East Portland Review
Briefing Report
May 2007
The East Portland Review...

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

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

The study’s purpose is to:

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

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

Identify community concerns for livability

Consider future work program priorities for parts of East Portland
Context
Study Area

East Portland Review Area
Annexation Timetable
City Auditor’s Survey

New Residential Development - Improvement to Neighborhood?
City Auditor’s Survey

Satisfaction with Land Use Planning

Land Use Planning
Percent of Good or Very Good Responses:
- 20% - 28%
- 29% - 37%
- 38% - 45%
- 46% - 53%
- 54% - 68%
Planning Efforts

Multnomah County Plans (1979)
  • Policies for specific areas
  • Identified needs

Cully/ Parkrose Plan (1986)

Cully Neighborhood Plan (1992)
Planning Efforts

Outer Southeast Community Plan (1996)

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

Metro 2040 (1995)

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

Area is growing at a faster rate than Portland overall.

Data Source: ESRI Business Analyst
Racial Diversity

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

<table>
<thead>
<tr>
<th>Year</th>
<th>Study Area</th>
<th>Portland</th>
</tr>
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<tbody>
<tr>
<td>1990</td>
<td>12%</td>
<td>17%</td>
</tr>
<tr>
<td>2000</td>
<td>24%</td>
<td>22%</td>
</tr>
<tr>
<td>2011*</td>
<td>30%</td>
<td>27%</td>
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</tbody>
</table>

Data Source: ESRI Business Analyst
Age of Population

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

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

Data Source: ESRI Business Analyst
Age of Population

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

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

Data Source: ESRI Business Analyst
Median Incomes

Fewer neighborhoods meet or exceed Portland median income over time.

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

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

Data Source: ESRI Business Analyst
Residential Development

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

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Portland</th>
<th>Study Area</th>
<th>% of Portland Total</th>
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<tbody>
<tr>
<td>Single Dwelling</td>
<td>10826</td>
<td>5356</td>
<td>49%</td>
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<tr>
<td>Rowhouse/Duplex</td>
<td>3937</td>
<td>1801</td>
<td>46%</td>
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<tr>
<td>Multi Dwelling</td>
<td>21613</td>
<td>6571</td>
<td>30%</td>
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<tr>
<td>Total</td>
<td>36376</td>
<td>13278</td>
<td>38%</td>
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</table>

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

Outer Southeast Community Plan area 1996 to 2006:
11,900 units – 85% of 20 year goal
Planning Issues
Issue 1: Infill development in single-family residential zones

- Lot sizes and shapes
  - small and narrow lots
  - flag lots
- Scale of new houses in existing neighborhoods
- Design of skinny houses and rowhouses
Infill, density irritate longtime neighbors

By Kimberly A.C. Wilson

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

A two-story house built on a ‘flag lot’ abuts the backyard fence, its tiny bathroom window looking down into her upstairs plantings. Across the street, a new two-story house peeks over a brown and tan ranch-style home.

And coming soon to the eastern edge of her lot, now an opening to the sky formed by towering cedars and dense bushes, another two-story home.

Bahns grins her teeth.

“Right in that empty space, where I watch the sun rise from my desk, that’s where a house is going, two stories high, blocking out the sky.”

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

Mill Park, a mile or so east of Interstate 205, is a modest neighborhood of small ‘Vista’ ranch-style starter homes set on deep, two-level lots. Brick fronts and driveways abound. Towering cedar and fir trees and the occasional 1½-story home once were the tallest things in the neighborhood.

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

“This main concern I have is that new houses loom above the existing houses,” says Richard Bailey, director of the East Portland Neighborhood Office. “That’d be a lot less concern if people wise...
Single Family Zoning
Single Family Development 1996-2006
Land Divisions 1996-2006
Flag Lots and Skinny Lots
Potential SFR Infill Lots

2x or more Zoned Density

- R2.5 (5000 sqft+)
- R5 (10,000 sqft+)
- R7 (14,000 sqft+)
- R10 (20,000 sqft+)
- R20 (40,000 sqft+)

Excludes Publicly Owned lands and Cemetery lands

City of Portland Planning
May 14, 2007
Issue 2: Multi-dwelling development: apartments, rowhouses

- Design and quality
- Lack of on-site amenities
- Transitions to single-family areas
- Extent of multi-dwelling areas
Multi-Dwelling Zoning
Multi-Dwelling Development
1996-2006

