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12-18-07

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EAST PORTLAND  
ACTION PLAN



**MULTNOMAH COUNTY**  
**AGENDA PLACEMENT REQUEST (short form)**

**Board Clerk Use Only**

**Meeting Date:** 12-18-07  
**Agenda Item #:** E-1  
**Est. Start Time:** 9:00 AM  
**Date Submitted:** 12-05-07

**Agenda Title:** Executive Session Pursuant to ORS 192.660(2)(d),(e)and/or(h)

*Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.*

**Requested Meeting Date:** December 18, 2007      **Amount of Time Needed:** 15-55 minutes  
**Department:** Non-Departmental      **Division:** County Attorney  
**Contact(s):** Agnes Sowle  
**Phone:** 503 988-3138      **Ext.** 83138      **I/O Address:** 503/500  
**Presenter(s):** Agnes Sowle and Invited Others

**General Information**

1. **What action are you requesting from the Board?**  
     No final decision will be made in the Executive Session.
2. **Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.**  
     Only representatives of the news media and designated staff are allowed to attend. Representatives of the news media and all other attendees are specifically directed not to disclose information that is the subject of the Executive Session.
3. **Explain the fiscal impact (current year and ongoing).**
4. **Explain any legal and/or policy issues involved.**  
     ORS 192.660(2)(d),(e)and/or(h)
5. **Explain any citizen and/or other government participation that has or will take place.**

**Required Signature**

**Elected Official or  
 Department/  
 Agency Director:**

**Date:** 12-05-07

# The Martha Washington Building

*Permanent Supportive Housing for Persons with Special Needs,  
Chronically Homeless Individuals and Low-Income Single Adults.*

## Project Overview:

Cascadia Housing, Inc. (CHI) and the Winkler Companies (WC) proposed project for the Martha Washington (MW) site will meet the need for housing the chronically homeless and contribute to the goals of the 10 Year Plan for Ending Homelessness first and foremost by creating units for persons at or below 17% of area median income for which CHI will seek rental assistance. Our proposed project will return 80 units of affordable housing back into Portland's diminishing inventory – contributing to the City's goal of preserving and increasing our affordable housing stock. The 80 units will be designated as follows:

- 28 units for individuals at or below 50% MFI,
- 25 units for individuals with mental health and addictions issues,
- 25 units for chronically homeless individuals, and
- 2 units for Live-in Apartment Managers.

## ✓ Services Available to Every Residents of MW:

On-site services provided by CHI will look as follows:

- 3.0 FTE Program Monitors (120 hours per week) ~ will be on site 16 hours per day/7 days per week to establish a pro-social, creative community and to promote a safe and healthy environment within the building. The hours to be covered typically will from mid-afternoon to the following morning. They will actively promote a positive peer culture throughout the building;
- 0.4 FTE Asset Manager (16 hours per week) ~ will be responsible to coordinate all aspects of property management at MW;
- 1.0 FTE Service Coordinator (40 hours per week) ~ will focus on linkages and referrals to community resources for the building tenants. The Service Coordinator will work to link these residents to services, lead education and recovery groups, and work with property management to promote lease compliance.
- 0.5 FTE Program Supervisor (20 hours per week) ~ responsible for supervision of the program staff and coordination of services at MW;
- 2 Live-In Apartment Managers (40 total hours of on-site work per week) ~ responsible for rent collection, light duty maintenance and property management.

## ✓ Meeting the needs of Low-Income Single Adults:

These are individuals whose income is 50% of area median or less. Although not necessarily disabled, this population is often characterized as eccentric or quirky and tends to be tolerant of others who are on the fringes of conventional society. We know that there is a local need and support for the provision of affordable housing for this group. In addition, CHI's on-site staff will be available to help these residents' access services and benefits as appropriate.

## ✓ Meeting the Needs of the Chronically Homeless Residents

According to HUD a chronically homeless individual is defined as "an unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more OR has had at least four episodes of homelessness in the past three years. To be considered chronically homeless a person must have been on the streets or in an emergency shelter (i.e., not transitional housing) during these stays". The results of Oregon's Addictions and Mental Health Department's Housing Survey report that there are an estimated 675 chronically homeless individuals in Multnomah County. Cascadia currently has 200 individuals on its homelessness waiting list. The individuals targeted for these units will have extensive histories of serious mental illness, addictions and physical health issues. They have very low incomes, if any, and little recent work experience. They have high service needs as evidenced by multiple contacts with in-patient settings, hospital emergency rooms and the public safety system. They respond best to clear expectations, peer pressure, high levels of staff contact, and easily accessed, non-traditionally delivered services.

On-site services provided by sponsor organizations such as Cascadia Behavioral HealthCare (CBH) and Central City Concerns(CCC) will look as follows:

- 2 hours per resident per week on average focusing on intensive case management and housing retention;
- Services will be individualized by resident and will consist of individual and group work in addition to consultation and coordination with other on-site program staff;
- The focus will be on recovery oriented services, assistance in obtaining and/or maintaining available benefits, support with developing or retaining familial ties, and supportive counseling.
- A major focus of case management will be to support tenants in obtaining and utilizing the skills needed to live independently.
- Prospective residents will come from CCC's Community Engagement Program (CEP) and from CBH's CORE/ACT and Recovery Support Services programs, and from Project Respond's Homeless Outreach and Jail Diversion programs.

### ✓ Meeting the needs of low-income individuals with mental health and addictions:

These are very low-income individuals who have mental illnesses and who are currently living in housing that is transitional, expensive, and/or not conducive to recovery. They are often at risk of homelessness. For example, because of checkered rental histories and very low income (typically SSI, 17% of area median), housing access for these persons is often limited to rundown SRO type housing where drug use and criminality challenge efforts to remain safe and sober. These residents are typically covered by the Oregon Health Plan and are well engaged in OHP-funded services, including case management. They are generally stable with respect to their disability but sometimes need encouragement to continue their involvement in services, as well as exposure to a pro-recovery environment.

On-site services provided by sponsor organizations such as Cascadia Behavioral HealthCare (CBH) and Central City Concern (CCC) for the residents who are low income individuals with mental health and addictions will look as follows:

- 1 hour per resident per week on average focusing on case management and housing retention.
- Services will be individualized by resident and will consist of individual and group work in addition to consultation and coordination with other on-site program staff.
- Prospective residents will come from CCC's Community Engagement Program and from CBH's CORE/ACT and Recovery Support Services programs, and from Project Respond's Homeless Outreach and Jail Diversion programs.

### Pending Items:

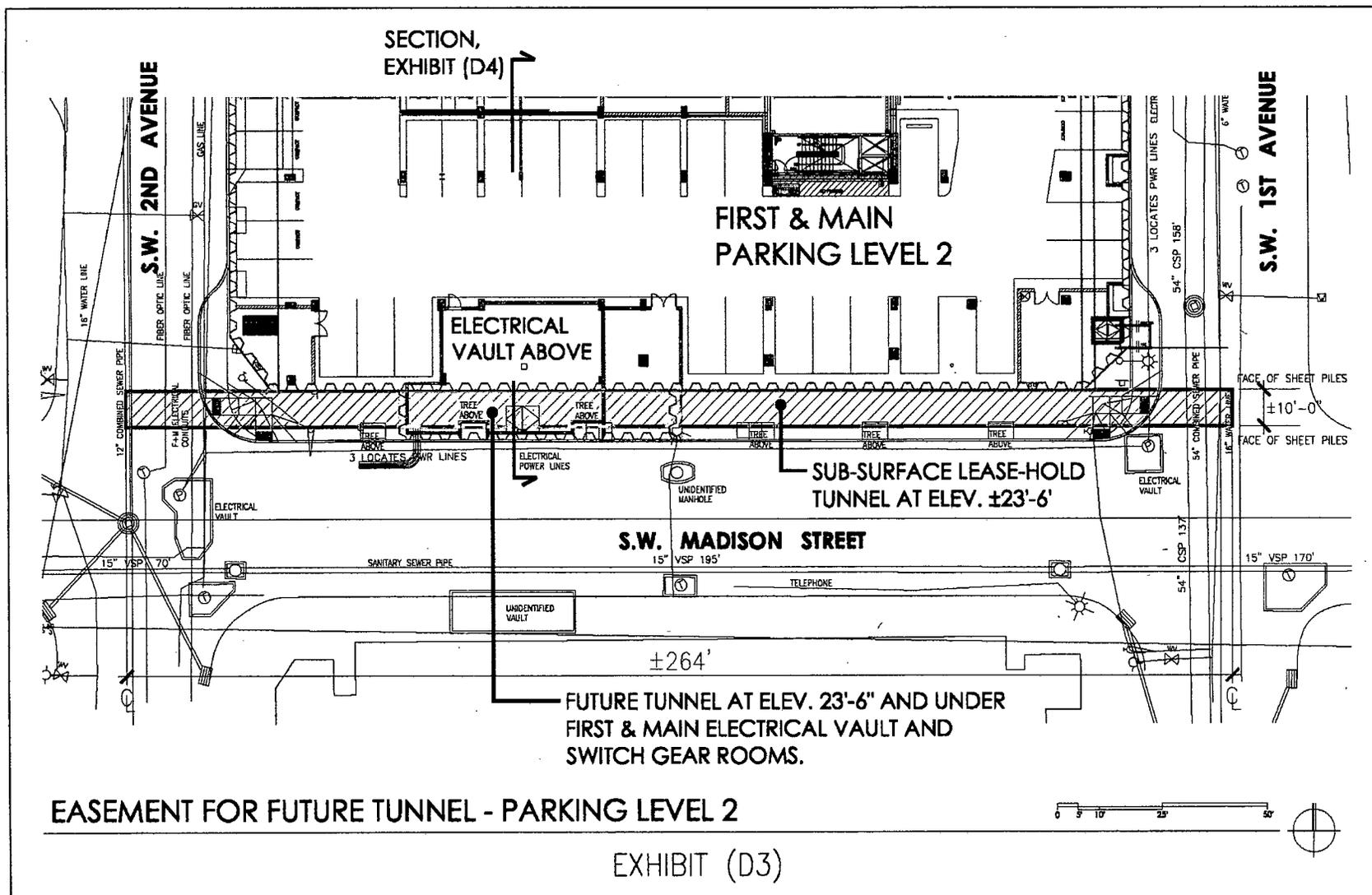
- ✦ CHI has recently submitted a proposal to the State or Oregon's Addiction and Mental Health Department (AMH) for services attached to 20 supported housing slots. We expect to hear by early January if our proposal was successful. We will continue to pursue resources such as this that can further enhance on-site services at MW.
- ✦ CHI has had an initial discussion with CCC with regard to accessing services via CCC's Federally Qualified Health Clinic (FQHC). Discussions are not far enough along to include in this proposal yet.

**IN SUMMARY**, we believe that this mixing of populations will create a vibrant, stable community at the MW. Our initial leasing efforts will focus on establishing a strong core of residents. The "disabled and stable" (not homeless) residents will model recovery management for their "homeless" peers. With all of this in mind, for the start-up of the program at the MW, CHI plans to bring together a program with the capacity to provide flexible, individualized services that ensures safety, increases life skills, builds on tenant strengths, increases lease compliance, reduces symptomatic behavior, manages medical regimens and enhances quality of life. At the same time, the service program will be sensitive to privacy and consumer choice issues, be tolerant and accommodating with respect to behavior, be clear about limits and lease compliance, and will develop balance between the individual and the overall milieu.



# EXHIBIT D-3

## Basement Plan

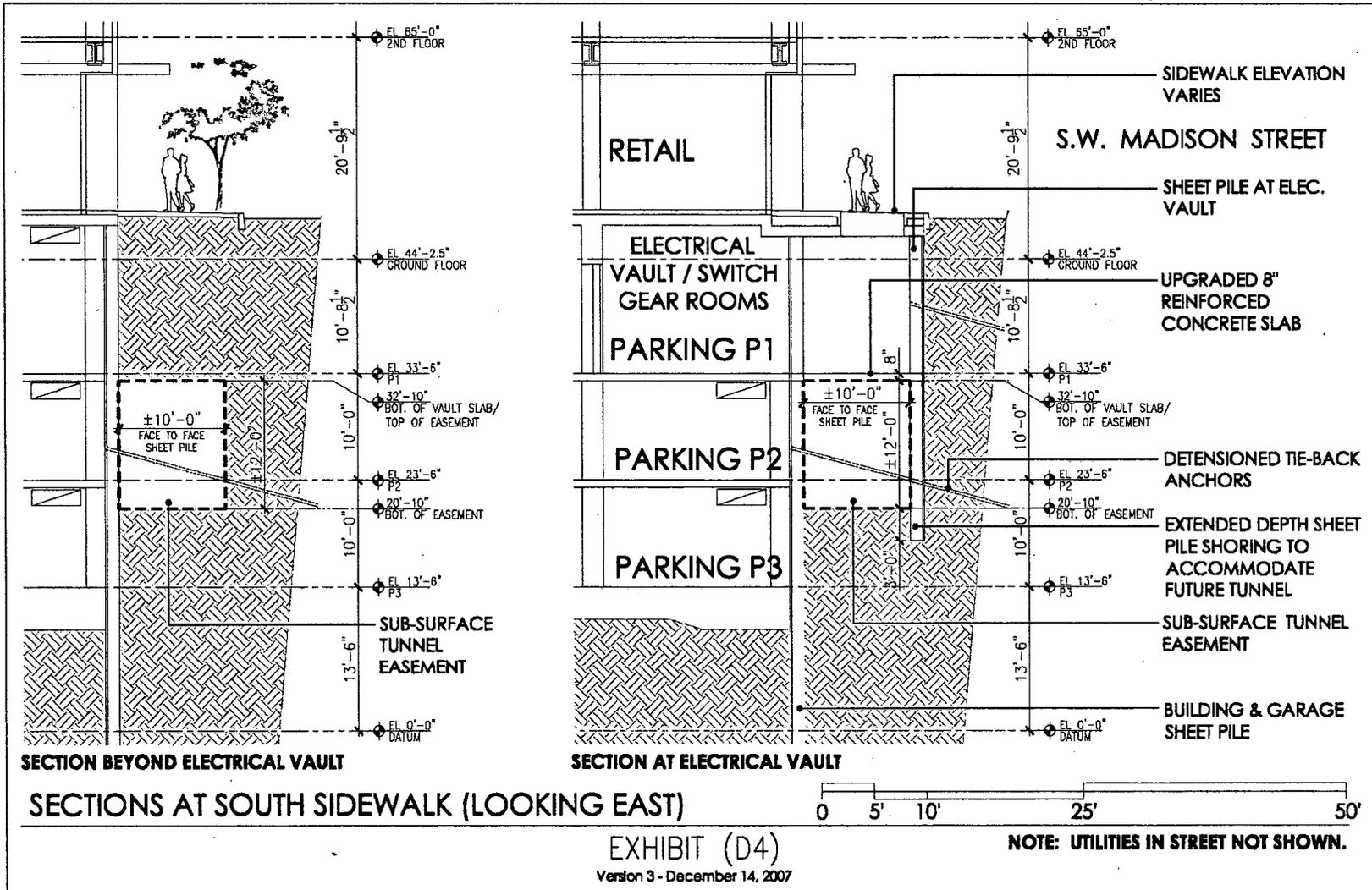


EASEMENT FOR FUTURE TUNNEL - PARKING LEVEL 2

EXHIBIT (D3)

# EXHIBIT D-4

## Sections





**MULTNOMAH COUNTY**  
**AGENDA PLACEMENT REQUEST (short form)**

**Board Clerk Use Only**

**Meeting Date:** 12/18/07  
**Agenda Item #:** B-1  
**Est. Start Time:** 10:00 AM  
**Date Submitted:** 12/12/07

**Agenda Title:** Sheriff's Office Investigations Division Update

*Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.*

**Requested Meeting Date:** 12/18/07      **Amount of Time Needed:** 20 minutes  
**Department:** Sheriff's Office      **Division:** Investigations  
**Contact(s):** Capt. Monte Reiser/Wanda Yantis  
**Phone:** (503)251-2515      **Ext.** \_\_\_\_\_      **I/O Address:** 313/Capt. Reiser  
**Presenter(s):** Capt. Monte Reiser

**General Information**

1. **What action are you requesting from the Board?**  
     None – Information presentation only
2. **Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.**  
     Update on division, performance measures, projects, and a general description of selected cases of interest to the Board.
3. **Explain the fiscal impact (current year and ongoing).**  
     None
4. **Explain any legal and/or policy issues involved.**  
     None
5. **Explain any citizen and/or other government participation that has or will take place.**  
     None

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**Required Signature**

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**Elected Official or  
Department/  
Agency Director:**

*Bonnie Lefko*

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**Date: 12/5/07**

Multnomah County Board of Commissioners  
Investigations Division Presentation

By  
Captain Monte Reiser

December 18, 2007

- I. Thank you. Chair Wheeler and commissioners, this presentation is to provide you an update on the activities of units within the Investigations Division of the Sheriff's Office.
- II. This Division is comprised of 18 detectives serving in the following units: Detectives, Special Investigations, Jail Detectives, Intercept Child/Exploitation task force, Warrant Strike Team, CAT, Domestic Violence Enhanced Response Team, Metro and our Human Trafficking Detective.
- III. Our primary **Detective Unit** is comprised of 4 detectives and 1 sergeant. These members are some of our Enforcement Divisions most experienced, trained and skilled in the area of advanced criminal investigations.

Detectives participate in the very successful East County Major Crimes Team comprised of East County agencies and the DA's Office.

