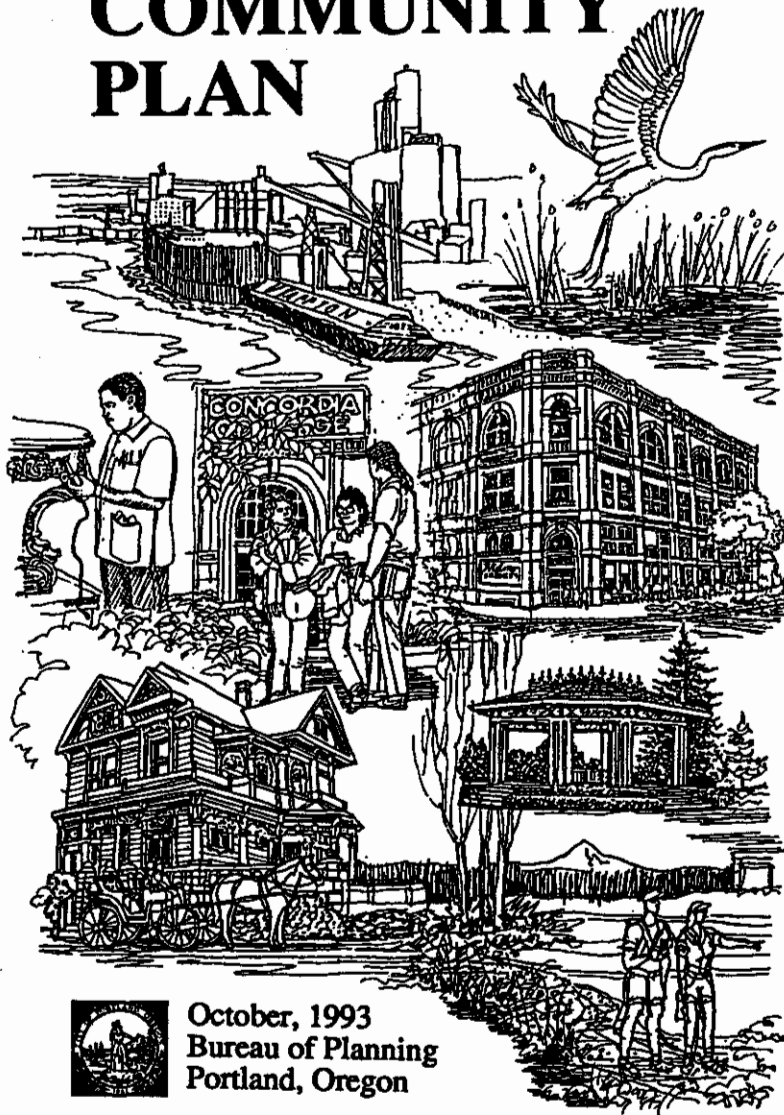


PORTLAND'S

Adopted  
**ALBINA  
COMMUNITY  
PLAN**



October, 1993  
Bureau of Planning  
Portland, Oregon

ALBINA  
COMMUNITY

# **Adopted Albina Community Plan**

**Adopted on July 28, 1993  
by Portland City Council  
Ordinance No. 166786**

**Readopted on September 30, 1993  
Ordinance No. 167054**

**Action Charts adopted by  
Resolution No. 35169**

**October 1993  
Bureau of Planning  
Portland, Oregon**

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## ACKNOWLEDGMENTS

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**City of Portland**  
**Vera Katz**  
Mayor

October, 1993

## ***To The Citizens Of Portland***

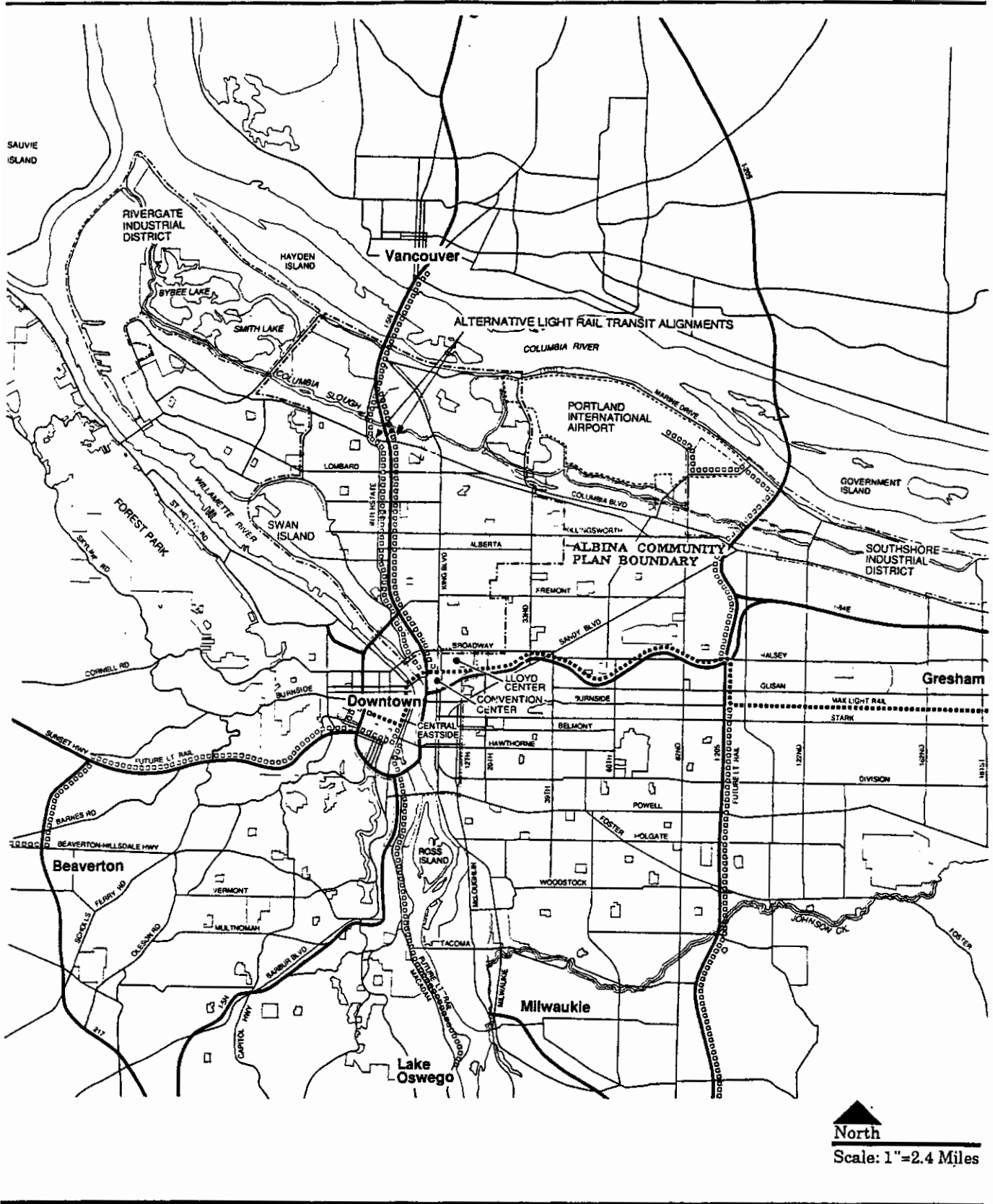
A tremendous amount of time and energy has been invested in creating the Albina Community Plan. The work of citizens, neighborhood and business associations, the North/Northeast Economic Development Alliance and Portland's Bureau of Planning has fostered an extensive discussion and debate on the community's future. Over the past three and one-half years close to 3,000 people have been involved in the workshops and hearings that have resulted in the City Council's Adopted Albina Community Plan. The members of the City Council, Planning Commission and Bureau of Planning staff have listened attentively and participated in these debates and discussions seeking the best way to ensure the area's revitalization.

The finalization and adoption of this long range plan provides a comprehensive realistic and coordinated strategy for building on the strengths of the neighborhoods in the Albina community. The plan protects what is unique to each of these neighborhoods and provides a blueprint for revitalizing areas that have suffered decline. We appreciate the enormous investment of time, knowledge, and good will of Albina's citizens in helping all of us prepare for the future.

**Sincerely,**

Vera Katz  
Mayor

Charlie Hales  
Commissioner of Public Safety



**Albina Community Plan Area Vicinity Map**

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Acknowledgement of Role as Implementor by Metro, Multnomah County, PCC, Portland School District 1 and Tri-Met.

Ordinance 166786: Adopt and implement the Albina Community Plan and the 11 neighborhood plans developed with and as part of the Albina Community Plan.  
Resolution 35169: Adopt the Action Charts of the Albina Community Plan and accompanying 11 Neighborhood Plans developed with and as part of the Albina Community Plan.



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## **Introduction to the City Council's Adopted Albina Community Plan**

The Albina Community Plan represents a major commitment from the City of Portland as well as from the citizens of Albina to improve the quality of life in the district. Over time, community groups, businesses and public and private agencies will be asked to implement the most comprehensive approach ever formulated to address the needs of the north, inner north and inner northeast neighborhoods of the city.

Citizen involvement has been central to the direction that this project has taken and will continue to be a crucial element in its future. The commitment and effort of those involved not only indicated the need for a major planning effort but revealed the tremendous amount of energy that the citizens of the area are willing to apply to determining the future of Albina.

A healthy community is an asset to its citizens and to the entire city. This promise to commit energy and resources to the Albina area will help provide the livability and economic vitality for which Portland is known.

The Albina Community Plan process is the first comprehensive planning effort for the Albina area since the Portland Model Cities Program of the 1960s and 1970s. The Albina Community Plan project includes the Model Cities area as well as six additional neighborhoods.

The Albina Community Plan is intended to combat the loss of employment base, disinvestment and dilapidation in the Albina area. A comprehensive district action plan provides a policy framework and long-term certainty to those that own property or that may wish to invest in Albina. A comprehensive plan also recognizes the interrelationship between land use, transportation, environmental, educational, public safety, social and family issues and how each must be addressed in order for others to succeed.

This Plan implements land use, transportation and public service strategies. These strategies address livability, increased accessibility, reduction of land use and transportation impacts, improving the developability of land, preservation of Albina history, and improvements in public infrastructure. This Plan also includes social and educational programs to address the most pressing concerns of the people of Albina. These programs include job training, family services, and improvements in educational opportunities. All branches of government, the private sector, and the citizens of Albina must participate for this Plan to be successfully implemented.

The land use element of the Plan recommends changes in comprehensive plan designations and zoning patterns. The new patterns will increase the developability of certain areas, increase housing opportunities, enhance commercial areas, and provide flexibility for institutional expansion. A list of implementation actions was adopted for those parts of the Plan that focus on issues other than land use. Inclusion of these provisions in the Plan assures that they are coordinated with the Plan and each other; that they have community support; and that they have been reviewed by the City Council and found to be consistent with and supportive of the Comprehensive Plan.

## **Background of the Albina Community Plan**

### **The Albina Community Plan Area**

The Plan Area is divided into two parts: the Land Use Study Area, which includes almost all the land in residential and commercial use, and the Impact Area, which is largely industrial and open space areas to the north and east. Most of the land use proposals in the Plan and other Plan policies are concerned with the Land Use Study Area. Also, most of the information gathered on the Plan area is confined to the Land Use Study Area, such as the land use inventory of this area conducted in 1989. The Impact Area is of significance mainly because of the employment opportunities it provides for the Albina Community population. Following is a discussion of some of the obstacles to revitalization of the Albina Community that the Plan addresses.

### **Development Constraints**

The most obvious barriers to economic revitalization are related to land use: lack of available large scale vacant sites, inadequate size of available sites, the need to provide off-street parking, little to no room for expansion, and the presence of incompatible adjacent development and on-site deteriorating building stock. The removal of these constraints is the primary focus of the Albina Community Plan land use plan.

These factors and the already long standing preferences of households and industry for more suburban locations have depressed local market activity and the employment outlook for area residents. The relocation of expanding industries and failure of the area to attract new growth has led to a drop in the number of locally available jobs providing family supportive wages with adequate fringe benefits. Consequently, unemployment and underemployment rates have increased and household resources have been reduced.

Exacerbating these conditions is the area's image as being unsafe for residents, employees, and customers. In actuality, the majority of neighborhoods within the Albina Community do not have significantly higher crime rates than other City neighborhoods. Some have crime rates that are lower.

The consumer base for neighborhood-serving retailers and commercial services is in decline. Population and households are being lost as those with improving disposable incomes move elsewhere in the Portland region. Average household income drops as these households are replaced by those with more limited incomes. Disproportionately high unemployment rates reduce the disposable income available to area households. Purchasing power declines as wage hikes fail to keep pace with inflation and rising prices of consumer goods and services. Contrary to regional growth trends, the result of these economic forces at work in the Albina area is a steady decline in the number of retail and service establishments and associated employment since 1980.

Neighborhood recovery is made more difficult by the past practice of red-lining properties within the community and failure of traditional lending institutions to provide mortgages to potential home buyers. The result is an increasing loss of homeowners and accompanying rises in the number and proportion of renters, accelerating rates of neighborhood turnover, and building vacancy. Increased speculation may result from low property values.

Sixty-two percent of Albina's building stock was constructed before 1930. The aging of the building stock also increases the likelihood of structural fires and building abandonment. The area's building stock is simultaneously a community asset and a liability. On the positive side, the old buildings and homes are an investment from the past that can be continuously used and adapted to meet new demands for space by both residential and non-residential users. These buildings are a physical reminder of the rich cultural past and present of this community. Historic design zones recognize both the diversity of the architectural styles present in the community and the desire of community members and organizations to protect their heritage for future generations.

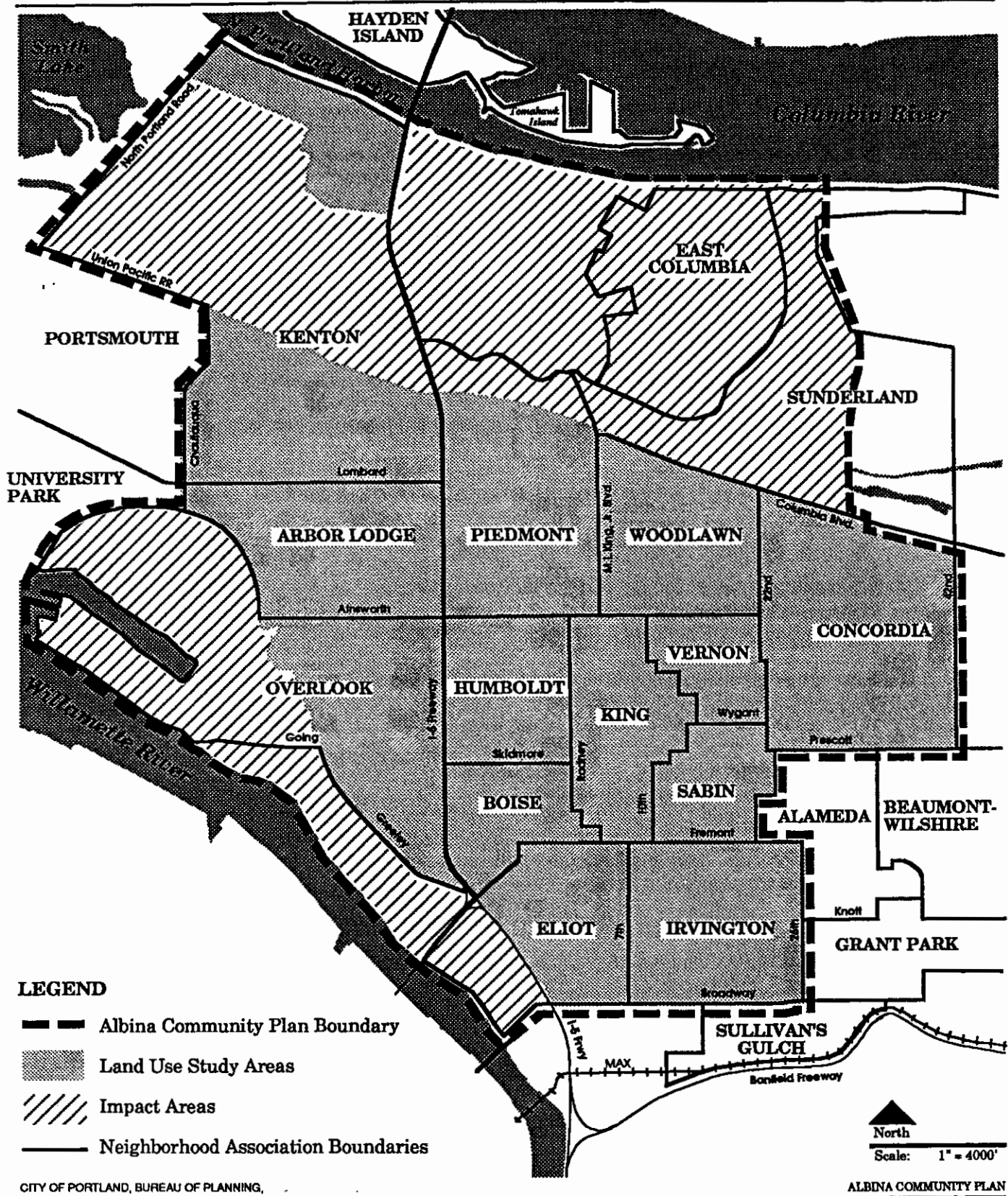
Affordable selling prices create opportunities for home ownership by moderate income and first time home buyers in a regional market where less than 25% of the population can afford to buy a newly constructed detached single-dwelling home. For the transit dependent, the Albina Community offers housing at affordable prices in areas near commercial and industrial employment centers, educational and major medical institutions, and social services. On the negative side, the age of the housing stock, heavy reliance upon wood construction, and lack of maintenance means that not all housing can and should be preserved.

The housing stock is primarily made up of single-dwelling detached homes. Few alternatives are available for low, moderate, or middle income households searching for housing. While this community is in the only area within the Portland region where the majority of new housing stock built since 1980 is more than 50% multidwelling attached, the actual number of units created by this construction was low--190 units. New construction was unable to offset losses to the housing stock. Between 1980 and 1990, the community experienced a net loss of 550 household units.

For most residential developers, the Albina Community's isolated single lot and small cluster vacant infill sites in the Land Use Study Area are not attractive. Their isolation and size deter developers seeking economies of scale. Because developers see no advantage to be gained by building attached units rather than single-dwelling detached units on land commanding such low prices, innovative designs that could result in the construction of multidwelling units of high quality at lower cost are not built. The difficulty and costs of acquiring construction financing and home mortgages in the older neighborhoods depresses opportunities for the creation and rehabilitation of housing and home ownership. This is due to the small size of projects and lenders' perception of risk. The retreat of neighborhood based retail and commercial services lowers area amenities and also depresses the residential markets. This trend, in turn, leads to further erosion of the local consumer market upon which neighborhood oriented businesses and enterprises are dependent.



AIA "Essential Housing " Competition, 1991. Designed by Andrews Architects.



**Albina Community Plan Area and Neighborhoods**

## **The Albina Community Plan Process**

The Albina Community Plan process began in July 1989, with the expectation that it would take three years or more to complete a district plan and a number of accompanying neighborhood plans.

The first task in the planning effort was to agree upon a process, plan objectives, and plan area boundaries. A discussion draft of the process report on these topics was published in September 1989 based upon input gathered at public meetings. This draft was reviewed over the next three months during meetings with more than 30 groups interested in the project, and a second draft was published in November 1989. In December 1989, the document was submitted to the Planning Commission which approved the report in January 1990.

### **Information Collection**

Workshops for the formulation of the district plan and neighborhood plans began in February 1990 and concluded in July 1990. The purpose of the workshops was to gather information on neighborhood and district problems, assets and opportunities. Three district-wide workshops, eleven neighborhood workshops (one workshop for each neighborhood that requested one) and two workshops for business associations were held. Also, a special outreach effort was made to special needs populations.

The Albina Community Plan staff published the Background Documents in February 1991. These documents provide the factual basis for the district and neighborhood plans.

### **Discussion Draft Public Review**

A Discussion Draft Albina Community Plan was completed early in 1991. The Plan was accompanied by two land use alternatives presenting different approaches to revitalizing north, inner north, and inner northeast Portland neighborhoods. Each one proposed changes to the land use patterns and contained several transportation improvements including alternative routes for the northbound light rail line. The Plan also contained policies that were not included in the alternatives but were common to each, such as family services, jobs and employment, education and public safety.

A pre-publication review of the Discussion Draft Albina Community Plan was conducted by a committee that consisted of representatives from Albina Community neighborhoods, representatives from area business associations and a representative from the North/Northeast Economic Development Alliance.

The Discussion Draft was published with minor changes in May 1991 and a kick-off event to brief the community on the Plan was held. Nine workshops for public review of the Plan were held between early June and late September, each dealing with a different policy area. Meetings were also held with neighborhood, business and other community groups upon their request. The public review period ended September 30, 1991.

## **Proposed Plan Review by the Planning Commission**

The Proposed Albina Community Plan was drafted in the fall of 1991 taking into consideration the comments made by the public about the Discussion Draft and the two land use alternatives during the review period. Governmental agencies, non-profit organizations and other community groups who might implement or advocate for specific action items in the Plan were also consulted. The Proposed Plan was published in February, 1992 and submitted to the Planning Commission for their consideration in February of 1992. The Planning Commission held four initial public hearings on the Albina Community Plan and the associated neighborhood plans. Over the following three months the Commission held fourteen working sessions where they considered the testimony and requested amendments. The Commission's consideration included inviting many who had testified at the initial four hearings back to participate in panel discussions on specific topics. The Commission reviewed the requested amendments and took tentative action on each. The Planning Commission also made a number of changes that were suggested by members of the Commission. The Commission directed that the Plan be republished as the Planning Commission's Draft Albina Community Plan.

## **The Planning Commission's Draft Albina Community Plan**

The Planning Commission's Draft Albina Community Plan was the result of 18 public hearings and work sessions held by the Planning Commission in the spring of 1992. Hundreds of amendment requests were received and a number of suggested changes were made by Commission members. Many were incorporated into the plan, many others were revised and incorporated and some were dropped. This Draft Plan offered responsive solutions to a number of issues raised by residents, neighborhood and business associations, community groups and government agencies during this process.

Commission members were concerned that the Albina Community Plan be responsive to the community, reflect the limits of government and the realities of the market place. They were also concerned that all actions be actively pursued after the adoption of the plan and generate meaningful results.

The Planning Commission's Draft Albina Community Plan was published in September 1992. The Commission's draft changed the Albina Community Plan in hundreds of ways. Notice was provided to all those who had participated in the Commission's hearings process. Hearings on the Commission's draft as well as three additional working sessions were held throughout the Fall of 1992. At these hearings and working sessions the Commission reviewed public comment on their draft. On November 24, 1992 the Planning Commission adopted the Albina Community Plan and the neighborhood plans as amended during their deliberations. The results of the Planning Commission's actions to amend the Albina Community Plan were published in February, 1993 as the Planning Commission's Recommended Albina Community Plan. This document was reviewed by City Council and the public during Council's hearing process in May, 1993.

Concurrent with the Planning Commission's hearings process the plan was also being reviewed by other City Commissions. Prior to taking final action, the Planning Commission received the advice of these other commissions. The Portland Design Commission advised the Planning Commission on the appropriate location of design review zones and design related zoning standards. Portland's Historical Landmarks Commission advised on the boundaries of historic design zones. The Portland Development Commission transmitted advice on issues related to urban renewal and economic development.

## **City Council's Hearings and Amendment Process on Planning Commission's Recommended Albina Community Plan**

The City Council held three public hearings to receive testimony on the Planning Commission's Recommended Albina Community Plan. The first hearing was held in the evening on May 5, 1993 at Whitaker Middle School. Two more public hearings were held on May 12 and May 13, 1993 in Council Chambers.

Bureau of Planning staff created amendments from the written and oral testimony received by City Council. The changes requested in the amendments were reviewed and discussed by City Council at a Council informal on June 8, 1993.

## **Amended Albina Community Plan**

A version of the Albina Community Plan called the Amended Albina Community Plan was developed based on Council's response to the amendments requested during the hearing process. This document was also subject to a hearings by City Council on July 21 and 28, 1993 and on July 28th the Albina Community Plan, eleven neighborhood plans and the Albina Community Plan Design Guidelines were adopted by Council. On September 30, 1993, the Albina Community Plan and eleven neighborhood plans were readopted by Council to exclude the portion of the Plan being appealed to the Land Use Board of Appeal and allow the balance of the Plan to go into effect.

## **City Council's Adopted Albina Community Plan**

### **Land Use**

The Albina Community Plan has reworked changes to residential, commercial and employment zoning that appeared on previous versions of the Plan maps. The focus of residential zoning has been shifted from increasing density and affordability to stabilizing and revitalizing existing residential neighborhoods. Incentives that encourage greater compatibility with existing residential areas have been added. Reshaping commercial strips into nodes and extending the depth of zoning from 100 feet to 200 feet or more are still major features. These features have been refined after further consideration of the needs of existing businesses and desires of residents living adjacent to areas designated for commercial and employment uses.

