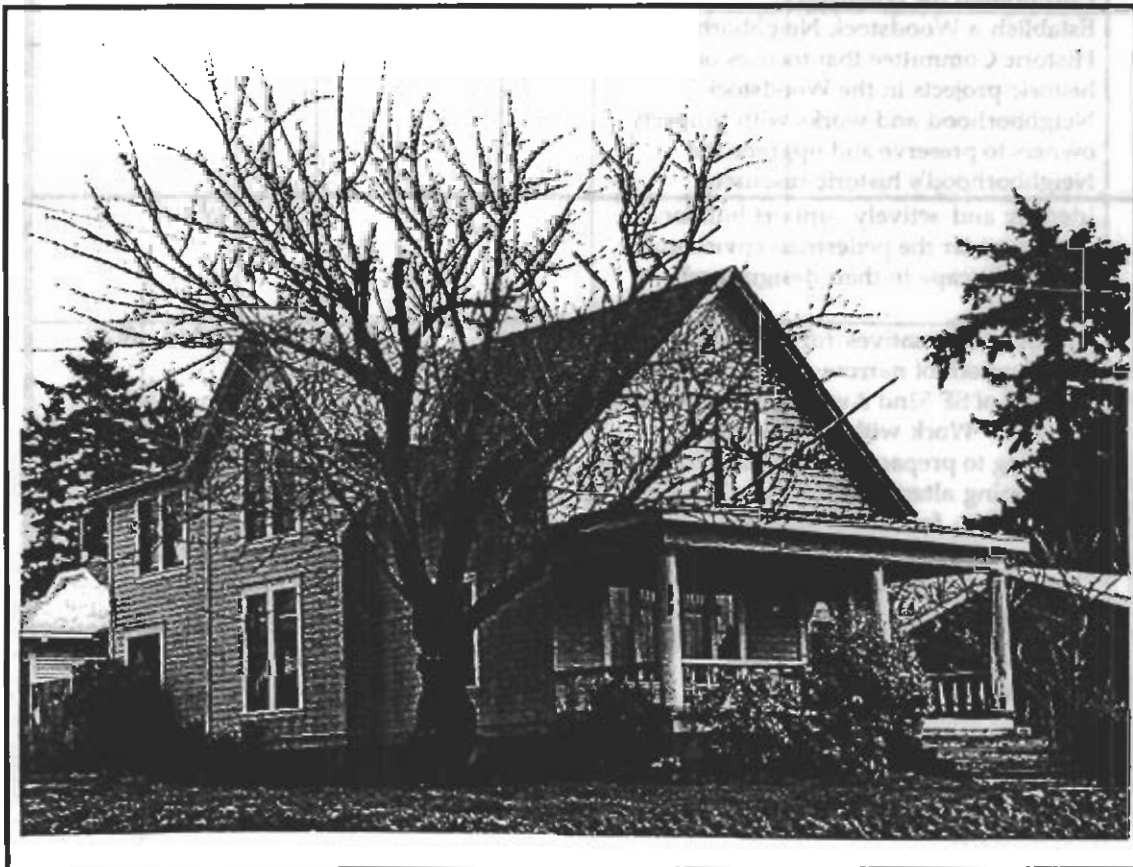
Action Chart: Housing

	ACTIONS	Time				Implementors
		Adopt With Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
H 16.6	Work with property managers and owners and Portland Bureau of Buildings to identify sites and buildings where remedial action is needed to address existing conditions which pose threats to the health, safety and welfare in the Woodstock Neighborhood. Appoint a liaison from the Neighborhood Association to work with Bureau of Buildings staff.			X		WNA
H 16.7	Work with community and civic organizations to distribute information and co-sponsor do-it-yourself workshops on home repair, maintenance and improvement programs. Distribute information through local media, and the Woodstock Community Center and Branch Library.			X		WNA, WCBA
H 16.8	Investigate the possibility of forming a non-profit Community Development Corporation for Woodstock.			X		WNA
H 16.9	Establish a Woodstock Neighborhood Historic Committee that focuses on historic projects in the Woodstock Neighborhood and works with property owners to preserve and upgrade the Neighborhood's historic resources.			X		WNA
H 17.1	Identify and actively support builders who consider the pedestrian environment and streetscape in their designs and buildings.		X			WNA
H 17.2	Evaluate alternatives for interior development of narrow deep residential lots east of SE 52nd Avenue and north of SE Mitchell. Work with the Bureau of Planning to prepare development scenarios and zoning alternatives, where appropriate, for consideration as part of the Inner Southeast Community Plan. Take action on recommendations as part of the Inner Southeast Community Plan.			X		WNA, BOP

