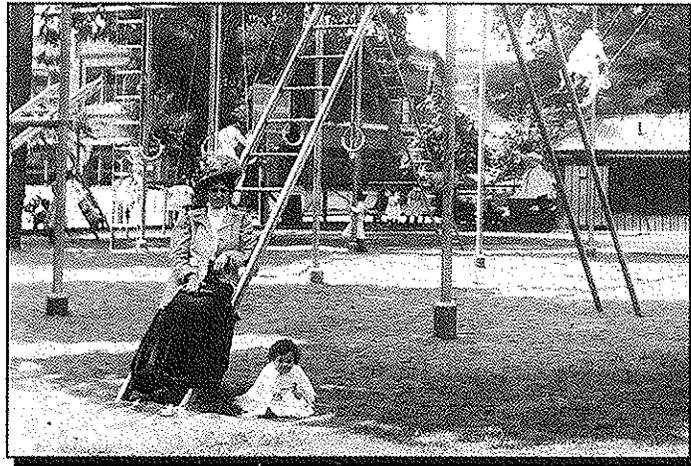


NORTH PARK BLOCKS

REDEVELOPMENT STUDY



Prepared by the
Portland Development Commission

NORTH PARK BLOCKS

REDEVELOPMENT STUDY

JULY 1970

Portland Development Commission

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NORTH PARK REDEVELOPMENT STUDY

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Purpose of Study

The purpose of the North Park Blocks Study is to encourage redevelopment of the park and the surrounding blocks with uses consistent with the Central City Plan and other adopted public plans and policies. The study evaluates the current condition of the surrounding built environment, circulation and parking, and public improvements, including the park blocks. The study also summarizes plans and policies affecting public improvements and development opportunities and makes recommendations consistent with these. The eighteen block area is bounded by Burnside on the south, 9th Avenue on the west, Hoyt Street on the north and Broadway on the east.

To initially identify major issues affecting the rehabilitation of the North Park Blocks, Commission staff met with a number of City bureaus, individual property owners, tenants and the Friends of the North Park Blocks, a private non-profit organization composed of property and business owners. These meetings identified three main areas that needed to be addressed in the study: the design of the park and other public improvements, parking and circulation, and future development of the blocks adjacent to the park. The Commission worked closely with the Planning, Parks and Transportation Bureaus and the Friends of the North Park Blocks to evaluate existing conditions, identify adopted policies and issues and develop recommendations. To provide additional information concerning transportation issues, the Commission hired Basmaciy-Damell, Inc. to prepare the *North Park Blocks Parking and Circulation Study*.

The North Park Block Study provides a framework for future development and redevelopment, particularly the rehabilitation of the North Park Blocks, and a general basis and guidelines for the continued commitment of the Portland Development Commission and other city bureaus to implement the recommendations. The study and its recommendations have been reviewed and commented on by the Urban Forestry Commission, Metropolitan Arts Commission, Design Commission, Friends of the North Park Blocks, Association for Portland Progress and staff of affected City bureaus, including Traffic Management, Transportation Planning, Parks and Recreation, Planning, Police and Fire. The Portland Development Commission accepted the study in June 1990 and directed staff to begin implementation of improvements to the park.

Executive Summary

The following is a summary of recommendations contained in the North Park Blocks Redevelopment Study including the park blocks, other public improvements, circulation and parking, and future development in the surrounding area. These recommendations are based on an evaluation of existing conditions, adopted policies and plans, and issues identified by the public and other City bureaus.

Recommendations: North Park Blocks

1. Improve the North Park Blocks to a quality similar to the South Park Blocks but in a way that recognizes the distinct identity of the North Park Blocks.
2. Enhance existing trees in the North Park Blocks by:
 - Widening the park blocks on their east and west sides to protect the existing Elm street trees and planting new street trees in locations that will minimize conflicts with street lights and car doors and bumpers;
 - Planning improvements within the park that are compatible with the existing tree pattern; and
 - Developing a tree replacement program using the original tree species as a guide.
3. Consider relocating the children's playground from the block between Davis and Everett to the block between Couch and Davis and designing the playground as part of the North Park Blocks rehabilitation.
4. Work with the Metro Arts Commission to bring an artist into the design process to incorporate art in the design of the North Park Blocks, its furnishings, and provide space for temporary sculpture installations.
5. Extend the North Park Blocks north by acquiring the block between Glisan and Hoyt from the federal government, subject to funding and local and federal approvals, and consider installation of appropriate street trees on the street frontages of the block in the interim.

Recommendations: Public Improvements

1. Work with the Urban Forestry Commission to formally adopt a Street Tree Plan for the North Park Blocks area, leaving the block faces adjacent to the park unplanted and encouraging planting of the recommended species as new development occurs in the rest of the study area.
2. Coordinate the location of new street trees, street lights and on-street parking places to minimize conflicts and promote the health and longevity of the street trees.
3. In conjunction with development of the North Park Blocks, provide appropriate public improvements on the adjacent block faces, including single ornamental lights and trash receptacles.

4. Install twin ornamental fixtures along both sides of 9th from Burnside to Hoyt and construct an appropriate "gateway" at 9th and Burnside subject to funding availability.
5. Install twin ornamental fixtures on the cross streets within the study area north of Burnside if funds become available in the future.
6. Work with appropriate City Bureaus and other interested groups to develop a public improvements plan that enhances the connection between the South and North Park Blocks.

Recommendations: Circulation and Parking

1. As new commercial development occurs within the North Park Blocks study area and the demand for short-term parking increases, convert existing long-term spaces to short-term use.
2. Install 90-minute meters rather than 30-minute meters to accommodate short-term parking except where the need for parking is very short-term (i.e., in front of liquor stores, dry cleaners, convenience stores, etc.). At these locations 30-minute meters are more appropriate.
3. Investigate the possibility of evenly distributing the carpool spaces along the park blocks rather than concentrating them in the blocks between Burnside and Davis.
4. Contact the Park Bureau and other property owners where driveways appear no longer in use to determine if driveways can be eliminated and converted to parking spaces.
5. Convert 9th Avenue to a two-way system between Burnside and Glisan Streets.
6. Adjust traffic signs and existing striping on 9th Avenue to be consistent with the two-way system. Removal of some on-street parking at selected locations and installation of signals at Everett and Glisan may be necessary depending upon the results of further review and analysis.
7. Convert 8th and Park Avenues to a one-way couplet with Park Avenue northbound and 8th Avenue southbound, and extend 8th Avenue north from Glisan to Hoyt subject to funding and federal and local approvals.
8. Depending on concurrence by the City Fire Bureau, narrow the existing pavement width of 8th and Park Avenues to 34 ft., and widen the existing park by two ft. on each side. Retain one travel lane and on-street parallel parking along both sides of these streets but adjust the location of parking spaces adjacent to the park so that automobiles will not damage street trees.
9. Explore the possibility of installing a curb extension at the south end of the existing pedestrian crossing at Burnside Street and Park Avenue to improve pedestrian visibility and install a new crosswalk across Burnside Street on the west side of 8th Avenue.
10. Install advance signing, as appropriate, for pedestrian crossings on Everett and Glisan Streets at 8th and Park Avenues and on Couch at Park to increase the safety of these crossings.

Recommendations: Future Development

1. Promote rehabilitation and new construction of housing in the North Park Block area as part of the North Downtown Development Program.
2. Focus Portland Development Commission efforts on housing projects in the area as funding permits.
3. Encourage commercial development and uses in the area which supports local residents and workers.

NORTH PARK BLOCKS

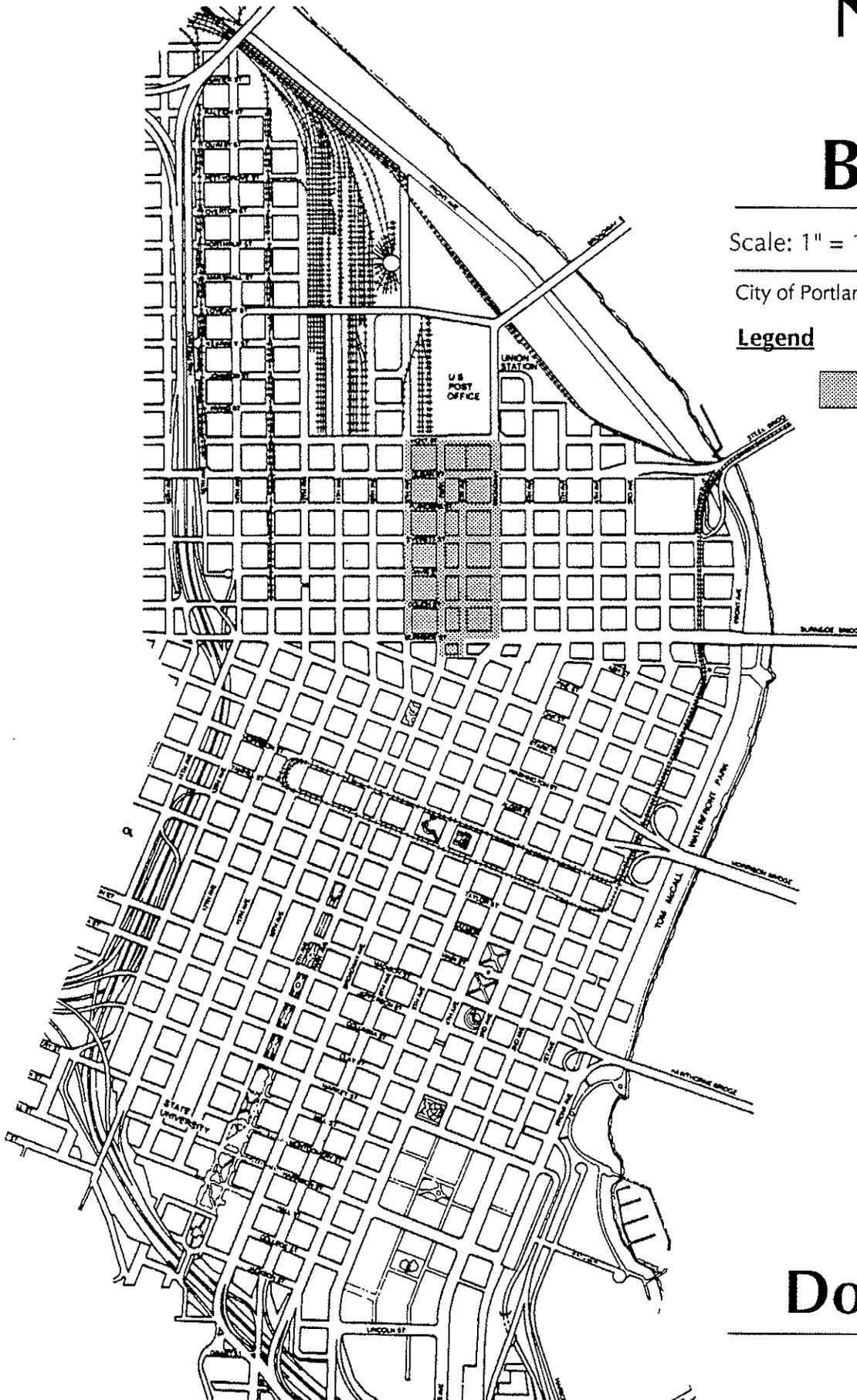
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Legend

 Study Area



Context Within Downtown

Map A

North Park Blocks

Historic Overview

The North Park Blocks, which currently extend from Ankeny to Glisan, were originally platted and dedicated to the City of Portland in 1869 by Captain John Couch. Although the pattern of narrow blocks extended all the way to Front Avenue, none of the blocks north of Glisan were dedicated to the public. It appears that the northward extension of the North Park Blocks was, initially inhibited by Tanner Creek and the low, poorly drained land surrounding it. Later on, expansion of the railroad yards inhibited park block extension. However, the block between Glisan and Hoyt was labeled as a park until the 1920s, when it was acquired by the federal government.

The South Park Blocks between Clay and Stark were platted in 1848 by Daniel Lownsdale. As the original plat of the City of Portland was expanded so were the string of South Park Blocks. After various legal skirmishes the City gained clear title to the blocks between Clifton and Salmon in 1876. Ownership of the six blocks between Salmon and Stark reverted to the heirs of Nancy Lownsdale, Daniel's wife. The City, which was given the opportunity to purchase the blocks at a price set by the court, failed to do so. The heirs divided the blocks amongst themselves and then sold it for private development.

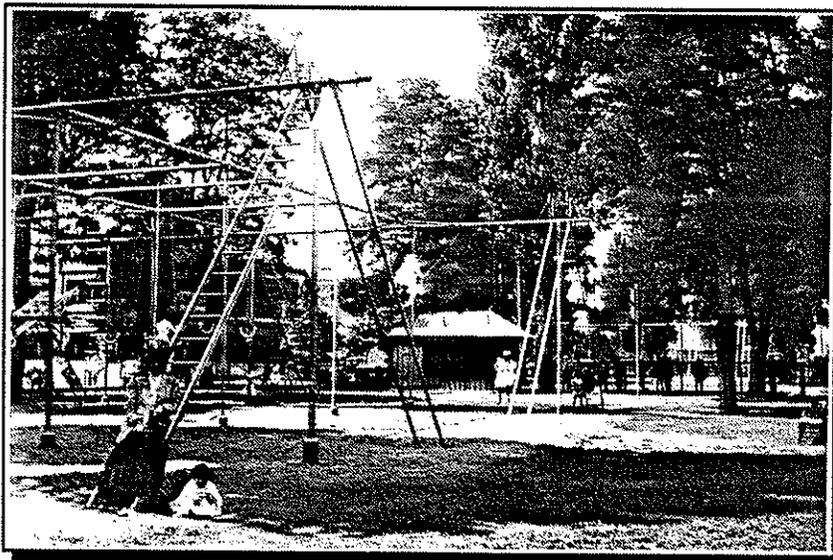
The two blocks between Stark and Ankeny, the property of Benjamin Stark, were never platted as park blocks or donated to the public as had been anticipated. It is in this area that the two strips of park blocks don't line up: the South Park Blocks being laid out to the west of Park Avenue and the North Park Blocks to the east of Park Avenue. In 1877 after resolution of the legal battles, the City planted trees on ten of the South Park Blocks and surrounded them with fences. It is assumed that the trees in the North Park Blocks had been planted earlier as the fence in the South Park Blocks was "to be similar to the one in Couch's Addition." Although the configuration of the plantings in the North and South Park Blocks is similar, it appears from the remaining older trees that the species planted were different. Each of the North Park Blocks seems to have been planted with two interior rows of Big Leaf Maples, flanked by rows of Black Locust and then rows of American Elms along the curb edge.

Up until the turn of the century, the property surrounding the North Park Blocks was primarily developed with one and two-story wood frame houses. However, it was not a fashionable place to live like the South Park Blocks or further to the west along N.W. 19th. To the east the area was bound by Chinatown and workingmen's hotels, saloons and brothels. However, it was the expansion of the railyards that permanently terminated the northerly expansion of the North Park Blocks and converted the surrounding area to commercial and industrial uses. By 1910, the surrounding area was developed with multi-story warehouses, small commercial buildings and residential hotels. This trend continued into the 1920s.



Looking at the site of the U.S. Customs House (Resource #15), showing typical residential development prior to 1900. (OHS negative #82318)

The North Park Blocks provided the only outdoor space for the many children and adults living in the residential hotels in the north end of town, one of the most densely populated areas of the city at this time. As a result, the City invested heavily in the park and passed an ordinance preserving one park block for the exclusive use of women and children. Later, an additional block was set aside as an official children's playground. The City authorized expenditures for play equipment and requested donations of materials to supplement the construction budget. The boy's playground had gymnastic equipment, including parallel, horizontal and vaulting bars. The smaller children's and girl's playground had swings, seesaw, giant stride and large slide. This was the first official effort to improve the recreation facilities for the poor and the first supervised playground in the city.



Looking northwest from the corner of Eighth and Davis, across the City's first supervised children's playground in the North Park Blocks, circa 1910. (OHS negative #GI 13028)

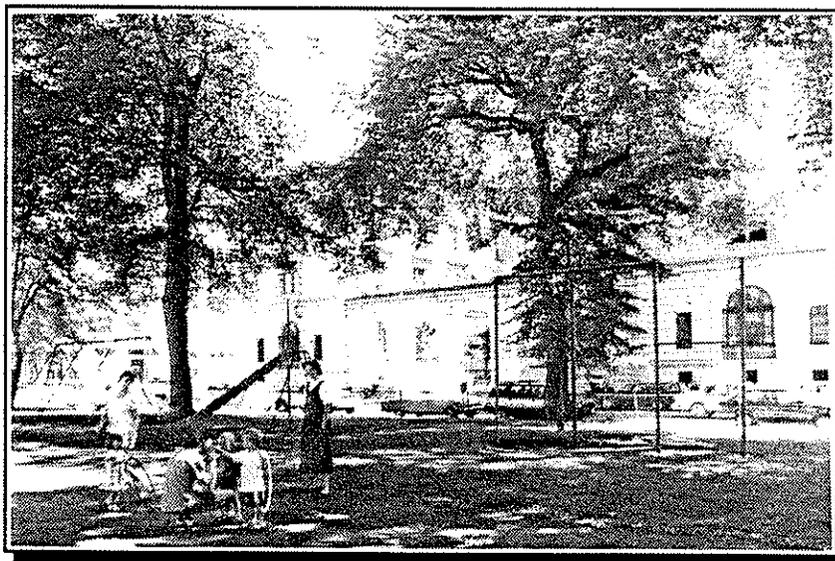
By 1920, three blocks had been converted to active play. The most northerly block had tennis courts and the two adjacent blocks featured the children's playgrounds. The North Park Blocks were heavily used by children from other areas of the city without playgrounds as well as the local residents. In 1920 the city built two brick "comfort stations" on the most southerly block between Ankeny and Burnside. These Georgian style buildings were designed by Fred Fritsch in Sutton and Whitney's architectural office. In 1925, another was built on the block between Davis and Everett within the children's playground. It was a Bungalow style building designed by C.H. Kable who designed standard restroom plans for Portland's parks. It was demolished in 1989.

The City's first zoning code, adopted in 1924, made no provision for preserving residential uses in the area. By the 1940s, the commercial and industrial uses surrounding the North Park Blocks were well entrenched. When laws changed allowing Chinese-Americans to buy property, the families in Chinatown moved away to other areas of the city. The other children that had used the park also disappeared from the North Park Blocks as more neighborhood parks and playgrounds were built by the City.

Since the 1940s, the North Park Blocks have generally been neglected and forgotten. The Columbus Day Storm in October 1962 blew down a substantial number of trees diminishing the park's major remaining asset and arboreal grandeur. Except for the replacement of some of these trees, the only improvements to the park in recent decades have been street lights to help curb the high number of crimes and an irrigation system to discourage camping by transients. Although a beneficial improvement, the lights (18 ft. terrazzo poles with mercury vapor lamps enclosed in opal acrylic plastic globes) were objected to by the City's Design Commission as inappropriate to the character of the Park Blocks.

Existing Park Improvements

The most significant public improvement in the study area is the park. The park is the focus of the surrounding neighborhood. Some of the most significant buildings in the area, such as the Customs House, are oriented to the park and use it as a "front yard." The park forms an organizational spine that runs the length of the neighborhood, crosses Burnside and ties it to the rest of downtown. In general, the use patterns of the North Park Blocks have been quite different from and less formal than those in the South Park Blocks.



Looking northeast across children's playground in the North Park Blocks.

Despite the significant public improvements that went into the park in former years, the park has fallen into disrepair in recent years and the general public does not frequent the park in large numbers. Transient use is a problem, but has tapered off in the last two years due to the increase of police patrols and retail pedestrian traffic, the creation of the Economic Improvement District and the installation of an irrigation system, which is automated for nighttime use.

Except for the irrigation system and a recent remodel of the restrooms, there have been no significant capital expenditures in the park for decades. The walks, turf, lighting, fencing, site furniture and play equipment are all in poor condition. The park could be made much more inviting and useful by upgrading these basic improvements.

A recent inspection by the City Forester of the 105 trees in the park found that most are in good condition. Twenty five trees are in fair condition and need corrective treatment. Four trees are in poor condition; two of these are large Black Locusts which appear to be original plantings. The City Forester plans to take core samples of the locusts to determine whether they can be treated or removal is necessary. Because the trees that border the street have displaced the curbs and are afforded no protection on their street side, they have been damaged by cars and trucks parking next to them; only 24 remain of the estimated original 90 planted.

In order to provide the street trees with curb protection, the park blocks need to be widened. After a preliminary review of the utilities on 8th and Park Street within the proposed area of widening, there does not appear to be any conflict, since most of the utilities within the study area are located in 9th and the alphabet streets running east-west. There are very few utilities located along 8th and Park, adjacent to the park, and none which appear to be a hindrance to slight widening of the park blocks:

- On 8th Avenue at Couch, there is a PGE vault located 15 ft. from the park property line and there is a proposal to install a 2" gas line 15 ft. from the property line north of Couch.
- On Park Avenue, there is an underground telephone line that is located approximately 2½ to 3 ft. from the park property line from Burnside to mid block between Burnside and Couch and an 8" water line from Flanders to Hoyt 6 ft. from the property line.

There are no other utilities located within the area, that has been proposed for widening.

Plans and Policies

- The **Central City Plan** contains the following general policies which provide direction to development and design of central city parks, including the North Park Blocks:
 - Ensure that a balance of passive and active parks and open space is provided.
 - Preserve and enhance the historically and architecturally important buildings and places. Promote the creation of our own legacy for the future.
 - Create greenbelts that tie existing open spaces together using street trees, plazas, bicycle and pedestrian ways, recreational trails and new parks.

- Create a rich and enjoyable environment for pedestrians throughout the Central City.
- Increase the number, diversity and clustering of public and private art and entertainment facilities.

The *Central City Plan* also contains a number of "action proposals" which directly affect the North Park Blocks:

- Improve the North Park Blocks to the standards of the rehabilitated South Park Blocks.
- Acquire the block at Park, 9th, Hoyt and Glisan for a park.
- Place public art at gateway locations and along pedestrians walks.

Design Considerations

Discussion about the design of the North Park Blocks by City staff and the Friends of the North Park Blocks have resulted in the following suggestions:

- **Design** — The formal design of the South Park Blocks should not be replicated in the North Park Blocks. Consistent with the North Park Blocks' historic development and more informal nature, it is felt that more active recreational use is appropriate, including the children's playground and other active sports facilities.
- **Facilities** — The North Park Blocks contain more traditional active recreation facilities (such as basketball and play equipment) than any other downtown park. There is support for continuing to provide these facilities, especially the play equipment. There is a strong consensus that the design of the play equipment be non-traditional. The Friends also support a proposal by the Montessori School that the playground be moved one block south, to the block between Couch and Davis.
- **Landscape Treatment** — Like the South Park Blocks, the North Park Blocks has large, majestic trees, planted closely together, with a smooth carpet of grass below. Shrubs and herbaceous material have been used very sparingly. There is support for maintaining this landscape treatment. The "cathedral of trees" is seen as a very important component of the identity of the park and their well-being should be a guiding force in the park's redevelopment.
- **Circulation** — Unlike the South Park Blocks, the North Park Blocks have never had paths along the interior of the blocks. Instead, the walkways encircle the perimeter of the blocks. This system seems to have evolved because of the sport courts and play equipment that was located in the middle of the blocks. There is a general consensus that the new design should retain the park's existing, open character and not be cut up by paths. At the same time, the design of the park should be inviting and safe for pedestrians to use.
- **Lighting** — There is a strong consensus that the existing lighting is inadequate and that the existing light fixtures are inappropriate. Using single ornamental light fixtures the same as used in the South Park Blocks is a way to tie the design of the two parks together.

- **Art** — There is a growing arts community in the area surrounding the North Park Blocks and this should be reflected in the design of the park. There has been great interest in incorporating art into the park by providing opportunities for temporary sculptures, a non-conventional playground and major pieces of permanent artwork at major focal points such as the block adjacent to the Customs House and the most northerly block, currently owned by the Federal government and used as a parking lot.
- **Park System** — Although the North and South Park Blocks are part of one system, their design's should not mimic each other. However, common features, such as light fixtures, drinking fountains and benches, should be used in both parks and the blocks between them in order to tie them together.
- **Users** — The park should be inviting to everyone, and attract a broad cross-section of users. The park should be inviting to the area's workers. Currently, there is no place to sit outside and eat. Benches or other seating should be provided but designed to discourage camping and sleeping. Sidewalk cafes and food vendors, especially in the block south of Burnside, should be encouraged. The Friends suggest that the park should be more family-oriented than child-oriented. The design should be open to allow activities.

Recommendations: North Park Blocks

1. Improve the North Park Blocks to a quality similar to the South Park Blocks but in a way that recognizes the distinct identity of the North Park Blocks.
2. Enhance existing trees in the North Park Blocks by:
 - Widening the park blocks on their east and west sides to protect the existing Elm street trees and planting new street trees in locations that will minimize conflicts with street lights and car doors and bumpers;
 - Planning improvements within the park that are compatible with the existing tree pattern; and
 - Developing a tree replacement program using the original tree species as a guide.
3. Consider relocating the children's playground from the block between Davis and Everett to the block between Couch and Davis and designing the playground as part of the North Park Blocks rehabilitation.
4. Work with the Metro Arts Commission to bring an artist into the design process to incorporate art in the design of the North Park Blocks, its furnishings, and provide space for temporary sculpture installations.
5. Extend the North Park Blocks north by acquiring the block between Glisan and Hoyt from the federal government, subject to funding and local and federal approvals, and consider installation of appropriate street trees on the street frontages of the block in the interim.

Public Improvements: Sidewalks, Street Trees and Street Lights

Existing Public Improvements

Public improvements such as sidewalks, street trees and street lights affect the overall ambience of the area surrounding the North Park Blocks. They can assist in encouraging redevelopment of the built environment and reinforce the public investment and improvement of the park blocks. These improvements are also a means by which the North and South Park Blocks can be linked.

- **Sidewalks** — The typical street right of way within the study area is 60 ft. with 36 ft. paved streets. Three of the perimeter streets vary from this norm: Hoyt has a 60 ft. r.o.w. with a 42 ft. paved street; Broadway has a 80 ft. r.o.w. with a 50 ft. paved street, and Burnside has a 100 ft. r.o.w. with 32 ft. paved streets on each side of a 12 ft. planted median east of N.W. Park and a 60 ft. r.o.w. with a 44 ft. paved street west of N.W. Park.



An Elm tree on Eighth that has displaced the curb. Note the proximity of the car to the tree.

Most of the blocks are developed with 12 ft. sidewalks at the property line. There are two major exceptions to this: the block faces along Broadway which have 15 ft. sidewalks at the property line and the park blocks which not only vary from the standard but within themselves. The typical park block has 8 ft. sidewalks set 4 ft. from the property line on their east and west faces and 10 ft. sidewalks set 2 ft. from the property line on their north and south faces. The sidewalks on Burnside west of Park have also been reduced to 8 ft. to allow a widening of the travel lanes to a 44 ft. width.

The sidewalks and curbs in the downtown are on a two year cycle for repair and maintenance. In the study area, they were repaired last year and are generally in good condition. The only exception is along the park blocks where the old street trees are of such a diameter that the curbs have been displaced and removed.

- **Street Trees** — The Urban Forestry staff of the City of Portland inspected all of the trees in the study area and assessed their condition. Excluding the park blocks, there are only 21 street trees planted on the adjacent blocks. There are no

street trees planted on the blocks west of the park blocks. On the blocks to the east, street trees have only been planted along Broadway, Burnside and Flanders. The oldest of these, seven Armstrong Maples, date from the 1967 construction of the former U.S. Bank building at Flanders and Broadway. The remaining five trees along Broadway are Cavalier Maples and were planted in 1977 and 1984. There are nine Scanlon Maples planted along Burnside which date from the street's rehabilitation in 1975.

As new projects in the area go through the City design review process, street trees are required as a part of their approval. Two projects, the Childpeace Montessori School at Couch and Park and a housing development at 725 N.W. Flanders, are currently going through the design review process. The requirement for installation of street trees is pending completion of this study and adoption of a street tree plan for the area by the Urban Forestry Commission.

- **Street Lights** — There are three different types of light fixtures used within the study area. The city's traditional twin ornamental fixtures are used on Broadway, and Burnside east of Park. "Hanging ball" fixtures were installed along the east and west faces of the park blocks in 1970. Typically, three of the twin ornamental and "hanging ball" fixtures are used per block. Cobra-head fixtures are used along all other street frontages, typically two per block; along the east-west streets usually only one side of the street has fixtures. There are 24 twin ornamental, 35 "hanging ball," and 57 cobra-head fixtures in the area.



A view of the sidewalk and existing "hanging ball" light fixtures installed in the North Park Blocks in 1970.

Plans and Policies

- The **Central City Plan** contains the following general policy which provides direction for design and development of public improvements in the North Park Block area:
 - Create a rich and enjoyable environment for pedestrians throughout the Central City.

The **Central City Plan** also includes the following "action proposals" which directly affect the North Park Blocks:

- Construct Northwest Triangle District Gateways (N.W. 9th and W. Burnside is designated as a gateway).
- Place public art at gateway locations and along pedestrian walks.

- Provide Portland ornamental cast-iron lighting standards throughout the district.
- Provide convenient trash receptacles throughout the Central City.
- The **City Zoning Code** requires that: Street trees must be provided in the right-of-way adjacent to new projects. Requirements may be waived or modified in consideration of the physical constraints of a particular site by the City's Urban Forestry Commission.