LEGEND
- Study Area Boundary
- City Boundary
- Neighborhood Boundary
- Overlapping Neighborhood Boundary
- Existing Multi-Dwelling Zone
Issue 3: Transportation system

- Unimproved and substandard local streets
- Pedestrian safety and comfort
- Traffic congestion on arterials
- Connections between and to local streets
- North/south transit service and connections to MAX
Unimproved and Substandard Streets
Sidewalk Network
Transit System
All Service
Transit System

Daily Service
Transit System
Frequent Service
Traffic

Estimated Average Daily Traffic (ADT)

Interpolated Volume
- 1000 - 1999
- 2000 - 4999
- 5000 - 9999
- 10000 - 19999
- 20000 - 29999
- 30000 - 39999
- 40000 - 49999
- 50000 - 100000
Issue 4: Community safety

- Concern about crime rates, public safety
  - Property and drug-related crime
  - Safety at MAX light rail stations
- Increasing calls for police service – livability issues
Crime in Study Area, 1996-2006

Years

Number of Crimes
0 10000

Legend:
- Red: Robbery
- Pink: Aggravated Assault
- Orange: Burglary
- Cyan: Car Prowl
- Yellow: Car Theft
- Green: Larceny
- Light Green: Vandalism
- Dark Green: Drug Crimes
Issue 5: Population growth and change - impacts on community services

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

Schools
- Centennial
- David Douglas
- Parkrose
- Reynolds
- Portland
- Parkrose
- Portland

School District Enrollment
% Change from 1997-2006.

- David Douglas District: 26%
- Reynolds District: 19%
- Centennial District: 11%
- Parkrose District: 1%
- Portland District: -18%

City of Portland Planning
April 25, 2007
English Language Learners

ELL Enrollment for Elementary Schools, 2006

<table>
<thead>
<tr>
<th>School District</th>
<th>Enrollment</th>
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<tbody>
<tr>
<td>Centennial</td>
<td>30%</td>
</tr>
<tr>
<td>Parkrose</td>
<td>26%</td>
</tr>
<tr>
<td>Reynolds</td>
<td>52%</td>
</tr>
<tr>
<td>David Douglas</td>
<td>25%</td>
</tr>
<tr>
<td>Portland</td>
<td>13%</td>
</tr>
</tbody>
</table>
Free and Reduced-Price Lunch

Students who Receive Free & Reduced Lunch for Elementary School, 2006

- Centennial: 61%
- Parkrose: 62%
- Reynolds: 75%
- David Douglas: 75%
- Portland: 49%

% of School Enrollment:
- 13% - 30%
- 31% - 60%
- 61% - 70%
- 71% - 80%
- 81% - 90%

City of Portland Planning
May 17, 2007
Issue 6: Loss of trees and landscape character

- Loss of trees due to new development
- Value of Douglas Firs in providing character
- Landscaping quality and quantity in development
- Confusion about tree cutting and preservation regulations
Issue 7: Parks, recreation and open space

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

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

- Industrial zoning (Comprehensive Plan)
- Currently identified deficiencies
- Parks and Open Spaces
- Walkable Park Service Areas
- Undeveloped Park Service Area
Issue 8: Environment and Watershed Health

• Development pressures in high value areas
• Loss of trees and vegetation – key areas
• Flooding and slope stability issues
• Pressure to ease existing protections
Location of E-Zones and Floodplain
E-Zones and Development Activity

City of Portland Planning April 10, 2007
Issue 9: Commercial Areas: viability and convenience

- Under-served areas
- Economic challenges and lack of vitality
- Nodal pattern – place-making challenges
- Parking issues on-site and on-street
- Housing in commercial zones
Commercial Zoning Areas
Issue 10: Employment opportunities

- Area is predominately residential
- Minimal local job creation
- Underutilization of existing employment and commercial sites
Employment, Industrial, and Commercial Zones
**Study Area Employment**

**Progress toward employment goals**

OSCP: +1,100 jobs 2000-04

**State Employment Data**

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<thead>
<tr>
<th></th>
<th>2000</th>
<th>2004-05</th>
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<tr>
<td>Retail</td>
<td>14,990</td>
<td>14,297</td>
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<tr>
<td>Services</td>
<td>13,162</td>
<td>15,656</td>
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<tr>
<td>Other</td>
<td>30,234</td>
<td>29,550</td>
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<tr>
<td>Total</td>
<td>58,386</td>
<td>59,503</td>
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**Metroscope Forecast**

