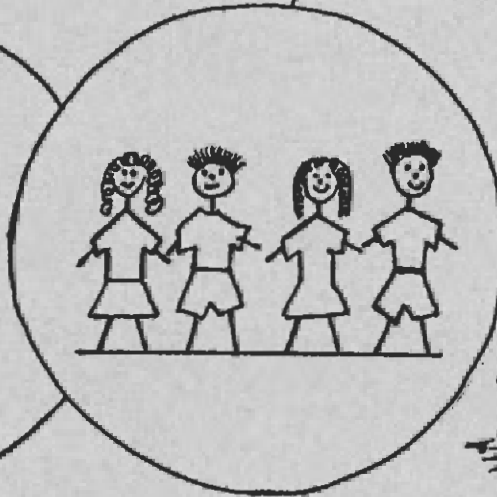
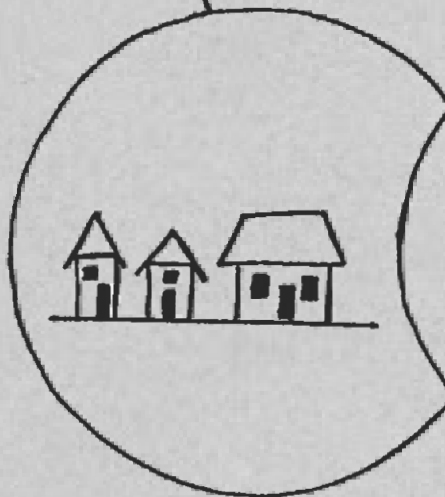
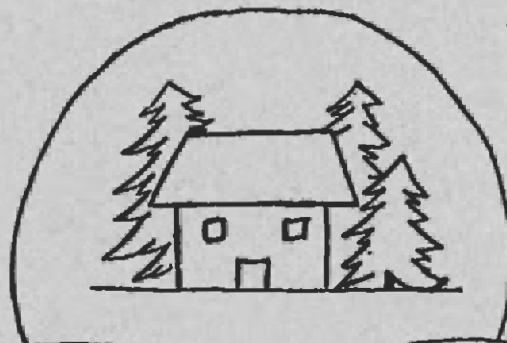
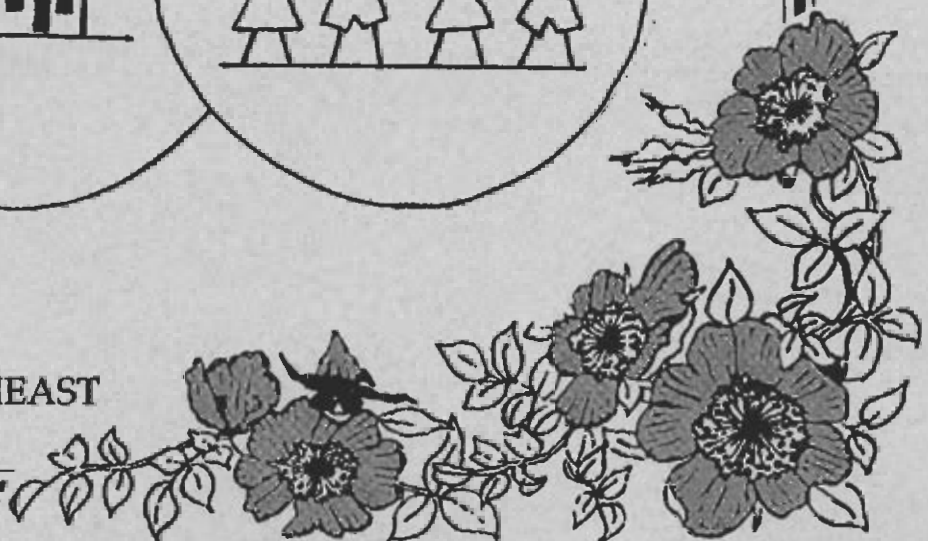


Adopted  
**MILL PARK  
NEIGHBORHOOD PLAN**



**OUTER SOUTHEAST  
COMMUNITY**



**City of Portland  
Bureau of Planning  
Portland, Oregon  
March, 1996**

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**-Adopted-**

**MILL PARK  
NEIGHBORHOOD PLAN**

Adopted on January 31, 1996  
by Ordinance No. 169763 and  
Resolution No. 35491

March, 1996  
Bureau of Planning  
Portland, Oregon

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**The Bureau of Planning appreciates the time given to this Plan by each member of the Committee.**