Design Considerations

Concerning the public improvements surrounding the North Park Blocks, staff from affected City bureaus and the Friends of the North Park Blocks agree that public improvements should enhance the pedestrian atmosphere of the surrounding area and complement the improvements in the park. Public policy envisions the area as one which should foster a positive atmosphere for residents, retail businesses and public servants and their clients.

- **Sidewalks** — Sidewalks on the block faces adjacent to the park are envisioned as a patio surrounding the park, a place for sidewalk cafes and other activities that would enhance the pedestrian atmosphere of the area. While it has been suggested that such activities might require a widening of the sidewalks, concern has been expressed about the loss of on street parking. It appears that sidewalk cafes and other activities have been accommodated elsewhere within the downtown on sidewalks with the same width as the North Park Block area. Additionally, there is concern that with the relatively low level of pedestrian activity in the area, wider sidewalks would tend to reinforce an empty, vacant character in the area and be a deterrent to an active pedestrian atmosphere.
- **Street Trees** — Street trees appear to be a means of extending the atmosphere of the park blocks to the adjacent blocks and softening the hard surfaces of the area for pedestrians. In order to provide uniform plantings in the area, the City Forester is proposing a street tree plan for the area. The types of trees have been carefully reviewed in order to take into account the special circumstances of their surroundings, such as existing trees, overhead wires and underground utilities, sidewalk widths, spring flowering and fall color, and maintenance and disease concerns. As a part of this process, the issue of planting the west side of Park and the east side of 8th was carefully reviewed. Based on the precedent set in the South Park Blocks and the extensive canopy provided by the existing trees within the North Park Blocks, it was determined that street trees should not be planted along these street faces adjacent to the park.
- **Street Lights** — Street lights are seen as one of the most important public improvements in the area. Both the City and the Friends concur that the single ornamental fixtures used in the South Park Blocks and proposed for the North Park Blocks should be used on the faces of the adjacent blocks and the connection between the North and South Park Blocks.

The street lights along 9th Avenue from Burnside to Hoyt should be consistent with the twin ornamental fixtures proposed in the Glacier Park development, north of Hoyt. At this time there are no plans to replace the existing cobra head fixtures on the cross streets. According to the Bureau of Traffic Management street lights on streets with adequate lighting levels are only replaced by request and paid for by the requesting party. Although the Central City Plan calls for twin ornamental fixtures throughout the North of Burnside District, the Bureau would have to assess the design and energy and maintenance costs if the cobra head fixtures were to be replaced on the east-west streets.

NORTH PARK BLOCKS

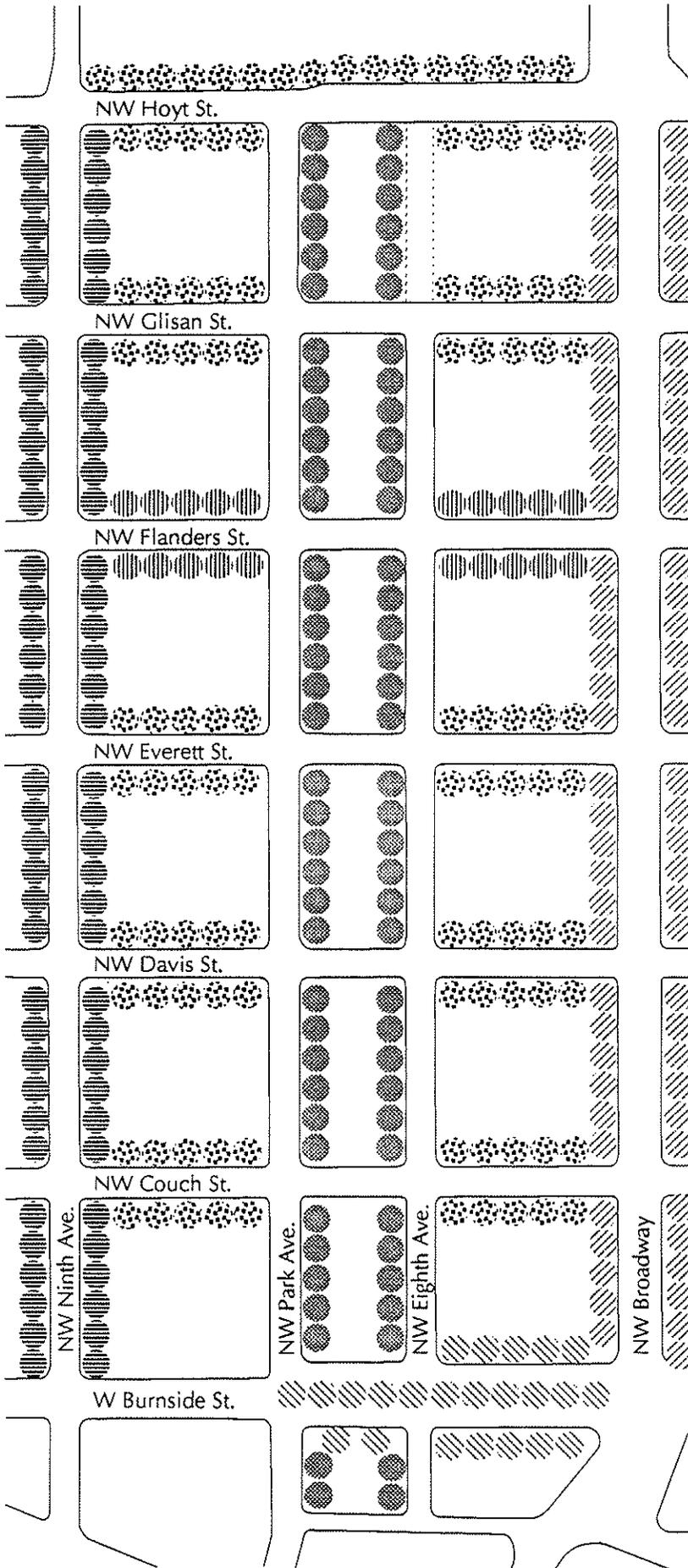
Scale: 1" = 200'



City of Portland • Bureau of Planning

Legend

-  American Elm
-  Chanticleer Pear
-  Sunset Red Maple
-  Armstrong Maple
-  Cavalier Maple
-  Scanlon Maple



Street Tree Plan

Adopted by Urban Forestry
Commission June 21, 1990

Map B

NORTH PARK BLOCKS

Scale: 1" = 200'



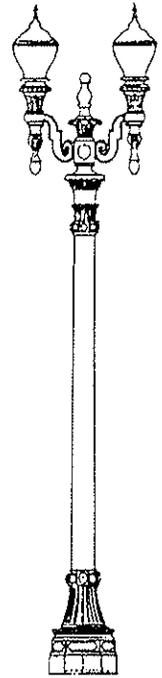
City of Portland • Bureau of Planning

Legend

- Proposed Single Ornamental Street Light
- Proposed Double Ornamental Street Light
- ∞ Existing Double Ornamental Street Light



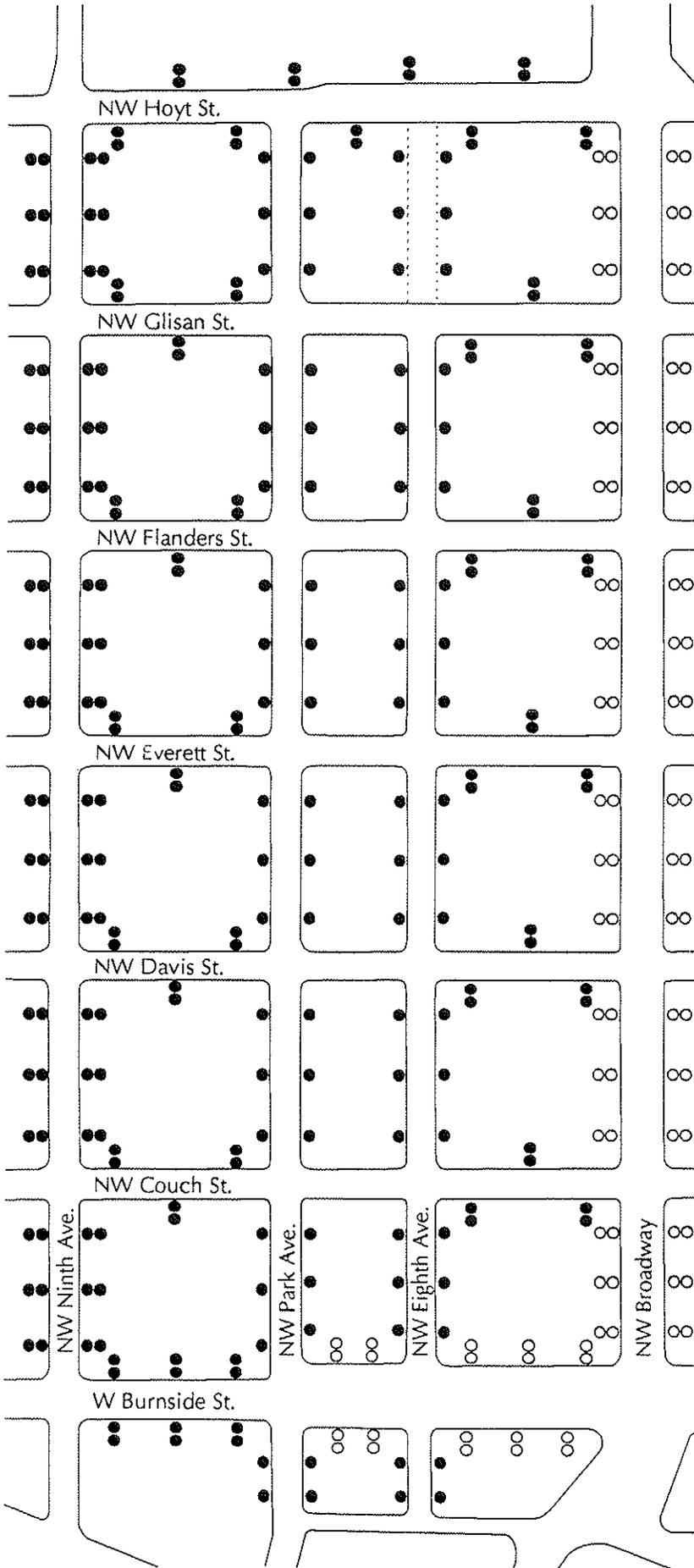
Single



Double

Proposed Street Light Plan

Map C



Recommendations: Public Improvements

1. Work with the Urban Forestry Commission to formally adopt a Street Tree Plan for the North Park Blocks area, leaving the block faces adjacent to the park unplanted and encouraging planting of the recommended species as new development occurs in the rest of the study area.
2. Coordinate the location of new street trees, street lights and on-street parking places to minimize conflicts and promote the health and longevity of the street trees.
3. In conjunction with development of the North Park Blocks, provide appropriate public improvements on the adjacent block faces, including single ornamental lights and trash receptacles.
4. Install twin ornamental fixtures along both sides of 9th from Burnside to Hoyt and construct an appropriate "gateway" at 9th and Burnside subject to funding availability.
5. Install twin ornamental fixtures on the cross streets within the study area north of Burnside if funds become available in the future.
6. Work with appropriate City Bureaus and other interested groups to develop a public improvements plan that enhances the connection between the South and North Park Blocks.

Transportation: Circulation and Parking

Existing Circulation and Parking Patterns

The Portland Development Commission retained Basmacıyan-Damell, Inc., transportation planners to evaluate existing patterns and future potential parking and circulation needs in the North Park Blocks area. Their findings are summarized below.

- **Parking** — Within the study area, there are currently 454 metered spaces: two 15-minute spaces, 99 30-minute spaces, 133 90-minute spaces, 178 long-term spaces, and 42 carpool spaces. Long-term and carpool parking spaces are concentrated along the Park Blocks. Metered spaces of 30- and 90-minute are concentrated near existing retail development.

Except for the northwestern portion of the study area, approximately 83% of available 90-minute parking spaces are occupied during the period of peak demand (11 a.m. to 2 p.m.). It is typical that businesses perceive a parking shortage when over 75% to 80% of available spaces are occupied during periods of peak demand.

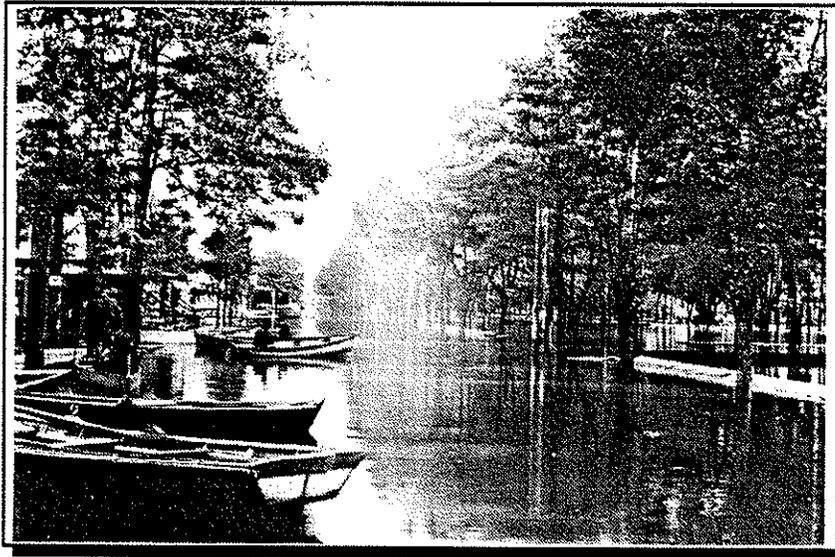
There are 521 off-street parking spaces within the study area. Most of these spaces are in the lot adjacent to the Federal Building and in lots operated by City Center Parking at Couch and Broadway and at 9th and Glisan. At least 69% of available parking supply at each of the surveyed off-street parking lots is currently occupied. The heaviest use, 83%, is experienced at the Couch and Broadway lot, the closest to the downtown core. The lots east and west of Glisan near the Federal Building experience between 69% and 75% occupancy.

Driveways were surveyed to determine if any were no longer used and could be converted to curbside parking. Within the North Park Blocks study area, only three apparently abandoned driveways were identified. It is estimated that these could be converted to three on-street parking spaces. Two additional spaces could be provided if driveways for Park Bureau maintenance vehicles were eliminated on the north side of Davis and the south side of Flanders.

In order to increase the number of on-street parking spaces, angled parking was proposed. However, angled parking would require most of the available 36 ft. street right-of-way for parking and maneuvering, and require elimination of parallel parking on the opposite curb face. Along the park side of 8th and Park Avenues, elimination of curbside parking would result in the loss of 85 parking spaces, 73 long-term or carpool spaces and twelve 90-minute spaces. These spaces currently experience 98 percent occupancy during peak periods and throughout much of the day. Thus, angled parking would eliminate more parking spaces than it would create and limit the possibility of widening sidewalks or the park.

- **Circulation** — The major north-south street in the study area is Broadway; 9th Avenue provides for local access and circulation. Major east-west traffic streets include Burnside, Everett and Glisan; Davis and Couch serve local circulation.

All streets in the study area have two-way traffic except for Couch and Glisan which are one-way westbound and Everett which is one-way eastbound. Park and 9th have both one-way and two-way traffic. Park is one-way northbound between Burnside and Glisan and two-way from Glisan to Hoyt; 9th is one-way southbound between Burnside and Glisan and two-way north of Glisan.



Looking north on Park at Couch during the flood of 1894, note the floating wooden sidewalks. (OHS negative #CN 003987)

Within the next several years, major development activity may occur in the railroad yards north of the study area which may result in circulation changes. Of particular importance to the North Park Blocks study area would be the extension of 9th from its present terminus, south of the railroad tracks, north to Front Avenue. Construction plans for this extension propose a two-way traffic system with left-turn channelization at key intersections between Hoyt and Front Avenue.

No changes are currently planned for 9th south of Hoyt. However, in light of the pending improvements north of Hoyt, it may be logical to extend the two-way street system to Burnside, especially since this would be the only direct route in and out of downtown to the north. When the connection is made to Front Avenue, overall accessibility along this street would be enhanced by two-way operation. It is not expected that a two-way system will adversely impact the 9th and Burnside intersection, due to the relatively low volume of traffic which is anticipated south of Everett. The current southbound traffic volume on this section of 9th is 120 vehicles in the evening peak hour.

- **Pedestrian Circulation** — Sight distance for northbound pedestrians on Park at Burnside is very poor, requiring that a person walk several feet into the street before on-coming cars can be seen. Given the speed of traffic on Burnside, this is not a desirable condition. Additionally, northbound right-turning motorists from Park watch on-coming traffic to the left before turning and may not notice pedestrians in a crosswalk located on their immediate right. The most desirable location for a crossing is on the west side of 8th because it provides the maximum sight distance and avoids potential conflicts with northbound right-turning vehicles from Park and Tri-Met buses stopping on the north side of Burnside. However, it seems unlikely that pedestrians will stop crossing at Park and, therefore, the possibility of installing a curb extension to improve pedestrian visibility should also be explored. An analysis of the existing Burnside pedestrian crossings at 8th and Park indicates that traffic signals are not necessary because there are a sufficient number of adequately long gaps in the existing traffic stream to permit crossings without a signal.

The two other major traffic streets affecting pedestrian circulation in the North Park Blocks study area are Everett and Glisan. Existing daily traffic volumes on these streets range from 6,700 on Glisan to 9,500 on Everett. These volumes are substantially lower than the existing volumes on Burnside. Review of accident data indicates that no accidents involving pedestrians or bicycles have occurred along either Glisan or Everett in the study area during the period between 1984 and 1988. Additionally, observations of existing pedestrian activity at these locations indicate that they are not as heavily used as the crossings on Burnside. As a result, signalized crossings do not appear necessary. Generally, it is recommended that pedestrian crossings be located at intersections because drivers are more aware of potential conflicts at these locations and are more cautious. This is especially true for Burnside which is one of the most heavily traveled arterials in the city. If mid-block crossings are proposed in the design of the North Park Blocks, on-street parking will have to be removed to comply with Bureau of Traffic Management specifications to provide adequate sight clearance for the safety of pedestrians.

Plans and Policies

In addition to the city zoning code, there are three major adopted plans which provide direction concerning transportation issues in the North Park Blocks study area, the *Central City Plan*, the *Downtown Parking and Circulation Policy*, and the *Northwest Triangle Report*.

- The *Central City Plan* contains the following general policies concerning transportation issues:
 - Recognize that parking is an important element in the transportation system which supports growth and ensures that each district has adequate parking while improving air quality and traffic flow.
 - Encourage the use of bicycles and other alternative modes of transportation for general access into and within the Central City by improving the pleasure and safety of the transportation system.
 - Separate bikeways and pedestrian ways, wherever it is both practical and possible, especially in parks and open spaces.

The *Central City Plan* also contains the following "action proposals" which directly affect pedestrian and vehicular circulation, and parking in the vicinity of the North Park Blocks:

- Establish a pedestrian way on N.W. Glisan.
- Create a safe, clear and pleasant system of walkways and bikeways, including informational signs.
- Develop a parking strategy for each Central City district and, for specific sectors within the Downtown, review and make recommendations on the parking needs of each district.
- Promote the development of employee parking, traffic management and alternative employee transit plans for new and existing businesses.
- Reopen and connect 9th Avenue to Front Avenue.

- The North Park Block study area is included within the boundaries governed by the ***Downtown Parking and Circulation Policy***. The policy specifically governs the development and allocation of parking, the functional classification of downtown streets, and parking management within the downtown area. Within the North Park Blocks, the policy identifies three functional categories of streets: traffic access streets, local service streets and non-automobile-oriented streets. Traffic access streets are the principal downtown routes for automobile traffic and provide direct and efficient access to the downtown core. Within the study area, traffic access streets include Broadway, Burnside, Everett and Glisan. Local service streets are for local circulation, access and service, including curbside parking, and access to off-street parking and loading facilities. In the study area, Couch, Davis and 9th are local service streets. Non-automobile-oriented streets serve public transit or pedestrian circulation and within the study area include Flanders, Hoyt, Park and 8th.
- The ***Northwest Triangle Report*** was prepared to address traffic and circulation issues in the area north of Burnside, east of I-405, south of the Willamette River, and west of 8th. It includes all of the North Park Blocks study area, except for the area between 8th and Broadway. Key recommendations affecting the North Park Blocks study area include the following:
 - Consider installation of a traffic signal at the intersection of Burnside Street with 9th Avenue.
 - Enhance pedestrian crossings of Burnside Street through signing, maintenance of crosswalk striping, upkeep of refuge islands, and/or other physical improvements to separate pedestrians from auto traffic.
 - Establish 9th Avenue, north of Hoyt Street, as a spine or central focus for redevelopment of the Northwest Triangle District and consider the intersection of 9th Avenue at Front Avenue.
- The ***City Zoning Code*** contains the following regulations concerning off-street and bicycle parking:
 - New off-street parking structures and surface parking lots are subject to review at a public hearing and must comply with ***Downtown Parking and Circulation Policy*** requirements. Existing surface lots are required to conform with landscaping, screening and street tree regulations.
 - Bicycle parking must be provided for new development and building modifications.

Design Considerations

There is considerable concern and a lack of consensus expressed about parking in the area. The Bureau of Traffic Management maintains that the long term carpool spaces surrounding the two southerly park blocks are critical to the City's compliance with federal regulations. The Friends of the North Park Blocks are concerned that adequate short term parking be available to service the retail businesses in the area and that the entire area not be given over to commuters as a convenient long term parking facility. In order to fairly share the burden of carpool spaces within the study area, the Friends have requested that the carpool spaces be evenly distributed along all the park blocks rather than grouped along the blocks between Burnside and Davis. Various ways of increasing the availability of parking have also been discussed, including angled parking, parking structures, and below grade parking. Generally, there is support for maintenance of on street parking surrounding the park blocks.

NORTH PARK BLOCKS

Scale: 1" = 200'

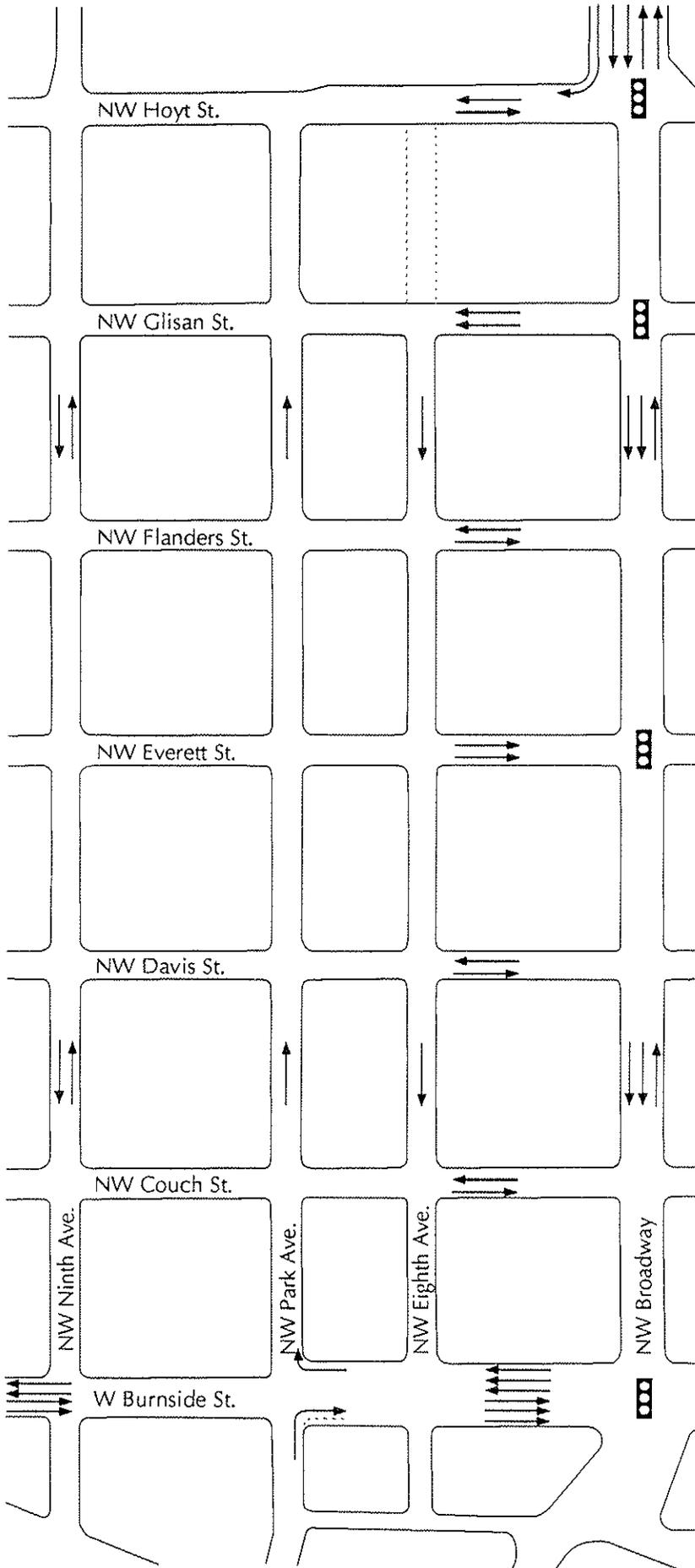


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Legend

 Traffic Circulation

 Signal Placement



Proposed Traffic Circulation

Map D

Regarding vehicular circulation, there is a general consensus that a one way couplet on 8th and Park Avenues would be less confusing and hazardous, than the existing two way system on 8th and the one way system on Park. A one way system, which is north bound on Park Avenue and south bound on 8th Avenue, would be greatly enhanced by acquisition of Block 112 between Hoyt and Glisan. This directional flow is favored by the Bureau of Traffic Management because it maintains the consistency of the one-way system of streets north of Burnside, facilitates merging of west bound traffic on Burnside and provides safer right hand turns within the couplet system.

Concerning pedestrian circulation, all parties recognize and concur that the traffic on Burnside, Everett, and Glisan is especially heavy and that pedestrian crossing areas should be enhanced to increase safety. The Childpeace Montessori School also considers the crossing of Park Avenue unsafe for their children who use the playground in the North Park Blocks on a daily basis.

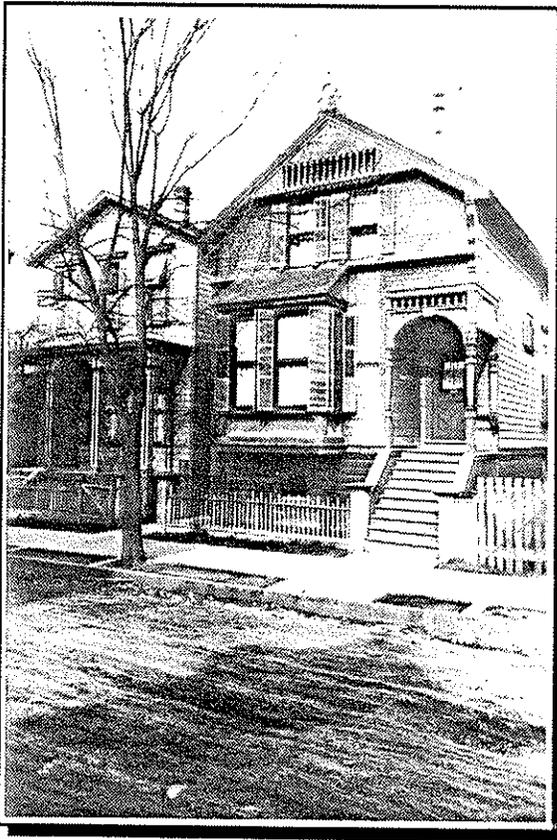
Recommendations: Circulation and Parking

1. As new commercial development occurs within the North Park Blocks study area and the demand for short-term parking increases, convert existing long-term spaces to short-term use.
2. Install 90-minute meters rather than 30-minute meters to accommodate short-term parking except where the need for parking is very short-term (i.e., in front of liquor stores, dry cleaners, convenience stores, etc.). At these locations 30-minute meters are more appropriate.
3. Investigate the possibility of evenly distributing the carpool spaces along the park blocks rather than concentrating them in the blocks between Burnside and Davis.
4. Contact the Park Bureau and other property owners where driveways appear no longer in use to determine if driveways can be eliminated and converted to parking spaces.
5. Convert 9th Avenue to a two-way system between Burnside and Glisan Streets.
6. Adjust traffic signs and existing striping on 9th Avenue to be consistent with the two-way system. Removal of some on-street parking at selected locations and installation of signals at Everett and Glisan may be necessary depending upon the results of further review and analysis.
7. Convert 8th and Park Avenues to a one-way couplet with Park Avenue northbound and 8th Avenue southbound, and extend 8th Avenue north from Glisan to Hoyt subject to funding and federal and local approvals.
8. Depending on concurrence by the City Fire Bureau, narrow the existing pavement width of 8th and Park Avenues to 34 ft., and widen the existing park by two ft. on each side. Retain one travel lane and on-street parallel parking along both sides of these streets but adjust the location of parking spaces adjacent to the park so that automobiles will not damage street trees.
9. Explore the possibility of installing a curb extension at the southend of the existing pedestrian crossing at Burnside Street and Park Avenue to improve pedestrian visibility and install a new crosswalk across Burnside Street on the west side of 8th Avenue.
10. Install advance signing, as appropriate, for pedestrian crossings on Everett and Glisan Streets at 8th and Park Avenues and on Couch at Park to increase the safety of these crossings.