Action Chart: Housing

	ACTIONS	Time				Implementors
		Adopt With Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
17.3 con't	units on homeowner occupied residential properties. Also consider the use of the Attached Residential R2.5 zone, in areas with alleys to promote attached development with parking in the rear. Adopt findings and recommendations as part of the Inner Southeast Community Plan.			X		WNA
17.4	Support the continued dominance of housing uses along SE 39th Avenue in the Woodstock Neighborhood through the retention of residential comprehensive plan map designations and zones.			X		WNA

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Historic house located at SE 39th Avenue and SE Martins Street
 Photograph: Lewis School E. Norville Collection

CRIME PREVENTION AND PUBLIC SAFETY

Woodstock Neighborhood residents and businesses, working with local schools, churches, organizations and public agencies, have a strong desire to make this neighborhood safer and more secure.

In recent years there have been growing incidents of graffiti, vandalism, drug abuse, theft and other crime. Area residents want to take a pro-active approach to prevent the spread of crime through the establishment of a permanent Crime Prevention and Public Safety Committee and by actively working with the Southeast Uplift staff, Portland Police Bureau neighborhood liaison officer, the neighborhood association, the business association and other community resources.

Another concern is for the safety of all residents (but especially the elderly) in their homes, in the community and particularly while crossing busy Woodstock Boulevard, which has limited crosswalks and traffic lights.

