

NEIGHBORHOOD MEETING 1 – November 29, 2012

Challenges and Project History

Clark Nelson and Rod Merrick

Overview of Neighborhood History and Character Themes

Judith Kenny and Tom Hubka

Threat Analysis: Zoning Code Changes and Impacts

Meg Merrick

ENA Neighborhood Association Adopted Draft Goals

Rod Merrick

Questions

Open House discussion – 3 groups – About 8:20

Adopted Goals, Threat Analysis, History and Character Themes

X - EASTMORELAND UNDER reCONSTRUCTION - X

PROJECT HISTORY

- Summer 2011** Demolition infill impacts Eastmoreland. Neighbors aroused to action.
- August & November 2011** ENA Board charge to Land Use Committee.
- November 2011 – March 2012** Land Use Committee formulates goals & options.
Coordinates with City planning staff.
- April 2012** ENA Board endorses draft Neighborhood Land Use Goals.
- May 2012** Land Use Committee plans publicity via ENA Newsletter & public meetings.
- November 2012** Presentation and Comment open house meeting for Neighborhood
- January 2013** ENA Board adopts Goals and seeks Planning Commission and City Council recognition for Special/Plan District
- Winter-Spring 2013** Implementation measures developed and presented.

NEIGHBORHOOD MEETING 2

NEIGHBORHOOD MEETING 2 - LATE WINTER 2013

Fine tuning of Adopted Goals

Landscape, Architecture, Neighborhood history In depth

Implementation Measures-Guidelines for Development

ENA Land Use Committee Volunteers →

Elizabeth Arch

Joe Bradford

Joanne Carlson

Judith Kenny

Tom Hubka

Kevin McNamara

Meg Merrick

Rod Merrick
Co-Chair

Bill Morgan

Clark Nelson
Co-Chair

Laurence Quamar

Matt Wickstrom

Kimberly Kohler

Robert McCullough

The Challenges

Zoning Code: R-5 stretched and compromised to support policy to increase population density, reduce sprawl, and support transit.

Demand for close-to-city-center new housing increasing. Code & market encourage demolition for large and closely spaced housing.

Preservation of neighborhood history and character is left to neighborhoods to defend. Several have already.

Environment and equity impacts not addressed in current R code.

City is currently revising the 20 year Comprehensive plan.