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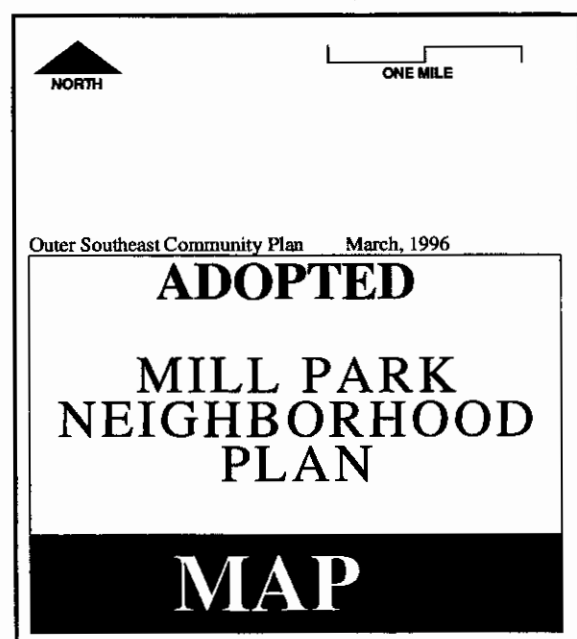
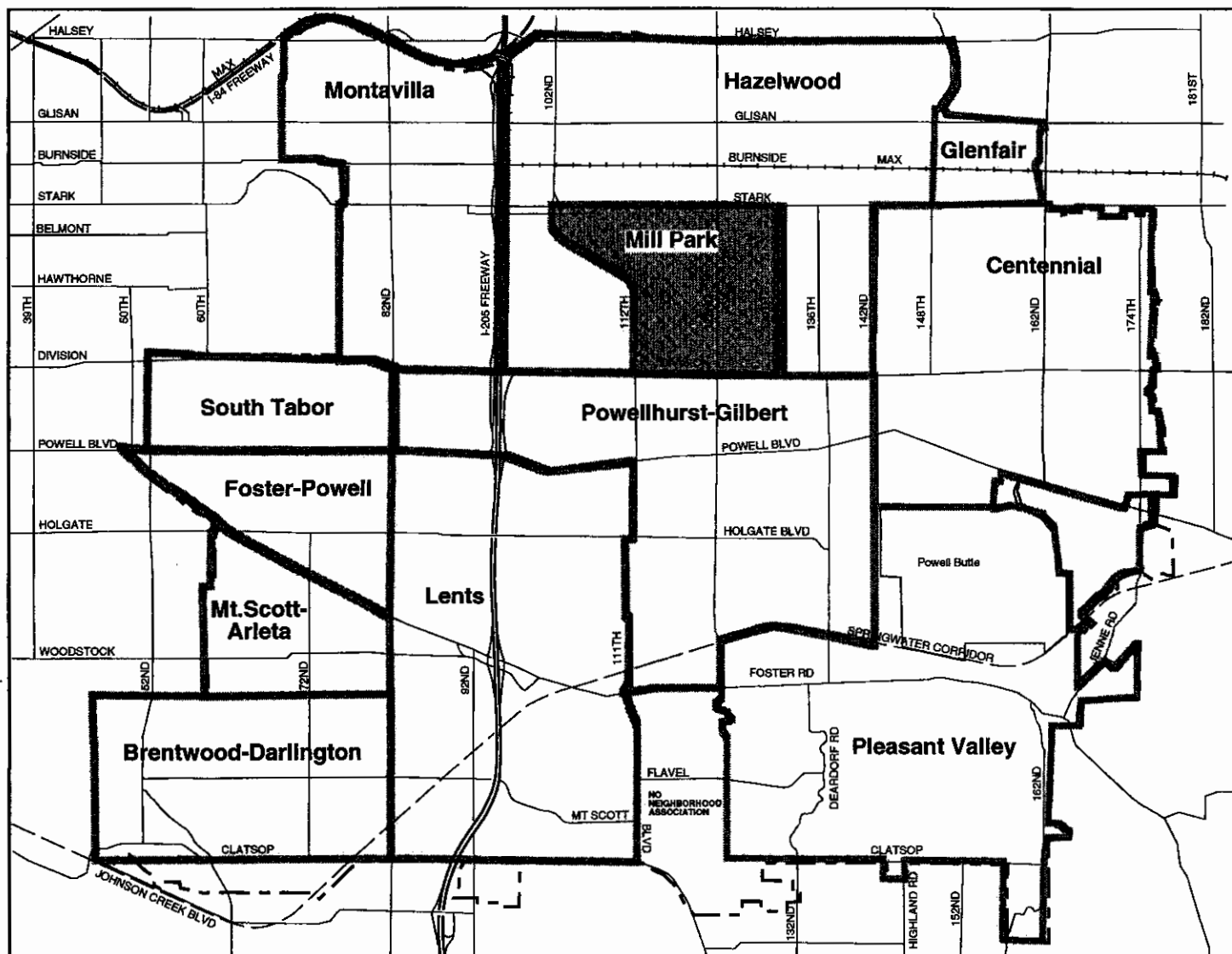
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## Mill Park Neighborhood

### Legend

-  Outer Southeast Community Plan Boundary  
 Neighborhood Boundaries within Outer Southeast Community Plan Boundary  
 Mill Park Neighborhood

## **Introduction**

### **Purpose**

This Mill Park Neighborhood Plan provides guidance on matters of land use, social and economic development programs and capital expenditures for the Mill Park Neighborhood. The plan will be used by the neighborhood association in determining if land use changes are in accordance with the neighborhood's vision for its future. The neighborhood plan also provides information to those deciding whether they want to live or invest in the Mill Park Neighborhood.

### **Relationship of the Mill Park Neighborhood Plan to the Outer Southeast Community Plan**

The Mill Park Neighborhood Plan was developed as part of the Outer Southeast Community Plan. The Mill Park Neighborhood Plan and the Outer Southeast Community Plan were adopted as part of Portland's City Council by City Council on January 31, 1996 by Ordinance No. 169763 and Resolution No. 35491. The Outer Southeast Community Plan creates an overall framework for the entire plan area. This framework establishes zoning, programs, policies, regulations and identifies actions which are applicable to specific areas or are needed to benefit the entire outer southeast community. Specific policies, projects, programs, and regulatory provisions which are special to the neighborhood are contained in the Mill Park Neighborhood Plan. The Mill Park Neighborhood Plan also reinforces parts of the Outer Southeast Community Plan which apply directly to the neighborhood.

### **Planning Process**

Start of the Process: Planning for the Outer Southeast Community Plan began in February, 1992. The Plan's Study boundary covers a 28 square mile area which stretches from 52nd Avenue on the west to 174th on the east and from Halsey on the North to Clatsop, the Clackamas County line on the south.

In March, 1994, Mill Park, along with other neighborhoods in the district, formed a Neighborhood Steering Committee to create a Mill Park Neighborhood Plan. This entailed preparing a set of policy statements, objectives, and actions aimed at addressing community goals and needs. Through implementation of the Mill Park Neighborhood Plan, Mill Park will regain some of the attributes many residents feel have been lost to dilemmas like increasing crime, traffic and speeding. The resilience which the residents of this community have shown in the face of adversity in the past, like the organization of the citizen patrol which successfully combated cruising on 122nd, is clearly expressed in this plan. Mill Park's spirit of activism is ever present, while still proclaiming a message of hope and stability.

**Planning Commission:** The Planning Commission held public hearings in March and June, 1995 on the Proposed Outer Southeast Community Plan, Business Plan and Neighborhood Plans, including the Mill Park Neighborhood Plan. Many people testified or wrote the Planning Commission asking for changes to these Plans. The result of the Commission's decisions were incorporated into the Recommended Outer Southeast Community Plan, Business Plan and neighborhood plans.