Here are some examples of cases that detectives have worked since July of this year:

- In August they responded to a report of a deceased female subject located near Sauvie Island. This homicide case is on-going.
- In October detectives responded to an unincorporated area near Pleasant Valley where a deceased male was discovered to have been killed by gunfire. This case is still developing.
- Also in October, detectives were able to make an arrest of the suspect to a hit and run vehicular homicide that occurred about two years ago in the Columbia River Gorge.
- Additionally, this past fall we were notified of a 75-year-old female Alzheimer's patient that was missing from her home in Unincorporated Multnomah County. The female had traveled to Eastern Oregon. Detectives were able to locate the subject after conducting several interviews and gained information from the vehicle's On-Star system. The vehicle had run out of gas and was located in a remote area of Eastern Oregon. The subject was found dehydrated and disoriented but safe.
- Currently, we have 37 unsolved homicides dating back to 1973. As time and resources allow this next year, we will be conducting a thorough assessment of these cases to see if any progress can be made with some of them.

- Our up-to-date performance measures for the Detective Unit include:

Total Cases: 388  
Total Cases cleared: 246

**IV. Jail Detective** – We have one detective assigned to investigate criminal investigations within our correctional facilities.

- In addition to conducting a broad-range of crimes committed by inmates, new Prison Rape Elimination Act federal guidelines keep these detective busy conducting assessments of cases relating to PREA complaints.
- One complicated case that occurred in our jails involved an ID theft where a large cell phone scam resulted in a suspect opening several phone accounts using stolen identities. This case also involved the NORCOR correctional facility located in Hood River. Basically, the prisoner used the jail phones to commit theft for himself while he was in custody.
- Performance Measures:

Jail Detective has investigated 51 cases with 20 different reported crimes and those include 45 different victims.

**V. Our Special Investigations Unit (SIU)** has been very busy and productive these past six months.

- Of note this past month, SIU served a search warrant at a residence that was within 1000 feet of two schools. They located a wanted subject and confiscated methamphetamine, three firearms, two silencers for the firearms and a large amount of precursor drugs to manufacture methamphetamine.
- In November, SIU worked with the DEA to arrest several subjects who were involved in distributing cocaine and marijuana into Multnomah County.
- Commissioners, **last spring** we shared with you that it was our intent to search for alternate funding sources for SIU. In June we applied for a grant through the State of Oregon Criminal Justice Division and were awarded this grant to assist our efforts of Methamphetamine enforcement. After this presentation Fiscal Specialist Wanda Yantis will share more about the budget modification that needs your approval.

- Generally speaking, we are seeing an increase in the distribution of Heroin and an increase in Marijuana grows. Methamphetamine continues to be a tremendous concern and has accounted for about 54% of all of our investigations.

**VI. Regarding SIU performance measures recorded so far this year:**

**Dollar Value of Drugs Seized so far this year: \$6,049,199.00 (Street Value) – Compared to about 9 million last year**

U.S. Currency Seized:	\$6,782.00
Search Warrants Executed	15
Felony Arrests:	93
Marijuana Grow Operations:	12
SIU Drug Cases	133
K-9 Searches	18
<b>NARCOTICS SEIZED</b>	
Cocaine:	1597.47 Grams
Heroin:	51.75 Grams
Methamphetamine:	534.77 Grams
LSD	0 Tabs
Marijuana	82178.1 Grams
Marijuana Plants	436 Plants

**VII. Intercept/Child Exploitation Detective**

- In October we assigned a detective to the newly created Intercept Child Exploitation Team. This is a multi-agency task force comprised of detectives from Multnomah, Clackamas and Washington County Sheriff's Offices and the Internet Crimes Against Children unit of the Dept. of Justice.
- Their mission is to address the growing issues surrounding on-line predators and the protection children from these dangerous offenders.
- Performance measures recorded since we began participation in October include:

Search Warrants Executed: 8  
 New cases: 88  
 Instructed 2 (two) Internet Child Safety courses  
 Provided about 500 students, parents and teachers with educational material.

### **VIII. Child Abuse Team Detective**

- We have had a long-standing successful partnership with the Multnomah County CAT. Over the years we have had both detectives and sergeants assigned to this team whose primary purpose is to investigate crimes against children ranging from homicide to sexual assault.
- As you know commissioners, these cases are some of the most disturbing. This year our detective has been involved in homicide and serious sexual assault investigations involving very young children.
- Performance measures:

38 case assigned

18 of these cases have been cleared by an arrest

8 of these cases are pending an arrest of a suspect for a warrant.

### **IX. Human Trafficking Detective**

- This detective position is in its final year of a three year grant. The mission of this detective is to proactively investigate Human Trafficking crimes against children. These crimes take on many forms to include kidnapping, prostitution and coercion. I'm told that Human Trafficking is the third largest world-wide crime.
- Recently, our detective investigated a slave-labor case involving a 14 year old female.

### **X. Domestic Violence Enhanced Response Team (DVERT):**

- This DVERT detective is a position mostly covered by a federal grant which expires next year.
- DVERT provides a coordinated intervention for domestic violence victims and offenders through partnership with local law enforcement agencies, victim service providers, and other partners in the criminal and civil legal systems.
- DVERT has worked on over 100 high-risk domestic violence cases this year.
- I'm told that 74% of DVERT cases with completed intervention have no new domestic violence crimes.
- This detective is also assigned Stalking cases that occur in Multnomah County and is responsible for follow-up investigations, assisting with creating a safety plan for the victims.

## **XI. Warrant Strike Team**

- We are very pleased with the progress of our Warrant Strike Team. Since we began this project on October 24 we have had a positive impact on our community.
- The team has made a number of impressive arrests including multiple warrant arrests for Measure 11 offenses. I'm confident that these arrests have reduced the risk to the community. The Strike Team has established many partnerships with local agencies to include the DA's office, PPB and East County police agencies.
- Performance measures since beginning the Warrant Strike Team include:
  - Arrests: 44 felony arrest
  - 8 Measure 11 arrests (many with multiple criminal counts)
  - Attempt warrant services: 193
- All of these attempts have been documented with a written report to assist the DA's office in addressing speedy trial issues.

### **Commissioners and Chair that concludes our update on the Sheriff's Office Investigation Division.**

I'd like to recognize SIU Sergeant Ned Walls. Just this past week, Sergeant Walls was honored by the Oregon State Sheriff's Association for receiving the State of Oregon Supervisor of the Year Award. Sgt. Walls has done a tremendous job with supervising SIU and is a fantastic member of the sheriff's office over the past 15 years and we are very proud of him for this wonderful accomplishment.

Thank you very much for your time this morning.



**MULTNOMAH COUNTY**  
**AGENDA PLACEMENT REQUEST (short form)**

**Board Clerk Use Only**

**Meeting Date:** 12/18/07  
**Agenda Item #:** B-2  
**Est. Start Time:** 10:20 AM  
**Date Submitted:** 12/12/07

**Agenda Title:** **East Portland Action Plan Update**

*Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.*

**Requested Meeting Date:** December 18, 2007      **Amount of Time Needed:** 45 minutes  
**Department:** DCHS      **Division:** SCP- Community Services  
**Contact(s):** Mary Li, Johnell Bell  
**Phone:** 503.988.6285    **Ext.** 26787    **I/O Address:** 167/2<sup>nd</sup> Fl.  
**Presenter(s):** Mary Li, Barry Manning, City of Portland Planning Bureau

**General Information**

- 1. What action are you requesting from the Board?**  
None, this is an informational briefing.
- 2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.**  
In collaboration with City of Portland Mayor Tom Potter and Representative Jeff Merkley, the Chair has convened a citizen's committee to address a number of livability issues facing East Portland.

Based upon research conducted by the City of Portland's Planning Bureau, Portland City Council approved funds to develop and begin implementation of the East Portland Action Plan. The process is designed to look strategically at short-term opportunities to improve livability, as well as long-term strategies to address some of the challenges facing East Portland.

The Committee held its first meeting on December 1<sup>st</sup> and is a mix of community

members, elected officials, and agency representatives working together on problem-solving and improvement strategies for East Portland. The Chair is serving as one of the elected official representatives, along with Councilor Erik Sten, Representative Merkley, and Councilor Robert Liberty from Metro.

The Committee serves in an advisory capacity and its input will inform the development of the Action Plan. The Action Plan may be adopted by resolution by respective agencies and jurisdictions.

Some of the anticipated outcomes include: confirmation of high priority livability issues in East Portland; agreement on principles to inform long-term work plans for the City of Portland, Multnomah County, and other relevant public agencies; direction to guide short-term action(s) that can be accomplished within the year; and, identification of long-term actions to be implemented.

Examples of some of the issues include:

**Schools, Families, Housing:** Develop a partnership and specific strategies with school districts serving East Portland to address school facilities overcrowding.

**Community Safety:** Develop partnerships to intensify the city's public safety and social services responses.

**Community Organizing:** Develop and fund methods to improve public participation, and broaden the base of community involvement in East Portland.

**Transportation Needs:** Refine transportation priorities for East Portland, and explore budget proposals necessary to fund them.

**Land Use Planning:** Explore and implement land use code changes to address infill development issues and lay the groundwork for longer range planning.

**Business Enhancement:** Identify strategies for improving the business climate in East Portland, focusing on specific strategies for different areas.

The Committee will meet monthly from December 2007 to June 2008 leading to an East Portland Action Plan that will be finalized In July 2008. Subcommittee meetings and stakeholder interviews will be conducted as needed between Committee meetings. One open house will be scheduled for March/April 2008 as a check-in point with the public on Action Plan progress.

**3. Explain the fiscal impact (current year and ongoing).**

N/A

**4. Explain any legal and/or policy issues involved.**

As affordable housing capacity continues to move eastward in the County, low-income populations have moved as well, resulting in a changing community demographic profile. Schools, transportation, housing, employment are all impacted by this migration. The County has a current service presence in the area, but will continue to see the need to increase our investments over the next 5-10

years. The East Portland Action Plan process is an opportunity to engage with the community in order to strengthen existing and build the new relationships necessary to successfully respond to these needs.

**5. Explain any citizen and/or other government participation that has or will take place.**

This process is a collaboration with the City of Portland, the State, Metro, and other public agencies/jurisdictions. The majority of the Committee is comprised of citizens who live and/or work in East Portland.

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**Required Signature**

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**Elected Official or  
Department/  
Agency Director:**

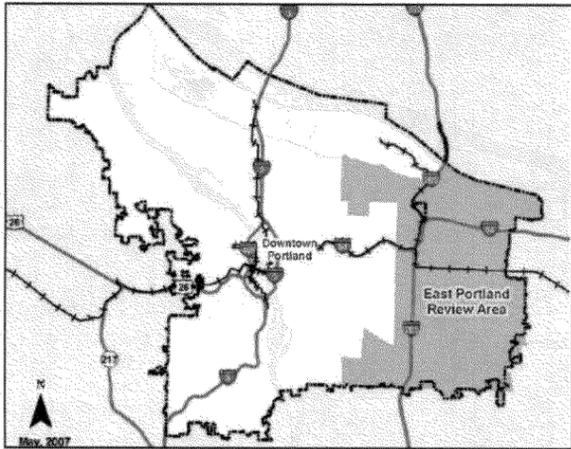


**Date: 12-12-07**

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# Planning Commission hears East Portland issues:

*Next steps look toward action plan...*



The East Portland Review study area includes EPNO neighborhoods, and other areas that were most recently incorporated into Portland.

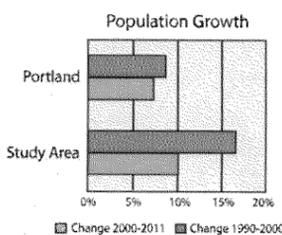
By Barry Manning  
Bureau of Planning

On May 22, 2007, the City of Portland Bureau of Planning briefed the Portland Planning Commission on the East Portland Review, a study of community development and livability issues in Portland's eastern neighborhoods that were formerly in unincorporated Multnomah County. The Review looks at demographic, growth, and development trends; identifies issues raised by community members and stakeholders; and includes recommendations for a follow-up work program. A community open house was held on April 26, 2007 to share information and gather feedback on trends and issues. The full East Portland Review report will be available in Summer 2007.

## East Portland Facts and Trends

(Data source for population, demographic and income variables: ESRI Business Analyst.)

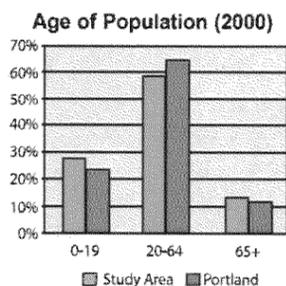
**A Growing Population:** East Portland grew at a greater rate than Portland as a whole from 1990 to 2000. Population growth in the area is forecast to remain at a higher percentage than Portland overall between 2000 and 2011.



**Increasing Diversity:** East Portland has become more racially diverse than Portland overall, and is forecast to become increasingly diverse compared to Portland in future years.

Non-White Population		
	Study Area	Portland
1990	12%	17%
2000	24%	22%
2011	30%	27%

**A Higher Percentage of Children and Seniors:** In 2000, the East Portland area had a higher percentage of children and seniors than Portland as a whole. This trend is forecast to continue through 2011.



**Significant Residential Development and Growth:** The East Portland study area has accommodated substantial residential development: 13,278 units, 38% of all Portland's new residential units from 1996 to 2006.

## East Portland Issues

The following issues were presented to the Planning Commission as the area's topics and challenges.

**1. Infill Development in Single-Family Residential Zones:** Lot sizes and shapes (small/narrow lots; flag lots); scale of new houses in existing neighborhoods; and the design of skinny houses and row-houses.



Much of the area's growth has been through "infill" development. The scale and compatibility of "infill" housing often concerns existing neighbors.

**2. Multi-dwelling Development: Apartments, Row-houses:** Design and quality; lack of on-site amenities; extent of multi-dwelling areas; and transitions to single-family areas.



Multi-dwelling housing has generally been focused in areas planned for growth and change. However, in some places new development can raise compatibility issues.



Building design, quality of materials, and site design and amenities are important for improving the compatibility of new multifamily housing.

**3. Transportation System:** Unimproved and substandard local streets; pedestrian safety and comfort; traffic congestion on arterials; connections between and to local streets; and north/south transit service and connections to MAX.

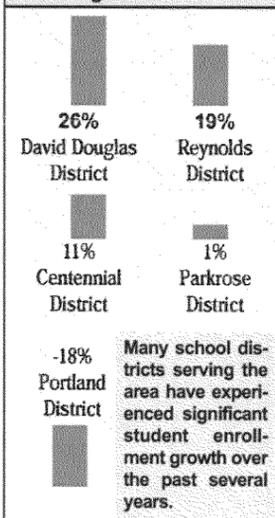


Improving the sidewalk network is important to many, including school-aged children and those that rely on transit or walking.

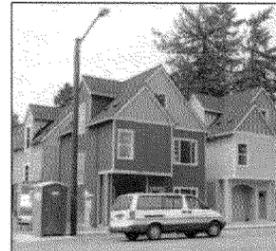
**4. Community Safety:** Property and drug-related crime; increasing calls for police service; and safety at MAX light rail stations.

**5. Population Growth and Change - Impacts on Community Services:** Schools challenged by expanding enrollment and array of languages; increasing poverty in some areas; and increased demand on other services.

## School District Enrollment % Change from 1997-2006



**6. Loss of Trees and Landscape Character:** Landscaping quality and quantity in development; the value of Douglas Firs in providing character; and confusion about tree cutting and preservation regulations.



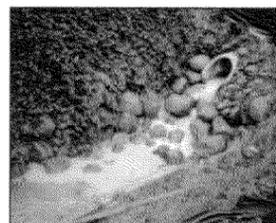
New development often results in a loss of tree canopy, changing both the landscape and environmental character of an area.

**7. Parks, Recreation, and Open Space:** Adequacy and accessibility of local parks and recreational facilities; funding for improvements, maintenance, and programs; and retaining natural areas and open spaces.



Even with recent improvements, some neighborhoods lack access to improved parks, recreation services, or open spaces.

**8. Environment and Watershed Health:** Development pressures in high value areas; flooding and slope stability issues; and pressure to ease existing protections.



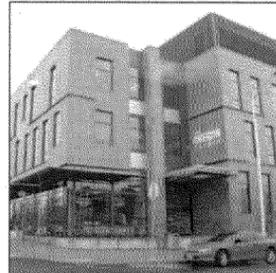
Maintaining watershed and environmental health is a significant challenge in a developing area.

**9. Commercial Areas:** Viability and Convenience: Under-served areas; economic challenges and lack of vitality; and parking issues.



Improving the viability, convenience, and identity of commercial districts is key for some areas.

**10. Employment Opportunities:** Limited local job creation; and underutilization of existing employment and commercial sites.



New development like the Oregon Clinic in Gateway creates jobs and services, and helps meet employment goals.

## Next Steps - an East Portland Action Plan

Beginning in Fall 2007, a special East Portland committee composed of elected and appointed officials, agency leaders, neighbors, and local businesspeople will begin the process of developing an East Portland action plan. The action plan is envisioned as a strategic effort focused on improving livability in East Portland by pursuing specific actions and aligning and coordinating the efforts of various agencies, along with other private and nonprofit groups. The committee will focus on issues - including those identified in the East Portland Review - and look at developing both short-term and long range actions to improve livability. Details about committee composition and schedule are now being formulated. The group is expected to meet from September 2007 to April 2008.

For more information about the East Portland Action Plan or the East Portland Review, please contact Barry Manning, East Portland District Planner, 503-823-7965, [bmanning@ci.portland.or.us](mailto:bmanning@ci.portland.or.us), or visit the Bureau of Planning web site at: [www.portlandonline.com/planning](http://www.portlandonline.com/planning).

