

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR MULTNOMAH COUNTY, OREGON

ORDINANCE NO. 223

An ordinance declaring that blighted areas exist in unincorporated county areas; establishing a public body corporate and politic to act as the Urban Renewal Agency of the county, which shall be known as the Community Development Agency; providing for appointment of Agency members, officers and committees; and designating the powers and duties of the Agency.

Multnomah County ordains as follows:

Section 1 - Findings and Declarations.

The Board of County Commissioners finds and declares as follows:

- A. That blighted areas exist within the unincorporated areas of the County and that a description of certain blighted areas and the conditions of blight appear in a document entitled "Documentation of Blight in Multnomah County", dated February 15, 1980, and revised March 25, 1980, included herewith as Exhibit "A", which exhibit is incorporated herein by this reference;
- B. That there is a need for an Urban Renewal Agency, a public body corporate and politic, to function in the County; and the Agency shall focus on the following activities, among others, in carrying out urban renewal projects, pursuant to State Law, the County Charter, and this Ordinance:
 - 1. Maintenance and improvement of viable commercial business areas including support for small local businesses.
 - 2. Promotion of stability in residential areas, and provision, conservation or rehabilitation of adequate housing to meet the needs of County residents.
 - 3. Provision of public facilities, utilities and necessary physical improvements as provided in an approved urban renewal plan.
 - 4. Promotion of new employment opportunities.
 - 5. Involvement of citizens in all phases of preparing and implementing an urban renewal plan.

- C. That the Board of County Commissioners elects to have all of those powers granted to and vested in an urban renewal agency by the laws of the State of Oregon, exercised by and vested in the Community Development Agency established by this ordinance, save and except those powers reserved to the Board by the provisions of this ordinance.

Section 2 - Definitions.

As used in this Ordinance, unless the context otherwise requires, the following terms are hereby defined:

- A. Agency: means the Urban Renewal Agency, hereinafter to be known as the Community Development Agency.
- B. Board: means Board of County Commissioners of Multnomah County, Oregon.
- C. County: means the unincorporated areas of Multnomah County, Oregon.
- D. Urban Renewal Area: means a blighted area included in an urban renewal plan.
- E. Urban Renewal Project or Project: means any work or undertaking carried out under this Ordinance in an urban renewal area.
- F. Urban Renewal Plan or Plan: means a plan as it is adopted or is changed from time to time by the Board for one or more urban renewal areas.

Section 3 - Community Development Agency Established.

The Community Development Agency is hereby established. The Agency shall have the powers and duties described in Section 9 of this Ordinance.

Section 4 - Membership of the Community Development Agency.

- A. The Agency shall consist of five (5) members who shall be appointed by the County Executive with the approval of the Board, to fill the designated positions numbered one (1) through five (5) described in Section 5 of this Ordinance.
- B. Members of the Agency appointed to positions one (1), two (2), and three (3) shall be, and shall remain during their terms of office, owners or tenants of property located in the County, and shall serve without compensation, except for reimbursement for duly authorized expenses.
- C. Members of the Agency appointed to positions four (4) and five (5) shall be, and shall remain during their terms of office, members of the Board of County Commissioners.

Section 5 - Term of Office.

- A. Except as provided in subsection B of this section, terms of office of Agency members shall be four (4) years, the terms continuing until a successor is appointed and approved.
- B. The terms of the initial members of the Agency shall expire on January 1st of the following years:

<u>Position No.</u>	<u>Expiration Year</u>
1	1982
2	1983
3	1984
4)	Positions No. 4 and 5 shall run concurrently with the respective terms of office of the two (2) Board of County Commissioners appointed to the Agency as provided in Section 4 of this Ordinance.
5)	

Section 6 - Vacancies and Removal.

Upon resignation, permanent disqualification or removal of any member of the Agency, a successor shall be appointed to fill the remainder of the term by the County Executive with the approval of the Board.

Section 7 - Agency Officers.