**City Council:** The Portland City Council held public hearings on the Recommended Plans in November and December, 1995. On January 31, 1996 City Council adopted Ordinance No. 169763, which makes the Mill Park Neighborhood Plan's vision statement, neighborhood goal, policies and objectives part of the Portland Comprehensive Plan. On the same date City Council also adopted the Plan's action charts by Resolution No. 35491.

## **Plan Organization**

The Mill Park Neighborhood Plan contains a brief history about the neighborhood and the neighborhood association, a vision statement, a neighborhood goal, and five policies with associated objectives and action items.

The **Vision Statement** illustrates where the neighborhood is heading. The vision statement emphasizes the kind of community that the neighborhood aspires to be in the future.

The **Neighborhood Goal** ties the Neighborhood Plan to the Outer Southeast Community Plan and Portland's adopted Comprehensive Plan. It sets the stage for the policies and plan map changes and summarizes the Plan's Vision Statement.

The **Policies and Objectives** address the aspects of the neighborhood over which those participating in the planning process wish to provide guidance to decision makers. The Policies state the neighborhood's goals for public safety, transportation, parks and public spaces, economic development, and housing. The objectives detail the ways in which the community intends to reach these goals.

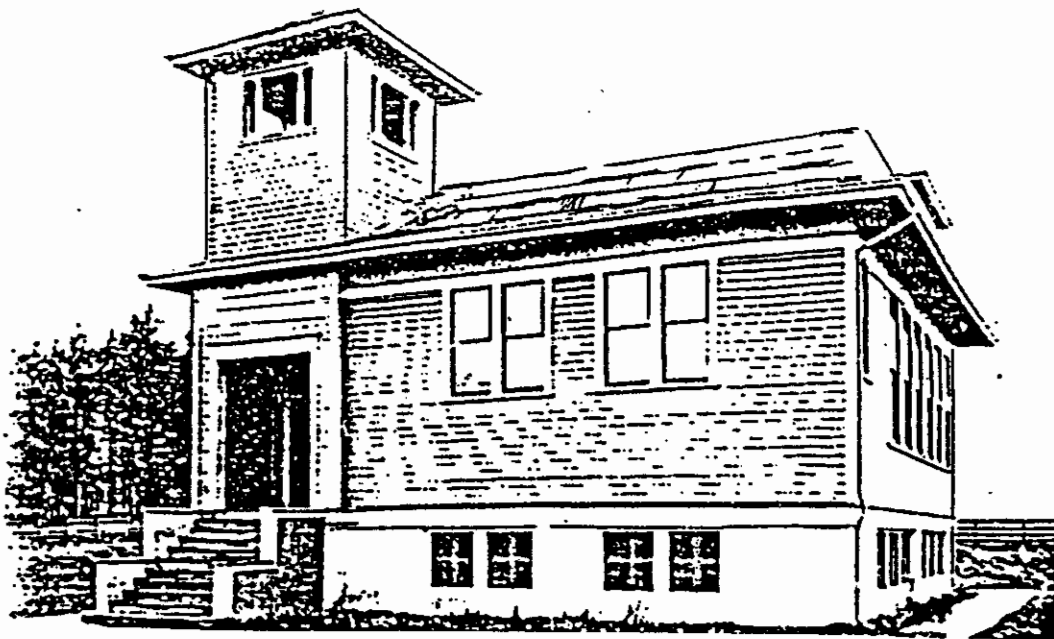
The **Action Charts** specify projects, programs and regulatory measures that carry out the Neighborhood Plan's Policies. They are assigned a time frame and an implementor, or champion, to carry them out. Items adopted by resolution are advisory to decision-makers and do not have the force of law.

## HISTORY OF MILL PARK

It is difficult to pinpoint an exact date or occurrence from which to begin an examination of the history of Mill Park. Although much of the housing stock in this community was built in the 50s and 60s, the circumstances that really defined Mill Park as a cohesive and recognizable neighborhood unit didn't occur until the 1980s. Up to that time, the residents of this recently-annexed area, primarily identified themselves with the neighborhood's numerous social and cultural institutions, many of which have deep historical roots. Among these institutions, schools and churches have tended to wield the most influence in shaping the community's character and outlook to the world.

At the current intersection of 124th and Division, Buckley School, the community's first public elementary school, taught the Three R's to the children of Mill Park from 1908 to 1927. As the population of the neighborhood grew, the increased demand for educational services was met by opening several new schools: The Portland Christian School at 112th and Market in 1949, Floyd Light Middle School at 106th and Cherry Blossom in 1966 and Mill Park Elementary at 117th and Stephens in 1961.

With regard to religion, Mill Park Baptist (1956), Peace Church of the Brethren (1956), Eastgate Bible Chapel (1959) and Gethsemane Lutheran (1950) have all served the needs of Mill Park residents in their holy endeavors. Since their respective establishment, these community institutions have hosted many a Boy Scout or neighborhood association meeting, a sock hop, and a variety of other social activities that have brought the people of Mill Park together for both entertainment and serious discussions on controversial issues pertaining to the neighborhood.



Buckley School, Mill Park's first Public Elementary School.

Another prominent community institution, the Midland County Library, built in 1958 and located at 122nd and Madison, was targeted for relocation in 1994 to the site of the old Russellville School located at 102nd and SE Ash. The possible loss of this valued resource galvanized several Mill Park residents to take action in defense of this heavily used institution. Many neighborhood residents invested countless hours of volunteer work distributing flyers, attending neighborhood association planning meetings, and testifying before city and county officials. Their dedication and desire to keep the library in the neighborhood demonstrated community commitment which eventually helped to defeat the proposal to relocate the library to another location.

Geographically, the foundation for Mill Park's growth as a residential community was established early in the region's history. A decision rendered by Clackamas County officials in 1854 to build a road along what was then termed "the baseline" (which ran roughly in a straight line from the Sandy River to the Willamette River) formed what is now Stark Street, the northern boundary of the neighborhood. At 117th and Stark, a concrete marker labeled "P-5" is a fascinating relic of the street's former identity as Baseline Road. A few years later, Section Line Road was built forming what is known today as Division Street, which is the southern boundary of Mill Park. With the completion of Buckley Road (modern day SE 122nd Avenue) by the early twentieth century, the stage was set for this area to be developed as a residential neighborhood. Yet housing development was slow until the late 1940s, when surging demand for housing among G.I.'s returning from the war sparked a construction boom which continued well into the 60s.