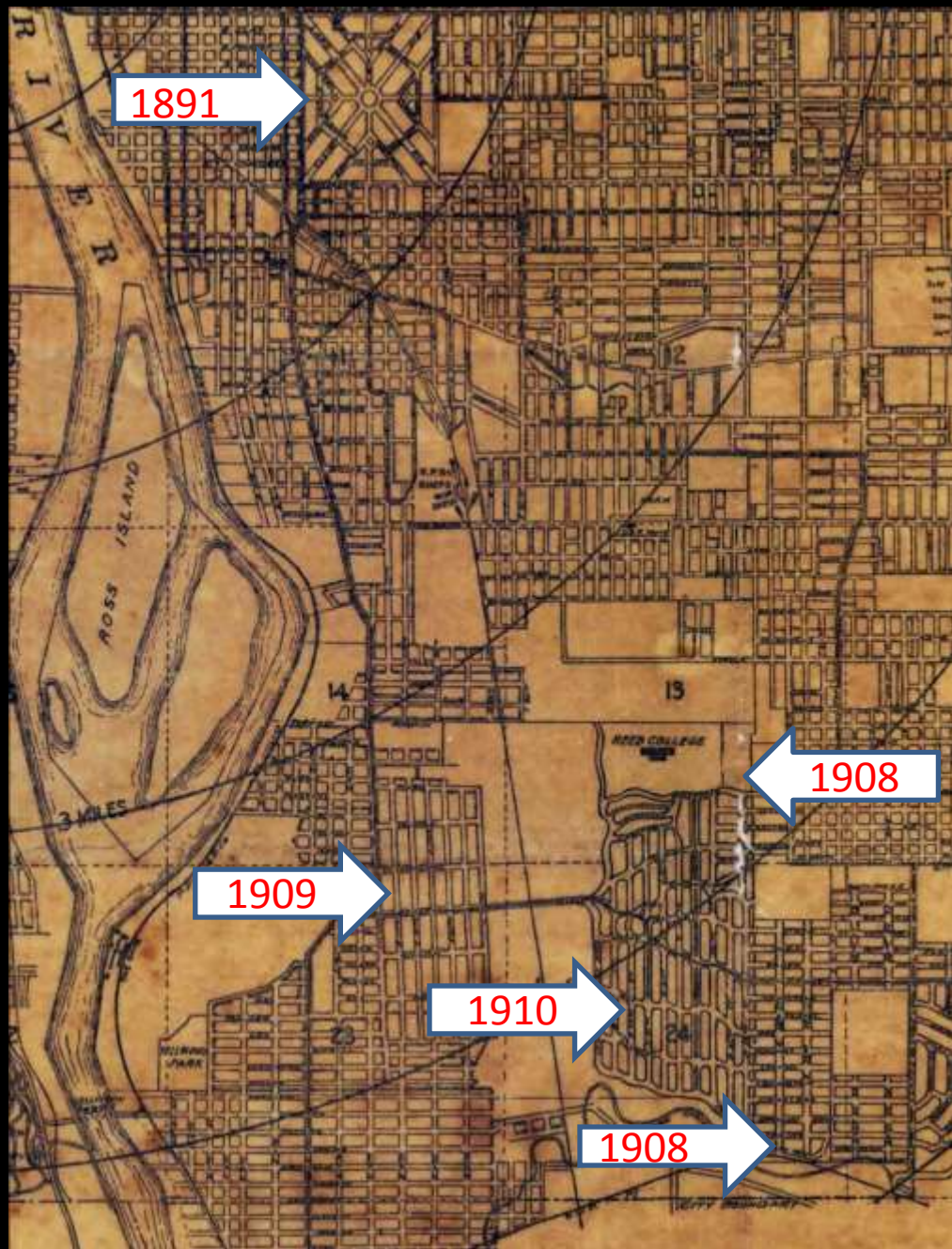
Residential Landscape: A Sense of Place

- Ladd Estate Company & Reed College
- Landscape Design
- Housing Development
- Neighborhood Themes