- A. At its first meeting after appointment, the Agency shall elect a Chairman, Vice-Chairman and such other officers deemed necessary. Thereafter, such officers shall be elected by the Agency's membership at or before the Agency's first meeting in January of each succeeding year.

Section 8 - By-Laws of the Agency.

The Agency may adopt by-laws and rules of procedure to regulate the conduct of meetings; in the absence of such rules, proceedings of the Agency shall be conducted in accordance with Robert's Rules of Order Revised, William Morrow and Company (1971).

Section 9 - Powers and Duties.

- A. The Agency shall:
 - 1. Have such powers and duties as are authorized by law and set forth in ORS Chapter 457 (1979) to be exercised by an Urban Renewal Agency to plan or undertake any urban renewal project

to carry out an urban renewal plan approved by the Board. In planning or undertaking an urban renewal project, the Agency shall have the power to:

- a. Carry out any work or undertaking and exercise any powers which a housing authority is authorized by law to perform.
- b. Carry out any rehabilitation or conservation work in an urban renewal area.
- c. Acquire real property, by condemnation, if necessary, when needed to carry out the plan. Provided, however, that no such real property shall be so acquired by the Agency unless the urban renewal plan, as approved by the Board, specifically provides for such property acquisition or the Board amends the approved urban renewal plan to specifically provide for such property acquisition.

Exercise of this authority shall be in accord with the following criteria among others:

- (1) The need to construct public services including but not limited to new streets, sewer lines, water lines or storm drainage facilities.
 - (2) The need to provide public facilities including, but not limited to public structures, parks, open space, parking or pedestrian walkways.
 - (3) The need to realize more efficient uses of lands.
- d. Clear any areas acquired, including the demolition, removal or rehabilitation of buildings and improvements.
 - e. Install construct or reconstruct streets, utilities and site improvements in accordance with the urban renewal plan.
 - f. Carry out plans for a program of the voluntary repair and rehabilitation of buildings or other improvements in an urban renewal area in accordance with the urban renewal plan.
 - g. Assist in relocating persons living in, and property situated in, the urban renewal area in accordance with the approved urban renewal plan, and to make relocation payments.

- h. Dispose of, including by sale or lease, any property or part thereof acquired in the urban renewal area in accordance with the approved urban renewal plan.
 - i. Plan, undertake and carry out neighborhood development programs consisting of urban renewal project undertakings in one or more urban renewal areas which are planned and carried out on the basis of annual increments in accordance with the provisions of this Ordinance for planning and carrying out urban renewal plans.
 - j. Accomplish a combination of the things listed in this section to carry out an urban renewal plan.
- 2. Provide for public involvement in all stages of the preparation and development of an urban renewal plan and urban renewal project.
- 3. Forward an urban renewal plan and accompanying report to the County Planning Commission and Economic Development Advisory Commission for recommendations, prior to presenting the plan to the Board for approval.
- 4. Prepare a statement, by August 1 of each year, containing:
 - a. The amount of money actually received during the preceding year as "tax increment financing" revenue under subsection (4) of ORS 457.440, and the amount of indebtedness incurred during the preceding year from obtaining loans and advances under subsection (6) of ORS 457.440;
 - b. The purpose and amounts for which any monies received under subsection (4) of ORS 457.440, and from indebtedness incurred under subsection (6) of ORS 457.440 were expended during the preceding fiscal year;
 - c. An estimate of monies to be received during the current fiscal year under subsection (4) of ORS 457.440, and from indebtedness incurred under subsection (6) of ORS 457.440;
 - d. A budget setting forth the purpose and estimated amounts for which the monies which have been or will be received under subsection (4) of ORS 457.440, and from indebtedness incurred under subsection (6) of ORS 457.440, are to be expended during the current fiscal year;
 - e. An analysis of the impact of carrying out the urban renewal plan on the tax rate for the preceding year for all taxing bodies that levy a tax on property inside urban renewal areas.