This rock located at 124th and Division marks the original site of Buckley School which was in existence from 1908 -1927 until it moved out of the neighborhood.

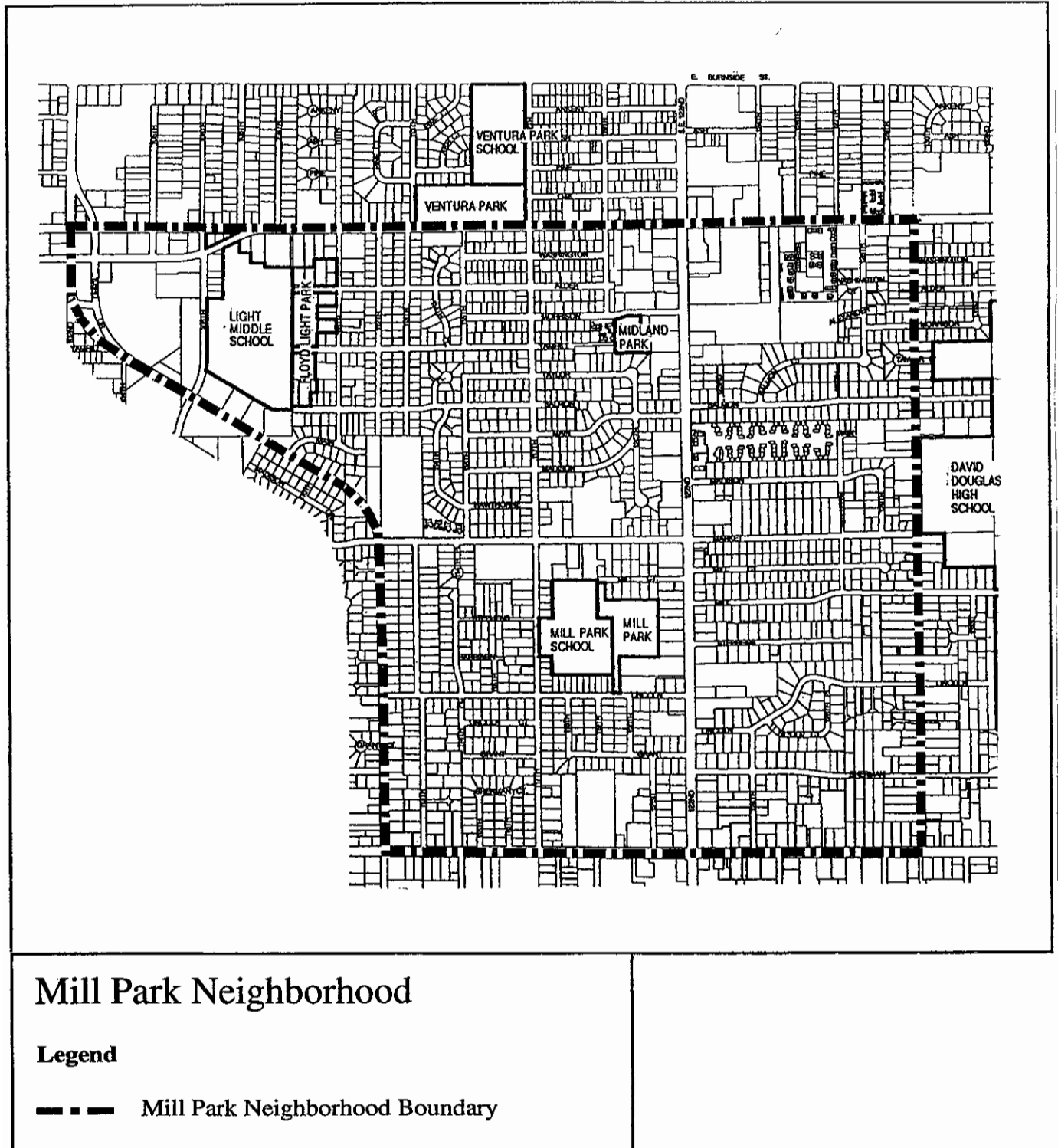
Prior to World War II, only 140 housing units had been constructed within Mill Park, but by 1970, this number had ballooned to 1,862 units. Since 1960, Mill Park has also witnessed the phenomenal growth of non-single family residential dwellings in the form of apartment complexes, duplexes, and mobile homes, which are mostly confined to the neighborhood's major arterials. By the 1970s, this rapid pace of housing construction in the area began to see a steady and considerable decline which was due, in large part, to the increasing scarcity of land available for development. This trend is especially evident when one compares the number of dwelling units built in the decade of the 60s (558), to that of the 70s (342), and the 80s (215). With much of the area developed for residential and commercial usage by this time, Mill Park finally began to resemble, at least in a structural sense, a neighborhood in an urban setting.

Socially, Mill Park witnessed in the 1980s the emergence and evolution of a community-based mentality toward activism that centered on issues of crime and public safety. What differentiated this new type of community activism from past patterns in local relations was that rather than looking within the neighborhood to local institutions for solutions to problems, residents forged links with outside groups to help establish community-centered volunteer organizations to deal with their concerns. One of the first of these groups to be organized was the Block Home program, which emerged in 1980 in response to the increasing incidence of burglaries in the area.

Later attempts to deal with other crime-related issues such as drug abuse, cruising, speeding, child abuse and vandalism spawned more groups like Block Watch, the 122nd Avenue Citizen Patrol, and, to a large degree, the Mill Park Neighborhood Association. Officially recognized by the city in 1987, the Mill Park Neighborhood Association was formed to help provide a stronger base from which to address local concerns. With plans to annex the neighborhood into the city starting in 1986, the residents of Mill Park realized that with the change in jurisdiction, from the county to the city, that an organized community institution would be essential in gaining access to some of the city's services. In time, the neighborhood association would prove to be an invaluable forum for discussion of local issues and the organization of strategies. Since having adopted its bylaws and boundaries in 1987, the Mill Park Neighborhood Association has been active in community affairs.

