Appendix A: Planning Context & Neighborhood Assets
Acronyms

- ACS: American Community Survey
- BD: Brentwood-Darlington
- BDNA: Brentwood-Darlington Neighborhood Association
- BPS: Bureau of Planning & Sustainability
- BTA: Bicycle Transportation Alliance
- CDC: Community Development Corporation
- CELS: Community Engagement Liaisons
- IRCO: Immigrant & Refugee Community Organization
- MESO: Micro Enterprise Services of Oregon
- MFI: Median Family Income
- NAICS: North American Industry Classification System
- NPI: Neighborhood Prosperity Initiative
- ODOT: Oregon Department of Transportation
- ONI: Office of Neighborhood Involvement
- PBOT: Portland Bureau of Transportation
- PCC: Portland Community College
- PDC: Portland Development Commission
- PBH: Portland Housing Bureau
- PP&R: Portland Parks & Recreation
- PSU: Portland State University
- RACC: Regional Arts & Culture Council
- SEUL: Southeast Uplift
- SRTS: Safe Routes to School
- SUN: Schools Uniting Neighborhoods
- TSDC: Transportation System Development Charge
- VNCO: Vietnamese Community of Oregon
Zoning Definitions

**Neighborhood Commercial: CN1 & CN2**
Meant to promote local-serving businesses on small parcels. CN1 intended for higher-density, pedestrian-oriented environments. CN2 is more auto-accommodating.

**Residential 2,500: R2.5**
Facilities detached or attached single-family residential development on lots as small as 2,500 square feet

**Residential 5,000: R5**
Permits single-family residential development on lots as small as 5,000 square feet

**Residential 7,000: R7**
Allows single-family residential development on lots no smaller than 7,000 square feet

**Residential 2,000: Low Density Multi-Dwelling**
Allows approximately 22 dwelling units per acre, characterized by one to three story buildings. Major types of new development will be duplexes, townhouses, rowhouses, and garden apartments, intended to be compatible with adjacent houses. Applied to local streets adjacent to commercial areas and transit streets.

**Residential 1,000: Medium Density Multi-Dwelling**
Allows approximately 43 units per acre, characterized by one to four story buildings. Major types of new development will be multi-dwelling structures (condominiums and apartments), duplexes, townhouses, and rowhouses. Applied near Neighborhood and District Collector streets.

**General Commercial**
Meant for commercial districts whose form accommodates the automobile, and whose stores and services are geared to either local or regional markets. Development standards promote attractive development, a pleasant street appearance, and compatibility with residential areas.

**Office Commercial**
Used on small sites in or near residential areas or between residential and commercial areas, intended to be a low intensity office zone.

**General Employment 2**
Encourages a broad range of non-retail commercial uses, in low-density buildings on large lots. Sites with medium and low building coverage.

**General Industrial 2**
Sets terms for relatively low-density industrial development on large lots.

**Open Space**
Intended to preserve and enhance public and private open, natural, and improved park and recreational areas.

(Source: Cully-Concordia Community Assessment and Title 33 Zoning Code)
Land Use & Zoning

Legend
- Open Space
- Single Dwelling - 7,000
- Single Dwelling - 5,000
- Single Dwelling - 2,500
- Multi-Dwelling - 2,000
- Multi-Dwelling - 1,000
- High-Density Multi-Dwelling
- Neighborhood Commercial
- Urban Commercial
- Mixed Employment
- General Commercial
- Office Commercial
- Industrial Sanctuary
- Vacant Lots
- Portland Boundary

Source: Portland RLIS & Portland Maps
Proposed Land Use Changes

Legend
- Open Space
- Single Dwelling - 7,000
- Single Dwelling - 5,000
- Single Dwelling - 2,500
- Multi-Dwelling - 2,000
- Multi-Dwelling - 1,000
- High-Density Multi-Dwelling
- Neighborhood Commercial
- Urban Commercial
- Mixed Employment
- Mixed Employment
- General Commercial
- General Commercial
- Office Commercial
- Office Commercial

Source: Portland RLIS & Portland Maps
Proposed Changes

Source: Portland RLIS & Portland Maps

- Open Space
- Residential 7,000
- Residential 5,000
- Residential 2,500
- Low Density MD 2,000
- Commercial Mixed Use 1
- Commercial Mixed Use 2
- Commercial Residential
- Commercial Employment
- Vacant Lots
- Portland Boundary

North
Maximizing Pedestrian Connections

Walking Routes to the Things You Need Most

1. Learning Gardens Lab to Errol Heights Park
   25 minutes, 1.2 miles
2. Brentwood Park to SE 92nd + Flavel MAX
   38 minutes, 1.9 miles
3. BD Community Center to Woodstock Safeway
   23 minutes, 1.1 mile
4. Harney Park to Holgate Library
   48 minutes, 2.4 miles
5. Woodmere Elementary to Parker Field
   26 minutes, 1.3 miles
6. 72nd + Flavel to Woodstock Library
   37 minutes, 1.8 mile
7. Mt Scott to Lane Middle School
   26 minutes, 1.3 miles
8. Kelly School to Lane Middle School
   38 minutes, 1.8 miles

Legend
- Walking Routes
- Starting Point
- Destination Point
- Move This Way!