Circa 1860 Survey & Eastmoreland





Streetcar lines & Eastmoreland, 1918

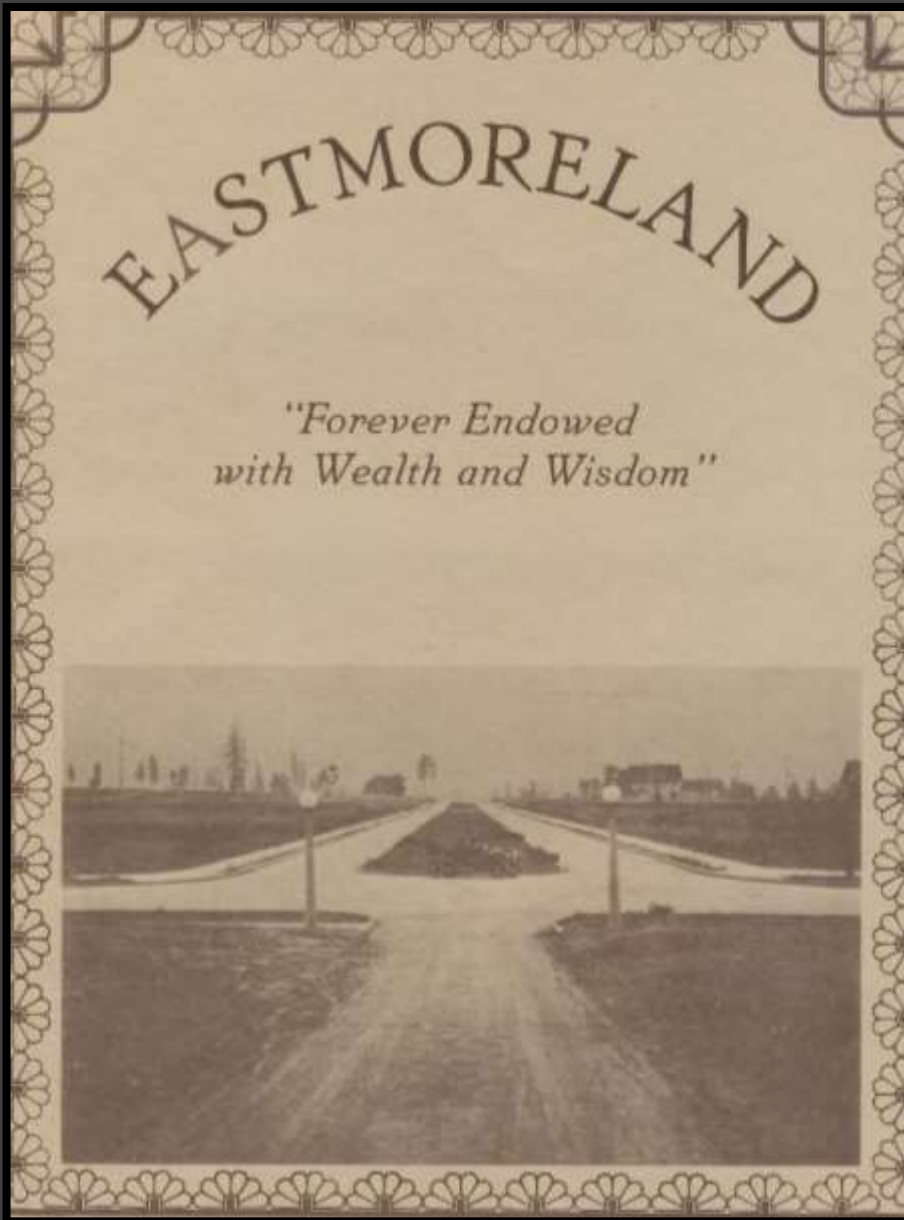
Ladd's Addition & Eastmoreland, 1918

Source: Stanley Parr Archive, City of Portland

Eliot Hall, under construction, 1911



Farm, on the site of Reed College; c. 1900



Reed College Place, at Reed entry, looking south, c. 1920
 Duniway PTA & Eastmoreland N.A., 1977



Advertisement for Eastmoreland,
The Oregonian, 1927



Duniway School, c. 1930

Early views of Eastmoreland: Subdivision Design



Eastmoreland Neighborhood, looking north, 1922
(Crystal Springs Blvd at bottom, 27th Avenue at left)



Reed College Place, at Reed entry &
Woodstock, looking south, c. 1920



29th & Bybee & Claybourne,
looking northeast, c. 1925

A Pattern of Streets & Trees:

Maples on the Grid
Elms on the Meander



Elm
East/West Meandering Streets



Linden
Reed College Place



Maple
North/South Gridded Avenues



Beautiful **EASTMORELAND**
is but 20 minutes from town

A BEAUTIFUL, lighted boulevard spans the Willametta. Eastmoreland is but twenty minutes from Broadway—via the Ross Island Bridge. No spans to contend with—no delays in trans-river crossing!

EASTMORELAND is unique in its setting. Reed College with its magnificent campus—the Eastmoreland Golf Course—and homes of rare charm greet one at every turn. The choice, remaining unsold homesites are community-owned by Eastmoreland residents. Let us show you why it will pay you to build in this district of character.

FRANK B. UPSHAW
Realtor and Selling Agent
Lobby of Pacific Building

The
EASTMORELAND
COMPANY



The home of your dreams is in
EASTMORELAND

*W*IDE paved boulevards, beautiful gardens, flower-bedecked verandas, enhance the modern architecture in Eastmoreland homes.