## Boundaries

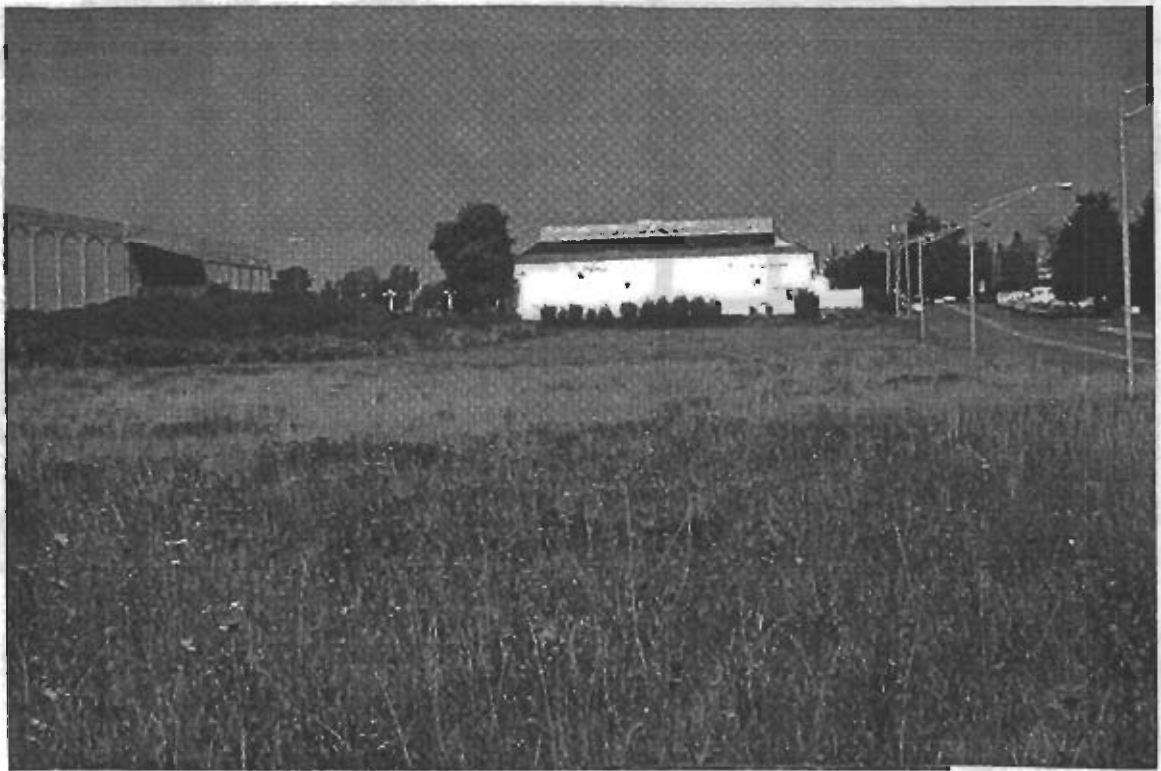
The boundaries of Mill Park Neighborhood Association are Stark on the North, Division on the South, 112th and Cherry Blossom Lane on the West, and 130th on the East.





## MILL PARK TODAY

A statistical assessment of Mill Park, using 1990 census data, reveals an economically stable neighborhood populated by a considerable number of families and seniors. With 45% of Mill Park household incomes in the \$15,000-34,999 range and only 12% living below the poverty line, the neighborhood seems to be solidly middle class. A high rate of home ownership, about 62%, also reflects this economic stability. A sparse number of abandoned and derelict housing units, three, is another indicator. As a geographical entity, the 677 acres that Mill Park occupies is quite small, ranking seventh in size when compared to the other nine neighborhoods in the plan area. This is the case as well with the community ranking ninth with regard to its population of 5,687. Of this number, there are 2,292 households and 1,509 families. Among those in Mill Park who are not currently raising families is a high number of senior citizens. This is evident both in the high proportion of residents receiving social security (37%) and retirement (20%), as well as the number of people who are 65 and above (1,041).