Future Development

Cultural Resources and Potential Redevelopment Sites

Early in Portland's history, the area surrounding the North Park Blocks was developed with wood frame dwellings. These residential buildings gradually gave way in the 1910s and 1920s to buildings constructed for commercial and industrial uses, primarily auto-related. Most of these buildings remain today. Some have been rehabilitated and experienced a change in use, including housing, artist studios, art galleries, retail and a preschool.



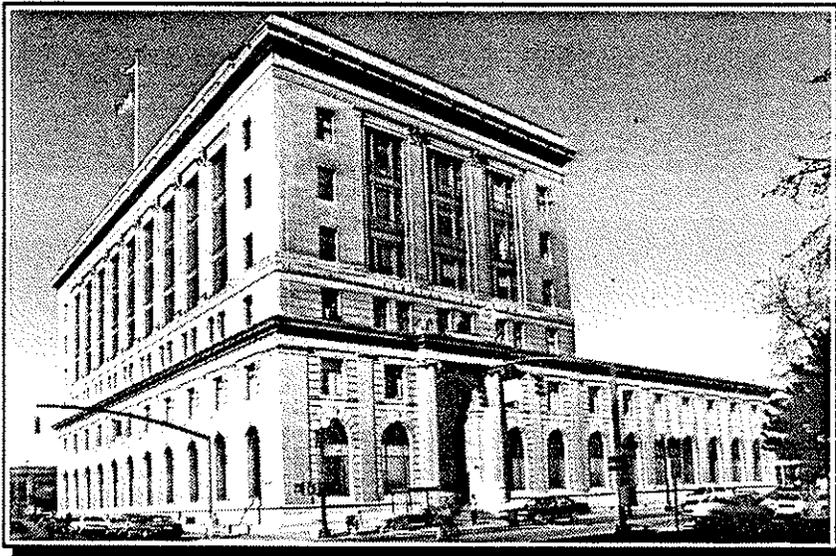
Woodframe houses along the North Park Blocks, circa 1900. (OHS negative #ORHI 10611)

The most dramatic development trend in the area has been the investment in housing. It appears developers now recognize proximity to Portland's North Park Blocks as an amenity for housing. The Honeyman Hardware Lofts is currently under construction and four other residential conversion and rehabilitation projects are proposed, two of which are in the design development stage. The Portland Development Commission also recently assisted in upgrading the Golden West Hotel for single room occupancy housing, Central City Concern offices and a cafe. The recent introduction of art galleries in the area may also portend the development of additional uses that relate well to a park-like setting.

There are fifty properties within the study area, including 46 buildings and four surface parking lots. Seven of the properties with buildings also include on-site parking. The buildings vary in size, value, age and quality. Based on a Planning Bureau review, 27 of the 46 buildings appear to be in good condition or suitable for rehabilitation. Most of these buildings were built between 1905 and 1925 and are identified as "cultural resources." The buildings range in height from two to seven stories. Their assessed improvement values range from \$120,000 to \$540,000 with an average value of approximately \$215,000. In all cases, the ratio of assessed improvement to land is above 1.0; ratios below 1.0 are regarded as an indicator of underdeveloped property.

The remaining 19 buildings appear to be candidates for redevelopment. All but two of them have assessed improvement to land ratios of less than 1.0, the majority falling below .75. The assessed improvement values range from \$4,000 to \$122,000, with an average value of approximately \$43,000. Approximately half of this group of buildings were constructed after 1925, most between the Depression and World War II. All, except for one two-story building, are one-story in height. Of this group, only one building (#22) is identified as a "cultural resource."

- **Cultural Resources** — Within the boundaries of the study area, there are four properties that are individually listed on the National Register of Historic Places: the former U.S. Post Office (#1), the U.S. Custom's House (#15), the Grand Central Hotel (#7) and the Honeyman Hardware Building complex (#47, 48, 49). The U.S. Custom's House and the Grand Central Hotel are also City designated Historic Landmarks.

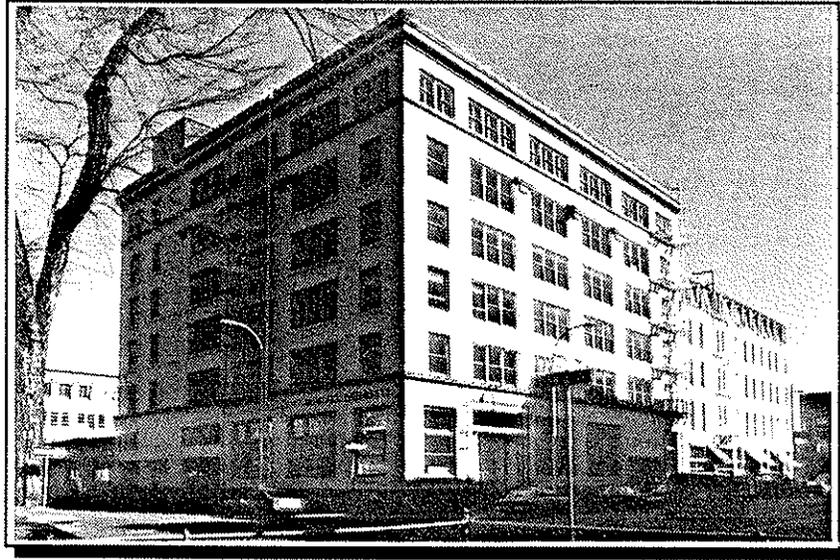


The former U.S. Post Office (#1), located at the northwest corner of Broadway and Glisan, one of four buildings along the North Park Blocks listed on the National Register of Historic Places.

The City's Historic Resources Inventory, completed in 1984, also identified a number of properties as being of historic interest. The North Park Blocks, themselves, were identified as being of highest priority for city landmark designation and eligible for the National Register.

The Golden West Hotel was identified as being of secondary priority for city landmark designation and also eligible for the National Register. The importance of the building is based primarily on its historic association with the African-American community in Portland. However, the building was extensively rehabilitated in 1989 and the likelihood of its being placed on the National Register has been diminished.

The inventory identified eleven other properties as providing the setting for more important buildings and adding richness and character to the neighborhood; it was stated that "these properties may be eligible for the National Register as part of a district." However, it does not appear that there is a cohesiveness or sufficient concentration of significant buildings within the area to warrant designation of the area as a historic district.



The Blumauer & Frank Drug Co. (#13), designed by Bennes and Hendricks in 1909, considered eligible for historic designation and a prime candidate for rehabilitation.

A recent review of these properties and additional information, available since completion of the 1984 Inventory, indicates that some may be eligible for individual designation while others have been altered and no longer retain their historic integrity. The following list identifies:

- properties which are designated landmarks
- properties considered eligible for designation
- properties of architectural merit but not considered eligible for designation and
- properties which have lost their architectural integrity and in their current condition are not considered eligible. If known, the building name, resource number, address, year built, architect, and historic designation is listed for each building.

NORTH PARK BLOCK CULTURAL RESOURCES

Designated Landmarks

HISTORIC NAME	RESOURCE #	ADDRESS	YEAR BUILT	ARCHITECT
U.S. Post Office	1	511 N.W. Broadway	1918	Hobart & Wetmore
Grand Central Hotel	7	722-738 N.W. Glisan	1882	unknown
US Customs House	15	220 N.W. 8th	1901	Taylor & Lazarus
Honeyman Hardware Co.	47	832 N.W. Hoyt	1903	unknown
Honeyman Hardware Co.	48	832 N.W. Hoyt	1920	DL Williams
Honeyman Hardware Co.	49	832 N.W. Hoyt	1912	DC Lewis

Buildings Considered Eligible for Designation

HISTORIC NAME	RESOURCE #	ADDRESS	YEAR BUILT	ARCHITECT
Blumauer & Frank Drug Co.	13	723-733 N.W. Everett	1909	Bennes & Hendricks
Leavitt Automobile Co.	16	123-135 N.W. Broadway	1915	Jacobberger & Smith
Oregon Motor Car Co.	18	134 N.W. 8th	1916	Jacobberger & Smith
Baggage & Omnibus Transfer Co.	26	135 N.W. Park	1911	Bennes & Hendricks
Binford Graphic Arts	29	102-112 N.W. 9th	1921, 1937	F. White, L. Thomas
City Laundry Co.	40	338 N.W. 9th	1906	unknown

Buildings of Some Architectural Interest

HISTORIC NAME	RESOURCE #	ADDRESS	YEAR BUILT	ARCHITECT
Mason Tire & Rubber Co.	6	422 N.W. 8th	1922	Charles Ertz
Colyear Motor Sales	21	34 N.W. 8th	1926	Strong & MacNaughton
Storage Battery Co.	22	722 N.W. Couch	1918	David L. Williams
White Motor Co.	23	33 N.W. Park	1917	MacNaughton & Raymond
Auto Sales Co.	25	26-34 N.W. 9th	1918	Sutton & Whitney
Wiggins Automotive Co.	28	105 N.W. Park	1921	Strong & MacNaughton
Modern Dairy Company	33	207 N.W. Park	1924	Charles Ertz
Excelsior Laundry	34	825 N.W. Davis	1906	Emil Schacht
Western Electric Co.	42	809 N.W. Flanders	1923, 1937	Strong & MacNaughton, Jones & Marsh
Pendleton Woolen Mills	43	821-835 N.W. Flanders	1925	Strong & MacNaughton

Buildings Without Architectural Integrity

HISTORIC NAME	RESOURCE #	ADDRESS	YEAR BUILT	ARCHITECT
Thlinklet Packing Corp.	5	725-735 N.W. Flanders	1921	Houghtaling & Dougan
Golden West Hotel	12	707 N.W. Everett	1900, 1912	unknown, E. Schacht
Pacific Metal Works	38	303 N.W. Park	1910	Emil Schacht

NORTH PARK BLOCKS

Scale: 1" = 200'

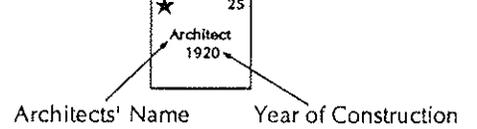


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Legend

Designation
(see below)

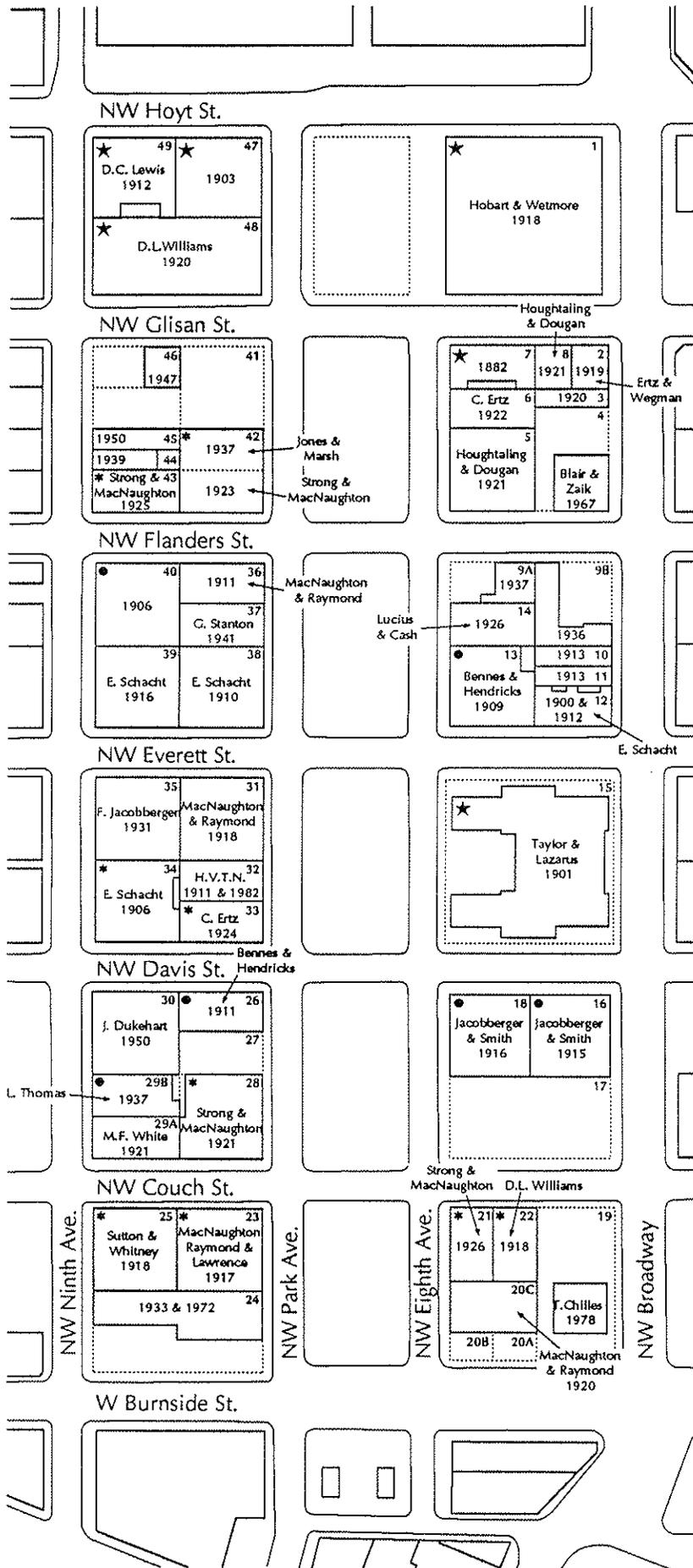
Property Numbers



★ Designated Landmark

● Considered eligible for the National Register

* Buildings of architectural interest



Cultural Resources, Architects & Year Built

- **Potential Redevelopment Sites** — Ten sites appear to offer redevelopment opportunities based on an evaluation of their size, lack of "cultural resources," proximity to the park blocks and major arterials, and their existing improvements. Each property was evaluated to determine if it contained underutilized buildings (the ratio of improvement value to land value of less than 1.0).

Based on a preliminary review by Planning Bureau and Portland Development Commission staff, information on each of the sites follows:

— **Site A**

This site, located at the southwest corner of N.W. Glisan and N.W. Broadway, is slightly larger than a quarter block. It is comprised of three 2,500 square foot, one-story buildings constructed in 1920 and 1921, and a surface parking lot serving a building to the south. The site is very visible being situated on Broadway, a major entrance to downtown and is in close proximity to future development sites, the Trailways and "Post Office Parking" blocks, and Union Station.

— **Site B**

This site, located on the south side of N.W. Flanders between N.W. Broadway and N.W. 8th, is $\frac{3}{8}$ of a block in extent. Five one-story structures, constructed between 1912 and 1927, occupy the site. The site is well situated with frontage on the North Park Blocks, Flanders and Broadway.

— **Site C**

This half-block site is located on the north side of N.W. Couch between N.W. Broadway and N.W. Eighth. A 140-space, surface parking lot presently occupies the site. This use of downtown land is regarded as interim. This site has a prominent location with frontage along both the North Park Blocks and N.W. Broadway, just one block north of Burnside.

— **Site D**

This site consists of $\frac{3}{4}$ ths of the block bound by N.W. Couch, N.W. Broadway, W. Burnside and N.W. 8th. The site is occupied by two one-story, buildings and adjacent parking lots with a total of 21 parking spaces. Over time, this highly visible parcel at the intersection of N.W. Broadway and N.W. Burnside is likely to be a strong candidate for more intensive development.

The site could be expanded to $\frac{7}{8}$ ths of a block with the addition of a one-story building facing N.W. Couch. The building (#22) was designed by David L. Williams in 1918 and is thought to be one of his last works. It is the only building identified as a "cultural resource" which is proposed for redevelopment. Because the size of the redevelopment site is adequate without it and because it appears that the building could be rehabilitated for uses which foster the pedestrian ambience within the area, it may be more suitable for rehabilitation than clearance because of its architectural merit.

— **Site E**

This site, located on the north side of W. Burnside between N.W. Park and N.W. 9th, is slightly less than half a block in size. It is in a single ownership and presently is occupied by a one-story building, built in 1933, and a 24-space surface parking lot. The site is highly visible and an attractive location with frontage on W. Burnside, the North Park Blocks and N.W. 9th.

— **Site F**

This site is located on the west side of N.W. Park between N.W. Davis and N.W. Couch. The 50 ft. x 100 ft. site has been used as a surface parking lot for many years, presently serving as a private parking facility for adjacent buildings. Although redevelopment of such a narrow site would be difficult, as sites become scarce new development is likely to be undertaken.

— **Site G**

This site, a half block in extent, is located on the south side of N.W. Everett between N.W. 9th and N.W. Park. The site is occupied by two one-story buildings, constructed in 1918 and 1937. The buildings have good exposure being located on N.W. Everett, a major arterial serving east-bound traffic.

— **Site H**

This quarter block site is located at the northeast corner of N.W. Everett and N.W. 9th. A one-story building, constructed in 1917, occupies the site. Although this site has good visibility being on a major arterial, redevelopment prospects are probably not as strong as for other larger sites.

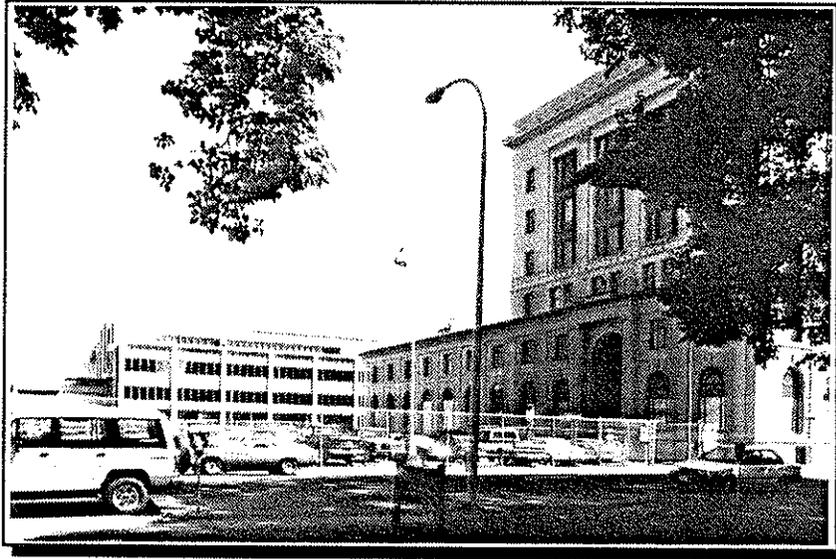
— **Site I**

This quarter block site is located at the southwest corner of N.W. Flanders and N.W. Park. The site is occupied by a two-story, 1941 building and a one-story, 1911 structure. The site's park block frontage makes it an attractive possibility for redevelopment.

— **Site J**

This site is located on the south side of N.W. Glisan between N.W. Park and N.W. 9th and is $\frac{1}{2}$ ths of a block in extent. The site is occupied by three small one-story buildings surrounded by private and public surface parking lots containing 72 spaces. The buildings range from 2,000 to 2,500 square feet in size and were constructed between 1939 and 1950. This site is an attractive location with frontage on the North Park Blocks and very good visibility because of its frontage on N.W. Glisan, a major arterial serving west-bound traffic.

One vacant site has not been included in this analysis and is not proposed for redevelopment. This site is bound by N.W. Hoyt, N.W. 8th (vacated), N.W. Glisan and N.W. Park. It was originally designated as a park block by John H. Couch in his plat of 1869. However, since the 1920s it has been used as a parking lot for the former U.S. Post Office. A number of adopted city plans, including the *Central City Plan*, have called for acquisition of the block and inclusion of it in the North Park Blocks, a step toward implementation of the plan to extend the North Park Blocks northward to the river.



Looking northeast at the former U.S. Post Office's (#1) parking lot which was originally designated and used as a park block.

Plans and Policies

The *Central City Plan*, *City Zoning Code* and *Downtown Design Guidelines* govern redevelopment activities in the North Park Blocks study area.

The *Central City Plan* contains the following general policies which provide direction concerning redevelopment activities in the Central City.

- Foster the growth of housing to help reinforce the Central City as a lively urban area, especially during the evenings.
- Promote the construction of at least 5,000 new housing units in the Central City by the Year 2010.
- Encourage the development of housing in a wide range of types, prices and rent levels.
- Encourage designers of new developments to sensitively enhance Portland's human scale of buildings, streets and open spaces.
- Encourage artists, crafts-people and entertainers to live and work in the Central City.
- Foster the development of artist live/work space and gallery facilities.
- Identify, protect and promote the City's historic sites and districts.

The *Central City Plan* has designated the North Park Blocks as a housing target area and contains the following "action proposals" which directly guide redevelopment activities on the blocks surrounding the North Park Blocks.

- Use urban renewal and tax increment financing programs to foster the development and preservation of housing in urban renewal districts (particularly preservation of single room occupancy housing).
- Offer FAR bonus incentives for development of housing along the North Park Blocks, its recommended extension and the redeveloping rail yards.
- Assure, through Design Review, that new development is at a human scale and relates to the character and scale of the area and the Central City.

There is also a policy in the *Central City Plan* for the North of Burnside District which states "Preserve and maintain in good condition for low- and no-income individuals in the North of Burnside district, up to a maximum of 1,282 single room occupancy housing units and permanent shelter beds." The North Park Blocks study area is situated at the western edge of the North of Burnside District. All single room occupancy housing is located east of the study area with the exception of the Golden West Hotel (#12) which has recently been rehabilitated with Portland Development Commission assistance. It is unlikely that any further single room occupancy housing will be developed within the study area because currently planned projects to the east of the east of the study area will reach the 1,282 maximum units allowed.

■ The following is a summary of the zoning provisions in the *City Zoning Code* which control development in the North Park Blocks study area.

— **Allowable Uses**

The North Park Blocks are zoned Open Space (OS), which includes parks, public plazas, recreational areas and parkways. The blocks bordering the Park Blocks are designated Central Commercial (CX-D). Uses allowed by this zone include office, retail, institutional, residential, public service, schools, recreation and open-space and limited types and amounts of industrial activity. Certain other compatible or service uses including off-street parking may be permitted as a conditional use. All new construction and exterior remodeling of existing buildings, requiring a permit, is subject to Design Review approval.

— **Maximum Building Height**

On properties to the west of the North Park Blocks, the maximum building height allowed is 100 ft.. This height limit was adopted to minimize afternoon shadows on the park. On the blocks to the east of the park, a maximum building height of 350 ft. is allowed; however, this limit may be extended if a project is using bonus heights to accommodate housing, exclusively.

— **Maximum Floor Area**

In the North Park Blocks study area, development is limited to a maximum gross floor area of six times the site area (FAR of 6:1). An increase in floor area of up to 9:1 may be allowed if one or more specified amenities are included. However, the North Park Block study area is designated a "Housing Target Area" and residential units must be incorporated into a project before the project can qualify for bonuses for the other specified amenities including day care facilities, "percent for art," rooftop gardens and water features.

NORTH PARK BLOCKS

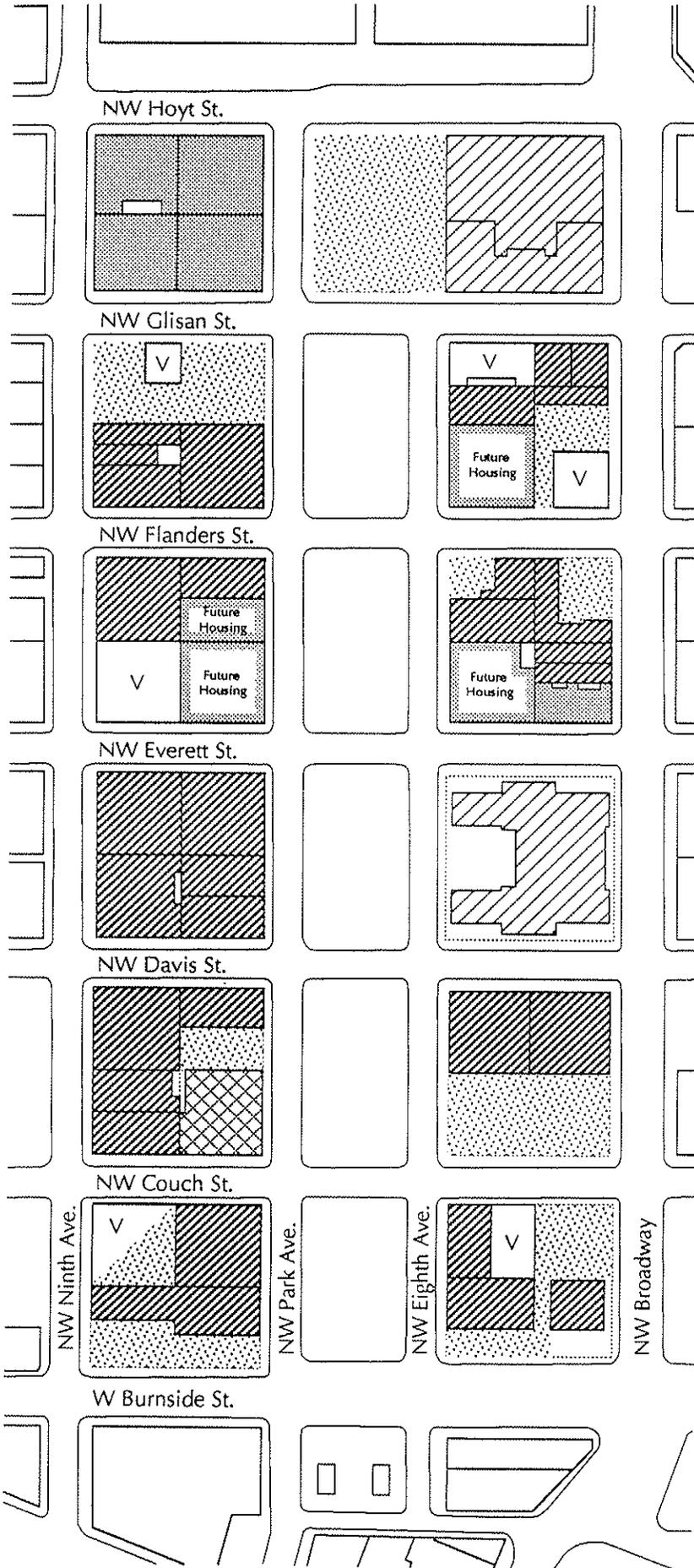
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Legend

-  Housing
-  Commercial
-  Government
-  Other
-  Vacant
-  Parking



Land Use

Map G

— **Single Room Occupancy Floor Area Transfer**

Transfer of floor area potential, up to an FAR of 8:1, may be transferred from properties occupied by single room occupancy housing to another project in the Central City Plan District provided certain stipulations are met and deed covenants established. The Golden West, the only single room occupancy hotel in the study area, has floor area potential which could be transferred to another project.

— **Required Building Lines**

The properties on Burnside and Broadway are subject to a regulation that requires that new buildings be built at the property line along at least 75% of the property or provide space for active uses, e.g. sidewalk cafes, vendors stands, or "stopping places" in up to a 12 ft. width along 75% of the property line.

- The **City Zoning Code** also contains other general regulations including Essential Service Providers, Limitation on Blank Walls, Street Trees, Off-Street Parking, and Bicycle Parking which govern development in all of the Central City including the North Park Block area.
- All new development and rehabilitation in the North Park Block study area is subject to Design Commission review. Projects are reviewed for compliance with the **Downtown Design Guidelines** which contains general goals and guidelines for the downtown and in certain cases special district guidelines. The following guideline specifically governs the North and South Park Blocks:
 - Reinforce and protect the Park Blocks as a pedestrian promenade linking different areas of the downtown and providing opportunities for rest and recreation.

Redevelopment Considerations

The character of the blocks adjacent to the park have begun to change as buildings containing warehousing and auto oriented businesses are converted to housing and retail businesses. The use of existing incentives to encourage this trend has been endorsed by city policy and the Friends of the North Park Blocks.

Uses, such as cafes, which would enhance the residential viability and attractiveness of the area are encouraged. It was suggested that some uses, such as cleaners, which might also depend on drive by customers might best be located on arterials, (Everett, Glisan 9th or Broadway) rather than the more pedestrian oriented streets (Couch, Davis, Flanders, 8th and Park).

Recommendations: Future Development

1. Promote rehabilitation and new construction of housing in the North Park Block area as part of the North Downtown Development Program.
2. Focus Portland Development Commission efforts on housing projects in the area as funding permits.
3. Encourage commercial development and uses in the area which supports local residents and workers.

APPENDIX A
Cost Estimate for Redevelopment of the North Park Blocks

MOBILIZATION/DEMOLITION:

Bond & Mobilization	LS	\$ 50,000
General Conditions/Demolition	LS	50,000

SITE WORK:

Storm Drainage & Utilities	LS	30,000
Rough Grading	LS	10,000
Soil Prep	LS	20,000

LANDSCAPING:

Irrigation Adjustment	LS	10,000
Tree Replacement	35 @ \$500/each	17,500
Seeding	84,000 SF @ .10/SF	8,400

PAVING:

Walks	33,000 SF @ \$10/SF	330,000
Curbs	3,000 SF @ \$8/SF	24,000
Street Repair	10,000 SF @ \$1.50/SF	15,000

SITE FURNITURE:

Benches	90 @ \$500/each	45,000
Trash Receptacles	24 @ \$400/each	9,600
Drinking Fountains	2 @ \$3,500/each	7,000
Fountain Repair	LS	3,500
Play Equipment	LS	60,000
Fencing	560 LF @ \$30/LF	16,800
Playcourts	3 @ \$10,000/each	30,000

LIGHTING:

Single Ornaments	84 @ \$4,500/each	378,000
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PAINTING:

Light Fixtures, Fence	LS	<u>5,000</u>
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CONSTRUCTION SUBTOTAL	1,222,800
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Overhead/Profit @ 10%	<u>112,280</u>
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	1,235,080
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Percent for Art @ 1%	<u>12,350</u>
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	1,247,430
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Construction Contingency @ 10%	124,750
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CONSTRUCTION TOTAL	<u>\$1,372,180</u>
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APPENDIX B
Existing Incentives for Redevelopment

There are a number of incentives provided by the city, state and federal government which could be used in the North Park Block area to encourage development of housing and to a lesser extent commercial uses.

