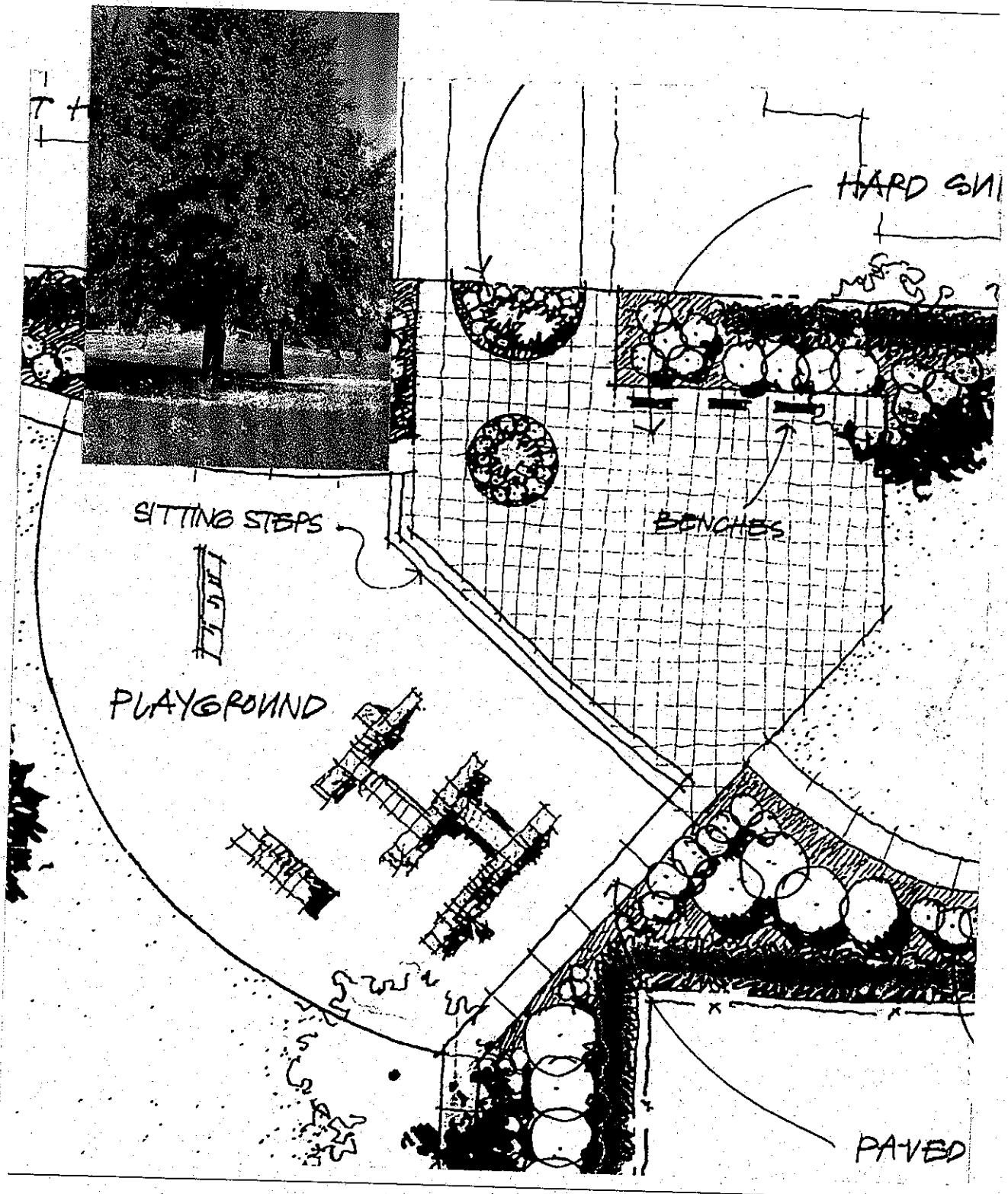


# Wilkes Park Master Plan



# Wilkes Park Master Plan

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Prepared by:

Planning and Development Division  
Portland Parks and Recreation  
City of Portland, Oregon

October 2000

# Acknowledgements

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Jim Francesconi, Commissioner of Public Utilities

## PORTLAND PARKS AND RECREATION

Charles Jordan	Director
David Judd,	Deputy Director
Zari Santner	Planning & Development Division Mgr.
John Sewell	Chief Planner

## PROJECT STAFF

David M. Yamashita, Project Manager  
Gay Gregor, Community Involvement Specialist  
Jane Eichenberger, Office Support Specialist II  
Greg McGowan, Technician III  
Kevin Stoecker, Operations Foreman

## CITIZEN ADVISORY COMMITTEE

Alice Blatt	Jim Murrell
Helen Cohen	Al Panek
Vicky Kelly	Martin van Buren
Diane Larson	Sandy Van Dorn
Sandy Leaptrott	Ben and Beverly Yett

-----

## OTHER SUPPORTERS

Cynthia Dewey  
Richard Bixby, Office of Neighborhood Associations, East Portland Coalition

*Thanks also to the Teamster's Union for allowing the CAC  
to meet at the Joe Edgar Meeting Hall*

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# Introduction

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*Wilkes Park is a 1.49 acre site in outer northeast Portland. When developed, it will fulfill a long-standing goal to provide a park for residents in this part of the city. Although the site is relatively small, it is ideally located and configured to provide a wide range of recreational opportunities.*

## **Purpose of the Master Plan**

The Master Plan is designed to serve as a blueprint and a working guide for the future development and improvement of Wilkes Park. The plan establishes a direction for future development, outlines priorities, identifies potential new facilities, and outlines an implementation strategy. The next step in the process, once funding is secured, is to prepare a set of construction drawings that will be used to develop the park.

## **Location & Context**

The park is in the Wilkes Neighborhood, which is a part of the East Portland Neighborhood Coalition. NE154th Ave., on the south and west by single-family homes, and on the north borders the site on the east by a commercial use.

Land uses in the vicinity of the park vary from industrial to new single-family homes. Much of the area north of NE Sandy Blvd. comprises light industrial use. To the east of the park, a new multi-family development, with about 150 units, is being constructed that will undoubtedly generate an additional number of park users.

A large development of single-family houses is located to the south and west of the park. This development is part of a larger residential block of approximately one-third of a square mile, which is defined by NE Sandy Blvd., NE 162<sup>nd</sup> Ave., NE 148<sup>th</sup> Ave., and the Banfield Freeway. Wilkes Park is now the only park in this area and thus, serves an important role.

Access into the park is from NE <sup>th</sup> Ave. Unless parking is provided within the site, park visitors arriving by car will have to park on the street. At least three homes border the site directly and have windows that look into the park site.

## **Acquisition**

The site was acquired by Portland Parks and Recreation (PPR) in April 1998 from Cypress Ventures, Inc., which developed the multi-family housing east of the park. Eight parcels were purchased, comprising 1.49 acres, for \$314,000.

An adjoining parcel, next to NE 164<sup>th</sup> Ave., is designated as a "common open space" owned jointly by the owners of Lots 1 through 156 of the River View Village Subdivision. Lots 152 to 156 are the individual parcels that comprise the park and as a result, the City of Portland is one of the "homeowners" responsible for maintenance of the site.

Under the agreement (in Appendix D), management of the site will be transferred to the homeowners once all of the lots have been sold. As of July, 2000, not all of the lots had been sold and as a result, management of the Tracts A-C remains with Cypress Ventures, Inc.

## **Planning Process**

Planning for the park began in February, 2000 with an open house at the park, which attracted over 25 people. A Citizen's Advisory Committee (CAC), which had been formed a month earlier, began its meetings in April and met several times over the next few months in May, June, and August (meeting minutes are included in Appendix A). A survey also was sent out in February to ask residents for their ideas and concerns about the project. Results of the survey are shown in Appendix F

Once a preliminary concept had been prepared, two open houses were held to review it in May. The plan also was reviewed by PPR's operations staff to ensure that the design met the agency's maintenance guidelines.







# Existing Conditions

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## A. Recent Site History

Before the site was acquired by the City from Cypress Ventures, Inc. in 1998, it was owned by the Van Alstyne family for many years. The family leased it for a plant nursery, which occupied the site for 20 years. The nursery specialized in cuttings and sold trees as well. Water for the operation was drawn in part from a well on the site.

## B. Environmental Conditions

### Topography

The site is generally flat, with a slight decrease in elevation from south to north. A slight knoll in the middle of the park divides the site into two parts. The southern half is generally flatter while the northern half slopes down at an average nine percent slope.

The highest point is at the southern end of the park, with an 64.0' elevation and the lowest is at the northern end, with an elevation of about 52.0 ' above sea level.

### Soils

According to the Soil Survey of Multnomah County<sup>1</sup>, the site comprises Quafeno loam (36B) series soils. These soils consist of "moderately drained soil ...on low terraces, formed in loamy old alluvium...A water table is at a depth of 2 to 3 feet from December through April."

### Vegetation and Wildlife

Vegetation is limited to about ten existing trees in the southern half of the site. The trees comprise a variety of deciduous trees with the exception of the large Douglas Fir in the middle of the site. The other trees include a maple, cherry, ash, and a fig tree.

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<sup>1</sup> Soil Survey of Multnomah County, Oregon by USDA Soil Conservation Service, August 1983.

According to the SCS Soil Survey, common vegetation for the soil type include "Douglas-fir, Oregon white oak, western redcedar, bigleaf Maple, willow, western hazel, creambush, oceanspray, roses, trailing blackberry, salal, tall Oregon grape, common snowberry, Pacific dogwood, brackenfern, forbs, and grasses."

The soil survey also goes on to state common wildlife species include black-tailed deer, foxes, skunks, raccoon, opossum, rabbits, squirrels, and mice. Among the common birds are hawks, owls, jays, crows, woodpeckers, robins, blackbirds, larks, starlings, and many kinds of small birds.

## Zoning

The site's base zone is R7 Residential and portions of the site include an Environmental Conservation (Ec) zone overlay. This overlay zone is about a 100' wide corridor that follows the creek located in the parcel owned by homeowners in the River View Village Subdivision, lots 1-56 (see Appendix D).

## Recreation Needs

The design program for the park is based on a combination of different activities, described below.

The *Citizen's Advisory Committee* provided a consistent source of ideas and information throughout the process. Minutes of the meetings are provided in Appendix A.

An *open house* was held to review the preliminary plan in May. One of the open houses was held at the site on Saturday, 20 May, and a weekday evening open house on Tuesday, 23 May at Joe Edgar Hall at the Teamsters facility on NE 162nd Ave. The two events collectively attracted about 20 people, who reviewed the four alternatives, then filled out evaluation forms.

A *mail survey* was mailed to residents in the area around the park site. Over 40 of the five-question surveys were returned and were tabulated by staff. The primary findings of the survey are shown below and are based on responses from 38 people.

### ◆ *What People Like*

People said they like the park's location and its trees. Some commented on its openness, topography, and the nearby stream.