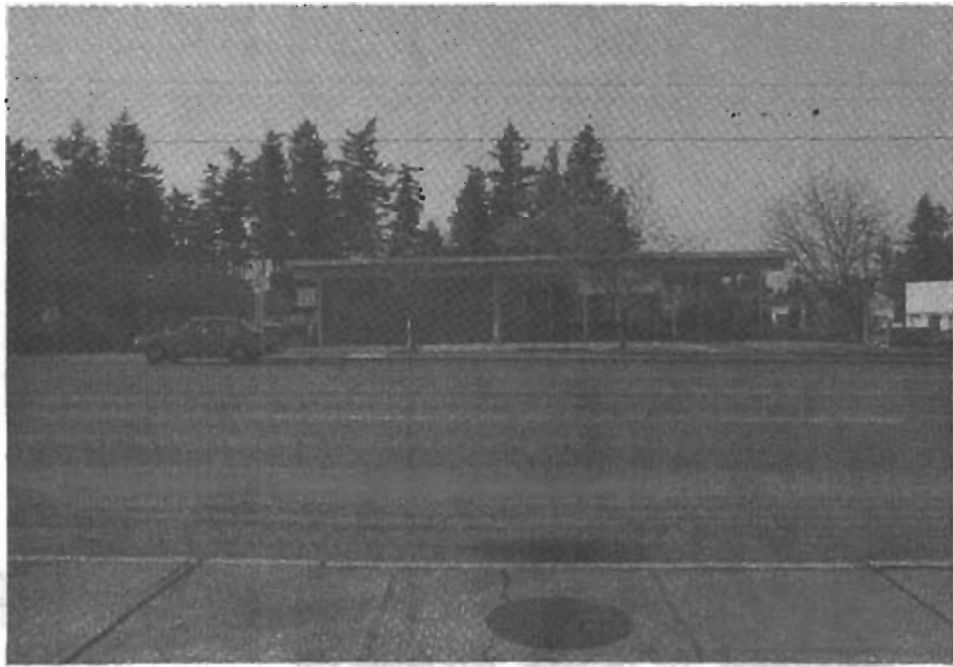


Future site of the new East Police Precinct  
SE 106th and Cherry Blossom Drive

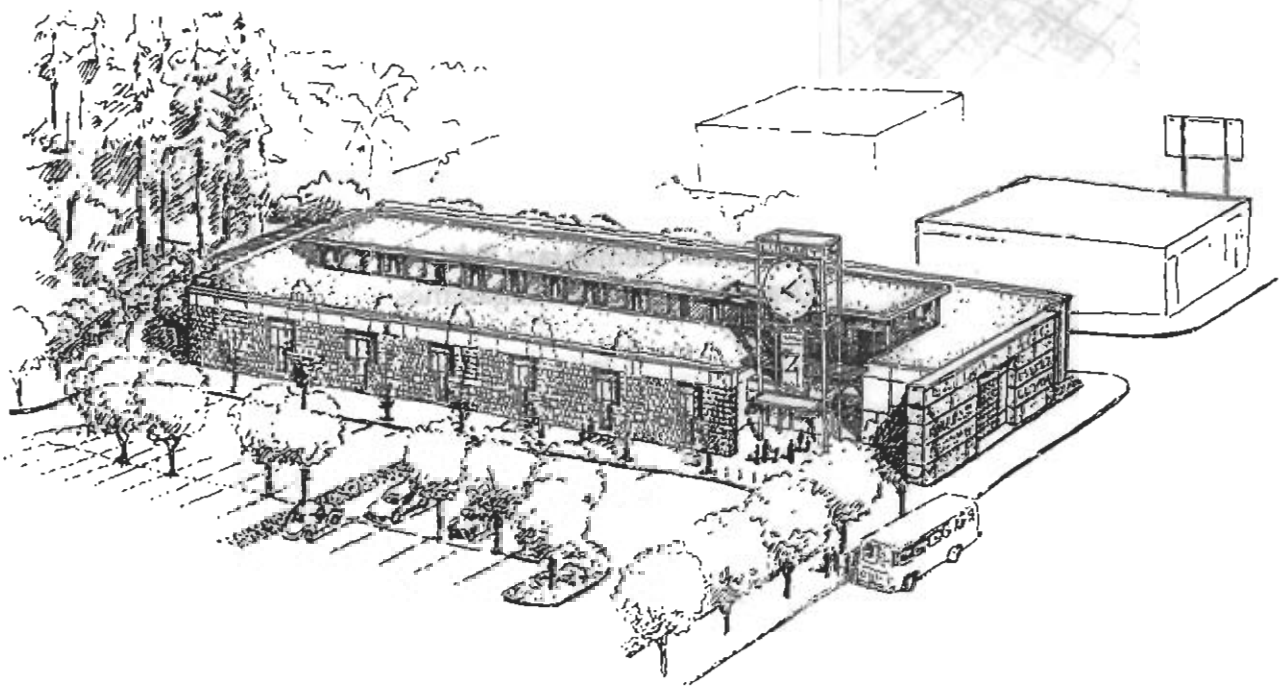


The boundaries of the recognized Mill Park Neighborhood Association are within the boundaries of the recognized Hazelwood Neighborhood Association. Hazelwood has also prepared a neighborhood plan. The Bureau of Planning staff reviewed each plan to assure consistency with each other as well as the Community Plan. However, it is possible that, sometime in the future, some policies, objectives and actions might be interpreted in such a manner as to create a conflict. Should this occur, decisions will be made based on both the Comprehensive Plan and individual elements of the Outer Southeast Community Plan.