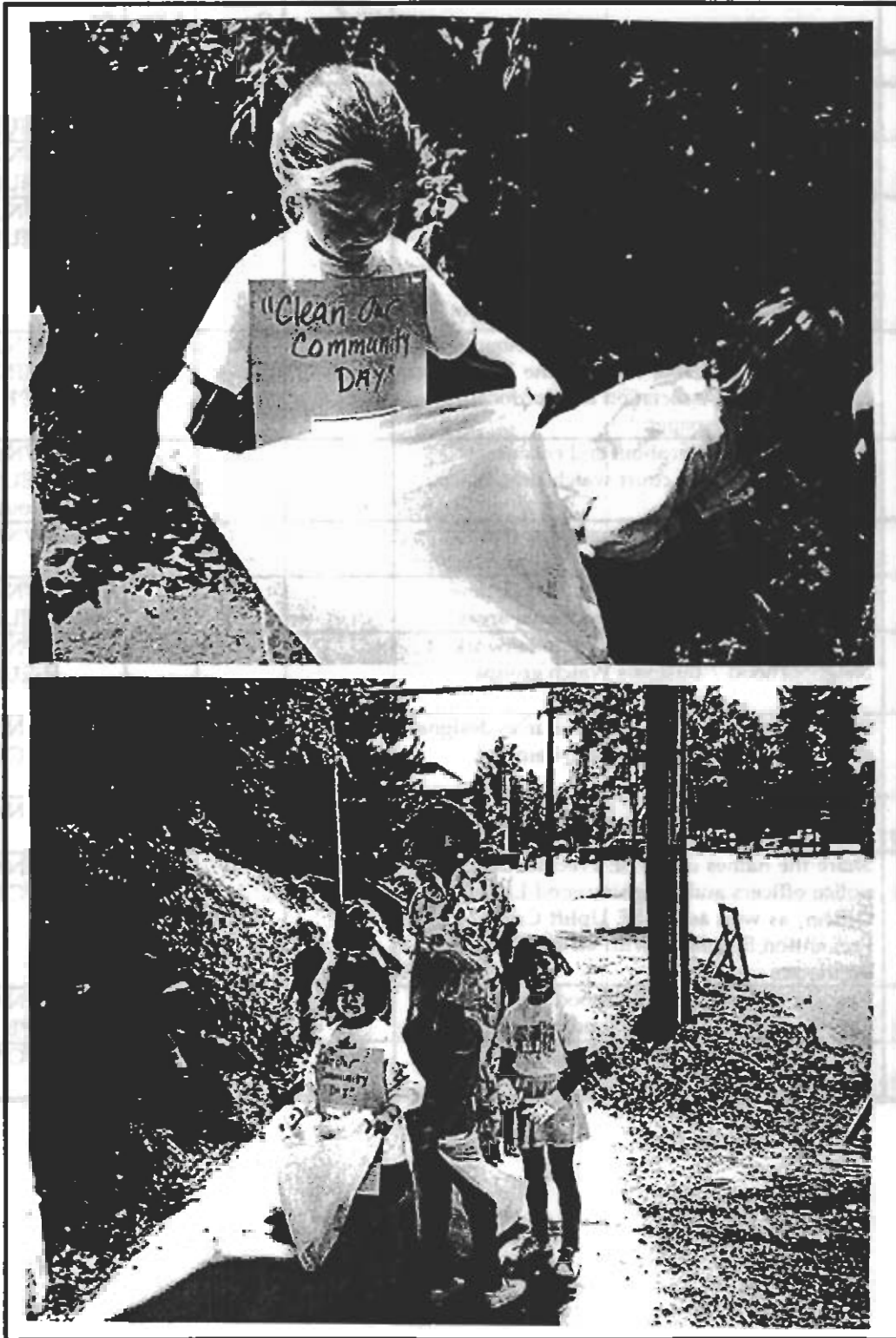
Policy 18: Neighborhood Safety

Create a sense of community responsibility for and commitment to a safe and secure neighborhood through the shared efforts of residents, schools, churches, businesses and public agencies.

Objectives:

- 18.1 Work with residents, businesses, Southeast Uplift, the Portland Police Bureau and its Neighborhood Liaison Officer to address Woodstock crime and public safety issues.
- 18.2 Inform businesses and residents about crime prevention.
- 18.3 Make 'safe places' available for children and adults throughout the neighborhood.
- 18.4 Establish gateway signs on SE Woodstock Boulevard at SE 39th and SE 60th Avenues to welcome people into the neighborhood, promote a sense of community identity and encourage safe driving.
- 18.5 Maintain an on-going communication between residents, businesses, Southeast Uplift crime prevention specialists, and police officers, particularly the Woodstock Liaison Officers.
- 18.6 Encourage businesses to work with adjacent residents to promote mutual safety and good will.
- 18.7 Address safety problems throughout the neighborhood.
- 18.8 Acknowledge the positive accomplishments and contributions of the community's youth and young adults. Provide opportunities for youth to make a positive contribution to the community.

Students from the Whole Child Montessorri School participate in
Community Clean-Up Day, May 1992



Photographs: Woodstock Neighborhood Association

Action Chart: Crime Prevention and Public Safety

#	ACTIONS	Time				Implementors
		Adopted With Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
CP 18.1	Establish and maintain a Public Safety Committee .			X		WNA, WCBA, SEUL
CP 18.2	Research and communicate current available crime information reward funds.		X			WNA, WCBA, SEUL, PPB
CP 18.3	Distribute a public handout listing contact persons and resources for various types of neighborhood problems (crime, panhandlers, graffiti, drug houses, etc.) and to provide access to police and crime prevention services.	X	X			WNA, WCBA, SEUL, PPB
CP 18.4	Make crime statistics and neighborhood crime information available through the Woodstock Neighborhood Association and/or local community newspaper.		X			WNA, WCBA, WIN, SEUL, PPB
CP 18.5	Provide information about and encourage participation in the court watch program.		X			WNA, WCBA, SEUL, WPSC, Court Watch
CP 18.6	Provide and update information on the community reader board. (See 4.11a)			X		WNA, WPSC
CP 18.7	Promote the expansion of the Block Home program in business and residential areas.		X			WNA, WCBA, SEUL, PPB
CP 18.8	Establish and maintain an active network of Neighborhood / Business Watch groups.		X			WNA, WPSC, SEUL, WCBA, PPB
CP 18.9	Publicize existing programs/resources designed to promote the safety and well-being of elderly residents.		X			WNA, WPSC., WCBA, PPB
CP 18.10	Encourage participation in "National Night Out" each year.		X			WNA, SEUL
CP 18.11	Share the names of the SE Precinct district police officers and Neighborhood Liaison Officer, as well as the SE Uplift Crime Prevention Specialist with all residents and businesses.		X			WNA, PPB, WCBA, SEUL
CP 18.12	Request that our Neighborhood Liaison Officer cover the entire Woodstock area.		X			WNA, WCBA, PPB
CP 18.13	Encourage the coordination of enhanced security coverage by Woodstock businesses.		X			WCBA, SEUL

Action Chart: Crime Prevention and Public Safety

#	ACTIONS	Time				Implementors
		Adopted With Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
CP 18.14	Work with property owners and managers, households, and businesses to quickly remove graffiti and discourage the application of new graffiti. Seek the cooperation of area schools, public agencies and volunteer efforts for this project.		X			WNA, WCBA, PFB
CP 18.15	Seek ways to involve youth in the community and help young people share responsibility for the community including but not limited to clean-ups, trees plantings, and other neighborhood based efforts.		X			WNA, WCBA
CP 18.16	Develop a crime prevention outreach program and provide information and referral for speaker's bureau that would make presentations to Woodstock businesses, households and youth.			X		WNA, WCBA, SEUL
CP 18.17	Assist in finding solutions to reported public safety and crime problems in neighborhood parks and public open spaces.		X			WNA, SEUL, PPB, BP&R
CP 18.18	Public Safety Committee will cooperate with regional and city emergency plan providers.			X		WNA, WCBA, PFB, WPSC
CP 18.19	Review study by PSU master in Social Work students regarding resources for vulnerable people in the neighborhood.	X				WNA, PSU School of Social Work,, Sherry Hall
CP 18.20	Request police bicycle patrols in the Woodstock Village Center.			X		WNA, WCBA, WPSC