### ◆ *Improvements Preferred*

Open, grassy areas ranked highest on the list (90.5%) followed by play equipment (86%), benches (86%), pathways

(74%), and picnic tables (71%). Landscape improvements were important to 67 % of respondents.

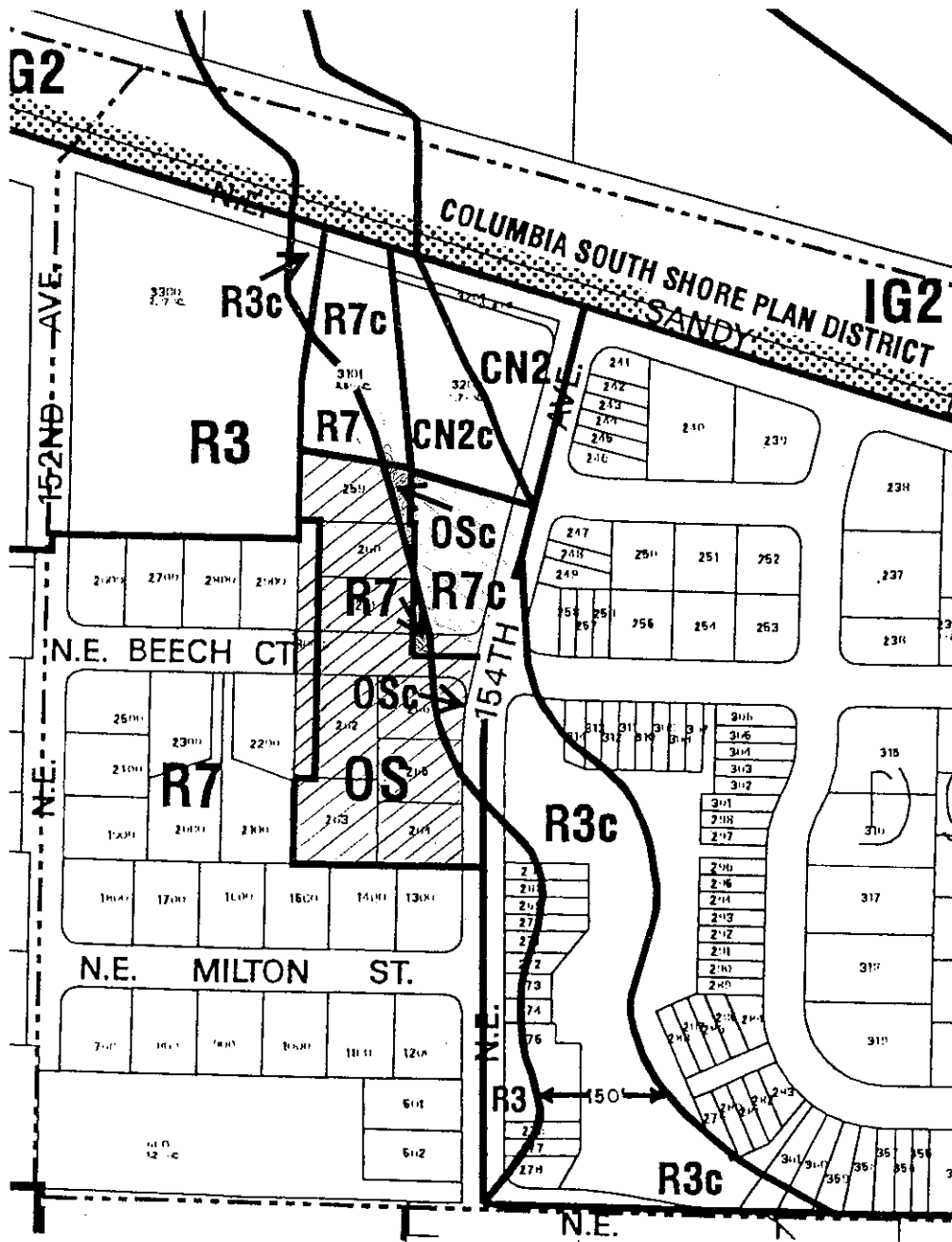
◆ *Concerns and Issues*


Issues related to safety (access, lighting, vandalism, anti-social activities, protection of nearby hazards, etc.) were listed most often, followed by maintenance concerns. Dog waste/off-leash, drainage, need for amenities that complement rather than duplicate other nearby facilities (example of Glendoveer) were also mentioned.

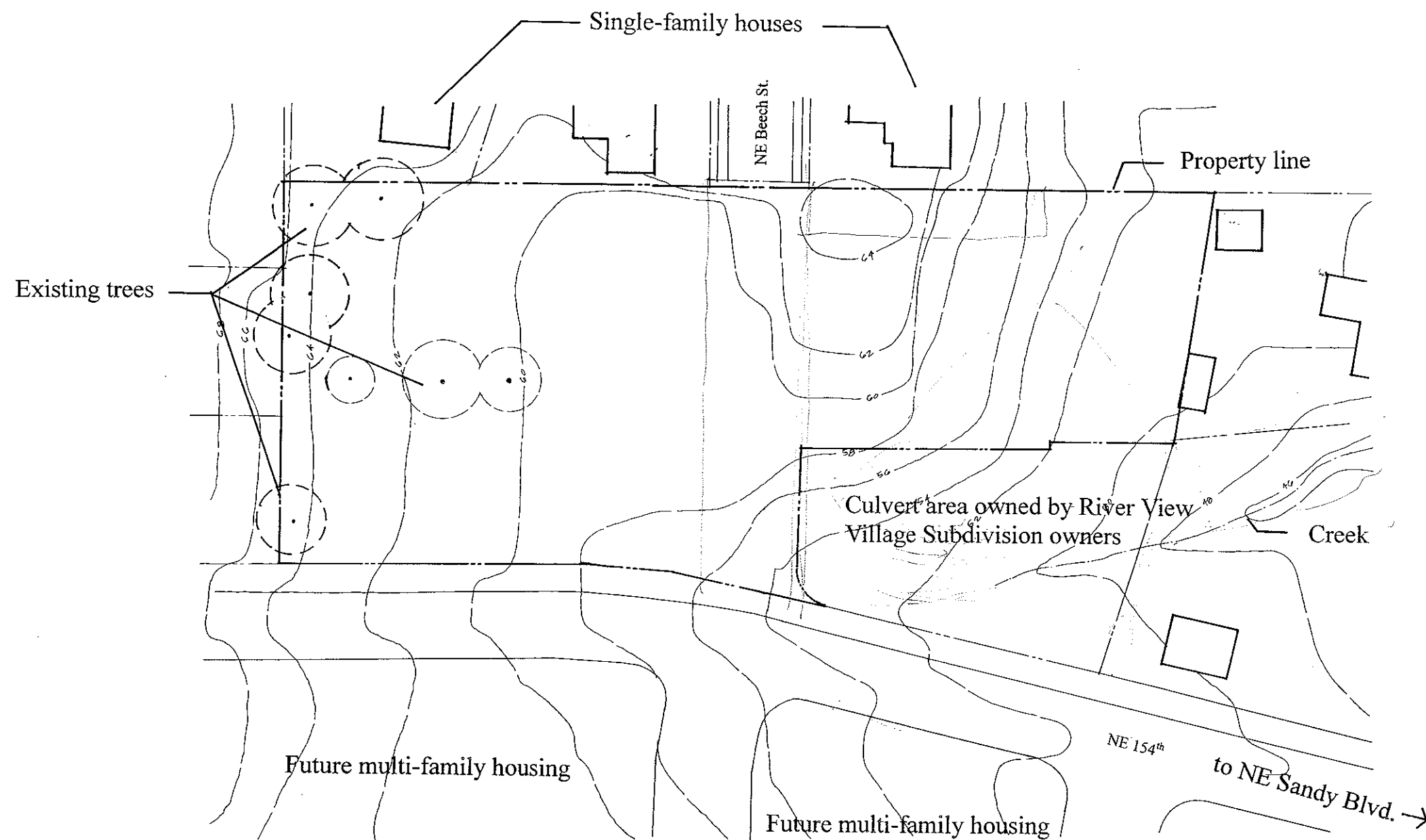
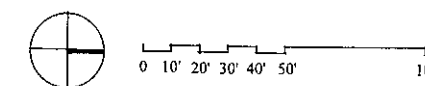
◆ *Expectations for Future Use of the Park*

When asked how they envision using the park in the future, respondents were overwhelmingly interested in its informal recreation value -- picnics, playground, walks, pick-up softball, etc.

Most viewed it as a place for families. Others mentioned walking the dog, enjoying the flowers and birds, and so on. However, concerns about the safety of crossing Sandy Blvd. and lack of alternative connections to 148<sup>th</sup> will discourage others from using the park at all.



 Park Site



Adjacent property to the north of the site.

This building is along the northern property line for the park. The building is part of the adjacent parcel.

Apartments at the northwest corner of the park site.

Blackberry bushes in the common open space parcel in the northeast corner of the site



The flat area in the foreground is where the hard surface area will be located.

# Master Plan

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## Goals

The three primary goals for the Wilkes Park Master Plan are to:

- develop the site as a neighborhood park, with facilities that offer a range of appropriate active and passive recreation opportunities;
- minimize the impacts of the park on adjoining neighbors; and
- provide recreational facilities that are designed to attract users mainly from the surrounding neighborhood.

## Major Features:

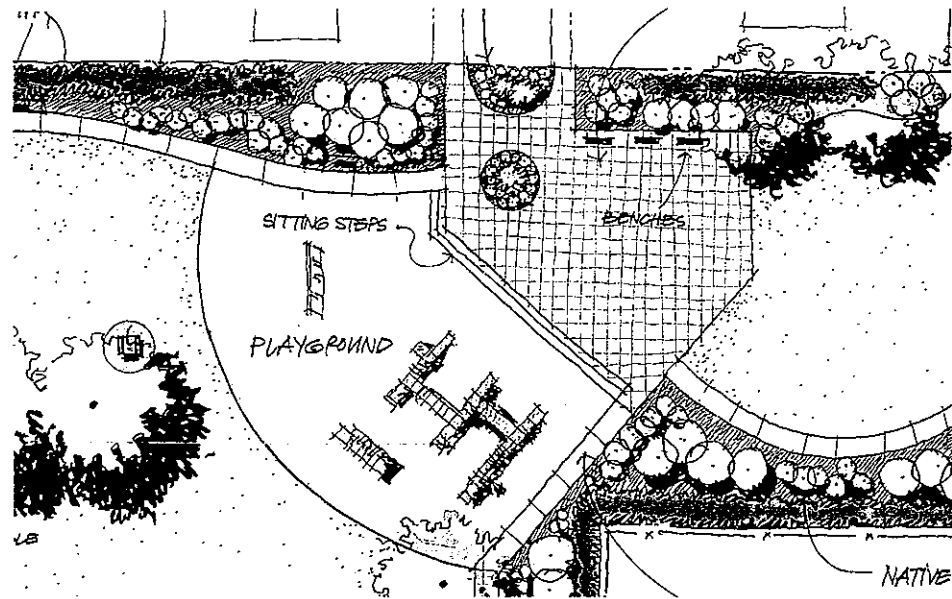
The proposed design is simple both in layout and in the kinds of features that are proposed. Five basic elements are proposed – paths, lawn, play ground, and hard-surface area.