The zoning for Martin Luther King Jr. Boulevard received extensive attention. The plan creates nodes of residential zoning along the Boulevard and increases the depth of zoning in commercial and employment nodes. The zoning is also coordinated with the extension the Oregon Convention Center Urban Renewal District. Some additional mixed commercial and storefront commercial zoning has been created near Dekum Street on Martin Luther King Jr. Boulevard.

The Albina Community Plan creates a new comprehensive plan map and zoning designation, the Institutional Residential (IR) zone. The IR zone addresses the approval process for extensions or expansions of institutional activities and may be applied to large institutions.



## **Transportation**

The Albina Community Plan focuses attention on improving the environment for pedestrians along Martin Luther King Jr. Boulevard. A unified streetscape design including the use of street trees and other means would buffer pedestrians from the high volume of traffic along King. The extension of the Convention Center Urban Renewal District boundary northward along King will provide a potential source of funding for these improvements. The revitalization of Martin Luther King Jr. Boulevard will be a key indicator of the success of the Albina Community Plan.

In anticipation of siting light rail on either I-5 or Interstate Avenue, the corridor between these two potential routes has received a Comprehensive Plan designation for high density multidwelling use to take advantage of the proximity to light rail stations. The timing of the application of this designation is tied to securing funding for the completion of the light rail line. Light rail is expected to provide a stimulus for residential and pedestrian-oriented commercial development.

## **Business Growth and Development**

The Albina Community Plan focuses on the creation of commercial and employment nodes and increases in zoning depth to allow Albina Community businesses to grow. There is more emphasis on supporting and nurturing existing businesses and avoiding nonconforming status for businesses. Creating wealth that remains in the community is another of the Plan's concerns.

In the spring of 1992, the Planning Commission convened an ad-hoc panel to study the extension of the Oregon Convention Center Urban Renewal District boundary in depth. The panel recommended a new boundary along King Boulevard and a set of objectives to direct the use of urban renewal resources. These are incorporated into this adopted plan. The new boundary includes an extension east on Alberta Street that covers two business nodes. This will support community efforts for the revitalization of Alberta Street. The Commission also decided that housing should be an urban renewal activity to be supported along Martin Luther King Jr. Boulevard and the Plan calls for the creation of a node of high density multidwelling housing within the existing urban renewal district's boundary on lower King Boulevard.

## **Jobs and Employment, Family Services and Education**

The Jobs and Employment, Education and Family Services policy areas are crucial to the well being of Albina residents and businesses. These are policy areas over which the City has the least direct control. The Plan acts as a tool for identifying family service, education and employment needs and coordinating implementation strategies, implementors and advocates. Since actual delivery of these services is often under the direct control of other governmental and nonprofit agencies, the City Council has forwarded the adopted Jobs and Employment, Education and Family Services and related policies to county, state and other affected agencies for their consideration and action. Multnomah County, Portland Community College, and Portland School District 1 have all officially recognized their role as implementors in these areas.

## **Housing**

The City Council and the Planning Commission were concerned that the Albina Community Plan area be zoned for residential densities which reflect market realities. The adopted Plan places greater emphasis on stabilization and revitalization of fragile Albina neighborhoods. The Plan avoids upzoning that might lead to disinvestment due to speculation on residential properties.

The Alternative Design Density overlay zone encourages infill development in existing residential neighborhoods such as the development of second units through remodeling or expansion of existing structures. Density bonuses and liberalization of accessory rental rules are tied to meeting additional design guidelines to ensure the compatibility of new development with positive features of the surrounding neighborhood and to reinforce owner occupancy. Standards for residential neighborhoods are based on the "Ten Essentials" for residential development and rehabilitation developed by the Portland Chapter of American Institute of Architects specifically for the Albina Community.

The affordability issues associated with earlier drafts of the plan have been referred to the newly formed Housing and Community Development Commission for consideration on a city-wide basis. The Planning Commission and City Council felt that further concentration of low income households in the Albina Community should be avoided and that affordability and density issues should be revisited as the area stabilizes. The Commission and Council added an objective to the plan calling for future reexamination of these issues to be a high priority.

Producing new housing and preserving the existing housing are major objectives of the Albina Community Plan. There is emphasis in the Albina Community Plan on rental property maintenance and management, nuisance abatement and the role of neighborhood organizations in improving housing conditions.

The Plan's new housing production objective has been reduced to 3,000 units. Over the life of the Plan production of this amount of new housing is not expected to increase the area's population. The number of people residing in the new housing units is projected to be offset by the long term trend of declining household size.

## **Historic Design Zones and Design Review**

Improving the Albina Community's physical appearance and making sure that new development is compatible with the area's historic character are important plan objectives. Proposals related to design review and the seven historic design zones were revised after much discussion. The balance between encouraging new investment in the community and requiring compatibility and good design is a difficult one to strike. Design Review is required in historic districts, on institutional campuses, along Martin Luther King Jr. Boulevard and in other areas zoned EX and the I-5/Marine Drive vicinity.

The plan contains code provisions called the Supplemental Compatibility Standards. These standards can be met in most situations by developers instead of going through Design Review. This option will be available in historic design zones, design zones and when taking advantage of the provisions of the Alternative Density Design Zone. The Supplemental Compatibility Standards are objective regulations that may be met to avoid the expense and delays associated with the Design Review hearings process. The objective is to achieve compatible design without the risk of procedural delays that might discourage investment.

## **How The Albina Community Plan Is Organized**

The Albina Community Plan has several sections:

- **Background.** Description of Plan Area and constraints to development.
- **The Albina Community: Looking Backwards From 2015**
- **The City Council's Adopted Albina Community Plan.** Overview of the Plan's proposals.
- **Goals and Policies.** The goal and policies tie this Plan to the Portland Comprehensive Plan. There are twelve policy areas for the Albina Community Plan that address the primary issue areas that affect the community. Goals and policies are adopted by ordinance.
- **Action charts.** Actions and strategies listed on the action charts were adopted by resolution. Programs and projects formally approved by resolution are approved without the binding force of law. Those which specify changes in zoning designations or in the zoning code will be implemented with the Plan at the time of its adoption through an ordinance that amends the City's Comprehensive Plan, Zoning Map and Zoning Code.

Action chart items are assigned a time-frame for action (immediate, ongoing, short, or long-range), and an implementation leader is identified. Actions with an identified implementor were adopted with the understanding that some will need to be adjusted and others replaced with more feasible proposals. Identification of an implementor for an action is an expression of interest and support with the understanding that circumstances will affect the implementation leader's ability to take action. Actions with a listed advocate rather than an implementor are included in recognition of the importance of continued discussion of these issues. Such actions will become part of this plan only when an implementor has agreed to support them.

In many cases the Portland Development Commission (PDC) is identified as the implementation leader. Recent court decisions have changed the basis for funding of PDC's activities. While the PDC remains interested in participating in the realization of the Albina Community Plan and the neighborhood plans, their financial ability to do so is presently in question. Identification of PDC as an implementation leader does not reflect a commitment by that agency. Rather it is an expression of interest with the understanding that the agency's ability to implement is now uncertain.

- **Other maps.** Functional maps accompany many policies and show some of the proposals on the action charts. Maps also provide a geographic context for actions that are site-specific. These maps are adopted by resolution.

**THE ALBINA COMMUNITY:  
LOOKING BACKWARDS  
FROM 2015**

## **The Albina Community: Looking Backwards From 2015**

**"Our cultural patterns are an amalgam of black and white. Our destinies are tied together. There is no separate black path to power and fulfillment that does not have to intersect with white roots. Somewhere along the way the two must join together, black and white together, we shall overcome, and I still believe it."**

**Dr. Martin Luther King, Jr.**

The City is the legacy we leave for the future. Each generation makes its contribution. Our dream of how the Albina Community should change is presented in this Plan. Having such a plan is a statement of confidence, optimism and belief in ourselves.

This statement sets forth the aspirations of this planning effort. In the future it will be used when the Plan is amended or interpreted to ensure that its values are not lost. The vision statement is in the present tense, as if we were speaking of the Albina Community today. While the Plan continues many aspects of today's City, this statement should be read as describing the characteristics we wish to see in the Albina Community 20 years in the future.

### ***Martin Luther King Jr. Boulevard Gateway to a Revitalized Community***

Martin Luther King Jr. Boulevard has evolved into a series of successful nodes that reflect the revitalization of the Boulevard, and the community. Commercial areas include retail activity, offices and some mixed-use development. The most important node occupies the heart of King Boulevard, and the Albina Community, in the area between Alberta Street and Killingsworth. This area takes advantage of King's high traffic counts and also links together successful retailing and institutional developments west of King on Killingsworth and east of King on Alberta. The Killingsworth and Alberta commercial areas are oriented to pedestrians and transit patrons. Other commercial nodes are located at the Fremont and Lombard intersections with King.

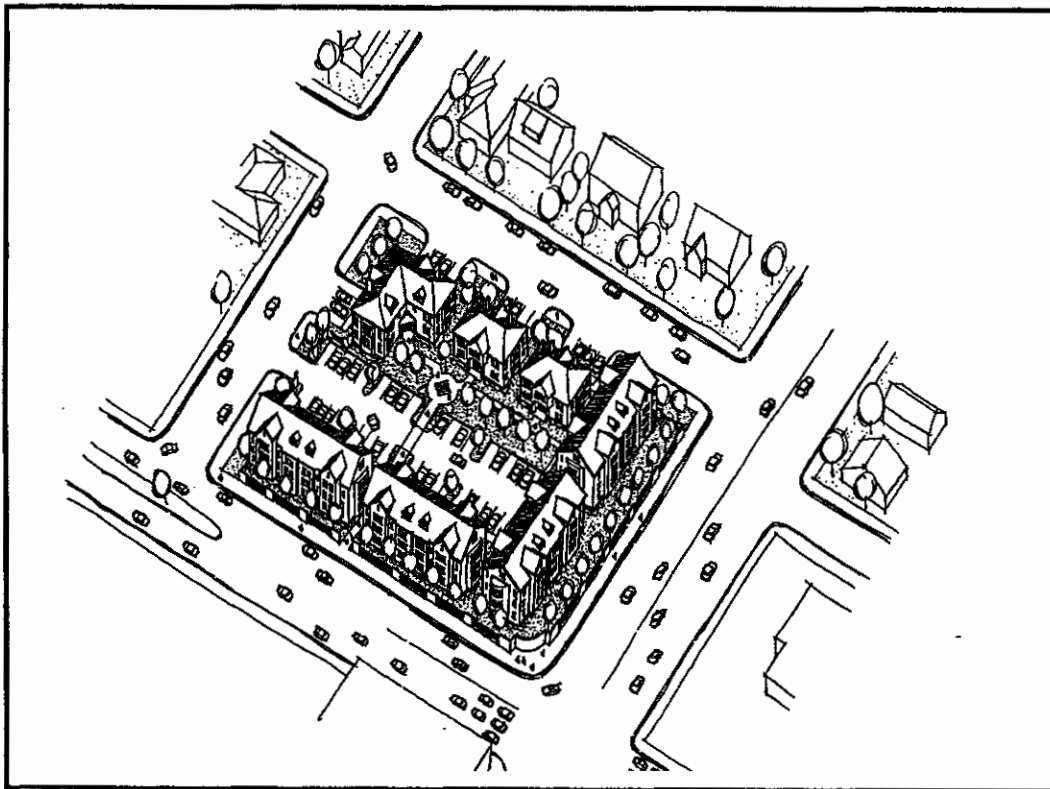
Attracting development to the five mile long King corridor has required the use of market strategies that have allowed for success in a variety of market niches. Extending the Convention Center Urban Renewal District north along King to Portland Boulevard has facilitated development. Initially urban renewal tools were used to attract business investment. However, the availability of tax abatement within the renewal district has attracted mixed-use and residential developments.

Creation of three residential nodes allowed the completion of the revitalization of the entire King Boulevard corridor by broadening the range of development types for which corridor development opportunities may be marketed. These three relatively small residential nodes are generally located between Stanton and Cook Streets, between Failing and Skidmore Streets and between Holman and Holland Streets. The nodes are denser at the southern end of King Boulevard. All residential development is low-rise, three to five stories, and provides housing for a mix of income groups. The two southern most nodes include ground level retail activities that serve the larger community.

Flanking the corridor's commercial and residential nodes are successful employment centers. Employment nodes provide locations for incubator businesses, are a haven for small and moderately sized firms and offer family wage job opportunities to the community's residents. These employment centers allow a broad range of uses and include some small retail uses, offices and residential developments as well as the light industrial businesses that predominate. The centers are characterized by attractively designed facilities that reinforce King as a landscaped boulevard and provide a graceful transition to the strong residential neighborhoods to the east and west.

The largest employment node is located along lower King Boulevard between Broadway and Stanton Streets. This area contains a diverse mix of activities that provide an appropriate gateway to the Albina Community. Larger employment firms are located here as are significant amounts of retail, office and residential development. The characteristic streetscape of King Boulevard is established here.

Martin Luther King Jr. Boulevard's streetscape is more important to the corridor's character than individual building design along the street's series of activity nodes. While use is nodal the streetscape is continuous, creating a unified boulevard character that includes street trees and other sidewalks improvements that are attractive to pedestrians. The median is a traffic safety device that has been modified to better accommodate pedestrian crossings, auto access to business development along the street and to further improve traffic safety. Increased off-street parking has been provided along the street by new development attracted by deepened zoning on either side of King that permitted the creation of development parcels roughly 200 feet deep. These businesses take advantage of the high traffic counts on Martin Luther King Jr. Boulevard.



This architectural sketch illustrates how a commercial development can orient buildings to the street, create a safe enclosure for pedestrians and also provide parking that does not conflict with nearby residential uses. (PDC, October, 1993, Design by Robert Leeb, Robert S. Leeb Architects & Planners)

## ***A Successful and Diverse Blend of Land Uses and People***

The public and private sectors work together pursuing the continued strengthening and growth of Albina's economy, diverse employment base, residential neighborhoods and open spaces. Government has responded quickly, creatively, and efficiently to provide innovative ways of meeting the challenges facing the community. The private sector participates by actively helping in decision-making and adding its resources to help solve community problems. As business has prospered business support for the cultural and educational life of the community has expanded increasing the community's sense of shared purpose and identity.

A variety of uses have grown in the community. Each sector of growth has benefited the community. General and heavy industrial firms have concentrated in the large industrial sanctuaries along the Willamette and Columbia Rivers. Light industrial and employment oriented firms have grown at several employment nodes. These are located along Mississippi Avenue, in the Williams/Vancouver corridor, near Going Street along Interstate Avenue and on Martin Luther King Jr. Boulevard.

Most large scale commercial development has been focused on major transportation corridors. Major nodes have been created on Martin Luther King Jr. Boulevard. A commercial corridor has also prospered on Lombard Street west of the I-5 Freeway. Smaller, more neighborhood oriented retail areas have grown on Denver, Greeley, Mississippi, Prescott, Albina and Dekum Streets. Two regional retailing areas, Killingsworth and Alberta Streets, relate strongly to their surrounding residential neighborhoods. While business expansion sites have been provided care has been taken to ensure that expanding business activity does not undermine efforts at improving and stabilizing the community's residential neighborhoods.

Institutional growth has also been a key to the success of the Albina Community. The area's medical and educational institutions have expanded providing needed services, job opportunities and training. Major growth has occurred at the Edgar Kaiser Facility, the Emanuel Hospital Campus and at Portland Community College's (PCC) Cascade Campus. Growth of Concordia College has also occurred. While these institutions have grown they have worked carefully to ensure that impacts of their growth are positive to the Albina Community and supportive of revitalization efforts in the neighborhoods they are located in and near.

Albina's open space system has grown. New parks have been created in park deficient areas and at key gateways and focal points. Connections to larger open spaces in the Albina Community and the region have been developed through creation of the regional trails and improvements in pathway systems for pedestrians. Trees line walks and major transportation corridors, providing shade and habitat and reinforcing Albina's network of green spaces. Open spaces offering an opportunity for rest and quiet are found throughout the area. Streets, sidewalks, trails and parks are free of litter, well-maintained and richly planted. The Columbia Slough has become an attractive recreational resource for the community.

Albina's residential neighborhoods have been revitalized and stabilized. Although over 3,000 new housing units have been built declining household size has kept population stable. A variety of public and private programs have led to the rehabilitation of over 2,000 housing units. Most new housing built has been infill, although density has been higher than the pattern that characterized the early twentieth century. Owner occupancy of housing stabilized and then increased. Some larger multidwelling projects have been built at the edges of neighborhoods, along major transit streets. These multidwelling projects are low-rise and provide housing to a variety of income groups. They also help to ensure that housing is available to meet the changing housing needs of individuals and families at locations within the community.

Albina's public image has improved as the area has been broadly recognized for its historic importance. Its wealth of quality structures of historic value has helped to attract interest. These neighborhoods are now seen as some of Portland's premier examples of diversity and urban livability. Housing organizations and agencies active in the area have been effective at reducing displacement of area households caused by appreciating property values that are a natural outgrowth of the area's revitalization.

### *A Convenient and Efficient Transportation System*

A diverse transportation system serves and supports Albina's growth. The regional light rail system has recently been extended through the area and now ties the Albina Community together with communities to the north and to the rest of the region. Improved bus service has helped to reduce the need people have for travel by automobile as have improvements in facilities for pedestrians and bicyclists. Driving to and within the area is pleasant, and off-street parking is readily available at major shopping areas along King Boulevard and Lombard Street. A trolley line, water taxis and horse carriage routes link cultural, historical, educational and recreational attractions together and to destinations in the Central City, such as the Oregon Convention Center.

Walking and bicycling are pleasurable means of travel on attractive, convenient and safe routes which unite the Albina Community with adjacent neighborhoods and the Central City. Residential communities within Albina are protected from the noise and congestion of through traffic. Noise from the I-5 Freeway has been reduced by the completion of sound reducing improvements.

Connections for truck traffic have been improved between the Columbia South Shore industrial areas and both Columbia Boulevard and the I-5 Freeway. In particular Columbia Boulevard and the I-5 Freeway have been improved to provide for access and egress both to north and south bound traffic. Neighborhood traffic management improvements have reduced truck and traffic infiltration onto residential streets. Creating deeper zoning at many business locations has helped improve area livability by creating opportunities for firms to locate their parking and loading facilities off-street. Albina yard remains the City's strongest rail yard and is the center of Portland's rail related transportation industry. The Portland Ship Repair Yards remain an important national facility and major area employer.





## *One of Portland's Healthy Economic Centers*

A wide diversity of economic activities flourish and provide employment opportunities within Albina. The continued health and growth of Swan Island and Mock's Bottom Industrial districts has helped to foster several small scale new and dynamic light industrial and employment oriented areas. Other light industrial areas have a strong presence as do institutions of higher education and medical campuses.

The community has recognized that industrial firms and large institutional campuses bring job dense businesses to the area. Opportunities for business and institutional expansion have been created at a number of locations by the creation of full block zoning. Institutions have had their growth supported by recognition of their significance and the application of zoning regulations that facilitate growth.

Commercial areas are robust, offering a range of characters including neighborhood commercial nodes, pedestrian oriented corridors and auto oriented centers. The Albina Community's proximity and convenient transportation access to the Central City have also helped to attract many Central City oriented firms to the area. Recreation and tourism play a significant role in the Albina economy. Areas near the Central City have benefited from that area's emergence as a major tourist destination. The needs of area residents for support goods and services are met at neighborhood oriented shopping areas which are within walking distance.

Within the Albina Community are located a number of regional attractions as well as facilities which primarily serve community residents. North of Columbia Slough the Portland Expo Center has expanded and added attractions to what has developed into a tourist and recreation oriented campus. The area's rich concentration of quality golf facilities continues to attract international players. Improvements in Delta Park and the completion of the 40 mile loop trail system have enhanced recreational opportunities for Albina's residents and others.

The quality of new development is high adding to the area's sense of livability and vitality. Larger developments are stepped down and buffered from nearby residential neighborhoods. Design review is required of new development at several prominent locations and has been successful in helping to improve the character of Albina developments. A successful administrative alternative to the normal design review hearings process was instituted to provide the certainty and fast processing that was needed to bring development, large and small, to Albina. This process acted as a model for the rest of the city as a means to ensure compatibility while encouraging development.



Corner of N. Killingsworth & Albina.

## ***Jobs and Employment Opportunities***

A significant increase in jobs located in the community has occurred, expanding the community's economic base. Fostered by the successful enterprise zone growth in jobs has led to reduction of unemployment to levels the same as or below those elsewhere in the region. Within the plan area over 12,000 new jobs have been created, many held by people residing within the Albina Community.

Creation of specific employment and institutional nodes within the community has allowed the growth of family wage jobs at locations convenient to existing population centers and concentrations of formerly under-employed and unemployed people. Incorporating Project Alberta into the Albina Community Plan has aided that project in achieving its vision of a vital ethnically diverse small business corridor on Alberta Street. Killingsworth has evolved into a lively commercial corridor oriented to transit patrons and pedestrians and anchored by the growing Portland Community College Campus. Programs such as the N/NE Enterprise Zone, Job Net and the NE Workforce Center have successfully worked to help insure that Albina Community area residents benefited from the investments and growth in jobs that has occurred.

Improved transit connections to new job opportunities in the Columbia Corridor have been provided. These connections have allowed Albina residents to access the growing job opportunity in this industrially oriented area. Access to other job centers in the Central City and elsewhere has been enhanced through improved bus service and the development of a light rail transit line.



**Hill Block At The Corner Of Williams and Russell (Oregon Historical Society)**

## ***Attractive and Diverse Residential Neighborhoods***

A wide choice of housing types and prices is available for a diversity of urban lifestyles and incomes within Albina. Residential development is primarily located in Albina's neighborhoods. However, the predominant character of the area is produced by the large number of existing buildings that remain from earlier development periods. Over 90 percent of the area's buildings are those that were already in the area in 1990.

Revitalization and growth in Albina have been supported by the Northeast Community Development Corporation who, with others, have reduced displacement due to gentrification by building new affordable owner occupied housing and rehabilitating existing housing. New development has occurred but has been focused on the fully serviced infill lots that exist within the area. Incentives for the improvement of existing housing, rental housing and construction of new owner occupied housing have been effective through the distressed neighborhood program. The "a" Alternative Design Density Overlay Zone has been effective at providing an incentive for infill development projects that emphasize owner occupancy and achieve a high level of compatibility with the community.

Opportunities for socializing, recreation, quiet and solitude are close at hand as are convenient shopping areas. New higher density housing has developed near major institutions, enhancing opportunities for people to live near where they work or go to school. Other new multidwelling housing has been built in nodes along major streets that are well served by public transit.

A residential community mixed with some commercial activity and expanded marina facilities has been established along North Portland Harbor. New housing here reinforces the East Columbia neighborhood and offers the opportunity of living near the water. Over 1,000 new households have been attracted to this area. Nearby recreational amenities and convenient marina facilities have helped to spur the growth of this community.

The creation of historic design zones has aided in conserving the area's housing stock as well improving the area's image in the larger community. There has been an improvement in building maintenance and a consequent reduction of nuisance problems in the community. Improved code enforcement has contributed to this success as have the activities of neighborhood and business associations in the area. Landlord training continues to be offered and an increasing number of those who own rental property in the community also live in Albina's neighborhoods.

## ***Improving Educational and Family Services***

A plan, like the Albina Community Plan, is a map showing where we want to go and the route we will take to get there. Because implementation in the areas of education, jobs and family services requires action by a variety of governments and private organizations these groups have been part of the decision making process. They all participate in the monitoring of the Plan's effectiveness, bringing about the positive changes that the Plan calls for. The community is active in ensuring that the Plan's jobs, family services and educational agendas are successful.

The North/Northeast Economic Development Alliance's Jobs and Family Services committees have actively monitored the performance of the government and private organizations responsible for the implementation of the elements of the Plan. Educational, social and health services are available in the community and provide dignified care to dependent populations. The community also offers training and support for those able to become more independent and to the community's youth population.

## *Community Policing, a Success*

The Albina Community is a safe place for all its citizens. Cultural and ethnic diversity is celebrated, and personal freedom is cherished and protected. Community policing has been successful in the Albina Community. The opening of a new police precinct at King and Killingsworth has helped ensure the area's safety. Police support offices in Kenton and elsewhere have improved contact between the community and police officers. Continued close coordination between neighborhoods and business associations and police patrolling the area have helped to quickly identify and resolve public safety problems.

## *A Community Continuing to Improve*

The Albina Community Plan is intended to promote the economic vitality, historic character and livability of the Albina Community. Community ownership of the plan has been key to its success and will be key to this community's success in the future. The ongoing participation of neighborhood and business associations in the implementation of the district wide Plan, the neighborhood plans and in the monitoring of the area has helped to ensure the Plan's success.