If you would like to write about your neighborhood please call 503-823-4550 or visit our website at [www.epno.org](http://www.epno.org)



**East Portland Review**

**Multnomah County  
Commission**

**December 18, 2007**

# **The East Portland Review...**

## **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

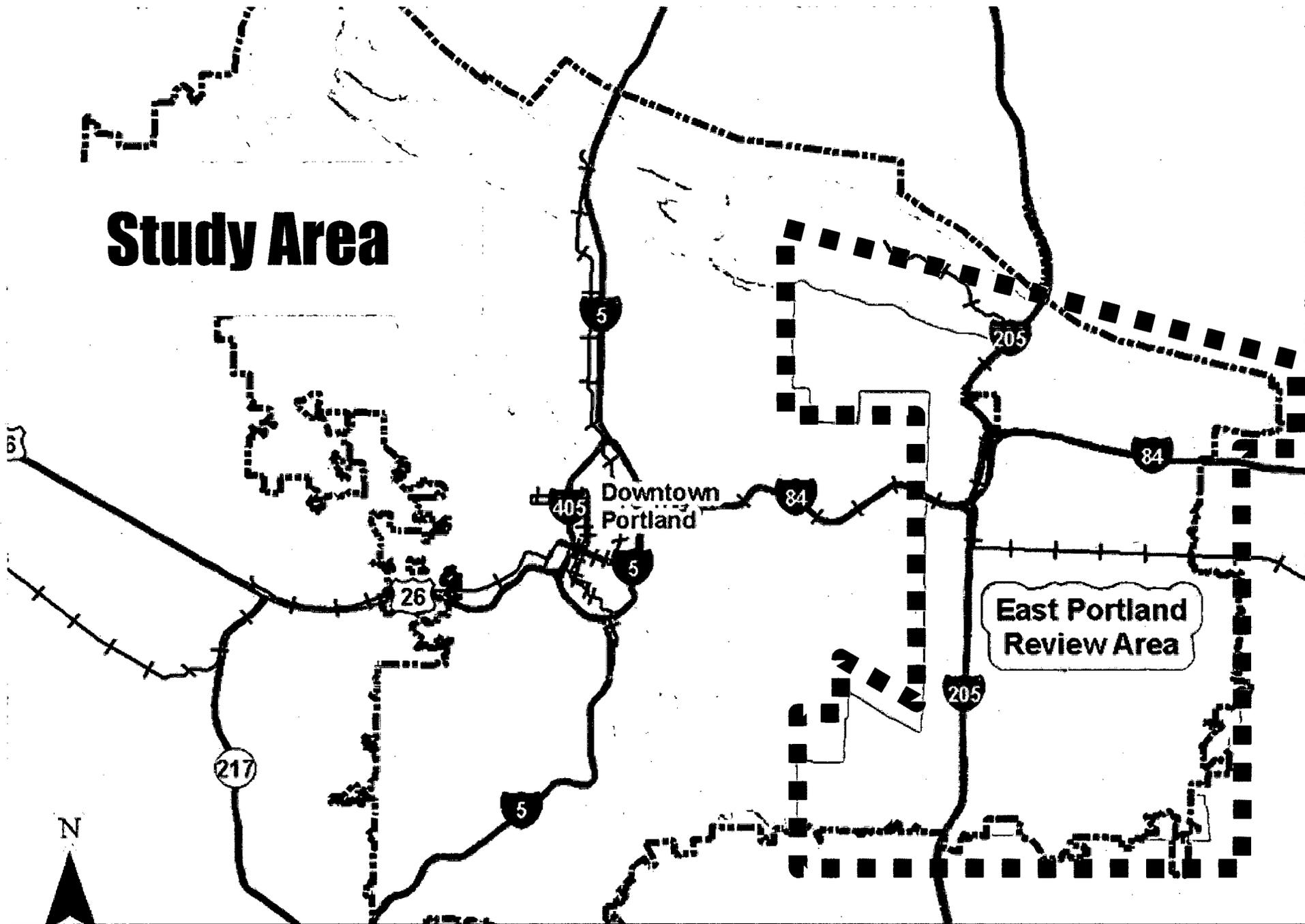
**Identify community concerns** for livability

**Consider future work program priorities** for parts of East Portland



# Context and Trends

# Study Area



East Portland Review Area

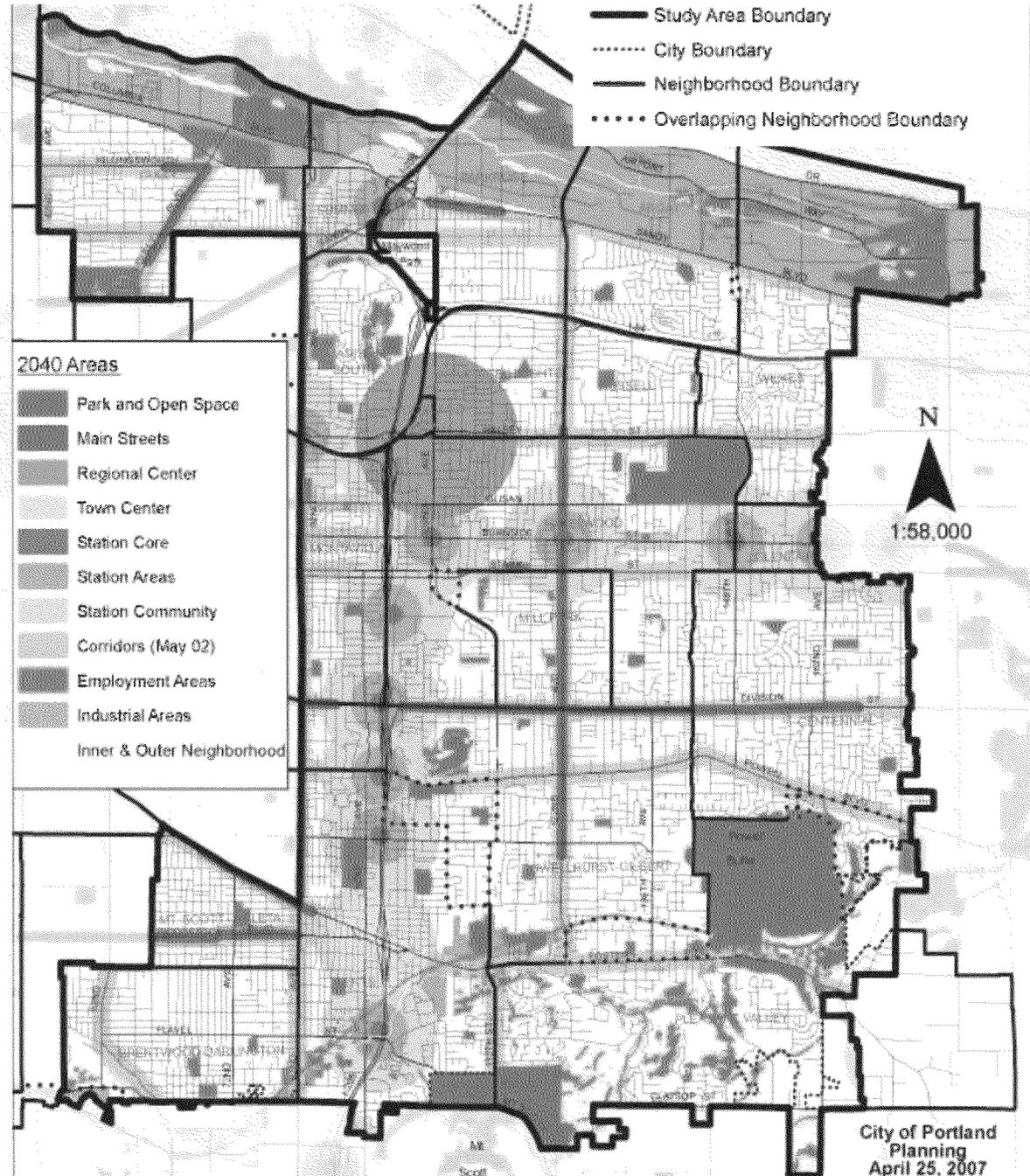




# Planning

## Metro 2040 (1995)

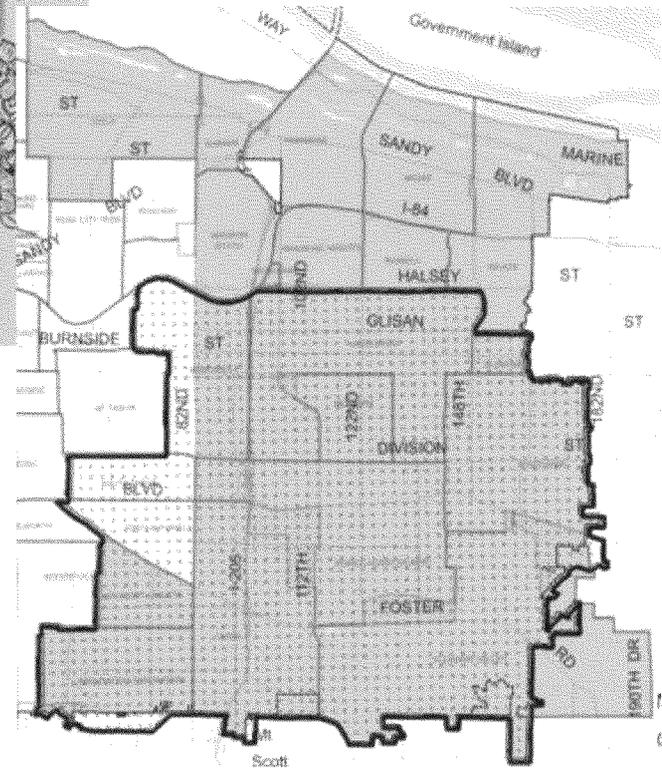
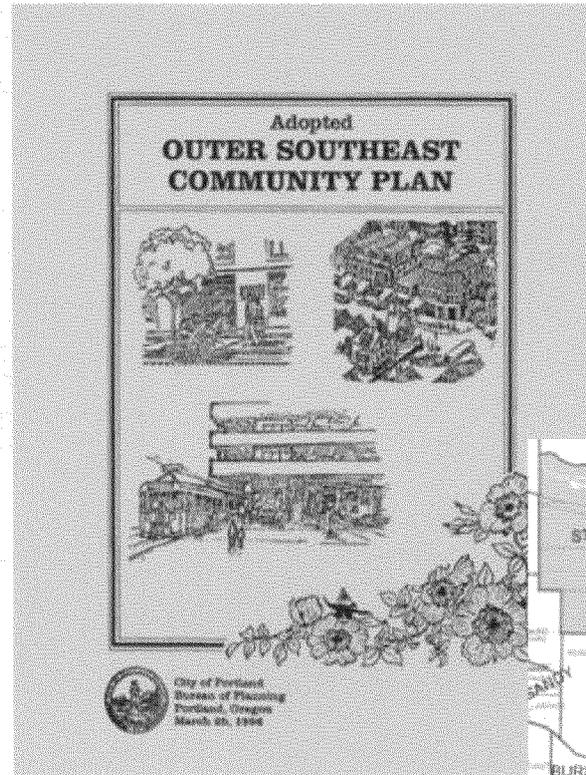
- **Directs Growth**
- **Centers:  
Gateway, Lents**
- **LRT Stations**
- **Main Streets**
- **Corridors**



# Planning

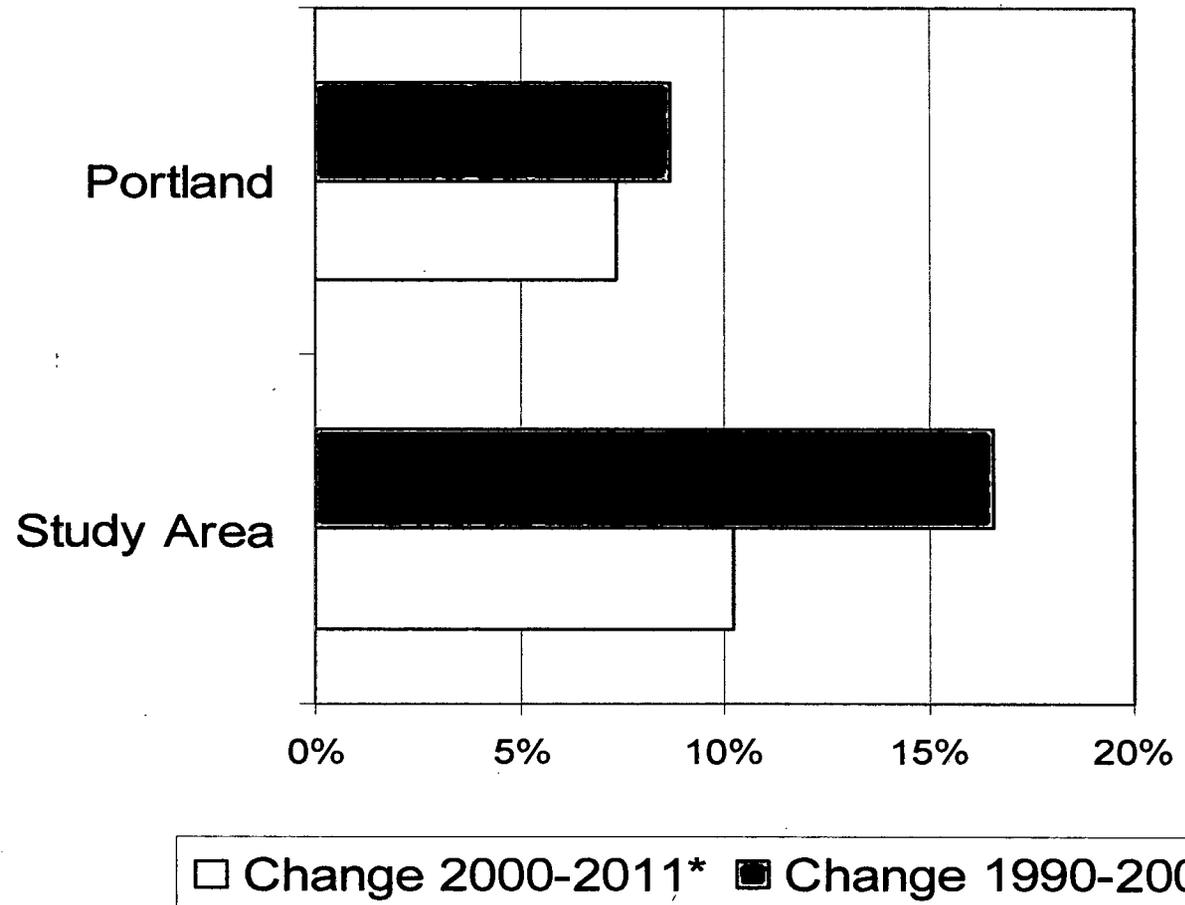
## Outer Southeast Community Plan (1996)

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



# 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

## Non-White Population

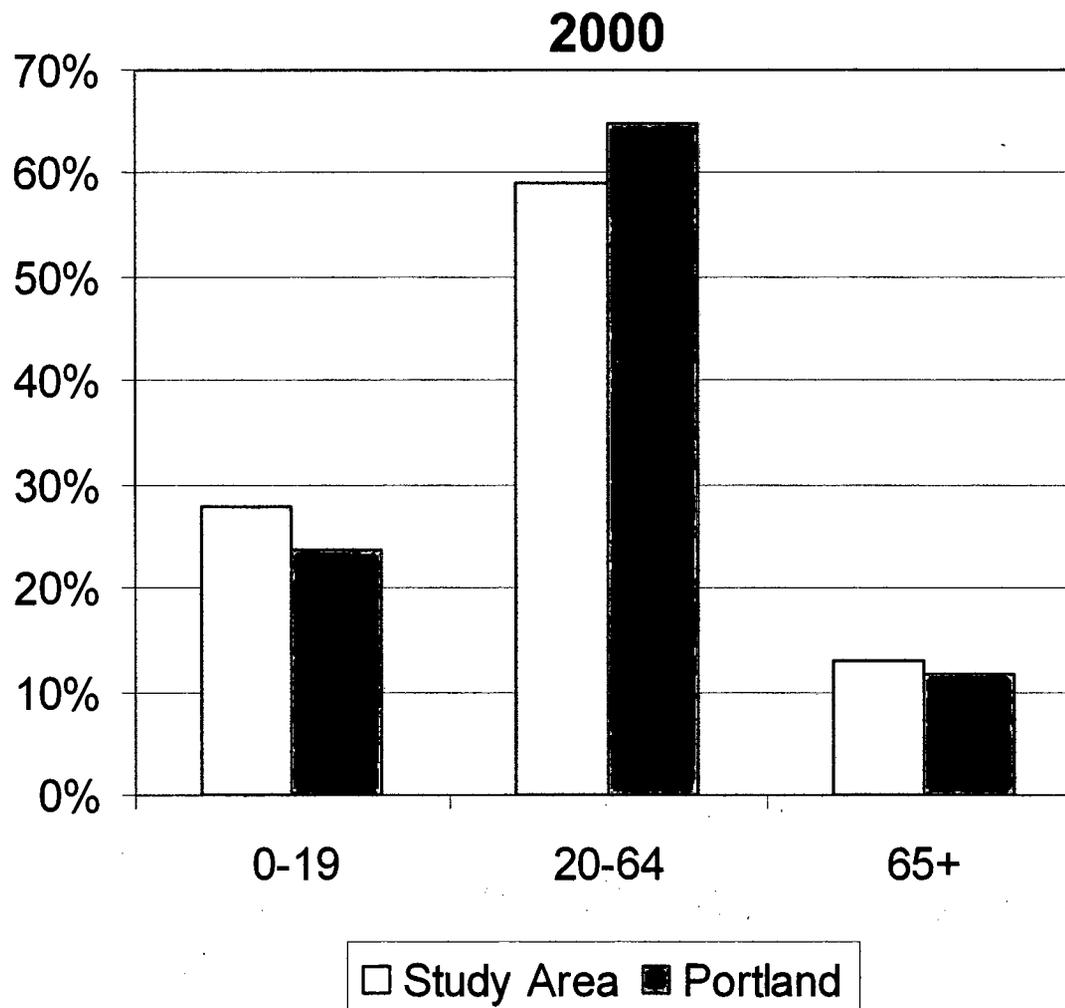
	Study Area	Portland
1990	12%	17%
2000	24%	22%
2011*	30%	27%

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 and over:*  
% declines over time
- *19 and under:*  
% remains stable over time



Data Source: ESRI Business Analyst

# Population 19 and Younger

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.