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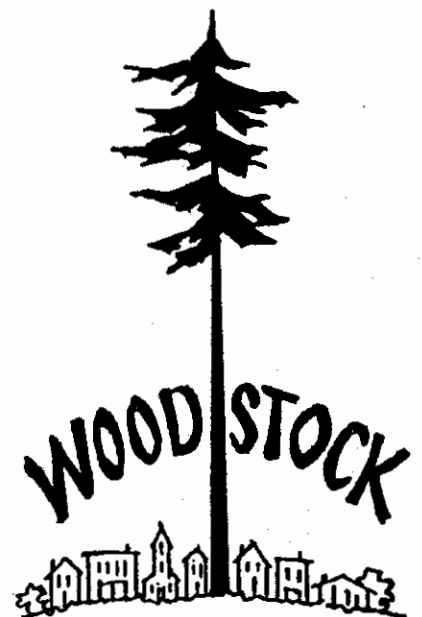
Implementors of Plan Action Items

This is a directory of the abbreviations used for potential implementors of action items. Actions with identified implementor for an action is an expression of interest and support with the understanding that some actions may need to be adjusted and others replaced with more feasible proposals.

Alliance	Alliance of Portland Neighborhood Businesses
BES	Bureau of Environmental Services
BHCD	Bureau of Housing and Community Development
BOB	Bureau of Buildings
BOP	Bureau of Planning
BTA	Bicycle Transportation Alliance
BPR	Bureau of Parks and Recreation
CSSC	Chinese Social Service Center
FB	Fire Bureau
FJC	Friends of Johnson Creek
FT	Friends of Trees
JCCC	Johnson Creek Corridor Committee
METRO	Metro, formerly the Metropolitan Service District
Mult. Co.	Multnomah County
ODFW	Oregon Department of Fish and Wildlife
PDC	Portland Development Commission
PDOT	Portland Office of Transportation
PPB	Portland Police Bureau
ROSS	Russian Oregon Social Services
SEUL	Southeast Uplift
Tri-Met	Tri-County Metropolitan Transportation District of Oregon
WCBA	Woodstock Community Business Association
WNA	Woodstock Neighborhood Association
WPSC	Woodstock Public Safety Committee

APPENDIX A

**WOODSTOCK NEIGHBORHOOD TRAFFIC/PEDESTRIAN
PROBLEM AREAS IDENTIFIED BY THE
WOODSTOCK NEIGHBORHOOD ASSOCIATION**



APPENDIX A

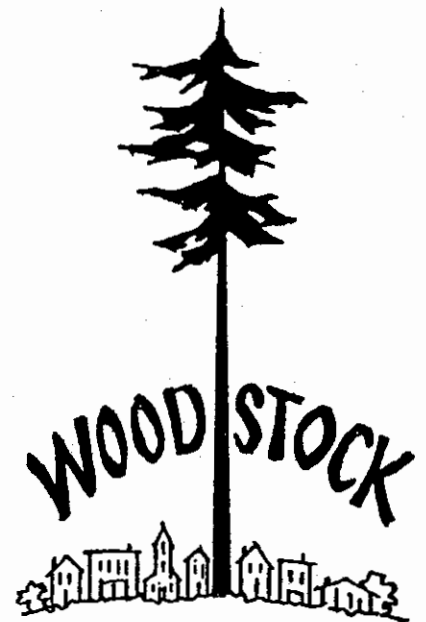
Woodstock Neighborhood Traffic/Pedestrian Problem Areas

<u>Location</u>	<u>Problems</u>
SE Woodstock Blvd.	Speeding.
SE Woodstock Blvd. & SE 49th	Pedestrian crossings difficult. Poor intersection. Difficult to get into the library. Truck parking causes visibility problems.
SE Steele St. by the park	Speed. Dangerous when activities are going on.
SE Woodstock & SE 41st	Pedestrian crossing difficult because of wide street.
SE 41st from Steele to Woodstock	Speed. Wide street.
SE 45th - SE Woodstock to Johnson Creek	Speed - trucks, Tri-met busses do not adhere to speed limit - do not observe safety stop at 45th & Rex
SE Crystal Springs, SE 39th to SE 45th	Speed
SE Evergreen & SE 42nd 42nd Avenue	Speed - Lewis School. Adjust grid system so stop sign is on Evergreen rather than SE
SE Rex & SE 42nd	Speed - dangerous intersection