The Plan's success is directly attributable to the leadership and involvement of those in the community. Visible benefits for all income levels have resulted from setting realistically achievable objectives and following through with implementation of specific actions. Updating the Plan in the future must be based on the same principles. As the N/NE Economic Development Alliance stated in their May 1989, report:

**"In order to truly strengthen the economic viability of a community there must be community ownership of the economic development goals and objectives. If these goals are imposed, the success of the subsequent programs is always marginal and short lived. We feel that the task force's efforts have helped provide its participants with increased collective ownership of these goals and objectives . . . If acknowledged and honored by those agencies that have a role to play in the economic development process, we believe that guidance provided can help establish the caliber of public/private/community partnerships and the program successes that will ultimately correct the economic and social disadvantages that currently undermine the long-term viability of one of Portland's oldest, richest (in terms of diversity), and most promising neighborhoods: North-Northeast Portland."**

**POLICIES, OBJECTIVES AND  
ACTION CHARTS**

# Policy I: Land Use

## Introduction

The Albina Community Plan Area is contiguous to the Central City, yet much of the land in it is underutilized. Investment in the Albina Community has declined since the 1930s, with a few exceptions. Ten percent of the land in the study area is vacant and the area contains a disproportionately high number of the City's vacant and derelict buildings.

Areas designated for multidwelling residential, commercial and industrial uses are often dominated by less intense uses. Lack of residential densities that can support commercial has lead to decline of neighborhood commercial areas.

The difficulty of land assembly due to small ownership patterns and site sizes is a problem in attracting new investment. These conditions pose a problem for existing businesses and institutions that wish to expand. It also poses a problem for the development of new multidwelling housing. Much of the existing vacant land is due to older buildings burning down or being demolished.

Vacant commercially zoned lots are considered to be too small for auto-oriented commercial businesses. Most of the area's commercial areas grew up along the trolley lines which once ran along the major streets. These were oriented to pedestrian traffic, not automobile. Consequently, they are developed with storefronts at the edge of the sidewalk and have little off-street parking. Generally, there is not enough residential density in Albina Community neighborhoods to support storefront, pedestrian-oriented development. The plan reduces the amount of commercial zoning and focuses commercial development into concentrated areas.

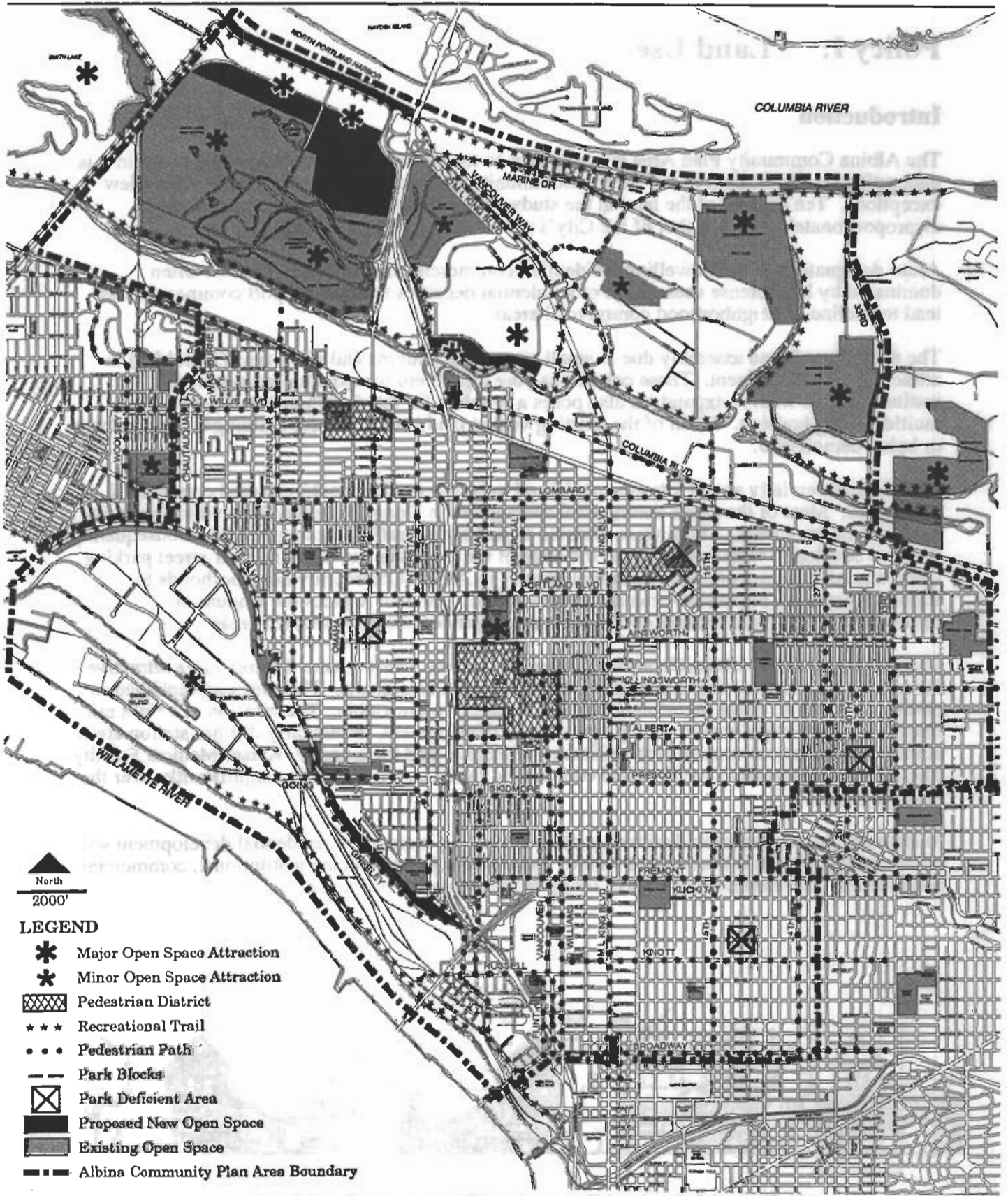
The challenge of the Albina Community planning process was to make the area more attractive for residential, commercial, industrial and institutional investments. This was accomplished in part by rezoning to make investment and site assembly more viable. The location of a light rail line through the study area may help spur further development, particularly if it has station areas at major employment centers such as Emanuel Hospital and the Edgar F. Kaiser Medical Facility. The Albina Community's medical and educational facilities are expanding significantly over the next 20 years.

Investment in one area should stimulate other areas. An increase in residential development will make commercial investment more viable. Increases in job-producing institutional, commercial and industrial development will make living in the area more attractive.



WILLIAM STREET ELEVATION

AIA "Essential Housing " Competition, 1991. Design by David Sternberg, Edward Morris, Elizabeth Kerman, San Francisco.



A Pattern of Green

## Policy Area I: Land Use

### **Policy A: General Land Use**

**Encourage residential, recreational, economic and institutional developments that reinforce Plan Area neighborhoods; increase the attractiveness of Albina to residents, institutions, businesses and visitors; and create a land use pattern that will reduce dependence on the automobile.**

### **Policy B: Livable Neighborhoods**

**Protect and improve the livability of the residential neighborhoods within the Albina Community. Direct new development activity to those areas that have experienced or are experiencing a loss of housing. Ensure the compatibility of new development with nearby housing. Foster the development of complete neighborhoods that have service and retail businesses located within or conveniently near to them. Promote increases in residential density without creating economic pressure for the clearance of sound housing.**

### **Objectives:**

1. Encourage the reestablishment of neighborhood-oriented service and retail businesses. Recognize the economic interrelationship between jobs, services and residential density by supporting commercial areas with new housing at nearby locations.
2. Buffer residential areas from the negative impacts of nearby large scale commercial, employment, industrial and institutional developments.
3. Review new infill development to ensure that it reinforces the neighborhood's positive characteristics.
4. Improve the appearance and livability of residential areas in Albina by eliminating nuisances and supporting activities such as neighborhood clean-ups.



**Houses recently rehabilitated in the Boise neighborhood.**

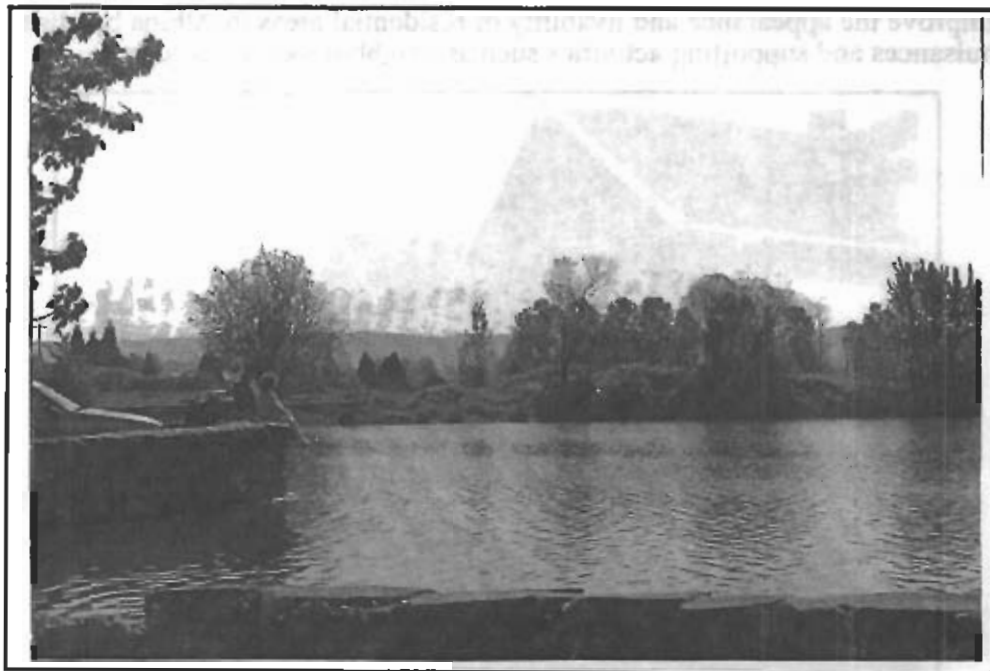


### **Policy C: A Pattern of Green**

***Enhance the Albina area with attractive and well maintained parks and open spaces. Ensure that open space and recreation facilities in the Albina Community meet the needs of present and future residents. Develop green links between Albina's parks and recreational facilities, its residential areas, a City-wide system of green spaces and nearby natural areas.***

#### **Objectives:**

1. Increase the amount of green and open space in the district.
2. Extend and link green and open space to create corridors for wildlife that link significant wildlife habitat areas and to the regional greenspaces system.
3. Improve connections to the 40 Mile Loop and Willamette River Greenway Trails.
4. Improve opportunities for public access to the Willamette River, Columbia River (North Portland Harbor) and Columbia Slough.
5. Emphasize plant materials rather than hard surface treatments when developing public open spaces and in providing landscaping as part of development projects.
6. Provide landscaping and street trees with new development and major remodeling projects.
7. Encourage use of native plants and low-maintenance landscape designs which reduce water and energy consumption and the application of fertilizer and pesticides in both public and private areas.
8. Enhance the recreational and residential values of the property along North Portland Harbor.



**Force Lake Overlooking West Delta Golf Course and Blue Heron Rookery.**

**Policy D: Economic Development**

***Foster development of distinct, well-anchored commercial, institutional and industrial nodes and centers that serve the needs of the community, attract shoppers from throughout the region and take advantage of the close proximity of the district to the Central City, Oregon Convention Center and Columbia Corridor. Ensure that institutions have opportunities for growth that meet their needs. Support the expanding and new industrial firms that provide family wage jobs to Albina Community residents. Protect residential neighborhoods from negative impacts associated with commercial, institutional and/or industrial growth.***

**Objectives:**

1. Reduce conflicts between residential uses and commercial, industrial and institutional activities.
2. Ensure that sites are available in adequate size, depth, location and zoning to attract market driven business, institutional and housing developers within the Albina Community.
3. Recognize and reinforce concentrations of commercial and employment businesses within the district and encourage the formation of a clear identity for these areas.
4. Encourage the growth of existing businesses, preferably within the Albina Community.
5. Foster the establishment of new small businesses and housing developments, particularly on land that is vacant or underutilized.
6. Recognize the role that medical and educational institutions play in providing employment and training to Portland and Albina Community residents. Create planning mechanisms that encourage their growth.
7. Foster the establishment and growth of related businesses near major institutions.



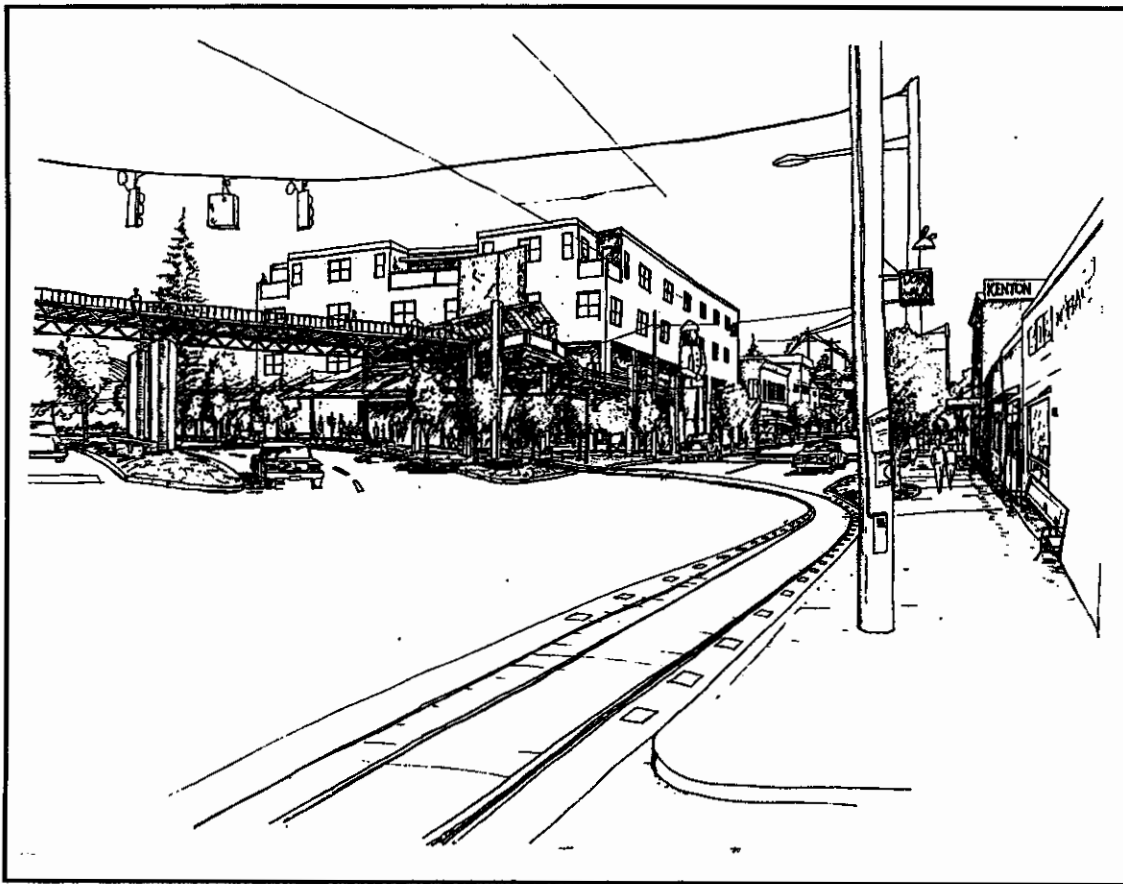
**The Smart Building on Martin Luther King Jr. Blvd. was recently rehabilitated. Doris' Cafe is one of the new tenants.**

***Policy E: Transit Supportive Land Use***

***Focus new development at locations along transportation corridors that offer opportunities for transit supportive developments and foster the creation of good environments for pedestrians in these areas.***

**Objectives:**

1. Increase opportunities for people to live near where they work and shop by locating higher density housing near commercial and institutional areas.
2. Create opportunities for new housing development near Portland Community College's Cascade Campus and near Concordia College.
3. Concentrate new commercial investment in areas which are well served by transit.
4. Consider increasing allowable density to transit supportive levels at locations that are within one-quarter mile of transit streets.
5. Encourage the development of mixed-use projects in commercial areas that include both ground level business uses and upper story residential units.
6. Encourage employees of Albina area businesses and institutions to live in the area.



**Mixed use development is a key part of this design for a light rail station at Interstate and Denver Avenues. Drawing Courtesy of University of Oregon Department of Architecture & Allied Arts.**

## Action Chart: Land Use

#	Actions	Time				Implementors <i>/Advocates</i>
		Adopted With Plan	On- Going	Next 5 Yrs	6 to 20 Yrs	
<b>PROJECTS</b>						
LU 1	Create a new entry park or park blocks near the intersection of Martin Luther King Jr. Boulevard and Broadway Street.				X	PARKS, PDC
LU 2	Create a new open space north of Heron Lakes Golf Course.				X	PARKS, METRO
LU 3	Preserve as open space the property between the bottom and the top of the bluff between the Fremont Bridge and the University of Portland. This area is generally west of Albina Yard and Mocks Bottom.		X		X	PARKS, METRO, PDOT
LU 4	Create a path in the area between Marine Drive and North Portland Harbor west of I-5 freeway.			X		PARKS, PDOT, METRO
LU 5	Create opportunities for assembling larger lots for residential and commercial development where there are scattered vacant and underutilized parcels along King Boulevard.			X	X	BOP, PDC
LU 6	Include existing and potential new open spaces in the Albina Community as part of the regional green spaces master plan.			X		METRO
LU 7	Within programs which address water quality in the Columbia Slough, emphasize the use of multiobjective approaches which preserve and enhance natural values unless other critical environmental objectives are compromised, or costs are unacceptable.		X			BES
LU 8	Identify and make available to Albina area residents and businesses a listing of native plant species that are appropriate for use in the area which includes verbal and pictorial descriptions.			X		BOP
LU 9	Complete the portion of the 40 mile loop along the north bank of the slough. Develop water access and small recreation sites along the trail.				X	PARKS, Loop
LU 10	Develop open space and park development standards that emphasize safety and security of park users.			X		BOP
<b>PROGRAMS</b>						
LU 11	Link the parks, natural areas and open spaces of the Albina Community with the regional system of green spaces.		X			PARKS, PDOT, METRO
LU 12	Consider expanding the Convention Center Urban Renewal District to support economic activity within the Albina Community. Foster the stability of residential neighborhoods and link Albina to the economic opportunities created in the Convention Center Urban Renewal District.		X			PDC, BOP
LU 13	Develop pedestrian-oriented local retail nodes and housing at light rail station areas.				X	BOP, PDOT
LU 14	Establish and maintain a Community Initiative Grant Program targeted for use in HCD eligible neighborhoods and subareas by community-based organizations		X			BCD
LU 15	Use Neighborhood Improvement Program capital grants to support projects targeted to improve neighborhood livability, housing stock and job creation benefiting low to moderate income households.		X			BCD
LU 16	Establish a gardening and landscaping "tool lending library."			X		PARKS

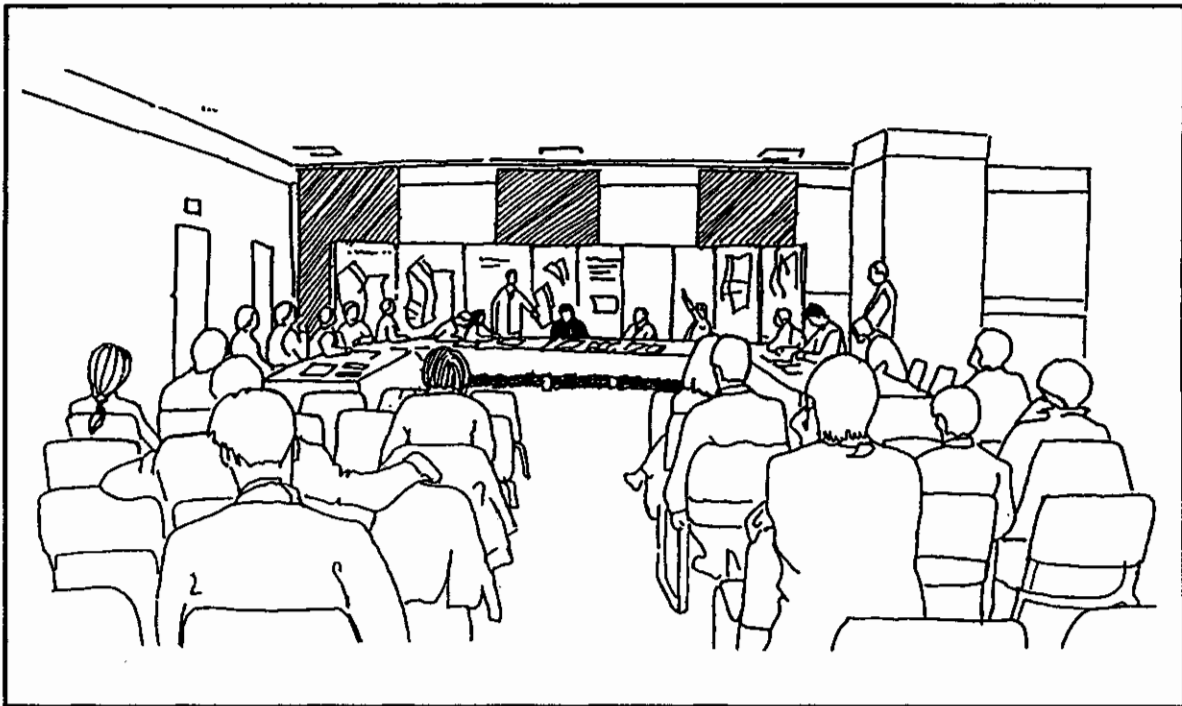
## Action Chart: Land Use

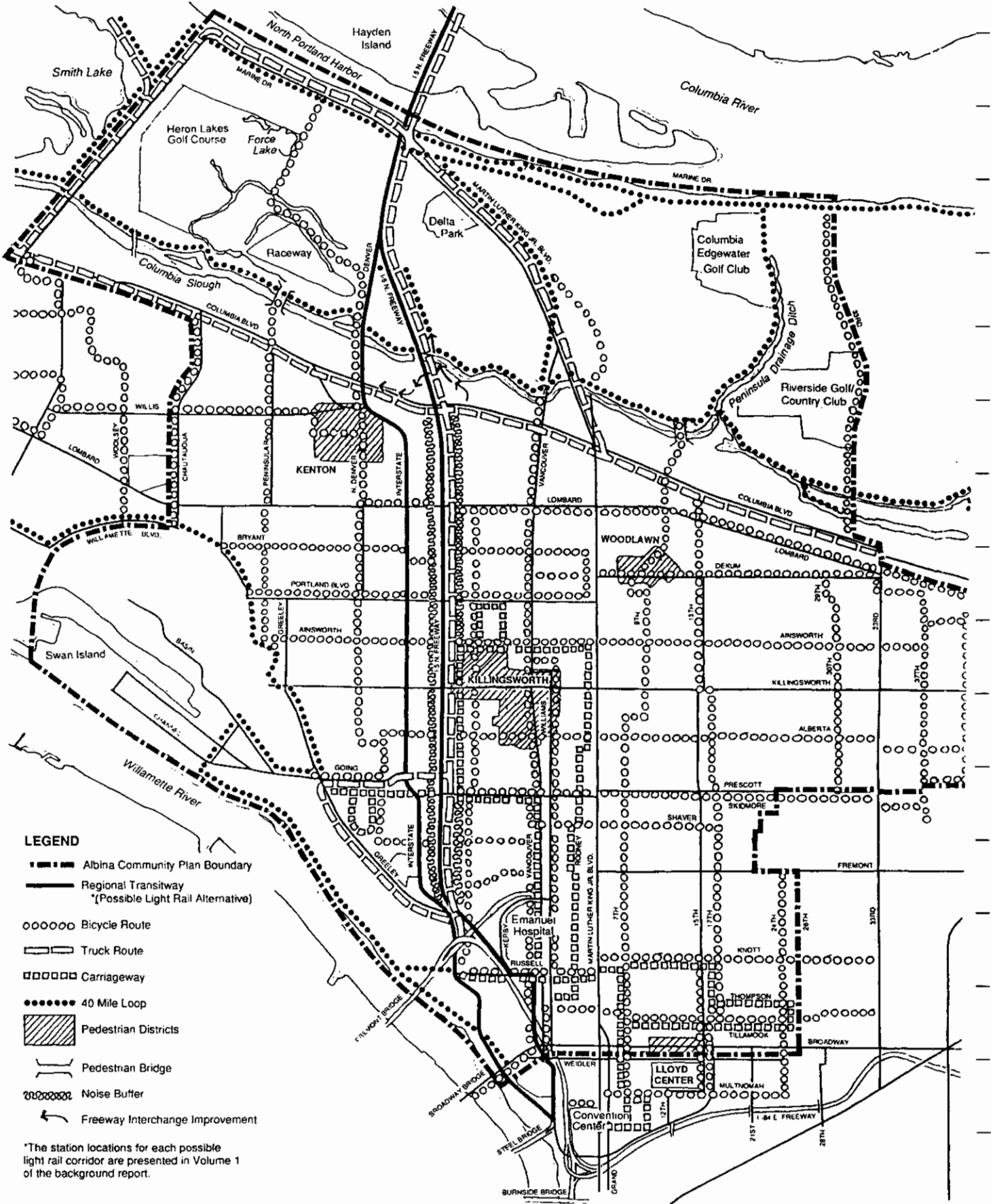
#	Actions	Time				Implementors/ Advocates
		Adopted With Plan	On- Going	Next 5 Yrs	6 to 20 Yrs	
LU 17	Establish a program to inform home owners about housing maintenance, rehabilitation and property management.			X		BOB
LU 18	Create community based code enforcement teams. Establish neighborhood liaisons in the Bureau of Buildings who will work with the teams to help them identify problems and then follow through on them through the City's enforcement process.			X		BOB
LU 19	Monitor the zoning pattern and development activities and correct problems that inhibit development activity with solutions that support all applicable policies.		X			BOP
LU 20	Revive commerce on NE King Boulevard. Foster the development of strong commercial nodes along NE King Boulevard. Locate major centers at NE Broadway Street, NE Russell Street and NE Killingsworth Street.		X			BOP, PDC
LU 21	Protect existing and plant additional street trees throughout Albina.		X			PARKS, PVT, NAs
LU 22	Support and promote the creation of more community gardens. Seek funding for personnel and management of gardens. Allow neighborhoods to negotiate the means of providing maintenance of community gardens. Provide information on community gardens		X			PARKS, FCG, HCD
	<b>REGULATIONS</b>					
LU 23	Create a new institutional campus plan and zoning designation. Apply this designation to large institutional uses.	X				BOP, Area Institutions
LU 24	Encourage higher density transit supportive development along light rail lines by applying both the "t" transit overlay and the "d" design overlay to areas at and near light rail transit stations. Rezone areas zoned CG or EG to a transit supportive base zone.				X	BOP, PDOT
LU 25	Establish zoning along the Plan Area's major streets that allows mixed-use development (business and residential) and allows increased density near bus lines.		X			BOP
LU 26	Utilize full block zoning (approximately 200 foot deep zoning) to foster the creation of regional commercial nodes at strategic locations along the study area's major streets.	X				BOP
LU 27	Use the "b" buffer overlay zone to improve the compatibility of new full block development with adjacent residentially zoned areas.	X				BOP
LU 28	Rezone portions of King Blvd. to mixed-use or high density residential to concentrate commercial development in nodes.	X				BOP
LU 29	Develop standards and guidelines aimed at ensuring the compatibility of new infill projects with the character of nearby existing development.	X				BOP, NAs, BAs
LU 30	Develop and apply the "a" alternative design density overlay to provide opportunities for increased density that focuses on owner-occupancy and design compatibility with existing neighborhoods.	X				BOP
LU 31	Establish an RHd comprehensive zone designation in the area between I-5 and Interstate Avenue adjacent to the proposed light rail alignments. Tie the implementation of the RHd designation to the retention of funding for the northern light rail alignment.	X				BOP