A description of each feature is listed below.

- A *playground* that will be accessible for all children and will include equipment for both younger and older children.
- A *hard-surface area* in the center of the park, to provide a site for bike riding, small group activities, and other informal and non-programmed games that require a paved surface. Two small planting beds are included in this area to serve as entry plantings and to provide seasonal variations in foliage and color.

Sitting steps line the edge of the hard-surface area, providing a place for adults to watch children using the playground. Benches also will be installed in this area.

These two features will provide a "center" or a focus for the park and its activities. Other park features such as the basketball court and the path system, radiate out from this center. This area will likely be where most of the active uses will occur. Other areas of the park will provide opportunities for more passive and quiet activities.



The hard surface area and the playground provide a "center" for the park.

- *Paved Paths* will connect the sidewalk on NE 154<sup>th</sup> Ave. from two points to the hard-surface area at the center of the park. The path will likely be asphalt and will be 5' wide, to allow two adults to walk side by side. A path will also connect the hard-surface area to the basketball court in the northwest corner of the park.
- A *lawn area* to accommodate informal recreation such as frisbee, games of catch, kite-flying, etc., in addition to community events. The lawn will include an automatic irrigation system .
- *Benches and picnic tables* will be distributed at key points through the park. Specific locations will be determined when construction drawings are prepared.
- A *basketball court* will be provided in the northwest corner of the park. Although a full-size court is shown in the concept plan on page 16, the actual size of the court can be finalized in the construction drawing phase.
- *Planting beds* will be developed along the perimeter of the park and along the main entry path from NE 154<sup>th</sup> Ave. Where possible and appropriate, the plantings will be those that attract wildlife and/or are native. This will not preclude the use of ornamental plants, which can provide seasonal interest and color highlights in the park, especially in the winter.

Perimeter plantings will be selected carefully, to avoid creating hiding places and situations that may compromise security .



- A *bollard and cable barrier* will be installed along the eastern edge of the park to prevent unauthorized vehicles from entering the park. Decorative, removable bollards may also be installed at the park's entrances from NE 154<sup>th</sup> and NE Beech St.

## Cost Estimate

The estimate shown below is provides a range of potential costs and *should be considered an "order of magnitude" cost*. It does not account for unexpected situations and there may be additional features or revisions that are included in the final design phase. A revised cost will be defined when the construction drawings are prepared.

### Site Preparation and Utilities

Site Grading and Preparation*	\$ 12,930
Irrigation	\$ 37,600

### Landscaping

Lawn	\$ 18,150
Deciduous Trees	\$ 2,100
Shrubs/Groundcover	\$ 44,250
Street Trees (5)	\$ 2,500

### Park Features

Hard Surface Area and Paths	\$ 41,240
Playground**	\$ 50,000
Playground Surfacing	\$ 16,260
Basketball Court	\$ 14,440
Bollards and Cable	\$ 1,875
Picnic Tables (includes concrete pads)	
2 @ \$1,200 each	\$ 2,400
Benches: 6 @ \$500 each	\$ 3,000
Fencing	\$ 6,760
Park Identification Sign	\$ 1,000

.....  
*Sub-total*                      \$254,505

*Contractor Overhead & Profit @ 12%*                      30,540  
*Sub-total*                      \$ 285,045

*Contingency @ 20%*                      57,010

-----  
**Total                      \$ 342,055**

\* Includes mobilization (\$4,000), clearing and grubbing (\$1,680), pruning (\$1,500), earthwork (\$1,750), storm drainage (\$2,000), and erosion control (\$2,000).

\*\* This figure can be adjusted, depending on neighborhood interests, site conditions, and budget.

## Phasing

Development of the park can occur in several phases, although constructing the park in one stage is preferable to avoid longer-than-necessary impacts on neighbors. The following is a suggested phasing schedule and is based on the need to provide some recreational opportunities early in the construction process.

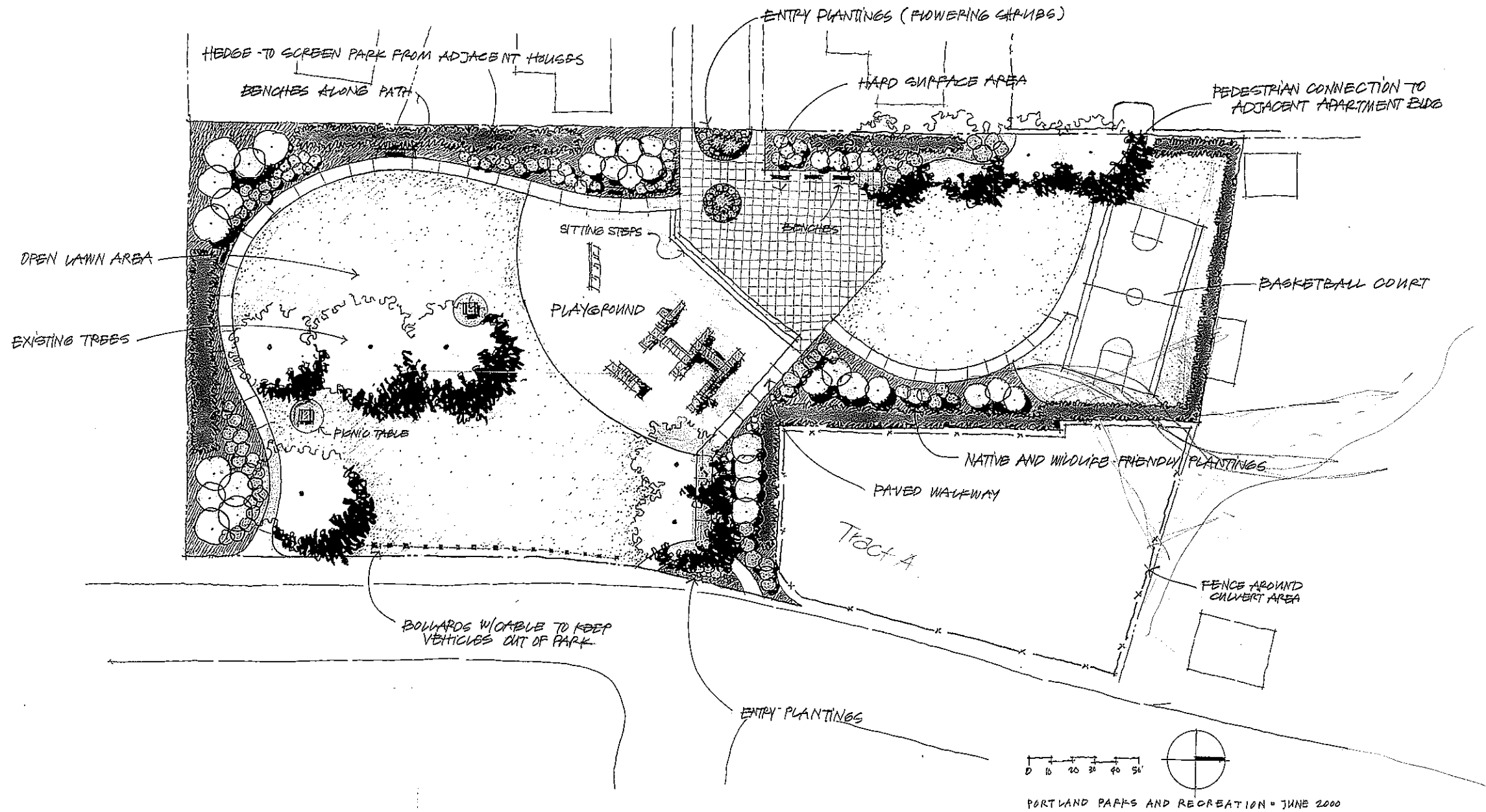
Phase 1: Import and grade fill areas for lawn. Do finish grading.  
Build paved paths and hard surface area.

Phase 2: Install lawn.  
Install benches and picnic tables

Phase 3: Build soft-surface paths.  
Begin restoration of habitat areas.

# MASTER PLAN Wilkes Park

Portland Parks and Recreation  
City of Portland



October 2000

## Appendix A:

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### Citizen's Advisory Committee Meeting Minutes

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*Attending: Cindy Dewey, Al Panek, Beverly Yett, Helen Cohen, Diane Larson, Jim Murrell, Vicky Kelly, Martin Van Buren, David M. Yamashita (staff)*

**NEXT MTG:** WEDNESDAY, MAY 3 @ 7:00 PM at the East Portland Coalition Office  
735 SE 106<sup>th</sup> Ave. (on the north side of the Police Bur. East Precinct)  
Note change in date and location

Saturday, 20 May - Open House at the park from 10:00 PM-12 noon

Tuesday, 23 May - Open House at Joe Edgar Hall @ 7:00 PM

Wednesday, 7 June - CAC Mtg. 2 at Joe Edgar Hall @ 7:00 PM

The meeting began at 7:00 PM with introductions of the CAC members and others in attendance.

### **Review of Project**

David Yamashita then reviewed the project, it's scope, outcomes, process, and schedule. Much of the discussion revolved around the issue of funding, because David told the group that there is no money appropriated for development of the site. The purpose of the project is now to get a master plan done so there is at least a common vision for what the park will look like once it's improved.

### **Review of Survey**

The group reviewed the results of the surveys that were returned (about 40 responses). One of the most critical questions on the survey addressed the kinds of improvements that should be provided. The results to this question are shown below:

Grassy areas	90%
Benches	86
Play equipmt	86
Paths	74
Picnic tables	71
Flowers/shrub beds	68

### **Review of Issues**

As the first step in preparing the design program for the site, the group talked about the issues, concerns, and ideas they have. In general, the group agreed with the needs expressed in the survey. In addition to the ideas noted above, other improvements that were discussed include:

- hard surface area: for basketball, bike riding, etc.;
- barricades at the curb cut to prevent unauthorized vehicles from entering;

- lighting; and
- a fence along the property line to deter children from going down into the culvert area.

Other ideas were to look into covering the culvert openings, keeping shrub plantings low so as not to create hiding places, and explore the possibility of traffic calming devices on NE 154<sup>th</sup>. The group also decided against recommending an off-leash area for the park, after the idea was proposed as a potential facility by David.

### **Next Step**

At the next meeting, David will bring two sketches of potential layouts so the group can begin their discussion of a master plan. He will also bring Sandy Leaptrott's sketch that she prepared a few months ago.

The meeting adjourned at 8:30 PM.

Meeting Notes  
Wilkes Park Master Plan CAC Mtg. No. 2

3 May 2000

*Attending: Cindy Dewey, Robert Dewey, Beverly Yett, Helen Cohen, Diane Larson, Martin Van Buren, Sandy Van Dorn, Sandy Leaptrott, Richard Bixby, David M. Yamashita (staff)*

**NEXT MEETINGS**

**OPEN HOUSE:** Saturday, 20 May from 10:00 AM - noon at the park (NE 154<sup>th</sup> and Sandy Blvd.)

Tuesday, 23 May from 7:00 - 8:30 PM at Joe Edgar Hall, 1850 NE 162<sup>nd</sup> Ave.