APPENDIX B

ORDINANCE NO. 169488

RESOLUTION NO. 35463



ORDINANCE 169488

Adopt and implement the Woodstock Neighborhood Plan. (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. The Portland Comprehensive Plan was adopted on October 6, 1980, acknowledged for compliance with Statewide Planning Goals on May 3, 1981 and updated as a result of periodic review in June 1988, January 1991, March 1991, September 1992, and May 1995.
2. Oregon Revised Statutes (ORS) 197.640 requires cities and counties to review their comprehensive plans and land use regulations periodically and make changes necessary to keep plans and regulations up-to-date and in compliance with Statewide Planning Goals and State laws. Portland is also required to coordinate its review and update of the Comprehensive Plan and land use regulations with State plans and programs.
3. Portland Comprehensive Plan Goal 10, Plan Review and Administration, states that the Comprehensive Plan will undergo periodic review to assure that it remains an up-to-date and workable framework for land use development.
4. Portland Comprehensive Plan Policy 10.2 (Comprehensive Plan Map Review) implements a community and neighborhood planning process for the review and update of the Portland Comprehensive Plan.
5. Portland Comprehensive Plan Policy 3.6 (Neighborhood Plan) encourages the creation of neighborhood plans to address issues and opportunities at a scale which is more refined and more responsive to neighborhood needs than can be attained under the broad outlines of the City's Comprehensive Plan. The neighborhood plan will serve as a component of the City's Comprehensive Plan.

6. Neighborhood plans are intended to promote patterns of land use, urban design, circulation and services which encourage and contribute to the economic, social, and physical health, welfare, and safety of the neighborhood and the City.
7. The neighborhood plan is an advisory document for directing and managing change over time. The adopted Vision Statement, Policies, and Objectives of the Woodstock Neighborhood Plan will serve as an official guide for decision-makers, particularly in land use reviews, and will also guide public deliberation and investments.
8. The Woodstock Neighborhood Plan was developed by the Woodstock Neighborhood Plan Steering Committee composed of representatives from the Woodstock Neighborhood Association, Woodstock Community Business Association, local service providers and institutions, and other interested community members. The Woodstock Neighborhood Association initiated the citizen-based planning effort in Spring 1993 which resulted in the approval by the Woodstock Neighborhood Association and Woodstock Community Business Association in April 1995.
9. As part of its budgeting process for FY 1994/95, the City Council directed the Bureau of Planning to facilitate the development of citizen-based planning efforts and prepare such projects for City Council consideration. The Bureau of Planning provided staff for the Woodstock Planning process in FY 1994/95 and FY 1995/96. Staff support was also provided by Southeast Uplift (SEUL).
10. The data base and community information used for the formulation of the policies and objectives of the Woodstock Neighborhood Plan was based on 1970-1990 census information from the U.S. Department of Commerce, Bureau of Census and Population; Portland land use, transportation, and public service inventories updated by neighborhood volunteers; 2 neighborhood-wide surveys and 6 community workshops completed
11. There are no Statewide goals, procedures, or timelines to guide the adoption of neighborhood plans other than those addressing citizen involvement (Oregon Statewide Planning Goal 1: Citizen Involvement). Portland's notification procedures, neighborhood-

wide surveys, attendance at and sponsorship of neighborhood meetings and workshops, and the Planning Commission and City Council public hearings maximized opportunities for citizen involvement throughout the plan development process in compliance with Goal 1. All public notification requirements have been met.

- a. The Woodstock Neighborhood Association began the planning process in January 1994 with the formation of a Neighborhood Plan Steering Committee. Work began with the creation and distribution of a neighborhood survey distributed to residents and a questionnaire published in the Woodstock Independent News in the March and April 1994 issues of the paper. Results of the 180 completed questionnaires were used to identify neighborhood issues and design two community workshops held in the Spring of 1994.

- b. This work led to the formation of five subcommittees to address identified neighborhood planning issues:

Traffic and Transportation
Crime Prevention and Public Safety
Parks and Recreation
Neighborhood Business
Growth Management, Urban Design, Land Use, and
Environment

- c. Subcommittees met from June to September 1994 to draft preliminary plan components covering each of their respective topic areas. The Steering Committee began a five month review of compiled materials in September 1994. Community involvement was encouraged through neighborhood and business association outreach efforts and publication of committee meeting schedules in the Southeast Uplift, neighborhood newsletters, and Woodstock Independent News (WIN).
- d. First review of preliminary components of Woodstock's plan by Portland's Neighborhood Plan and Project Technical Advisory Committee (TAC) took place in October and November 1994. Comments from the TAC were used to guide the direction of future drafts of the plan and identify possible implementation partners.