## Action Chart: Land Use

#	Actions	Time				Implementors/ Advocates
		Adopted With Plan	On- Going	Next 5 Yrs	6 to 20 Yrs	
LU 32	The Portland City Council shall consider, on an annual basis, the funding of an ongoing monitoring program for the implementation of the Albina Community Plan. Neighborhood and business associations and organizations and service providers shall be involved in the monitoring process.		X			BOP
LU 33	Review the need for the Off-site Impact Standards for industrial uses in the EX zone within the Albina Community Plan District within 5 to 8 years.				X	PDC, BOP
LU 34	Create and publish a brochure which explains the Off-site Impact Standards for industrial uses in the EX zone within the Albina community Plan District.			X		PDC, BOP

Note: Action Charts were approved by Portland City Council by resolution. They are a starting place. Actions with an identified implementor were adopted with the understanding that some will need to be adjusted and others replaced with more feasible proposals. Identification of an implementor for an action is an expression of interest and support with the understanding that circumstances will affect the implementation leader's ability to take action. Actions with a listed advocate rather than an implementor are included in recognition of the importance of continued discussion of these issues. Such actions will become part of this plan only when an implementor has agreed to support them.





**LEGEND**

- Albina Community Plan Boundary
- Regional Transitway  
\*(Possible Light Rail Alternative)
- o-o-o-o-o Bicycle Route
- Truck Route
- Carriageway
- 40 Mile Loop
- ▨ Pedestrian Districts
- ⌒ Pedestrian Bridge
- ~ Noise Buffer
- ↔ Freeway Interchange Improvement

\*The station locations for each possible light rail corridor are presented in Volume 1 of the background report.

**Policy II: Transportation**

## **Policy II: Transportation**

### **Introduction**

The Albina Community enjoys a high level of transportation services due in part to its central location in the metropolitan area. Major industrial shipping and rail yards are located along the Willamette River in the Albina Yards and Swan Island area. The I-5 freeway, located in the center of the plan area, provides easy access to Vancouver, the Central City, communities to the south of Portland as well as nearby commercial and industrial employment centers. There is quick access to the I-84 freeway and the Portland International Airport. Most of the streets are fully improved and excellent bus service is available. This diverse transportation system is an important factor in the community's retention of existing businesses and for the attraction of new business and investment.

### **Light Rail Transit Service**

The Albina Community Plan recognizes the area's regional role in the transportation system. To further capture this advantage, the plan endorses the development of a light rail line serving the community. This regional transit corridor will provide additional service to Vancouver, the Central City, Gresham and will link the west side corridor with Albina.

This plan proposes the Interstate Avenue/I-5 corridor with two north-end alternative alignments. One is proposed on Interstate Avenue, the other on the west side of I-5 freeway.

The alternative alignments also differ at the south-end of the corridor. The plan shows one connecting route located along N Interstate connecting the Coliseum Station to the Kaiser Medical Facility. The other possible connection route would extend north from the Coliseum station on N Flint Avenue providing service to Emanuel Hospital and the Eliot Neighborhood.

To take advantage of and to support a regional light rail corridor, increased residential density is allowed. Density also promotes development of neighborhood commercial areas and furthers the efficiency of other public services.

### **Martin Luther King Jr. Boulevard**

A major transportation and land use issue identified in this planning effort is the revitalization of Martin Luther King Jr. Boulevard. As a regional facility, King Boulevard plays an important role in the movement of traffic. The median strip has allowed traffic counts to increase the carrying capacity of the street while the accident rate has declined. However, many regard the transportation improvements as the cause of economic decline along this corridor. This plan does not call for the removal of the median.

The plan recommends deeper commercial and higher-density residential zoning. This will allow for the creation of larger redevelopment sites. These sites will have greater potential to supply off-street parking for commercial development zoning. The plan proposes the use of design criteria and zoning standards to improve the pedestrian environment on King Boulevard.



## Neighborhood Livability

Of major concern to Albina residents was neighborhood livability. Sources of neighborhood disruption were identified as truck traffic, automobile through-traffic in residential areas and the noise and disruption caused by the I-5 freeway. Truck traffic was also found to be a problem in neighborhoods near the I-5 freeway and the Swan Island Industrial area. The plan includes objectives and actions which reduce the impacts of I-5 freeway, reduce the potential for through-traffic in residential areas and promotes alternative modes of transportation such as walking and bicycling. The Plan calls for improved freeway access to Columbia Boulevard from I-5 freeway to improve truck access and reduce truck traffic on residential and commercial streets.

## Alternative Transportation Modes

Many residents recognized a relationship between neighborhood livability and reduced vehicle traffic. There is significant support for further improvement of the public transit services and improvements which encourage more pedestrian and bicycle use. The plan calls for improvements such as increased transit service to newly developing employment areas, the construction of wheelchair curb-cuts on major pedestrian streets, and the striping and marking of designated pedestrian and bicycle routes.

In order to encourage increased pedestrian activity new Pedestrian Districts and the enlargement of existing districts is proposed. Pedestrian activities and use of transit is encouraged in the design of the public right-of-way and site development. Wider sidewalks, landscaping, street furniture, and rain protection is encouraged. Finally, in order to enliven the interest in the historic areas, the Plan has identified carriageways on which horse-drawn carriages provide tours of some of Albina's historic neighborhoods.



## **Policy II: Transportation**

*Take full advantage of the Albina Community's location by improving its connections to the region. Emphasize light rail transit as the major transportation investment while improving access to freeways to serve industrial and employment centers. Protect neighborhood livability and the viability of commercial areas when making transportation improvements. Provide safe and attractive routes for bicyclists and pedestrians*

### **Objectives:**

1. Create a pedestrian-friendly community by improving traffic and pedestrian safety in the neighborhoods and establishing pedestrian districts in areas of high pedestrian usage, such as commercial centers.
2. Develop a convenient system of bicycle routes within the district that also links the Albina Community to the rest of Portland.
3. Reduce reliance upon the single-occupancy automobile. Encourage the use of carpools and alternative modes of transportation.
4. Protect residential areas from impacts of through-traffic and the traffic of commercial, employment and institutional districts.
5. Reduce the environmental impacts of the I-5 freeway.
6. Establish truck routes and districts at locations that protect residential neighborhoods from truck through-traffic and noise.
7. Concentrate new residential developments and commercial investment near transit corridors.
8. Strive for fully-improved rights-of-way which include curb ramps for disabled persons. Ensure full access to all citizens and develop fair and equitable means of financing these improvements.
9. Support early development of a light rail line serving inner North and Northeast Portland. Ensure that light rail transit and supporting bus service provides access for local residents as well as regional service through the district.
10. Provide transportation access to jobs and training opportunities. Link commercial, employment and residential areas with an efficient multimodal transportation system.
11. Provide opportunities for off-street parking in commercial centers and nodes along NE Martin Luther King Jr. Boulevard.
12. Provide for higher density housing opportunities adjacent to the northern light rail alignment that is timed with the completion of the Environmental Impact Statement (EIS) process and the securing of funding. Limit rezonings that allow higher density housing to locations that are within 2,000 feet of the location of light rail transit stations as identified in the approved EIS.

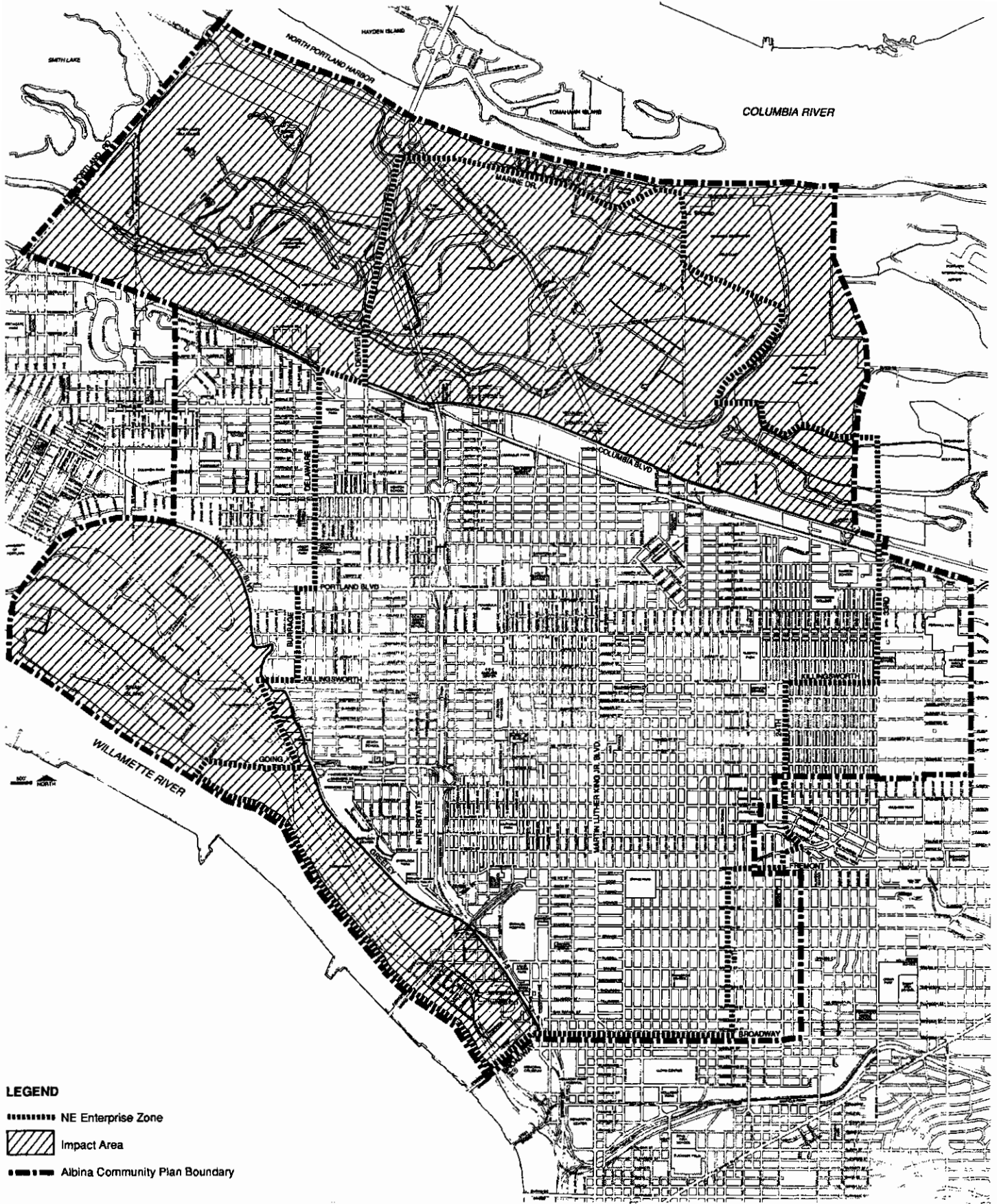
## Action Chart: Transportation

#	Actions	Time				Implementors/ Advocates
		Adopted With Plan	On- Going	Next 5 Yrs	6 to 20 Yrs	
	<b>PROJECTS</b>					
T1	Begin the alternative analysis and environmental impact statement processes for the northern light rail transit line.			X		PDOT, TM, METRO
T2	Establish a funding source and build the northern light rail corridor.				X	PDOT, TM, TMAC, JPACT
T3	Continue to increase the number of transit routes which provide accessible service.		X			TM
T4	Identify bus stops with inadequate lighting and improve lighting at these stops. Examine the need for more shelters and posted schedules at bus stops.		X			TM, NAs
T5	Improve east-west bus connections. Improve scheduling to better accommodate transfers. Establish a system which does not necessitate as many downtown transfers.		X			TM
T6	Provide increased transit service between residential areas and existing and emerging employment centers.		X			TM, PDOT, PP
T7	Establish bicycle and pedestrian connections between residential areas and the Columbia Slough. Provide access from the slough to NE 33rd Avenue and NE Martin Luther King Jr. Boulevard.			X		PDOT
T8	Develop designated pedestrian and bicycle routes. When appropriate, clearly mark bicycle routes with striping and signage.		X			PDOT
T9	Plan for alternative modes of transportation, including jitneys, bicycles, trolleys and neighborhood minibus/van service.		X			PDOT, TM
T10	Conduct research on alternative fuels and upgrade to clean fuel standards for buses.		X			TM
T11	Install pedestrian signals on streets with high traffic volumes.		X			PDOT
T12	Identify specific locations with neighborhood traffic problems and investigate alternative approaches to traffic mitigation.		X			PDOT
T13	Synchronize traffic lights on major thoroughfares.		X			PDOT
T14	Create noise buffers along I-5 freeway to mitigate the impacts of freeway traffic noise.		X			ODOT, PDOT
T15	Construct a bridge and road connection from Columbia Boulevard across the Columbia Slough to the industrial sanctuary located in the southern part of the East Columbia Neighborhood, possibly on the NE 13th Avenue alignment, that will also be accessible to bikes and pedestrians.				X	PDOT
T16	Continue "Bikes on Transit" study.		X			TM

## Action Chart: Transportation

#	Actions	Time				Implementors/ Advocates
		Adopted With Plan	On- Going	Next 5 Yrs	6 to 20 Yrs	
<b>PROGRAMS</b>						
T 17	Encourage Neighborhood Associations to contact Tri-Met Community Relations with specific issues or concerns regarding transit service and participate in Tri-Met planning process.		X			TM
T 18	Extend dial-a-ride services beyond school/work and medical appointment service.		X			TM
T 19	Periodically review and update routes and frequency of bus lines.		X			TM
T 20	Identify additional resources for the Neighborhood Traffic Management Program.			X		PDOT
T 21	Consider the use of "traffic calming" techniques on collector streets in residential neighborhoods		X			PDOT
T 22	Devise alternative strategies to pay for paving of unpaved streets.			X	X	PDOT, NAs
T 23	Provide additional sidewalks to encourage walking.		X			PDOT
T 24	Establish direct bus connections between Northwest and inner-North and inner-Northeast Portland.			X		TM
T 25	Encourage the reinstatement of "Owl" service.				X	TM
T 26	Reduce maximum automobile speeds on local service streets by education, enforcement and engineering actions.			X		PDOT
T 27	Expand the number of wheelchair ramps in Albina.		X			PDOT
T 28	Identify and provide traffic control devices and buffers between cars and sidewalks that increase safety.			X		PDOT
T 29	Reduce the environmental impacts of the I-5 freeway by planting dense native vegetation wherever possible.			X		PDOT
<b>REGULATIONS</b>						
T 30	Require commercial, industrial, institutional and multifamily developments to provide bicycle parking which is protected and secure.		X			PDOT, BOP

Note: Action Charts were approved by Portland City Council by resolution. They are a starting place. Actions with an identified implementor were adopted with the understanding that some will need to be adjusted and others replaced with more feasible proposals. Identification of an implementor for an action is an expression of interest and support with the understanding that circumstances will affect the implementation leader's ability to take action. Actions with a listed advocate rather than an implementor are included in recognition of the importance of continued discussion of these issues. Such actions will become part of this plan only when an implementor has agreed to support them.



**LEGEND**

- NE Enterprise Zone
- ▨ Impact Area
- Albina Community Plan Boundary

**Policy III: Business Growth and Development**

## **Policy III: Business Growth & Development**

### **Introduction**

The Albina community has experienced disinvestment, loss of employment base, loss of population, reduction of retail and service businesses, and increasing amounts of underutilized and vacant land and buildings. These trends stem from several sources. Businesses are leaving inner-city locations for larger development sites located in regional centers primarily accessible by automobile. Fragmented ownership patterns limit expansion opportunities as do small blocks of less than two acres of area and shallow commercial and industrial zoning. Locally owned businesses are increasingly being replaced by larger suburban, auto-oriented retail chain stores. The area's stock of older commercial and industrial buildings has been unable to compete successfully with new business and industrial centers emerging in rapidly growing suburban areas.

Obsolete, poorly maintained structures, abandoned, boarded-up buildings, and growing amounts of vacant land have created image problems that reduce the area's ability to attract investment. The negative image of the Albina area has led these investors to overlook opportunities that are available within the Albina Community Plan area.

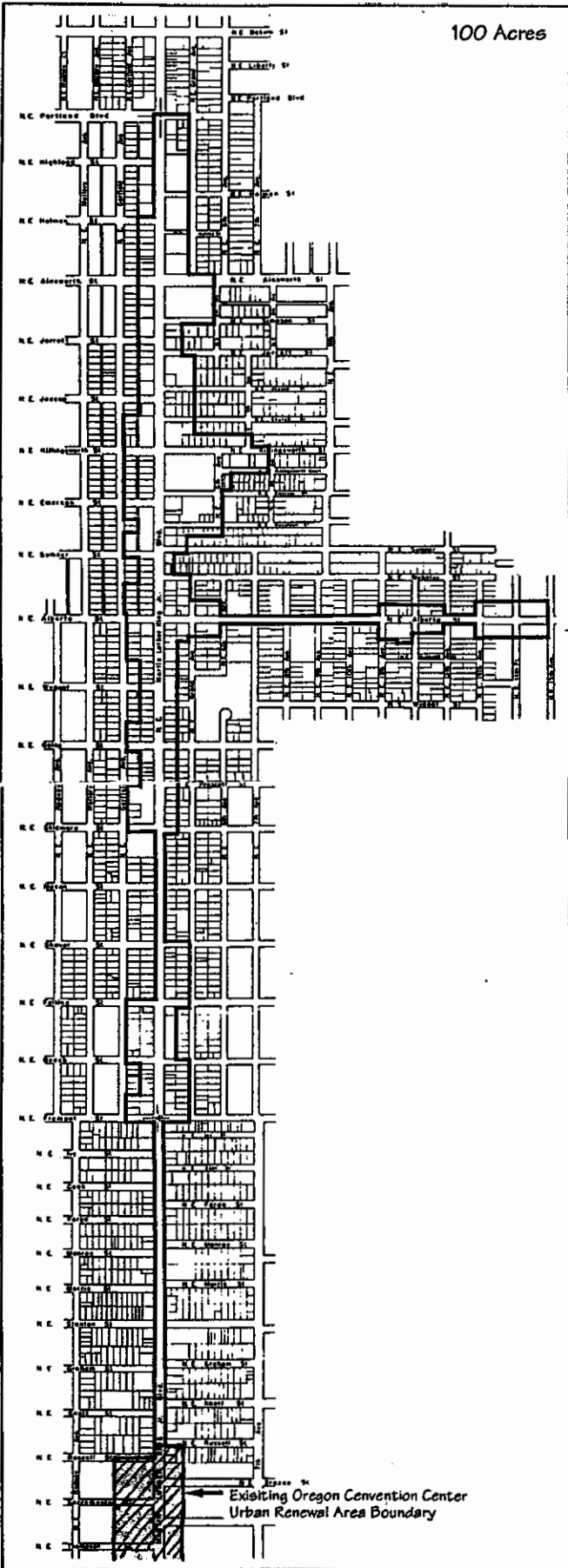
Although the Albina community has been damaged by economic trends and image problems, it is rich in assets. The Albina Community is centrally located within Portland and the metropolitan area. Access to the area is easy from either the I-5 or I-84 freeways. The Albina Community's residential neighborhoods are within quick commuting distance of nearby employment centers. Public services, including sewers, streets, water lines, parks, fire stations, transit and schools are in place and of high quality. Streets are fully paved with curbs and sidewalks, and many streets are lined with mature street trees. While some housing has been lost the area contains a wealth of quality housing and many homes that are of historic importance.

This policy places special emphasis on the need to create wealth within the community as well as expanding the number of employment opportunities for area residents. Action charts recognize and respond to the needs of start-up, incubator, and expanding business for technical, development, and capital assistance.

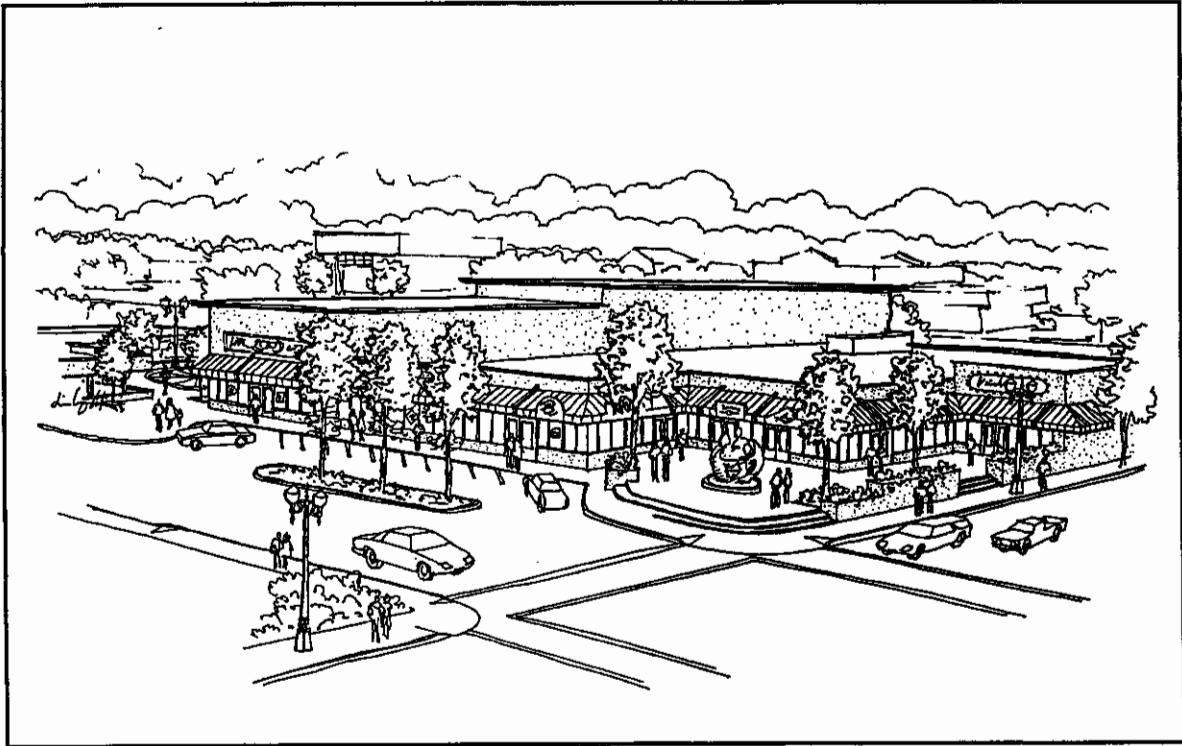
Revitalization of the Albina Community Plan Land Use Study Area requires improvement in the area's attractiveness for business growth and development. Issues of image, site size, zoning, public safety, and public support for business formation and development are important. The area will build on the strong institutional resources, both medical and educational, that are present in the area. Growth of commercial businesses will require development of residential, industrial and institutional projects to create a market for increased goods and services in the area. The development of new housing, growth of owner occupancy and improvements in existing housing is necessary for the economic revitalization of Albina's commercial areas.