General Incentives

The ***North Downtown Facade Rehabilitation Program*** provides deferred payment loans of up to \$15,000 to property owners and \$5,000 to business lessees per project if matched by an equal or greater amount of private funds. Loans are repaid during their seven year term only upon sale or transfer by the property owner or termination of the lease by business lessees; the loan is forgiven upon the expiration of its seven year term. Funds can be used for rehabilitation of building facades, including painting, signs and awnings. Up to twenty hours of design assistance per project is available from architects on retainer to the Portland Development Commission. Except for the two governmental buildings, all properties within the study area are eligible for the program.

The ***State Special Assessment for Historic Properties (ORS 358-475)*** provides a fifteen year freeze of the true cash value of historic properties listed on the National Register of Historic Places. It is required that the property be maintained, that alterations to the structure be reviewed by the State Historic Preservation Office and that the building be open for public visitation one day each year. If an owner fails to comply with these terms, the special assessment can be revoked and all the tax savings plus a penalty of 15% of those savings must be paid by the property owner. Currently, the two buildings eligible for the program, the Harlow Block and the Honeyman Hardware Lofts, are under special assessment, however, there are a number of other buildings which would be eligible if placed on the National Register of Historic Places.

The ***Federal Tax Incentive for the Preservation of Old and Historic Structures*** provides an investment tax credit for "substantial rehabilitation" of income producing properties. The credit for properties listed on the National Register of Historic Places is 20% and for non-historic buildings constructed before 1936 10%. While the 20% credit is available for income producing residential buildings, neither credit is available for owner occupied residences. Rehabilitation projects using the 20% credit must be "certified" by the Department of Interior i.e., comply with the Secretary of the Interior's Standards for Rehabilitation and be consistent with the historic character of the building. The 10% credit does not require certification. The Honeyman Hardware Lofts project is currently going through the certification process for the 20% credit.

Housing Incentives

The ***Investor Rehabilitation Loan Program*** offers loans for the repair and rehabilitation of standard residential or mixed use rental properties. The loan combines market rate private financing and low interest public funds from the Portland Development Commission for a term of up to 25 years. Additionally, funding is available for the purchase or the refinancing of small properties (generally 1-4 units) that qualify for rehabilitation assistance. Loan amounts are determined by a combination of factors including the projects cash flow and value. Buildings must be brought into compliance with the City's housing code and rents must be affordable to low and middle income households. The rehabilitation of the Everett Street Lofts at 6th and Everett was a project recently funded by the Investor Rehabilitation Loan Program.

The **Multi-Unit Housing Bond Program** uses the sale of tax exempt revenue bonds to offer low interest financing for the development of housing, including new construction, rehabilitation of non-residential buildings or vacant residential buildings. Financing terms are subject to program guidelines and bond market conditions. The funds can be used for a broad range of income levels, but carry with them rent restrictions that require either 20% of the units be occupied by persons with incomes 50% or less of the metropolitan area's median income or 40% or more of the units by persons with incomes 60% of median. The program is designed for large projects which would typically consist of half block developments with 50 or more units. Two projects adjacent to the South Park Blocks, University Park Apartments with 125 units and South Park Apartments with 191 units, have been funded by the Multi-Unit Housing Bond Program.

The **Limited Property Tax Abatement Program for New Rental Housing Construction (ORS 307.600, PCC 3.104)** provides a property tax abatement on the new improvements for ten years. However, the value of the land is still taxed. It is required that the project contain one or more public benefits such as open space, meeting rooms, day care facilities, handicap adaptable housing units, etc. To qualify for the abatement, approval must be obtained from the Portland Development Commission, Planning Commission and the City Council.

The **Limited Property Tax Abatement Program for Rehabilitation of Housing (ORS 308.405, PCC 3.102)** provides a ten year property tax abatement on the value of improvements to existing residential buildings or conversion of non-residential buildings to residential use. However, the value of the land and existing improvements are still taxed. Rents must be affordable to low and moderate income households and a rent regulatory agreement is required.

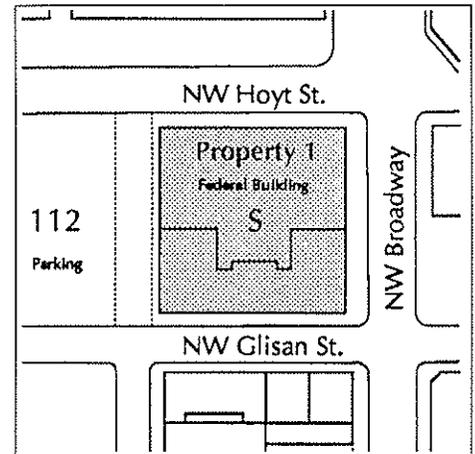
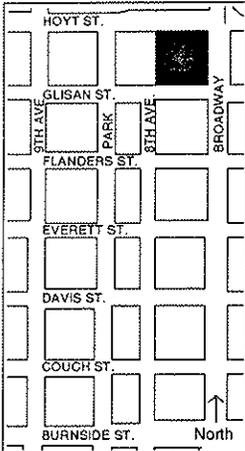
The **Oregon Lender's Tax Credit for Low-Income Housing** provides a tax credit against Oregon taxes for commercial lending institutions who provide financing for low-income housing projects sponsored by non-profit or government agencies. The credit allows lenders to offer financing to qualified projects at up to 4% below market interest rates. Projects must be certified by the State's Housing Agency and provide housing for sale or rent to households whose income is less than 80% of median as determined by the US Department of Housing and Urban Development.

The **Federal Low-Income Rental Housing Tax Credit** provides a tax credit for new construction and rehabilitation of residential units for low-income individuals and for certain acquisition costs of existing housing. The credits are claimed annually for a period of ten years. The credit for new construction and rehabilitation is approximately 9% unless the project is receiving other federal subsidies or financed with tax-exempt bonds whereupon it is approximately 4%. The credit for acquisition costs is 4%. Projects are eligible if they meet the rent restrictions outlined for the Multi-Unit Housing Bond Program, above, and the rent charged to tenants in units for which the credit is allowable may not exceed 30% of the qualifying income. Generally, eligible projects must comply with these requirements for a 30 year period.

APPENDIX C
North Park Blocks Inventory

North Park Blocks Property Inventory

Property # 1



Property Identification

Address: 511 N.W. Broadway

Legal: Couch's Add'n., Block S, Lots 1-8

Owner: GSA

Tax Account No.: *na*

1989-90 Assessed Values

Land: *na*

Improvements: *na*

Improvements/Land Ratio: *na*

Building and Site Characteristics

Area: Site: 38,000 sq.ft.

Building: 152,000 sq.ft.

FAR: Actual: 4 Allowed: 6

Height: Floors: 2 & 6 Feet: 30' & 80'

Use: U.S. Immigration and Naturalization Service

Historical Information

Original Owner: Federal Government

Original Use: U.S. Post Office

Architects: Hobart & Wetmore

Designation: National Register and

City Landmark

Year Built: 1918

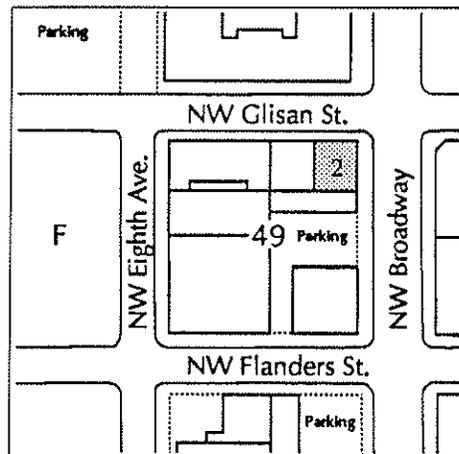
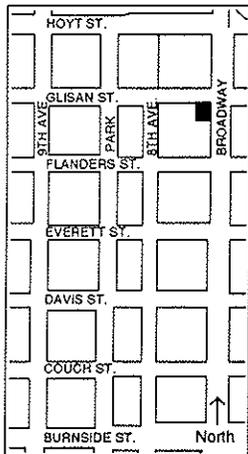
Rehabilitation/Redevelopment Potential

This property is a prominent visual as well as historic landmark. Originally used as the Federal Post Office, it is a City Historic Landmark and listed on the National Register of Historic Places.

To its west, N.W. Eighth Avenue has been vacated and, along with the former park block, has been converted to parking. It has been recommended in a number of adopted city plans, including the Central City Plan, that the block be acquired and included in the North Park Blocks.

North Park Blocks Property Inventory

Property # 2



Property Identification

Address: 431-39 N.W. Broadway

Legal: Couch's Add'n., Block 49, E 50' of Lot 8
except part in street

Owner: Renwick, James and Margaret

Tax Account No.: R-18020-4280

1989-90 Assessed Values

Land: \$40,000

Improvements: \$23,000

Improvements/Land Ratio: 0.58

Building and Site Characteristics

Area: Site: 2,000 sq.ft.

Building: 2,000 sq.ft.

FAR: Actual: 1 Allowed: 6

Height: Floors: 1 Feet: 16'

Use: Passport Photos and Café

Historical Information

Original Owner: J. H. Neal

Original Use: Post Office Pharmacy,
Cage's Shoe Repair

Architects: Ertz & Wegman

Designation: None

Year Built: 1919

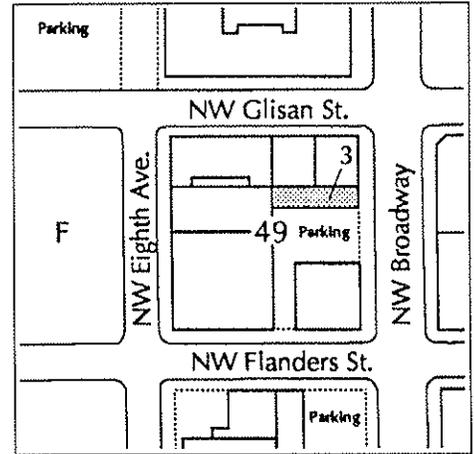
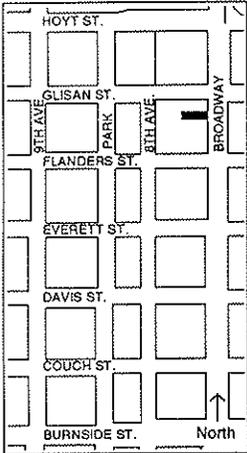
Rehabilitation/Redevelopment Potential

This one-story property, together with similar neighboring properties (Properties # 3, part of 4 and 8), represents a strong potential for redevelopment.

The property is fairly well maintained with a recently painted metal facade and wood and aluminum sash windows.

North Park Blocks Property Inventory

Property # 3



Property Identification

Address: 427 N.W. Broadway

Legal: Couch's Add'n., Block 49, N 26' of Lot 5
except part in street

Owner: Quahog Investment Co.

Tax Account No.: R-18020-4260

1989-90 Assessed Values

Land: \$37,000

Improvements: \$62,000

Improvements/Land Ratio: 1.68

Building and Site Characteristics

Area: Site: 2,340 sq.ft.

Building: 3,900 sq.ft.

FAR: Actual: 1.66 Allowed: 6

Height: Floors: 1 Feet: 16'

Use: Vacant

Historical Information

Original Owner: J. A. Gilbert

Original Use: Unknown

Architect: Unknown

Designation: None

Year Built: 1920

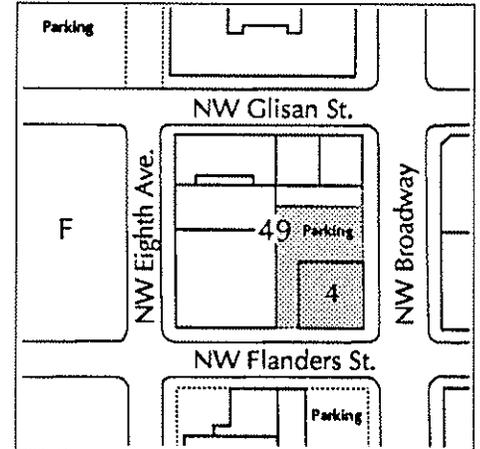
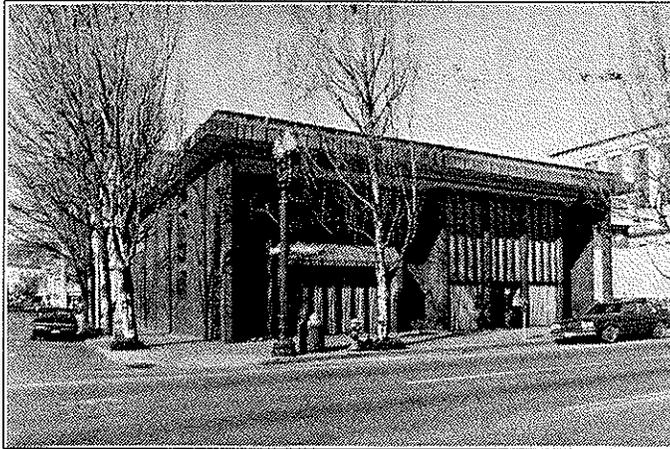
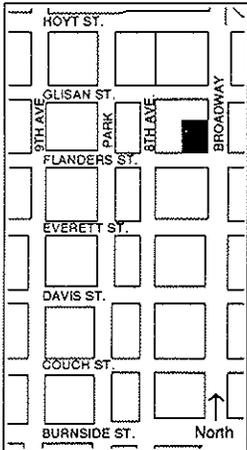
Rehabilitation/Redevelopment Potential

This small, one-story property has an assessed value considerably higher than similar neighboring structures, but, taken together with adjacent properties (Properties # 2, part of 4 and 8), a redevelopment parcel of suitable size can be established.

The building has been recently upgraded with a metal and stucco facade and aluminum sash windows.

North Park Blocks Property Inventory

Property # 4



Property Identification

Address: 419 N.W. Broadway
Legal: Couch's Add'n., Block 49, Lots 1,4, and
S 24' of Lot 5 except part in street
Owner: Spectrum Properties
Tax Account No.: R-18020-4230

1989-90 Assessed Values

Land: \$223,000
Improvements: \$210,000
Improvements/Land Ratio: 0.94

Building and Site Characteristics

Area: Site: 11,160 sq.ft.
Building: 5,464 sq.ft.
FAR: Actual: 0.5 Allowed: 6
Height: Floors: 1 Feet: 25'
Use: Vacant; 28 parking spaces

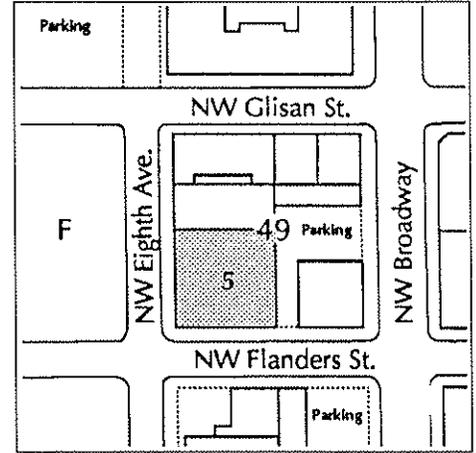
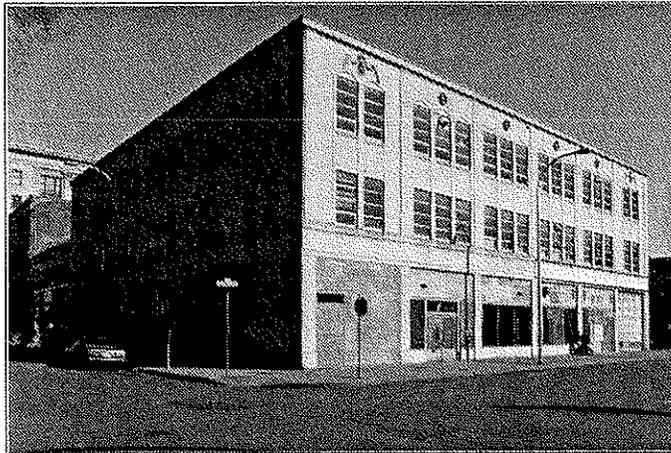
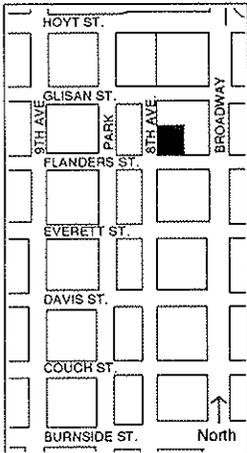
Historical Information

Original Owner: U.S. Bank
Original Use: Bank
Architects: Blair & Zaik
Designation: None
Year Built: 1967

Rehabilitation/Redevelopment Potential

Originally built as a branch bank, the structure is in good condition. Its I/L ratio is low because the site is partly occupied by a surface parking lot which could be combined with neighboring properties (Properties # 2, 3 and 8) to the north to constitute a suitable redevelopment site.

The dark brown brick and anodized aluminum are attractive features of this good example of 1960's architecture.



Property Identification

Address: 725-35 N.W. Flanders St.
 Legal: Couch's Add'n., Block 49, Lots 2, 3
 Owner: Apas Diffusion USA, Inc.
 Tax Account No.: R-18020-4320

1989-90 Assessed Values

Land: \$140,000
 Improvements: \$285,000
 Improvements/Land Ratio: 2.04

Building and Site Characteristics

Area: Site: 10,000 sq.ft.
 Building: 35,000 sq.ft.
 FAR: Actual: 3.5 Allowed: 6
 Height: Floors: 3 Feet: 40'
 Use: Retail (proposed), 25 Housing Units (proposed), and 28 parking spaces (proposed)

Historical Information

Original Owner: J. T. Barron
 Original Use: Thlinket Packing Corp.
 Architects: Houghtaling & Dougan
 Designation: None
 Year Built: 1921

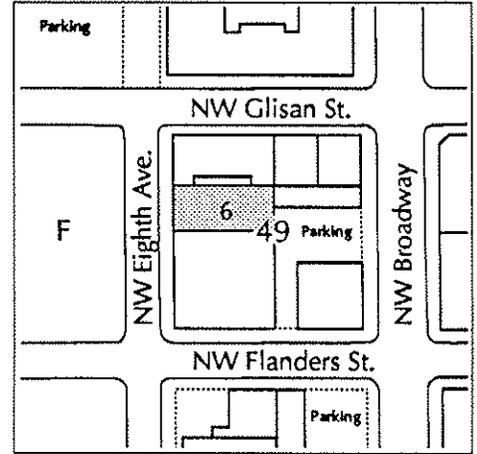
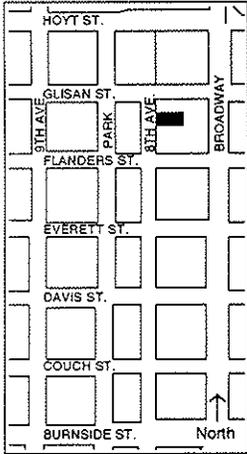
Rehabilitation/Redevelopment Potential

Although the assessed value of this three-story building exceeds the assessed land value, the structure needs major rehabilitation.

The exterior material is painted concrete. The lower floor window sashes are wood and the upper floors aluminum.

North Park Blocks Property Inventory

Property # 6



Property Identification

Address: 422 N.W. Eighth Ave.
Legal: Couch's Add'n., Block 49, Lot 6
Owner: Apas Diffusion USA, Inc.
Tax Account No.: R-18020-4340

1989-90 Assessed Values

Land: \$60,000
Improvements: \$120,000
Improvements/Land Ratio: 2

Building and Site Characteristics

Area: Site: 5,000 sq.ft.
Building: 8,880 sq.ft.
FAR: Actual: 1.78 Allowed: 6
Height: Floors: 2 Feet: 26'
Use: Art Gallery and Studio

Historical Information

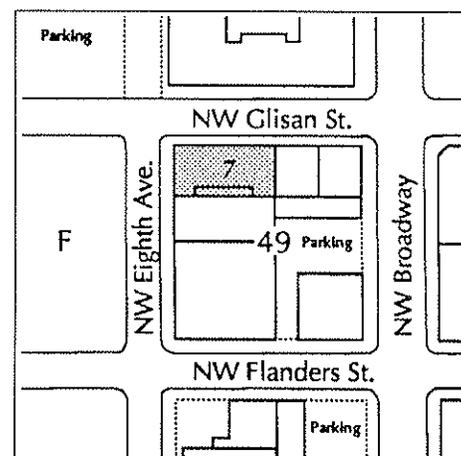
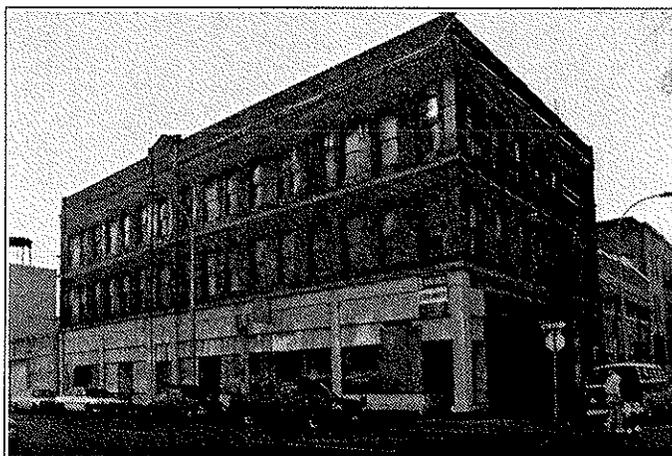
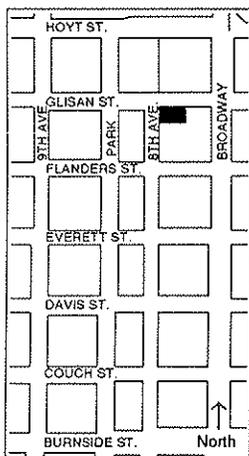
Original Owner: James Muckle
Original Use: Mason Tire & Rubber Co.
of N.Y.
Architect: Charles Ertz
Designation: None
Year Built: 1922

Rehabilitation/Redevelopment Potential

This two-story structure is well-maintained and has recently been painted. It has brick pilasters and a stucco spandrel with wood sash windows.

North Park Blocks Property Inventory

Property # 7



Property Identification

Address: 722-738 N.W. Glisan St.
Legal: Couch's Add'n., Block 49, Lot 7
Owner: Gabriel Franchere, Ltd.
Tax Account No.: R-18020-4350

1989-90 Assessed Values

Land: \$80,000 (\$57,500 Frozen Value)
Improvements: \$157,000 (\$6,500 Frozen Value)
Improvements/Land Ratio: 1.96 (0.11 Frozen Ratio)

Building and Site Characteristics

Area: Site: 5,000 sq.ft.
Building: 14,790 sq.ft.
FAR: Actual: 3 Allowed: 6
Height: Floors: 3 Feet: 44'
Use: Vacant

Historical Information

Original Owner: John & Celeste Harlow
Original Use: Grand Central Hotel
Architect: Unknown
Designation: National Register and
City Landmark
Year Built: 1882

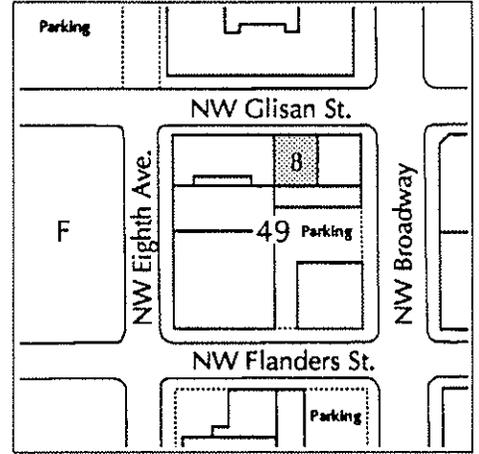
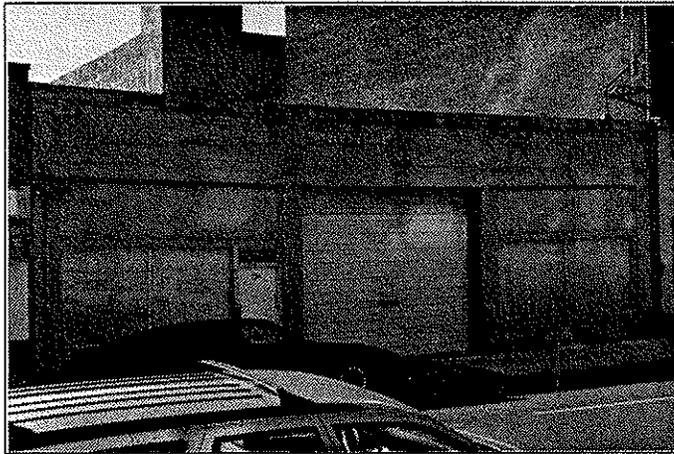
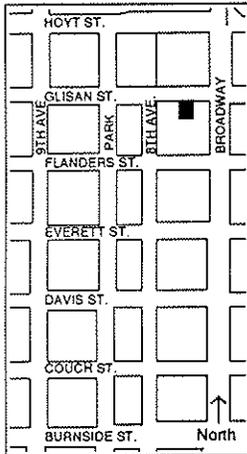
Rehabilitation/Redevelopment Potential

This 108-year old three-story structure is in need of rehabilitation. The upper two floors have a brick exterior and the ground floor has a stucco and wood finish. The window sashes are wood throughout.

The assessed value of this building was frozen for a 15-year period in 1981-82 under the State of Oregon's Special Assessment for Historic Properties program.

North Park Blocks Property Inventory

Property # 8



Property Identification

Address: 714 N.W. Glisan St.
Legal: Couch's Add'n., Block 49, W 50' of Lot 8
Owner: Quahog Investment Co.
Tax Account No.: R-18020-4300

1989-90 Assessed Values

Land: \$40,000
Improvements: \$4,000
Improvements/Land Ratio: 0.1

Building and Site Characteristics

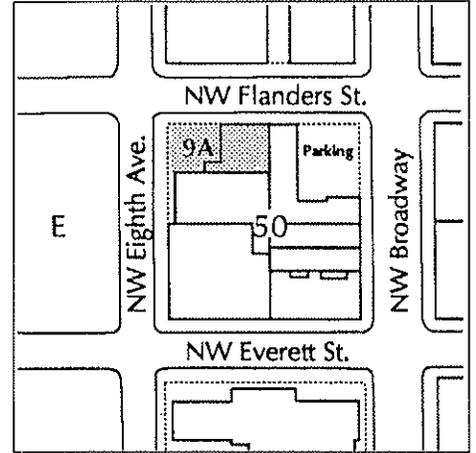
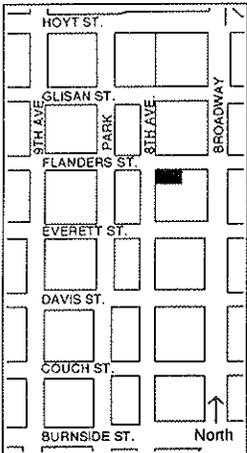
Area: Site: 2,500 sq.ft.
Building: 2,500 sq.ft.
FAR: Actual: 1 Allowed: 6
Height: Floors: 1 Feet: 16'
Use: Artist Studio

Historical Information

Original Owner: Daniel A. Grout
Original Use: Howe Auto Repair
Architects: Houghtaling & Dougan
Designation: None
Year Built: 1921

Rehabilitation/Redevelopment Potential

This one-story structure appears to be in a deteriorated state. The blue-painted brick facade is badly cracked, evidencing structural failure. This property could be combined with neighboring low-value properties (Properties # 2, 3 and part of 4) to create a suitable redevelopment parcel.



Property Identification

Address: 726 N.W. Flanders St.
 Legal: Couch's Add'n., Block 50, Lot 7
 Owner: Bauer, Leo
 Tax Account No.: R-18020-4480

1989-90 Assessed Values

Land: \$70,000
 Improvements: \$44,000
 Improvements/Land Ratio: 0.63

Building and Site Characteristics

Area: Site: 5,000 sq.ft.
 Building: 2,494 sq.ft.
 FAR: Actual: 0.5 Allowed: 6
 Height: Floors: 1 Feet: 12'
 Use: Vacant

Historical Information

Original Owner: Cascade Investment Co.
 Original Use: Belcher Tire Co.
 Architect: Unknown
 Designation: None
 Year Built: 1937

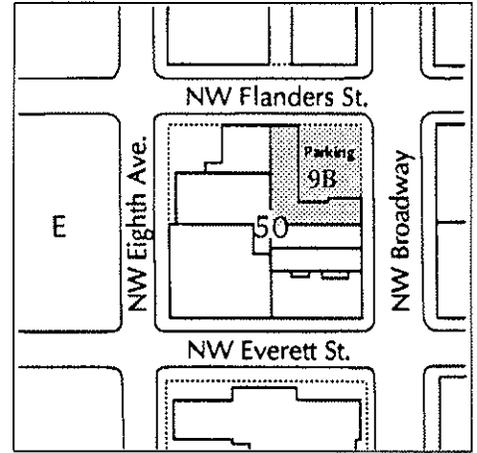
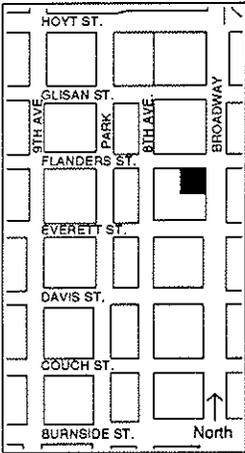
Rehabilitation/Redevelopment Potential

This one-story building only partially occupies its site, the remainder being used for automobile parking. This property could be combined with neighboring sites with similar low-intensity development (Properties # 9B, 10, 11 and 14) to create a suitable redevelopment parcel.