- e. The first draft of the Woodstock Neighborhood Plan was published at the end of February 1995 in anticipation of public workshops that were held March 25 and March 29, 1995. Information about the plan's vision statement and proposed plan policies were published in the February 1995 edition of the Woodstock Independent News, a local newspaper with a circulation of over 10,000. A community-wide public notice was mailed to all Woodstock property owners, neighborhood and business association members, workshop attendees, and other interested parties. Copies of the draft plan were available at Otto's Sausage Kitchen, Standard TV and Appliance, Woodstock Community Center, Woodstock Library, Southeast Uplift and Portland
- f. Throughout Spring 1995 the Woodstock Plan Steering Committee, City Bureaus, neighborhood and business associations, community organizations, and neighborhood members used the feedback from the workshops to formulate successive versions of the plan. The Woodstock Neighborhood Association approved the Draft Woodstock Neighborhood Plan at their April 1995 meeting. The Plan's Steering Committee was authorized to work with the Bureau of Planning to finalize the plan for consideration by the Portland City Planning Commission in June 1995.
- g. A news article in the June edition of the Woodstock Independent News was used to augment the public notice of the Planning Commission's consideration of the Proposed Woodstock Community Plan at a public hearing on June 27, 1995. Notice of this hearing was sent to business and neighborhood association members and participants in the neighborhood planning process. Copies of the Proposed Woodstock Neighborhood Plan were available at the Portland Bureau of Planning, Southeast Uplift, Woodstock Community Center, Woodstock Library, and Otto's Sausage Kitchen.
- h. The Portland City Planning Commission held a public hearing on the Proposed Woodstock Neighborhood Plan on Tuesday, June 27, 1995 at the Portland Building, Room 1002, 1120 SW 5th Avenue, Portland Oregon.

- i. Following the public hearing the Portland City Planning Commission voted unanimously to recommend adoption of the amended Woodstock Neighborhood Plan. The Planning Commission amended the Plan to incorporate the Neighborhood Agenda section of the plan into the Plan's Traffic and Transportation Policy Objectives and Action Charts and make minor corrections to this section's informational maps.
 - j. The Portland City Council held a public hearing on Wednesday, November 8, 1995 to take public testimony and consider adoption of the Planning Commission Recommended Woodstock Neighborhood Plan. The Plan's vision statement, policies and objectives are adopted by ordinance. The Plan's implementation charts are adopted by resolution.
 - k. Notice of the November 8, 1995 City Council public hearing on the recommended adoption of the Woodstock Neighborhood Plan was mailed to the Land Conservation and Development Commission more than 45 days before the scheduled public hearing.
 - l. Notices of the November 8, 1995 public hearing by the Portland City Council were mailed more than 30 days before the scheduled hearing to participants, organizations, and individuals who expressed an interest in the Woodstock Plan neighborhood planning process and the public hearing held by the Portland City Planning Commission.
 - m. Copies of the Recommended Woodstock Neighborhood Plan Neighborhood were available to the public for their review more than 30 days before the scheduled Portland City Council public hearing on November 8, 1995.
12. A Planning Bureau staffed Technical Advisory Committee (TAC) composed of representatives from public service providers, city agencies, and other governments have participated in the systematic and periodic review of components and drafts of the Woodstock Neighborhood Plan throughout its formulation.

Members of the Neighborhood Plan TAC are: METRO, Multnomah County, Portland Office of Transportation, Bureau of Environmental Services, Bureau of Buildings, Fire Bureau, Bureau of Housing and Community Development, Bureau of Parks and Recreation, Portland Police Bureau, Portland Development Commission, Bureau of Water, and Office of Neighborhood Associations. These agencies support the adoption of the Recommended Woodstock Neighborhood Plan. Most of these organizations are listed as implementors within the implementation charts for the Woodstock Neighborhood Plan.

13. The neighborhood plan is a neighborhood based and initiated effort supported by the private, non-profit, institutional, and public sectors of the community. Private sector organizations have also been active in the Plan's development process. Organizations whose future action agenda is reflect in the Woodstock Neighborhood Plan include the Woodstock Community Business Association, Bicycle Transportation Alliance, Friends of Trees, Southeast Uplift, SOLV (Stop Oregon Litter and Vandalism), Russian Oregon Social Services, Johnson Creek Corridor Committee, and Chinese Social Service Center.
14. Plan provisions reinforce community development efforts by permitting the development of higher density housing with a commercial component in the Woodstock Village Center and along transit streets. Urban design provisions encourage development projects which enhance the urban quality and design of the area and promote a positive business climate attractive to investors, businesses, shoppers, visitors, and residents. Plan vision statement, policies, and objectives focus on the Woodstock Village Center as the heart of the neighborhood and center for neighborhood civic and commercial activities.
15. Woodstock Plan provisions provide a basis for both larger area and site specific analysis of housing conditions, barriers to development, zoning patterns, and development opportunities. The Plan stressed the development of action charts which ensure that plan policies and objectives will be achieved through the development of comprehensive and realistic implementation programs which involve publicly committed implementors from the public and private sectors of the community. The dialogue