The Albina Community Plan addresses these issues. Comprehensive Plan Map designation and zone changes respond to the needs of existing businesses for room to grow. Regulations are streamlined to encourage firms to redesign their existing facilities to incorporate new technologies and meet changing market demands. Nodal zoning patterns and full block depth reinforce clusters of existing businesses and create attractive buildable sites for new business and industry. Institutions and neighborhoods know the direction of future growth and the limits to that growth by the application of the institutional campus designation and new residential institutional zone.

100 Acres



Urban Renewal Boundary



Proposed Developments in the OCCURA Extension. (Top) North Precinct Community Police Facility. (Bottom) Gateway Development on Alberta Street. Drawing by Jim Longstreth for PDC.



## **Urban Renewal Boundary Extension**

Martin Luther King Jr. Boulevard is the gateway to the Albina Community and its residential neighborhoods. It is one of the City's major north/south transportation corridors. Industries located along its length produce goods for export and local consumption. Commercial businesses offer retail goods and services. Nearby large scale medical and educational institutions provide employment, job training, and human services for area households.

As the gateway to the Albina Community and the major north/south arterial through the center of the Albina Community, the image projected by King Boulevard serves either as a significant barrier or asset for redevelopment. The plan calls for revitalization of the Albina Community by addressing issues of boulevard design, uses, and functions.

The plan calls for the use of urban renewal funds for the revitalization of the Albina Community through the extension of the Oregon Convention Center Urban Renewal Area (OCCURA) on Martin Luther King Jr. Boulevard. In July 1993 the Portland City Council approved this extension of the OCCURA.

The objectives for the OCCURA expansion are:

- Maximize the regional job potential of the Oregon Convention Center (OCC).
- Target jobs and businesses created through urban renewal financed activities to first benefit North and Northeast Portland residents and then all Portland residents.
- Create opportunities within the area for business to expand and service the convention center.
- Integrate the OCC area with the west side of the Central City and the Lloyd Center, reinforcing the expansion of the central city and the economic expansion of the east side.
- Upgrade the setting and environment of the area to reflect the best of Portland to visitors; encouraging extended convention stays, return visits and business recruitment to Oregon.
- Establish realistic and attainable objectives in the formation of projects to be undertaken within the urban renewal area.

The Planning Commission recommended an additional set of objectives to be used in directing the tools and resources of urban renewal in the Martin Luther King Jr. Boulevard Extension Corridor which have been incorporated into the OCCURA plan:

- Provide for local input and ongoing community involvement;
- Support existing business;
- Focus on key commercial nodes;
- Create local jobs by attracting new businesses and investment;
- Promote ownership by residents in the Albina Community;
- Improve the image and function of Martin Luther King Jr. Boulevard;
- Enhance the identity and livability of adjacent neighborhoods;and
- Build housing in areas zoned residential or for mixed use.

## **Policy III: Business Growth and Development**

*Stimulate investment, capital formation, and job creation benefiting Albina enterprises and households. Expand and diversify the area's industrial, commercial, and institutional employment base. Aggressively market the Albina Community to investors, developers, business owners, workers, households, and tourists.*

### **Policy A: Business Investment and Development**

*Build a sustainable and robust economic activity and employment base in the Albina Community. Use public policies and resources to capture and direct the benefits of growth in community institutions and Albina Impact Area industries to Albina Community enterprises and households. Improve the competitive position and performance of the community's retail and service sectors. Maintain the public infrastructure necessary to support the expansion of economic activities and employment.*

#### **Objectives**

1. Encourage the creation, siting, and expansion of economic activities which broaden and diversify the industrial, commercial, and institutional base of the Albina Community.
2. Consider the expansion of the Portland Convention Center Urban Renewal District. Use generated urban renewal resources and programs to create community capital investment funds, support land assembly, and prepare sites for development in Martin Luther King Jr. Boulevard designated centers of commerce and employment.
3. Support project and development proposals located in the Oregon Convention Center Urban Renewal District and proposed Martin Luther King Jr. Boulevard Extension which are consistent with the Albina Community Plan and associated Neighborhood Plan goals, policies, objectives, comprehensive plan map designations and zoning.
4. Formulate objectives for the Oregon Convention Center Urban Renewal District extension on Martin Luther King Jr. Boulevard which support the use of urban renewal tools to attract investment, support business growth, create jobs, stimulate mixed use and residential development and improve the livability of nearby neighborhoods.
5. Strengthen the operational linkages of enterprises in the Albina Community with other Portland metropolitan area urban businesses and industries.
6. Stimulate linkages between Albina based enterprises and businesses and businesses and industries located in rural areas.
7. Nurture and promote local entrepreneurship, micro-business growth, and business expansion particularly for emerging small businesses and enterprises owned by women and minorities.
8. Support community and private sector efforts to build working capital loan funds for Albina Community business start-up and expansion.
9. Support the growth of community-based revitalization organizations and corporations offering technical, development, and/or financial assistance to community entrepreneurs and businesses.

10. Create business incentive programs and resources which foster start-up firms and expansion in targeted industries.
11. Support industrial firms and employment growth through greater participation in Oregon economic development efforts such as the Key Industries and Enterprise Zone programs. Stimulate private investment through the coordinated use of federal, state, regional, and local economic development programs and resources.
12. Support timely public and private investment in physical infrastructure, social and educational services, and financial resources necessary to support business development and employment growth.
13. Develop a comprehensive marketing plan for the Albina Community. Build on Albina's locational advantages, diversified economic base, inventory of buildable commercial and industrial sites, historic features, attractive residential neighborhoods, and available labor force.
14. Strengthen the markets for local goods and services by encouraging business growth, tourism development, residential rehabilitation, and new housing construction.
15. Encourage professional firms to locate in the Albina Community.



The Smithsonian Block is a part of the Russell Street Historic Design Zone and has been rehabilitated by the Widmer Brewing Company.

## **Policy B: Commercial, Institutional and Employment Centers**

***Recruit, retain, and encourage expansion of economic activities and institutions which enhance neighborhood livability. Conserve community assets and resources. Use public programs and resources to encourage more efficient design and utilization in the Albina Community's commercial, institutional and industrial centers.***

### **Objectives**

- 1. Encourage uses and development densities within Albina's commercial, institutional, and industrial centers which stimulate market activity and reduce business development and operational costs.**
- 2. Encourage site design and layouts which increase business visibility and customer accessibility, enhance productivity, and permit efficient freight pick-up and delivery.**
- 3. Encourage the formation and siting of enterprises supplying goods and services to the growing industrial, warehouse/distribution and institutional sectors of the Albina Community.**
- 4. Create accessible, spatially concentrated commercial convenience centers where area shoppers may purchase essential consumer goods and personal services such as groceries, flower shops, beauty and barber shops, and dry cleaners located in or near higher-density residential areas and existing neighborhood commercial centers.**
- 5. Use entertainment activities, hospitality industries, athletic and recreational centers, and daycare, park and other community facilities as attractors or primary anchors for the development and revitalization of small commercial centers and nodes.**
- 6. Encourage rehabilitation and reuse of older non-residential building stock within Albina commercial, institutional, and employment centers and nodes to provide affordable business locations, induce private capital investment and attract business growth.**
- 7. Encourage new construction on vacant infill and underutilized lots within Albina commercial, institutional, and employment centers and nodes to create more attractive and viable markets for area businesses and service providers.**
- 8. Encourage multiuse and mixed-use development designed to create safe and attractive centers of activity, commerce, and employment.**
- 9. Use public resources to improve streets and amenities within business and employment centers to attract private sector investment and stimulate business growth.**
- 10. Encourage Albina Community institutions, businesses, workforce, and households to support area revitalization through the purchase of locally available goods and services.**
- 11. Increase the proportion of local business owners, managers, and employees who live in the Albina Community.**
- 12. Create a community-wide forum with representatives from business, industry, institutions, service providers, and residential neighborhoods which meets annually to discuss community development issues, business opportunities, and barriers to revitalization.**

## **Policy C: Household Income and Employment**

***Use public resources to stimulate the creation of new sources of household income and family-wage employment for community residents. Focus economic development activities to produce the greatest positive impact on those portions of Albina suffering most severely from under-utilization of human resources.***

### **Objectives**

- 1. Raise the Albina Community median household income.**
- 2. Narrow the gap between median household income in the Albina Community and Portland metropolitan area.**
- 3. Increase the total number of establishments and enterprises located in the Albina Impact and Land Use Study Areas.**
- 4. Encourage retailing of used clothing and household goods, locally grown and prepared foods, and locally produced handicrafts as a training opportunity for low-capital entrepreneurs and as a way to re-use and recycle community resources.**
- 5. Develop after-school work-study programs that give secondary school students opportunities to learn the basics for careers in various trades and professions.**
- 6. Increase the proportion of Albina establishments and enterprises owned by community residents.**
- 7. Maximize new job creation. Gather and allocate resources necessary to assure, at a minimum, achieving the Metro forecast of 10,000 net new jobs in the Albina Community Land Use Study and Impact Areas and immediately adjacent regional commercial centers by the year 2012.**
- 8. Create an additional 2,000 net new jobs in the Albina Land Use Study Area by the year 2012. This is an increase of 100% over Metro forecasts for the next 20 years in this area of the Albina Community.**
- 9. Increase the number of family wage jobs with full benefits created in and held by residents of the Albina Community.**
- 10. Work with Albina Community employers to ensure a continuous match between the demand for and supply of labor.**
- 11. Increase the total number and proportion of Albina Community employers who systematically recruit entry-level and skilled workers from the Albina Community resident labor force.**
- 12. Reduce unemployment to a level comparable to the City of Portland as a whole. (Currently, unemployment in Albina is double the City as a whole.)**
- 13. Coordinate the efforts of community businesses, organizations and service providers to increase the supply of locally available and accessible quality support services such as job training, financial aid, health care, transportation, and dependent care to business owners, employees, and households.**

## Action Chart: Business Growth and Development

#	Actions	Time				Implementors/ Advocates
		Adopted With Plan	On- Going	Next 5 Yrs	6 to 20 Yrs	
<b>PROJECTS</b>						
BG 1	Develop and implement an economic development implementation strategy for the Albina Community.			X		PDC, BOP
BG 2	Develop a permanent facility where Albina crafts-people, artisans, and new businesses can display and market locally produced goods and services.			X		OAME
BG 3	Provide production and office space and support services to incubator firms and micro-enterprises.		X			CBCC, OAME
BG 4	Conduct a feasibility study to determine the potential for development of a tourist attraction in the proposed Mississippi Historic District which focuses on Albina's development from a rural farming area to a culturally diverse and rich inner-city urban community.			X		NA
BG 5	Conduct a feasibility study to determine the impacts of reducing permit, land use processing fees, and business licensing taxes by 50% in the Albina Community Plan for 10 years.			X		NEBA, BOP
<b>PROGRAMS</b>						
BG 6	Consider the extension of the Oregon Convention Center Urban Renewal District north on NE Martin Luther King Jr. Blvd. with an extension east on NE Alberta Street.	X				PDC, BOP
BG 7	Revive commerce on NE Martin Luther King Jr. Blvd. Foster the development of strong commercial nodes at the intersections of Martin Luther King Jr. Blvd. with NE Broadway, NE Fremont and NE Killingsworth/NE Alberta and NE Lombard.			X		BOP, PDC, NEBA
BG 8	Use urban renewal tools to attract investment, support business growth, create jobs, and stimulate mixed use and residential development.			X		PDC
BG 9	Support project and development proposals located in the Oregon Convention Center Urban Renewal District and Martin Luther King Jr. Blvd. Extension which are consistent with Albina Community Plan and associated Neighborhood Plan goals, policies, objectives, comprehensive plan map designations and zoning. Following the adoption of the Albina Community Plan City offices, bureaus, and commissions will not initiate, sponsor, or support development proposals in this urban renewal area which require conversion of residential Comprehensive Plan Map designations and zones to nonresidential classifications.	X				CK, Portland

## Action Chart: Business Growth and Development

#	Actions	Time				Implementors/ Advocates
		Adopted With Plan	On- Going	Next 5 Yrs	6 to 20 Yrs	
BG 10	Seek funds to support land assembly and site preparation activities in Albina's urban renewal district. Use subsequent tax increment revenues to expand the program in keeping with the policies established in the Albina Community Plan and the associated neighborhood plans.			X		PDC
BG 11	Identify and develop markets for Albina goods and services. Develop programs and strategies to take advantage of these economic opportunities.		X			OM, OEDD, METRO, OAME, PP, PCOC
BG 12	Identify leaks in the regional economy and develop local suppliers for needed goods and services.				X	OM, OEDD, OAME, METRO, PP, PCOC
BG 13	Identify potential commercial and recreational businesses and activities which stimulate tourism and attract visitors to the Albina Community. Develop an action plan to stimulate the development of these economic activities within the Albina Community.			X		METRO, POVA, PCOC
BG 14	Use public incentive programs to stimulate investment and create jobs targeted to the Albina Community's economically and socially disadvantaged.		X			PDC, OEDD, OSED
BG 15	Use public resources and capital programs to leverage working capital for locally owned new enterprises, emerging small businesses, and businesses owned by women and minorities.			X		OAME, SBA, OEDD, EDA, HCD, PDC
BG 16	Expand international trade activities and develop new markets for Albina goods and services.		X			PP, PCOC, METRO, PDC, OEDD
BG 17	Utilize public incentives such as the Enterprise Zone and Key Industries programs to attract investment; support expanding businesses and create jobs in Albina's industrial and processing sectors.		X			PDC, OEDD
BG 18	Create programs providing technical and development assistance and investment capital for area businesses.			X		NEBA, BA, OAME, EDA, CBCC, SBA
BG 19	Support the growth of home occupations and start-up businesses producing new income for Albina Community households.		X			PCC, CC, CBCC, OAME
BG 20	Encourage retailing of used clothing and household goods, locally grown and prepared foods, and locally produced handicrafts as a training opportunity for low-capital entrepreneurs, and as a way to re-use and recycle community resources.			X		SUN
BG 21	Link with community-based economic development organizations and corporations creating public-private partnerships which attract business investment and create jobs in the Albina Community.		X			PDC, NEBA, OAME, NECDC

## Action Chart: Business Growth and Development

#	Actions	Time				Implementors/ Advocates
		Adopted With Plan	On- Going	Next 5 Yrs	6 to 20 Yrs	
BG 22	Assist community-based organizations and corporations to design and offer technical and development assistance programs designed to meet the specific needs of start-up and small business.			X		PDC
BG 23	Recruit research and development companies and those on the leading edge of new technologies to the Albina Community.				X	PDC, BA's, OEDD
BG 24	Encourage the siting and expansion of businesses selling Oregon manufactured products to the public.			X		BA, NEBA, OAME, PROJECT ALBERTA
BG 25	Monitor and analyze national, state, regional and Albina Community market trends. Identify the locational preferences and requirements of siting industries and businesses. Implement a program to ensure the availability of commercial, institutional, and industrial sites meeting identified needs and priorities.			X		METRO, OEDD, PDC, OSED, PP, OAME, METRO, PCOC
BG 26	Maintain and publish an inventory of vacant and buildable commercial and industrial properties in the Portland Metropolitan Area.		X			PDC
BG 27	Maintain an accessible inventory on vacant and redevelopable industrial and commercial sites in the Albina Community.		X			PDC
BG 28	Provide business, community, and educational materials to investors and businesses seeking information about the Albina Community.		X			OEDD, PDC, PCOC, NEBA
BG 29	Expand instructional programs in business start-up, operations, and marketing for Albina residents, entrepreneurs, business managers, and small business owners.		X			PCC, CC, CBCC, PSU, SCORE, OAME SBA, UP, PSU
BG 30	Develop skills/resources databases for Albina residents to use in developing businesses or purchasing goods and services.			X		OAME
BG 31	Invest in transportation capital projects and services which improve freight pick-up, movement, and delivery in the Albina Community.				X	ODOT, METRO, PDOT PP
BG 32	Invest in the Albina Community's multi-modal transportation and communications networks linking Portland and the Albina Community to national and international markets.				X	PP, OEDD, RR, PNWB, PPL, PGE, ODOT, METRO, PDOT PDC



## Action Chart: Business Growth and Development

#	Actions	Time				Implementors/ Advocates
		Adopted With Plan	On- Going	Next 5 Yrs	6 to 20 Yrs	
BG 33	Remove barriers to development of the community's institutions consistent with the provisions of the Albina Community and Neighborhood Plans.		X			BOP
BG 34	Develop and implement marketing campaigns which encourage Albina enterprises and institutions to purchase goods and services locally.		X			BA, NEBA
BG 35	Explore options for increased use of Albina Community emerging small businesses and minority owned businesses in City of Portland contracts.		X			BES, PDC, OAME, IGA, OFA
BG 36	Explore alternatives and develop strategies to employ more Albina Community lower income and unemployed residents in City-sponsored public works projects.		X			BES, NWC, UAP, PCC, NJC
BG 37	Use public resources as incentives for job creation by new and expanding businesses offering family wage employment opportunities and in-house career advancement to Albina Community residents.		X			NJC, PDC, OEDD, OSED, NWC
BG 38	Use public resources to leverage investments by employers and community based organizations in the provisions of job training and employee support systems such as health, transportation, and dependent care.		X			NJC, PDC, OEDD, MC
BG 39	Develop after school work-study programs that give secondary school students opportunities to learn basics for careers in various fields and professions			X		SUN
	<b>REGULATIONS</b>					
BG 40	Create a plan district on Swan Island designed to promote the ship repair industry.	X				BOP
BG 41	Monitor development activity for situations where land use regulations and/or cost factors discourage investment in the Albina Community. Consider amendments necessary to remove barriers and revise regulations and procedures to promote investment.		X			BOP, BOB, PDC
BG 42	Evaluate existing and proposed federal, state, and local economic development legislation, regulations, and programs. Initiate and support changes necessary to make proposals responsive to the needs of the Albina Community.			X		OEDD, METRO, PCOC, NEBA, PDC, IGA, IGR, OFA

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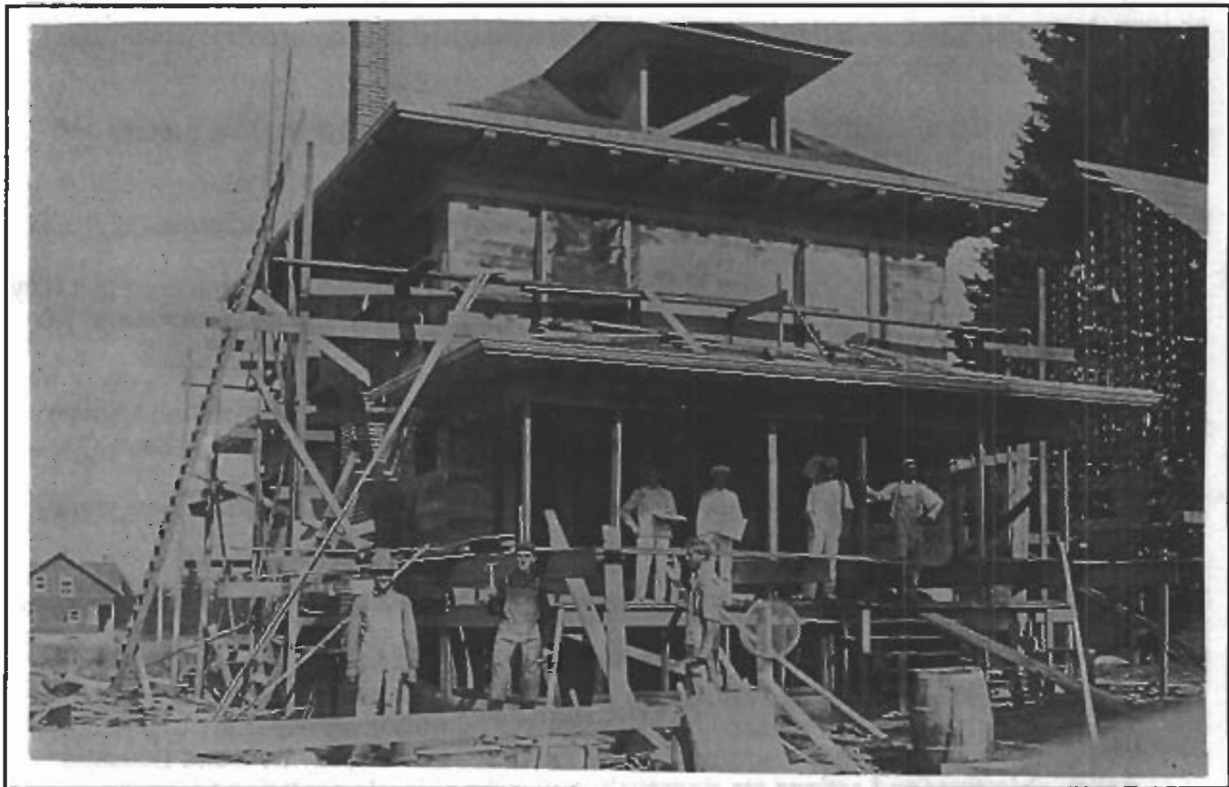
## **Policy IV: Jobs and Employment**

### **Introduction**

A critical element in the revitalization strategy for the Albina Community is the development of a labor force that meets the needs of existing and new businesses. Attacking the unemployment problem of inner North and inner Northeast Portland requires a comprehensive plan which coordinates the actions and resources of the service providers, community organizations, and local employers.

The availability of employment opportunities paying a living wage will lessen the demand on family services. Living wage jobs are jobs with benefits, advancement opportunities and above minimum wage salaries. Individuals with living wage jobs can purchase goods and services which enhances neighborhood livability and stability and further benefits the local economy. The participation of the business community is essential to the economic recovery of the area. Organizations providing job training will reevaluate their services and priorities in light of the community's needs and their relationship to other service providers.

The Jobs and Employment Policy is intended to revitalize and increase jobs and employment in the Albina Community. The Jobs and Employment Policy contains objectives and action items aimed at combating the unemployment problems and increasing the number of qualified workers in the Albina Community. Furthermore, the Albina Community Plan is proposing other changes such as the reconfiguration and expansion of commercial and industrial zones. These changes will create opportunities for businesses to expand and allow employers to hire from a larger qualified workforce.



