

Cully Neighborhood FACT SHEET

Cully Association of Neighbors www.cullyneighbors.org

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Location and Land Area

Central Northeast Portland, generally bounded on the west by NE 42nd, on the north by Cornfoot Road, on the east by 82nd and on the south by Fremont and Prescott Streets. 2,008 acres (largest neighborhood in NE District)

Population and Population Trends

- Over 13,300 people living in 4,999 households (largest population of NE District neighborhoods), 25% of population under 18 years old, 17% below poverty (13% citywide)
- 11,000 people were living in 4,440 households (1990)
- 58% of population white, 21% Hispanic, 16% black, 6% Asian/PI (2010)
- 60% of population white, 20% Hispanic, 11% black, 9% Asian/PI (by 2000)

Income

- \$39,650 median household income (2005-2009), lowest median of CNN neighborhoods (\$48,841 citywide); \$37,725 median household income (2000)
- 20.1% households below poverty (highest of CNN neighborhoods) 17% in 2000

Land Uses

- **Residential:** 1,053 acres (53%)
- Employment/Industrial: 744 acres (37%)
- **Open Space:** 157 acres (7%)
- **Commercial:** 53 acres (2%)
- 66% of residential is single family detached
- 21% is multi-dwelling (>2 units)
- 7% is mobile home (2000)
- 80% of residential built before 1980
- Due to limited commercial zoning, residents must go to other areas for full-service restaurants (there are a few restaurants in Cully), general merchandise and department stores, and gas stations
- 145 acres of private open space – one golf course and one cemetery
- 12 acres of remaining open space zoned land includes the undeveloped Sacajawea Park, Metro owned land, a church, and a few residences
- Other zoned land with parks and open space, accounting for an additional 46.4 acres, includes the 25 acre undeveloped Thomas Cully Park and a 2.4 acre park on 52nd and Alberta Street
- Cully resident access to parks and nature: 2,780 people/park acre (40 people/park acre citywide, CLF 2006)



- Cully contains the Columbia Slough and Columbia Slough Watershed
- Cully had 31 liquor licenses, the most in NE District (February 2007)

Vacant and Redevelopable Land

- 173 acres (11%) vacant land in Cully (2008)
- 500 acres (31%) of land in Cully may be redevelopable based on building value (Metro 2004)

Land Development Activities

New construction permits 1995 – 2011:

- 13 accessory dwelling units, 66 apartments (367 units), 23 duplexes, 28 row houses, 262 single family units, accounting for 2% of permits in City
- Host Development: 54 units (only partially built)
- Bridgetown Village condominiums: 22 units
- Cully Grove development: 16 units
- Columbia Biogas facility will accept solid and liquid food waste and turn it into electricity, heat, water and fertilizer.

Real Estate Trends (in 2010 dollar amounts)

- Median housing value estimated for 2010 was \$195,949 (\$253,184 citywide) compared to \$159,735 in 2000 (inflation adjusted)

Public Facilities and Services

Schools	Sacajawea Headstart School
	Rigler Elementary (SUN School)
Other Schools	Community Learning Center
	Community Transitional School
	Montessori School
	Trinity Lutheran Church and School
	Native American Youth and Family Center
Parks and Open Space	Sacajawea (undeveloped), New park-52nd and Alberta (Master Plan completed 2012)
	Thomas Cully Park (Master plan completed in 2008-Community Garden opened 2012)
	Colwood Golf Course
Water and Sewer	No major water system facilities in Cully
	25% of water mains smaller than 6" in diameter (City standard), to be replaced over time
	Cully connected to sanitary sewers only
	Stormwater management to be addressed with new development and street improvements (including green streets)
Streets	36% substandard streets (19% citywide)
	9% unimproved streets (3% citywide)
	55% standard streets (78% citywide)
	Cully Blvd Green Street Project redesigns Cully Blvd between Prescott and Killingsworth Streets. Construction began in June 2010 with completion in June 2011.
Transit	Transit: Bus lines 71, 72, 75, 33 (three of these run on Cully's edges)

Community and Social Services

- **Neighborhood Association:** Cully Association of Neighbors
- **Business Associations:** Beaumont, 42nd Avenue, Columbia Corridor, Portland International District
- **Community and other:** Hacienda, Cascade Behavioral Health Care, La Clinica De Buena Salud, Native American Youth and Family Center and School, Columbia Slough Watershed Council, DePaul Treatment Centers, NE Emergency Food Program

Cully Association of Neighbors (CAN)

Achievements

- 2006 Spirit of Portland Neighborhood Association Award Winner
- Partners on successful annual yard debris and bulky waste clean up events (over 50 tons of materials received) in 2005, 2006, 2007
- Attendance at CAN meetings 40-90 people monthly

- Conducts widespread outreach strategies including mailing quarterly newsletters and filling 5 newsstand boxes, e-mailing notices and updating website.
- Holds neighborhood tree planting events
- "Cuisine in Cully" event brings businesses and neighbors together to enjoy variety of cuisine and collects food for the NE Emergency Food Program
- Donated money to Hacienda CDC for back to school supplies, Cully Community Market, NE Neighborhood Nurses Health Fair, Cully Blvd Alliance Neighborhood Prosperity Initiative (NPI) and Our 42nd Ave NPI.
- Participates and participated on committees related to Portland Airport, Whitaker Ponds Master Plan, Hacienda Safety, Thomas Cully Park Master Plan, Cully Blvd Improvement Project, NE Neighbors for Clean Air, Cully Blvd Main Street Project and Local Street Plan Option
- Awarded \$3.8 million in federal and local funding for Cully Blvd Improvement Project
- Executes good neighbor agreements with nonprofit social service providers like Prescott Terrace homeless housing and Columbia Biogas renewal energy facility
- Negotiated with private developer and City for dedication of 3 acres of new park land as part of rezoning approval
- Chair received 2005 "Chief's Forum Award" Certificate of Appreciation for building an ongoing relationship with the Neighborhood Response Team officers and Spirit of Portland Award for Community Stewardship in 2012
- Partnered with PSU and City Planning on Cully neighborhood survey

Crime/Safety and Gangs

- Mayor's Inter-Bureau Task Force focusing on area around Cully Blvd. and Killingsworth St.

Planning Documents and Work Plan Focus

- Cully Neighborhood Plan (1992), 42nd Avenue Target Area Market Study (2002)
- Cully-Concordia Assessment (Planning) 2007-2008.
- Cully Main Street: A Place for Community Serving Projects (PSU 2009), Cully Commercial Corridor (formerly Cully Main Street) and Local Street Plans Project (April 2011-June 2012)

Cully Survey Results (PSU 2006)

Respondents like best about Cully:

- Neighbors
- Proximity to business
- Quiet
- Diversity

Respondents dislike Cully for:

- Drugs/criminal activity
- Lack of sidewalks
- Street condition
- Poorly maintained properties

Respondents find missing from Cully:

- Retail
- Parks
- Community services/events/facilities
- Sidewalks