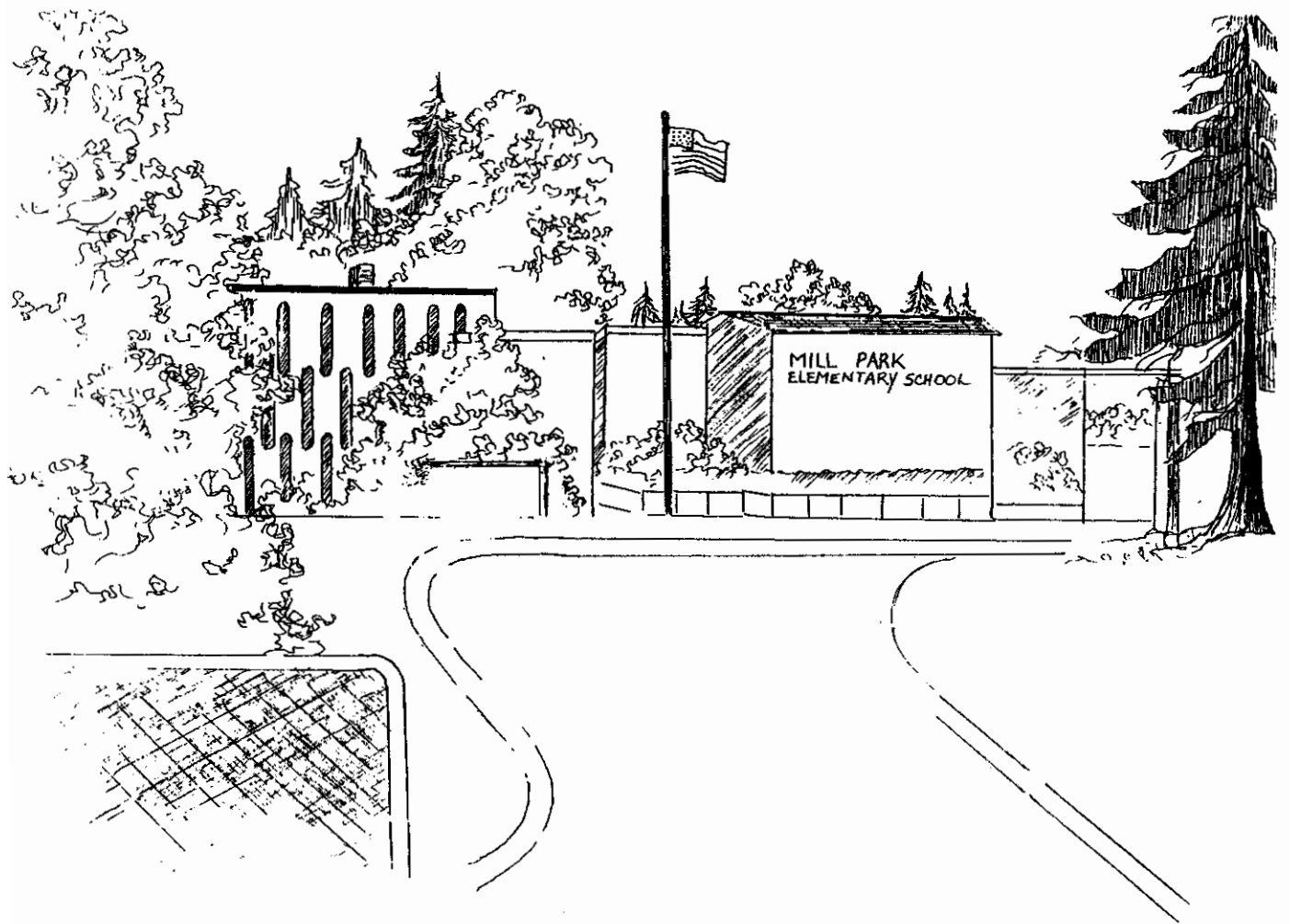




**Midland Branch Library (1/95)**  
at SE Morrison and 122nd Avenue



**Rendition of the new Midland Branch Library**



Mill Park Elementary School  
Drawn by Bobbie Magallanes

## VISION STATEMENT

*Our vision, as residents of the Mill Park community, is to create a village atmosphere within the neighborhood, based on the teamwork of the area's schools, churches, businesses, and the neighborhood association. As home to a number of churches, schools, and businesses, we embrace the continued development of SE 122nd Avenue as our main street, attracting a variety of mixed uses, in particular, small, locally-owned stores that cater to community tastes and markets. The retention and expansion of the Midland County Library gives us hope that this vision of the future can be realized. Ultimately, our primary focus of action and concern is the children of Mill Park, for which the neighborhood group, Peers and Parents You Are Caring (P.A.P.Y.A.C) was formed and in the spirit of which it is commonly said, "it requires a whole village to raise one child".*

# **Policies, Objectives & Implementation Actions**

## **Policies, Objectives & Implementation Actions**

The following statements are policies and objectives which are included in Portland's Comprehensive Plan. Inclusion of these statements in the Comprehensive Plan makes the Mill Park Neighborhood Plan a part of Portland's Comprehensive Plan. Future land use changes in the Outer Southeast Community Plan area will be required to conform with the city-wide Comprehensive Plan, Outer Southeast Community Plan, and Mill Park Neighborhood Plan. These policies and objectives read:

### **Comprehensive Plan Policies 2.26 and 3.9**

#### **2.26 Outer Southeast Community Plan**

*Promote the economic vitality, diverse residential character, unique environmental quality, and livability of outer southeast Portland by including the Outer Southeast Community Plan as a part of this Comprehensive Plan.*

#### **3.9 Outer Southeast Community Plan Neighborhoods and Business Plan**

*Include as part of the Comprehensive Plan neighborhood and business plans developed as part of the Outer Southeast Community Plan. Neighborhood and business plans developed as part of the Outer Southeast Community Plan are those for Centennial, Foster-Powell, Hazelwood, Lents, Mt. Scott-Arleta, Mill Park, Montavilla, Outer Southeast Business Coalition, Pleasant Valley, Powellhurst-Gilbert, and South Tabor.*

### **Objectives:\***

- E.** *Foster Mill Park's vision to create a village atmosphere within its neighborhood.*

\* The other objectives associated with Policy 3.9 pertain to other neighborhoods within the Outer Southeast Community Plan study area which developed neighborhood plans as part of the community planning process.

## Policy 1: Public Safety

Action Chart 1: Public Safety

### **Reduce the incidence of crime in the neighborhood through the involvement of residents, businesses and the police.**

(Adopted as part of Portland's Comprehensive Plan)

#### **Objectives:**

1. Promote the involvement of residents in crime prevention efforts.
2. Increase the presence of police in the neighborhood.
3. Encourage businesses to install proper lighting and signs to increase the level of safety for those who shop at their establishment.



122nd Avenue Citizen Foot Patrol

## Action Chart 1: Public Safety

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	<b>PROJECTS</b>					
PS1	Organize a community based graffiti clean-up group to prevent and remove graffiti markings.			X		MPNA
PS2	Form a subcommittee to re-examine current penalties for vandalism and speeding and encourage residents to lobby for alternative punishments for such crimes with local law enforcement.			X		MPNA, PPB
PS3	Request regular police car patrols through the neighborhood.			X		MPNA
PS4	Consider requesting a "speed gun" or some other velocity-monitoring device from the Police Bureau to help reduce speeding along 117th and 122nd.			X		PPB, MPNA
	<b>PROGRAMS</b>					
PS5	Revitalize and expand local Blockwatch and Blockhome programs.		X			MPNA/ BHCD/ MPB
PS6	Encourage residents to participate in citizen patrols.		X			MPNA
PS7	Continue the "122nd Avenue Foot Patrol" efforts for the Mill Park Neighborhood.		X			CFP
PS8	Encourage residents to participate in the Police Bureau's new car decal "No Free Ride" program.		X			MPNA, PPB
PS9	Encourage residents to participate in the Pole Clutter Task Force.		X			MPNA, PPB
PS10	Support the proposal for the development of the east Police Precinct at 106th and Cherry Blossom.			X		PPB, MPNA
PS11	Work with the District Attorney's Office to reduce illegal signs on poles in the neighborhood.		X			PPB

**Note:** Action Charts were approved by Portland City Council by resolution. They are a starting place. All actions have an identified implementor. They were adopted with the understanding that some will need to be adjusted and others replaced with more feasible proposals. Identification of an implementor for an action is an expression of interest and support with the understanding that circumstances will affect the implementation leader's ability to take action.



## Policy 2: Transportation

**Discourage reliance upon automobile transportation by visitors and residents of Mill Park.**

### Objectives:

1. Encourage the use of alternative means of transportation such as public transit.
2. Encourage local businesses to work with Tri-Met to provide incentives for transit use for employees and customers.
3. Promote measures that would make the neighborhood more pedestrian friendly, especially at designated street crossings and major intersections.
4. Promote safe driving in the neighborhood.