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<thead>
<tr>
<th></th>
<th>2005</th>
<th>2030</th>
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<tbody>
<tr>
<td>Retail</td>
<td>16,765</td>
<td>21,528</td>
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<tr>
<td>Services</td>
<td>20,541</td>
<td>37,969</td>
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<tr>
<td>Other</td>
<td>29,161</td>
<td>37,803</td>
</tr>
<tr>
<td>Total</td>
<td>66,467</td>
<td>99,300</td>
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Forecasts call for substantially more job growth
Gateway Regional Center: Oregon Clinic, Adventist Medical

Lents Town Center: Assurety NW, Ararat Bakery
Next Steps and Planning Priorities
Committed Projects

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

– FY 2007-08

– Assemble community action steering committee to determine priorities and actions among the following:
  • Schools, Families, Housing
  • Community Safety
  • Community Organizing/Involvement
  • Transportation Planning
  • Business Enhancement
  • Land Use Planning
<table>
<thead>
<tr>
<th></th>
<th>Committed Projects</th>
<th>Comp Plan Update/Urban Form Plan</th>
<th>Tree Policy and Code Initiative</th>
<th>Schools, Family, Housing</th>
<th>MAX Blue/Red Line Station Planning</th>
<th>East Portland Action Plan</th>
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<tr>
<td>1</td>
<td>Infill: Single-Dwelling Zones</td>
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<td>2</td>
<td>Multi-Dwelling Development</td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td>TBD</td>
</tr>
<tr>
<td>3</td>
<td>Transportation System</td>
<td></td>
<td></td>
<td></td>
<td>✔</td>
<td>TBD</td>
</tr>
<tr>
<td>4</td>
<td>Community Safety</td>
<td></td>
<td></td>
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<td></td>
<td>TBD</td>
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<tr>
<td>5</td>
<td>Population Change/Schools and Services</td>
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<td></td>
<td>✔</td>
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<tr>
<td>6</td>
<td>Trees and Landscape Character</td>
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<td>✔</td>
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<td>7</td>
<td>Parks, Recreation, Open Space</td>
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<tr>
<td>8</td>
<td>Environment/Watershed Health</td>
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<td>✔</td>
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<td>9</td>
<td>Commercial Areas/Viability</td>
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<td></td>
<td></td>
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<td>TBD</td>
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<tr>
<td>10</td>
<td>Jobs/Employment</td>
<td>✔</td>
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</table>
Potential Near Term Planning Projects (1-3 years)

– Infill Development in Single Dwelling Zones:
  explore land division and other possible code changes

– Infill Development in Multi-Dwelling Zones:
  explore additional design issues and possible code changes

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

– MAX Green Line Station Area Plans & Lents Town Center update:
  explore use, design and transportation issues
## Potential Near-Term Projects

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>SFR Infill / Land Division Code</th>
<th>Multi Dwelling Design Phase 2</th>
<th>MAX Green Line Station Planning</th>
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<tr>
<td>3</td>
<td>Transportation System</td>
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<td>Population Change/ Schools and Services</td>
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<td>6</td>
<td>Trees and Landscape Character</td>
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<td>Jobs/Employment</td>
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</table>
Potential Medium and Long Term Planning Projects (2-8 years)

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

- Main Street and Corridor Plans
  - 122nd Avenue Main Street - north/central
  - Outer Sandy Blvd. Main Street/Corridor
  - Cully Blvd. Main Street
  - 82nd Avenue Main Street
### Potential Medium-Long Term Projects

<table>
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<th>Powellhurst-Centennial Strategy</th>
<th>Main Streets Strategy</th>
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<tr>
<td>10</td>
<td>Jobs/Employment</td>
<td>✓</td>
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Potential Projects
Other Bureau Projects and Activities (examples)

– Parks
  • Metro Bond and SDC program acquisitions
  • Parks master planning and facilities planning

– PDOT
  • SDC Update and TSP Update
  • Corridor Studies (e.g. 82nd Avenue)

– BES
  • Johnson Creek Restoration Plan (implementation)
  • Watershed Management Plan (implementation)
  • Green Streets Planning

– PDC
  • Central Gateway Strategy
  • Lents URA Amendment
Thank You