Construction on a home in Irvington in the 1920's (OHS)

## **Policy IV: Jobs and Employment**

***Reduce the unemployment rate among Albina residents. Strengthen programs that provide education, job training, job retention skills and services that prepare area residents for long-term employment and that create opportunities for career advancement. Ensure that job training programs include comprehensive services that are ethnically and culturally sensitive.***

### **Objectives:**

- 1 . Increase the number of Albina residents who have family wage jobs.**
- 2 . Encourage local employers to hire area residents from the Albina Community.**
- 3 . Develop and strengthen a network of agencies to effectively coordinate the referral of adults and youth into the appropriate pre-employment training, educational programs and support services, thus eliminating duplication of services.**
- 4 . Encourage instructors of job skills training and education programs to become familiar with other languages in order to improve communication with Albina's diverse population.**
- 5 . Ensure that job training and education programs prepare area residents and students to effectively participate in the workforce.**
- 6 . Identify successful sensitivity and multi-cultural training programs and invite local businesses to replicate them.**
- 7 . Develop and continue training programs that are designed to accommodate youth, adult and "special needs" populations.**
- 8 . Develop a mix of programs and services to provide child care for working parents and those that are in job training or education programs.**
- 9 . Provide assistance and guidance to youth with education and career decisions.**
- 10 . Encourage collaboration between businesses, schools and job training centers so that they can solicit from each other the types of skills and training necessary for a successful job candidate.**
- 11 . Encourage major employers and major development projects (i.e., Convention Center) within the Albina Community to set measurable training and employment goals.**
- 12 . Ensure that area residents have affordable and convenient access to major employment centers.**
- 13 . Target a minimum of 20% of all new jobs over the next twenty years to Albina residents.**
- 14 . Identify and support an existing, broadly representative community-based committee from the Albina Community Plan area to monitor, advocate, and serve as the accountability link with organized employment and education service delivery systems. The committee's goals are to ensure that the Plan's Jobs & Employment and Education policy objectives and actions are rigorously pursued and implementation programs coordinated, efficient, and effective.**

## Action Chart: Jobs & Employment

#	Actions	Time				Implementors/ Advocates
		Adopted With Plan	On- Going	Next 5 Yrs	6 to 20 Yrs	
	<b>PROJECTS</b>					
J1	Improve public transportation access for Albina residents traveling to employment centers within the Albina Community and to other areas such as Swan Island, Airport Way, Hayden Island, Rivergate and Lower Albina.			X		PDOT, PP, PDC, NJC, TM
	<b>PROGRAMS</b>					
J2	Promote and strengthen job training, job readiness classes, resume development, job application skills and computer training.		X			OEDD, PCC, NWC, NEBA, UL, PDC, PIC, AMA, PPS, MC, EMO
J3	Develop strategies to solve the shortages of child care services in the community.			X		PEN, PPS, PCC, MC, AMA, PIC
J4	Expand programs which provide opportunities for experienced workers and retirees to share work skills with neighborhood residents.		X			OEDD, PPS, MC, AARP, SCORE, OSED
J5	Expand programs and organizations that are providing job training skills to Albina residents.			X		OEDD, PPB, NJC, OSED, NWC, PPS, PCC, PIC, COC
J6	Lobby state and federal agencies to provide financial and tax incentives to businesses that hire and train Albina Community residents.			X		PDC, OEDD, PPS, PIC
J7	Provide comprehensive job support services and job training through community organizations to assist residents in acquiring jobs.		X			SCORE, PIC, AARP, OEDD MC, PPS, OSED
J8	Encourage employers and job trainers to practice interviewing and hiring techniques that are both culturally and ethnically sensitive.			X		BLCRD, PIC, OSED, OLRB, NJC, NEBA, COC, PFF
J9	Develop incentives such as a common fund for basic subsidy for trainees without support services.			X		NWC, PPS, PDC, PIC, CC
J10	Encourage all state penal institutions to coordinate their vocational training with available job training and job placement opportunities in Portland.			X		MC, OSED, EOP, PIC
J11	Provide jobs for Albina residents at major employment centers such as Airport Way, Columbia Boulevard Industrial area, Swan Island and Rivergate.		X			PDC, PIC, PP, NWC, OEDD
J12	Increase the opportunity for the number of daycare centers for Albina residents who are in job interviews, training programs and/or working. Increase subsidized child care for Albina residents.		X			PCC, PEN, PIC

## Action Chart: Jobs & Employment

#	Actions	Time				Implementors/ Advocates
		Adopted With Plan	On- Going	Next 5 Yrs	6 to 20 Yrs	
J13	Ensure that the City's First Source Agreement Employment Policy is implemented wherever applicable.		X			PDC, PP, CBM, NJC
J14	Conduct yearly community job fairs for youth and adults.			X		PCC, NEBA, PIC, NJC
J15	Encourage job placement agencies to be a resource to employers by providing "customer service" and follow-up to help ensure job retention among newly hired workers.			X		MC, BLCRD OEDD, EOP, PIC, NWC, CC, PDC
J16	Seek funding for a part-time one year staff position to assist the community-based monitoring committee in its efforts to assure adequate implementation of the Jobs & Employment and Education Policy objectives and actions. Long term success may require the identification of a funding source for the staff position.		X			NJC
<b>REGULATIONS</b>						
J17	Streamline zoning code requirements for daycare and home occupation.		X			BOP

Note: Action Charts were approved by Portland City Council by resolution. They are a starting place. Actions with an identified implementor were adopted with the understanding that some will need to be adjusted and others replaced with more feasible proposals. Identification of an implementor for an action is an expression of interest and support with the understanding that circumstances will affect the implementation leader's ability to take action. Actions with a listed advocate rather than an implementor are included in recognition of the importance of continued discussion of these issues. Such actions will become part of this plan only when an implementor has agreed to support them.



# **Policy V: Housing**

## **Introduction**

The distinctive and affordable housing stock of the Albina Community is one of its most attractive features. The Albina Community Plan Area contains some of Portland's oldest neighborhoods and has greater diversity architecturally than most other areas of Portland. It contains stately Victorians built at the end of the last century and streetcar era apartments, bungalows and Edwardian homes constructed in the early part of this century.

Most housing in the Albina Community is over 50 years old and some of it is over 100 years old. A portion of its older housing is in poor repair and in danger of being lost. Older Albina neighborhoods, such as Eliot, Boise, King and Humboldt, contain a disproportionate amount of the City's vacant and abandoned housing and have experienced a steady loss of housing in the last few decades. The major objective of the Albina Community Plan Housing Policy is to preserve the sound housing that currently exists and increase new housing development.

## **New Housing Production**

The goal for housing development in the Albina Community is the production of 3,000 new housing units over the next 20 years. We propose to aid the production of new housing in the community by increasing residential densities along major transportation corridors and increasing infill opportunities. New housing production is expected to start out slowly and accelerate over the life of the plan. Vacant land near the central city will become increasingly more desirable as the region's population grows.

Although the majority of the housing in Albina is single-dwelling detached houses, the community will need variety of housing types in the future. The trend toward smaller household size, coupled with increasing land and energy costs, is creating a demand for alternatives to the detached single-dwelling home. Providing a mix of housing types that fit into the fabric of existing residential areas is an important goal of the plan. The proposed alternative design density zone is intended to increase the amount of housing in Albina neighborhoods in a manner compatible with their positive characteristics and to emphasize owner occupancy. This overlay zone liberalizes rules for creating accessory rentals, allows attached infill on vacant lots and grants density bonuses in exchange for meeting design standards.

New high density housing is planned along the north-bound route of the light rail. This link in the light rail system is expected to be built within the next 10 to 15 years. A high density residential Comprehensive Plan designation for the strip between Interstate Avenue and the I-5 freeway is proposed in anticipation of light rail construction. However, this higher density comprehensive plan designation will not be available to developers until the light rail facility is assured.

## **Affordable Housing Production and Rehabilitation**

One of the Plan's housing objectives is that a portion of the housing stock in Albina remain affordable over the next 20 years. Since the income of many Albina residents is lower than that of residents in many other parts of the City, providing affordable housing is critical to ensuring that current Albina residents can stay in the community.

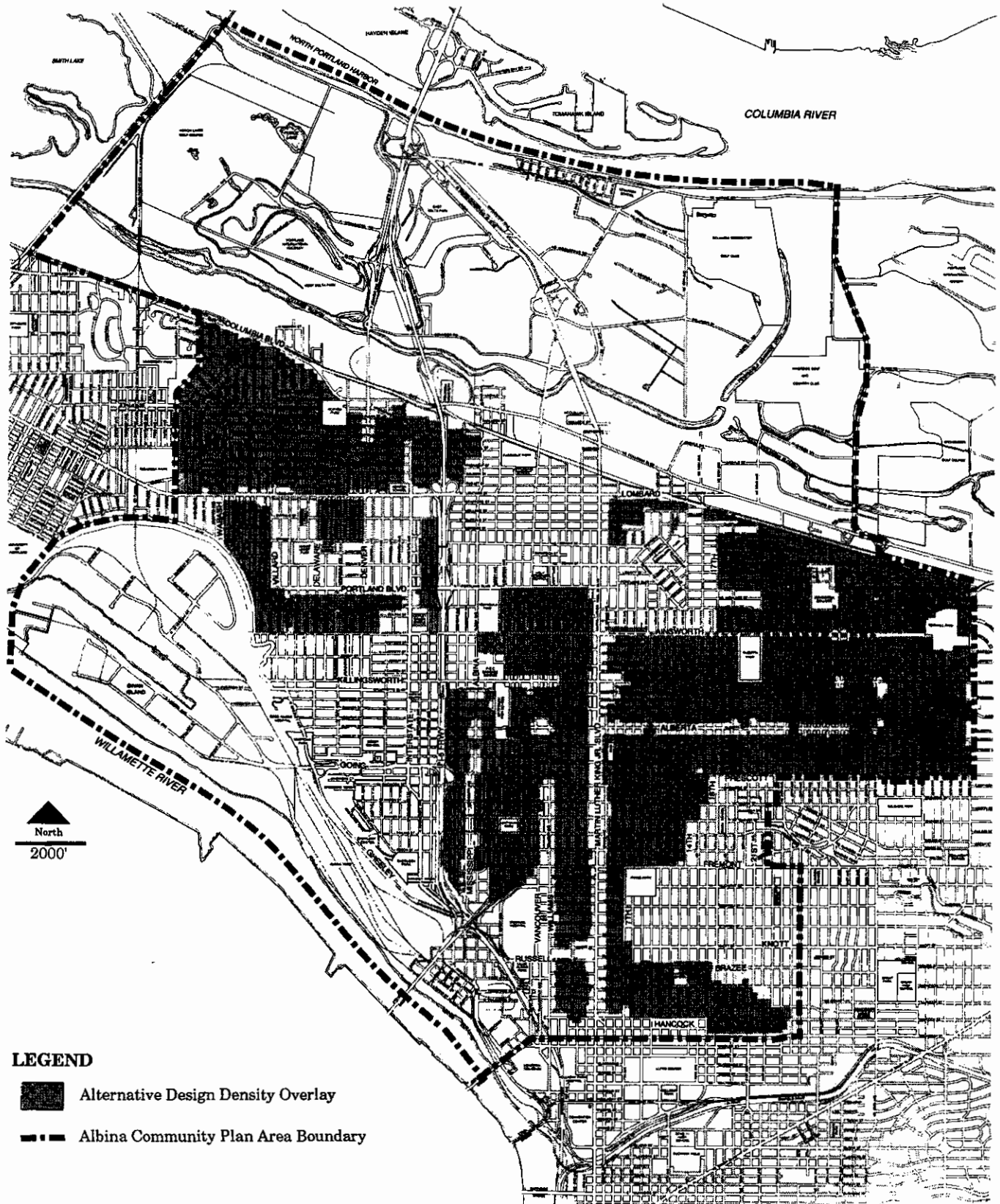
A number of public and private sector entities are now engaged in the new construction and rehabilitation of affordable housing. These include the Housing Authority of Portland, community development corporations and private nonprofit organizations such as Habitat for Humanity and the Franciscan Enterprises. Northeast Community Development Corporation has been awarded a federal grant to rehabilitate and construct 250 housing units in the Boise, King, Humboldt and Vernon neighborhoods.

The Plan sets an annual target of rehabilitating 100 units a year in the Albina Community. This adds up to 2,000 housing units over the life of the plan. Currently, the Portland Development Commission provides assistance to meet this target through its home owner, rental rehabilitation and urban homesteading programs. Community development corporations operating in the Plan Area are also involved in rehabilitating housing units as are private individuals. The cost of rehabilitating housing remains less expensive than new construction making it an important source of affordable housing in the community. A limited 10 year property tax abatement for the rehabilitation of housing in distressed Albina neighborhoods provides an additional incentive for housing rehabilitation.

## **Home Ownership**

The strategy preferred most by residents who participated in planning process for the Albina Community for stabilizing their neighborhoods is the promotion of home ownership. Several public and private efforts are currently underway to promote home ownership and construct new units meant for owner-occupancy in the Plan Area. The Portland Chapter of the American Institute of Architects (AIA) is constructing 11 units in the Eliot and King neighborhoods for sale as owner occupied units. The proposed projects were winners of the Essential Housing Competition design competition held by the AIA in 1990. Emanuel Hospital, the Plan Area's largest employer, has been engaged in a number of efforts to provide assistance to employees that wish to purchase homes in the area and to encourage new housing production. Their efforts are intended to provide a model to Albina Community businesses and institutions. The limited 10 year tax abatement program for distressed neighborhoods is available for new owner occupied housing.





**LEGEND**

- Alternative Design Density Overlay
- Albin Community Plan Area Boundary

**Alternative Design Density Overlay**

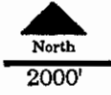
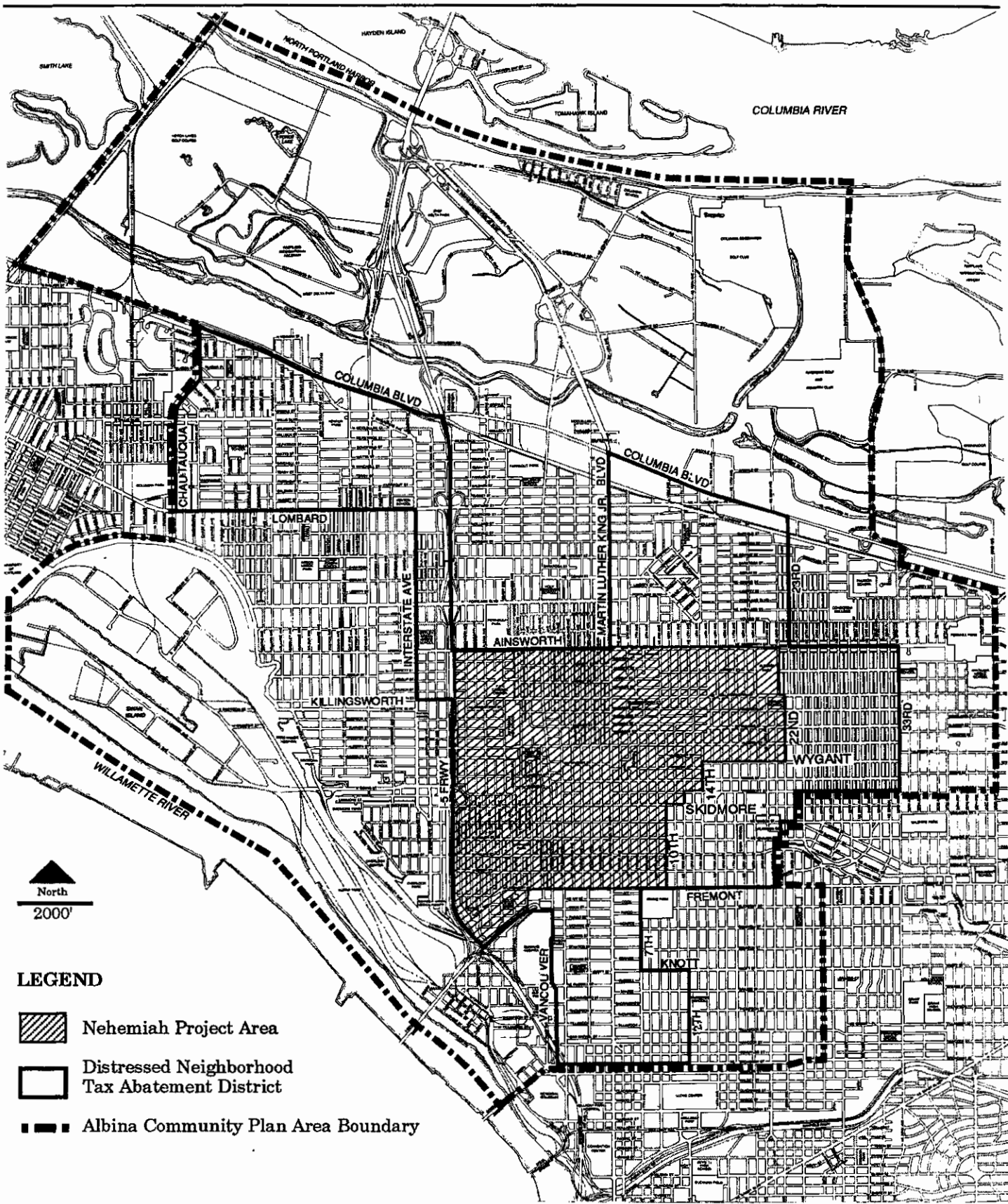


## **Policy V: Housing**




*Increase housing opportunities for current and future residents of the Albina Community by preserving and rehabilitating the existing housing stock, constructing appropriate infill housing in residential neighborhoods and building higher density housing near business centers and major transit routes. Stimulate new housing investment by emphasizing the Albina Community's central location, established public services, and quality housing stock.*

### **Objectives**

- 1. Improve the quality and quantity of housing for Albina residents. Provide a variety of housing types for households of all sizes and incomes.**
- 2. Add 3,000 new housing units to the Albina Community Plan Study Area over the next twenty years.**
- 3. Provide opportunities for home ownership for Albina residents. Emphasize infill development that accommodates owner-occupancy and is compatible with the surrounding neighborhood.**
- 4. Preserve and encourage the rehabilitation of existing sound housing, especially rental housing.**
- 5. Decrease the number of vacant and abandoned housing units by 50% over the first five years of the plan. Clear unsalvageable housing and build new housing in its place.**
- 6. Discourage speculation that deters construction of housing on vacant land.**
- 7. Market the Albina Community to housing developers and prospective home owners.**
- 8. Improve the quality of rental housing by ensuring better management and property maintenance.**
- 9. Revisit the issue of housing density in 10 to 15 years after Albina Community Plan neighborhoods have been stabilized. Seek opportunities for increasing housing density and accommodating a greater share of the region's growth.**
- 10. Rehabilitate at least 100 housing units each year to provide affordable housing to low and moderate income households.**
- 11. Create a portion of the Albina Community's housing stock as permanent affordable rental housing through ownership by nonprofit organizations.**
- 12. Revisit the housing affordability issue in the Albina Community neighborhoods in 10 to 15 years after the Albina Community neighborhoods have stabilized. Seek to increase opportunities for affordable housing and reductions in displacement that might otherwise result from neighborhood stabilization and rising property values.**



**LEGEND**

-  Nehemiah Project Area
-  Distressed Neighborhood Tax Abatement District
-  Albinia Community Plan Area Boundary

**Policy V: Housing**

## Action Chart: Housing

#	Actions	Time				Implementors/ Advocates
		Adopt With Plan	On- Going	Next 5 Yrs	6 to 20 Yrs	
<b>PROJECTS</b>						
H1	Foster the development of innovative housing types including attached single-dwelling and manufactured housing.		X			AIA, CDCs, EH, PVT
H2	Foster the use and acceptance of alternative ownership forms such as cohousing, limited equity cooperatives and mutual housing associations to provide affordable housing.		X			NAs, Lenders
H3	Consider the development of housing at the Kennedy School site		X			CNA
<b>PROGRAMS</b>						
H4	Encourage Albina Community employers to develop home ownership assistance programs for their employees that can be used as models by other area employers.		X			EH
H5	Market the availability of HCD/PDC home loan programs to encourage home ownership, maintenance and rental rehabilitation.		X			PDC, PHC
H6	Establish an awards program that recognizes design excellence, energy efficiency, cost containment, quality and compatibility in rehabilitation and new construction projects.			X		METRO, Energy Office
H7	Conduct workshops for first-time home buyers.			X		PHC, EH
H8	Maintain a data base on vacant residentially zoned lots. Provide information on available financing and ownership to interested developers.			X		BOP/ Lenders
H9	Establish neighborhood association committees which work with property owners, renters and realtors to market the community.			X		NAs, Realtors
H 10	Move sound houses to more appropriate sites rather than demolish them, and re-use building materials from demolished houses in rehabs and new construction.		X			PVT
H 11	Encourage the formation of programs which provide emergency repairs for properties owned or occupied by senior or disabled citizens.		X			PDC, Senior Home Repair
H 12	Publicize the state's property tax deferral program for the elderly.		X			BOP, MC
H 13	Create a pool of below-market rate mortgage money to build home ownership among low- and moderate-income households.				X	Lenders

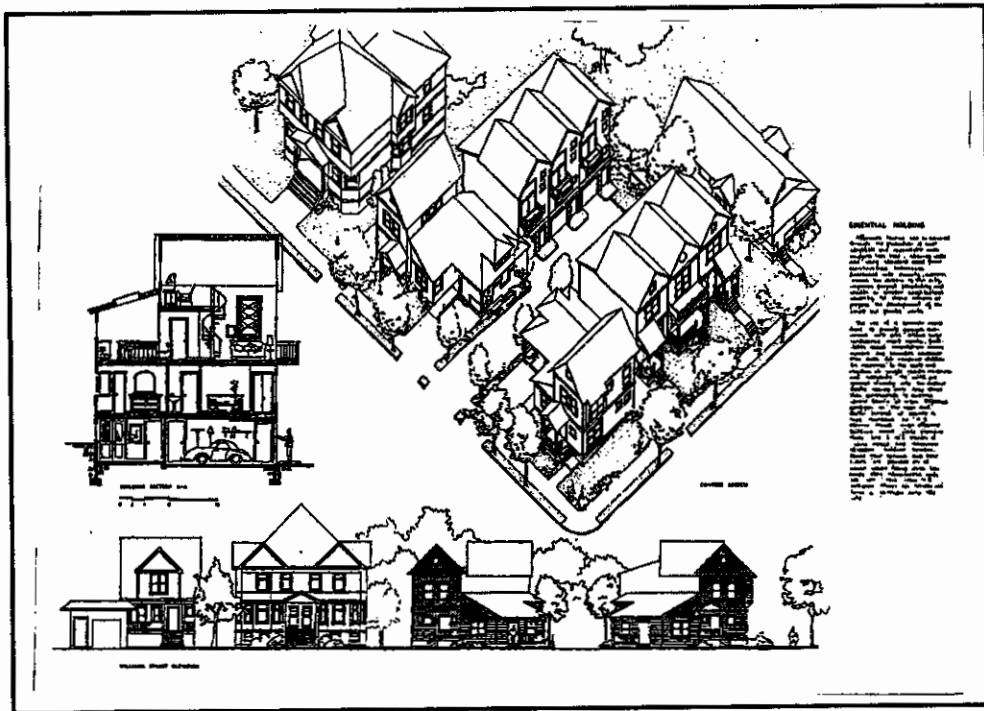
## Action Chart: Housing

#	Actions	Time				Implementors/ Advocates
		Adopted With Plan	On- Going	Next 5 Yrs	6 to 20 Yrs	
	<b>PROGRAMS</b>					
H 14	Market loans and special home ownership programs to low to moderate income Albina neighborhoods including 1% grants through the Neighborhood Partnership Fund for down payments.		X			Lenders, NPF
H 15	Publicize the availability of the ten-year property tax abatement for new construction and housing rehabilitation under the distressed area program.		X			BOP, MC, BOB
H 16	Provide rehabilitation loans to low to moderate-income home owners at below market interest rates and reduce the amount of equity needed to qualify for loans.			X		PDC
H 17	Identify means of reducing financing costs of housing rehabilitation loans.			X		PHC
H 18	Support the efforts of community development corporations and non-profit housing developers to rehabilitate housing for ownership by low to moderate income households.		X			PRN
H 19	Build the capacity of community development corporations and other non-profit housing developers to produce affordable housing by providing technical assistance.		X			PDC, BOP, PRN
H 20	Build the capacity of private non-profit organizations that acquire and maintain affordable rental housing.				X	PDC, PRN
H 21	Develop a permanent source of funding for housing education and inspection programs.			X		BOB
H 22	Offer training for neighborhood associations to pursue vigorous code enforcement.			X		BOB
H 23	Offer training for neighborhood associations in resolving disputes with landlords that own or manage problem rental properties.			X		BOB
H 24	Continue to provide rental rehabilitation loans to property owners who keep their units affordable for low to moderate income tenants.		X			PDC
H 25	Provide assistance in locating suitable rental housing. Provide information on larger rental homes which are available for extended families.			X		PHC
H 26	Provide more public housing assistance in the form of Section 8 certificates and conventional units.			X		HAP
H 27	Target substandard rental housing for inspection and correction of basic health, fire and safety violations.		X			BOB
H 28	Study the feasibility of licensing or registration of landlords to ensure good maintenance of property. Licenses could be revoked if property not maintained.			X		BOB

# Action Chart: Housing

#	Actions	Time				Implementors/ Advocates
		Adopted With Plan	On- Going	Next 5 Yrs	6 to 20 Yrs	
	<b>REGULATIONS</b>					
H 29	Rezone areas near main arterials for multi-dwelling residential development taking into account existing uses and the effects on surrounding land uses.	X				BOP
H 30	Establish zoning provisions in residential areas with significant infill opportunity that will foster the development of additional housing that will be compatible with the existing neighborhood.	X				BOP, NAs
H 31	Enforce federal, state and local fair housing laws in the Albina Community.		X			BCD, MC, HAP, LA
H 32	Include a portion of residentially zoned land on the southern end of King Boulevard in the Oregon Convention Center Urban Renewal Area so that high density housing projects can benefit from inclusion in the district.	X				PDC, BOP

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AIA "Essential Housing" Competition, 1991. Design by David Sternberg, Edward Morris, Elizabeth Kerman, San Francisco.

## **Policy VI: Education**

### **Introduction**

Social mobility and economic advancement for residents of the Albina Community are dependent on their educational enrichment. There is an ongoing concern that the City's poor and minority students are not performing at their grade level. The Plan calls for a renewed emphasis to be placed on ensuring that all of Albina's children are provided with the education they will need to grow and succeed. Schools must also be responsive to the ethnic diversity of Albina. They should build pride in the cultural heritage and qualities of Albina's ethnic groups.

The demands on the educational system are growing as increasing social and economic problems affect the ability of children to come to school physically and psychologically prepared to learn. The community must have an effective partnership with institutions to improve the quality and variety of education available to Albina residents. This partnership will require active participation of parents, social service organizations, businesses, schools, and the students themselves.

Employers require those entering the work force to have the skills necessary to perform in an economic arena that emphasizes the service industries, high technology, and the analysis of complex information. Job retention and career advancement will depend on the ability of youth and adults to receive continuing education and specialized training.

School facilities and programs are crucial to the recreational needs of youth and adults in Albina. Schools can be the focus for a coordinated effort to provide the extra help and resources needed by many of Albina's young people.