The property is well-maintained and was recently painted. It has a stucco finish and aluminum sash windows.

North Park Blocks Property Inventory

Property # **9B**



Property Identification

Address: 327 N.W. Broadway
Legal: Couch's Add'n., Block 50, Lots 5,8
except 10' in street
Owner: Bauer, Leo
Tax Account No.: R-18020-4420

1989-90 Assessed Values

Land: \$180,000
Improvements: \$78,000
Improvements/Land Ratio: 0.43

Building and Site Characteristics

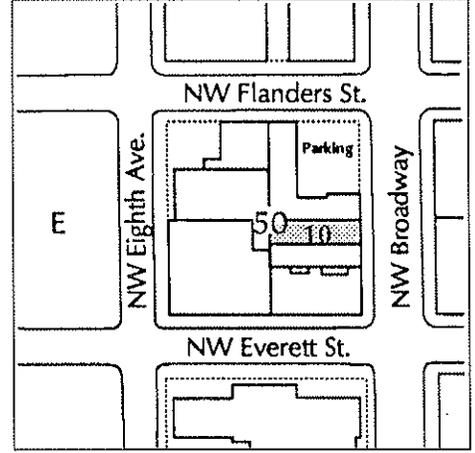
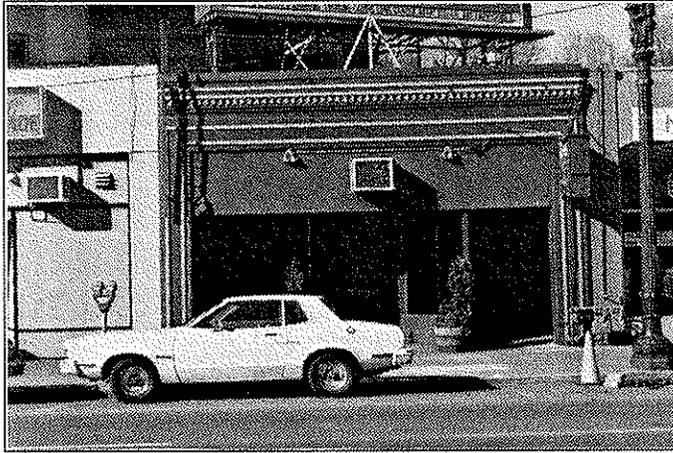
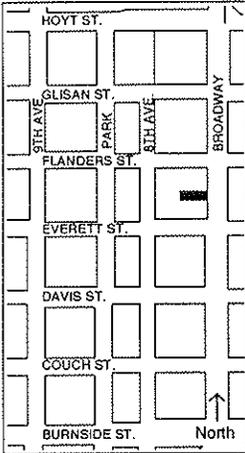
Area: Site: 9,000 sq.ft.
Building: 4,400 sq.ft.
FAR: Actual: 0.5 Allowed: 6
Height: Floors: 1 Feet: 18' & 14'
Use: Awning Company,
Parking

Historical Information

Original Owner: Frank Investment Co.
Original Use: Counts Tire Store & Service
Station
Architects: Webber & Wilson
Designation: None
Year Built: 1936

Rehabilitation/Redevelopment Potential

This property, held in common ownership with property 9A, also has the same characteristics and redevelopment potential.



Property Identification

Address: 317 N.W. Broadway
 Legal: Couch's Add'n., Block 50, N 1/2 of Lot 4
 except E 10' in street
 Owner: Kopy, Michael
 Tax Account No.: R-18020-4400

1989-90 Assessed Values

Land: \$45,000
 Improvements: \$16,000
 Improvements/Land Ratio: 0.36

Building and Site Characteristics

Area: Site: 2,250 sq.ft.
 Building: 2,250 sq.ft.
 FAR: Actual: 1 Allowed: 6
 Height: Floors: 1 Feet: 14'
 Use: Ray's Bar and Grill

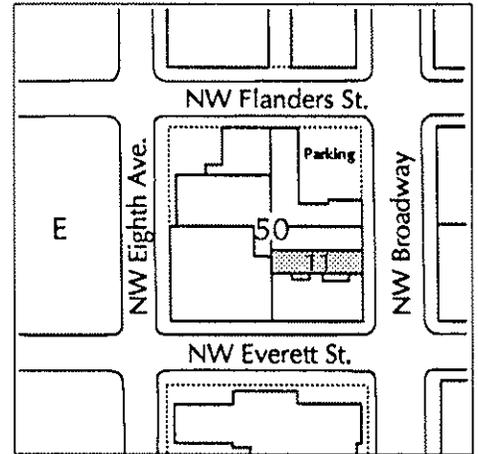
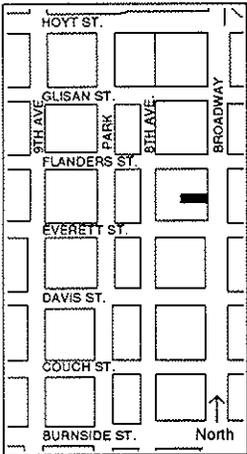
Historical Information

Original Owner: W. L. Wood
 Original Use: Retail
 Architect: Unknown
 Designation: None
 Year Built: 1913

Rehabilitation/Redevelopment Potential

This low-valued property could be combined with other neighboring properties (Properties # 9A and B, 11 and 14) to create an attractive redevelopment parcel.

The one-story structure has a facade which appears to be in good repair.



Property Identification

Address: 311 N.W. Broadway
 Legal: Couch's Add'n., Block 50, S 1/2 of Lot 4
 except part in street
 Owner: Kapsopoulous, James and Christine
 Tax Account No.: R-18020-4380

1989-90 Assessed Values

Land: \$45,000
 Improvements: \$8,000
 Improvements/Land Ratio: 0.18

Building and Site Characteristics

Area: Site: 2,250 sq.ft.
 Building: 2,250 sq.ft.
 FAR: Actual: 1 Allowed: 6
 Height: Floors: 1 Feet: 14'
 Use: Adult Video Arcade

Historical Information

Original Owner: First Baptist Church
 Original Use: Church
 Architect: Unknown
 Designation: None
 Year Built: 1913

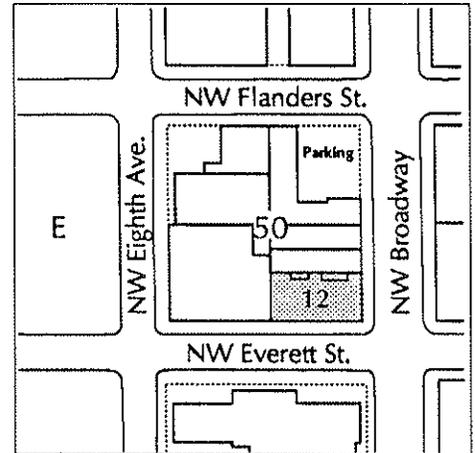
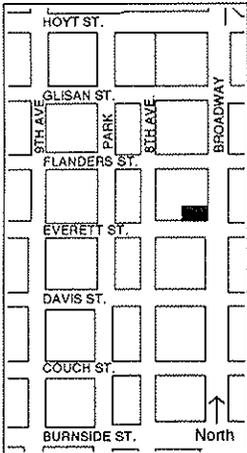
Rehabilitation/Redevelopment Potential

This one-story building has a very low assessed value. The site represents a strong potential for redevelopment if combined with neighboring properties (Properties # 9A and B, 10 and 14).

The facade is in satisfactory condition.

North Park Blocks Property Inventory

Property # 12



Property Identification

Address: 707 N.W. Everett St.
Legal: Couch's Add'n., Block 50, Lot 1
Owner: Broadmoor Hotel, Ltd.
Tax Account No.: R-18020-4360

1989-90 Assessed Values

Land: \$113,000
Improvements: \$96,000
Improvements/Land Ratio: 0.85

Building and Site Characteristics

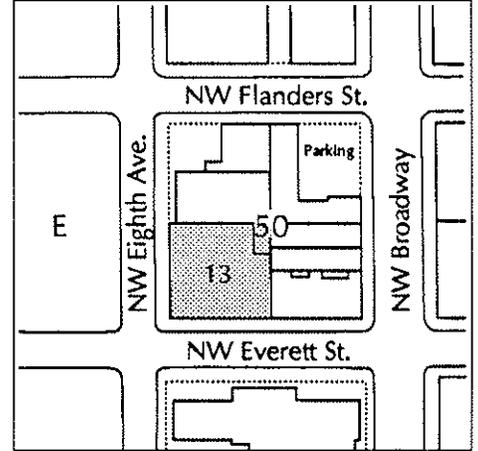
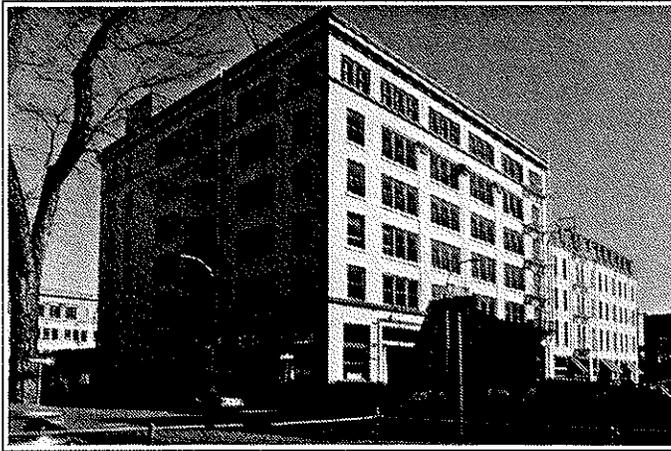
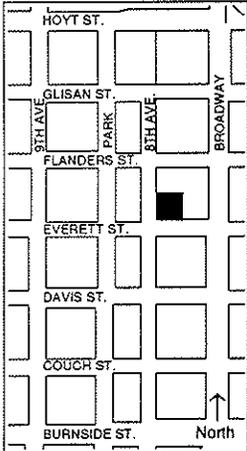
Area: Site: 4,500 sq.ft.
Building: 20,324 sq.ft.
FAR: Actual: 4.5 Allowed: 6
Height: Floors: 5 Feet: 58'
Use: Café and SRO Housing

Historical Information

Original Owner: N. W. Hunt
Original Use: Golden West Hotel
Architects: Unknown; Emil Schacht
Designation: City Inventory
Year Built: 1900; 1912

Rehabilitation/Redevelopment Potential

This building was recently extensively rehabilitated for single-room occupancy housing. Although it is included in the City's Historic Resources Inventory because of its historic association with the African-American community, the rehabilitation diminished the building's likelihood of being listed on the National Register of Historic Places.



Property Identification

Address: 723-733 N.W. Everett St.
 Legal: Couch's Add'n., Block 50, Lots 2,3
 Owner: Stenger, Sherman and Vines, Hermine
 Tax Account No.: R-18020-4440

1989-90 Assessed Values

Land: \$140,000
 Improvements: \$540,000
 Improvements/Land Ratio: 3.86

Building and Site Characteristics

Area: Site: 10,000 sq.ft.
 Building: 58,200 sq.ft.
 FAR: Actual: 5.8 Allowed: 6
 Height: Floors: 6 Feet: 77'
 Use: Vacant

Historical Information

Original Owner: Labbe Bros.
 Original Use: Blumauer & Frank Drug Co.
 Architects: Bennes & Hendricks
 Designation: City Inventory
 Year Built: 1909

Rehabilitation/Redevelopment Potential

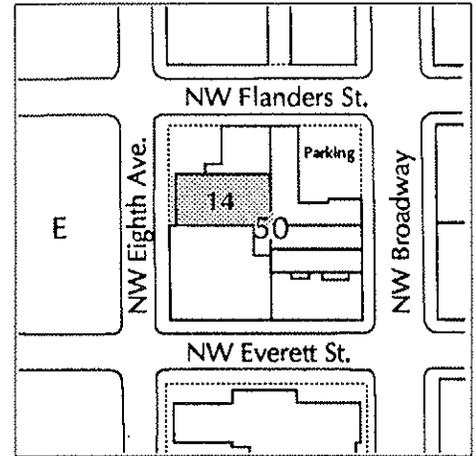
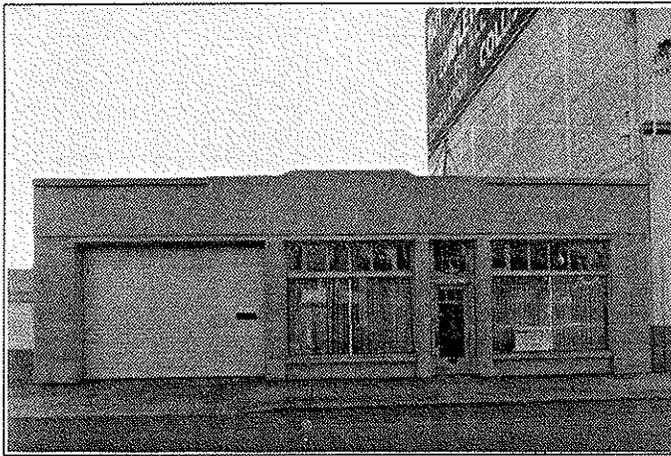
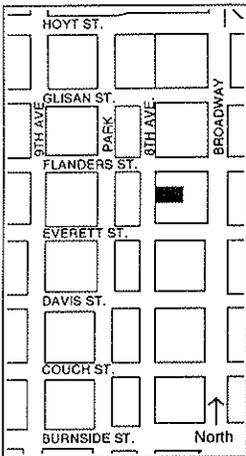
This six-story structure was previously occupied by John's Auto Wrecking and is presently being designed for reuse as loft housing with commercial uses on the ground floor.

The building is constructed of concrete with wood sash windows and is in apparently good repair.

The building is listed in the City's Historic Resources Inventory and considered eligible for listing on the National Register of Historic Places.

North Park Blocks Property Inventory

Property # 14



Property Identification

Address: 322 N.W. Eighth Ave.
Legal: Couch's Add'n., Block 50, Lot 6
Owner: Smith, Lillian
Tax Account No.: R-18020-4460

1989-90 Assessed Values

Land: \$55,000
Improvements: \$34,000
Improvements/Land Ratio: 0.62

Building and Site Characteristics

Area: Site: 5,000 sq.ft.
Building: 5,000 sq.ft.
FAR: Actual: 1 Allowed: 6
Height: Floors: 1 Feet: 15'
Use: Graham Electrical Contractors

Historical Information

Original Owner: James Morrell
Original Use: Morrell Electrical Supply Co.
Architects: Lucius & Cash
Designation: None
Year Built: 1926

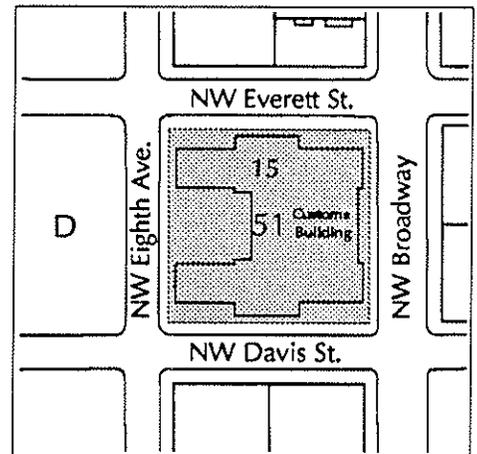
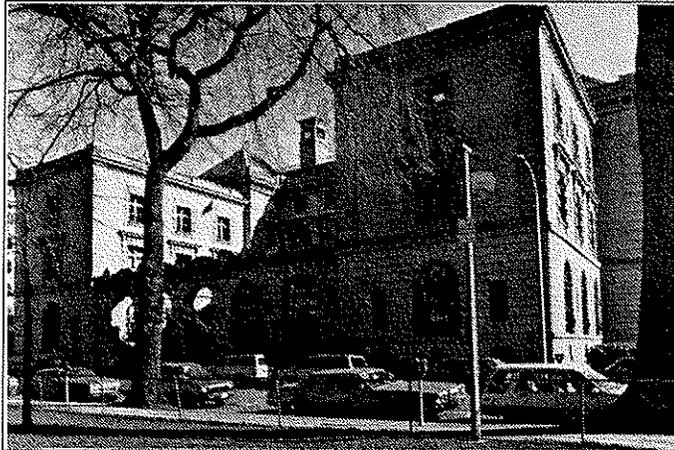
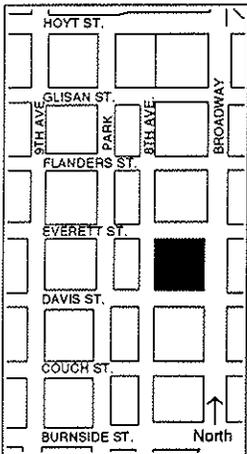
Rehabilitation/Redevelopment Potential

A one-story, low-valued structure occupies the site. This property could be combined with neighboring properties (Properties # 9A and B, 10 and 11) north and east to constitute a larger parcel for redevelopment.

The building is maintained in a satisfactory manner with a painted brick and stucco facade and wood sash windows.

North Park Blocks Property Inventory

Property # 15



Property Identification

Address: 220 N.W. Eighth Ave.
Legal: Couch's Add'n., Block 51, Lots 1-8
Owner: GSA - U.S. Customs
Tax Account No.: na

1989-90 Assessed Values

Land: na
Improvements: na
Improvements/Land Ratio: na

Building and Site Characteristics

Area: Site: 38,000 sq.ft.
Building: 78,838 sq.ft.
FAR: Actual: 2.08 Allowed: 6
Height: Floors: 3 Feet: 60' and 70'
Use: Federal Offices

Historical Information

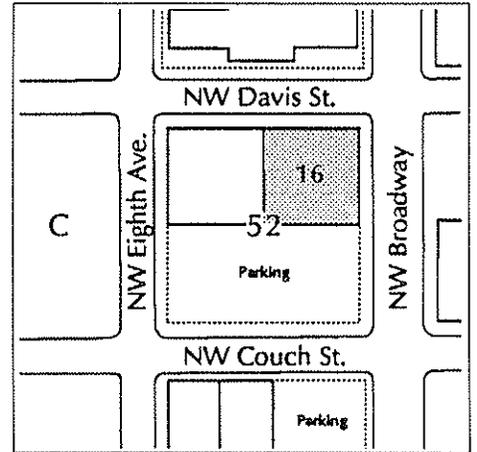
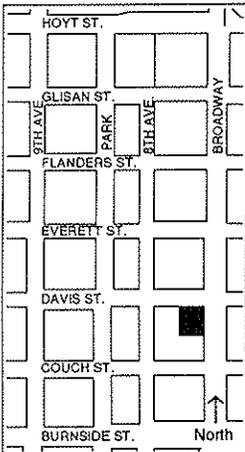
Original Owner: Federal Government
Original Use: U.S. Customs House
Architects: Taylor & Lazarus
Designation: National Register and
City Landmark
Year Built: 1901

Rehabilitation/Redevelopment Potential

This property is one of the most prominent visual and historical landmarks in the North Park Blocks area. Originally used as the U.S. Customs House, it is a City Historic Landmark and listed on the National Register of Historic Places. Its formal courtyard entrance faces the North Park Blocks and provides the opportunity for a classical backdrop if the park block between Everett and Glisan were developed into a public plaza or gathering space.

North Park Blocks Property Inventory

Property # 16



Property Identification

Address: 123-35 N.W. Broadway
Legal: Couch's Add'n., Block 52, Lots 5,8
Owner: Daisy Kingdom, Inc.
Tax Account No.: R-18020-4590

1989-90 Assessed Values

Land: \$225,000
Improvements: \$280,000
Improvements/Land Ratio: 1.24

Building and Site Characteristics

Area: Site: 9,000 sq.ft.
Building: 26,736 sq.ft.
FAR: Actual: 3 Allowed: 6
Height: Floors: 3 Feet: 50'
Use: Executive Used Auto Sales

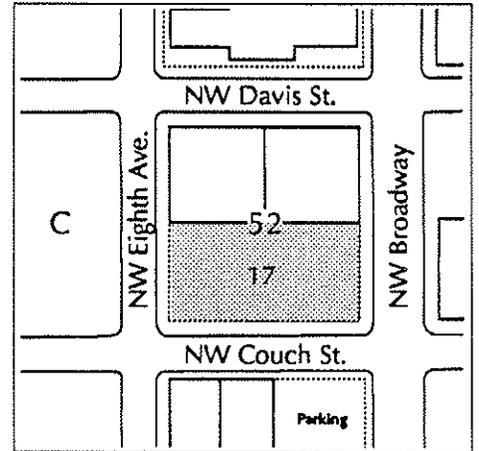
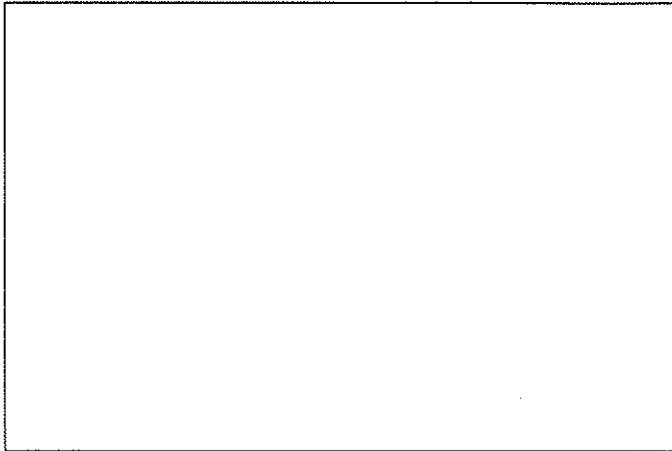
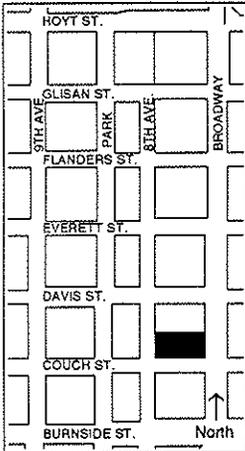
Historical Information

Original Owner: Gay Lombard
Original Use: J. W. Leavitt Automobile Co.
Architects: Jacobberger & Smith
Designation: City Inventory
Year Built: 1915

Rehabilitation/Redevelopment Potential

A three-story structure occupies the site. The upper floors are red brick with wood sash windows. The ground floor has painted plaster pilasters and spandrel and large plate glass windows. Its value and condition suggest that, with periodic maintenance, it will likely remain for a considerable period of time.

The building is listed in the City's Historic Resources Inventory and is considered eligible for listing on the National Register of Historic Places.



Property Identification

Address: 701 N.E. Couch St.
 Legal: Couch's Add'n., Block 52, Lots 1-4
 except part in street
 Owner: Wall, Malarkey
 Tax Account No.: R-18020-4550

1989-90 Assessed Values

Land: \$418,000
 Improvements: \$10,000
 Improvements/Land Ratio: 0.02

Building and Site Characteristics

Area: Site: 19,000 sq.ft.
 Building: *na*
 FAR: Actual: 0 Allowed: 6
 Height: Floors: *na* Feet: *na*
 Use: 140 parking spaces

Historical Information

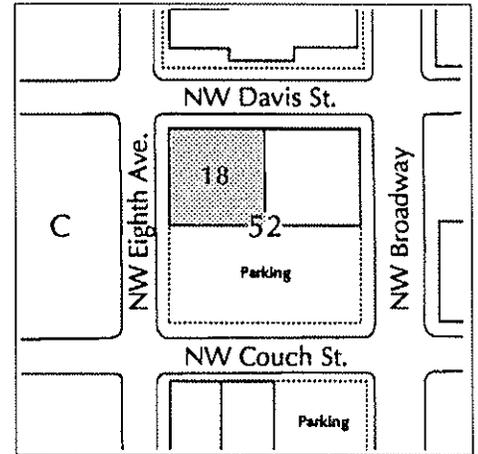
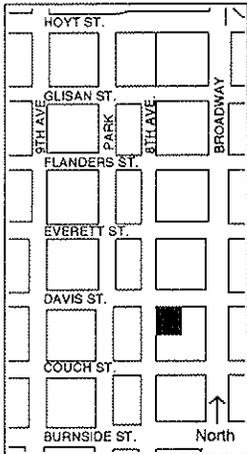
Original Owner: Unknown
 Original Use: Unknown
 Architect: *na*
 Designation: None
 Year Built: *na*

Rehabilitation/Redevelopment Potential

This one-half block surface parking lot has considerable redevelopment potential as it has an optimal location with frontage on the North Park Blocks and N.W. Broadway.

North Park Blocks Property Inventory

Property # 18



Property Identification

Address: 134 N.W. Eighth Ave.
Legal: Couch's Add'n., Block 52, Lots 6,7
Owner: Reed, Timothy and Patricia
Tax Account No.: R-18020-4610

1989-90 Assessed Values

Land: \$150,000
Improvements: \$300,000
Improvements/Land Ratio: 2

Building and Site Characteristics

Area: Site: 10,000 sq.ft.
Building: 25,200 sq.ft.
FAR: Actual: 2.5 Allowed: 6
Height: Floors: 2 Feet: 40'
Use: Daisy Kingdom

Historical Information

Original Owner: Gay Lombard
Original Use: Oregon Motor Car Co.
Architects: Jacobberger & Smith
Designation: City Inventory
Year Built: 1916

Rehabilitation/Redevelopment Potential

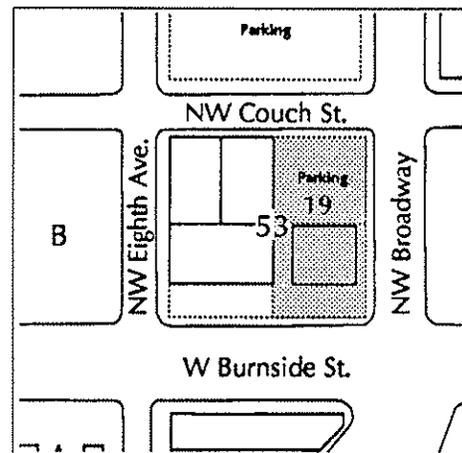
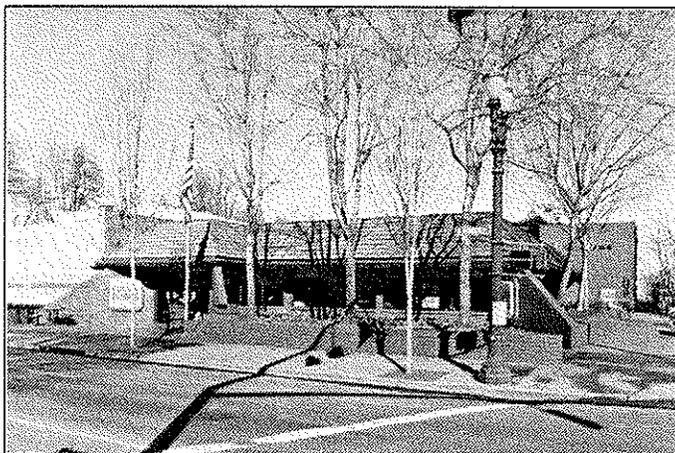
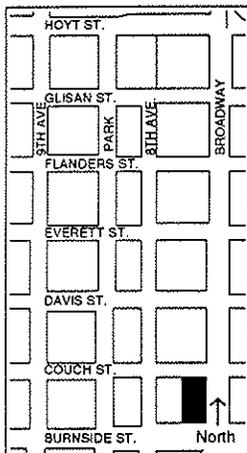
This three-story, higher-valued property is well maintained and most likely will continue in place for many years.

The masonry facade was recently painted and has wood sash windows and a decorative cornice. The ground floor has large plate glass windows with an attractive small-paned clerestory entrance alcove.

The Historic Resource Inventory makes note of its decorative cornice, brick exterior and large glass storefront. It is considered eligible for listing on the National Register of Historic Places.

