



Neighborhood News Richmond

February 2009

the official publication of the Richmond Neighborhood Association

www.southeastuplift.org/neighborhood/richmond

Richmond Neighborhood Association meets the 2nd Monday of every month except Dec and Jan, 7pm at Richmond Elementary School, 2276 SE 41st Ave.

ANNOUNCEMENTS

2009 SE Area ARTWalk – A Local Art Walking Tour

6th Annual SE Area ARTWalk
February 28 and March 1
Saturday and Sunday, 10am to 5pm
www.seportlandartwalk.com

Artists from all over Portland Metro and surrounding areas will be selling and displaying a variety of art at the 6th Annual Local Art Walking Tour. Over 100 artists will be hosted in homes, studios and businesses. The SE Area ARTWalk is a community-building event that strengthens the connection between businesses, artists and neighbors with artists located throughout the neighborhoods of Clinton, Division, Hawthorne and Ladd's Addition.

Any public realtions about this event is appreciated. This is a non-profit volunteer driven art event with the mission to establish a community-focused event showcasing artists in SE Portland.

The SE Area ARTWalk website – www.seportlandartwalk.com – features artists and sponsors involved in the 2009 event plus a downloadable map for the 2009 event.

The Richmond Neighborhood Association newsletter is published quarterly. Submission deadline for May '09 issue is March 16.

RNA HAS A NEW MEETING SPACE!

**Richmond Elementary
School Library
2276 SE 41st Avenue**

Access through the parking lot on north side of building – enter the building through the cafeteria.

COMMUNITY REPORTS

LAND USE

by Doug Klotz

Zoning Code changes in the city's RICAP 4 (Regulatory Improvement Code Amendment Package 4) were discussed by Portland City Council on December 10, 2008. One proposed code change would allow retail uses, otherwise limited to 10,000 square feet along Division Street, to exceed 10,000 square feet (on 2nd floors and above, only) in buildings that were larger than that size on March 17, 2006. This is in addition to the existing exemption for "supermarkets."

The intent of the 10,000 foot maximum was to limit chain retailers and thus protect smaller, local businesses. The effect of this change would allow about seven buildings along Division, including Rite Aid, to have larger retail businesses on their second floors and above. This proposal was forwarded by Neel Pender and Stan Amy of New Villages, the owner of the former Wild Oats building at 30th and

Division. If approved, the change would accelerate the process for the owners to go forward with a gym in the building that occupies the upper floor and part of the ground floor. At Council, about 17 people testified in favor and three against the code change. Council was due to vote on the entire package on January 7, after this newsletter went to press.

A zone change at 2844 SE 50th from R-2 to R-1 was approved. This would allow the addition of a fourth unit, constructed in basement space, to an existing three-unit apartment building. No opposition was heard.

The rebuilding of a garage in the front setback at 1536 SE 36th was also approved with no objections. The

garage was dilapidated, and will be replaced in the same location.

An adjustment request has been submitted for a house at 3311 Sherman Street. The house is in the middle of the block bordered by Sherman, Grant St., 32nd Place and 34th Ave. It is accessed by a long driveway from SE Sherman. The adjustment is to reduce side setbacks from the 10 feet established by the land partition that created the lot in 1981, to four feet eight inches for an already built bathroom addition. Comments were due December 23rd, and the decision was due in January 2009 after this newsletter went to print.

Following the pattern
continued on pg. 2, column 2

Recycling Beyond the Curb

**Our Drop Off Centers Are Ready
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In SE Portland: 4629 SE 17th Ave
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Recycling Information and Community Board On Site
(see attendants for details)

**Far West
Fibers**

Monday February 9 at 7pm,
Richmond Elementary
School Library, 2276 SE 41st Ave.

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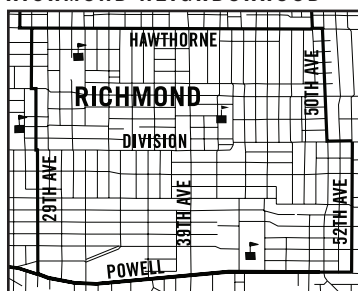
SOUTHEAST UPLIFT NEIGHBORHOOD

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Any opinions expressed in the Richmond Neighborhood News are not necessarily those of the Richmond Neighborhood Association or its board. Richmond residents are welcome to submit articles for consideration that concern neighborhood issues. E-mail Lee Knightly, editor, at RNAnewsletter@gmail.com.

Help distributing the newsletter is always welcome: call Derek at 503/233-3181.

RICHMOND NEIGHBORHOOD



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of recent developments on the same block, two detached houses are proposed on two newly re-segregated lots at 2208 SE 48th Ave. The Tabasco Addition (that's what it's called) was platted in the 1910s between 43rd and the alley east of 48th, and between Sherman and Lincoln. All of the lots were platted at 25 feet by 100 feet. Most buyers bought two adjacent lots. The half-block on the east side of 48th was only 50 feet deep, but the developers platted the lots at 25 feet wide anyway, resulting in 25 foot by 50 foot lots. Recently, two detached houses were built on two of these original plats, and a third is already approved.

The new proposal is very similar, with two houses on 25 by 50 foot lots. However, these houses do not have garages, as is allowed in areas within 400 feet of a well-served transit street such as 50th or Division. The plans are very similar to the earlier houses, except that the garage space is now a room with a ground floor entrance. There is still a second floor entrance as well, accessed by a shared stairway between the two proposed houses. Adjustments are being requested to build the houses to 33 feet instead of the maximum 30 feet height (1.5 to 1 height to width ratio), to increase maximum lot coverage from 40% to 46%, and to reduce the front setback from 10 feet to zero. Comments were due by December 26, and a decision was expected in early January, after this newsletter went to press.

Is this box highlighted? If so, your block needs someone to deliver the Richmond News. Call Derek at 503/233-3181 or email derekcovey@kw.com.

TRANSPORTATION

by Doug Klotz

New No. 14 Bus Route

Several months ago, TriMet representatives attended an RNA meeting to discuss options for changing the No. 14-Hawthorne bus route in Downtown when the Transit Mall reopens. They presented three scenarios:

1. Run the bus west to Broadway and back east to the Hawthorne bridge;
2. Run the bus north along 6th to Union Station, and back on 5th to Madison and then to the bridge; or
3. Run the bus along 6th as far north as Burnside, and then return on 5th.

Scenario No. 2 was the favored choice at the meeting, almost unanimously.

TriMet has since issued a Service Alert of its decision to change the No. 14 route: "The new route for Line 14-Hawthorne will cross the Hawthorne Bridge and loop in Downtown via SW Main, Broadway, and Madison, with bus stops on Main and Madison. Transfers to MAX and buses on the Portland Mall will be made from stops located between SW 4th and 6th Avenues." This was scenario No. 1, which was not favored by the RNA. TriMet states that "A range of opinions and comments were considered in developing the planned downtown bus routes." While they considered the RNA's opinion, they did not follow it. See www.trimet.org/alerts/14_hawthorne_may24.htm for more information.



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needs help distributing this newsletter!

Please contact Derek Covey at 503/233-3181 or email derekcovey@kw.com.



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