The goals and objectives of the Albina Community Plan's education policy are coordinated with those of the Jobs and Employment and Family Services policies. Critical to success in all these areas is on-going coordination and cooperation between the implementors and the residents of Albina.



## **Policy Area VI: Education**

***Build an educational partnership among schools, students, parents, and the community. Provide opportunities for all of Albina's residents to meet their educational goals for personal enrichment as well as career growth. Ensure that Albina students leave school having achieved academic performance levels that will allow them to effectively compete for higher education and employment opportunities.***

### **Objectives:**

- 1. Ensure that all high school graduates can read, compute, and reason at the level which will enable them to succeed in the work force or post-secondary education.**
- 2. Improve the academic performance of students in the Albina Community to achieve at or above grade level.**
- 3. Encourage community-based programs that empower families and students to take responsibility for learning and set high goals for the academic performance of Albina's students.**
- 4. Incorporate the study of culturally and ethnically diverse groups in schools from early childhood to post-secondary education.**
- 5. Expand opportunities for continuing education and training that includes preparation for the professional and technical jobs of the future for all of Albina's residents.**
- 6. Incorporate job preparedness and employment skills throughout the school curriculum. Provide training in trades as well as professional and technical skills.**
- 7. Create a partnership between the schools and business community to increase job preparedness and employment skills of Albina's students. Create work opportunities for students that will enhance these skills.**
- 8. Support the use of school buildings to meet the learning, training and enrichment needs of Albina's residents.**
- 9. Support needed construction of school buildings and facilities to keep pace with increasing population.**
- 10. Ensure sufficient classroom space and staff to maintain class sizes within desirable limits.**
- 11. Support needed expansion of public libraries to meet the educational needs of an increasing population.**
- 12. Identify and support an existing, broadly representative community-based monitoring committee from the Albina Community Plan area to monitor, advocate and serve as the accountability link with organized employment and education service delivery systems. The committee's goals are to ensure that Plan Jobs and Employment and Education policy objectives and actions are rigorously pursued and implementation programs coordinated, efficient, and effective.**

## Action Chart: Education

#	Actions	Time				Implementors/ Advocates
		Adopted With Plan	On- Going	Next 5 Yrs	6 to 20 Yrs	
	<b>PROJECTS</b>					
E1	Establish centers in the district offering social, educational and recreational alternatives to youth and younger children. Include tutoring facilities in the centers.			X		PCC, UL
	<b>PROGRAMS</b>					
E2	Develop a strong network of agencies to coordinate the referral of adults and youth into appropriate education, training, pre-employment, and support services. Eliminate duplication of services.		X			NJC, MC, PPS, PCC, PIC
E3	Encourage Albina students to pursue post-secondary education. Seek mentors and expanded access to college scholarships and funding for Albina students.		X			PPS, PSU, PCC, UL
E4	Conduct an annual Career Awareness Day for high school students.		X			UL, PPS, PCC
E5	Replicate and expand programs which are producing dropout prevention results and effective school-to-work transition.			X		NJC, PIC
E6	Upgrade school curriculum to reflect the changing skills and training needs of employers. Teach work skills in schools that will be applicable to the real work environment.			X		PPS, PCC, PSU, CON, NEBA
E7	Establish a speaker's bureau from the local business community to speak in Albina's schools.			X		NEBA
E8	Provide opportunities for field trips for students to local businesses when applicable to school curriculum.			X		NEBA
E9	Develop teaching strategies that take into account varying learning styles and cultural differences.		X			PPS, PSU, PCC
E10	Identify and promote strong role models for children in the Albina Community.			X		NEDA, PPS, UL
E11	Expand Head Start program to all eligible children.		X			PPS
E12	Identify more sponsors for "I Have A Dream" programs in Albina's schools.			X		PPS
E13	Encourage the study of another language and culture for graduation from high school.				X	PPS
E14	Expand language curriculum beyond the traditional offerings.			X		PPS, PCC, NEDA
E15	Expand work/study internship programs with credit that give high school students opportunities to learn the basics for careers in various trades and professions.			X		PPS, NEBA, SUN, PCC
E16	Train school personnel to work effectively and sensitively with the diverse population in Albina.		X			PPS, PCC
E17	Expand multicultural events in schools to embrace the ethnic diversity found in the Albina Community.		X			PPS, PCC
E18	Attract, hire and retain more minority teachers in the schools in the Albina Community.		X			PPS, PCC
E19	Establish an ongoing cultural sensitivity training program designed and conducted by Albina residents. Encourage public officials, teachers, police officers, the media, business personnel, and Albina residents to receive training.			X		PN, NEC
E20	Provide cultural enrichment and increase students' self-esteem by organizing African American cultural events and providing a multicultural library.		X			UL, PCC



## Action Chart: Education

#	Actions	Time				Implementors/ Advocates
		Adopted With Plan	On- Going	Next 5 Yrs	6 to 20 Yrs	
E 21	Provide education, counseling and cultural activities for Southeast Asian youth.		X			UL
E 22	Use available school building space for activities such as tutoring, recreation, social events and day care. Utilize schools as community resource as much as appropriate. For example, offer a quarterly neighborhood craft market, a twice-yearly area business expo, or annual community resources fair.		X			PPS, PARKS, PCC
E 23	Provide opportunities for children to develop new hobbies or skills and/or refer them to appropriate organizations.		X			UL, PARKS
E 24	Mount a community-wide attack on illiteracy.			X		NJC
E 25	Continue and expand programs to educate parents about the Portland Public School system.		X			PPS
E 26	Assist parents in their responsibility to nurture their children's development as students and citizens of Albina.		X			PPS, Parents
E 27	Provide students and parents with after school homework and tutorial assistance and a Parent Enrichment Program designed to increase parents' involvement in their children's education.		X			UL, PIC
E 28	Encourage students to strive for high educational goals.		X			UL, PPS, PIC, Parents
E 29	Establish neighborhood based parent assistance centers.			X		NJC, PIC
E 30	Establish a strong working relationship between Portland Public Schools, Portland Community College, and Portland State University to enhance the educational experience and opportunities for Albina's students.		X			PPS, PCC, PSU
E 31	Consider establishing a "Committee for Academic Excellence" which will monitor schools where students score below grade level, and develop policy incentives for administrators, teachers, students and parents who are able to improve academic performance.			X		NEDA
E 32	Consider establishment of formal accountability for administrators, teachers, and principals for student academic achievement with evaluation of teachers. Implement on a school-by-school basis in Albina.			X		NEDA
E 33	Consider establishment of a review committee at each school of teachers, parents, students, and members of the community to recognize quality educators and to make recommendations to the board regarding poor teachers.			X		NEDA
E 34	Consider the establishment of specific academic expectations from the Superintendent's office which project the number of years it will take before 90% of the students in each school will be able to achieve at or above grade level. Superintendent should provide regular reports on progress towards these goals.			X		NEDA, PIC

## Action Chart: Education

#	Actions	Time				Implementors/ Advocates
		Adopted With Plan	On- Going	Next 5 Yrs	6 to 20 Yrs	
E 35	Coordinate the goals and objectives of the various planning activities for the schools such as Portland Future Focus, Education Improvement Task Force, etc.		X			PPS
E 36	Offer life skills classes at schools or community institutions on topics such as family finance, dispute mediation/conflict resolution skills, infant/child CPR and childhood emergency workshops, home repairs, and safe insect/pest controls. Adhere to the concept that education should be a continuing life process.		X			SUN, PCC
E 37	Seek funding for a part-time one year staff position to assist the community-based monitoring committee in its efforts to assure adequate implementation of Albina Community Plan Jobs & Employment and Education Policy objectives and actions. Long term success may require the identification of a long term funding source for the staff position.			X		JC

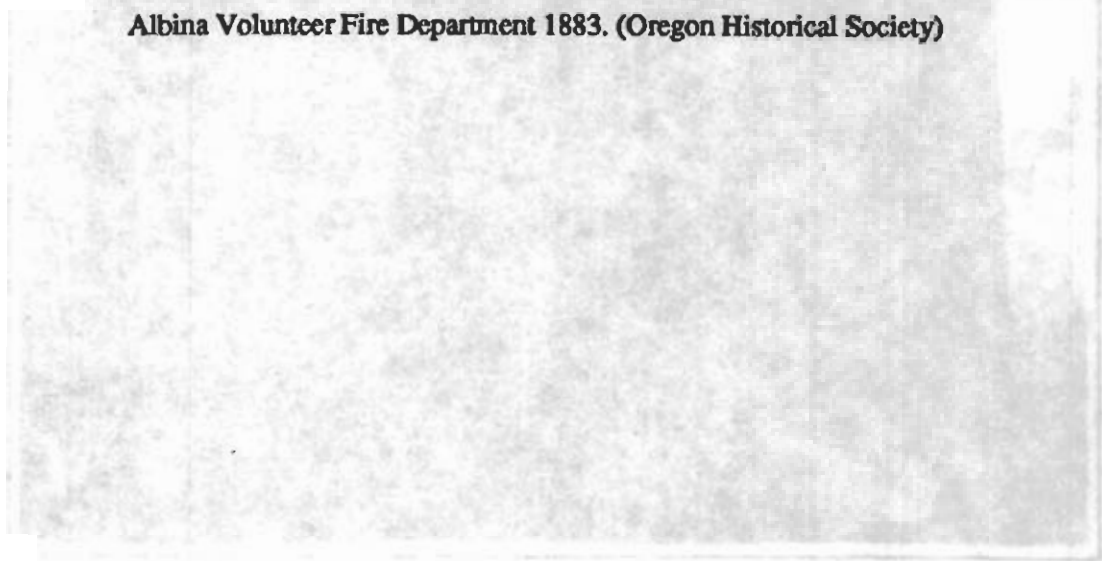
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Students & Teachers, Albina School, 1884 (Oregon Historical Society)



Albina Volunteer Fire Department 1883. (Oregon Historical Society)



## **Policy VII: Public Safety**

### **Introduction**

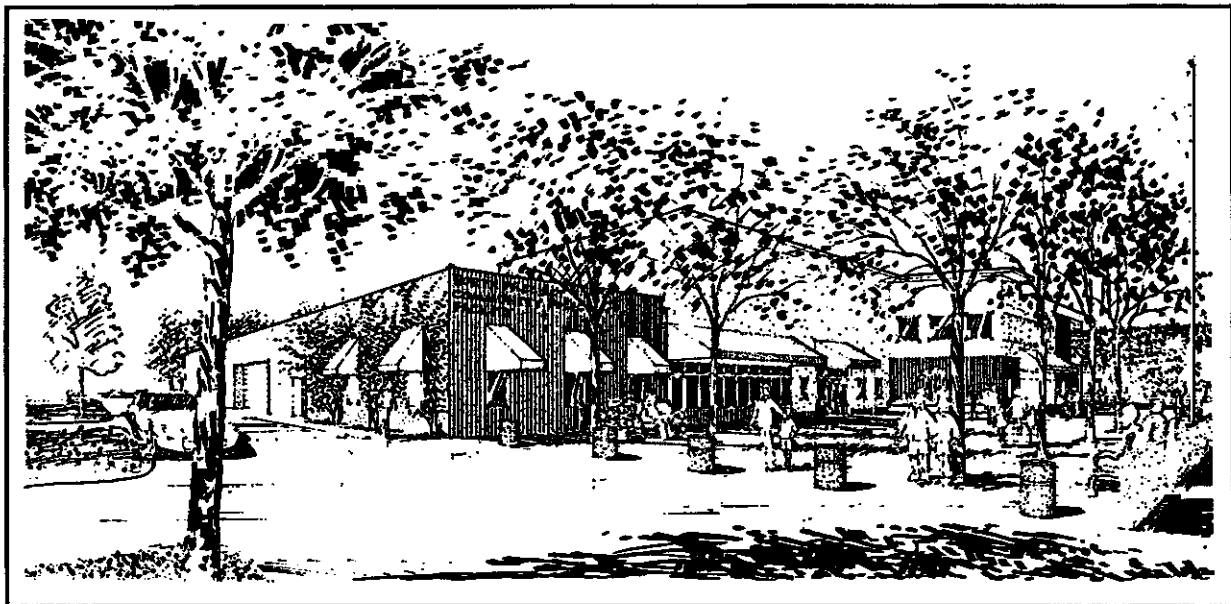
Albina residents identified public safety as one of their most pressing issues. Some parts of the Albina Community Plan area have suffered from increased levels of criminal activity in recent years. The appearance of gangs involved in illicit drug dealing in Portland and the violence that accompanies these activities have hastened population decline and housing abandonment. Although many areas of the Albina Community have crime rates below the City's average, the attention these criminal activities receive create a negative image of Albina as a whole.

Increasingly, residents of Albina's neighborhoods have asserted their right to live in a community that is free of crime and drugs. Residents and business owners are already working to reduce crime levels in the Albina Community Plan area. On-going activities in which they have been involved include: organization of neighborhood foot patrols, block-watch programs, landlord training, and closing drug houses.

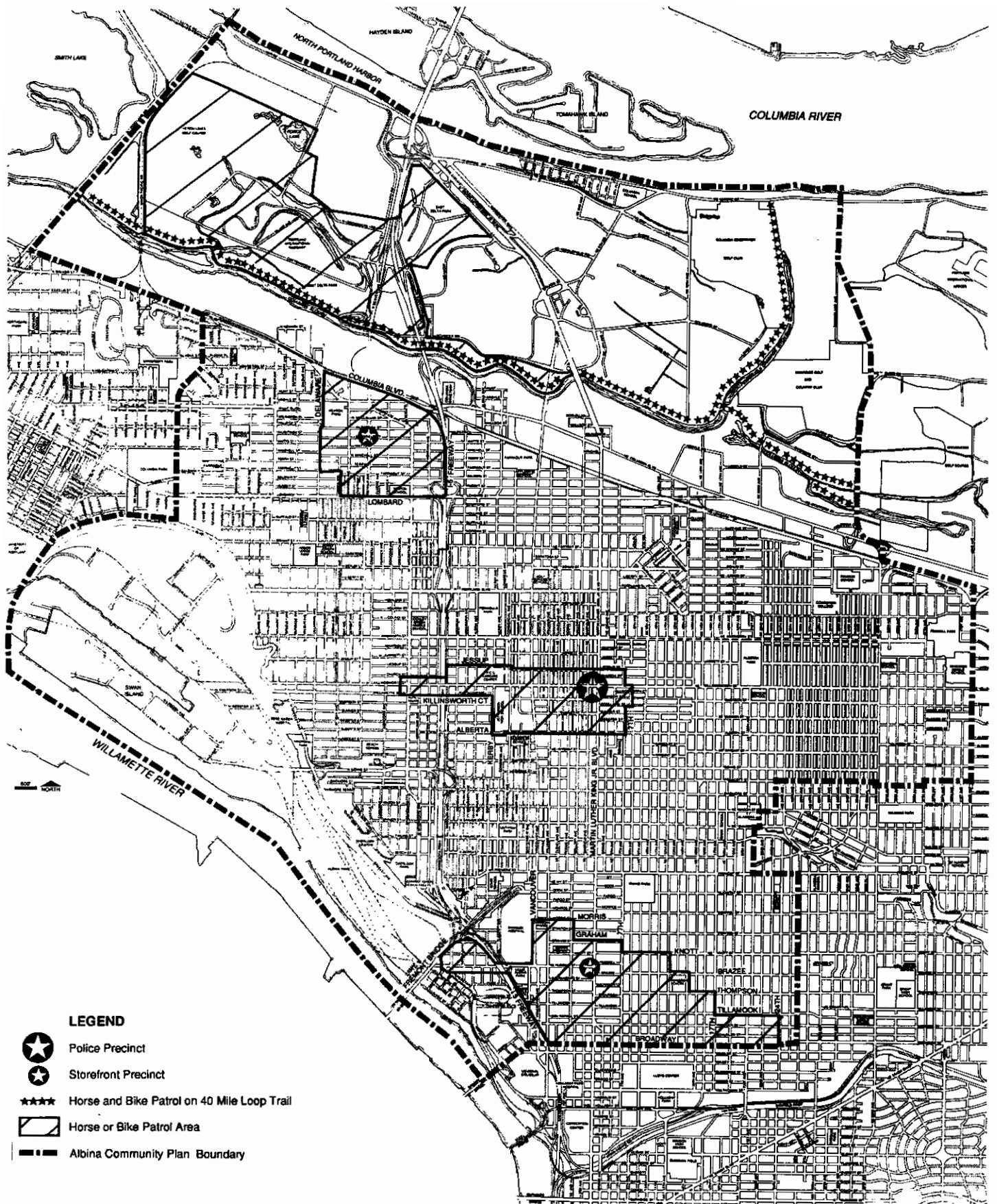
An important element in the effort to reclaim Albina for its residents is the community policing program initiated by the Portland Police Bureau. The community policing program emphasizes a partnership between citizens and the police to solve neighborhood public safety problems. Cooperation between area residents and the police is critical to creating a safe community.

Albina residents feel that there is a need to increase the sensitivity of police officers to cultural differences among the populations they serve in the Albina Community. Cross cultural training and increased recruiting of minority officers are two important ways that a better relationship between the police and the community can be achieved.

The success of the revitalization of Albina's residential and commercial areas will depend on the resolution of its public safety and image problems. The policies, objectives and actions of the Public Safety section of the plan build on the good work already begun in the community by citizens and the police.



**Proposed Design For The North Precinct Community Police Facility at MLK and Killingsworth. Drawing by Jim Longstreth for PDC.**



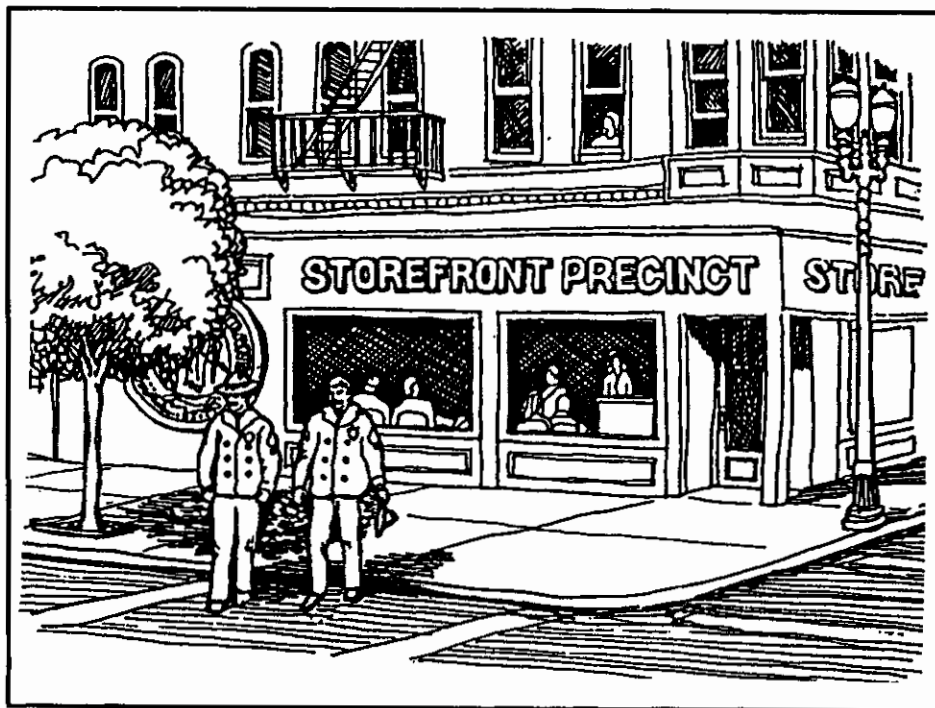
**Policy VII: Public Safety**

## Policy Area VII: Public Safety

*Improve public safety in the Albina Community and ensure that those living, working and visiting in the area are safe and have their property and human rights protected.*

### Objectives:

1. Implement community policing in Albina to promote public safety and enhance the livability of the Albina Community. Promote cooperative action and problem-solving among Albina residents, businesses, community groups and the Police Bureau.
2. Reduce fear and levels of crime in Albina. Encourage residents of Albina to reclaim their neighborhoods.
3. Eliminate drug houses and street dealing in the Albina Community.
4. Provide coordinated crime prevention programs and exchange of information between neighborhoods and crime prevention specialists.
5. Foster cooperation and understanding between the Portland Police and the diverse population of Albina.
6. Expand police outreach to the Albina Community, particularly to those groups that are vulnerable to crime, such as the elderly and women.



## Action Chart: Public Safety

#	Actions	Time				Implementors /Advocates
		Adopted With Plan	On-Going	Next 5 Yrs	6 to 20 Yrs	
<b>PROJECTS</b>						
PS 1	Establish a Northeast District Police Precinct on Martin Luther King Jr. Boulevard.		X			PPB, NEBA
PS 2	Establish Community Contact Centers (storefront police precincts) and place them strategically.		X			PPB
PS 3	Revise police patrol district boundaries and neighborhood association boundaries to better match each other (Community Policing Redistricting Plan).			X		PPB, ONA, NA
<b>PROGRAMS</b>						
PS 4	Support and expand the block-watch and neighborhood foot patrol programs as key public safety tools. Reevaluate the focus and direction of the block-watch program to better meet the needs of differing neighborhoods. Encourage those participating in the foot patrols to join the police reserves.		X			PPB, ONA, NA, NEBA
PS 5	Have an attendant present in parks during daylight hours. Explore the possibility of using volunteers to fill these positions.			X		NA
PS 6	Develop design guidelines for park safety as part of the Park Master Plan for Albina.			X		PARKS, PPB
PS 7	Increase the number of minority and bilingual police officers and seek to hire more police officers from the Albina Community.		X			PPB
PS 8	Promote police training in community relations and cultural sensitivity.		X			PPB
PS 9	Reorganize and expand a "police cadet" type program. Begin outreach in schools and involve youth and police in educational, social, and recreational activities.		X			PPB
PS 10	Continue the Youth Gangs Task Force. Coordinate activities with social service programs that provide counseling, training and alternatives for youth involved in gangs or at-risk. Control the proliferation of gangs through increased involvement of families and availability of social services.		X			YGTF, MC, PPB, NEC, PAL
PS 11	Provide public education on community policing and the legal system.			X		PPB, ONA
PS 12	Use patrol methods that increase accessibility and visibility of the police in the Albina Community.			X	X	PPB
PS 13	Evaluate public infrastructure and private development standards for their ability to prevent crime through environmental design. Provide incentives to encourage construction that increases security.			X		PPB, BOP
PS 14	Continue and expand prevention activities designed to protect property and persons against crime.		X			ONA, PDC, PPB, NEBA
PS 15	Provide increased police patrols in parks, particularly during evening hours.			X		PPB, NA

## Action Chart: Public Safety

#	Actions	Time				Implementors/ Advocates
		Adopted With Plan	On- Going	Next 5 Yrs	6 to 20 Yrs	
PS 16	Initiate discussions with major public and private employers in the Portland area and request that they examine the modification of their employment practices relating to arrest records. Reintegrate ex-prisoners back into the community in a manner that will decrease recidivism.			X		MC
PS 17	Expand opportunities for participation of first-time youth offenders in community based programs.			X		MC
PS 18	Continue assignment of neighborhood association liaison officers to Albina's neighborhood associations.		X			PPB
PS 19	Expand neighborhood mediation program. Teach conflict resolution and mediation in Albina schools at all grade levels.		X	X		ONA, PPS
PS 20	Recruit new block homes and distribute information on where the homes are and how to use them.			X		PPS, NA
PS 21	Provide regular reports to neighborhood associations from crime prevention specialists. Establish an information network among ONA, Peninsula Neighbors and Northeast Coalition offices.		X			ONA, PN, NEC, NEBA
PS 22	Develop and focus additional resources on seniors as a population particularly vulnerable to crime.			X		PN, NEC
PS 23	Provide landlord training in the areas of crime prevention, tenant screening and property maintenance.		X			PPB, BOB
PS 24	Initiate communication and technical assistance among successful neighborhood block-watches, foot patrols and other crime prevention activities and those citizens and areas trying to organize.			X		ONA, PN, NEC, NEBA
PS 25	Provide financial incentives for Portland Police Bureau officers who buy a home in Albina.			X		HNA
PS 26	Consider placement of a community contact center in Overlook.			X		OCA
<b>REGULATIONS</b>						
PS 27	Fine tune and continue to use property confiscation laws to combat drug, gang and prostitution activities in Albina.		X			PPB, MC
PS 28	Examine existing laws to close down drug houses to ensure their maximum effectiveness. Keep vacant buildings secured.		X			PPB, BOB

Note: Action Charts were approved by Portland City Council by resolution. They are a starting place. Actions with an identified implementor were adopted with the understanding that some will need to be adjusted and others replaced with more feasible proposals. Identification of an implementor for an action is an expression of interest and support with the understanding that circumstances will affect the implementation leader's ability to take action. Actions with a listed advocate rather than an implementor are included in recognition of the importance of continued discussion of these issues. Such actions will become part of this plan only when an implementor has agreed to support them.