Here there is home life as you would plan it: golf in sight of your own home, Reed College with its magnificent campus at your door.

Property values are on the upward trend, with the advent of the completion of the Ross Island Bridge.

Choice remaining unsold homesites, community-owned by Eastmoreland residents, are selling rapidly.

Let us show you why it will be to your advantage to make early selection for the site of your future home here.

FRANK B. UPSHAW
Realtor and Selling Agent
Lobby of Pacific Building

The
EASTMORELAND
COMPANY

Eastmoreland Houses. Period Examples



- Early Settlement & WWI Era----1890-1920 (70 houses)
- Progressive Era----- 1920-1935 (780 houses)
- New Deal & WWII Era-----1935-1944 (370 houses)
- Post WWII, Suburban Era----- 1945-2000 (290 houses)
- Recent-----2000--Present (30+ houses)

Approx. 1,500 houses

1890 to 1920

Early Settlement & WWI Era

(70 houses)





Reed College Place, at Reed entry, looking south



Reed College Place

34th Avenue

Woodstock Blvd

Eastmoreland, c. 1920

Looking south from Reed College

1920-1935

Portland's Progressive Era

(780 Houses)



Bungalow



(American) Colonial Revival



European Picturesque

Bungalows

Craftsman Bungalow, Arts & Crafts



Portland Bungalow

(Portico Bungalow)



European Picturesque

(Period revival, English, Tudor, etc.)



American Colonial Revival

Federal Style, Colonial, Cape Cod, etc,



1935-1945

New Pact /World War II Era

(370 Houses)

European Revival



English (Tudor), Storybook

Colonial Revival

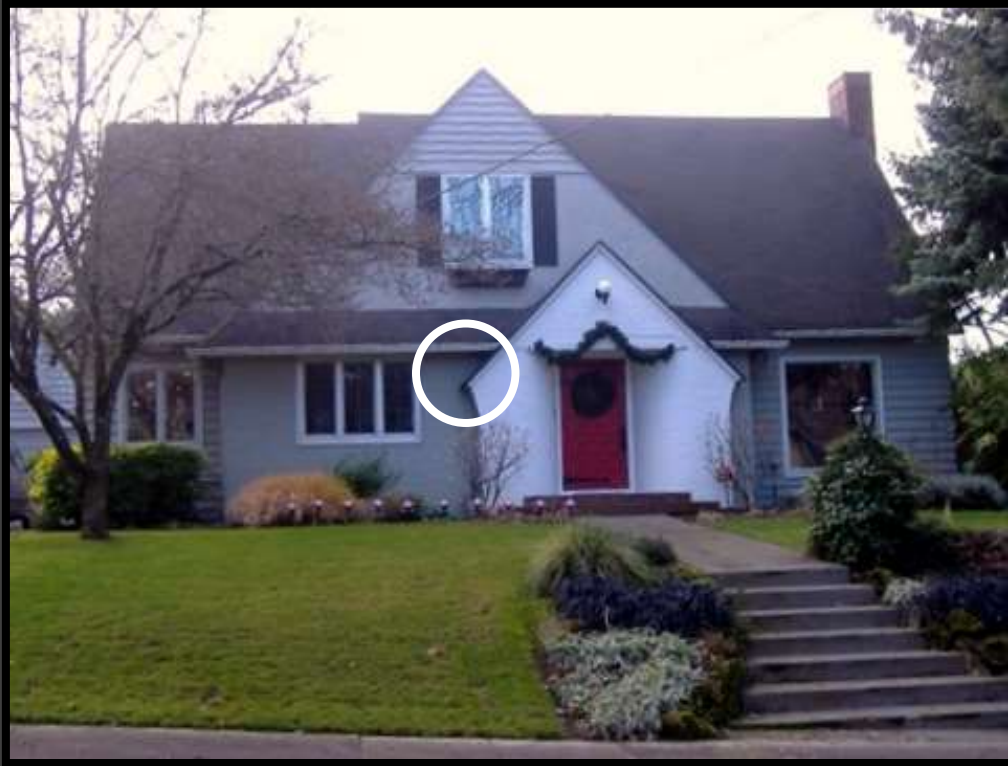


Cape(Cod)