**CAC MTG:** Wednesday, 7 June at 7:00 PM at Joe Edgar Hall

The meeting began at 7:10 PM with introductions of the CAC members and others in attendance.

**Review of Project**

The meeting began with a review of the project's schedule, the last meeting, and the funding situation.

**Review of Concept Alternatives**

Most of the meeting was spent on reviewing the two concepts that David had prepared, with the addition also of the sketch that Sandy Leaptrott had done a few months ago. The results of the discussion are summarized below.

- Option B was selected as the preferred alternative, with a few changes that are described below, and which are shown on the attached drawing.
- Modify entry at Beech to create a larger entry planting area.
- Add large trees (Oregon White Oak) along entry path from NE 154<sup>th</sup>.
- Save fig tree at SE corner of park, along with Bleeding Hearts by tree.
- Develop a pedestrian connection from the apartments at the NW corner to the park

There was considerable discussion about the basketball court and the noise that would be generated from it. After the pros and cons were reviewed, it was agreed that it should be included as part of the master plan because it was believed that: (a) the noise could be buffered with vegetation; (b) the area to the north may someday be converted to a non-residential use; (c) the hoops could always be removed if it became a problem; and (d) it would be difficult to exclude any facility that generated some level of impact.

## **The Open House**

Suggestions for the upcoming open houses on the project:

- Install a sign with a notice of the sign in the park (by Parks)
- Provide refreshments (by Parks)
- Laminate drawing to ensure protection against rain (by Parks)
- Provide handouts (by Parks), including space to express interest in fundraising and other implementation activities.

## **Next Step**

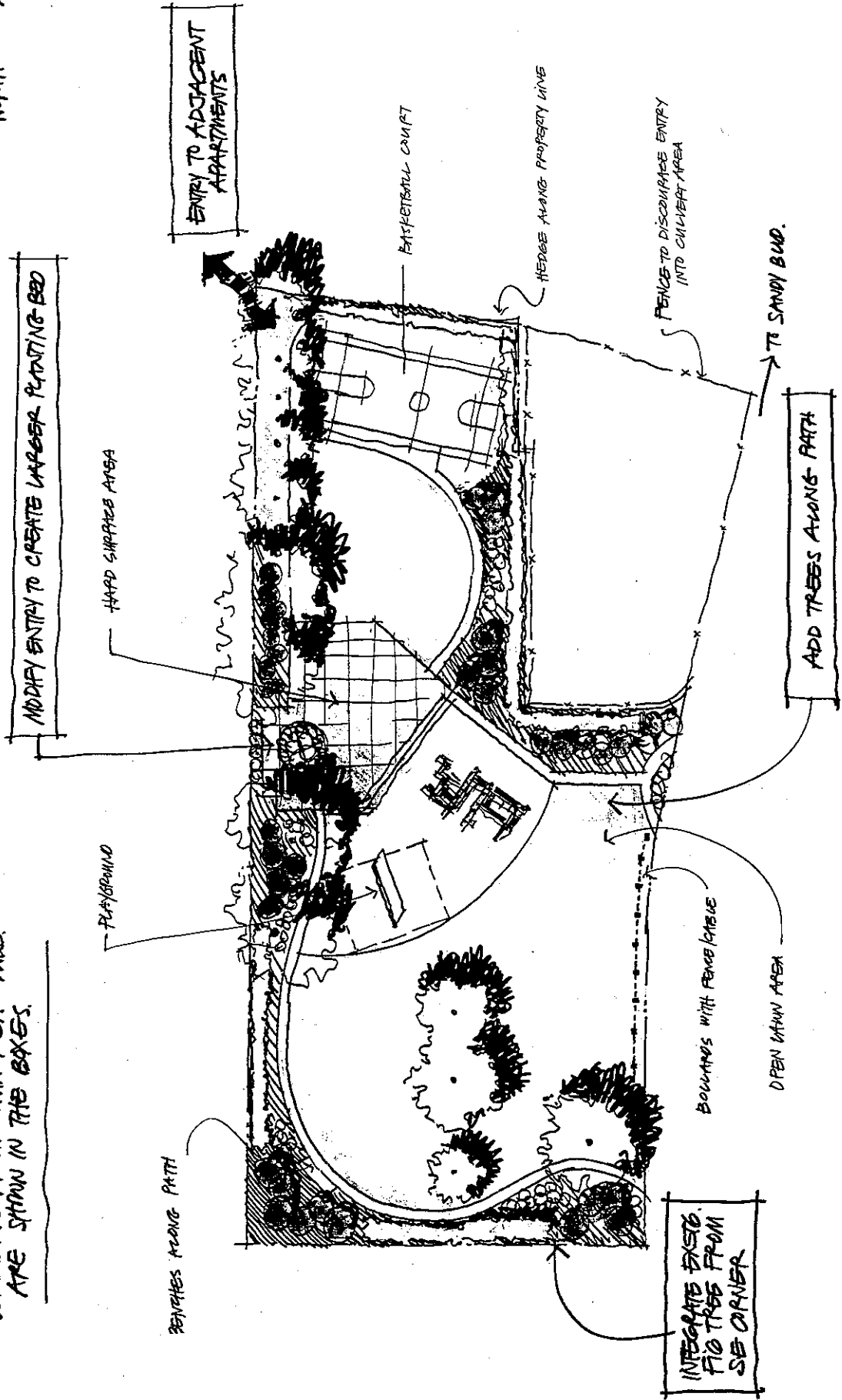
Once the open houses are done, the plan will be refined with the CAC and a descriptive report will be prepared.

The meeting adjourned at 8:40 PM.



COMMENTS FROM EMILY CATO NIG.  
ARE SHOWN IN THE BOXES.

NORTH →



4 MAY 2000

# Wilkes Park Master Plan Open House Results

20 May & 23 May 2000

Plan Recommendation	Like 1	2	3	4	Dislike 5
Develop playground.	13	2	1		
Provide hard surface area.	10	2	3	1	
Provide benches and picnic tables.	14	1			
Provide basketball court.	10	3	3		
Develop paved paths.	13	1	2		
Keep existing trees.	15		1		
Provide pedestrian connection to adjacent apartment complexes.	8	1	5	1	
Install plantings to attract wildlife and/or which are native.	13	1	2		
Provide flowering shrubs at entrances to park.	15		1		

## Comments

---

It's a great plan - I'm for picnic tables. I'm happy to help anyway I can.

More picnic tables.

Would like more picnic tables(5-10)

No lighting and some type of sound buffer.

What about drinking water and if so, can we use existing well for it and also for irrigation.

What about existing fence line for privacy and security -- will it be upgraded.  
Fence surrounding property to protect neighboring private property.

More benches along walking path.

I like the idea of having picnic tables and benches, flowers and plants.

Speed bumps on 154<sup>th</sup> adjacent to park.

Off leash area for dogs.

Really want paths--don't care if paved.

4-5' width at least so people don't have to walk single file

[Wildlife/native plantings] will also be easier to maintain.

A place to relax.

[Basketball court] - my kids really want this- no room in cul-de-sac

Existing trees - keep if at all possible.

Might want to put speed bump on street close to Sandy so cars don't race by park.

Maintenance and garbage issues are a concern.

*Attending: Cindy Dewey, Sandy Leaptrott, Vicky Kelly, Helen Sherman Cohen, David M. Yamashita (staff)*

**NEXT MEETING**

**CAC MTG:** Wednesday, 9 August at 7:00 PM at Joe Edgar Hall

The meeting began at 7:10 PM.

**Review of Project**

The meeting began with a review of the project's schedule, the last meeting, and the funding situation.

**Review of Concept Alternatives**

Most of the meeting was spent on reviewing the two concepts that David had prepared, with the addition also of the sketch that Sandy Leaptrott had done a few months ago. The results of the discussion are summarized below.

- Option B was selected as the preferred alternative, with a few changes that are described below, and which are shown on the attached drawing.
- Modify entry at Beech to create a larger entry planting area.
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There was considerable discussion about the basketball court and the noise that would be generated from it. After the pros and cons were reviewed, it was agreed that it should be included as part of the master plan because it was believed that: (a) the noise could be buffered with vegetation; (b) the area to the north may someday be converted to a non-residential use; (c) the hoops could always be removed if it became a problem; and (d) it would be difficult to exclude any facility that generated some level of impact.

**The Open House**

Results of the open house on 20 May were discussed. About 20 people attended the open house at the park while just a handful (2-3) came to the weekday evening open house at the Edgar Meeting Hall. The evaluation forms indicate general support for the ideas exhibited in the proposed master plan, as shown on the attached sheet.

### **Next Step**

Once the open houses are done, the plan will be refined with the CAC and a descriptive report will be prepared.

The meeting adjourned at 8:40 PM.

## Appendix B:

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### Project Newsletters

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# Help create the design for **Wilkes Park**

NE Sandy & 154th

January-February 2000



*The Wilkes Park site may not look much like a neighborhood park now - but with the creativity and vision of the community that will soon change.*

## **The site was purchased in 1998. Now it is time to design the park.**

*For years, residents of the Wilkes neighborhood have wanted a park to call their own. In 1998, their dream moved a little closer to reality when Portland Parks & Recreation was able to purchase a site for the future park: 1.5 acres at NE Sandy and 154th.*

This year, funds are available to develop a park master plan. We hope the people who are looking forward to using the park in the future will help us decide what it will be like. . . what kinds of improvements should be planned.

## **Interested in joining the Advisory Committee?**

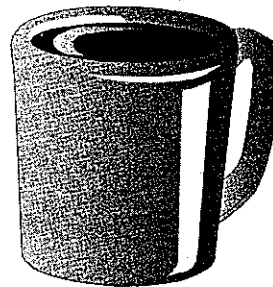
A Citizens Advisory Committee will assist Portland Parks & Recreation in crafting the plan for Wilkes Park. It is our hope that a wide range of community interests will be represented on the committee, including: active recreation and sports, environmental and natural areas, families with young children, seniors, people with physical limitations, immediate neighbors, nearby schools and businesses, and someone who knows the area's history.

The Citizens Advisory Committee meetings will be publicized and anyone with an interest in the project is encouraged to attend and join in the discussion. Notices will be sent to everyone who asks to be on the mailing list and will be posted on the parks web site: [www.portlandparks.org](http://www.portlandparks.org). Meeting notes and public meeting results can also be found on the web.

## **Two public meetings are planned**

The first, tentatively set for **March**, will focus on issues identified and options being considered. Those attending will have the opportunity to help narrow down the options and establish priorities for specific park elements. The second public meeting will be held sometime in **May**. At this time, the draft conceptual plan will be presented and participants will be asked to help refine various recommended park features.

## **Stop by the park to**



**have a cup of  
coffee or hot  
chocolate with  
the Project  
Manager and  
share ideas  
for the park.**

**Sunday, February 6, 2000  
1:00 pm - 2:30 pm**

David Yamashita, Parks & Recreation Project Manager, will be at Wilkes Park on Sunday, February 6th to meet and talk informally with neighbors and future park users about their dreams for Wilkes Park.