5. The statement required under subsection (9)(A)(4) above, of this Ordinance, shall be filed with the Board, and notice shall be published that the statement has been prepared and is on file with the Clerk of the Board and the Agency, and that the information contained in the statement is available to all interested persons. The notice shall be published once a week for not less than two (2) successive weeks before September 1 of the year for which the statement is required in the newspaper having the greatest circulation in the County, and which is published in the County. The notice shall summarize the information required under subsection (9)(A)(4)(a)(b)(c)(d) of this Ordinance, and shall set forth in full the information required under subsection (9)(A)(4)(e).
 6. Exercise such other powers and perform such other duties as may be given to the Agency by law, provided such other powers and duties are not in conflict with the provisions of ORS Chapter 457, the State Urban Renewal Law, the Charter of Multnomah County, or other provisions of this Ordinance.
- B. The Agency may, if authorized by the Board:
1. Incur indebtedness, including obtaining loans and advances in carrying out an urban renewal plan;
 2. Irrevocably pledge any or all of that portion of the taxes received as tax increment financing revenue under ORS 457.420 - 457.450 for payment of principal of and interest on indebtedness incurred.

Section 10 - Board Approval of the Plan.

- A. Upon receipt of a proposed urban renewal plan and report from the Agency, and after public notice and hearing and consideration of public testimony and recommendations by the Planning Commission and Economic Development Advisory Commission, the Board may approve the urban renewal plan. The approval shall be by non-emergency ordinance which shall incorporate the plan by reference. The ordinance shall include determinations and findings by the Board that:
- (1) Each urban renewal area is blighted;
 - (2) The rehabilitation and redevelopment is necessary to protect the public health, safety or welfare of the municipality;
 - (3) The urban renewal plan conforms to the comprehensive plan and economic development plan, if any, of the municipality as a whole, and provides an outline for accomplishing the urban renewal projects the urban renewal plan proposes;

- (4) Provision has been made to house displaced persons within their financial means in accordance with ORS 281.045 to 281.105 and, except in the relocation of elderly or handicapped individuals, without displacing on priority lists persons already waiting for existing federally subsidized housing;
 - (5) If acquisition of real property is provided for, that it is necessary;
 - (6) Adoption and carrying out of the urban renewal plan is economically sound and feasible; and
 - (7) The municipality shall assume and complete any activities prescribed it by the urban renewal plan.
- B. A majority of the Board shall constitute a quorum for purposes of conducting a meeting to consider approval of the urban renewal plan; provided, however, that no action shall be taken with regard to the plan when two of the members constituting a majority of a quorum of three are the Board members serving on the Agency.

Section 11 - Advisory Sub-Committees and Citizen Advisory Committees.

- A. The Chairman of the Agency may establish and appoint from the membership of the Agency, such advisory subcommittees as are deemed appropriate or as directed by the Agency.
- B. A Citizen Advisory Committee for each urban renewal area, consisting of persons who are owners or tenants of property located in the urban renewal area and, if functioning, a representative of the affected Community Planning Group shall be designated pursuant to Charter to act as advisory to the Agency on matters related to the urban renewal plan and project of the Agency in each urban renewal area.

Section 12 - Quorum and Voting.

- A. Three (3) members of the Agency shall constitute a quorum for the conduct of business.
- B. The Agency shall act by a majority vote of the members present at a meeting, excluding members present but abstaining, provided that no action shall be taken without the affirmative concurrence of three (3) members.
- C. Actions, reports and recommendations adopted by the Agency shall be adopted by Resolution, signed by the Chairman or Vice Chairman, or their designated member substitute, and filed with the Clerk of the Board.

Section 13 - Disclosure Requirement.

- A. Prior to voting on any issue under this ordinance, members of the Board of County Commissioners and the Community Development Agency shall publicly disclose the nature and extent of any previous conversation relating to that issue with any person having a pecuniary interest in the matter.
- B. Prior to making any recommendation on any issue under this ordinance, the County Executive shall publicly disclose the nature and extent of any previous conversation relating to that issue with any person having a pecuniary interest in the matter.

Section 14 - Meetings, Notices.