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

Data Source: ESRI Business Analyst

# Residential Development

38% of all Portland's new residential units from 1996 to 2006.

Unit Type	Portland	Study Area	% of Portland Total
Single Dwelling	10826	5356	49%
Rowhouse/Duplex	3937	1801	46%
Multi Dwelling	21613	6571	30%
Total	36376	13278	38%

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

A black and white photograph of a residential street. The street is paved and has a utility pole on the left side. There are trees and bushes on both sides of the street. The text "Community Issues" is overlaid on the image in a large, white, sans-serif font.

# Community 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**

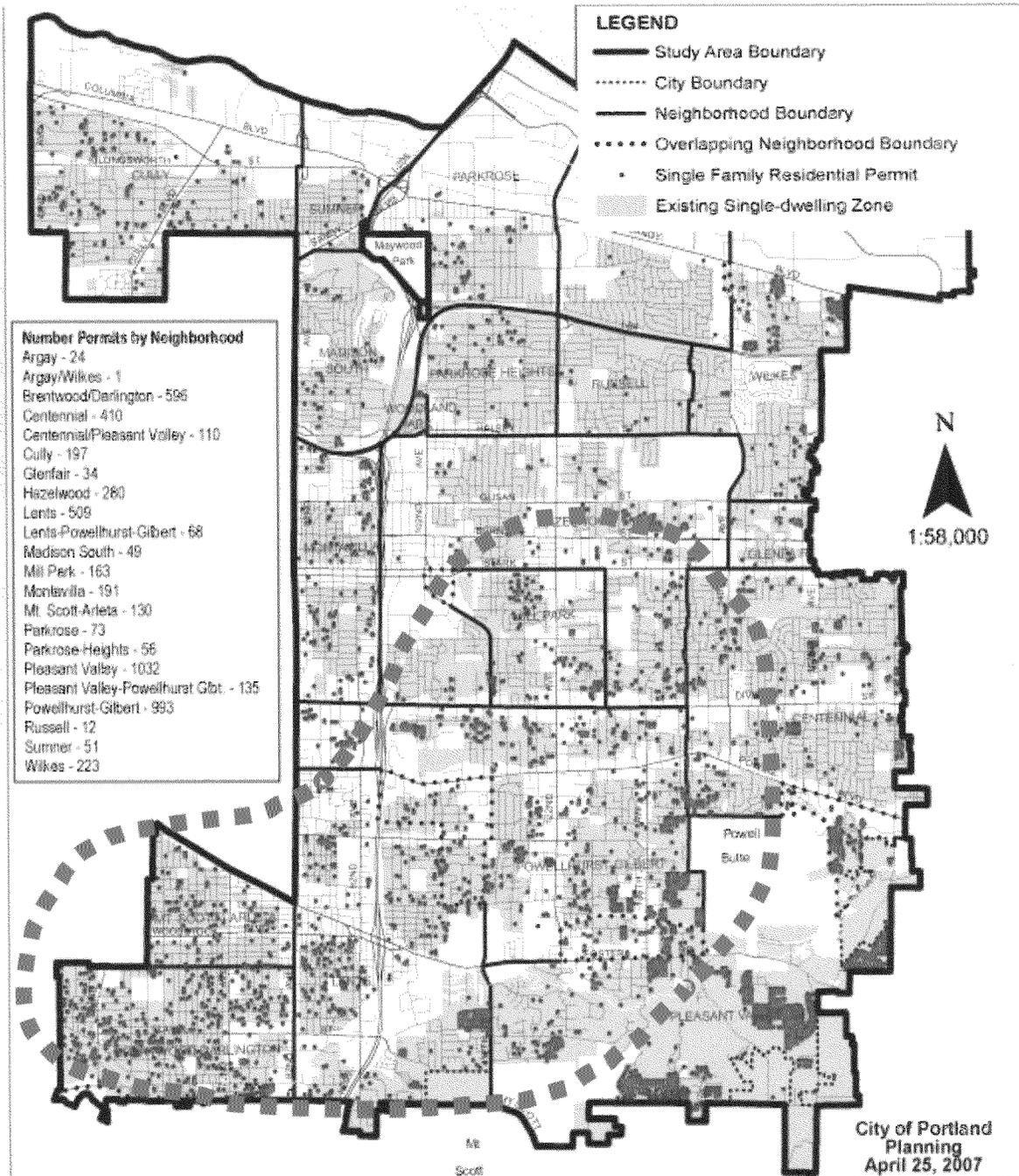
# Single Family Development 1996-2006

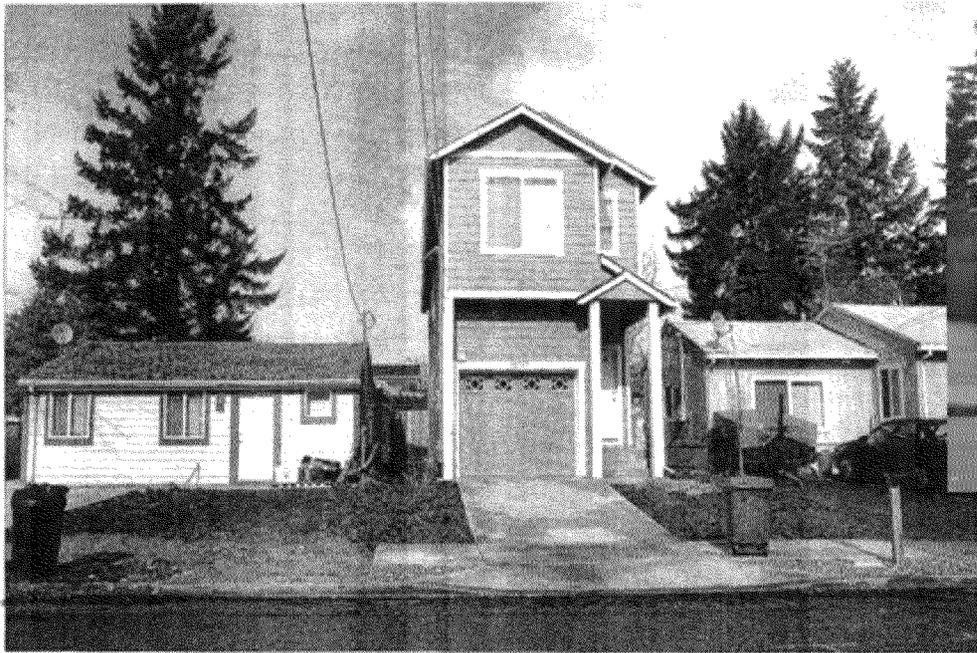
**Pleasant Valley: 1032**

**Powellhurst-Gilbert: 993**

**Brentwood-Darlington: 596**

**Lents: 509**





Many of the new homes in Mill Park in outer Southeast tower over the neighborhood's original houses, striking some people as out of place. PHOTOS BY BRENT WILKINSON/THE OREGONIAN



## Infill, density irritate longtime neighbors

By Kimberly A.C. Wilson  
THE OREGONIAN

**S**uzanne Bohan feels hemmed in. All around her low-slung, 1960s ranch in Southeast Portland's Mill Park community, new, taller 1980s homes loom.

A two-story house built on a flag lot abuts the backyard fence, its tiny bathroom window looking down into her asparagus 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 in the sky framed by towering cedars and dense bushes, another two-story home.

Bohan grits her teeth.

"Right in that empty space, where I watch the sun rise from my deck, that's where a house is going, two stories high, blocking out the sky."

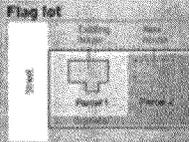


PHOTO BY BRENT WILKINSON/THE OREGONIAN

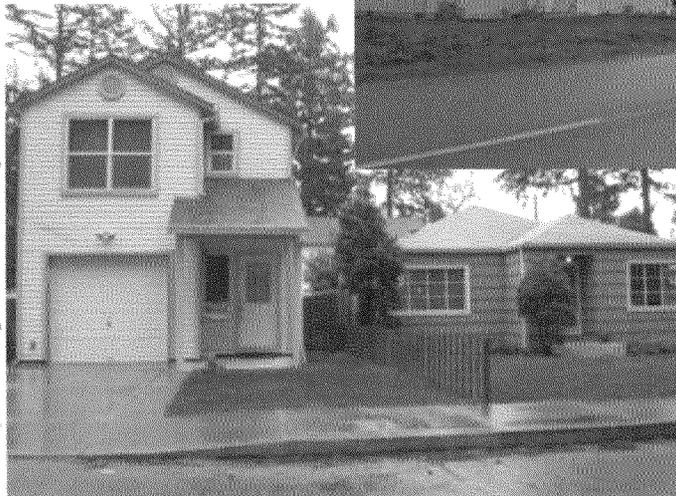
Portland's efforts to increase density without creating suburban sprawl have helped fuel development in urban areas around town, bringing new neighbors to old neighborhoods. But where Bohan lives, and in similar outer Southeast areas that resemble a frayed Dutch subdivision rather than an "I Love Lucy" 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 50-year, ranch-style starter homes set on deep, two-lot lots. Brick fronts and driveways

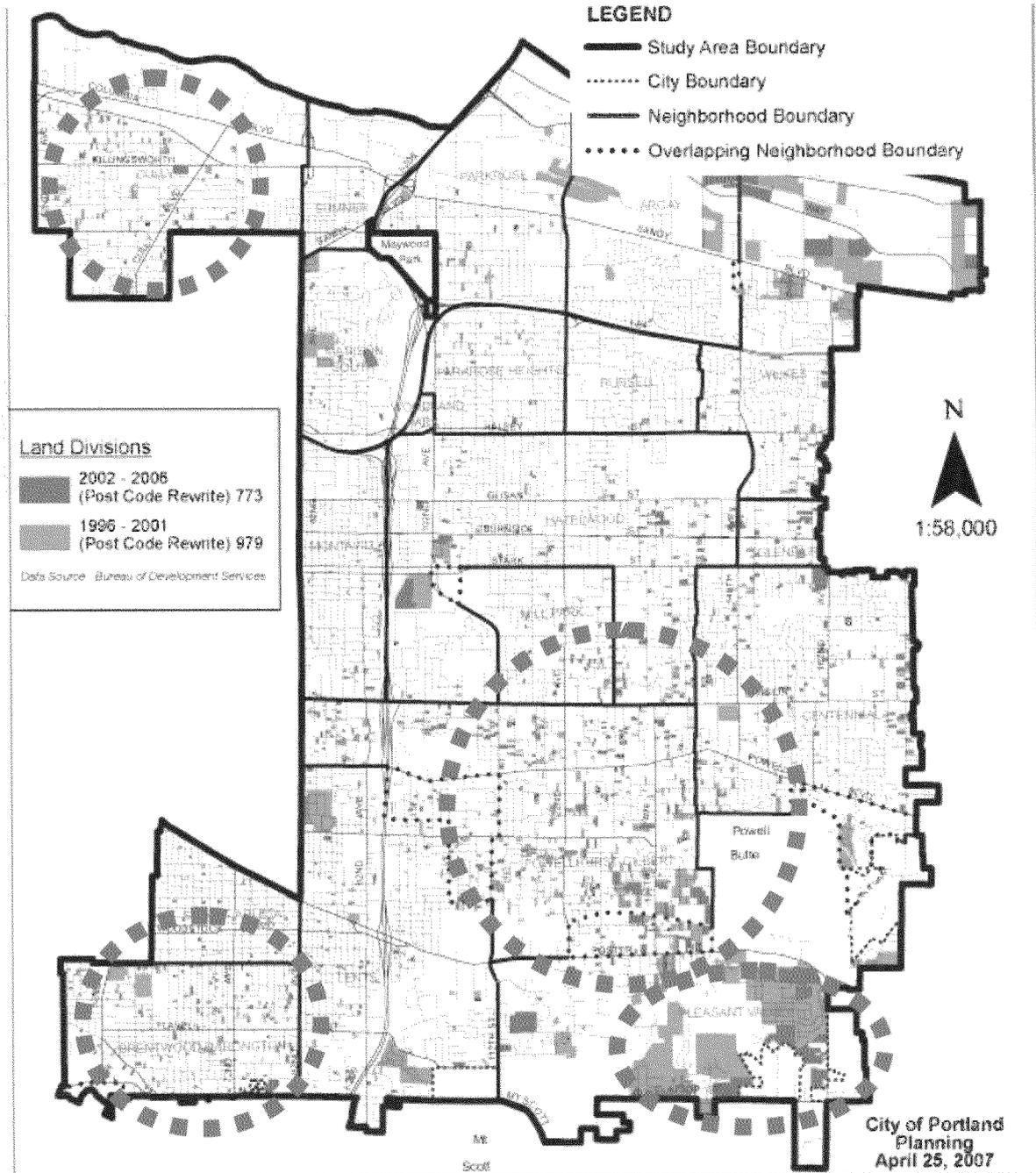
abound. Towering cedar and fir trees and the occasional 1½-story home once were the taller things in the neighborhood.

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

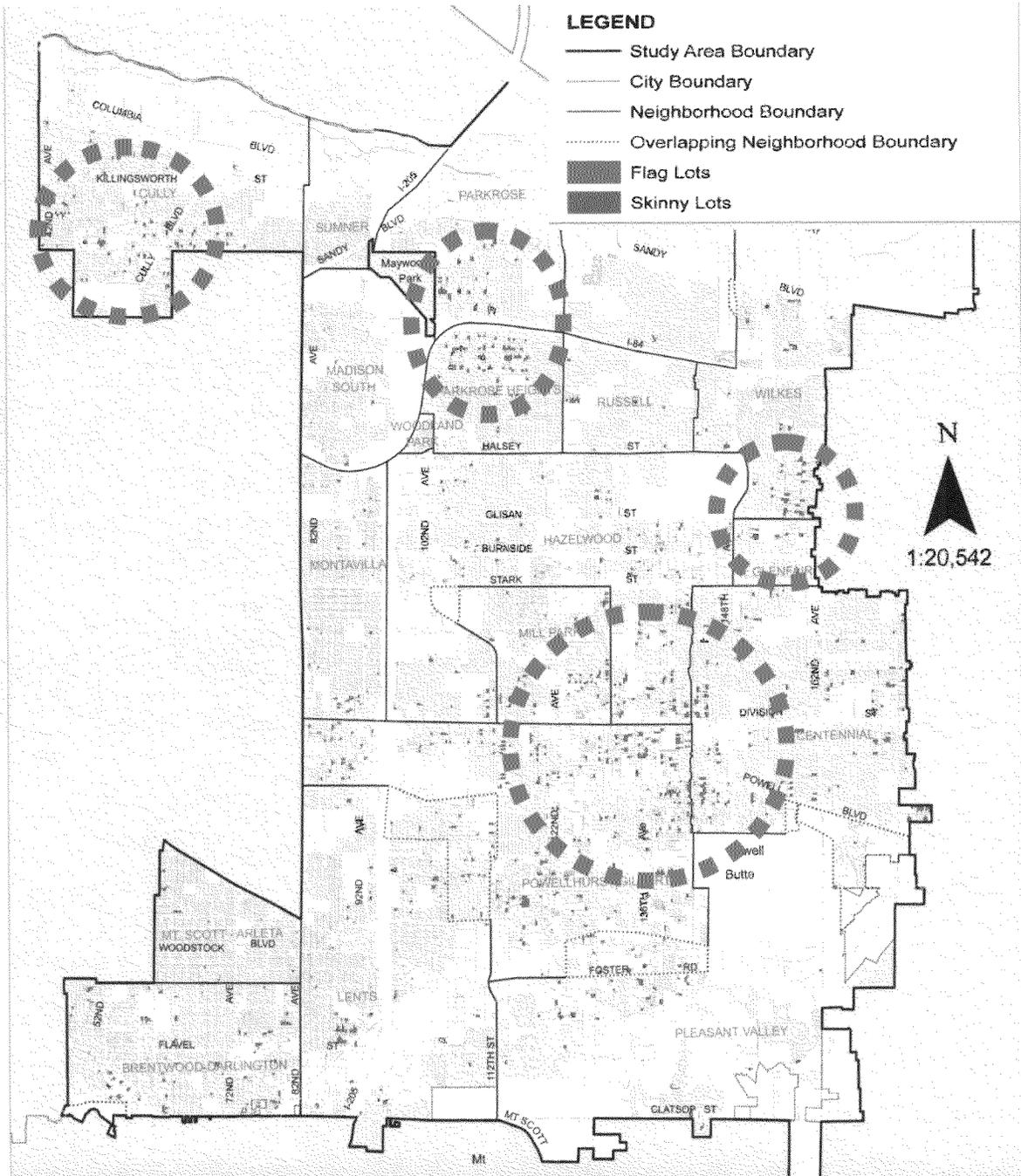
"The main concern I hear about is that new houses loom above the existing houses," says Richard Stuby, director of the East Portland Neighborhood Office. "There'd be a lot less concern if people were



