

Conifer Park has many new amenities



THIS IS the Lodge Pole design at Conifer Park, the planned community. The home has 1540 square feet. There is a

recreational loft and cathedral ceiling, 1 1/2 baths, built-in range, dishwasher, garbage disposal and a double garage.

(Outlook photo)

Conifer Park, a planned community at SE 205th and Stark St. has many of the amenities lacking in what other developers called a planned unit development.

The 12-acre development will contain 75 living units. Building lot sizes are smaller than what may be considered standard. But this allows more than four acres of open space.

This open space has a common ownership. So when a person buys his home he also owns one-75th of the open space. This area has play facilities for youngsters and another for adults.

There is sort of a built-in babysitting arrangement as the play area is in view of closed circuit television. This same set carries a FM signal so that it can be used as a radio.

There is underground cable for TV so no antennae's are

seen on roofs.

The open space has asphalt walking paths among the many trees on the tract. There are picnic tables located in shady coves.

Some of the homes have common walls and common yard lines. All are earth brown in color. The deed restriction stipulates that they must remain this color. There are other deed restrictions which guarantee the community will remain attractive.

The homes are being built by Stardust Homes, Inc., and sales are being handled by Mayfair Realty, Rockwood branch, 18601 E. Burnside, where Larry Lund is the senior sales associate.

Kitchen need planning

Good planning is the key to an efficient, successful kitchen. "Unfortunately, too many tract homes in the past have exhibited an unfortunate lack of it," says William Ketcham, who has designed more than 8,000 kitchens over the past 15 years with a large Louisville appliance manufacturer.

"But one thing we can be sure of in the seventies—kitchens will be better planned because today's homebuyer is insisting on it," says Ketcham.

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Tremendous strides have been made in recent years in improving kitchen lighting, he points out, and more functional countertops are one of the next areas for upgrading.

"For example," Ketcham says "next to the range, where you need landing and work areas, I see the use of a heat-resistant tile or stainless steel counter on one side, and a wood cutting board counter on the other, with the old reliable plastic laminate for the rest of the countertop areas.

"The use of the appropriate countertop material in the appropriate place is a development that has been a long time coming."

Complete kitchen design includes provision for adequate storage space for foodstuffs as well as for the typical homemaker's collection of utensils, dishes, housewares and pots and pans. Ketcham points out. "Addition of new, helpful major appliances—such as the trash compactor—makes storage planning even more important today so that the storage space taken up by new appliances is not lost to the homemaker."

The ecologically correct kitchen of the '70s also will have a "sanitation center," Ketcham believes. This will be a grouping of the sink, a waste disposer, a dishwasher and a trash compactor.

Ketcham also foresees greater use of kitchen carpeting.

Sweetbriar new concept in land-use

Today's home buyers can own more than a house and a lot.

At Sweetbriar Farm, east of Mt. Hood Community College,

a new school and winding, tree-lined paths are also part of the purchase.

The former pasture of the old Sweetbriar farm is dotted with

new homes. Meandering between them, aimed in the general direction of the school to be completed next year, are paved pathways landscaped



GIANT OAKS shade the winding greenways of Sweetbriar Farm, a planned development under construction east of Mt. Hood Community College. The path-

ways, leading to a school presently under construction, are owned in common by all residents of Sweetbriar.

(Outlook photo)

with evergreens and grassy knolls.

The paths, called greenways, are to be held and maintained in common ownership by all residents. The school site was donated to Reynolds School District by the developer, Leavitt Brothers of Seattle.

Sweetbriar is a planned development or PD, a fairly new type of zoning that offers greater latitude in design. It also gives city governments closer scrutiny and more say in proposed developments.

In the case of Sweetbriar the planned development also includes future construction of apartments and a commercial area.

Developer Don Leavitt believes the PD is the best use of land in today's economy. He followed the outline of Troutdale's comprehensive plan which allows a developer to reduce the lot size of a home provided the remainder of the land is left in open space for common use by all residents.

"We're 100 per cent for greenways," said Leavitt, "If people can be located near open space, parkways or play areas,

they don't need or want big lots. Instead, they have the open space and the assurance that it will be maintained through the homes association to which they belong."

The planned development requires more expense in the beginning but it does pay off in the long run, says Leavitt. "By clustering the homes, saving trees and creating pleasing open area we enhance the value of the land."

At Sweetbriar the fresh, new grass, automatically watered in the wee hours of the morning, will soon be tough enough for children's play.

An early concern about motorcycles harming the greenways is no longer a big problem. "As soon as the landscaping went in," said one resident, "the motorcycles moved elsewhere."

He surveyed his newly seeded lawn and sighed, "It's the moles and the gophers that are really giving me problems."

The planned development zone doesn't have a single clause dealing with moles and gophers.

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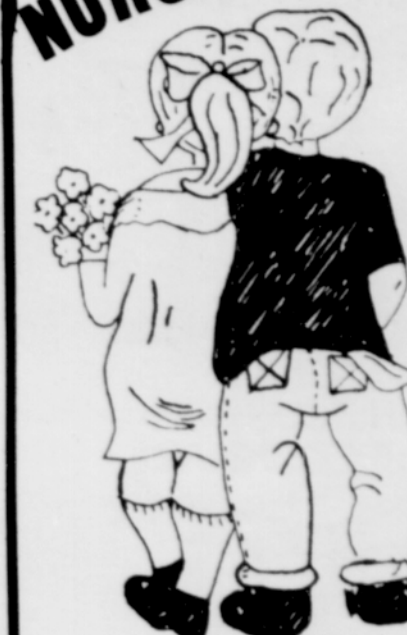
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