- A. The Agency shall hold at least one (1) meeting per month and may hold such other meetings as are necessary to perform its functions.
- B. Before any meeting of the Agency, notice shall be given as required by law.
- C. The Agency may continue any proceeding, and a proceeding continued to a time, date and place certain, requires no additional notice unless such notice is required by law or is ordered by the Agency.

Section 15 - Agency Staff.

The Director of the County Department of Environmental Services and persons designated by the Director shall serve as staff for the Agency and its subcommittees and shall provide such administrative and technical assistance as may be required. The Agency may also contract for such services as it requires.

Section 16 - Tax Increment Statement.

The Director of the Division of Assessment and Taxation for Multnomah County shall include a statement on each annual Fall County property tax bill which indicates the estimated amount of taxes attributable to urban renewal projects undertaken by the Agency and financed by tax increment funds.

Section 17 - Saving Clause.

In the event any subsection, subdivision, phrase, clause, sentence or word in this Ordinance is for any reason held invalid or unconstitutional by a court of complete jurisdiction, such holding shall not invalidate the remainder of this Ordinance, but shall be confined to the subsection, subdivision, phrase, clause, sentence or word held invalid or unconstitutional.

This Ordinance being necessary for the health, safety and welfare of the people of Multnomah County, shall take effect on the 30th day after its adoption, pursuant to Section 5.50 of the Charter of Multnomah County.

Adopted this 3rd day of April, 1980, being the date of its SECOND reading before the Board of County Commissioners of Multnomah County, Oregon.

BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY, OREGON

By

Allen Buchan
Presiding Officer

AUTHENTICATED by the County Executive on

the 7th day of April, 1980.

Donald F. Clark/NW
County Executive for
Multnomah County, Oregon

APPROVED AS TO FORM:

JOHN B. LEAHY
County Counsel for
Multnomah County, Oregon

By

Denise Francis
Deputy County Counsel

Documentation of Blight in Multnomah County

EXHIBIT 'A'

It is the purpose of this Appendix to document the general blighted conditions which currently exist in the unincorporated portion of East Multnomah County. Although specific blighted areas are identified, this report is not a complete, comprehensive inventory of all blighted areas in Unincorporated East County. Rather, the following profiles of the Cully-Parkrose, Hazelwood and Rockwood Communities should be seen as representative samples of similar conditions which exist in other areas of the Unincorporated East County.

Blight Defined

The terms "blighted area" or "blight" are used throughout the Law. It is important in understanding and using the State Statutes to be familiar with the conditions and factors which, under the law, constitute "blight". Oregon Revised Statutes (ORS), Chapter 457, provides the State Statutes governing the definition and criteria used in identifying blight in a community.

ORS 457.010

- (1) "Blighted areas" means areas which, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of the following conditions:
 - (a) The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of these uses, which are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:
 - (A) Defective design and quality of physical construction;
 - (B) Faulty interior arrangement and exterior spacing;
 - (C) Overcrowding and a high density of population;
 - (D) Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or
 - (E) Obsolescence, deterioration, dilapidation, mixed character, or shifting of uses.
 - (b) An economic dislocation, deterioration or disuse of property resulting from faulty planning;
 - (c) The division of subdivision and sale of property or lots of irregular form and shape, and inadequate size or dimensions for property usefulness and development;

- (d) The laying out of property or lots in disregard of contours, drainage, and other physical characteristics of the terrain and surrounding conditions;
- (e) The existence of inadequate streets and other rights-of-way, open spaces and utilities;
- (f) The existence of property or lots or other areas which are subject to inundation by water;
- (g) A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;
- (h) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare; or
- (i) A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.

Blight, as defined above in ORS 457.010, can be identified in many urban areas of Unincorporated East Multnomah County. Each of the seven East Multnomah County communities (Centennial, Columbia, Cully-Parkrose, Errol Heights, Hazelwood, Powellhurst, Rockwood and Wilkes) is affected by urban blight and deterioration to some extent.

Blighted conditions mainly impact four aspects of the unincorporated East County communities: structures, trafficways, the general environment, and the provision of adequate utilities and community facilities. The following pages identify blighted conditions in the Cully-Parkrose, Hazelwood and Rockwood communities, and document specific problems associated with the blight, in terms of the above underlined categories.