He's coming armed with hot chocolate and coffee for everyone willing to walk in the park on a cold winter afternoon! Suggestions gathered from this park visit will provide a place to begin discussion when the official planning meetings begin later in the month.

## **Community Survey Inside!**



**PORTLAND PARKS  
& RECREATION**

1120 SW Fifth Room 1302  
Portland, OR 97204

p765

David Yamashita  
PP&R  
106/1302

**Wilkes Park News!**

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*Place  
stamp  
here*

**Portland Parks & Recreation  
Planning & Development Division  
1120 SW Fifth Room 1302  
Portland, OR 97204**

***Wilkes Park Survey***



## We're off to a great start!

Planning for Wilkes Park began on a Saturday in January, when dozens of neighbors and future park users braved the cold and wind to meet and talk informally about their dreams for Wilkes Park. At that time, several people stepped forward to serve on the Citizens Advisory Committee to help craft a Master Plan for the park. Once a Master Plan has been approved, we'll be in a position to seek the necessary resources to implement the plan.

## Citizens Committee Appointed

Twelve members of the community have been appointed to the Citizens Advisory Committee:

Alice Blatt	Jim Murrell
Helen Cohen	Al Panek
Vicky Kelly	Martin VanBeven
Diane Larson	Sandy Van Dorn
Sandy Leaptrott	Ben & Beverly Yett
Mary Jo Muncy	

*Citizens Advisory Committee meetings are always open to the public and anyone with an interest in the project is encouraged to attend and join in the discussion. Notices are sent to anyone who asks to be on the mailing list and meeting notes and public meeting results are posted on the Portland Parks web site: [www.portlandparks.org](http://www.portlandparks.org). (See back for upcoming meetings.)*

## Coming Up: Two Open Houses

Two Open Houses have been scheduled to share the concept plan that is evolving.

**Saturday, May 20**  
**10:00 - noon**  
**In the park: NE Sandy & 154th**

**Tuesday, May 23**  
**7:00-8:30**  
**Joe Edgar Hall**  
**1850 NE 162nd**

Stop by anytime during the Open House hours. This is an informal opportunity for the committee and the Project Manager to hear from the community. There is no formal program.

## Survey Results

The initial Wilkes Park newsletter included a community survey about the park - with questions about what people liked about the site as it is, what improvements they would like to see, and what issues or concerns need to be addressed in the planning process. About 40 surveys were returned.

**What you like:** Generally, people said that they like the park's location and its trees. Some commented on its openness, topography, and the nearby stream.

**Improvements preferred:** Open grassy areas ranked highest on the list (90.5%), followed by play equipment (85.7%), benches (85.7%), pathways (73.8%), and picnic tables (71.4%). Landscape improvements were important to 66.7% of respondents.

**Concerns/Issues most often identified:** Issues related to safety (access, lighting, vandalism, anti-social activities, protection of nearby hazards, etc.) were listed most often, followed by maintenance concerns. Dog waste/off-leash, drainage, need for amenities that complement rather than duplicate other nearby facilities (ex. Glendoveer) were also mentioned.

**Expectations for use of the park:** When asked how they envision using the park in the future, respondents were overwhelmingly interested in its informal recreation value: picnics, playground, walks, pick-up softball. Most viewed it as a place for families. Others mentioned walking the dog, enjoying the flowers and birds, etc. However, concerns about the safety of crossing Sandy Blvd. and lack of alternative connectivity to 148th will discourage others from using the park at all.

*Thank you to everyone who participated in the survey. Complete results are posted on the Portland Parks web site:*

[www.portlandparks.org](http://www.portlandparks.org)



# What is your dream for Wilkes Park?

## Wilkes Park Community Survey

The following survey will provide valuable initial information as the Advisory Committee begins its work. Please take some time to complete the survey - then cut it on the dotted line, add your stamp, and send it back to us! If we receive your survey by **February 11th** your suggestions can be included in the survey response report we'll give to the Advisory Committee at their first meeting.

1. What do you like best about the site now? What things do you think should stay pretty much the same?

2. What kinds of improvements do you think are important to include in the park?

(Check as many as you like.)

- |   |  |
|---|--|
| <input type="checkbox"/> paved pathways                 | <input type="checkbox"/> picnic tables     |
| <input type="checkbox"/> play equipment                 | <input type="checkbox"/> flower/shrub beds |
| <input type="checkbox"/> benches                        | <input type="checkbox"/> open grassy area  |
| <input type="checkbox"/> other ideas? (Please describe) |  |

3. What issues or concerns do you think should be addressed during the planning process?

4. How do you anticipate using the park after it is developed?

5. We don't want to miss anyone! Do you know of organizations or specific interest groups we should be sure to include on the advisory committee or mailing list?

6. Would you like to be on the mailing list for this project? If so, please include your name and address here:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

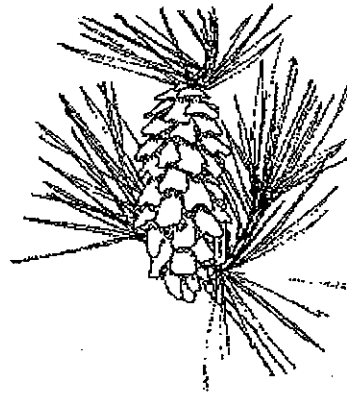
City: \_\_\_\_\_ Zipcode: \_\_\_\_\_

Telephone: \_\_\_\_\_

7. Would you be interested in serving on the advisory committee? ☐ Yes!

Remember, we're hoping that a wide range of interests will be represented. If you are interested, please tell us something about yourself and what special perspectives you could bring to the planning effort.

## **Get Involved! Stay in Touch!**



**JOIN THE MAILING LIST**



**COMPLETE AND RETURN  
THE ATTACHED SURVEY!**



**STOP BY THE SITE ON  
FEBRUARY 6TH, 1:00-2:30**



**SEND US YOUR THOUGHTS:**

*Portland Parks & Recreation  
1120 SW Fifth Room 1302  
Portland, OR 97204*



**TALK WITH THE PROJECT  
MANAGER:**

**David Yamashita  
823-5120**

**Call 823-5588      Fax 823-5570**

**[www.portlandparks.org](http://www.portlandparks.org)**

This initial newsletter is being widely distributed. Future newsletters and meeting notices will be mailed to all who ask to remain on the mailing list. Or you can keep track of the project on the web! We'll post meeting notes, public meeting results, and meeting notices on the Portland Parks website.

## Citizens Advisory Committee Meeting Schedule

The committee held an organizational meeting on April 12th and established the following meeting schedule:

**Wednesday, May 3**  
**7:00 - 8:30 pm**  
**East Portland Neighborhood Office**  
**735 SE 106th**

Agenda: Review sketches of potential layouts for the park and evaluate based on input from the survey, park maintenance, etc. Decide on a concept plan (or plans) to present to the public. Prepare for the Open Houses on May 20 and 23rd.

**Wednesday, June 7**  
**7:00 - 8:30 pm**  
**Joe Edgar Hall**  
**1850 NE 162nd**

Agenda: Review comments and suggestions from the Open Houses and develop a preferred concept plan.

All CAC meetings are open to the public and anyone interested in the project is encouraged to attend and join in the discussion. All CAC meetings are open to the public and anyone interested in the project is encouraged to attend and join in the discussion.

## Get Involved! Stay in Touch!

- ▲ **JOIN THE MAILING LIST**
- ▲ **SEND US YOUR THOUGHTS:**  
**Portland Parks & Recreation**  
**1120 SW Fifth Room 1302**  
**Portland, OR 97204**
- ▲ **TALK WITH THE PROJECT  
MANAGER:**  
**David Yamashita**  
**823-5120**

**Call 823-5588      Fax 823-5570**  
**[www.portlandparks.org](http://www.portlandparks.org)**

David Yamashita  
B106/R1302

**PORTLAND PARKS  
& RECREATION**

**1120 SW Fifth Room 1302**  
**Portland, OR 97204**

**p765**



# Designing Wilkes

NE Sandy & 154th

July/August 2000

## The Master Plan is complete!

Over the past few months, many Wilkes residents have participated in the creation of a master plan for a new neighborhood park.

The 1.5 acre site is now a vacant lot on N.E. 154th Avenue, just south of NE Sandy Blvd. and at the east end of Beech Court. Portland Parks & Recreation acquired the site in July 1998 and the master planning effort began the following January.

Twelve members of the community were appointed to serve on the Citizens Advisory Committee to help develop the draft master plan. Input was received from scores of other neighbors  
(continued on back)

## Neighbors Night Out at Wilkes Park!

**Tuesday, August 1, 2000  
6:30 - 9:00 PM**

Join your friends and neighbors at Wilkes Park for the Neighbors Night Out party. It's a great chance to meet new friends and learn more about the master plan.

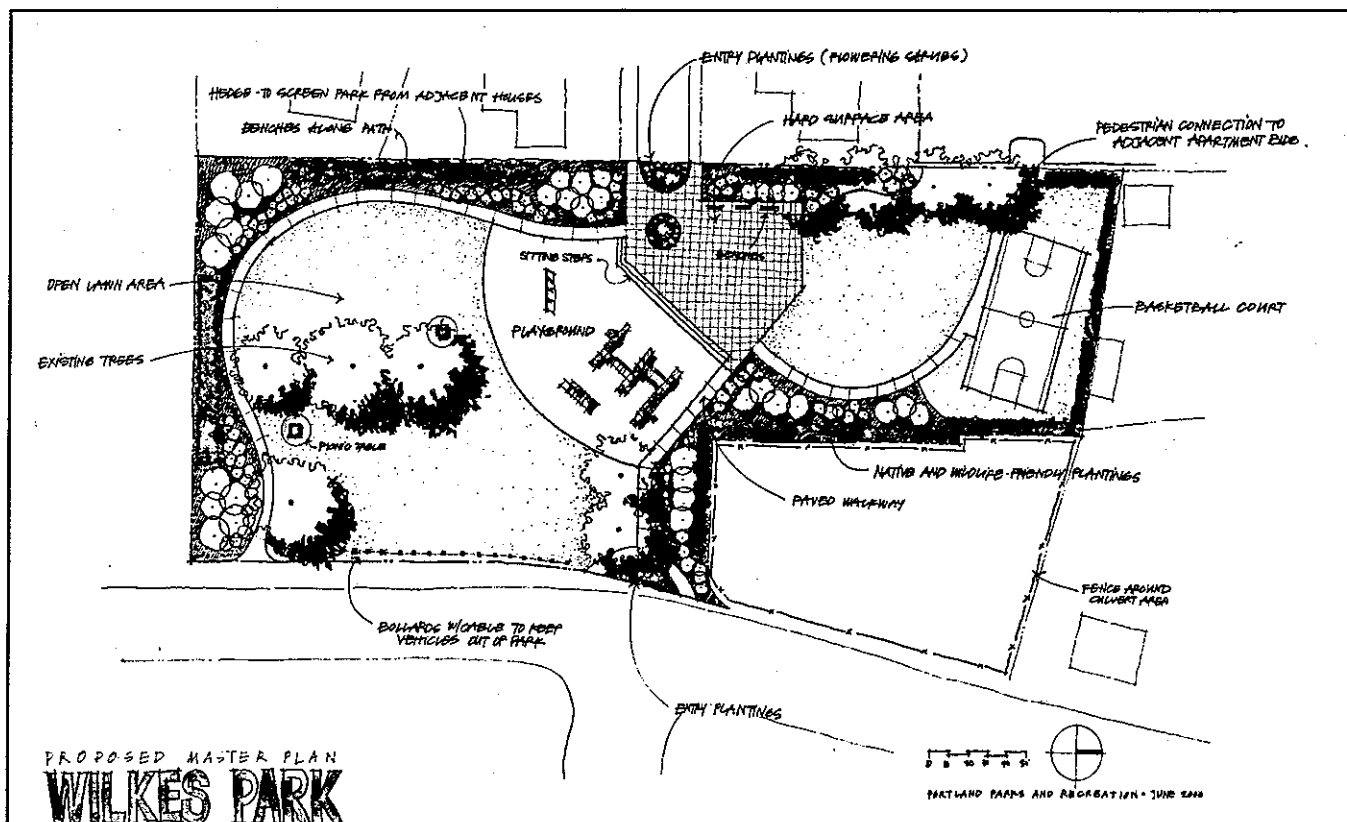
## Funding the next step

While funds were available last fiscal year for development of a master plan, no resources are available to develop the park.