North Park Blocks Property Inventory

Property # 19



Property Identification

Address: 707 W. Burnside

Legal: Couch's Add'n., Block 53, Lot 1 except
S 10' in street, and Lots 4,5,8 exc. E 10' in street

Owner: Oregon Community Foundation

Tax Account No.: R-18020-4630

1989-90 Assessed Values

Land: \$551,000

Improvements: \$55,000

Improvements/Land Ratio: 0.1

Building and Site Characteristics

Area: Site: 16,200 sq.ft.
Building: 4,389 sq.ft.
FAR: Actual: .27 Allowed: 6
Height: Floors: 1 Feet: 10'
Use: Burger King,
18 parking spaces

Historical Information

Original Owner: Oregon Community
Foundation
Original Use: Fast Food Restaurant
Architects: Chilles & Nielson
Designation: None
Year Built: 1978

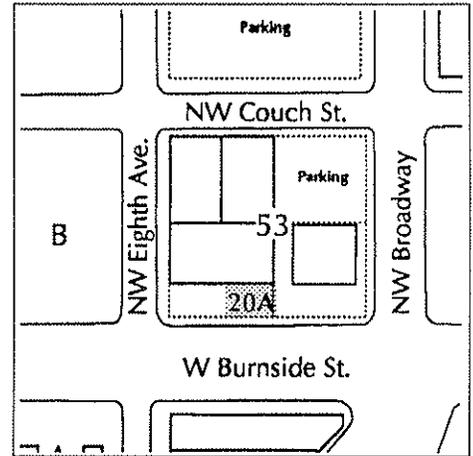
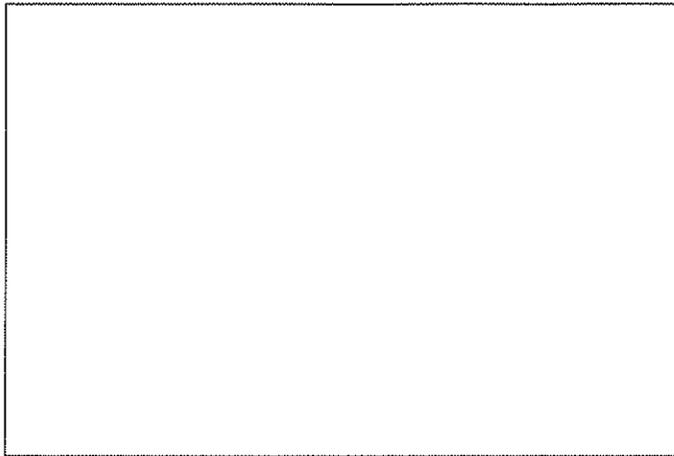
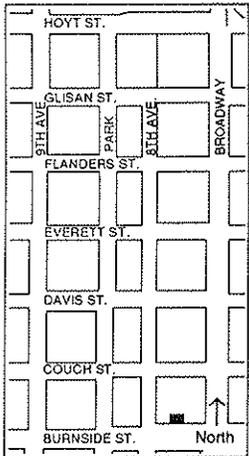
Rehabilitation/Redevelopment Potential

This recently-constructed, one-story drive-in restaurant building is well designed and maintained.

However, a surface parking lot occupies over half of the site and such under-utilization of this prominent site suggests that the property has considerable long-term potential as a redevelopment site.

North Park Blocks Property Inventory

Property # 20A



Property Identification

Address: 723 W. Burnside

Legal: Couch's Add'n., Block 53, E 1/2 of Lot 2
except S 20' in street

Owner: Bank of California Tr., Stearns, Douglas

Tax Account No.: R-18020-4670

1989-90 Assessed Values

Land: \$48,000

Improvements: \$500

Improvements/Land Ratio: 0.01

Building and Site Characteristics

Area: Site: 1,500 sq.ft.

Building: *na*

FAR: Actual: 0 Allowed: 6

Height: Floors: *na* Feet: *na*

Use: 3 parking spaces and driveway

Historical Information

Original Owner: Unknown

Original Use: Unknown

Architect: *na*

Designation: None

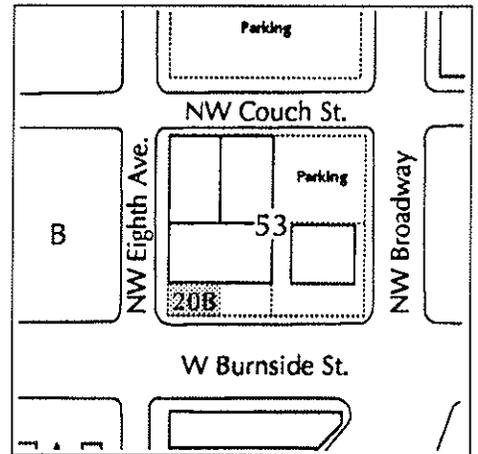
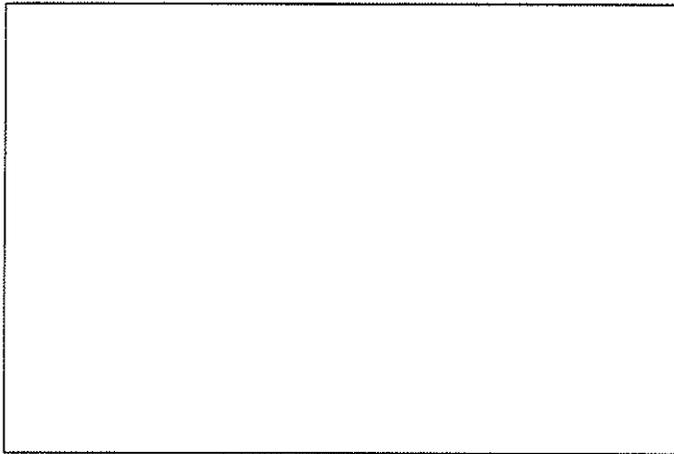
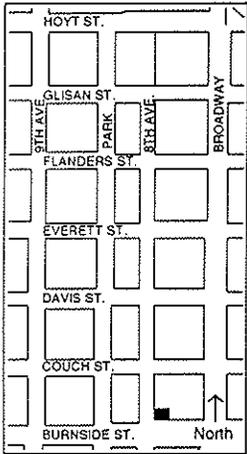
Year Built: *na*

Rehabilitation/Redevelopment Potential

This very small property, together with an adjoining property, is used as a driveway and for parking. If combined with other neighboring properties (Properties # 19, and 20B and C), a highly desirable redevelopment site would be created.

North Park Blocks Property Inventory

Property # 20B



Property Identification

Address: 729 W. Burnside

Legal: Couch's Add'n., Block 53, W 1/2 of Lot 2
except S 20' in Burnside Street

Owner: Bank of California Tr., Stearns, Douglas

Tax Account No.: R-18020-4690

1989-90 Assessed Values

Land: \$48,000

Improvements: \$500

Improvements/Land Ratio: 0.01

Building and Site Characteristics

Area: Site: 1,500 sq.ft.

Building: *na*

FAR: Actual: 0 Allowed: 6

Height: Floors: *na* Feet: *na*

Use: 3 parking spaces and driveway

Historical Information

Original Owner: Unknown

Original Use: Unknown

Architect: *na*

Designation: None

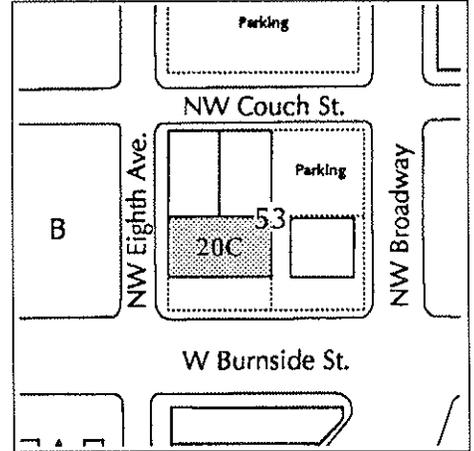
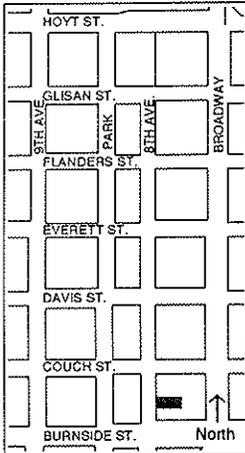
Year Built: *na*

Rehabilitation/Redevelopment Potential

See Property # 20A.

North Park Blocks Property Inventory

Property # 20C



Property Identification

Address: 12 N.W. Eighth Ave.
Legal: Couch's Add'n., Block 53, Lot 3, S 10' of Lot 6
Owner: Bank of California Tr., Stearns, Douglas
Tax Account No.: R-18020-4710

1989-90 Assessed Values

Land: \$72,000
Improvements: \$82,000
Improvements/Land Ratio: 1.14

Building and Site Characteristics

Area: Site: 6,000 sq.ft.
Building: 7,650 sq.ft.
FAR: Actual: 1.28 Allowed: 6
Height: Floors: 1 Feet: 12'
Use: Restaurant Supply

Historical Information

Original Owner: R. G. Jubitz
Original Use: Garage
Architects: MacNaughton & Raymond
Designation: None
Year Built: 1920

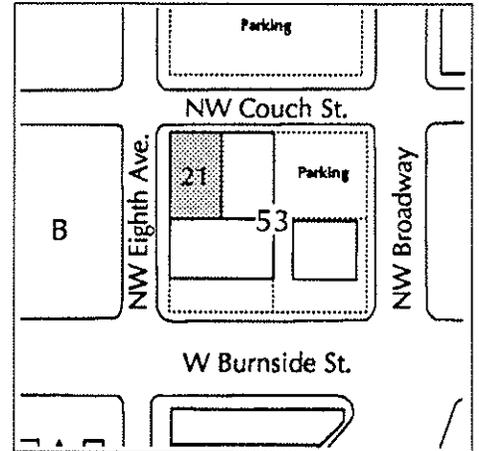
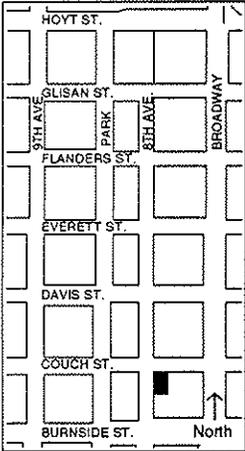
Rehabilitation/Redevelopment Potential

This one-story structure is well-maintained, but more intensive use could be put to the site if combined with neighboring properties (Properties # 19 and 20A and B).

The facade has recently been painted. It has brick piers and spandrels with wood sash windows.

North Park Blocks Property Inventory

Property # 21



Property Identification

Address: 34 N.W. Eighth Ave.
Legal: Couch's Add'n., Block 53, W 1/2 of
N 40' of Lot 6, and W 1/2 of Lot 7
Owner: Bank of California Tr., Stearns, Douglas
Tax Account No.: R-18020-4750

1989-90 Assessed Values

Land: \$68,000
Improvements: \$161,000
Improvements/Land Ratio: 2.37

Building and Site Characteristics

Area: Site: 4,500 sq.ft.
Building: 12,024 sq.ft.
FAR: Actual: 2.67 Allowed: 6
Height: Floors: 2 Feet: 33'
Use: Sheet Music

Historical Information

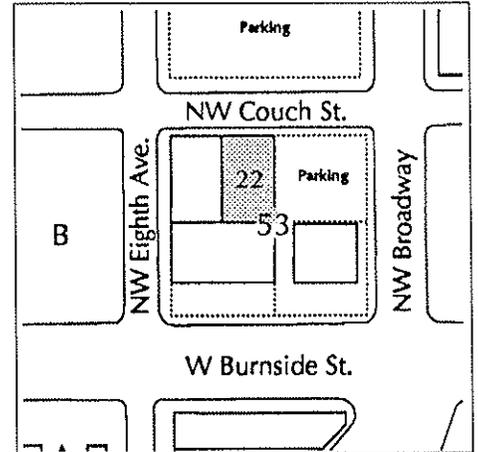
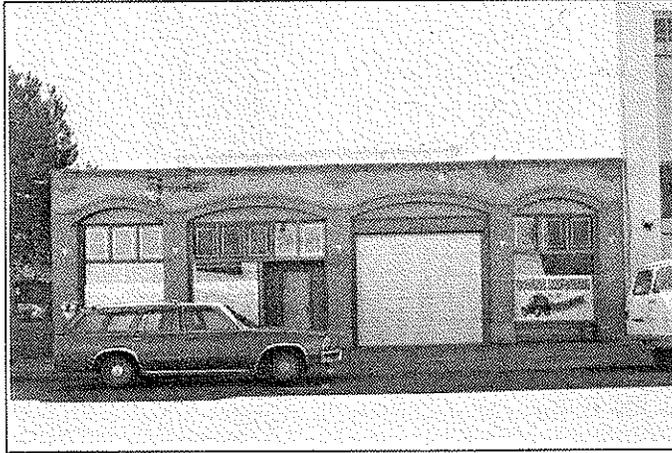
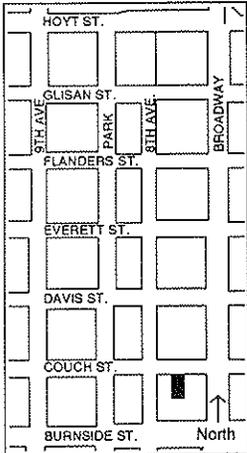
Original Owner: F. E. Stanbaugh
Original Use: Colyear Motor Sales
Architects: Strong & MacNaughton
Designation: City Inventory
Year Built: 1926

Rehabilitation/Redevelopment Potential

This two-story structure has a high assessed improvement value—especially compared with the land assessment. It is well-maintained and, with continued maintenance, should remain in place for many years.

North Park Blocks Property Inventory

Property # 22



Property Identification

Address: 722 N.W. Couch St.
Legal: Couch's Add'n., Block 53, E 1/2 of
N 40' of Lot 6, and E 1/2 of Lot 7
Owner: Bank of California Tr., Stearns, Douglas
Tax Account No.: R-18020-4730

1989-90 Assessed Values

Land: \$54,000
Improvements: \$45,000
Improvements/Land Ratio: 0.83

Building and Site Characteristics

Area: Site: 4,500 sq.ft.
Building: 4,500 sq.ft.
FAR: Actual: 1 Allowed: 6
Height: Floors: 1 Feet: 18'
Use: Vacant

Historical Information

Original Owner: Goon Dip
Original Use: Storage Battery Co.
Architect: D. L. Williams
Designation: None
Year Built: 1918

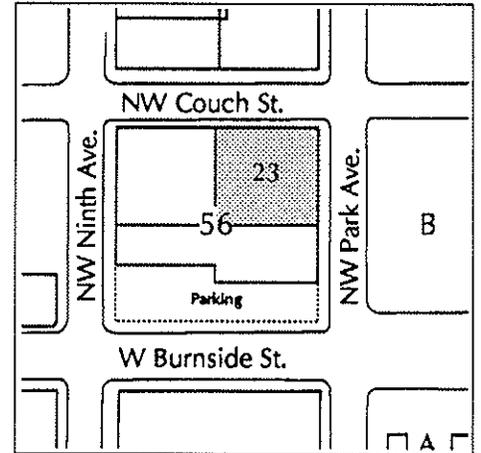
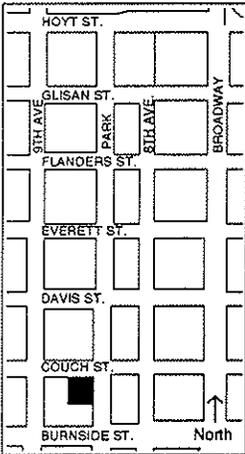
Rehabilitation/Redevelopment Potential

This property has potential for either rehabilitation or redevelopment if combined with adjacent properties (Properties # 19 and 20A, B and C).

Its attractive facade design needs only some upgrading.

North Park Blocks Property Inventory

Property # 23



Property Identification

Address: 33 N.W. Park Ave.

Legal: Couch's Add'n., Block 56, Lots 5,8

Owner: U.S. National Bank of Oregon Tr.

Tax Account No.: R-18020-4910

1989-90 Assessed Values

Land: \$140,000

Improvements: \$149,000

Improvements/Land Ratio: 1.06

Building and Site Characteristics

Area: Site: 10,000 sq.ft. .

Building: 19,904 sq.ft.

FAR: Actual: 1.99 Allowed: 6

Height: Floors: 2 Feet: 30'

Use: Powell's Technical Bookstore

Historical Information

Original Owner: S. Lowengart Est.

Original Use: White Motor Co.

Architects: MacNaughton, Raymond &
Lawrence

Designation: None

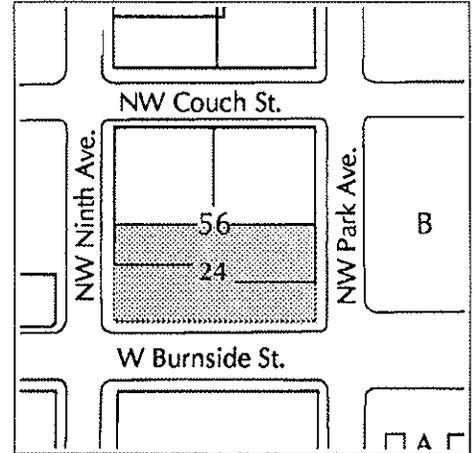
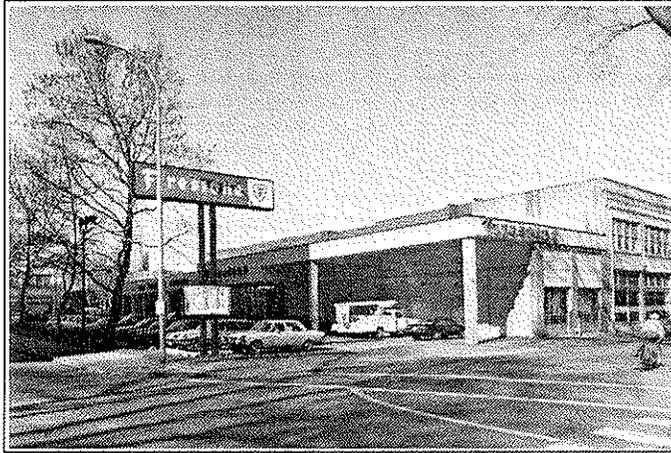
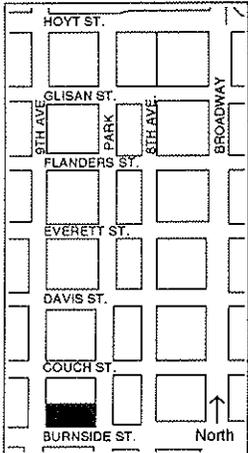
Year Built: 1917

Rehabilitation/Redevelopment Potential

This two-story, 73-year old building has some architectural interest. It's exterior facing is cream-colored brick, with painted stucco pilasters and trim. The sash throughout is wood and all features appear to be well-maintained. It has recently been rehabilitated for use as a bookstore.

North Park Blocks Property Inventory

Property # 24



Property Identification

Address: 815 W. Burnside
Legal: Couch's Add'n., Block 56, Lots 1-4
Owner: Firestone Tire and Rubber Co.
Tax Account No.: R-18020-4890

1989-90 Assessed Values

Land: \$550,000
Improvements: \$75,000
Improvements/Land Ratio: 0.16

Building and Site Characteristics

Area: Site: 20,000 sq.ft.
Building: 7,695 sq.ft.
FAR: Actual: 1 Allowed: 6
Height: Floors: 1 Feet: 20'
Use: Tire Sales,
24 parking spaces

Historical Information

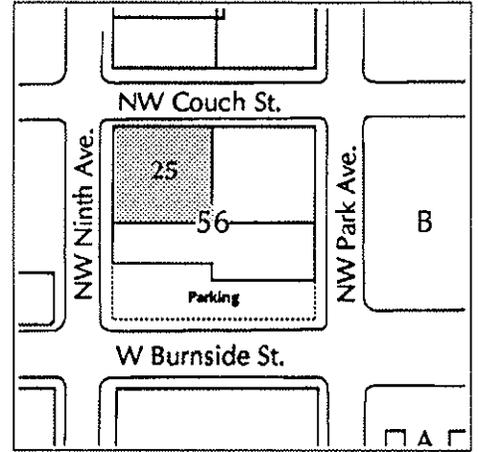
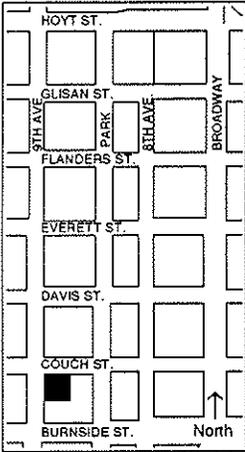
Original Owner: Firestone Service Stores,
Inc.
Original Use: Firestone Service Store
Architect: Firestone Construction Division,
Akron
Designation: None
Year Built: 1933

Rehabilitation/Redevelopment Potential

This one-story structure and parking lot has considerable redevelopment potential. It's I/L ratio is very low and the site is very visible. The building has been remodeled with several materials over time, concrete block, painted brick and large glass doors.

North Park Blocks Property Inventory

Property # 25



Property Identification

Address: 26-34 N.W. Ninth Ave.
Legal: Couch's Add'n., Block 56, Lots 6,7
Owner: Goodman, Mark and Gregory
Tax Account No.: R-18020-4950

1989-90 Assessed Values

Land: \$140,000
Improvements: \$155,000
Improvements/Land Ratio: 1.11

Building and Site Characteristics

Area: Site: 10,000 sq. ft.
Building: 20,000 sq.ft.
FAR: Actual: 2 Allowed: 6
Height: Floors: 2 Feet: 26'
Use: Vacant and parking garage

Historical Information

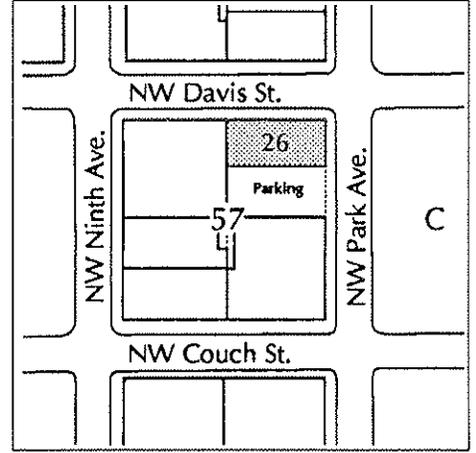
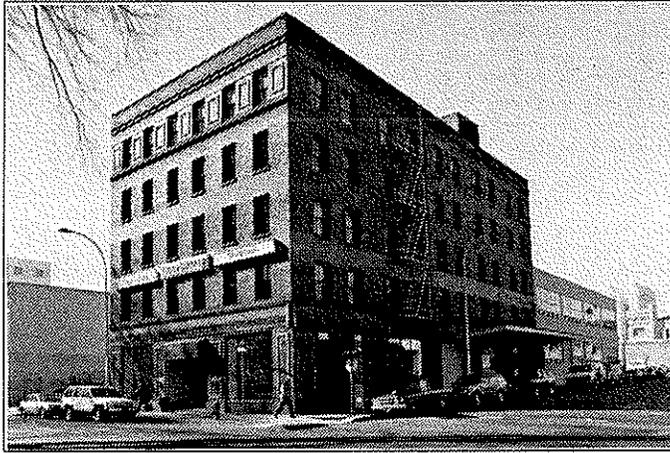
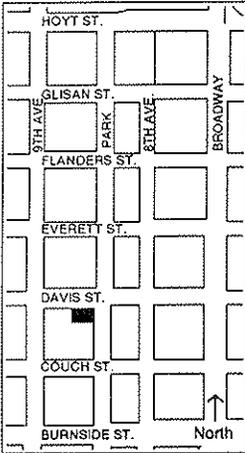
Original Owner: L. & H. S. Freedman
Original Use: Auto Sales Co.
Architects: Sutton & Whitney
Designation: None
Year Built: 1918

Rehabilitation/Redevelopment Potential

This two-story, 72-year old building has some architectural interest. The building is faced with a very light tan brick with metal sash windows on the ground floor and wood sash windows on the second floor. The building would benefit from some minor exterior maintenance.

North Park Blocks Property Inventory

Property # 26



Property Identification

Address: 135 N.W. Park Ave.
Legal: Couch's Add'n., Block 57, Lot 8
Owner: Smith Bros. Office Outfitters, Inc.
Tax Account No.: R-18020-5010

1989-90 Assessed Values

Land: \$70,000
Improvements: \$175,000
Improvements/Land Ratio: 2.5

Building and Site Characteristics

Area: Site: 5,000 sq.ft.
Building: 25,000 sq.ft.
FAR: Actual: 5 Allowed: 6
Height: Floors: 5 Feet: 61'
Use: Smith Bros. Office Furniture

Historical Information

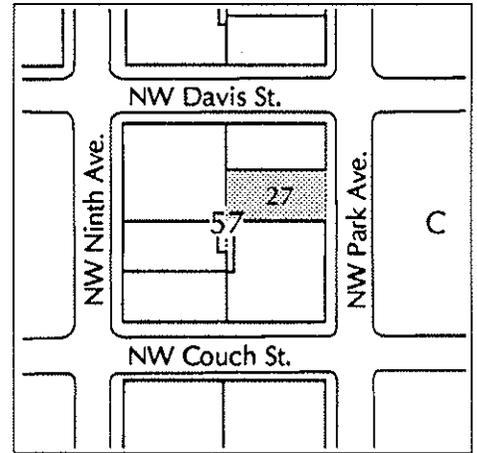
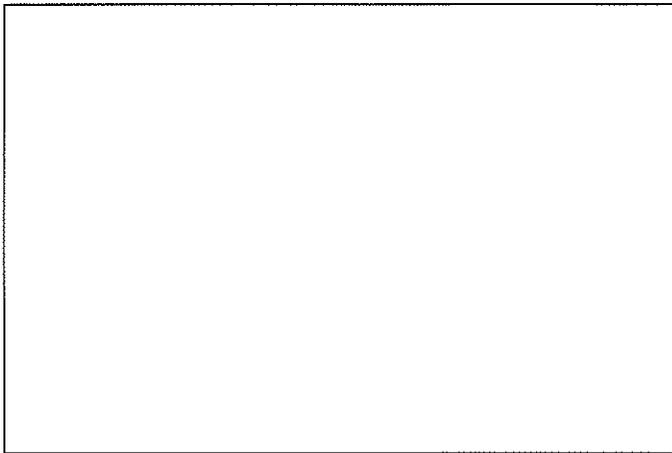
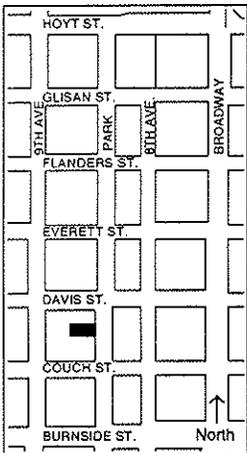
Original Owner: F. P. Henderson
Original Use: Baggage & Omnibus
Transfer Co.
Architects: Bennes & Hendricks
Designation: City Inventory
Year Built: 1911

Rehabilitation/Redevelopment Potential

This five-story, 79-year old building is considered eligible for listing on the National Register of Historic Places. It is an attractive red brick structure with metal sash windows on the ground floor and wood sash windows on the upper floors.

North Park Blocks Property Inventory

Property # 27



Property Identification

Address: 105 N.W. Park Ave.
Legal: Couch's Add'n., Block 57, Lot 5
Owner: Hass, Richard (Leased)
Tax Account No.: R-18020-4990

1989-90 Assessed Values

Land: \$55,000
Improvements: \$3,000
Improvements/Land Ratio: 0.05

Building and Site Characteristics

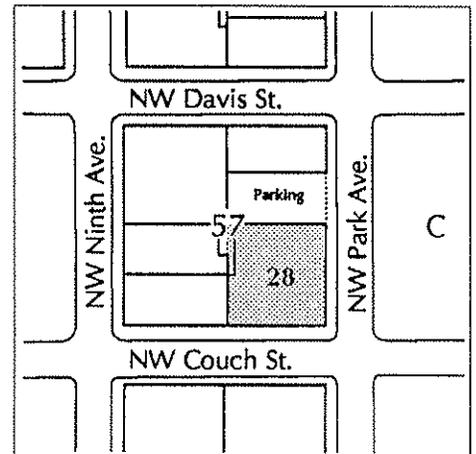
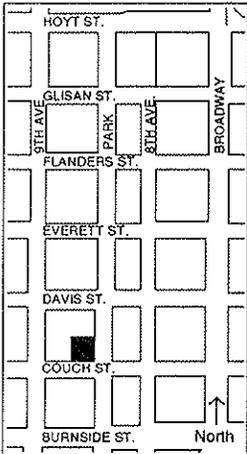
Area: Site: 5,000 sq.ft.
Building: *na*
FAR: Actual: 0 Allowed: 6
Height: Floors: *na* Feet: *na*
Use: 18 parking spaces

Historical Information

Original Owner: Unknown
Original Use: Unknown
Architect: *na*
Designation: None
Year Built: *na*

Rehabilitation/Redevelopment Potential

This site provides off-street parking for neighboring development; however, as centrally located property becomes more scarce, it should gain potential for redevelopment.



Property Identification

Address: 105 N.W. Park Ave.
 Legal: Couch's Add'n., Block 57, Lots 1,4
 Owner: Hass, Richard M. (Leased)
 Tax Account No.: R-18020-4970

1989-90 Assessed Values

Land: \$140,000
 Improvements: \$178,000
 Improvements/Land Ratio: 1.27

Building and Site Characteristics

Area: Site: 10,000 sq.ft.
 Building: 19,600 sq.ft.
 FAR: Actual: 1.96 Allowed: 6
 Height: Floors: 2 Feet: 25'
 Use: Childpeace Montessori School

Historical Information

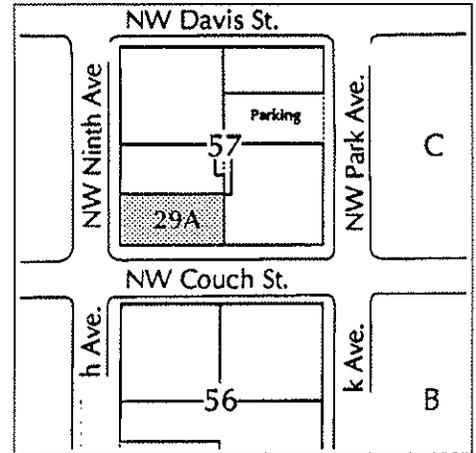
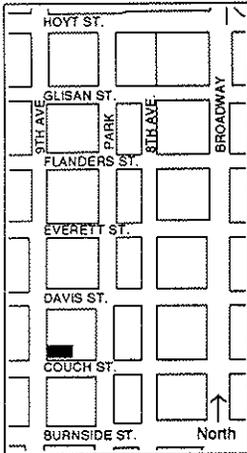
Original Owner: W. B. Wiggins
 Original Use: Wiggins Automotive Co.
 Architects: Strong & MacNaughton
 Designation: City Inventory
 Year Built: 1921

Rehabilitation/Redevelopment Potential

This two-story, 69-year old building is of architectural interest. It is quite well maintained and attractive with red brick and plaster trim and wood sash windows.