European Revival: English (Tudor,) Period Revival, Storybook, Picturesque





Corbelled Gable Style

Colonial Revival , Cape (Cod)



1945-2000

Post WWII Era & Suburban Era

(290 Houses)



Classic Ranch



Colonial Suburban



Split-entry

Eastmoreland Suburban Era Ranch/Traditional Combinations



Berkeley Addition

Modern ranch/traditional (Cape) combinations



2000—Present

(Approx. 30+ Houses)



Patterns of Landscape and Housing

The Character and Features of the Eastmoreland Neighborhood

The Gird, Meander, and Boulevard

Minimal garages & drives

Borders & Landscape rooms

Great Gardens





The Boulevard: Eastmoreland's Central Park

Along the meander:

Sloping lawns & Concealed drives and garages



Minimizing the Impact of the Garage & Driveway

Small, narrow garages

Garages set back on the lot

Narrow driveways & curb cuts

Dominance of one car garages



Other approaches...



Patterns of Yards and Landscape



Dense Borders



Landscape/ Garden Rooms

Front yard as family room



Other approaches...



Great Gardens & Good Examples



Threats to Neighborhood Character

Changes to the Zoning Code:

Minimum lot sizes in residential zones

Do lots have to be a certain size or shape?

Lots created through a land division must meet all of the dimensional standards for the zone in which the site is located. See the standards in the tables below (from Zoning Code sections 33.610.200 & 33.611.200):

	RF	R20	R10	R7	R5	R2.5
Minimum Lot Area	52,000 sq. ft.	12,000 sq. ft.	6,000 sq. ft.	4,200 sq. ft.	3,000 sq. ft.	1,600 sq. ft.
Maximum Lot Area	151,000 sq. ft.	34,500 sq. ft.	17,000 sq. ft.	12,000 sq. ft.	8,500 sq. ft.	none
Minimum Lot Width	60 ft.[1]	60 ft.[1]	50 ft.[1]	40 ft.[1]	36 ft.[1]	36 ft. [1]
Minimum Front Lot Line	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.
Minimum Lot Depth	60 ft.	60 ft.	60 ft.	55 ft.	50 ft.	40 ft.

Note:
 [1] See alternatives to minimum lot width standard in 33.610.200.D and 33.611.200.C, and the Informational Guide for Housing on Narrow Lots.



Threats to Neighborhood Character

Changes to the Zoning Code:

Corner lot development permitting duplexes

Table 110-2

Housing Types Allowed In The Single-Dwelling Zones

Housing Type	RF	R20	R10	R7	R5	R2.5
House	Yes	Yes	Yes	Yes	Yes	Yes
Attached house (See 33.110.240.C & E)	No	Yes	Yes	Yes	Yes	Yes
Accessory dwelling unit (See 33.205)	Yes	Yes	Yes	Yes	Yes	Yes
Duplexes: On corners (See 33.110.240.E)	No	Yes	Yes	Yes	Yes	Yes
On transitional lots (See 33.110.240.H)	No	Yes	Yes	Yes	Yes	Yes
Other situations	No	No	No	No	No	Yes
	Yes	Yes	Yes	Yes	Yes	Yes
	No	No	No	No	No	No
	Yes	Yes	Yes	Yes	Yes	Yes
	No	No	No	No	No	No
developments, See Chapter 33.638.						
function with an approved conditional use.						
developments, See Chapter 33.638						



Threats to Neighborhood Character

Changes to the Zoning Code: “Elastic” R-5 upzoned :

- Encourages speculative demolition infill
- Erodes sense of place and history
- Reduces affordability
- Reduces diversity of household size and age
- Incompatible architectural style, scale, and massing
- Decreases greenspace/landscaped areas
- Increases impervious surfaces