This documentation of blight in unincorporated East Multnomah County represents the consolidation of evidence cited in the Cully-Parkrose, Hazelwood and Rockwood Community Plans adopted in 1979, the Overall Economic Development Plan II (1978), information gathered through "windshield" surveys of each community, conducted by staff members, information obtained from the County Sheriff's Office, County Health Department, Fire District 10, Citizen Community Planning Group meeting records, and other documented sources from the County Department of Environmental Services. While the Centennial, Columbia, Errol Heights and Wilkes Communities are not profiled in this report, similar blighted conditions do exist in these communities, and can be verified using similar methods.

I. CULLY-PARKROSE.

A. STRUCTURES.

<u>Area</u>	<u>Problem</u>
1. Parkrose Business District: <ul style="list-style-type: none">- north & south of Sandy at 99th- Sandy between 105th & 107th- one block north of Sandy & 102nd- 105th north of Sandy- south side of Sandy at 112th	<ul style="list-style-type: none">- recently vacated commercial buildings due to decreasing economic vitality in business core area.- vacant buildings, deteriorating structures, reported vandalism.- dilapidated housing.- substandard housing.- deteriorating residential structures.
2. Along North Portland Highway	<ul style="list-style-type: none">- dilapidated residential and commercial structures.
3. Cully Blvd., from Mason St. to Killingsworth	<ul style="list-style-type: none">- vacant commercial structures, deteriorated buildings.
4. Skidmore to Going St. (82nd to I-205)	<ul style="list-style-type: none">- deteriorated residential & commercial buildings.

B. TRAFFICWAYS.

<u>Area</u>	<u>Problem</u>
1. Parkrose Business District <ul style="list-style-type: none">- north of Sandy on 109th- south of Sandy on 111th	<ul style="list-style-type: none">- commercial area by-passed by Interstate 80N.- too much through traffic.- little off-street parking.- deteriorated pedestrian walkways.- no pavement.- no pavement, accessible to four wheel drive only.

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| 2. North Portland Highway | - strip commercial with ill-defined ingress and egress. |
| 3. Cully Blvd. & Prescott | - confusing intersection |
| 4. Prescott St. from 102nd to 122nd | - higher traffic volume than acceptable for neighborhood collector; excessive speed. |

C. GENERAL ENVIRONMENT.

- | <u>Area</u> | <u>Problem</u> |
|---|--|
| 1. Parkrose Business District: | |
| - Portions of Sandy Blvd., 99th to 122nd | - sidewalks in disrepair. |
| 2. - Entire Community: | <ul style="list-style-type: none"> - many side streets lacking sidewalks, makes for harsh pedestrian environment. - poor transit service. - poor land use planning has resulted in the juxtaposition of incompatible uses, such that one use negatively impacts the other. (e.g., commercial lots adjacent to S.F. residential areas.) - under-utilized land areas in business core area including vacant parcels near business area center. |
| 2. North Portland Highway: | <ul style="list-style-type: none"> - limited pedestrian usability - inadequate transit service - generally harsh pedestrian environment. |
| 3. Old Parkrose Plat and portions of neighborhood west of 60th: | - oversized residential lots, area lacks sense of "neighborhood" and leads to inefficient use and distribution of utilities. |

D. UTILITIES & FACILITIES.

-Groundwater-

<u>Area</u>	<u>Problem</u>
1. Entire Community:	<ul style="list-style-type: none">- use of septic tanks and cess-pools polluting groundwater which is primary source of drinking water.- continued use of current waste water disposal methods will lead to further groundwater degradation and create a health hazard.

-Drainage-

1. Entire Community:	<ul style="list-style-type: none">- the area is largely unserved by a storm drainage piping system.
2. Columbia Slough Lowlands:	<ul style="list-style-type: none">- runoff has drastically increased with upslope urbanization over time.- increased runoff flooding privately owned lands.- pumping capacity of Multnomah Drainage District #1 needs improvement if future development is to take place.