This unfortunate circumstance has not deterred a group of residents, however, from thinking about ways to secure some funds for development. Some members of the CAC are creating an overall strategy  
(continued on back)

## What's in the Plan

The master plan concept for Wilkes Park includes a playground, paved paths, a hard-surface area and a basketball court. The landscape features a variety of trees and shrubs that are attractive to wildlife.



**Master Plan**, continued from front  
and future park users, who shared their vision for the park by attending the informal meetings or completing surveys.

By May, the draft concept plan was complete. It was reviewed at an open house events on May 20th and 23rd. The plan was well received. Based on the work by the CAC and comments from the open house events, a final concept plan has been developed.

### **Thanks to the Citizens Committee**

Everyone worked hard to make certain the community was well served by the final park design. Thanks to the entire CAC for your dedication and commitment.

Alice Blatt	Jim Murrell
Helen Cohen	Al Panek
Vicky Kelly	Martin VanBeven
Diane Larson	Sandy Van Dorn
Sandy Leaptrott	Ben & Beverly Yett

**Funding**, continued from front

that taps into the business community for assistance to supplement City monies that would also have to be allocated. The final master plan document will include cost estimates and phasing options, which will assist the fundraising effort.

### **Stay in Touch!**

#### **JOIN THE MAILING LIST**

#### **SEND US YOUR THOUGHTS:**

***Portland Parks & Recreation  
1120 SW Fifth Room 1302  
Portland, OR 97204***

#### **TALK WITH THE PROJECT**

**MANAGER: David Yamashita  
823-5120**

**Call 823-5588    Fax 823-5570  
[www.portlandparks.org](http://www.portlandparks.org)**

**PORTLAND PARKS  
& RECREATION**

**1120 SW Fifth Room 1302  
Portland, OR 97204**

**p765**



## Appendix C:

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### Acquisition Ordinance

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# ORDINANCE NO: 17 2138

\* Authorize agreement for acquisition of eight lots within the River View Village Subdivision, south of NE Sandy Boulevard and west of NE 154th Avenue in the Wilkes Neighborhood. (Ordinance)

The City of Portland ordains:

## Section 1. The Council finds:

1. Cypress Ventures, Inc., owner and developer of the River View Village Subdivision, has agreed to sell the eight vacant lots south of NE Sandy Boulevard and west of NE 154th Avenue, a total of approximately 1.49 acres, in the Wilkes Neighborhood in northeast Portland, to the City of Portland ("City") for \$314,000 which according to an independent appraisal is their fair market value.
2. The property is identified as Lots 149 through 156, and Tracts "D" and "E" of the River View Village Subdivision, and was formerly commonly identified as a portion of Tax Lot 3102 of Partition Plat 1995-125 and Tax Account R64975-4810, and more particularly described and shown on Exhibit A, attached to this Ordinance ("Property").
3. Outer Northeast Portland is an area within the City which Park Futures identifies as deficient in neighborhood and community parks. The City Council has set aside a one time allocation of \$450,000 of FY 1997-8 General Fund monies for acquisition of parks to assist in remedying this situation.
4. Parks and Recreation ("Parks") and the Land Use Committee for the East Portland Neighborhood Office ("Committee") have reviewed vacant properties within the area and 14 properties specifically identified by the community for acquisition as a neighborhood park. On March 11, 1998, the Committee determined that the Wilkes Neighborhood should be given highest priority for acquisition within the northeast area and that of the identified sites the Property within the River View Village Subdivision.
5. After reviewing the acquisition criteria and available information regarding the Property, Parks has determined it is appropriate for use as a neighborhood park and its acquisition is in the public interest and for the general benefit and use of the people of the City of Portland.
6. The Director of Parks estimates that the on-going maintenance cost of the Property will be \$3,000 per year in its undeveloped state.

NOW, THEREFORE, The Council directs that:

- a. The Commissioner of Public Utilities is authorized to execute the agreement substantially represented by Exhibit B attached to this Ordinance and all other documents necessary to close the transaction once approved as to form by the City Attorney;
- b. The Commissioner of Public Utilities shall direct Parks to deposit \$314,000 into an escrow account established for the purpose of acquisition of the Property;
- c. The Director of Parks is directed to add the Property to the City's park inventory and to develop the site as a neighborhood park; and,



- d. In acquiring the Property for a neighborhood park, the Council acknowledges the need to fund its on-going maintenance costs. Funding for this new maintenance responsibility shall be included in the General Fund Financial Plan when it is next updated. In its undeveloped state, the Property is estimated to cost \$3,000 per year for on-going maintenance.

Section 2. The Council declares that an emergency exists because the offer to sell this property is limited by time and delay would prevent the completion of the land acquisition, and because funds for purchase by the City are available now; therefore, this ordinance shall be in full force and effect after its passage by Council.

Passed by the Council, APR 08 1998

BARBARA CLARK  
Auditor of the City of Portland  
By

Deputy

Commissioner Francesconi  
Judith Rees  
April 1, 1998

*Brette Olson*

## Appendix D:

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### Agreement for Maintenance of Common Open Space

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Date:

After Recording Return

Original To:

Current Planning

Bureau of Planning

1120 S.W. 5th Ave., Rm. 1002

Portland, OR. 97204

File No. LUR 94-739

After Recording Return  
Copy To:

Special Inspections

Bureau of Buildings

P.O. Box 8120

Portland, OR. 97207

**DECLARATION OF  
COMMON OPEN SPACE  
MAINTENANCE AGREEMENT**

Declarants are the owners of the following parcels and Declarants hereby declare as follows:

**1. PURPOSE OF AGREEMENT.**

The purpose of this agreement is to provide for the construction and perpetual maintenance of the common open space by the owners of the parcels of property described in section 2 of this agreement.

**2. LEGAL DESCRIPTION.**

a. The common open space is as follows:

Tract "A", Tract "B", and Tract "C" as shown on the plat of the River View Village Subdivision.

b. The owners of lots 1 through 156 of the River View Village Subdivision shall jointly own the common open space.

**3. DURATION AND NATURE OF AGREEMENT.**

This agreement shall continue in perpetuity. This agreement is intended to and does attach to and run with the land affected herein. This agreement is binding on the undersigned landowner, Cypress Ventures, Inc., and all persons claiming under it. It is the intent of Cypress Ventures, Inc. to create a continuing obligation and right on the part of Cypress Ventures, Inc. and subsequent owners of the subject land.

4

Recorded in the County of Multnomah, Oregon  
C. Swick, Deputy Clerk



23.00

98115039 2:03pm 06/30/98

013 20017980 02 11  
E05 4 0.00 20.00 0.00 3.00 0.00

4. **CONSTRUCTION OF IMPROVEMENTS.**

Cypress Ventures, Inc. shall install any required landscaping and construct the improvements at Cypress Ventures, Inc. expense.

5. **OWNERSHIP.**

Cypress Ventures, Inc. is the owner of the common open space. As Cypress Ventures, Inc. transfers each of the lots in the subdivision to subsequent purchasers, each such purchaser shall acquire an undivided ownership interest in the common open space. When Cypress Ventures, Inc. has conveyed all of the lots in the subdivision to others, Cypress Ventures, Inc. ownership interest shall terminate.

6. **MAINTENANCE.**

The owners of each lot shall be jointly and equally responsible for the maintenance of the common open space. If, however, the act of an owner or guest, invitee, licensee, contractor, or agent of an owner causes damage, the owner shall be responsible for the entire cost of the repair.

The owners shall be responsible for maintaining the open space including the improvements, pathways, landscaping, trees and natural vegetation in a continuously safe condition. Maintenance shall include but not be limited to:

1. The removal of debris, leaves, ice and snow from pedestrianways and bikeways, and maintenance of the clearspace above and adjoining them;
2. The removal of trash and other unsightly or dangerous materials;
3. The removal of diseased or dead trees, landscaping or natural vegetation and the replanting of replacement materials;
4. The trimming of trees and vegetation along the right-of-way areas;
5. The replanting of any areas having exposed soil due to an earth slide or the removal of vegetation; and
6. The maintenance of the improvements in a usable condition and in good repair.

No improvements, plantings or other materials which would interfere with the maintenance or operation of the storm sewer, sanitary sewer or water lines shall be placed over the lines. Landscaping having a root system which will not damage the pipes may be placed on the easement and the replacement of landscaping shall be included in the cost of any maintenance work.

7. **INDEMNIFICATION.**

The owners of the common open space area and the improvements shall hold harmless, defend and indemnify the City of Portland and the City's officers, agents, and employees against all claims, demands, actions, and suits, including attorney's fees and costs brought against any of them arising out of the failure to properly design, locate, construct, or maintain the improvements or common open space which is subject to this agreement or for damage to any property resulting from the failure to maintain the common open space in a safe condition.

All workers undertaking maintenance work on the improvements or the common open space shall have standard liability insurance in a reasonable amount from a reputable insurance company which protects each owner.

Each of the owners of the common open space and improvements shall release and indemnify the others against all liability for injury to an owner, member of the owner's family or resident of an owner's home for injury or for property damage when it results from any undertaking pursuant to this agreement.

8. **ADDITIONALLY CREATED LOTS.**

In the event that any additional lots are created from the existing properties as a result of legal divisions of lots within the subdivision, the owner of the newly created lots shall possess an undivided interest in the common open space and improvements and shall participate in and be equally bound by this agreement.