Arterials
Freeways
Brentwood-Darlington
Commercial + Retail
Schools + Services
Parks + Open Spaces

Source: Portland Metro RLIS and Portland Bureau of Transportation
Brentwood-Darlington may have incomplete sidewalks, but it is home to many local attractions, and nearby to even more! Follow the routes below for a safer way to get to popular destinations.

<table>
<thead>
<tr>
<th>Route</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1</strong> Learning Gardens Lab to Errol Heights Park</td>
<td>Get yourself from one massive natural area to the next by walking south on SE 60th then, turn left on Ogden. Make your way to 52nd and Flavel, stop by the Moose Lodge and say hello. Be cautious walking down the hill toward the park on the winding country roads. Enter thru the garden.</td>
</tr>
<tr>
<td><strong>2</strong> Brentwood Park to SE 92nd + Flavel MAX</td>
<td>A lot of you cross BD to get to the MAX. Here is an easy and central route to get you safely to work, family and friends and your other destinations around the city.</td>
</tr>
<tr>
<td><strong>3</strong> BD Community Center to Woodstock Safeway</td>
<td>With the Community Center in Lane's backyard, you can head west to Woodstock for groceries at Safeway or dinner nearby after picking up your kids at school or the BDNA monthly meeting. From this general area in BD, Woodstock retail and amenities is a mere mile away!</td>
</tr>
<tr>
<td><strong>4</strong> Harney Park to Holgate Library</td>
<td>After your early morning run with the dog, take some time to yourself and join the bookclub, Pageturners, that meets every Saturday morning at 10:30am. Holgate Library is open Monday and Tuesday, 12n to 8p, Wednesday to Saturday, 10a to 6p and Sunday, 12n to 5p.</td>
</tr>
<tr>
<td><strong>5</strong> Woodmere Elementary to Parker Field</td>
<td>Introduce this walk to your kids so they can access this great community ball field after school for a game of kickball! It’s just over a mile long and half way they can stop at Stonewalk’s Market for some Jojo’s or an ice cream to fill up after school.</td>
</tr>
<tr>
<td><strong>6</strong> 72nd + Flavel to Woodstock Library</td>
<td>After grabbing dinner at Grocery Outlet, have the kids walk to the library for the Woodstock Teen Book Club, offered Thursday’s from 4:30 to 5:30 while you relax and prepare something delicious.</td>
</tr>
<tr>
<td><strong>7</strong> Mt Scott Community Center to Lane Middle School</td>
<td>Many of you walk to Mt Scott Community center, which is wonderful because it is a major asset to the area! Here is a safe route to get you back to a central area in BD near Lane Middle School, Learning Gardens Lab, Brentwood Park and the Community Center.</td>
</tr>
<tr>
<td><strong>8</strong> Kelly School to Lane Middle School</td>
<td>For those of you that trek from across 92nd in Lents to get your kids to school, here is a route to help you make your way safely. Utilize Ogden for a soon-to-be neighborhood greenway or detour off to Flavel after the sidewalk infill has occurred.</td>
</tr>
</tbody>
</table>
Learning Places

1. Whitman Elementary School
2. Woodmere Elementary School
3. Lane Middle School
4. Learning Garden Laboratory
5. Albina Head Start Program

Source: Portland Metro RLIS and Portland Maps Open Data
Brentwood-Darlington is home to three Portland Public Schools, a Community Transition program site, a multi-user 12-acre garden facility, and a Head Start program. All three PPS locations are Title I schools and are comprised of diverse students and families.

1. **Whitman Elementary School (K - 5th)**
   - 19.9% English Language Learners
   - Receives Title I funds
   - Average class size of 21.0, compared to a district average of 24.0
   - SUN Community School (through Impact NW)

2. **Woodmere Elementary School (K - 5th)**
   - 24.0% English Language Learners
   - Receives Title I Funds
   - Average class size of 20.0, compared to district average of 24.0
   - SUN Community School (through Impact NW)

3. **Lane Middle School (6th - 8th)**
   - 26.4% Hispanic enrollment
   - Latino Network sponsored Parents’ Group
   - Average class size of 20.0, compared to district average of 23.1
   - SUN Community School (through Multnomah County)