North Park Blocks Property Inventory

Property # 29A



Property Identification

Address: 102-108 N.W. Ninth Ave.
Legal: Couch's Add'n., Block 57, Lot 2
Owner: Weir, Ernest and Mary
Tax Account No.: R-18020-5030

1989-90 Assessed Values

Land: \$70,000
Improvements: \$96,000
Improvements/Land Ratio: 1.37

Building and Site Characteristics

Area: Site: 5,000 sq.ft.
Building: 15,000 sq.ft.
FAR: Actual: 3 Allowed: 6
Height: Floors: 3 Feet: 46'
Use: Shulz, Wack, Weir Printers

Historical Information

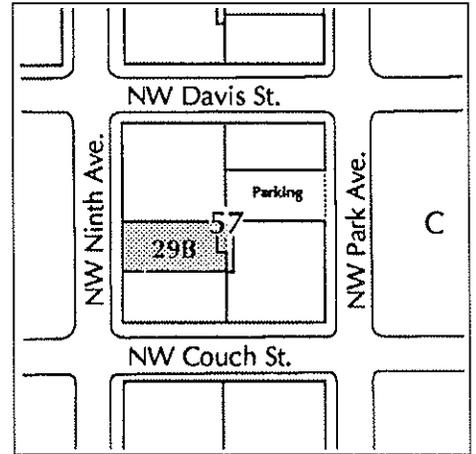
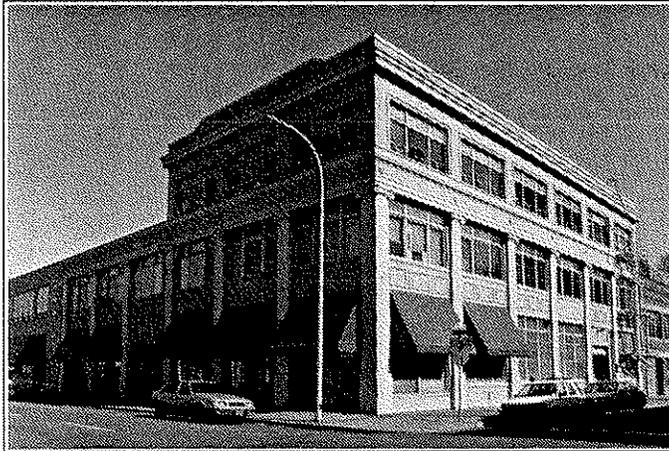
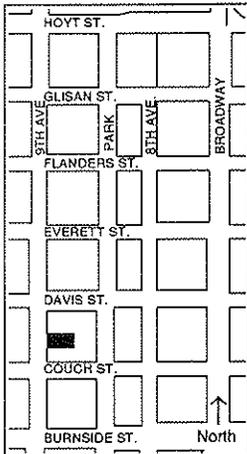
Original Owner: Binford Graphic Arts
Original Use: Printing Company
Architect: Manson White
Designation: City Inventory
Year Built: 1921

Rehabilitation/Redevelopment Potential

This three-story, 69-year old structure, together with the neighboring two-story, 53-year old addition, are both considered eligible for listing on the National Register of Historic Places. These masonry buildings are very well maintained with aluminum sash storm windows. The two-story pilasters have Ionic style capitals and decorative medallions located at the second story entablature.

North Park Blocks Property Inventory

Property # 29B



Property Identification

Address: 110-118 N.W. Ninth Ave.
Legal: Couch's Add'n., Block 57, Lot 3
Owner: Weir, Ernest and Mary
Tax Account No.: R-18020-5050

1989-90 Assessed Values

Land: \$55,000
Improvements: \$53,000
Improvements/Land Ratio: 0.96

Building and Site Characteristics

Area: Site: 5,000 sq.ft.
Building: 9,794 sq.ft.
FAR: Actual: 1.9 Allowed: 6
Height: Floors: 2 Feet: 30'
Use: Printing

Historical Information

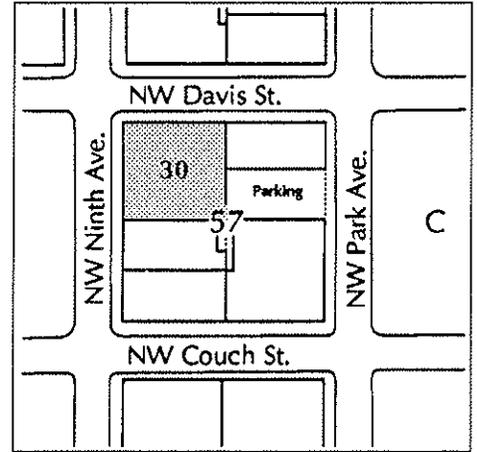
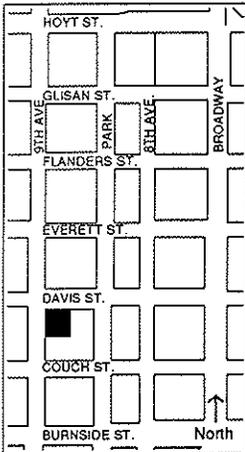
Original Owner: Binford Graphic Arts
Original Use: Printing Company
Architect: Lee Thomas
Designation: City Inventory
Year Built: 1937

Rehabilitation/Redevelopment Potential

See Property # 29A.

North Park Blocks Property Inventory

Property # 30



Property Identification

Address: 124-136 N.W. Ninth Ave.
Legal: Couch's Add'n., Block 57, Lots 6,7
Owner: Weir, Ernest and Mary
Tax Account No.: R-18020-5070

1989-90 Assessed Values

Land: \$130,000
Improvements: \$160,000
Improvements/Land Ratio: 1.23

Building and Site Characteristics

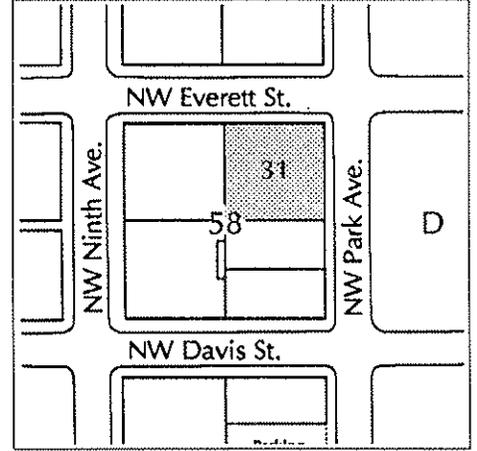
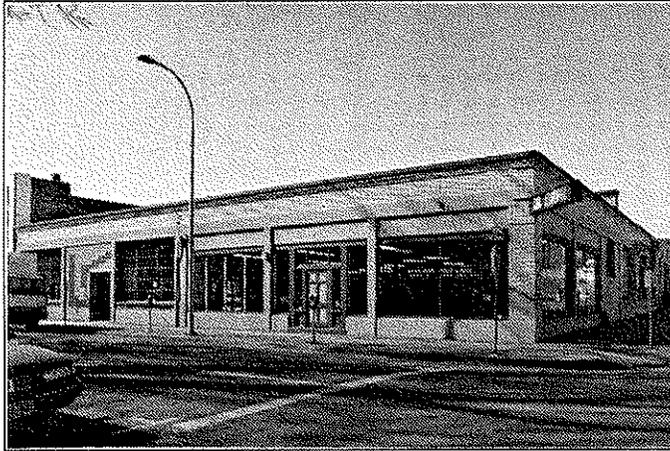
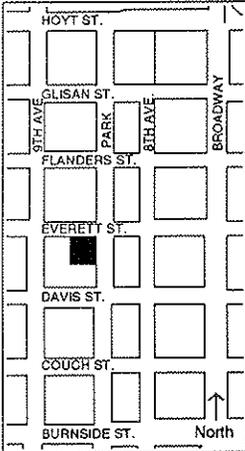
Area: Site: 10,000 sq.ft.
Building: 19,520 sq.ft.
FAR: Actual: 1.95 Allowed: 6
Height: Floors: 2 Feet: 30'
Use: Fuller's Café, and Printing Company

Historical Information

Original Owner: Binford Graphic Arts
Original Use: Binfords & Mort Publishers
Architect: John Dukehart
Designation: None
Year Built: 1950

Rehabilitation/Redevelopment Potential

This two-story, 40-year old concrete utilitarian building with aluminum sash windows is well maintained.



Property Identification

Address: 235 N.W. Park Ave.
 Legal: Couch's Add'n., Block 58, Lots 5,8
 Owner: Kraemer, Kenneth
 Tax Account No.: R-18020-5130

1989-90 Assessed Values

Land: \$70,000
 Improvements: \$31,500
 Improvements/Land Ratio: 0.45

Building and Site Characteristics

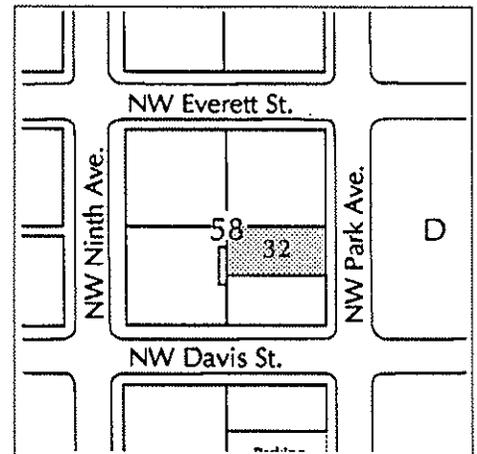
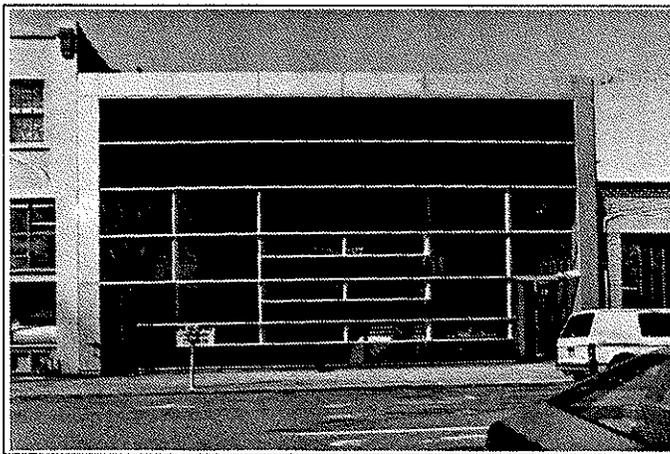
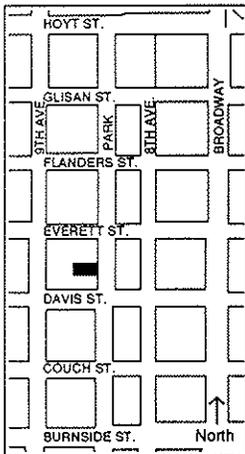
Area: Site: 10,000 sq.ft.
 Building: 10,000 sq.ft.
 FAR: Actual: 1 Allowed: 6
 Height: Floors: 1 Feet: 14'
 Use: Johnson Restaurant Supply

Historical Information

Original Owner: Kaufman & Langerman
 Original Use: Garage
 Architects: MacNaughton & Raymond
 Designation: None
 Year Built: 1918

Rehabilitation/Redevelopment Potential

This one-story, 72-year old building has a facing of cream-colored brick and a plaster spandrel and base, with both aluminum and wood sash windows. Combined with the property to its west (Property # 35), it would provide a half block development site with frontage on Park, Everett and Ninth Avenue.



Property Identification

Address: 215 N.W. Park Ave.
 Legal: Couch's Add'n., Block 58, Lot 4
 Owner: Harrison, Russell and Donahugh
 Tax Account No.: R-18020-5110

1989-90 Assessed Values

Land: \$55,000
 Improvements: \$328,000
 Improvements/Land Ratio: 5.96

Building and Site Characteristics

Area: Site: 5,000 sq.ft.
 Building: 7,231 sq.ft.
 FAR: Actual: 1.4 Allowed: 6
 Height: Floors: 1 Feet: 26'
 Use: Architect's Office

Historical Information

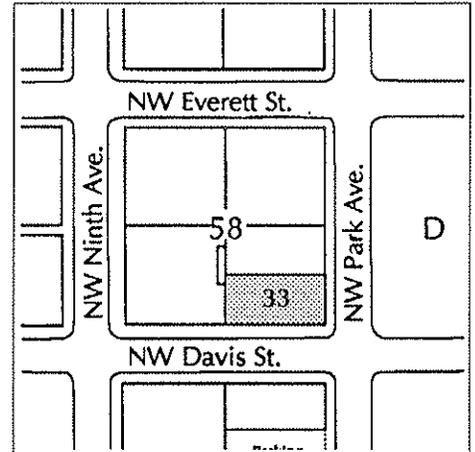
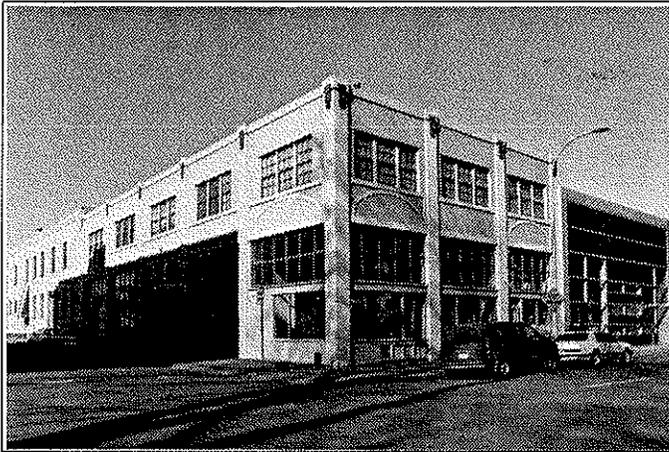
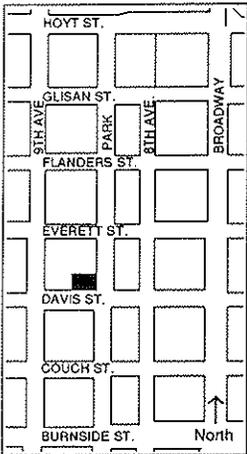
Original Owner: Firestone Rubber Co.
 Original Use: Firestone Tire & Rubber Co.
 Architects: Unknown; Hanson, Dunahugh,
 & Vaivoda
 Designation: None
 Year Built: 1911; 1982

Rehabilitation/Redevelopment Potential

This one-story building has a mezzanine and was recently extensively remodeled with a new glass and aluminum facade. Its I/L ratio is quite high.

North Park Blocks Property Inventory

Property # 33



Property Identification

Address: 207 N.W. Park Ave.
Legal: Couch's Add'n., Block 58, Lot 1
Owner: McCready, Roberta
Tax Account No.: R-18020-5090

1989-90 Assessed Values

Land: \$70,000
Improvements: \$175,000
Improvements/Land Ratio: 2.5

Building and Site Characteristics

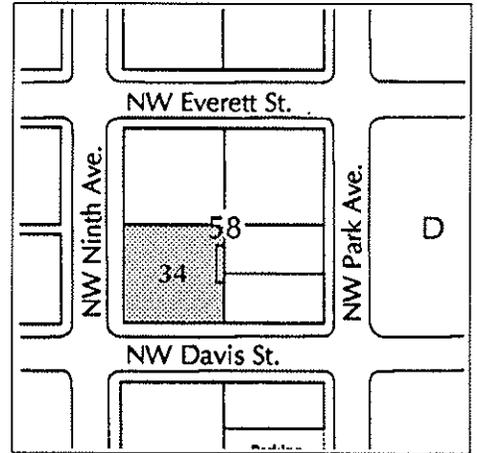
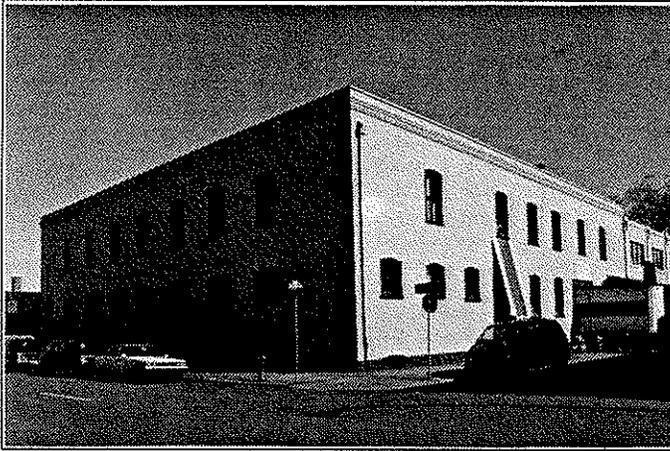
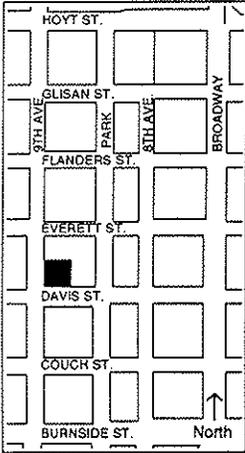
Area: Site: 5,000 sq.ft.
Building: 10,000 sq.ft.
FAR: Actual: 2 Allowed: 6
Height: Floors: 2 Feet: 30'
Use: Storage

Historical Information

Original Owner: F. L. O'Donnell
Original Use: Modern Dairy Co.
Architect: Charles Ertz
Designation: None
Year Built: 1924

Rehabilitation/Redevelopment Potential

This two-story, 66-year old building is of architectural interest. It has a painted masonry facade with wood sash windows.



Property Identification

Address: 825 N.W. Davis St.
 Legal: Couch's Add'n., Block 58, Lots 2,3
 Owner: Smith Bros. Office Outfitters, Inc.
 Tax Account No.: R-18020-5150

1989-90 Assessed Values

Land: \$130,000
 Improvements: \$214,000
 Improvements/Land Ratio: 1.65

Building and Site Characteristics

Area: Site: 10,000 sq.ft.
 Building: 20,000 sq.ft.
 FAR: Actual: 2 Allowed: 6
 Height: Floors: 2 Feet: 32'
 Use: Smith Bros. Storage

Historical Information

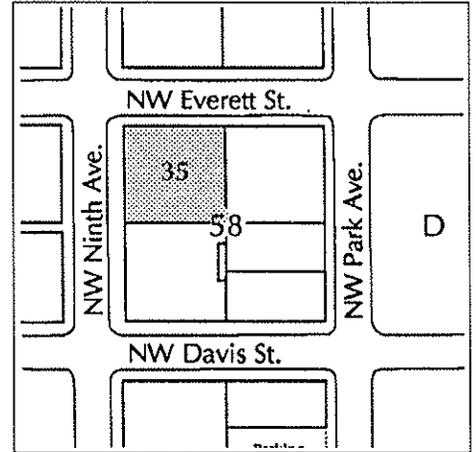
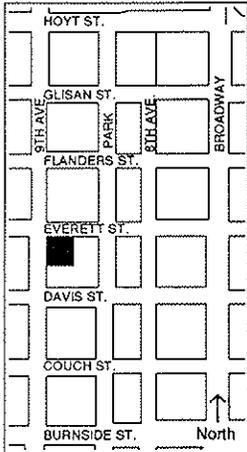
Original Owner: N. W. Hunt
 Original Use: Excelsior Laundry
 Architect: Emil Schacht
 Designation: City Inventory
 Year Built: 1906

Rehabilitation/Redevelopment Potential

This 84-year old, two-story building is of architectural interest. It is well maintained with painted brick facade and wood sash windows.

North Park Blocks Property Inventory

Property # 35



Property Identification

Address: 238 N.W. Ninth Ave.

Legal: Couch's Add'n., Block 58, Lots 6,7

Owner: Smith Bros. Office Outfitters, Inc.

Tax Account No.: R-18020-5170

1989-90 Assessed Values

Land: \$130,000

Improvements: \$73,000

Improvements/Land Ratio: 0.56

Building and Site Characteristics

Area: Site: 10,000 sq.ft.

Building: 10,000 sq.ft.

FAR: Actual: 1 Allowed: 6

Height: Floors: 1 Feet: 15'

Use: Used Office Furniture

Historical Information

Original Owner: Mrs. J. F. Murphy

Original Use: Longshoreman's Hall &
Restaurant

Architect: Francis Jacobberger

Designation: None

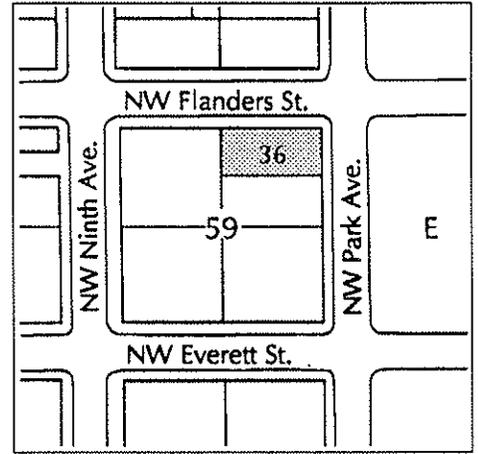
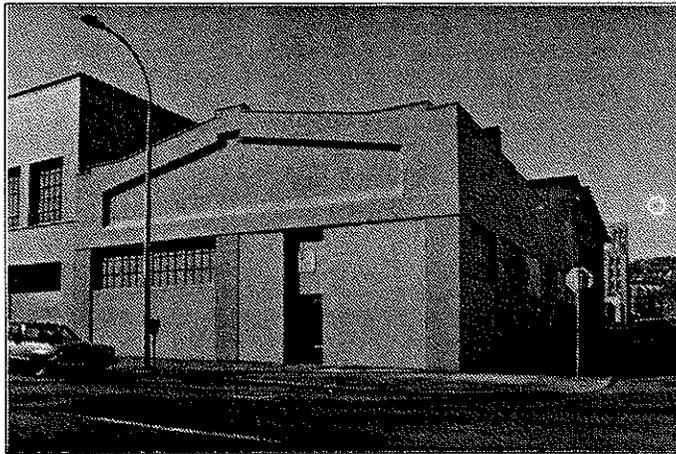
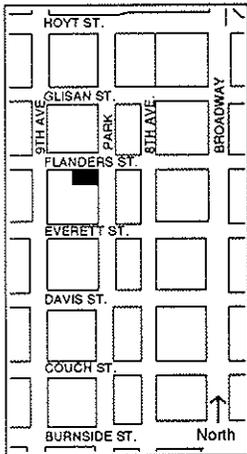
Year Built: 1931

Rehabilitation/Redevelopment Potential

This one-story, 59-year old structure has a low I/L ratio. Because of its visible location and possibility of being combined with a neighboring property (Property # 31), this site has good redevelopment potential.

North Park Blocks Property Inventory

Property # 36



Property Identification

Address: 333 N.W. Park Ave.
Legal: Couch's Add'n., Block 59, Lot 8
Owner: Stein, Blanche
Tax Account No.: R-18020-5230

1989-90 Assessed Values

Land: \$70,000
Improvements: \$59,000
Improvements/Land Ratio: 0.84

Building and Site Characteristics

Area: Site: 5,000 sq.ft.
Building: 5,000 sq.ft.
FAR: Actual: 1 Allowed: 6
Height: Floors: 1 Feet: 18'
Use: Film Lab

Historical Information

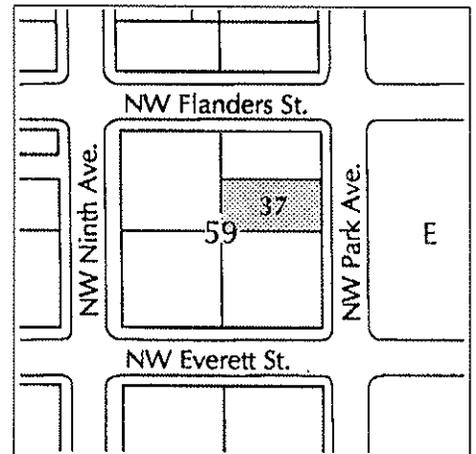
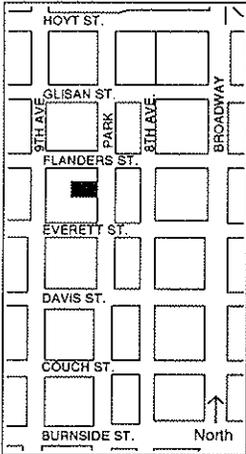
Original Owner: Williams & Beggs
Original Use: Commercial Garage, and
Williams & Beggs Plumbers
Architects: MacNaughton & Raymond
Designation: None
Year Built: 1911

Rehabilitation/Redevelopment Potential

This one-story, 79-year old structure has a low I/L ratio and has redevelopment potential especially if combined with the abutting property to the south (Property # 37).

North Park Blocks Property Inventory

Property # 37



Property Identification

Address: 321 N.W. Park Ave.
Legal: Couch's Add'n., Block 59, Lot 5
Owner: Stein, Blanche
Tax Account No.: R-18020-5210

1989-90 Assessed Values

Land: \$55,000
Improvements: \$45,000
Improvements/Land Ratio: 0.82

Building and Site Characteristics

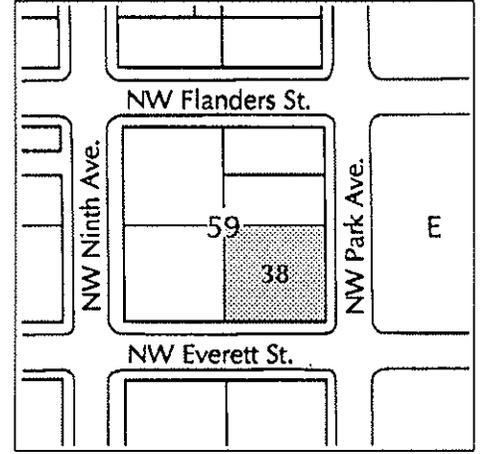
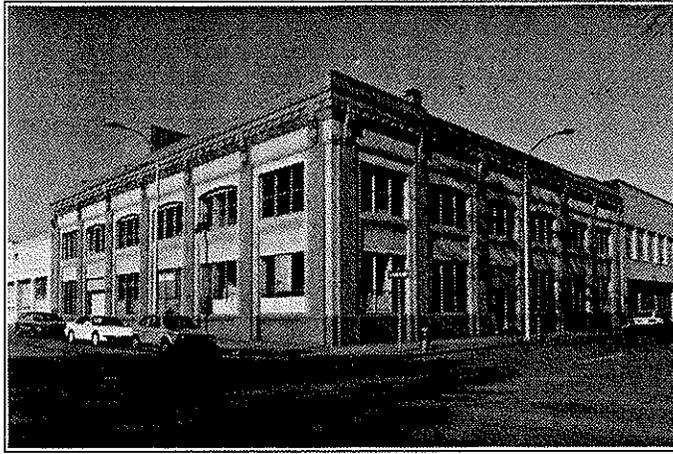
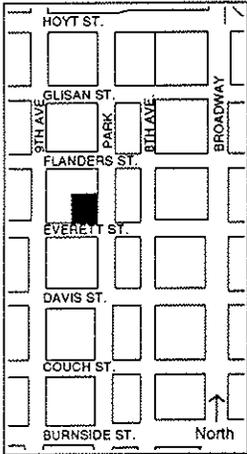
Area: Site: 5,000 sq.ft.
Building: 8,112 sq.ft.
FAR: Actual: 1.6 Allowed: 6
Height: Floors: 2 Feet: 30'
Use: Vacant

Historical Information

Original Owner: Harry Raffety
Original Use: Bushong & Co. Printers
Architect: Glenn Stanton
Designation: None
Year Built: 1941

Rehabilitation/Redevelopment Potential

This two-story structure, built just before World War II has a low I/L ratio. Although it appears to be well maintained, if the property were combined with the neighboring property to the north (Property # 36), a more intensive development of both properties could occur.