-Sewers-

1. Entire Community:	<ul style="list-style-type: none">- currently only small pockets of community served by sewers.- more complete system needed if groundwater contamination problem to be alleviated.
2. Industrial Sites - (Columbia Blvd. Area)	<ul style="list-style-type: none">- will need off-site sewer lines and connections before development can take place.

-Water System-

<u>Area</u>	<u>Problem</u>
1. Entire Community:	- EPA tests indicate potential health hazard.
2. Industrial Sites: (Columbia Blvd. Area)	- undersized water lines servicing area north of Columbia Blvd., should be replaced to minimum of 8" diameter pipe, before development can take place.

-Fire Protection-

1. Columbia Slough Lowlands:	- area lacks adequate fire protection, and additional industrial growth in this area will require one new station in vicinity of 148th Avenue. - older structures need to be brought up to code to eliminate potential fire hazards.
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-Community Facilities-

1. Entire Community:	- the OEDP II identifies the need for acquisition of a community service center to meet multiple community needs (i.e., child care, job training, senior adult activities, etc.)
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II. HAZELWOOD

A. STRUCTURES

<u>Area</u>	<u>Problem</u>
1. Gateway:	
- 99th & Pacific Street	- dilapidated residential structure; boarded up, due to vandalism.
2. Hazelwood Neighborhood Center:	
- Burnside Court at 99th Ave.	- substandard, dilapidated residential structure.
- West side of 99th at Ash St.	- substandard, dilapidated residential structures, one appears to be abandoned.
- West side of 99th Ave. at Ankeny	- deteriorating residential structures.
- West side of 99th Ave. at Oak St.	- deteriorating residential structures - some substandard.
- North side of Stark St. at 99th	- deteriorating commercial structure.
- North side of Burnside, 1/2 block west of 102nd Ave.	- deteriorating industrial structure.
3. Entire Community:	
- Major Arterials (122nd Ave., Division St.)	- along these and other major arterials, there exist a number of deteriorating single family dwellings which have rehabilitation potential.

B. TRAFFICWAYS

<u>Area</u>	<u>Problem</u>
1. Gateway:	
- Pacific Street	- lacks pavement and sidewalks; road is thoroughly potholed.
- 111th north of Halsey	- excessive through traffic
2. Hazelwood Neighborhood Center:	
- Burnside Court east of 99th	- lacks pavement and sidewalks; road is thoroughly potholed.
- Oak Street west of 99th	- lacks pavement and sidewalks; road is thoroughly potholed.
- Ash Street west of 99th	- lacks pavement and sidewalks; road is thoroughly potholed.
- Ankeny Street west of 99th	- lacks pavement and sidewalks; road is thoroughly potholed.
3. Entire Community:.	- The strip commercial development negatively impacts the community by encouraging auto use and by contributing to traffic accident rate. - strip commercial development impeding traffic flow. - sidewalks and paved streets are intermittent in older portions of the community.

C. GENERAL ENVIRONMENT

1. Entire Community:	- Many areas of the Community exhibit a harsh pedestrian environment (sidewalks lacking or too close to automobile traffic) - Portions of community exhibit poor land use planning... (commercial uses conflicting with single family residential use) - strip development and associated congestion detracts from "shopping" environment
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D. UTILITIES & FACILITIES

<u>Area</u>	<u>Problem</u>
-Groundwater-	
1. Entire Community:	- 9% of water needs supplied by wells. This source is becoming contaminated over time through use of cesspools and septic tanks.
-Drainage-	
1. Entire Community:	- Flooding occurs at arterial intersections and large parking lots due to poor design and lack of storm sewers.
-Sewers-	
1. Entire Community:	<ul style="list-style-type: none">- Need for sanitary sewer system cited by MSD, DEQ and Multnomah County.- Sewers needed for alleviation of groundwater contamination problem.
-Water System-	
1. Entire Community:	- Groundwater becoming polluted through subsurface sewage disposal.
-Fire Protection-	
1. Entire Community:	- With further development, existing stations will need additional equipment and manpower.
-Community Facilities-	
1. Entire Community:	<ul style="list-style-type: none">- Citizens have identified the need for a community recreational and cultural activity center to be located in a regional activity center.- Citizens have cited the need for additional park facilities and usable playground and sports equipment.