which occurred during the planning process ensures that all segments of the community and members of the neighborhood had an opportunity to build consensus on future community and neighborhood development.

16. Woodstock Neighborhood Plan vision statement, policies, objectives, and action charts and planning process are consistent with the criteria established to evaluate neighborhood plans in the Community and Neighborhood Planning Program adopted by the Portland City Council in May 1994.
 - a. The planning process ensured that all members and organizations of the Woodstock Neighborhood had the opportunity to participate in each phase of the planning program.
 - b. More than 50% of the action charts have as implementation partners neighborhood and community based organizations.
 - c. Housing policies call for the addition of the supply of dwelling units within the neighborhood. Zoning to conform with this policy and Community and Neighborhood Planning Program criteria will be carried out through the re-evaluation of current zoning as part of the Inner Southeast Community Plan scheduled to begin in January 1996.
 - d. Transportation and economic development policies stress the continuing development of the Woodstock Village Center to ensure that localized goods and services and civic and recreational opportunities are available within walking and bicycling distances and mass transit services. These are reinforced by Plan parks and recreation policies and objectives.
17. Plan provisions reinforce community development efforts by permitting the development of higher density housing with a commercial component in the Woodstock Village Center and along transit streets. Urban design provisions encourage development projects which enhance the urban quality and design of the area and promote a positive business climate attractive to investors, businesses, shoppers, visitors, and

residents. Plan vision statement, policies, and objectives focus on the Woodstock Village Center as the heart of the neighborhood and center for neighborhood civic and commercial activities.

18. Woodstock Plan provisions provide a basis for both larger area and site specific analysis of housing conditions, barriers to development, zoning patterns, and development opportunities. The Plan stressed the development of action charts which ensure that plan policies and objectives will be achieved through the development of comprehensive and realistic implementation programs which involve publicly committed implementors from the public and private sectors of the community. The dialogue which occurred during the planning process ensures that all segments of the community and members of the neighborhood had an opportunity to build consensus on future community and neighborhood development.
19. Woodstock Plan proposed provisions implement city-wide METRO 2040, Transportation Planning Rule, Livable City and Comprehensive Housing Affordability policies and strategies.
20. The incorporation of the proposed Woodstock Neighborhood Plan into Policy 3.6 of the Portland Comprehensive Plan is consistent with the use of neighborhood plans to address localized issues, concerns, and opportunities within the framework of the citywide Comprehensive Plan. Woodstock provisions are consistent with the Portland Comprehensive Plan. The use of both the subarea and neighborhood framework ensure that planning will be coordinated across neighborhood boundaries to ensure preservation of area identity and character while allowing more complete treatment of nonresidential areas of development and open space. Issues and opportunities shared by the Woodstock Neighborhood with its neighbors will be addressed in the Inner Southeast Community Plan scheduled to begin in January 1996.
21. No zoning changes are made as part of the adoption of the Woodstock Neighborhood Plan. The Woodstock Neighborhood will be included in the Inner Southeast Community Plan scheduled to begin in January 1996. As part of the Inner Southeast Community planning process, zoning issues will be considered and changes proposed that are consistent with the Portland Comprehensive Plan and the Woodstock Neighborhood Plan.

22. The Woodstock Neighborhood Plan includes implementing action charts which are adopted by resolution. These action charts represent a commitment from public, private and non-profit groups to help the neighborhood implement the policies and objectives of the Woodstock Neighborhood Plan. Every listed implementor has agreed to the assigned action item by verbal consent or by submitting a letter of support.
23. On June 27, 1995, the Planning Commission held a public hearing on the Woodstock Neighborhood Plan and recommended approved of the Neighborhood's Vision Statement, Policies, and Objectives with minor modifications.
24. The recommendation of the Planning Commission of the Woodstock Neighborhood Plan is in conformance with Portland's Comprehensive Plan and with the Statewide Planning Goals as more fully set forth in the Report and Recommendation of the Planning Commission. The findings for the Woodstock Neighborhood Plan are contained in Exhibit B and is attached and incorporated by reference as part of this Ordinance.
25. The Notice of Proposed Action and three copies of the recommended Woodstock Neighborhood Plan were mailed to the Oregon Department of Land Conservation and Development as required by ORS 197.610 on September 22, 1995.
26. It is in the public interest that the recommendations on the Woodstock Neighborhood Plan be adopted to direct and manage change in the Woodstock Neighborhood.