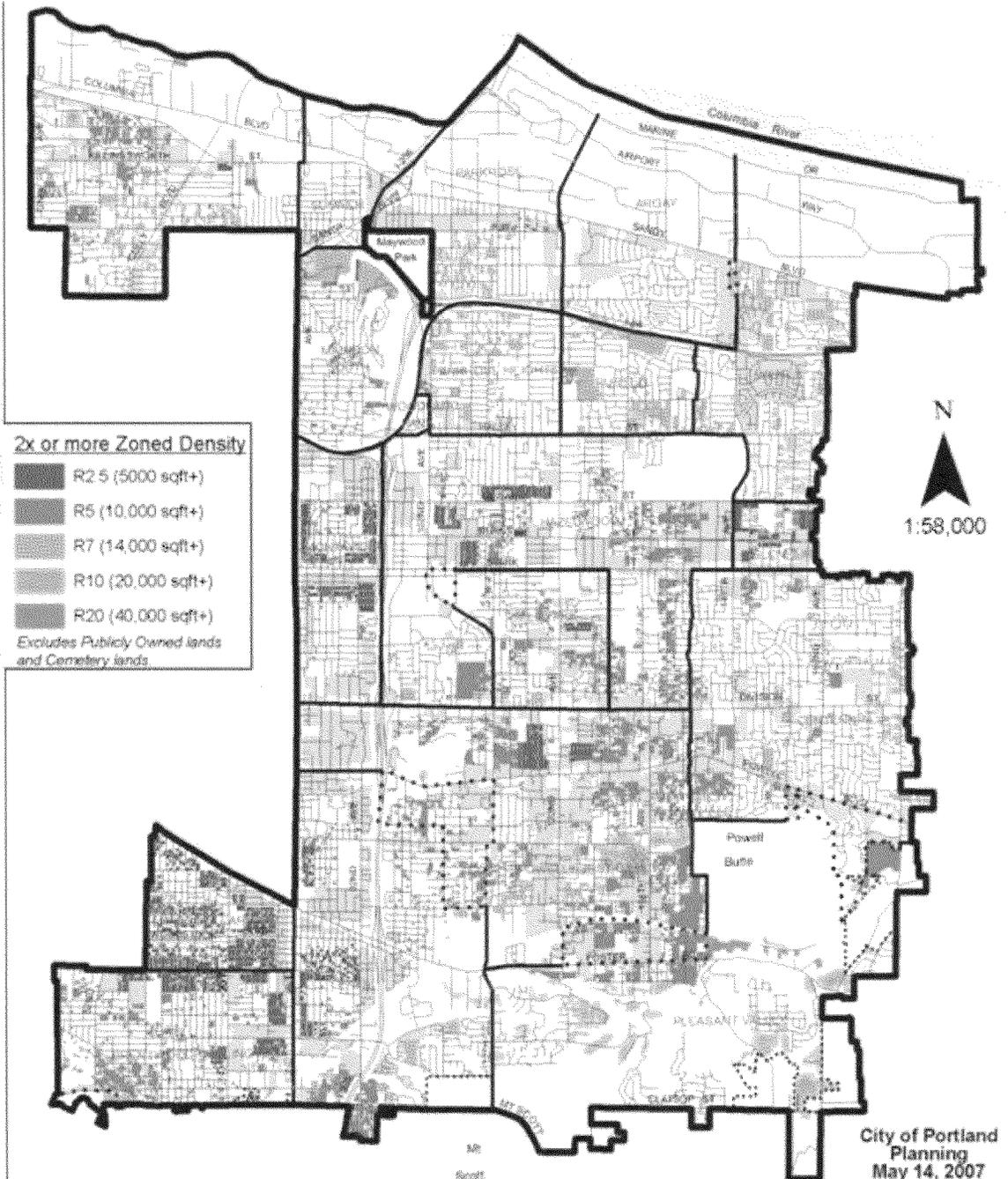
# Land Divisions 1996-2006



# Flag Lots and Skinny Lots



# Potential Infill Lots



# **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**

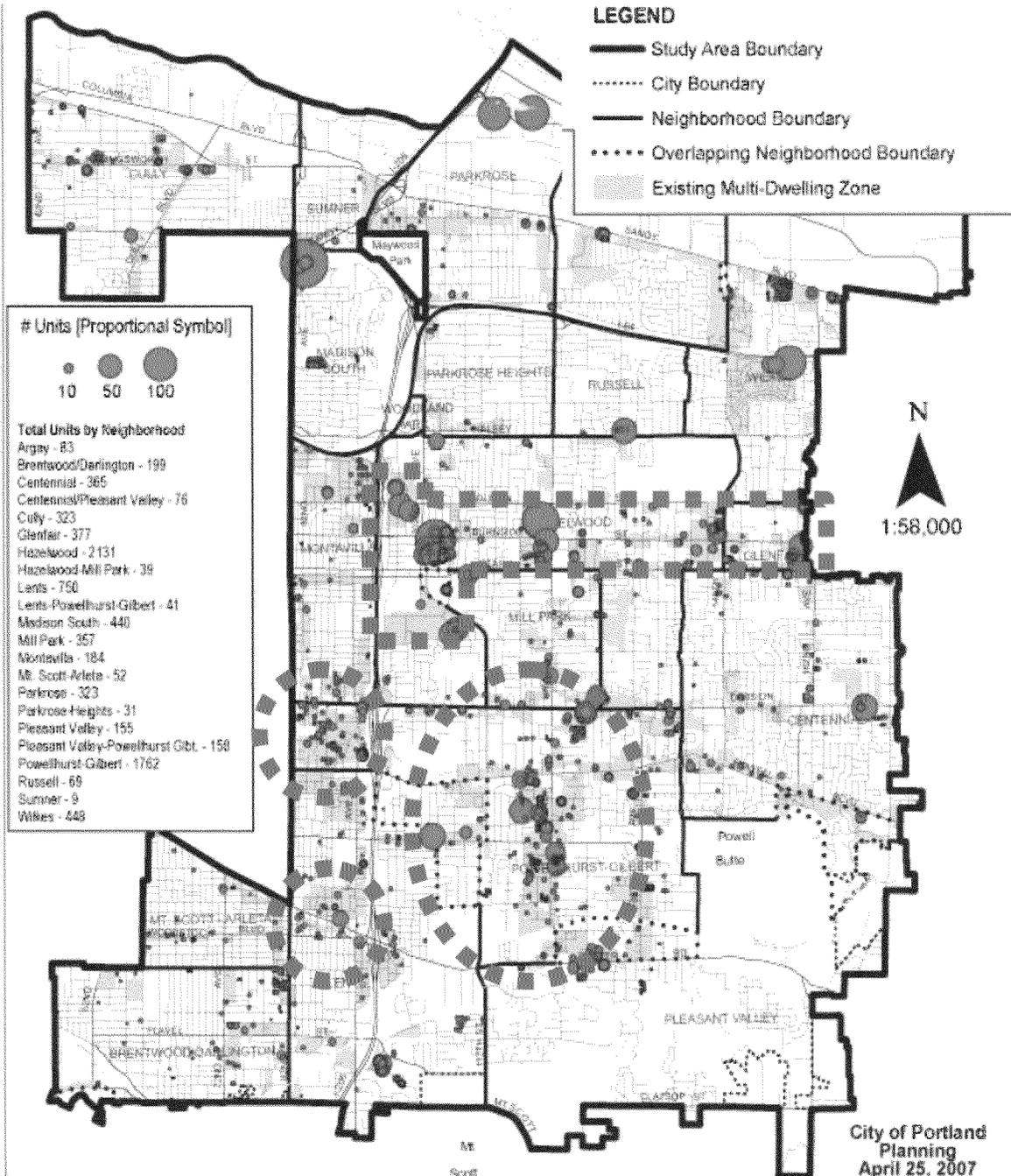
# Multi-Dwelling Development 1996-2006

Hazelwood: 2131

Powellhurst-Gilbert: 1762

Wilkes + Glenfair: 825

Madison South: 440



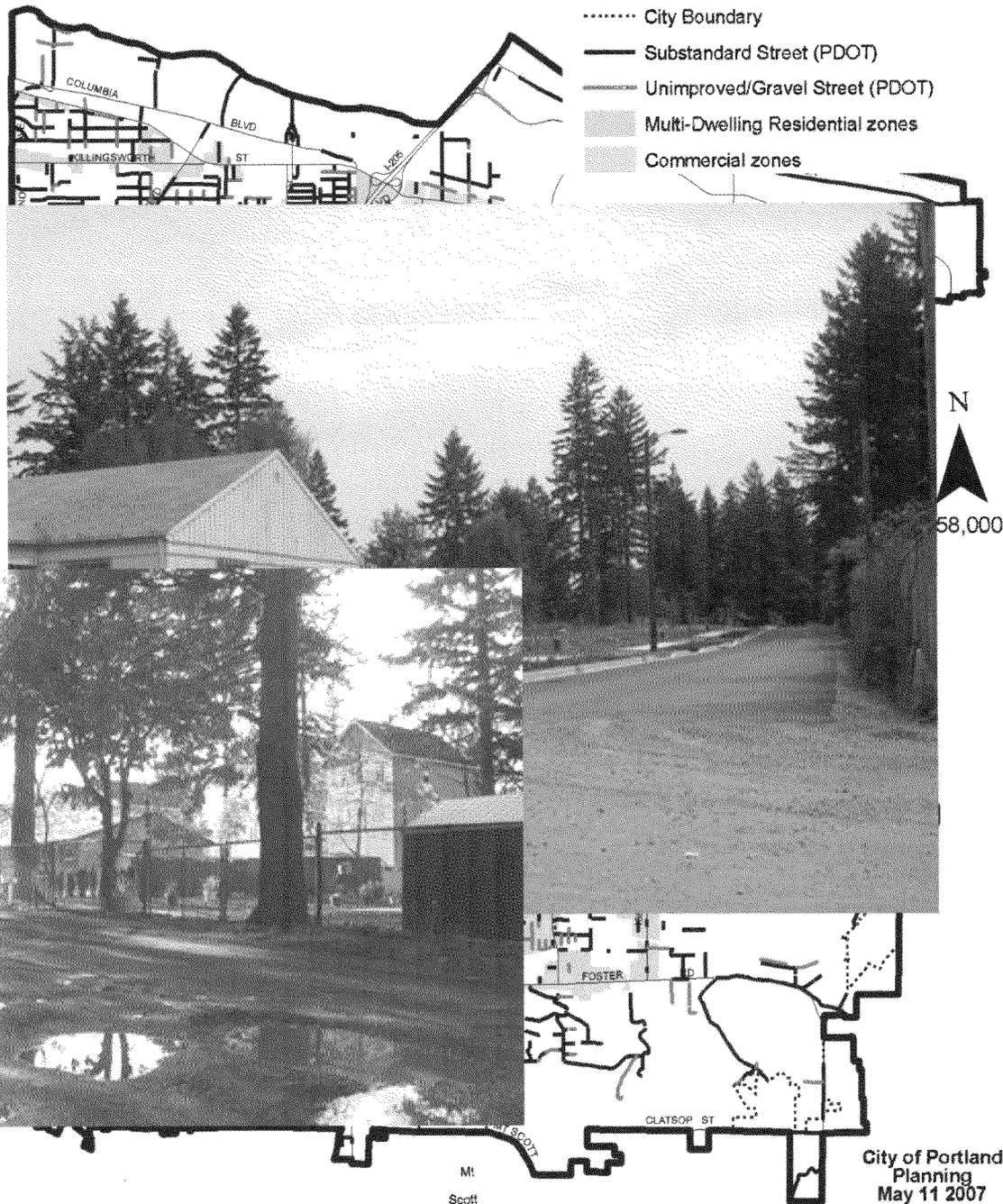




# **Issue 3: Transportation system**

- **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

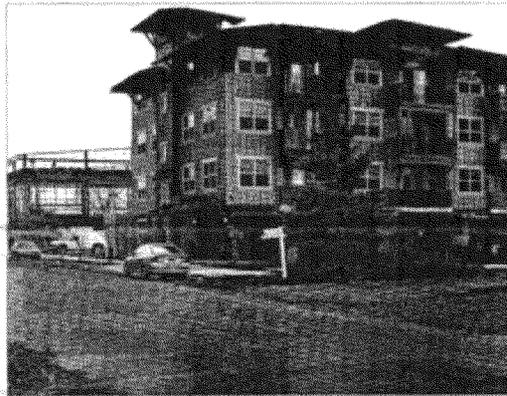


# Sidewalk Network

## DJC

THE DAILY JOURNAL OF COMMERCE, PORTLAND, OREGON

### Gateway's a pedestrian district, but one without sidewalks



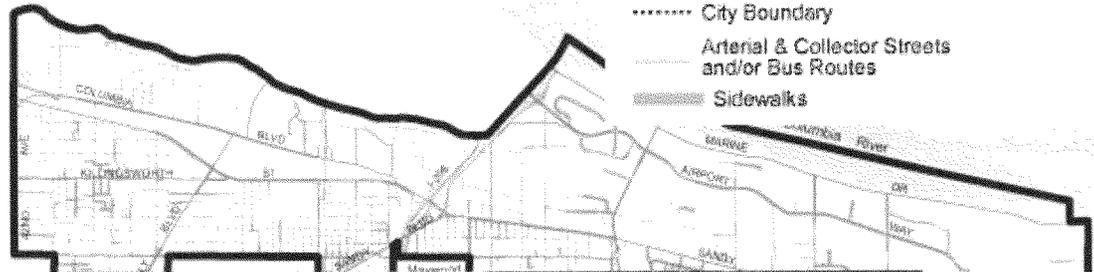
There isn't a sidewalk from Gateway Square, a recently completed residential project in the Gateway 2000 district. But the sidewalk isn't just missing, it's never been built in the street for much of the avenue.



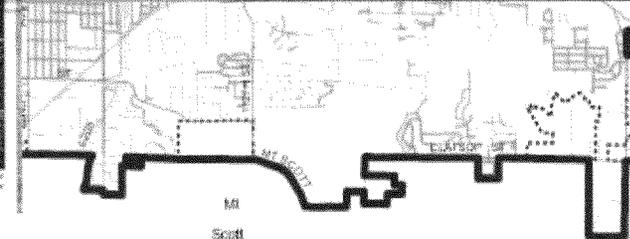
**PEDMETERS**  
Caleb Peterson  
has worked closely  
to guarantee a  
sidewalk.

**Oregon Land Use**  
Commissioner  
Sullivan says that  
for decades,  
Measure 5 is  
the gift that keeps  
giving.

PAGE 1



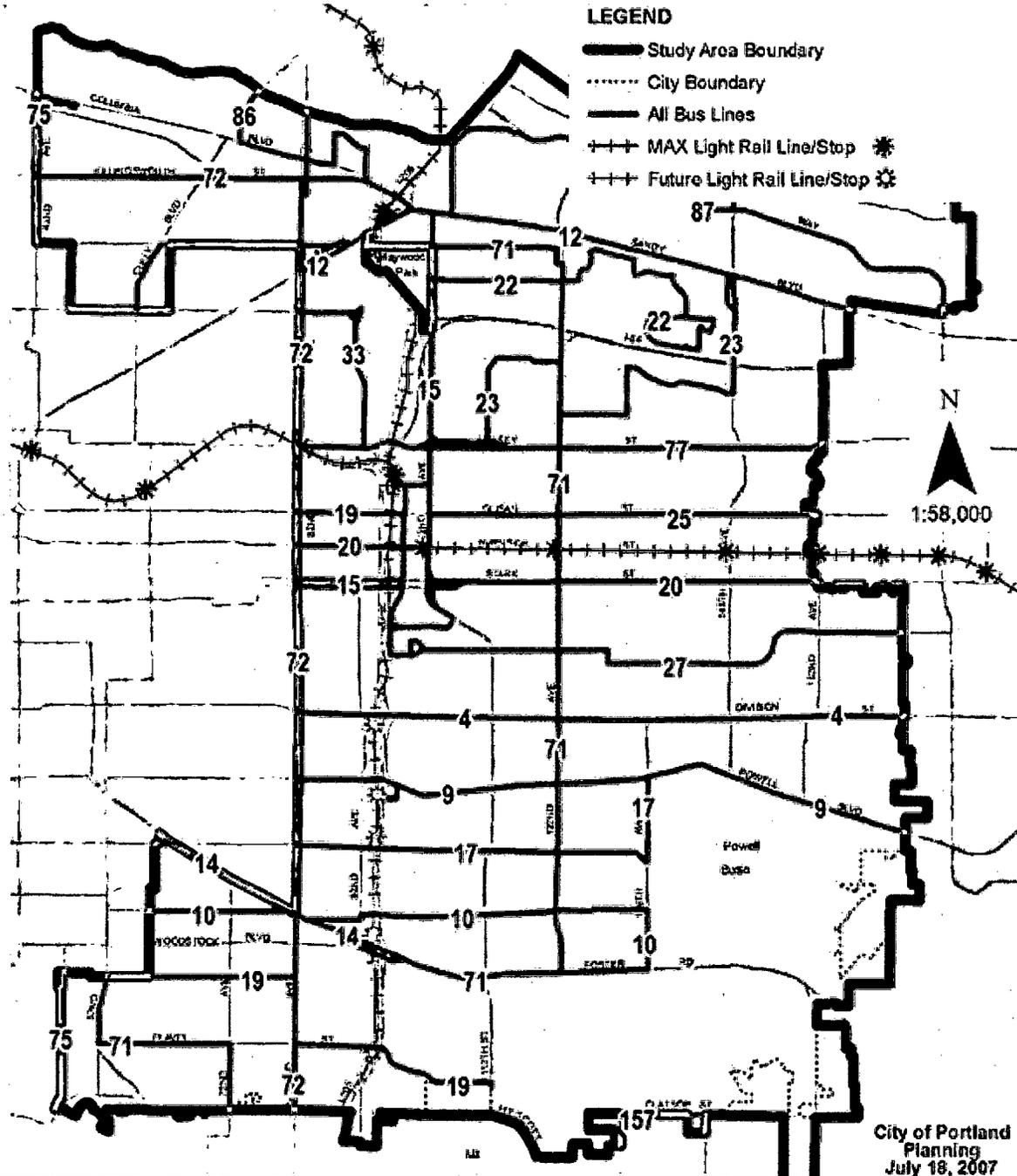
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City of Portland  
Planning  
April 25, 2007