9. **MAINTENANCE OBLIGATIONS AND ARBITRATION.**

The owners of the common opens space and improvements shall confer from time to time regarding performance of required maintenance under this agreement. Each lot shall have one vote. Where there is more than one owner of a lot, each owner shall have a proportional share of one vote. In the event of a disagreement concerning maintenance obligations and payment, the owners shall agree upon an arbitrator who shall resolve such disagreement. If the owners cannot agree on an arbitrator, the presiding judge of the Circuit Court of the State of Oregon for the County of Multnomah shall appoint an arbitrator. The decision of the arbitrator shall be binding on the owners and the fee of the arbitrator shall be borne equally by the owners.

Any notice, demand, or report required under this agreement shall be sent to each owner in care of the street address of his parcel, or in the event the owner does not reside on the said property, in care of the current property tax notification address of the property; provided, however, that an owner can change their notification address by written notice to each other owner. Any required notice or demand shall be made by hand delivery or certified mail, and shall be deemed received on actual receipt or 48 hours after being mailed, whichever first occurs.

**10. TERMINATION.**

The owners may not modify or withdraw from, amend or dissolve this agreement without the written approval of the City of Portland. If this agreement is a condition of the approval of a division of property, the City of Portland may require such condition to be modified before permitting this agreement to be dissolved or permitting a party to withdraw from this agreement.

**11. RELEASE.**

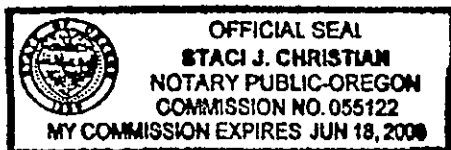
At such time as the storm sewer is accepted by Council action for maintenance by the City of Portland, the owners of the easement will be released from their maintenance obligation and from all other obligations under this agreement for the improvements accepted by the City.

IN WITNESS WHEREOF, the parties hereto have executed this Maintenance Agreement on June 9<sup>th</sup>, 1998.

By [Signature]

**MUST BE NOTARIZED**

SUBSCRIBED AND SWORN TO before me this 9<sup>th</sup> day of June, 1998



[Signature]  
NOTARY PUBLIC FOR OREGON  
My commission expires: 6-18-00

## SCHEDULE A

**Order No.:** 98152928-MU

**Policy No.:** O-9993-1377422

**Date of Policy:** July 27, 1998 at 9:33AM

**Amount of Insurance:** \$314,000.00

**Premium:** \$635.00

**1. Name of Insured:**

CITY OF PORTLAND, a municipal corporation of the State of Oregon

**2. The estate or interest referred to herein is, at the date hereof, vested in:**

CITY OF PORTLAND, a municipal corporation of the State of Oregon, an estate in fee simple

**3. The land referred to in this policy is situated in the State of Oregon, County of Multnomah and described as follows:**

Lots 149, 150, 151, 152, 153, 154, 155 and 156 RIVER VIEW VILLAGE in the City of Portland, County of Multnomah and State of Oregon; EACH TOGETHER WITH an undivided 1/156th interest in each of Tracts A, B & C, said RIVER VIEW VILLAGE as delineated on the face of said plat.

Tracts D and E, RIVER VIEW VILLAGE, in the City of Portland, County of Multnomah and State of Oregon.

**STEWART TITLE**  
Guaranty Company

## SCHEDULE B

Policy No. O-9993-1377422

**This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, easements or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. Statutory liens or other liens or encumbrances, or claims thereof, which are not shown by the public records.
6. 1998-99 taxes, a lien not yet payable.
7. The herein described property lies within the boundaries of the Mid-County Sewer Project Local Improvement District, and may be subject to future assessments and/or connection fees.
8. Conditions and Restrictions, including the terms and provisions thereof in:  
Document : Order of Council on Appeal of Wilkes Community Group Against Hearings  
Officer's Decision (LUR 96-00307 SU EN)  
Recorded : December 27, 1996  
Fee No. : 96193539
9. Easement as shown on the plat:  
For : Private utilities  
Affects : 10 feet across the frontage of all lots
10. Easement as shown on the plat:  
For : Private access, utilities, storm drainage and potable water lines  
Affects : All of Tracts D and E
11. Easement as shown on the plat:  
For : Public sewer  
Affects : All of Tract E
12. Easement as shown on the plat:  
For : Sidewalk and private utilities to benefit Lots 152-153  
Affects : The North 10 feet of the West 35 feet of Lot 152 and the West 10 of Lot 153

**STEWART TITLE**  
Guaranty Company



13. Easement as shown on the plat:  
For : Sidewalk and private utilities to benefit Lots 154-156  
Affects : The West 10 feet of Lots 154 and 155 and the South 10 feet of the West 35 feet of Lot 156
14. Covenant for sidewalk construction, including the terms and provisions thereof:  
Recorded : February 19, 1998  
Fee No. : 98025857  
**(Affects said plat except 140)**
15. Covenant for sidewalk construction, including the terms and provisions thereof:  
Recorded : March 10, 1998  
Fee No. : 98037449  
**(Affects said plat except 140)**
16. Covenants, Conditions and Restrictions, including the terms and provisions thereof, as shown on the recorded plat of River View Village:  
As follows : "This plat is subject to the conditions imposed by the City of Portland in Hearings Officer File LUR 96-00307 SU EN.

There is no known occupiable geodetic control monument within one-half mile of this plat.

Tract "A" through "C" are commonly owned and maintained by the owners of Lots 1-156. Tract "D" is commonly owned and maintained by the owners of Lots 152 and 153. Tract "E" is commonly owned and maintained by the owners of Lots 154-156. Tract "F" is commonly owned and maintained by the owners of Lots 115-124. Tracts "G" & "H" are commonly owned and maintained by the owners of Lots 19-24. Tract "I" is commonly owned and maintained by the owners of Lots 5-14. Tract "J" is commonly owned and maintained by the owners of Lots 1-4, Lots 34-37, and Lot 43.

All public sewer easements granted to the City of Portland on this plat are exclusive easements. No other utilities, facilities or easements are to be located within the boundaries of public sewer easements without the prior written consent of the Director of the Bureau of Environmental Services, City of Portland.

Public sewer easements include the right of access for construction, inspection, maintenance, or other sewerage system activities.

No building construction, material storage, grade reduction, or tree platting shall be permitted within public sewer easements without the prior written consent of the Director of the Bureau of Environmental Services, City of Portland. Landscaping which by its nature is shallow rooted and may be easily removed to permit access to the sewer lines shall not require consent.

Tract "G" has a public sewer easement over its entirety and is to be owned and maintained by the owner of Lot 22.

The public pedestrian walkways located in Lot 35 and in Tracts "C" & "J" shall be maintained by the owners of Lots 1-156.

The public storm drainage reserve easements in Tracts "A" & "C" are granted to the City of Portland and is a perpetual easement for the purpose of stormwater drainage, flood control, water quality, and for protection of a natural drainage reserve. The public storm drainage reserve easement area shall remain in natural topographic condition, no private structures, culverts, excavations or fills shall be constructed within the public storm drainage reserve easement without the prior written consent of the Director of the Bureau of Environmental Services, City of Portland.

17. Declaration of Common Open Space Maintenance Agreement, including the terms and provisions thereof:

Recorded : June 30, 1998  
Fee No. : 98115039

**(Affects said plat)**

18. Declaration of Private Street and Storm Sewer Maintenance Agreement, including the terms and provisions thereof:

Recorded : June 30, 1998  
Fee No. : 98115040

**(Affects Lots 152 and 153)**

19. Declaration of Private Street and Storm Sewer Maintenance Agreement, including the terms and provisions thereof:

Recorded : June 30, 1998  
Fee No. : 98115041

**(Affects Lots 154, 155, 156)**

20. Covenants, Conditions and Restrictions, including the terms and provisions thereof, in Declaration:

Recorded : July 9, 1998  
Fee No. : 98120360

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# RIVER VIEW VILLAGE

A REPLAT OF PARTITION PLAT NO. 1995-102 AND  
PARCEL 2 OF PARTITION PLAT NO. 1995-125, AND  
A SUBDIVISION OF OTHER LANDS LOCATED IN THE  
S.E. 1/4 OF SECTION 24, T.1N., R.2E., W.M.,  
CITY OF PORTLAND

MULTNOMAH COUNTY, OREGON

SURVEYED: NOVEMBER 9, 1996

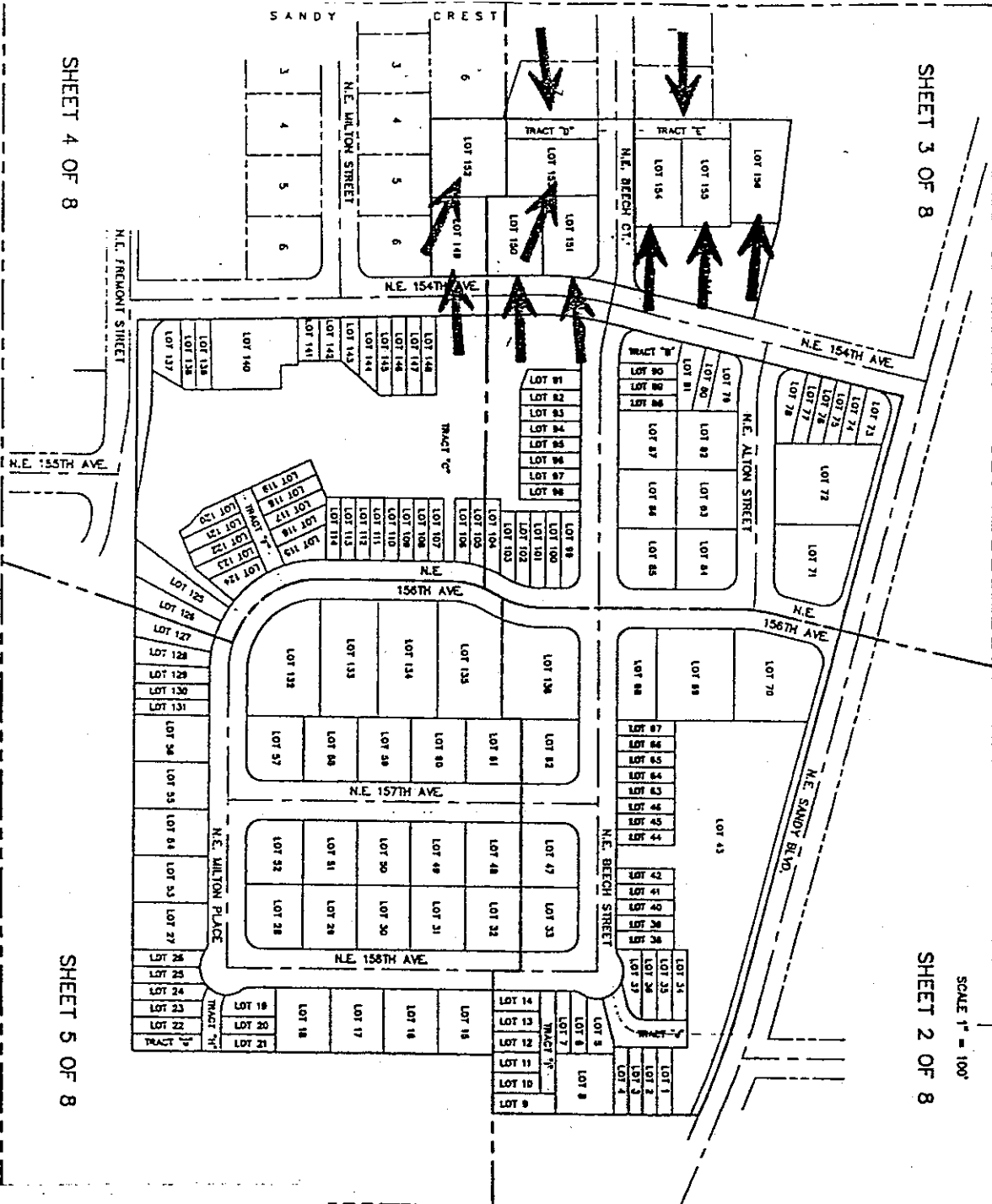
SCALE 1" = 100'