**Alternative mode of transportation; buses and bicycles**

## Action Chart 2: Transportation

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	<b>PROJECTS</b>					
T1	Request increased bus service at night on routes 71 and 27.				X	TM
T2	Request that the 71 bus route be synchronized with the #4 at 122nd and Division and the Max station at 122nd and Burnside.				X	TM
T3	Request the installation of sidewalks along major streets that are heavily used by pedestrians, especially school children. The neighborhood priorities are: 117th and Cherry Blossom Street.			X		MPNA
T4	Request the installation of traffic calming devices on streets heavily used by schoolchildren. The neighborhood priorities are: 117th, Market and Cherry Blossom.			X		MPNA
T5	Request the installation of crosswalks with traffic lights. Neighborhood priorities are: 122nd at the intersections of Madison and/or Main.			X		MPNA
T6	Construct an over-head-walkway to assist pedestrians in crossing 122nd at Morrison so they can easily and safely get to and from the Midland Library.					MPNA
T7	Request the standardization of the speed limit on Market between 96th to 130th Avenues to 30 mph and request installation of more speed limit signs on both sides of the road.			X		ODOT
T8	Seek ways to install bike lanes on 117th and Market streets.			X		MPNA
T9	Request PDOT to investigate equipping signal lights at major intersections with noise making devices (chirping sound) to assist the visually-impaired in crossing these streets.			X		PDOT/ MPNA
	<b>PROGRAMS</b>					
T10	Encourage the installation of bike racks in front of businesses along 122nd and seek financial assistance for their installation.			X		PVT/MPNA

**Note:** Action Charts were approved by Portland City Council by resolution. They are a starting place. All actions have an identified implementor. They were adopted with the understanding that some will need to be adjusted and others replaced with more feasible proposals. Identification of an implementor for an action is an expression of interest and support with the understanding that circumstances will affect the implementation leader's ability to take action.

### Policy 3: Parks and Public Spaces

**Promote and improve public institutions and open spaces within Mill Park and increase the number of services currently available to residents of Mill Park.**

(Adopted as part of Portland's Comprehensive Plan)

#### **Objectives:**

- 1. Improve and maintain the Midland County Library.**
- 2. Attract a community center to the neighborhood or in surroundings areas to provide recreational and social activities for residents of the area.**
- 3. Encourage the organization of community-based, family-oriented festivals such as "National Night Out" within Mill Park.**
- 4. Enhance the recreational opportunities currently available to residents, especially youth in the neighborhood.**
- 5. Develop and maintain the existing neighborhood parks (Floyd Light Park, Midland Park and Mill Park) for all residents to use and enjoy.**



Children during recess at Mill Park Elementary School

### Action Chart 3: Parks and Public Spaces

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	<b>PROJECTS</b>					
P1	Locate a site within the neighborhood or surrounding areas, preferably on a major arterial such as Division, Stark, and 122nd, where a community center could be built.				X	MPNA
P2	Locate a site on 122nd, such as an underutilized parking lot or an empty store, where neighborhood events such as "National Night Out" could occur. Seek financial support from local businesses for such events.			X		MPNA
P3	Inventory the types of recreational services that are currently being offered at the neighborhood's schools and parks to assess their adequacy in meeting the needs of neighborhood residents.			X		MPNA
	<b>PROGRAMS</b>					
P4	Seek ways in which increased recreational services at the neighborhood's schools and parks can be funded.		X			PAPYAC, Parks, FMP
P5	Facilitate annual block parties as a way to promote interaction among neighborhood residents.		X			MPNA

**Note:** Action Charts were approved by Portland City Council by resolution. They are a starting place. All actions have an identified implementor. They were adopted with the understanding that some will need to be adjusted and others replaced with more feasible proposals. Identification of an implementor for an action is an expression of interest and support with the understanding that circumstances will affect the implementation leader's ability to take action.

## Policy 4: Economic Development

**Attract businesses to the Mill Park neighborhood which will help to promote a sense of co-operation between them and the Neighborhood residents.**

(Adopted as part of Portland's Comprehensive Plan)

### **Objectives:**

1. Encourage the organization of a neighborhood business association centered on Mill Park's main commercial district of 122nd Avenue.
2. Encourage neighborhood-type businesses, such as "mom and pop" grocery stores and hardware stores, to locate in Mill Park.
3. Develop a business survey to gather information on business needs and concerns to help improve their image and economic viability.
4. Promote and encourage healthy and viable businesses in the neighborhood.



Educational Institute

## Action Chart 4: Economic Development

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	<b>PROGRAMS</b>					
ED1	Form a business association to represent the businesses in the neighborhood, particularly those businesses on 122nd Avenue.			X		MPNA
ED2	Conduct ongoing dialogue between neighborhood businesses and the neighborhood association to ensure a positive working relationship.		X			MPNA

**Note:** Action Charts were approved by Portland City Council by resolution. They are a starting place. All actions have an identified implementor. They were adopted with the understanding that some will need to be adjusted and others replaced with more feasible proposals. Identification of an implementor for an action is an expression of interest and support with the understanding that circumstances will affect the implementation leader's ability to take action.

## Policy 5: Housing

**Preserve the character of the existing housing stock in Mill Park while emphasizing the continued development of single-dwelling housing in areas where they currently exist.**

### **Objectives:**

- 1. Encourage proper maintenance of housing and lawns in Mill Park.**
- 2. Encourage developers to build new housing that is compatible in size and design with the current housing stock in the immediate surroundings.**



Historic House

## Action Chart 5: Housing

#	Actions	Time				Implementors
		Adopted with Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	<b>PROGRAMS</b>					
H1	Notify homeowners and landlords/renters who do not maintain their property.		X			MPNA
H2	Review and encourage major proposals for new housing developments in Mill Park to be compatible with existing development.		X			MPNA

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## **Key To Implementing Agencies**

<b>BHCD</b>	Bureau of Housing and Community Development
<b>CFP</b>	122nd Avenue Citizen Foot Patrol
<b>FMP</b>	Friends of Mill Park, Inc.
<b>MPNA</b>	Mill Park Neighborhood Association
<b>ODOT</b>	Oregon Department of Transportation
<b>ONA</b>	Office of Neighborhood Associations
<b>PAPYAC</b>	Peers and Parents You Are Caring
<b>Parks</b>	Bureau of Parks and Recreation
<b>PDOT</b>	Portland Office of Transportation
<b>PPB</b>	Portland Police Bureau
<b>PVT</b>	Private
<b>TM</b>	Tri-Met

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