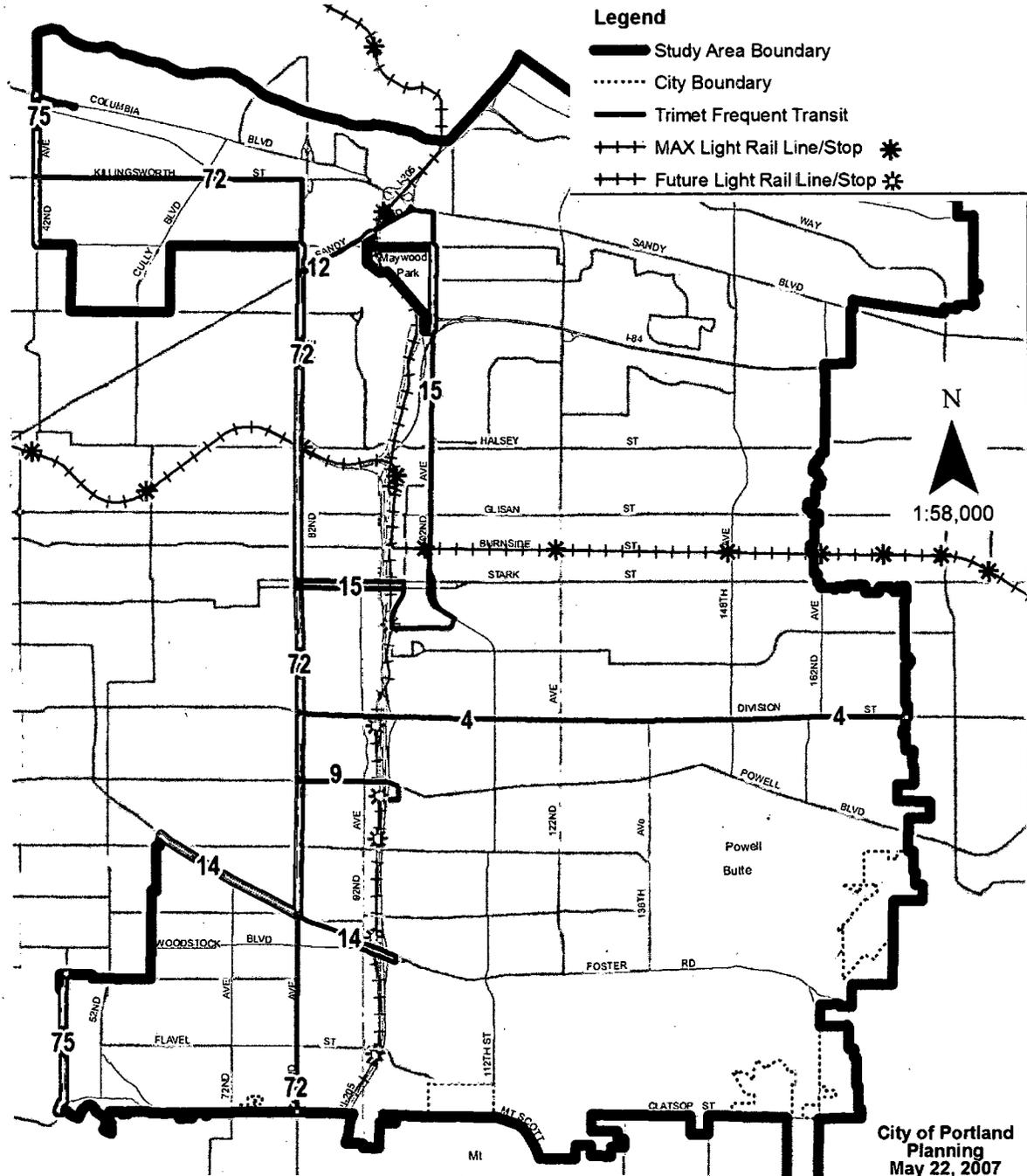
# Transit System

## All Service





# Transit System Frequent Service

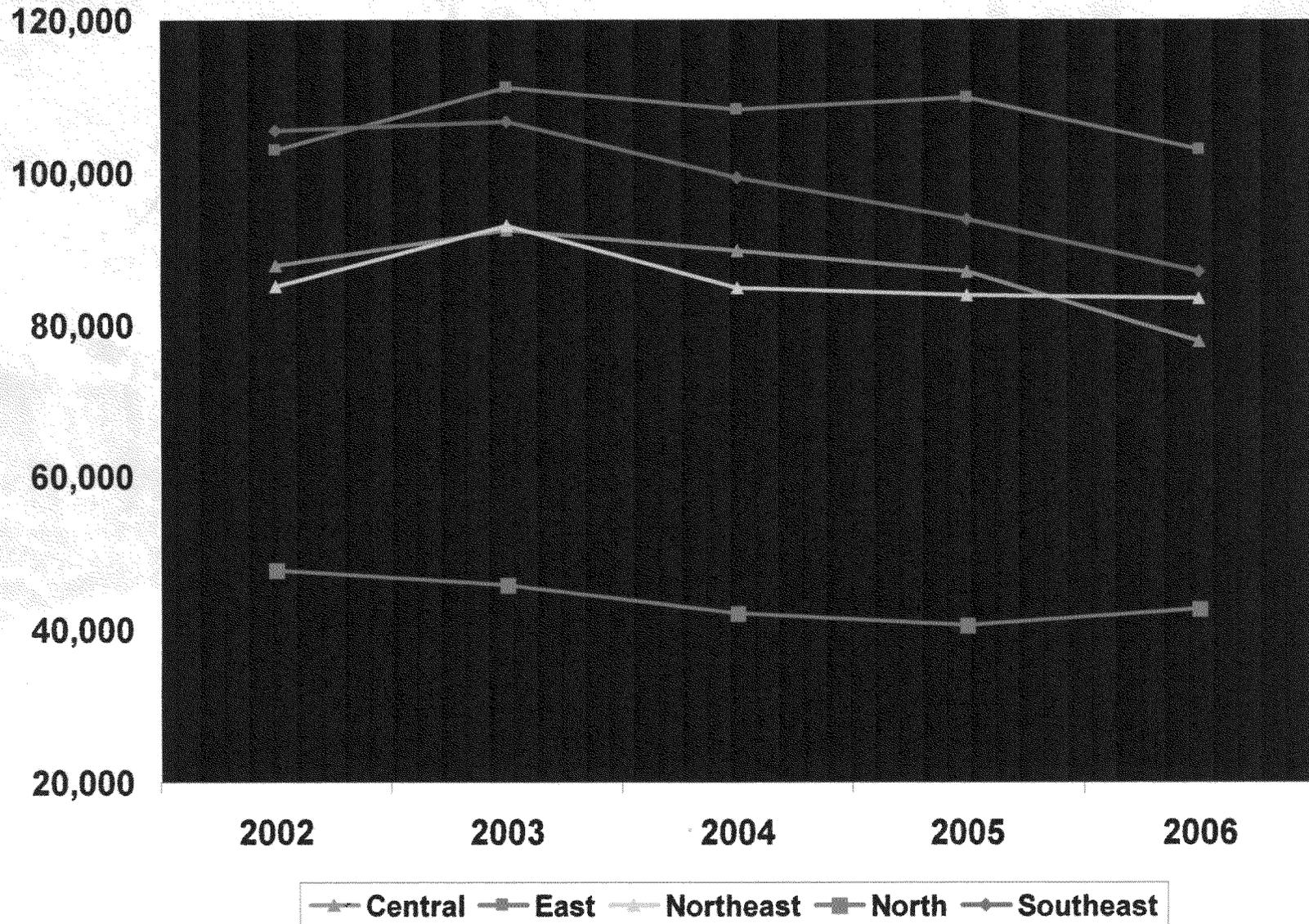




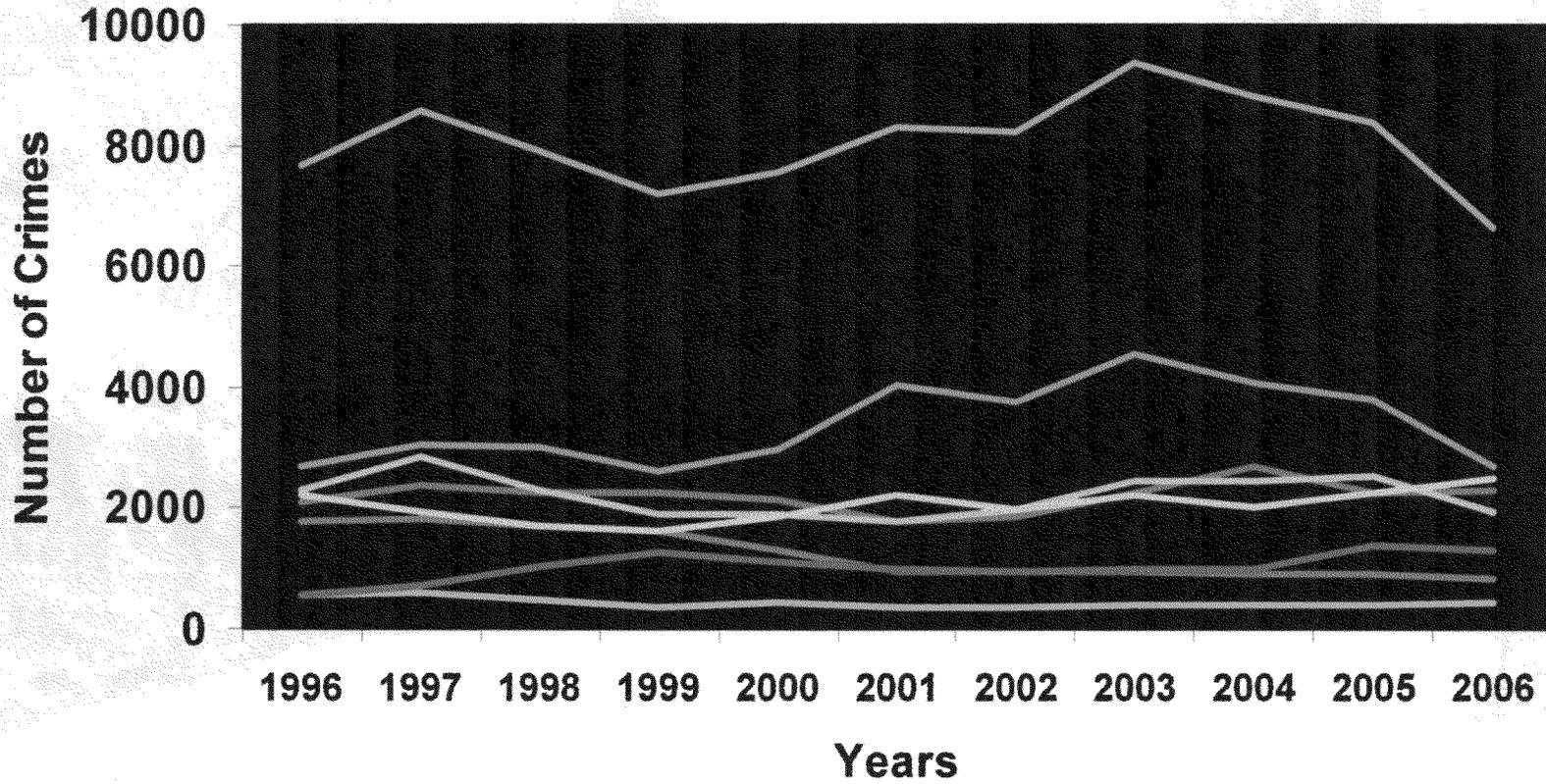
# **Issue 4: Community safety**

- **Concern about crime rates, public safety**
  - **Property and drug-related crime**
  - **Safety at MAX light rail stations**
- **Increasing calls for police service – livability issues**

# Calls For Service



# Crime in Study Area, 1996-2006

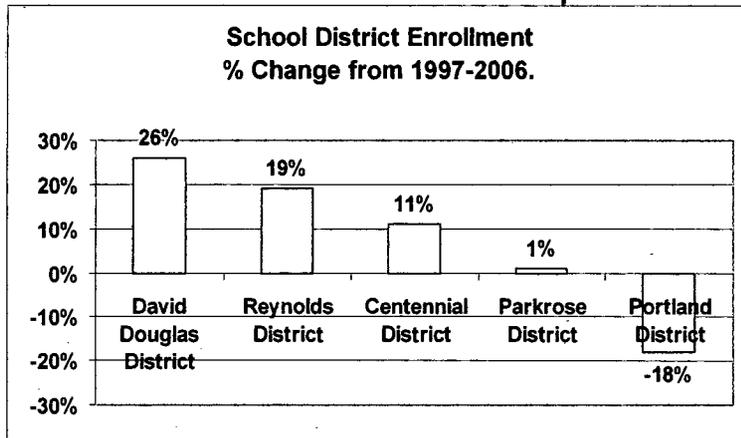
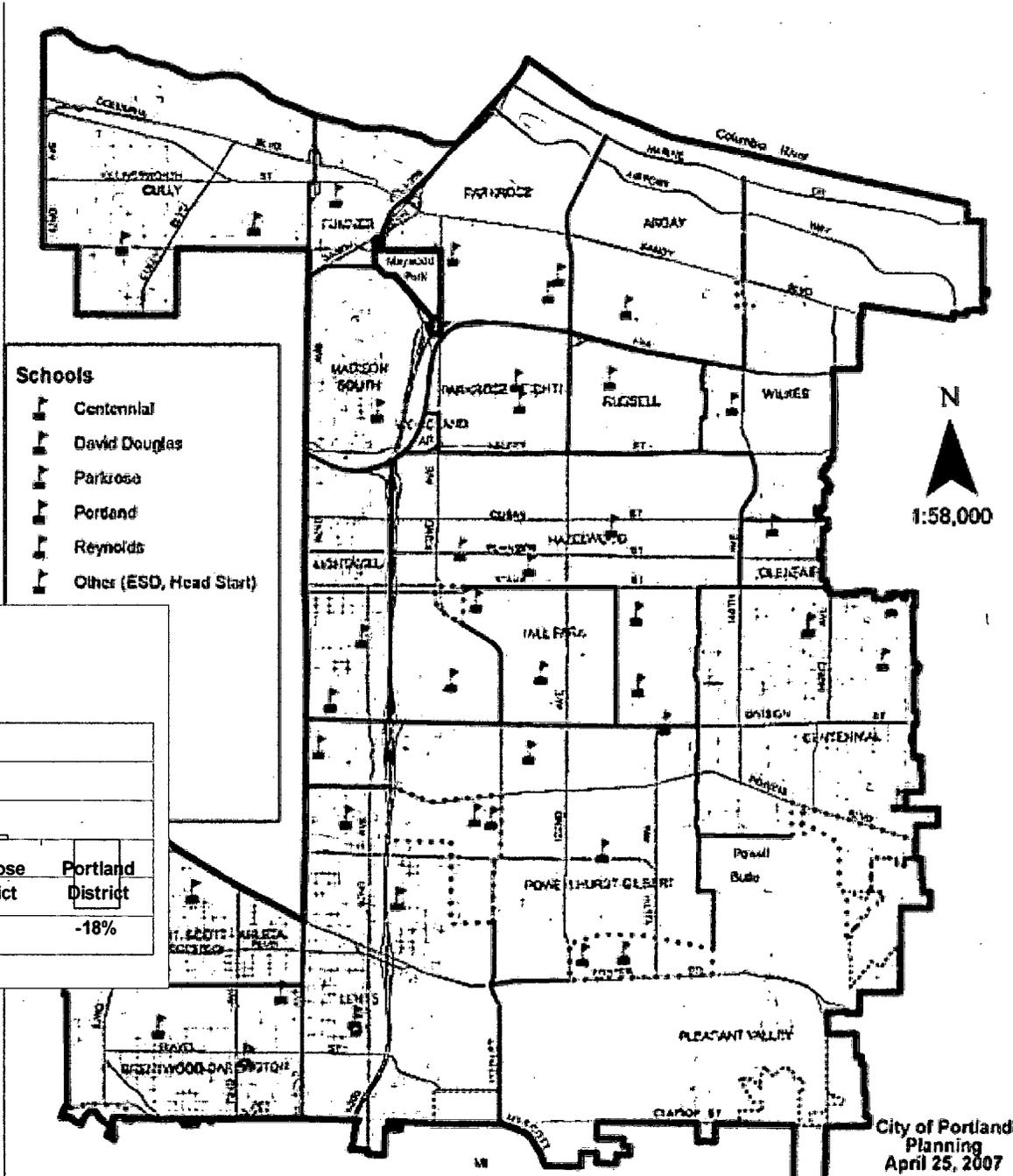