Prior platting required

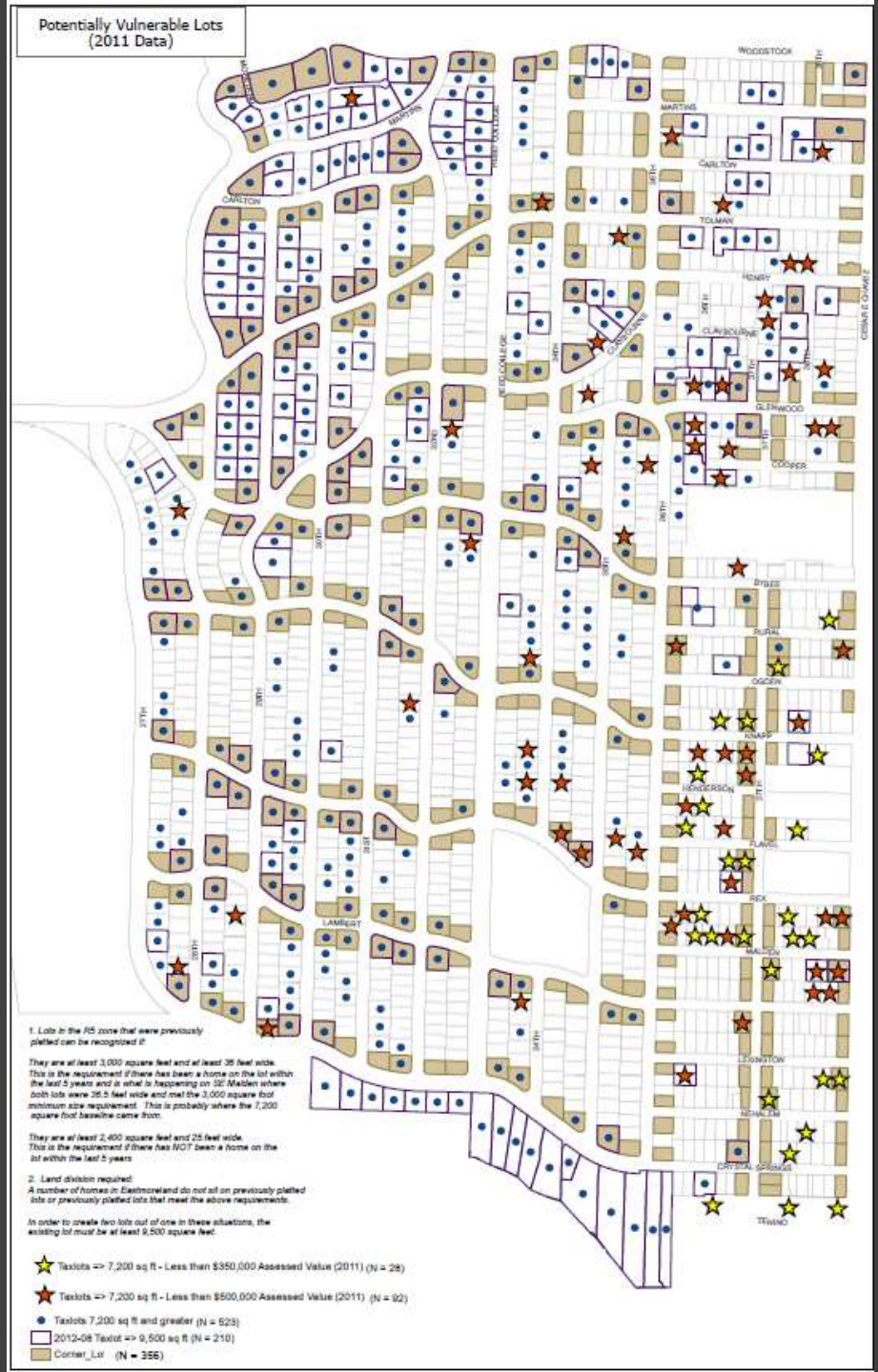
Potentially vulnerable lots:

-Tax lots 7,200 sq ft (two 36 ft wide lots) and greater, with tax assessments in 2011 of \$350,000 and less (gold stars=28 lots);

- Tax lots 7,200 sq ft and greater, with tax assessments in 2011 of and \$500,000 and less (orange stars=92 lots);

-Tax lots that are 9,500 sq ft and larger (two lots may be created where there is no prior plat) (210 lots);

-Corner lots for duplex development (356 lots)

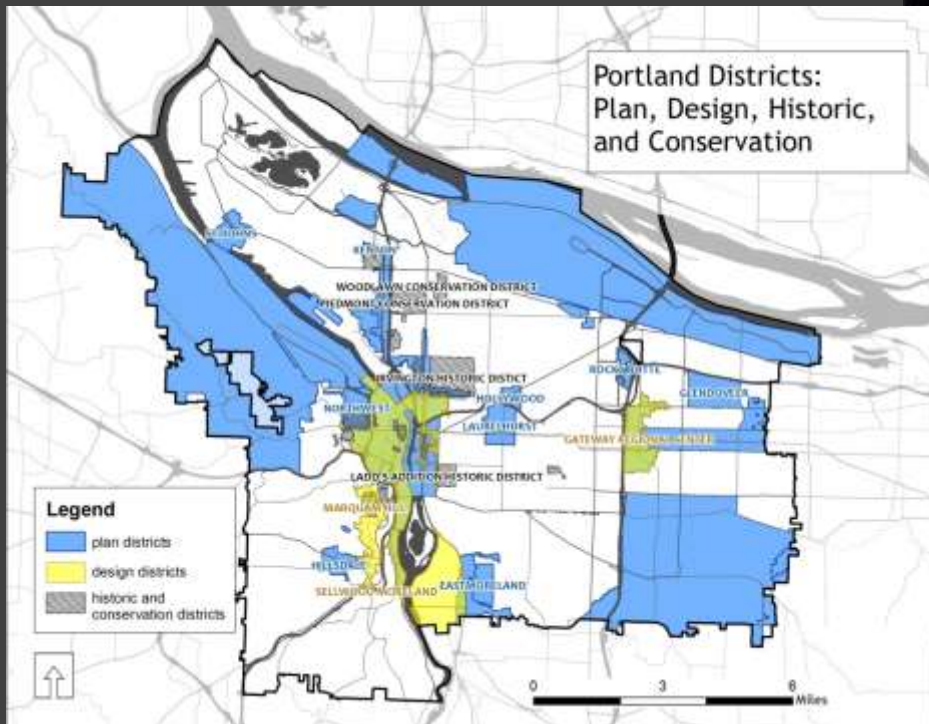


STOPPING THE DAMAGE: OPTIONS DISCUSSED

Zoning Code written for all city neighborhoods

Comprehensive Plan Rewrite may introduce more neighborhood specific supportive goals....or may not. This to be followed by code revisions in 3 to 5 years...or not.

What are the other options???



X - EASTMORELAND UNDER reCONSTRUCTION - X

STOPPING THE DAMAGE: OPTIONS DISCUSSED

Historic District – Designates an area of important architecture and social history. Requires Historic Design Review of all construction and remodeling, a burdensome process as currently implemented. Requires a high level of owner consensus and is time consuming to achieve, provides limited protection, and may segment the neighborhood. (Eg: Ladds Addition, Irvington, Kings Heights, others proposed.)

Design Overlay Zone – A City managed design review process with the option to use “community design standards”. Neither approach will address the compromised zoning standards.

Down zone to R-7. A category of lots 4,200 to 12,000 Square feet as currently designated. More accurately fits with Eastmoreland lot sizes and eliminates most potential subdivisions within our neighborhood. Requires a process of rezoning to lower density as part of the comprehensive plan and may be very difficult to justify.