4. **Learning Garden Laboratory**
   - 12-acre educational garden facility managed in partnership by Oregon State University and Portland State University
   - Home of the Portland Public Schools Community Transition Program
   - Connected with Brentwood Community Garden and Orchard

5. **Albina Head Start**
   - Located at Lexington Court Home Forward multi-family property
   - Provides child growth and development services

Source: PPS, 2015-2016 Enrollment Profiles
Serving Spaces

Source: Portland Metro RLIS and Portland Maps Open Data
Community Organizations

**ROSE CDC**
- Founded by Nick Sauvie in 1992 as Revitalizing Outer SouthEast (ROSE) Portland neighborhoods through housing and economic development
- Manages three properties in the neighborhood: Johnson Creek Commons, Country Squire, Woodmere Commons

**Impact NW**
- Major provider of educational and social services in the neighborhood for over 20 years
- Operates and manages neighborhood community center
- Location of monthly BDNA meetings

**Oregon Department of Human Services**
- Adult & Family Services
- Outer SE Self-Sufficiency Office provides assistance with SNAP, TANF, childcare services, and refugee services

**Moose Lodge**
- Loyal Order of the Moose, Lodge 291
- Building constructed in 1926
- Serves as a gathering site for neighbors

Places of Worship

**Apostolic Faith Church**
- Large campus in the neighborhood on Duke and SE 52nd Avenue

**Iglesia Del Nazareno Adonai**
- Services held in Spanish
- Homeless service provider

**Flavel Street Baptist Church**
- Services in Vietnamese as well as English

**Bethel Assembly of God**
- Pentecostal faith services

**St. Ignatius of Antioch Church**
- High percentage of congregation of refugees from Syria and Iraq

**Portland Insight Meditation Community**
- American Buddhism center
- Operates Care Committee for members in need

**Slavic Baptist Church**
- Formerly Errol Heights Baptist church, the previous meeting location of the BDNA

St. Peter Catholic Church
- Multicultural congregation

Asian Buddhist Community Congregation of Oregon
- Services in Vietnamese

From neighborhood places of worship to local community organizations, Brentwood-Darlington has a variety of local service providers located throughout the neighborhood, providing resources from social services to multilingual worship services and gathering places.
Recreation & Play

Source: Portland Metro RLIS and Portland Maps Open Data

Open Space
Schools
Brentwood-Darlington Boundary

1. Brentwood Community Garden
2. Brentwood Park
3. Errol Heights Community Garden
4. Errol Heights Park
5. Flavel Park
6. Harney Park
7. Hazeltine Park
8. Parker Field
9. Springwater Corridor Trail
One of Brentwood-Darlington’s greatest assets is its access to green space. Parks are scattered throughout the neighborhood, as well as three large garden locations, a community orchard, multiple sports fields, and access to the Springwater Corridor for running, walking, roller-blading, horseback-riding, and biking enthusiasts alike.

1. **Brentwood Community Garden**
   - First community garden to be a recipient of a garden enhancement project (2010)
   - Along with historic Green Thumb Orchard (Portland Fruit Tree Project), OSU Master Gardener Extension, PSU Learning Garden Laboratory

2. **Brentwood Park (1951)**
   - Large park, 14 acres, in the area connected with Lane Middle School and BD Community Center, across the street from the LGL and Community Garden/Orchard
   - Tennis courts, off-leash dog area, picnic tables, volleyball, soccer field, softball field, small playground

3. **Errol Heights Community Garden**
   - 28 plots with edible perennials
   - Created in 2011 with funding from the Community Watershed Stewardship Program

4. **Errol Heights Park (1999)**
   - Began as a privately owned and maintained natural area of Barbara and George Schnabel
   - 12 acres of critical stream and habitat area

5. **Flavel Park (1953)**
   - BEECN location (basic earthquake emergency communication node)
   - Adjacent to Whitman Elementary, small playground, soccer field

   - Land acquired in 1979; park renovated in 1991
   - Received additional funding support from the Trail Blazers, Rose Festival Association, and Precision Castparts
   - “Here’s an instance where Portland residents made a $50,000 investment and they got a park worth $200,000.” - Nick Sauvie

7. **Hazeltine Park (2001)**
   - 1 acre park with a horseshoe pit, named after a longtime neighborhood resident Dick Hazeltine, considered by many as a “founder” of the Brentwood-Darlington neighborhood, involved with the building of the neighborhood center, establishing neighborhood watch program, and organizing neighborhood cleanups

8. **Parker Field (1957)**
   - Home of Mt. Hood Little League

9. **Springwater Corridor Trail (1996)**
   - Major southeast segment of the 40-Mile Loop
   - Extends from downtown SE Portland to Boring, OR
   - Former rail corridor, developed initially in 1903
   - Rail to trail transformation and master planning started in 1991

Source: Portland Parks and Recreation