- Robbery
- Aggravated Assault
- Burglary
- Car Prowl
- Car Theft
- Larceny
- Vandalism
- Drug Crimes

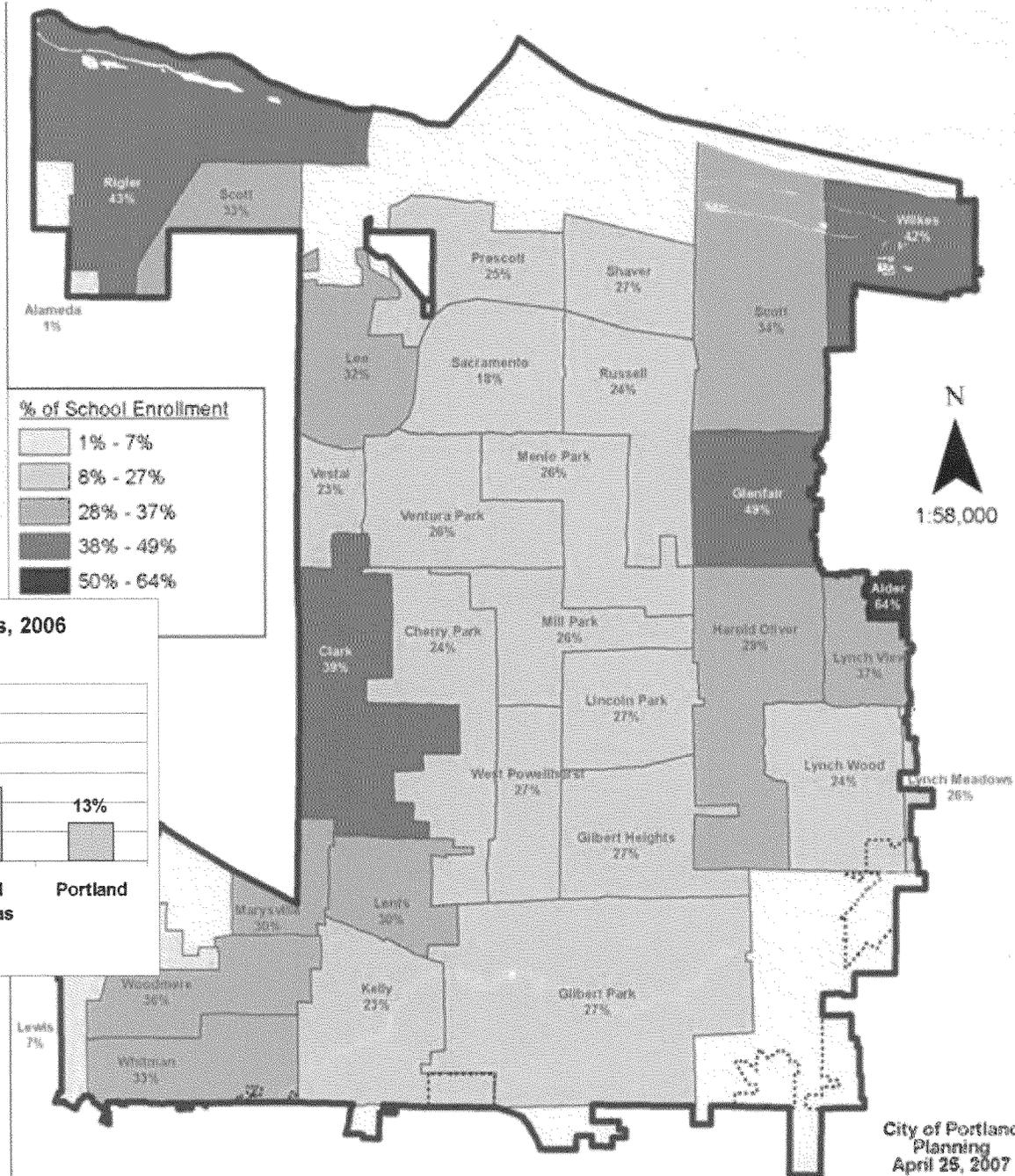
# **Issue 5: Population growth and change - impacts on community services**

- **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

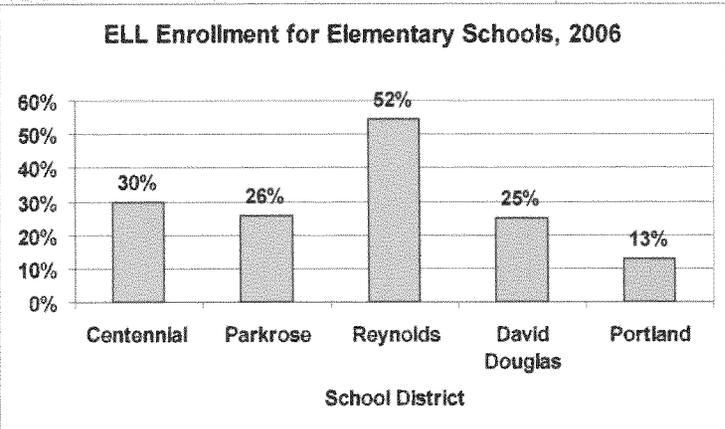


# English Language Learners

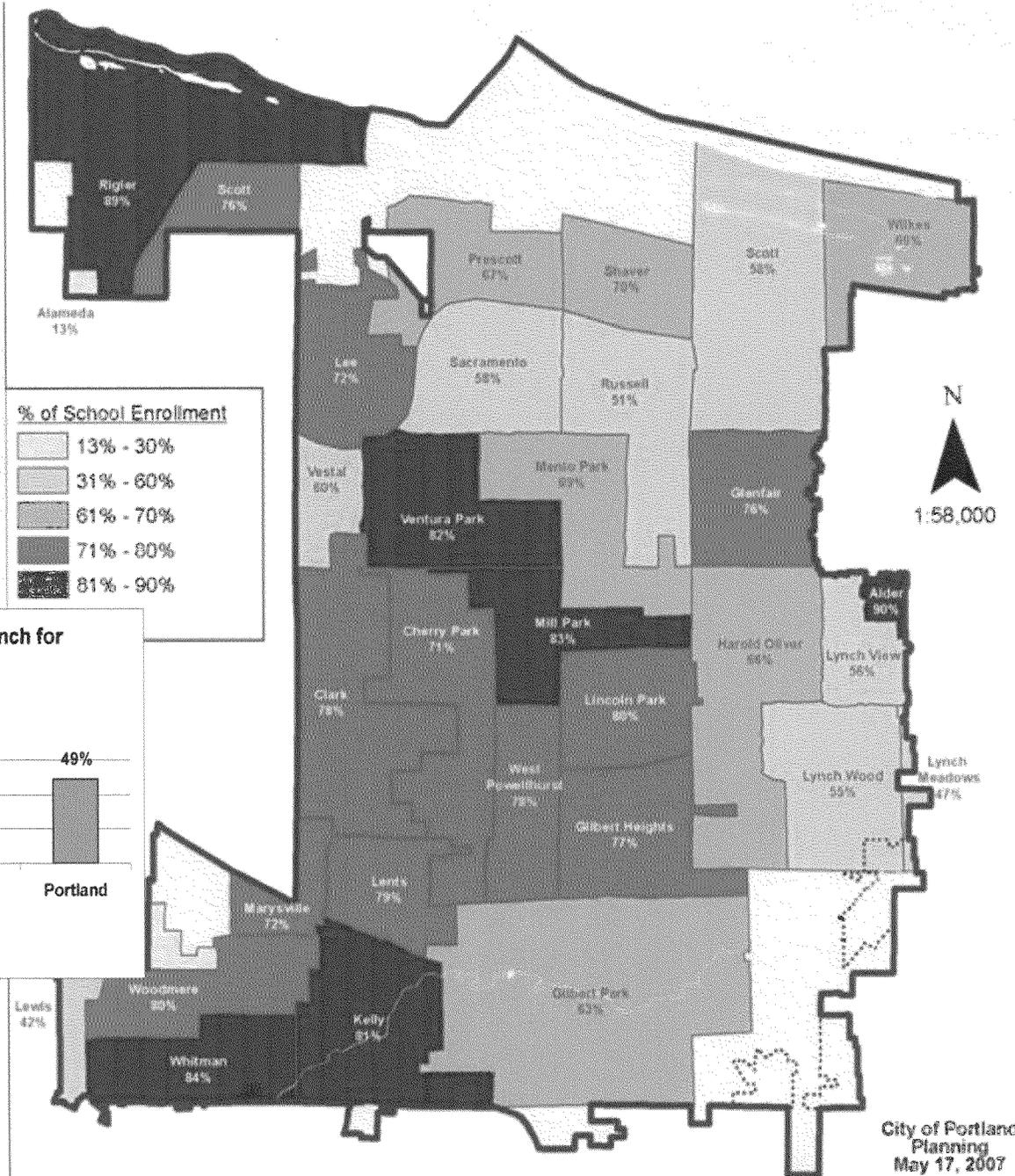


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City of Portland  
Planning  
April 25, 2007

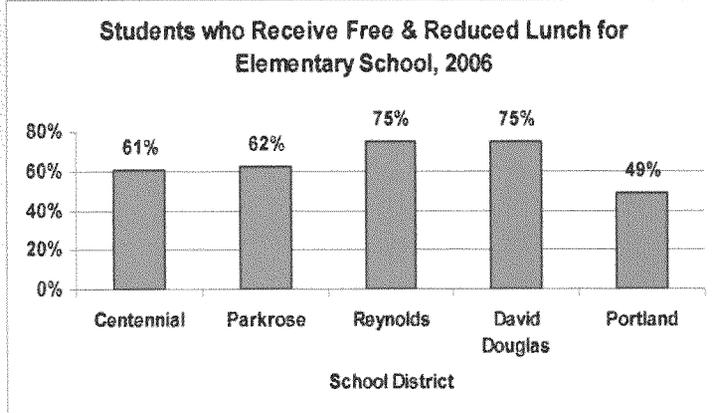


# Free and Reduced-Price Lunch



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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**

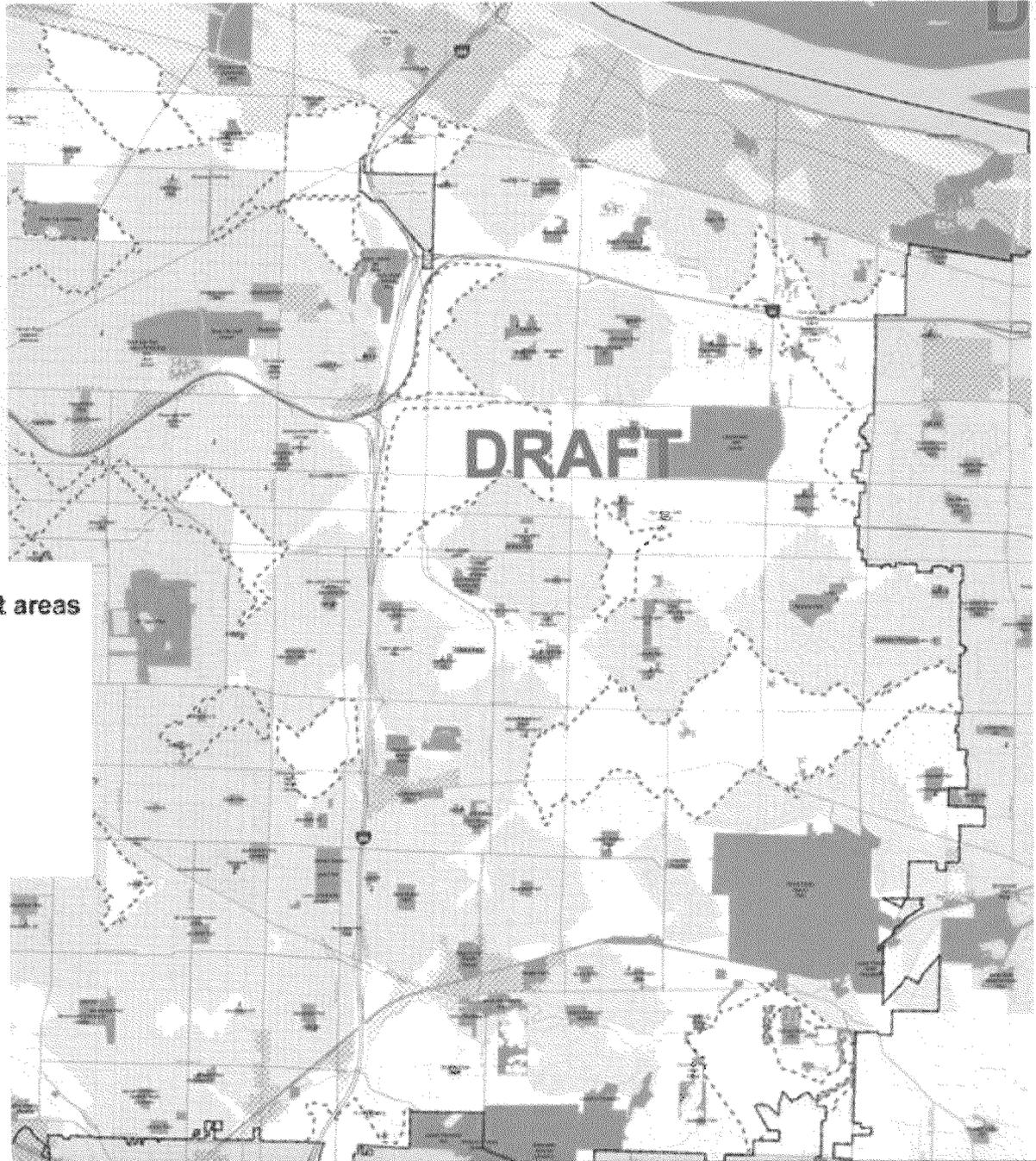
- **Adequacy and accessibility of local parks and recreational facilities**
- **Funding for improvements, maintenance, and programs**
- **Retaining natural areas and open spaces**



# 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**

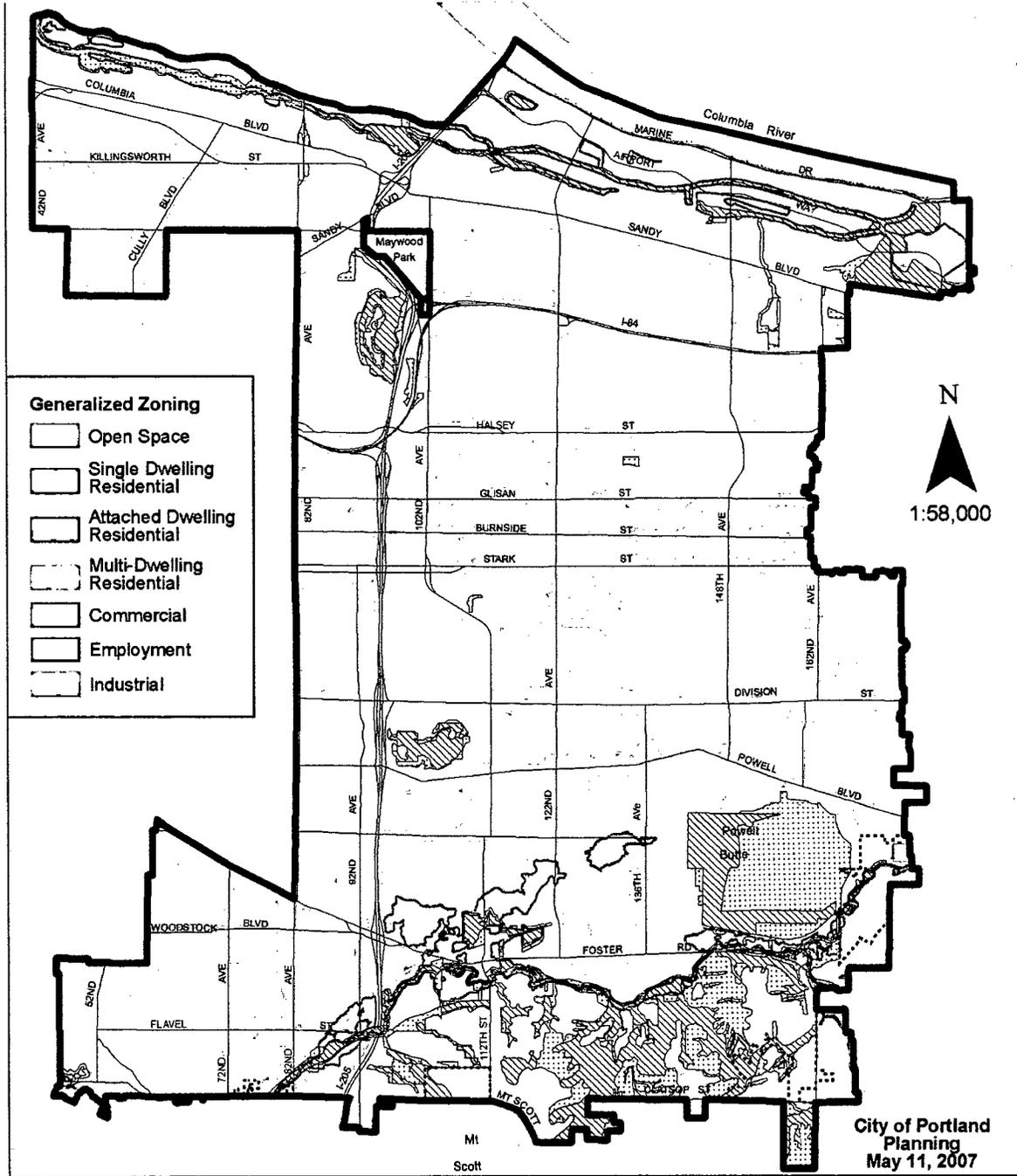
# Location of E-Zones and Floodplain

## LEGEND

-  Study Area Boundary
-  City Boundary
-  Environmental Protection zone
-  Environmental Conservation zone
-  100 Year Floodplain (FEMA)