NOW THEREFORE, The Council directs:

- a. The Report and Recommendations of the Planning Commission on the Woodstock Neighborhood Plan and its attached exhibit are adopted and incorporated by reference.
- b. Ordinance 150580 is amended to incorporate as part of the Comprehensive Plan's vision statement, the Woodstock Neighborhood Plan Vision Statement, as shown in Exhibit A.

- c. Ordinance 150580 is amended to add the Woodstock Neighborhood Plan policies 1 through 7 and the objectives associated with each policy, as shown in Exhibit A. Based on the Report and Recommendations of the Planning Commission and the findings of this ordinance, Policy 3.6 (Neighborhood Plan) of the Portland Comprehensive Plan is amended to add the following objective for the Woodstock Neighborhood Plan and add the plan to the list of neighborhood plans adopted by the City Council:

Objective A.

Foster Woodstock's vision as a thriving neighborhood with a lively but low-key Village Center where generations of households and businesses continue to prosper.

Passed by the Council, NOV 15 1995

Commissioner Hales
C. G. Acres, PhD, AICP
October 30, 1995

Auditor of the City of Portland
By *Bjella Olson*
Deputy

RESOLUTION NO. **35463**

Adopt the Implementation Action Charts of the Woodstock Neighborhood Plan.
(Resolution)

WHEREAS, the Woodstock Neighborhood Plan is a neighborhood-initiated plan covering the policy areas of Traffic and Transportation; Parks, Recreation, and Environmental Resources; Diversity; Business and Economic Development; Urban Design, Historic Preservation, and Neighborhood Livability; Housing; and Crime Prevention and Public Safety; and

WHEREAS, Woodstock Neighborhood households, businesses, institutions, public and non-profit corporation service providers, and community-based organizations and associations have participated in the Woodstock Neighborhood's eighteen month planning process and worked together to develop a shared vision of the neighborhood's future, identify public and private resources for implementation of the plan's policies and objectives, and coordinate strategies among implementors to achieve the neighborhood's envisioned future; and

WHEREAS, the Woodstock Neighborhood Plan was systematically reviewed and is supported by Metro, Multnomah County, Tri-Met, Portland Office of Transportation, Office of Neighborhood Associations, Portland Bureau of Buildings, Portland Bureau of Housing and Community Development, Portland Development Commission, Portland Bureau of Water, Portland Fire Bureau and Portland Police Bureau; and

WHEREAS, adoption of the Woodstock Neighborhood Plan has been approved by the Woodstock Neighborhood Association and Woodstock Community Business Association; and

WHEREAS, more than fifty percent of the actions listed in the Implementation Chart have as implementors community-based organizations and associations such as the Woodstock Neighborhood Association, Woodstock Public Safety Committee, Woodstock Community Business Association, Chinese Social Service Center, Russian Oregon Social Services, Friends of Johnson Creek, SOLV, Woodstock Branch Library, and Friends of Trees, and

WHEREAS, the action chart implementation framework of 20 years is timed and phased to take into account the incremental achievement of plan policies and objectives within the limited resources available to identified voluntary plan implementors over time; and

WHEREAS, identification of an implementor for an action item in an implementation chart is an expression of interest and support with the understanding that circumstances may affect an implementor's ability and timing to take action; and

WHEREAS, the attainment of the vision statement, policies and objectives of the Woodstock Neighborhood Plan are dependent upon the coordination of independent actions carried out by private interests, non-profit organizations, area institutions, public service providers and community-based associations over the 20 year period of the Woodstock Neighborhood Plan;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Portland, a municipal corporation of the State of Oregon that the City Council adopts the implementation action charts of the Woodstock Neighborhood Plan which was adopted by the Council as Ordinance No. ~~169488~~ on NOV 15 1995, 1995.

BE IT FURTHER RESOLVED by the Council of the City of Portland, a municipal corporation of the State of Oregon that the City Council authorizes and directs the Bureau of Planning Staff to make minor changes and corrections to the action charts in the Woodstock Neighborhood Plan to reflect future changes in circumstances since the original drafting and adoption of an action such as an action having been completed or the establishment of a program which accomplishes the action but in a slightly different manner than is stated in the plan.

Adopted by the Council, NOV 15 1995

Commissioner Hales
C. G. Acres, PhD AICP
October 30, 1995

Auditor of the City of Portland
By *Britta Olson*
Deputy