C.C.&Rs. Codes Covenants, and Restrictions are agreed to by each property owner as a deed restriction for a defined or indefinite future. These could supersede City zoning regulations. Commonly used in greenfield developments.

STOPPING THE DAMAGE: OPTIONS DISCUSSED

Plan District. An area defined by a set of shared and distinctive characteristics.

Existing Eastmoreland Laurelhurst Plan District requires a 25 foot set back from property lines for block faces outlined in red.

Based on a CC&R requirement .Excludes areas of the *neighborhood* east of houses facing 36th and on the south side of Crystal Springs Blvd.

Bureau of Planning and Sustainability recommended working with this framework.



Plan District: Getting There.... Already!

April – November 2012

ENA Board adopted draft Goals.
Neighborhood education and comment
cycle is in process.

Next

1. Reach consensus that goals are supported by the neighborhood.
2. Develop and gain neighborhood support for specific measures and advocate for adoption by the City. Beginning January 2013.

OK...Now the goals.....



ENA NEIGHBORHOOD GOALS FOR OUR PLAN DISTRICT

1. Maintain Distinctive Neighborhood Character consistent with the following significant characteristic themes.
 - Garden setting for individual structures.
 - Garages & driveway are visually minimized (as seen from the sidewalk).
 - An architecture of large deciduous street trees.

Implementation Measures

- Revise code regulating the scale of houses relative to lot size.
- Strengthen codes regulating garage placement and driveway width.
- Encourage a consistent pattern of large canopy deciduous street trees to provide a unifying architecture.

ENA NEIGHBORHOOD GOALS FOR OUR PLAN DISTRICT

2. Minimize Demolition of Existing Housing –Especially Speculative Teardowns

- Maintain housing stock with a variety of sizes and price ranges consistent with neighborhood characteristics and context.
- Preserve the historic patterns and characteristics of development and historically significant structures .
- Minimize the stream of waste to the landfill and wasted energy embodied in new construction resulting from speculative teardowns.

Implementation Measures

- Remove code provisions encouraging development on lots of less than 5,000 square feet and corner lots divided into 2,500 square foot lots.
- Remove code provisions encouraging “skinny houses” on “pre-existing” 25 foot wide platted lots.

ENA NEIGHBORHOOD GOALS FOR OUR PLAN DISTRICT

3. Encourage new, remodeled, or replacement housing to respond to the context of the architecture and setting of neighboring houses.

- Respect the neighbors and the neighbors' house.
- End the phenomenon: “Guess what is being constructed next door?”
- Preserve historically significant structures and the patterns and characteristics of existing development.

Implementation Measures (Preliminary)

- Prior to development, require neighborhood contact within a framework of established discussion points.
- Establish guidelines for compatibility based upon “Compatible Infill Design”
<http://www.historicpreservationleague.org/FieldNotes/HPLOSpecialReport-CompatibleInfillDevel.pdf>

ENA NEIGHBORHOOD GOALS FOR OUR PLAN DISTRICT

4. Expand the Special/Plan District to include areas within the ENA boundaries

- The oldest and newest areas of the neighborhood south of Berkeley Park share a common boundary and history that should be reinforced
- The areas north of Berkeley Park is nearly indistinguishable in characteristics and development patterns to the Eastmoreland Subdivision.

Implementation Measures

- Expand the plan district to be bounded by SE Cesar Chavez Blvd. (39th Ave), SE Crystal Springs (both sides of street), SE Woodstock Boulevard and the streets bordering the east side of the Eastmoreland Golf Course consistent with neighborhood association boundaries.

A photograph of a tree-lined street with a grassy median and a path leading into the distance. The trees are large and mature, casting shadows on the grass. A path leads from the foreground into the distance, flanked by grass. In the background, a road with cars is visible.

Questions about the goals?

For more information go to:
www.eastmoreland.org

X - EASTMORELAND UNDER reCONSTRUCTION - X