## Generalized Zoning

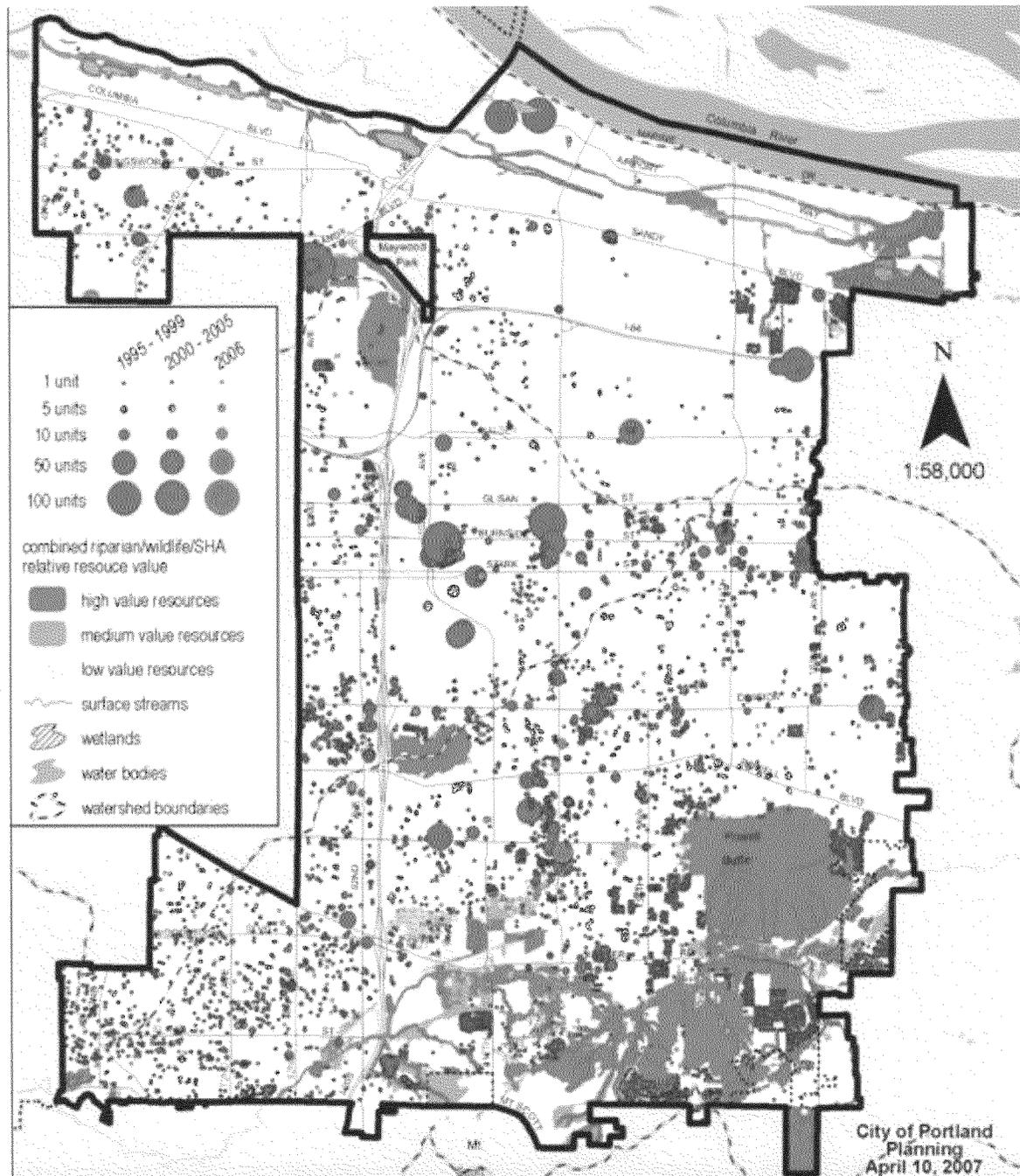
-  Open Space
-  Single Dwelling Residential
-  Attached Dwelling Residential
-  Multi-Dwelling Residential
-  Commercial
-  Employment
-  Industrial



City of Portland  
Planning  
May 11, 2007



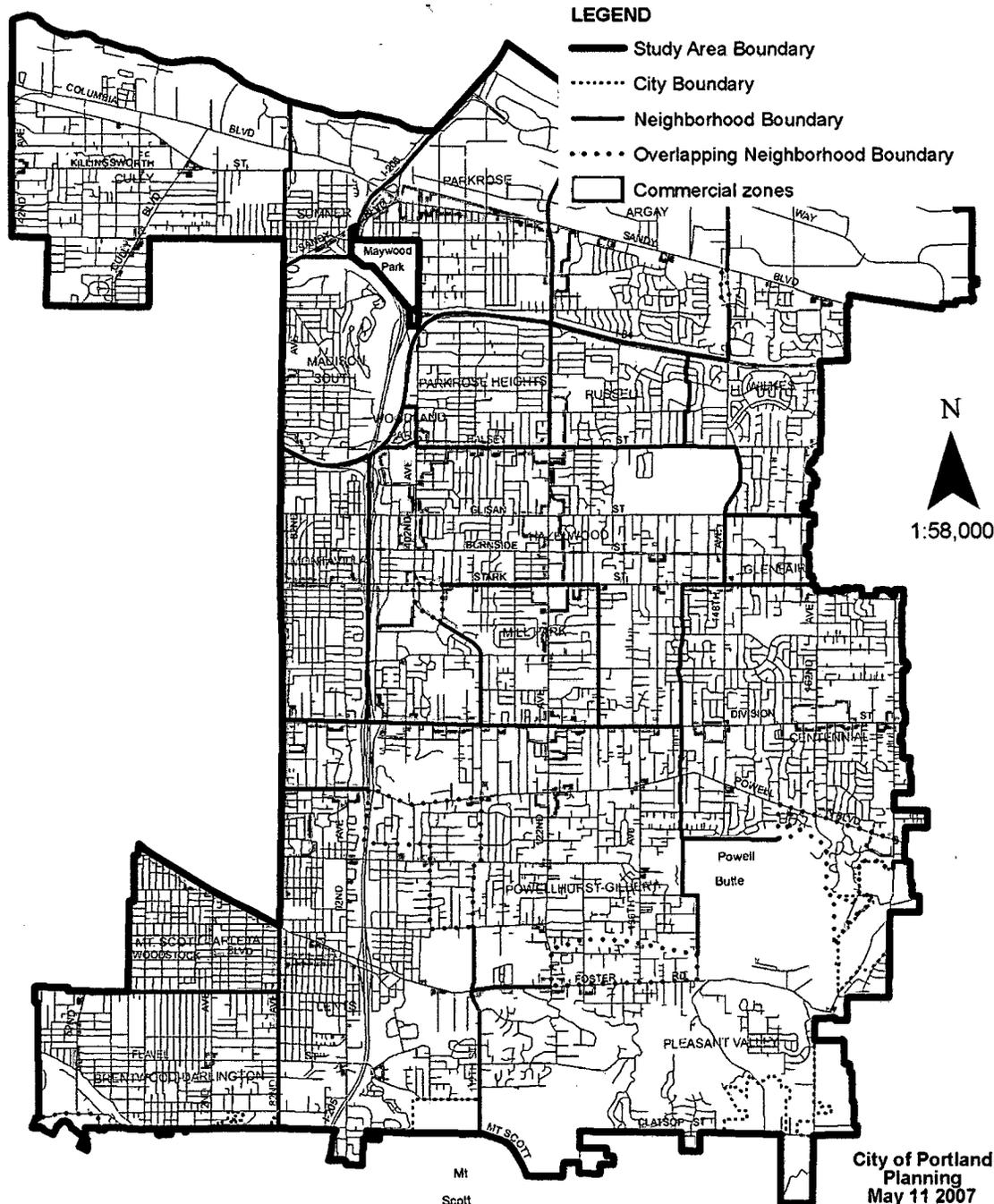
# Environmental Resources and Development Activity



# **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

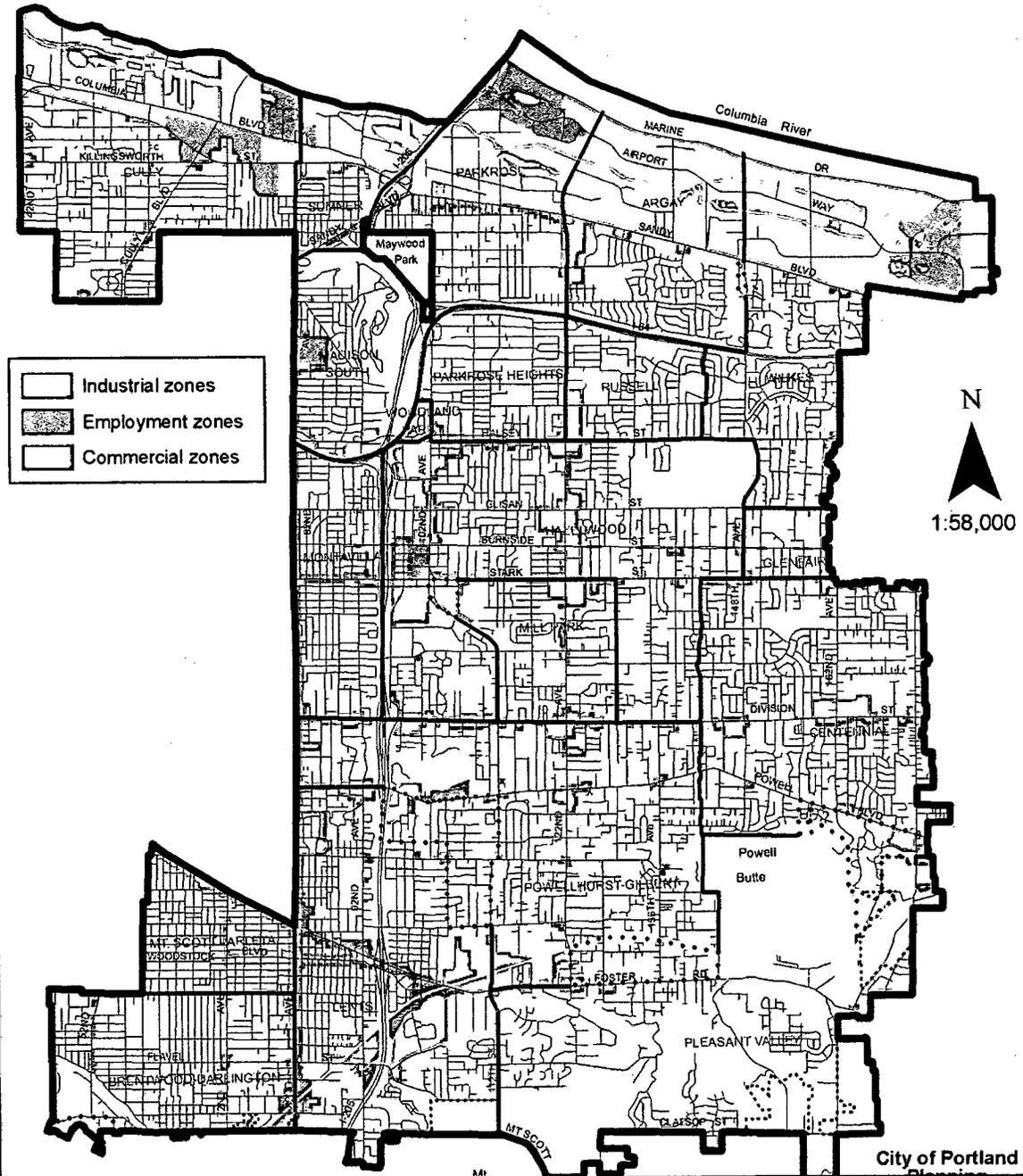




# **Issue 10: Employment opportunities**

- **Area is predominately residential**
- **Marginal local job creation**
- **Underutilization of existing employment and commercial sites**

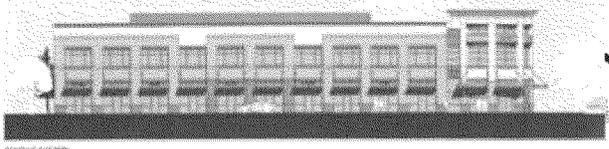
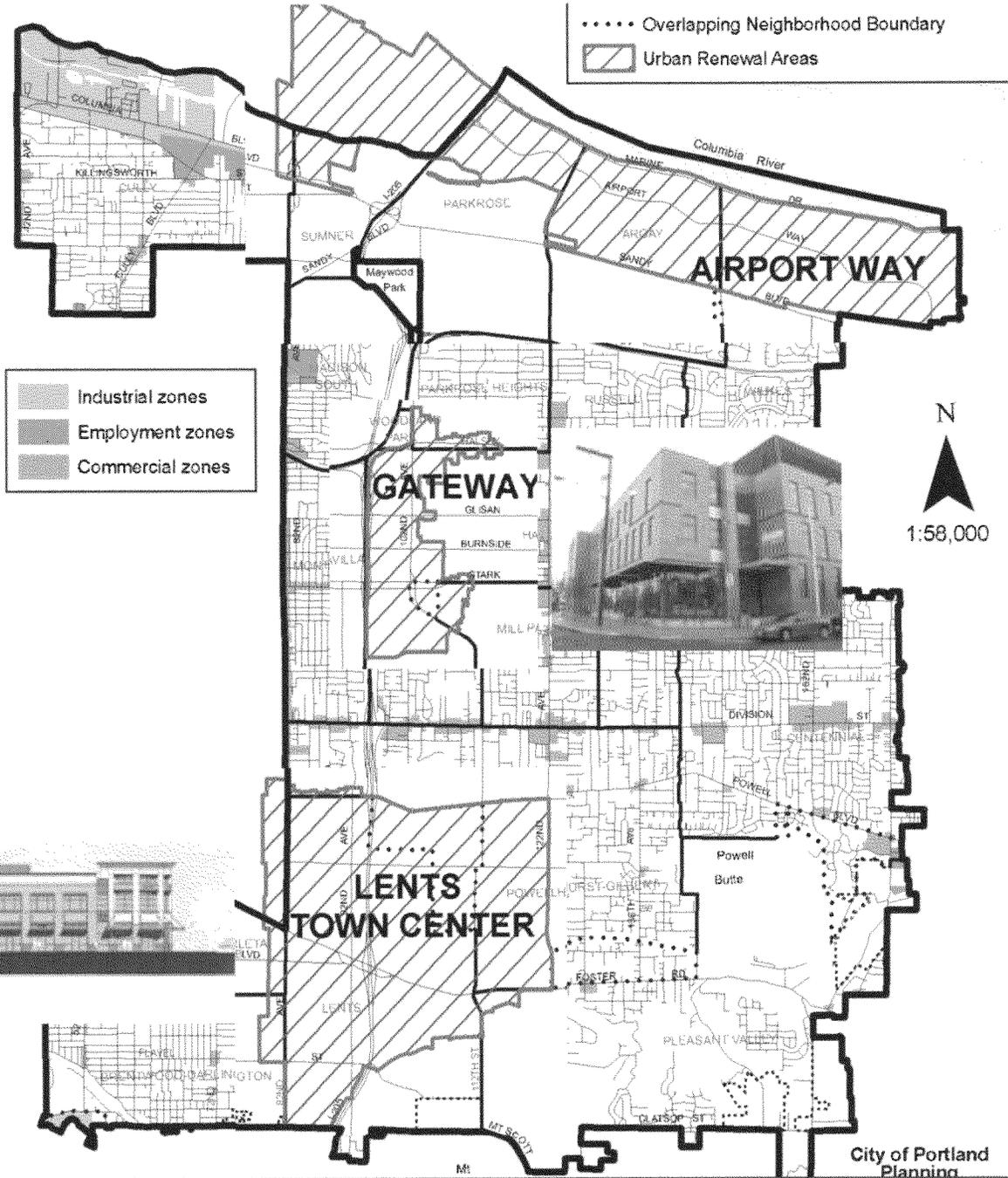
# Employment, Industrial, and Commercial Zones



City of Portland

east portland review

# Urban Renewal Areas



# Study Area Employment

## Progress toward employment goals

**OSCP: +1,100 jobs 2000-04**

## State Employment Data

	2000	2004-05
Retail	14,990	14,297
Services	13,162	15,656
Other	30,234	29,550
Total	58,386	59,503

## Metroscope Forecast

	2005	2030
Retail	16,765	21,528
Services	20,541	37,969
Other	29,161	37,803
Total	66,467	97,300

**Forecasts call for substantially more job growth**



# Next Steps

# Committed Projects

- **Portland Plan: Comprehensive Plan Review and Update; citywide urban form and other issues**
- **Tree Policy and Code Initiative**
- **Schools, Family, Housing Initiative**
- **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 committee to determine priorities and actions among the following:**

- Schools, Families, Housing**
- Community Safety**
- Community Organizing/Involvement**
- Transportation Planning**
- Business Enhancement**
- Land Use Planning**



**Thank You**