SHEET 3 OF 8

SHEET 2 OF 8

## FACE SHEET

SHEET INDEX:  
SHEET 1: FACE SHEET WITH LAYOUT  
SHEET 2: LOTS 1-14, 21-47, 82-76, 124, TRACTS 1" & 2",  
CAME TANK, LEGEND  
SHEET 3: LOTS 71-104, 106, 151, 153-156, TRACTS 3", 4", 5", 6",  
7", 8", 9", 10", 11", 12", 13", 14", 15", 16", 17", 18", 19", 20",  
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SHEET 7: APPROVALS, NOTES, CONSENT ATTORNEY'S DETAILS  
SHEET 8: APPROVALS, DECLARATION, SURVEYOR'S CERTIFICATE,  
INTERIM NONRESIDENCE STATEMENT



SHEET 4 OF 8

SHEET 5 OF 8

Map No.

This map is furnished as a convenience by  
**Pacific Northwest Title of Oregon, Inc.**  
This map is not a survey and does not show the location of any  
improvements. The company assumes no liability for errors therein.

PACIFIC NORTHWEST TITLE

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## Appendix E:

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### Newspaper Articles

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# Mid-Country MEMO

"It appears to me that in Ethics, as in all other philosophical studies, the difficulties and disagreements, of which history is full, are mainly due to a very simple cause: namely to the attempt to answer questions, without first discovering precisely what question it is which you desire to answer."

G.E. Moore, "Principia Ethica," 1903, preface

Vol. 16, No. 3

Mailed monthly to 12,000 homes in the Gateway and Parkrose Communities

July 2000

## East Portland Neighborhood News

Newsletter from the East Portland Neighborhood Office

July 2000

No. 13

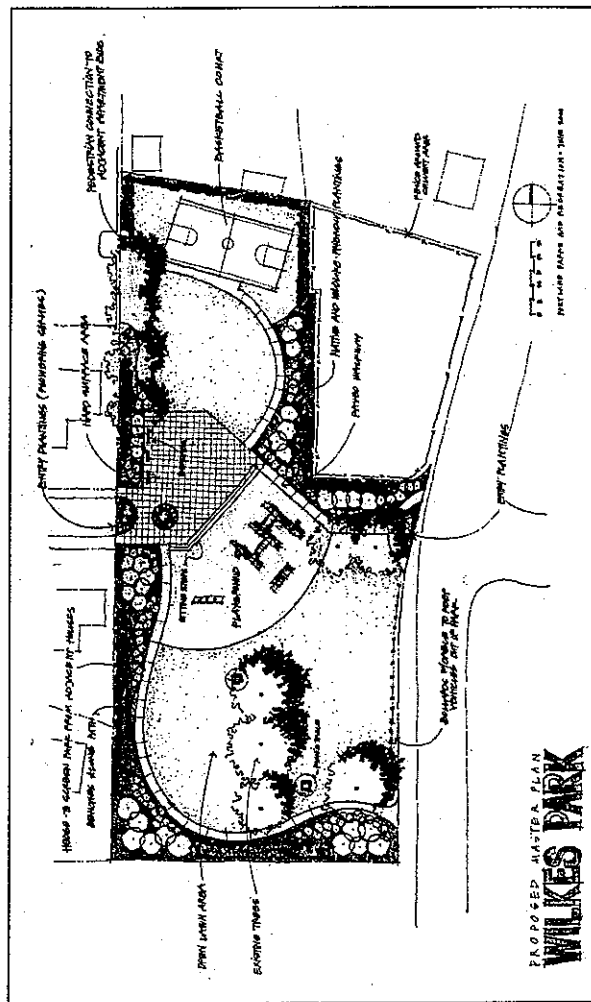
### Wilkes Park Master Plan

Many Wilkes residents have been busy over the last few months creating a master plan for a new neighborhood park. The 1.5-acre site is now a vacant lot on NE 154<sup>th</sup> Avenue, just south of NE Sandy Boulevard and at the east end of NE Beech Court. The park site was acquired in July 1998 by the City of Portland and planning commenced in January with the formation of a Citizen's Advisory Committee (CAC) to work with a planner from Portland Parks and Recreation.

The master plan concept for the park was reviewed at an open house at the park on May 20 and during an evening open house on May 23. Based on the work by the CAC and comments from the open house events, a final concept plan is shown in the sketch at the right. The plan includes a playground, paved paths, a hard-surface area, and a basketball court. A variety of trees and shrubs will also be installed, some of which are native and some planted to attract wildlife.

Unfortunately, there is no funding to develop the park. This has not deterred a group of residents however, from thinking about ways to secure some funds for development. Some members of the CAC are creating an overall strategy that taps into the business community for assistance to supplement City monies that would also have to be found.

One of the first steps in this overall effort is to increase awareness within



the Wilkes neighborhood of the park and the master plan. As part of this effort, the CAC will be holding a Neighbor's Night Out party at the park on Tuesday, August 1 from 6:30 to 9:00 PM. Everyone is invited to what will be a great party and a chance to meet your neighbors and learn about the master plan.

## Appendix F:

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### Comments from Resident Survey

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**WILKES PARK COMMUNITY SURVEY  
CONCERNS  
7/28/2000**

**Access**

Public Access

**Amenities**

Drinking fountains

**Animals**

No animals allowed.

Plastic bags for animal litter.

**Cleanliness**

City Maintenance for cleanliness

**Dogs**

Signs for dogs on leash and a fine for not picking up after your dog.

**Drainage**

Drainage

**Features**

Who is going to use park? Since Glendoveer is also in the area, do we really need more walking paths? I'd rather see play equipment for kids.

**Lighting**

Lights for safety.

Lighted areas.

Adequate lighting

**Maintenance**

Maintenance of facility. Solicitation of contributions from local large businesses. Petition from neighborhood regarding utilization and volunteer cleanup.

Maintenance

Maintenance schedule

**Noise**

The greatest concern I would have would be that it not create additional noise in the area, and that it should be appropriately lit at night.

**Openness**

Make it open and "friendly"

Keep the space open as much as possible. One corner for play equipment.

**Pets**

Will pets be permitted? Leashed or unleashed?

**Play Equipment**

Most people in the neighborhood have yards big enough for kids play equipment, so I'd like to see it limited here. Another concern is how its maintained.

Play equipment design. Similar to the one near Reynolds High, with community involvement for construction. However, there are flaws in that design. Needs to have some equipment on a smaller scale for toddlers, pre-schoolers, and for special needs children. Also, so children can always be in view.

### **Recreation**

Fitness Area for Glendoveer joggers and walkers

Taking my children over to play on play equipment or ride bikes or eat lunch.

### **Safety**

Culvert that runs under the road very near the park.

Barrier of some sort to keep kids from dashing into 154th Ave.

### **Sanitation**

Sanitation is a big one. If people are picnicing they will have garbage. If grassy, must be maintenance or people won't use it.

### **Security**

How will you prevent people getting drunk and doing drugs from taking over the park.

We would like to see the park "completely open", ie., no dark corners/areas for mischief. Everything visible from the street.

My concern would be any after dark activities.

Safety guards, police

Patrolling by police, proper lighting, speed control, signs (closing time issue).

Vandalism, Gang Hangout

Will park lights be turned off at a certain hour at night to discourage loitering.

Safety

Landscaping should not result in "hidden" areas. Clear sight should be maintained into park for public safety. Night lighting.

Security

I think that wide-open visibility is important. This limits clandestine activities like underage drinking and drugs.

Security may be an issue. There has been vandalism and litter in the area in the past.

Security. Needs to be lighted when dark.

### **Skateboards**

No skateboards.

### **Speed**

Speed bumps and speed signs

### **Traffic**

How will traffic on 154th be affected?

Sandy Blvd. Traffic

High volume of traffic on 154th-speeding, especially commute times. Possible danger from rr near

### **Unsure**

Unsure

### **Use**



Neighborhood use/needs and low cost low impact maintenance

**Vandalism**

Vandalism

**Walkway**

A paved walking area.

**WILKES PARK COMMUNITY SURVEY  
FUTURE USES  
7/28/2000**

**Children**

A place to bring our twins 2 years old at that time.

**Dogs**

Others will need space to walk and run dogs.

Open but with designated dog area!

To walk our dog

Incorporate into neighborhood walk. Walk the dog. Space to throw a ball and play with a dog.

**Flowers**

Enjoy flowers

**No**

Because walking on Sandy Blvd. Is hazardous and there is no other street connectivity to NE 148th Ave., I will not be using the park at all.

**Not known**

Unknown for sure. Have no kids. Probably use it as a walk destination

**Play**

I have two toddlers who would enjoy play equipment and open grassy areas.

**Recreation**

Playing and picnics.

Pick-up games, softball, soccer practice, a large open space to play touch football.

Daily walk; small lunches

Use by grandchildren walking.

Walks

Picnic, Birthday Parties, Play Time, Meeting Friends, Exercise

Grandchildren, playing.

Let future grandchildren play

Walking and picnicking

Playing basketball

Walking, picnicing, bird-watching.

A place to take the family for recreation.

Mostly, I would like to use it as a place to take children and let them run and play. We love baseball and a big, grassy area would be ideal.

I expect to be a regular user with my family. I hope my children will be able to play there and my wife and walk through it.

Picnic, fly glider plans

Walking on pathways; sitting on benches and possible play equipment.

Picnics with grandkids. Kite flying. Glider flying.

Grandchildren would visit park.

Family picnic play equipment for youngsters.

With family and grandchildren ages 8-18.

Playing with young grandchildren.

As a place to take my kids for running, playing and picnicing.

Mostly taking walks.

Take grandchild to play on equipment. Have picnics. Exercise if pathways are conducive. Frisbee on grassy areas. Enjoy flowers.

Walks, peaceful reading, picnics.

Play equipment, picnics

Evening strolls and picnicing, etc.

Family relax/play area. Adult walk path.

Taking my son to play and run around. Maybe fly a kite if it would be safe.

Picnics, large open play area for kids.

Picnic

**Visit**

Frequent visits in wheelchair to view scenery and bird watching

**Walking**

Mostly for walking.

**Yes**

Yes