III. ROCKWOOD

A. STRUCTURES.

<u>Area</u>	<u>Problem</u>
1. Rockwood Shopping District:	
- east end of Oak Street, one block east of 181st	- deteriorating, dilapidated housing; some structurally unsound.
- one block east from 181st on Pine Street	- deteriorating residential structures.
- one block east from 181st, between Oak & Stark Streets	- dilapidated housing.
- one block north of Burnside on 181st.	- deteriorating housing.
- one block north of Burnside on 172nd	- deteriorating residential structures.

B. TRAFFICWAYS.

<u>Area</u>	<u>Problem</u>
1. Rockwood Shopping District:	
- Oak Street, 1/2 block east of 181st	- thoroughly potholed, lacks pavement, no sidewalks.
- Pine Street, 1/2 block east of 181st	- thoroughly potholed, lacks pavement, no sidewalks.
- Ash Street, 1/2 block east of 181st	- thoroughly potholed, lacks pavement, no sidewalks.
- 197th between Stark & Burnside	- thoroughly potholed, unpaved, no sidewalks.
- Burnside & Stark St. intersec.	- very confusing, in need of redesign to alleviate safety hazard.
- Burnside & Stark Streets within shopping core area	- high number of turning move- ments leading to abnormally high accident rate.
	- very little room for off- street loading & parking needs.

<u>Area</u>	<u>Problem</u>
2. Couch Street east of 172nd	- thoroughly potholed, unpaved, no sidewalks.
3. Entire Community	- a number of local streets in need of improvement. - many areas lack sidewalks and/or curbs to separate pedestrians from automobiles.

C. GENERAL ENVIRONMENT.

<u>Area</u>	<u>Problem</u>
1. Rockwood Shopping District:	- harsh pedestrian environment detracts from shopping atmosphere; encourages auto use. - poor land use planning has resulted in the juxtaposition of incompatible uses which negatively impact one another (e.g., S.F. residential adjacent to commercial zones).
- Oak Street, one block east of 181st	- abandoned, junked cars.
2. Entire Community:	- Community planning organization identified the need for more neighborhood parks. - generally harsh pedestrian environment.

D. UTILITIES AND FACILITIES.

-Groundwater--

<u>Area</u>	<u>Problem</u>
1. Entire Community:	- use of septic tanks, cesspools and sumps is leading to groundwater contamination. - new waste disposal system needed if groundwater contamination problem to be alleviated.

-Drainage-

<u>Area</u>	<u>Problem</u>
1. Entire Community:	<ul style="list-style-type: none">- the major portion of Rockwood does not have a storm drainage system; most storm water handled by sumps. More complete system is needed.- runoff from paved surfaces highly toxic, furthering groundwater contamination.
2. Fairview Creek & Columbia Lowlands	<ul style="list-style-type: none">- increased development has caused an increase in the frequency and severity of flooding.

-Sewers-

1. Entire Community	<ul style="list-style-type: none">- currently only small pockets of Rockwood are sewerred. A more complete system is needed to avoid groundwater pollution.
2. Gresham Sewage Treatment Plant	<ul style="list-style-type: none">- currently near capacity; will require expansion if Rockwood area is to be adequately served.

-Water System-

1. Eastern Rockwood:	<ul style="list-style-type: none">- Rockwood water service district needs improvement and expansion if Rockwood area to be served with adequate supply in terms of <u>quality</u> and <u>quantity</u>.
2. Entire Community:	<ul style="list-style-type: none">- groundwater, a primary supply of drinking water, becoming more contaminated over time; a potential health hazard.

-Fire Protection--

1. Entire Community:	<ul style="list-style-type: none">- older structures should be brought up to code to eliminate potential fire hazards.
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