Property Identification

Address: 303 N.W. Park Ave.
 Legal: Couch's Add'n., Block 59, Lots 1,4
 Owner: East BK Angel Joint Venture
 Tax Account No.: R-18020-5190

1989-90 Assessed Values

Land: \$140,000
 Improvements: \$193,000
 Improvements/Land Ratio: 1.38

Building and Site Characteristics

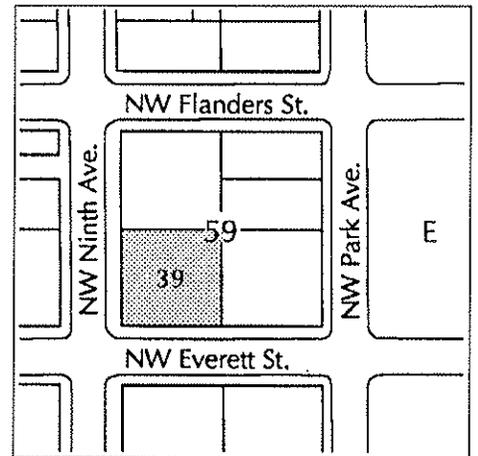
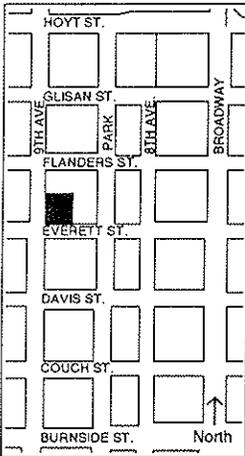
Area: Site: 10,000 sq.ft.
 Building: 20,000 sq.ft.
 FAR: Actual: 2 Allowed: 6
 Height: Floors: 2 Feet: 28"
 Use: Vacant

Historical Information

Original Owner: James Morrow
 Original Use: Pacific Metal Works
 Architect: Emil Schacht
 Designation: City Inventory
 Year Built: 1910

Rehabilitation/Redevelopment Potential

This two-story, 80-year old structure has been altered with a stucco finish and aluminum sash windows. These alterations have adversely affected the building's architectural integrity and it is not considered eligible for the National Register of Historic Places.



Property Identification

Address: 821-835 N.W. Everett St.
 Legal: Couch's Add'n., Block 59, Lots 2,3
 Owner: Tuve, Thomas Tr., and Tuve, M.
 Tax Account No.: R-18020-5250

1989-90 Assessed Values

Land: \$130,000
 Improvements: \$37,000
 Improvements/Land Ratio: 0.29

Building and Site Characteristics

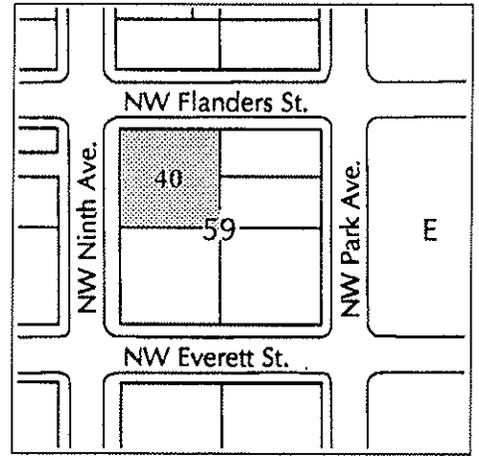
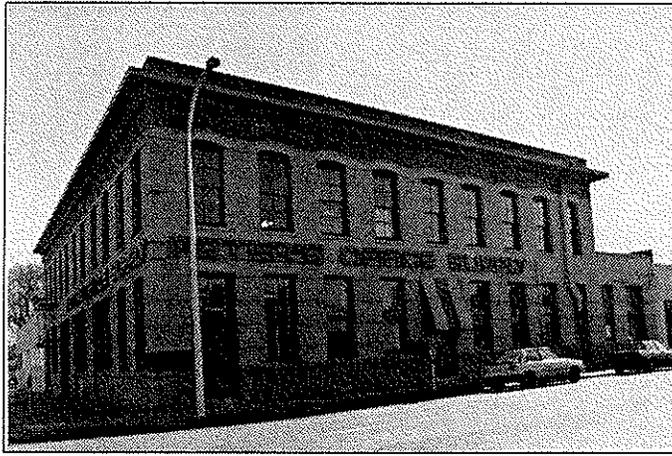
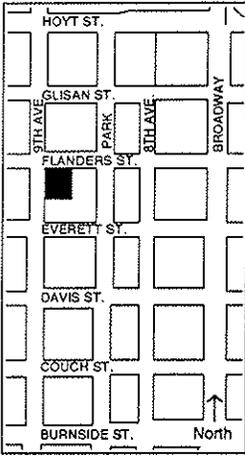
Area: Site: 10,000 sq.ft.
 Building: 10,000 sq.ft.
 FAR: Actual: 1 Allowed: 6
 Height: Floors: 1 Feet: 20'
 Use: Vacant

Historical Information

Original Owner: A. Olson
 Original Use: Skeen Electric Works;
 Mathews Welding & Cutting
 Architect: Emil Schacht
 Designation: None
 Year Built: 1916

Rehabilitation/Redevelopment Potential

This one-story, 73-year old structure has a low I/L assessed value ratio. The facade is painted brick with anodized aluminum window sash. The property has good visibility and redevelopment potential.



Property Identification

Address: 338 N.W. Ninth Ave.
 Legal: Couch's Add'n., Block 59, Lots 6,7
 Owner: Selberg, Maxine
 Tax Account No.: R-18020-5270

1989-90 Assessed Values

Land: \$130,000
 Improvements: \$170,000
 Improvements/Land Ratio: 1.3

Building and Site Characteristics

Area: Site: 10,000 sq.ft.
 Building: 18,000 sq.ft.
 FAR: Actual: 1.8 Allowed: 6
 Height: Floors: 2 Feet: 16' & 33'
 Use: Peter's Office Supply

Historical Information

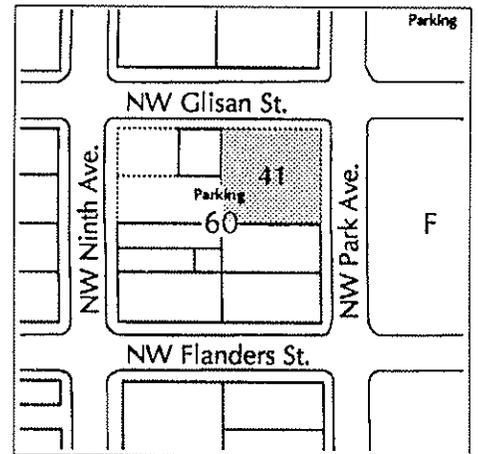
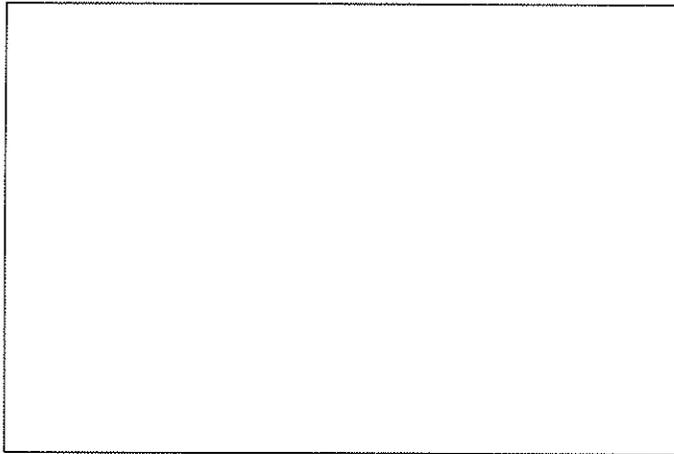
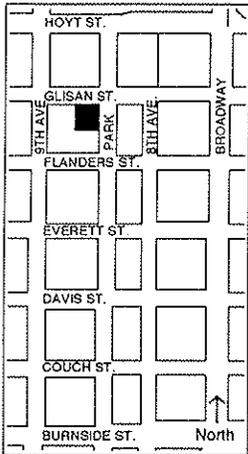
Original Owner: Unknown
 Original Use: City Laundry Co.
 Architect: Unknown
 Designation: City Inventory
 Year Built: 1906

Rehabilitation/Redevelopment Potential

This 86-year old, two-story structure is listed in the City's Historic Resources Inventory and is considered eligible for listing on the National Register of Historic Places. The facade is painted brick with wood sash windows. The soffit is in need of repair.

North Park Blocks Property Inventory

Property # 41



Property Identification

Address: 804 N.W. Glisan St.
Legal: Couch's Add'n., Block 60, Lots 5,8
Owner: Foster, Robert and Lofstedt, Stanley
Tax Account No.: R-18020-5310

1989-90 Assessed Values

Land: \$140,000
Improvements: \$4,500
Improvements/Land Ratio: 0.32

Building and Site Characteristics

Area: Site: 10,000 sq.ft.
Building: *na*
FAR: Actual: 0 Allowed: 6
Height: Floors: *na* Feet: *na*
Use: 48 parking spaces

Historical Information

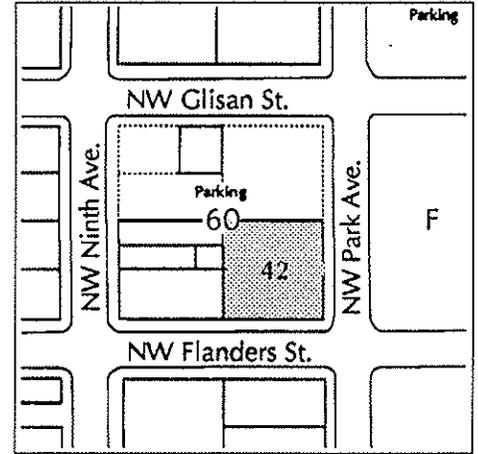
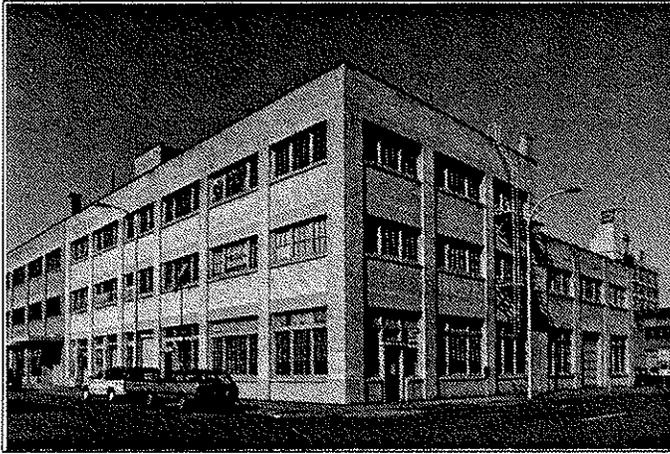
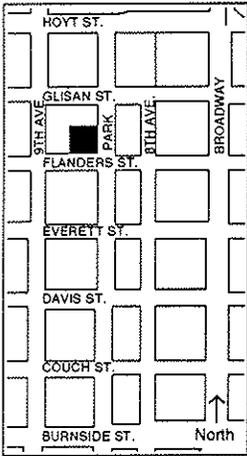
Original Owner: Unknown
Original Use: Unknown
Architect: *na*
Designation: None
Year Built: *na*

Rehabilitation/Redevelopment Potential

This property has considerable potential as a redevelopment site with frontage on the North Park Blocks and N.W. Glisan. While this property is a quarter-block, in combination with adjacent properties (Properties #'s 44, 45 and 46) it would provide a redevelopment site of 5/8 of a block.

North Park Blocks Property Inventory

Property # 42



Property Identification

Address: 809 N.W. Flanders St.

Legal: Couch's Add'n., Block 60, Lots 1,4

Owner: General Automotive Supply

Tax Account No.: R-18020-5290

1989-90 Assessed Values

Land: \$140,000

Improvements: \$154,000

Improvements/Land Ratio: 1.1

Building and Site Characteristics

Area: Site: 10,000 sq.ft.

Building: 25,000 sq.ft.

FAR: Actual: 2.5 Allowed: 6

Height: Floors: 3 & 2 Feet: 40' & 27'

Use: General Automotive Supply

Historical Information

Original Owner: W. S. Nash

Original Use: Western Electric Co.

Architects: Strong & MacNaughton; Jones
& Marsh

Designation: None

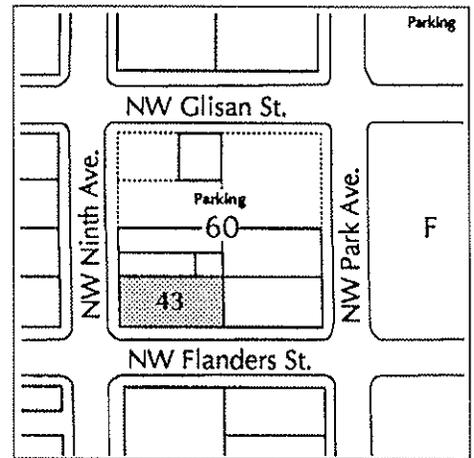
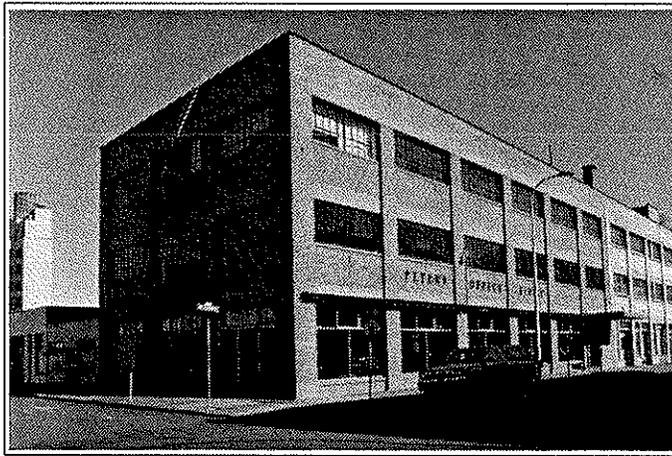
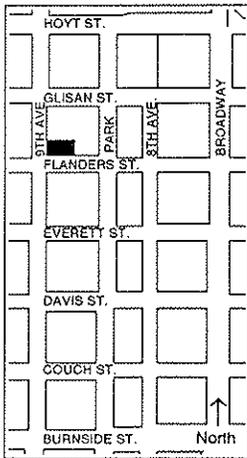
Year Built: 1923; 1937

Rehabilitation/Redevelopment Potential

This two- and three-story, 67-year old structure is of architectural interest. Its facade is cream- and beige-colored brick with wood sash windows, with plaster headers and building base.

North Park Blocks Property Inventory

Property # 43



Property Identification

Address: 821-35 N.W. Flanders St.

Legal: Couch's Add'n., Block 60, Lot 2

Owner: Elsenbach, Maxine

Tax Account No.: R-18020-5330

1989-90 Assessed Values

Land: \$65,000

Improvements: \$190,000

Improvements/Land Ratio: 2.92

Building and Site Characteristics

Area: Site: 5,000 sq.ft.

Building: 15,000 sq.ft.

FAR: Actual: 3 Allowed: 6

Height: Floors: 3 Feet: 40'

Use: Peter's Office Supply

Historical Information

Original Owner: C. R. Davis

Original Use: Pendleton Woolen Mills

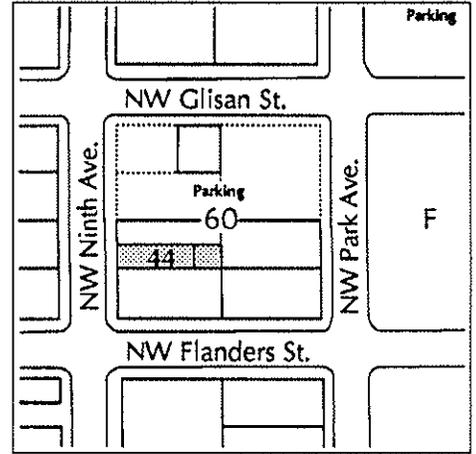
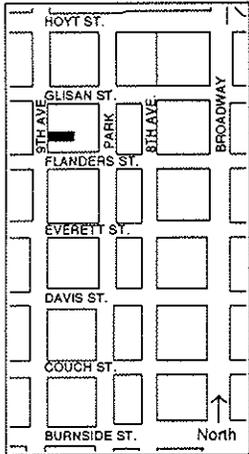
Architects: Strong & MacNaughton

Designation: City Inventory

Year Built: 1925

Rehabilitation/Redevelopment Potential

This three-story, 65-year old structure has architectural merit. The facade is tan brick with aluminum and wood sash windows on the ground floor and industrial-type metal sash on the upper floors.



Property Identification

Address: 410 N.W. Ninth Ave.
 Legal: Couch's Add'n., Block 60, S 1/2 of Lot 3
 Owner: Wong, James and Harry
 Tax Account No.: R-18020-5350

1989-90 Assessed Values

Land: \$25,000
 Improvements: \$18,000
 Improvements/Land Ratio: 0.72

Building and Site Characteristics

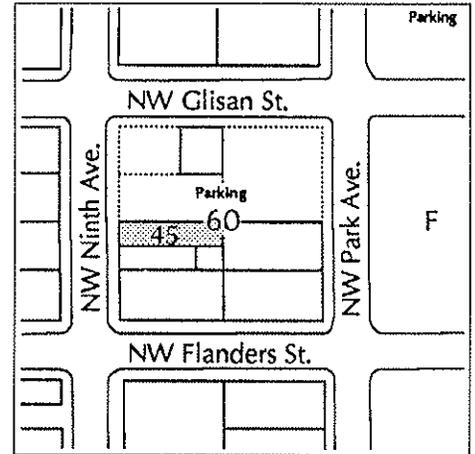
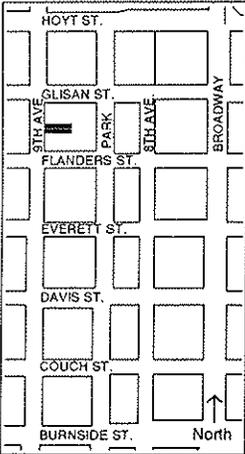
Area: Site: 2,500 sq.ft.
 Building: 1,750 sq.ft.
 FAR: Actual: 0.7 Allowed: 6
 Height: Floors: 1 Feet: 11'
 Use: Organic Gardening

Historical Information

Original Owner: Wong Foak Soo
 Original Use: Wong Tea Importers
 Architect: Unknown
 Designation: None
 Year Built: 1939

Rehabilitation/Redevelopment Potential

This one-story building and property have a low I/L ratio. If combined with neighboring properties (Properties #'s 41, 45 and 46), the site would have a strong potential for redevelopment.



Property Identification

Address: 420 N.W. Ninth Ave.
 Legal: Couch's Add'n., Block 60, Lot 6 and N 1/2 Lot 3
 Owner: Wong, James and Becky
 Tax Account No.: R-18020-5370

1989-90 Assessed Values

Land: \$83,000
 Improvements: \$17,000
 Improvements/Land Ratio: 0.2

Building and Site Characteristics

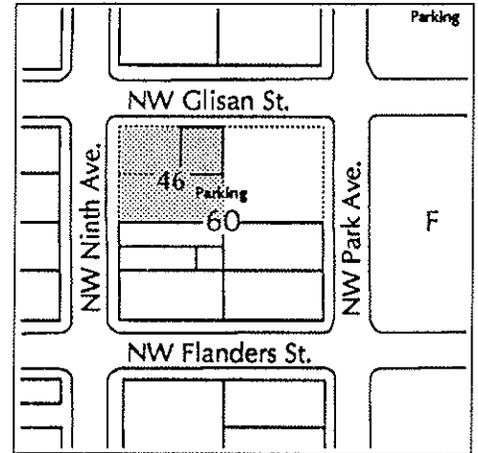
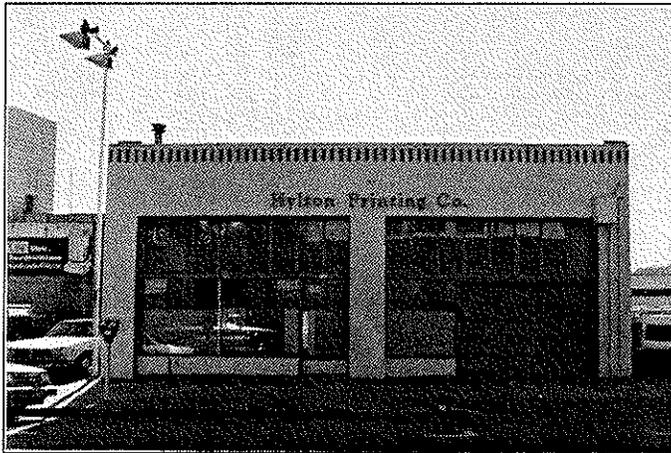
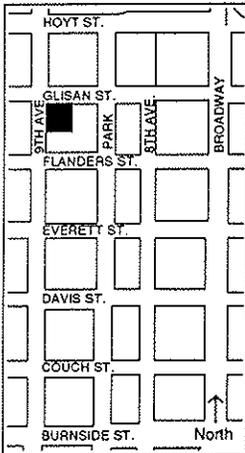
Area: Site: 7,500 sq.ft.
 Building: 2,500 sq.ft.
 FAR: Actual: 0.3 Allowed: 6
 Height: Floors: 1 Feet: 14'
 Use: Blackfish Art Gallery,
 24 parking spaces

Historical Information

Original Owner: S. W. Koenig
 Original Use: Koenig Sheet Metal Works
 Architect: Hubert Williams
 Designation: None
 Year Built: 1950

Rehabilitation/Redevelopment Potential

This one-story building and property have a low I/L ratio. If combined with neighboring properties (Properties # 41, 44 and 46), the site would have a strong potential for redevelopment.



Property Identification

Address: 820-24 N.W. Glisan St.
 Legal: Couch's Add'n., Block 60, Lot 7
 Owner: Foster, Robert and Lois
 Tax Account No.: R-18020-5390

1989-90 Assessed Values

Land: \$70,000
 Improvements: \$12,000
 Improvements/Land Ratio: 0.17

Building and Site Characteristics

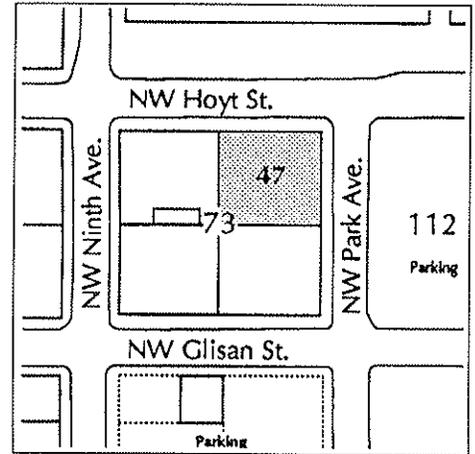
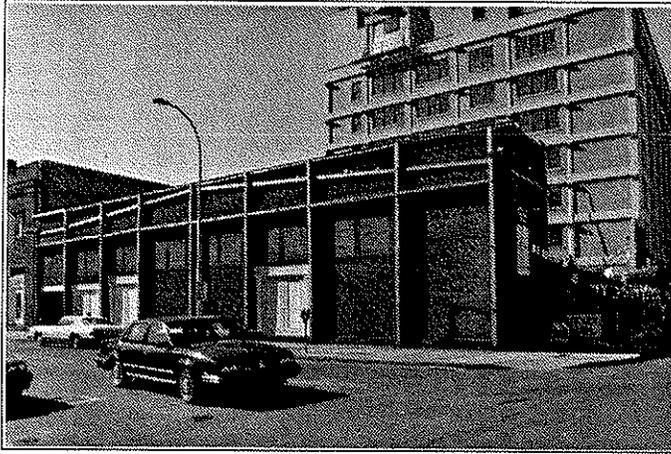
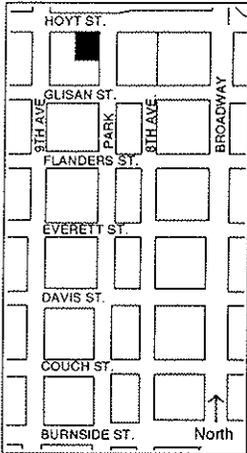
Area: Site: 5,000 sq.ft.
 Building: 2,000 sq.ft.
 FAR: Actual: 0.4 Allowed: 6
 Height: Floors: 1 Feet: 16'
 Use: Vacant,
 12 parking spaces

Historical Information

Original Owner: Simms Co.
 Original Use: Fox Lamp & Furniture Co.
 Architect: None
 Designation: None
 Year Built: 1947

Rehabilitation/Redevelopment Potential

This one-story building and property have a low I/L ratio. If combined with neighboring properties (Properties # 41, 44 and 45), the site would have a strong potential for redevelopment.



Property Identification

Address: 808 N.W. Hoyt St.
 Legal: Couch's Add'n., Block 73, Lots 5,8
 Owner: Portland Lofts Association, Ltd.
 Tax Account No.: R-18020-6720

1989-90 Assessed Values

Land: \$110,000
 Improvements: \$41,250
 Improvements/Land Ratio: 0.38

Building and Site Characteristics

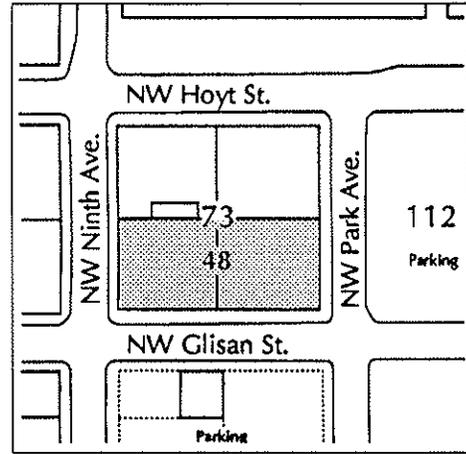
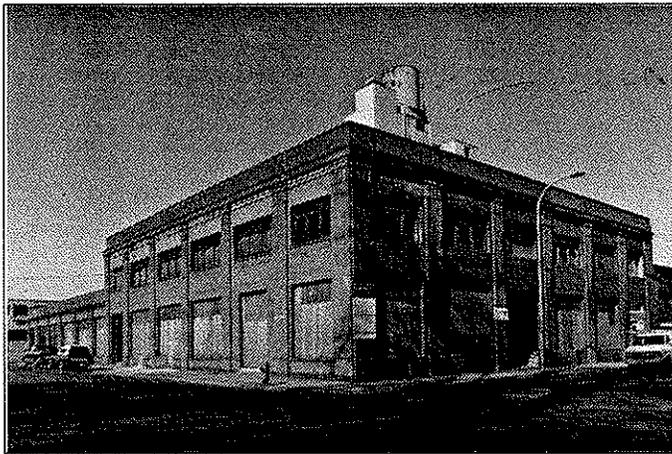
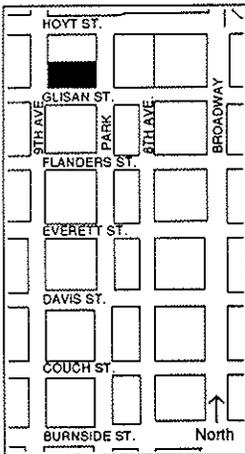
Area: Site: 10,000 sq.ft.
 Building: 10,000 sq.ft.
 FAR: Actual: 1 Allowed: 6
 Height: Floors: 1 Feet: 20'
 Use: 92 parking spaces

Historical Information

Original Owner: Thomas Honeyman
 Original Use: Horse Stable
 Architect: Unknown
 Designation: National Register
 Year Built: 1903

Rehabilitation/Redevelopment Potential

Part of the new Honeyman Loft project.



Property Identification

Address: 519 N.W. Park Ave.
 Legal: Couch's Add'n., Block 73, Lots 1-4
 Owner: Portland Loft Association, Ltd.
 Tax Account No.: R-18020-6680

1989-90 Assessed Values

Land: \$280,000
 Improvements: \$165,000
 Improvements/Land Ratio: 0.59

Building and Site Characteristics

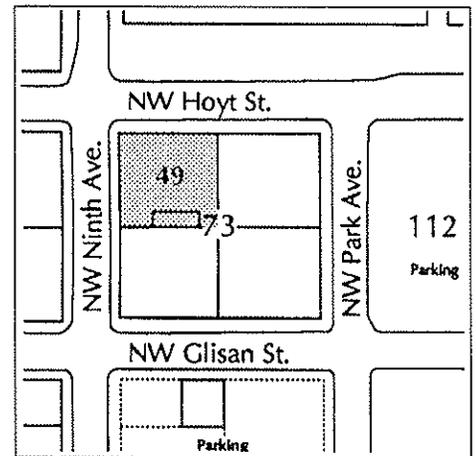
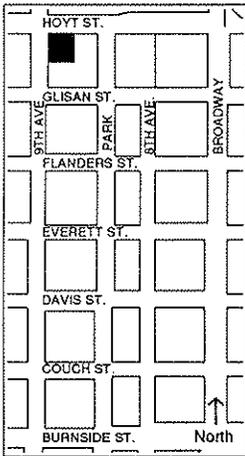
Area: Site: 20,000 sq.ft.
 Building: 30,270 sq.ft.
 FAR: Actual: 1.5 Allowed: 6
 Height: Floors: 1 & 2 Feet: 16' & 26'
 Use: Retail Shops

Historical Information

Original Owner: Honeyman Hardware Co.
 Original Use: Retail & Offices
 Architect: David L. Williams
 Designation: National Register
 Year Built: 1920

Rehabilitation/Redevelopment Potential

Part of the new Honeyman Loft housing project.



Property Identification

Address: 832 N.W. Hoyt St.
 Legal: Couch's Add'n., Block 73, Lots 6,7
 Owner: Portland Lofts Association, Ltd.
 Tax Account No.: R-18020-6720

1989-90 Assessed Values

Land: \$110,000
 Improvements: \$288,750
 Improvements/Land Ratio: 2.63

Building and Site Characteristics

Area: Site: 10,000 sq.ft.
 Building: 70,000 sq.ft.
 FAR: Actual: 7 Allowed: 6
 Height: Floors: 7 Feet: 88'
 Use: Honeyman Hardware Lofts

Historical Information

Original Owner: Honeyman Hardware Co.
 Original Use: Warehouse
 Architect: David C. Lewis
 Designation: National Register
 Year Built: 1912

Rehabilitation/Redevelopment Potential

Part of the new Honeyman Loft housing project.