# Action Chart: Public Safety

Item	Time			Adopted W. 10 1/28	Actions
	Year	Month	Day		
152					Implementing...
153					Implementing...
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196					Implementing...
197					Implementing...
198					Implementing...
199					Implementing...
200					Implementing...



**Children's Activities At The Annual Sabin Multicultural Festival.**

This Action Chart was approved by the Board of Directors of the City of Sabin, Michigan, on the 10th day of January, 1970. The Board of Directors is authorized to take any action necessary to carry out the provisions of this Action Chart. The Board of Directors is also authorized to amend or repeal any provision of this Action Chart at any time.

## Policy VIII: Family Services

### Introduction

Basic family services are necessary for the physical, social, emotional and economic well-being of families and individuals. It is vital that family service issues be addressed as part of the revitalization efforts of the Albina district.

Albina has a diverse population with a large share of the region's disenfranchised citizens. There is a need for a comprehensive service delivery system responsive to the varying needs of Albina's diverse population. Specific programs and projects are needed to address the unique challenges of special needs populations.

The City will be a strong advocate working with service providers, community members, and clients to ensure that the Plan's family services objectives are pursued and its associated actions implemented. The City cannot do this alone. Performance must be evaluated by those providing funding and services and those receiving these resources. It is in the area of family services that the intergovernmental approach to the Albina Community Plan is most significant. Adoption of the Albina Community Plan by Multnomah County, which is the service delivery agency, will help ensure the family services objectives of this plan are met.



Vacation School, Vanport City, 1943 (Oregon Historical Society)

## **Policy VIII: Family Services**

***Empower all families and individuals in Albina to live successful and productive lives by improving access to the sources they need to manage their own lives and by removing barriers and creating equitable access to quality health care, social services, employment opportunities, a variety of housing choices, transportation and education. Ensure that the delivery of family services is well-coordinated, comprehensive and prevention-oriented. Encourage cooperation among citizens, governmental bodies, schools, and private and nonprofit organizations to provide planning, funding and support for family services.***

### **Objectives:**

1. Enhance and nurture the total development of all households through the provision of comprehensive family services.
2. Reduce financial barriers to receiving family services including but not limited to, creating additional family wage employment opportunities for heads-of-households and providing family support services to people in educational, training, and employment programs.
3. Reduce the gap between the need for and the limited availability of family services by providing more resources to public and community-based organizations.
4. Design service delivery systems to be responsive to the needs of Albina's diverse population.
5. Encourage professionals to deliver family services in a culturally sensitive manner. It is imperative that treatment and counseling methodology be culturally appropriate.
6. Increase the number of quality, affordable day and evening care services available to dependents of Albina residents.
7. Increase and strengthen the number of programs for the treatment and prevention of substance abuse and ensure that needy populations have access to them.
8. Increase the number of conveniently located and physically accessible family services required by special needs populations (mentally, emotionally and physically disabled, refugees, youth, homeless, persons with AIDS, elderly, teen parents, and persons returning from correctional institutions).
9. Improve communication, coordination and collaboration among health, housing, jobs and employment services and social service providers.
10. Provide more pre- and post-natal services to women and children, especially to those who have traditionally gone without these services.
11. Expand programs that provide positive social and recreational opportunities for minority youth, persons sixty years and older and other special needs populations. Establish 'master parent' and 'buddy' programs through the Community Schools for young or single parents, providing mentors and back-ups with skills and understanding of child raising and household management.

12. Create and maintain a working group composed of individuals who will take the lead in promoting improvements to the Albina Community through an enhancement of family services, educational programs, and employment opportunities.
13. Reward service providers for successful reductions in case loads based on reduced recidivism, duration of cases, and shifting of family members off of multi-generational dependence.
14. Create opportunities for families to cooperatively meet their own dependent care, food production, purchase and/or preparation, home and vehicle maintenance, and related needs.
15. Identify and support an existing broadly representative community-based monitoring committee from the Albina Community Plan Area to monitor, advocate and serve as the accountability link with family services delivery systems. The committee's goals are to ensure that Plan Family Services objectives and actions are rigorously pursued and implementation programs are coordinated, efficient, and effective.



**Children Enjoying The Playground Equipment at Sabin School.**

## Action Chart: Family Services

#	Actions	Time				Implementors/ Advocates
		Adopted With Plan	On- Going	Next 5 Yrs	6 to 20 Yrs	
<b>PROJECTS</b>						
FS 1	Develop a committee of Albina residents to organize, monitor and evaluate the delivery of family services including the clients' perspective.			X		NEC, MC, FSC, BOP
FS 2	Develop skills/resources databases for Albina residents.			X		SUN
FS 3	Encourage medical professionals to volunteer at neighborhood health clinics (by providing professional liability insurance, if necessary).		X	X		KP
<b>PROGRAMS</b>						
FS 4	Develop more free or affordable activities and programs for youth, elderly, and heads-of-households within the community to promote recreation, education, and improvement of jobs skills as well as to foster personal and family sufficiency.		X			UL, PCC, RIs, AMA, PPS, IFCC, PARKS
FS 5	Expand recreational opportunities for youth that offer activities during the day, evening, and weekends.		X			MC, PPS, UL, AMA, PARKS, RIs
FS 6	Expand residential and transitional drug and alcohol treatment facilities to meet the needs of the community.		X			MC, UMOJA, CSD, RIs
FS 7	Support neighborhood groups for shared buying, gardening, repair, and other mutual support activities.			X		SUN
FS 8	Provide activities which emphasize and celebrate interracial harmony, interaction and diversity.		X			PPS, NAs, UL, PARKS, IFCC, PCC, MHRC
FS 9	Identify gaps that exist in the medical, dental and mental health needs of the community. Develop strategies and identify locations and resources for meeting these needs.		X			MC, BUF, AMA, NEC
FS 10	Establish more conveniently located innovative alcohol and drug abuse programs which focus on both treatment and prevention.		X			MC, UMOJA
FS 11	Seek funding for a part-time one year staff position to assist the community-based monitoring committee in its efforts to assure adequate implementation of Albina Community Plan Family Services Policy objectives and actions. Long term success may require the identification of a long term funding source for the staff position.		X			FSC, MC

## Action Chart: Family Services

#	Actions	Time				Implementors/ Advocates
		Adopted With Plan	On- Going	Next 5 Yrs	6 to 20 Yrs	
FS 12	Operate and expand multicultural senior centers which offer health, education and transportation services, social activities, case management and informational and referral services.			X		MC, UL, NEC, L&F
FS 13	Provide surplus medical equipment to neighborhood health clinics.			X		KP
FS 14	Provide financial support to non-profit health, housing and social service organizations.		X			KP, UW, BUF
FS 15	Implement more free and sliding scale health services.			X		MC
FS 16	Explore methods to support and strengthen home-based child care services.			X		MC, CSD
FS 17	Provide recreational activities, leadership training, advocacy, information and diversion services to minorities, youth and their families.		X			UL, RIs
FS 18	Increase the amount of transitional housing, especially for displaced women, children and gang-affected youth			X		MC, CSD, RIs, EMO
FS 19	Recruit and train volunteers to act as tutors, Big Brothers/Big Sisters, and mentors.		X			UL, RIs
FS 20	Organize parent support groups for parents of at-risk youth.		X			UL, RIs
FS 21	Advocate on behalf of youth, adults and seniors for social services and civil rights issues.		X			UL, CBM, NAACP, BUFR, MHRC
FS 22	Offer counseling, family planning, pregnancy prevention and AIDS education to youth and adults.		X			UL, MC, CSD, AMA, RIs
FS 23	Develop a drug awareness and alcohol awareness program directed to families and youth.		X			UL, PPS, MC, RIs
FS 24	Promote training opportunities that focus on the management of nonprofit organizations.		X			CC, BUF
FS 25	Support a parent education program that reaches every parent.		X			MC, PPS, PCC, PARKS
FS 26	Provide counseling (individual, family and group) for at-risk and other youth and their families, including gang-affected young women.		X			UL, MC, RIs, UMOJA
FS 27	Develop more multicultural, athletic and educational youth outreach programs that build self-esteem.		X			AMA, PPB, PPS, PARKS, MC, RIs
FS 28	Increase the number and expand the type of family services available to persons over sixty years of age.		X			MC, UL, RIs
FS 29	Encourage the use of religious institutions for social, recreational, community-related and educational activities.		X			AMA, NAs, RIs

## Action Chart: Family Services

#	Actions	Time				Implementors/ Advocates
		Adopted With Plan	On- Going	Next 5 Yrs	6 to 20 Yrs	
FS 30	Provide information to community residents about health, housing and social services that are available.		X			UL, BUF, AMA
FS 31	Provide comprehensive, quality and affordable day and evening dependent care services to persons who are in school, a training program or working.		X			PEN, MC
FS 32	Maintain existing and create new Community Family Centers similar to the Columbia Villa model. Investigate the feasibility of establishing a Community Family Center at the Kennedy School site on 33rd Avenue.		X			MC
FS 33	Develop more pre- and post-natal care community outreach programs that serve all women and children, especially those that have historically gone without these services.		X			MC, NEC BUF, AMA
FS 34	Foster the growth of community-based gang diversion programs and projects.		X			UL, AMA, UMOJA, RIs
FS 35	Provide a service that will screen and refer appropriate help to individuals needing live-in or in-home care.			X		MC
FS 36	Expand outreach services to identify and inform ethnic minority populations about programs and services in their native language.			X		EH
FS 37	Develop and support programs that serve children of teen parents.		X			MC, AMA, RIs
FS 38	Seek to improve the quality of available child care service by promoting and/or financially supporting provider education/training programs.			X		MC, Oregon, BUF, UW, PIC
FS 39	Promote and provide incentives for employer provided child care.		X			MC, PIC
<b>REGULATIONS</b>						
FS 40	Consider the existing distribution of institutional uses for special needs groups when considering the location of new institutions.			X		BOP

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# Policy IX: Community Image & Character

## Introduction

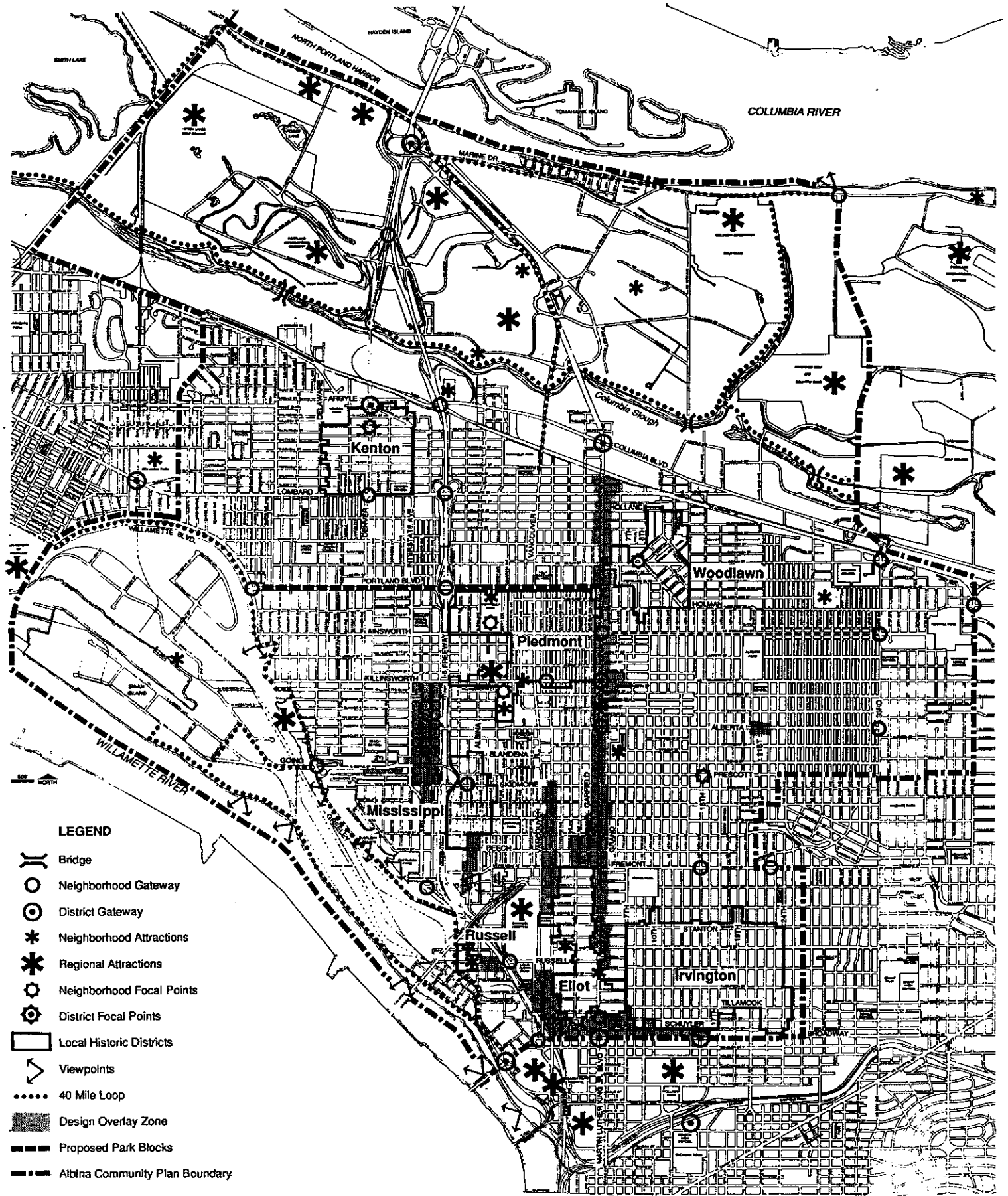
How the Albina Community is perceived by its residents and throughout the metropolitan area is important in sustaining its economic health and the well-being of its people. A poor image will not support commercial activities nor stimulate pride in the area. Like any community, Albina's image and character is defined by many circumstances that affect its physical appearance and how people feel about the area. The Albina Community has many positive aspects, such as its location in the metropolitan area, its collection of rich historic resources, its affordable housing stock, and its diversity of ethnic and income groups. The Albina Community Plan acknowledges that these positive aspects need to be an integral part of any successful future development in the community.

The sub-policies in this section: Arts and Culture, Urban Design, and Historic Preservation address Albina's community image and character and are intended to promote Albina's art, history and culture.



Bobby Bradford and Cleveland Williams; Albina Art Center Concert Jazz Orchestra, 1965. (Oregon Historical Society)





**Policy IX: Community Identity & Character**

## **Policy IX: Community Image and Character**

***Build a positive identity for the Albina Community throughout the metropolitan area. Reinforce Albina's identity as a part of Portland and celebrate its special diverse architectural and cultural character. Provide opportunities for people outside of the district to experience the positive characteristics of the Albina Community. Strengthen the Albina Community's sense of place through the promotion of its art, history and culture.***

### **Policy A: Arts and Culture**

***Encourage private and public organizations to participate in activities and actions that create a sense of identity and community among those living and working in the Albina Community. Promote the importance of art as a means for community pride, involvement and revitalization.***

#### **Objectives:**

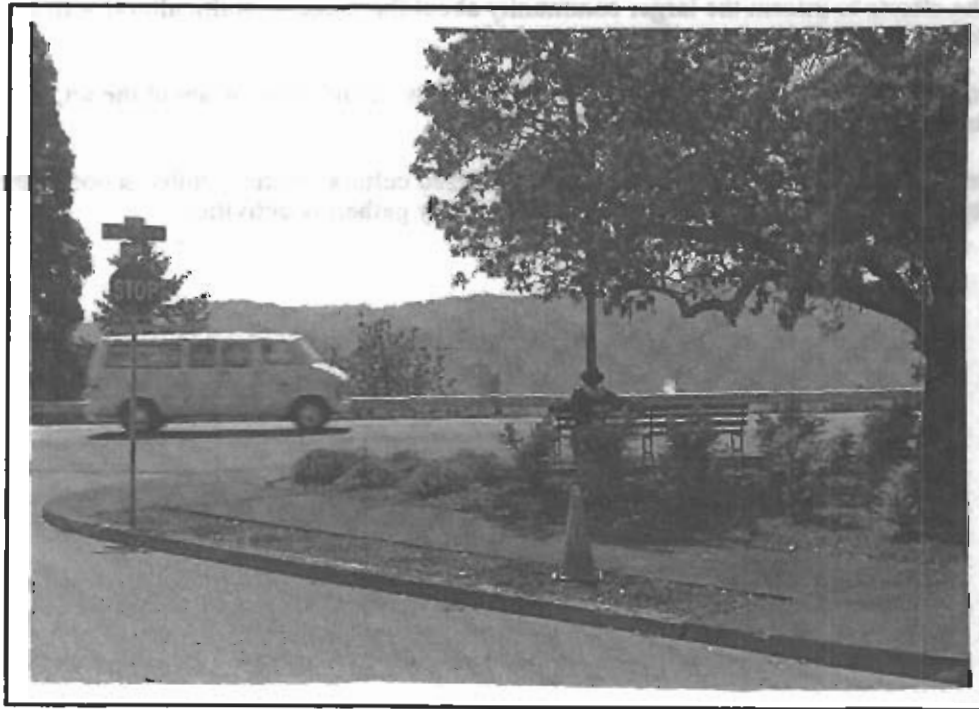
- 1. Celebrate the ethnic diversity of the Albina Community through multicultural fairs, murals as community art, visual and performing arts, and other community-based cultural events and programs.**
- 2. Explore opportunities to develop and sell arts-related products that reflect the community's ethnic diversity, promote the arts of the area, and provide a dedicated stream of funds to support artists.**
- 3. Encourage Albina Community neighborhood associations, institutions and business groups to participate and support neighborhood cultural activities.**
- 4. Encourage the neighborhood associations and real estate community to market the arts and culture of the Albina Community to new and prospective residents, local visitors and tourists.**
- 5. Make efforts to inform the larger community about the range of multicultural activities in the Albina Community.**
- 6. Involve children in activities that celebrate and provide information about the art, history, and culture of Portland's ethnic communities.**
- 7. Promote the use and rehabilitation of underutilized cultural centers, clubs, schools, theaters and other structures originally designed for community gathering activities.**

**Policy B: Urban Design**

*Improve the physical appearance of Albina. Enhance the desirable and distinctive characteristics of the Albina Community and its individual residential, commercial and employment districts. Strengthen visual and physical connections to the rest of the city. Mark transitions into neighborhoods and districts. Create a safe and pleasant environment for pedestrians. Strengthen the pattern of green that exists throughout the Albina Community.*

**Objectives:**

1. Extend the use of Portland design themes into the Albina Community as a way to reinforce Albina's relationship to the City of Portland.
2. Develop symbols and design themes unique to the Albina Community's residential, commercial and employment districts that reinforce their positive characteristics.
3. Design and install public improvements that are attractive and responsive to the needs of the area.
4. Protect significant public views that emphasize the district's geographical location in the City of Portland and illustrate its close proximity to water features and surrounding hills and mountains.
5. Establish a hierarchical system of gateways that mark the arrival into Portland, the Albina Community and the district's individual neighborhoods.
6. Foster the creation and enhancement of district and neighborhood attractions and focal points.
7. Create a network of safe, comfortable, pedestrian pathways that link the district's neighborhoods, commercial areas, transit facilities, parks, water features and other attractions.
8. Protect and enhance Albina's historic and cultural characteristics and encourage compatible, quality development.



Scenic Viewpoint on Willamette Boulevard.

## Policy C: Historic Preservation

***Protect the rich historic, cultural and architectural heritage of the Albina Community for its residents, workers and visitors.***

### **Objectives:**

1. Preserve the historic resources and spatial patterns that reflect the development of the Albina Community as a separate city and as a part of Portland.
2. Identify and protect the Albina Community's significant historic districts, ensembles, sites and structures and other features.
3. Encourage adaptive reuses of historic properties as long as the historic character of the structures are maintained.
4. Research and promote the historical use of native and ornamental plantings in the historic districts. Extend these plantings outside of historic districts where appropriate.
5. Establish a network of carriage routes that connect the historic areas of the Albina Community.
6. Encourage activities and programs that educate Albina residents about the historical and architectural heritage of their district.



**Historic Town Hall Building on N. Interstate Being Moved To New Site At Kaiser Permanente, October 13, 1990. Built by Finnish Immigrants in 1907. (Oregon Historical Society)**

## Action Chart: Community Image

#	Actions	Time				Implementors/ Advocates
		Adopted With Plan	On- Going	Next 5 Yrs	6 to 20 Yrs	
<b>PROJECTS</b>						
CI 1	Establish public support for more mural art. Encourage sanctioned Graffiti art contest or murals. Continue existing graffiti removal programs.		X			SCA
CI 2	Establish a youth art center in the Albina Community.			X		SCA
CI 3	Establish an African American Cultural Center that presents, promotes and educates the general public about traditional and contemporary African American arts and culture. (Albina Arts Center)				X	MAC, PDC
CI 4	Build a Native American Cultural and Social Service Center.			X		PARKS, TG
CI 5	Enhance the IFCC's identity and use as a community arts and cultural center.		X			MAC, IFCC
CI 6	Establish a Kennedy School Task Force to study alternative uses for the school site and assess feasibility of building rehabilitation.		X			BCD, CNA, PPS, BCD, MC
CI 7	Establish a media outreach/watchdog committee that reviews press coverage of Albina and brings positive news about Albina to the attention of the media.			X		PN, NEC, NEDA
CI 8	Develop a plaza or major work of art at the intersection of NE Killingsworth and King Boulevard that marks this location as the center of the Albina Community.				X	BOP, PDC, MAC, BCD
CI 9	Establish a focal point with unique art that symbolizes the diversity of Albina. Consider the following locations: PCC campus, Alberta Corridor, or the proposed African American Arts Center.			X	X	MAC, BOP, PDC, BCD
CI 10	Develop symbols that represent and market the Albina Community. Symbols may include logos for Albina's neighborhoods and commercial districts, designs for street lights and gateways, etc.			X		MAC, BOP, OEDD
CI 11	Develop district and neighborhood gateways that mark the entrances in the Albina Community Plan area and between its subdistricts. Include neighborhood flags, drinking fountains, kiosks and ornamental lighting standards in the design of gateways.			X	X	MAC, BOP
CI 12	Place signs on major freeways and arterials that indicate the presence of historic districts and other points of interest in Albina.			X		PDOT, NEC, ODOT, PN
CI 13	Make streetscape improvements such as benches, trash receptacles, bus shelters, ornamental street lights, sidewalk improvements and public art.			X		BOP, MAC, BCD, PDOT, TM
CI 14	Inventory significant historic sites remaining from the City of Vanport.			X		BOP
CI 15	Publish document on the history of the African American Community in Portland.		X			BOP
CI 16	Develop a unified streetscape plan for King Boulevard. Consider how to improve the appearance of the boulevard and enhance the experience of pedestrians. Include design elements that buffer pedestrians from traffic, heat and inclement weather.			X		PDOT, BOP

## Action Chart: Community Image

#	Actions	Time				Implementors /Advocates
		Adopted With Plan	On- Going	Next 5 Yrs	6 to 20 Yrs	
	<b>PROGRAMS</b>					
CI 17	Create walking tour brochures of historic districts in Albina. Distribute at places such as the Office of Neighborhood Associations, the Visitor Information Center, the Convention Center, and hotels.		X			BOP, NAs, KP, BCD
CI 18	Create a handbook for the proposed supplemental compatibility standards. The handbook should be illustrated with many examples of projects that meet each standard.		X			BOP
CI 19	Set-up and supply "arts incubators" for small and emerging groups, especially multicultural groups.			X		MAC, OAME
CI 20	Coordinate all eligible government projects in the Albina Community through the Public Art Program. MAC will work with community groups to develop arts projects that reflect the diversity of the area.		X			MAC, BOP, bureaus with eligible projects
CI 21	Encourage the implementation of the strategies in the Arts Plan 2000+ that promote ethnic art and address the needs of minority artists.			X		MAC
CI 22	Give artists and crafts people technical assistance on how to establish their own businesses in Albina.		X			MAC
CI 23	Encourage local institutions to provide financial and in-kind donations that support arts and cultural organizations and neighborhood activities.		X			KP
CI 24	Continue the use of Kaiser Permanente's Town Hall and the Peninsula Day Care Center for meetings of non-profit community groups.		X			KP, PEN
CI 25	Produce more free and low cost arts and cultural events that are attractive to families and youth throughout the Albina Community.		X			MAC, PCC, PN, PARKS, IFCC, PPS, CC, NAs
CI 26	Consider designation of the Mock's Crest area for local historic protection when updating the Albina Community Plan.				X	BOP
CI 27	Hold neighborhood block parties.		X			NEC, NAs, PPB, PEN
CI 28	Establish an ongoing program that assures the clean-up and maintenance of Columbia Cemetery.			X		MC, Boy Scouts, NAs, Cemetery Brd of Directors
CI 29	Create a revolving fund, with initial funding coming from state lottery resources, for restoration and conversion of historic structures in Albina to promote tourism and economic development.				X	SHPO, HPLO, BOP, OEDD
CI 30	Establish a weekly program "Saturdays in North Portland" featuring carriage rides, tours of antique shops, etc.			X		Palmer House & PVT
CI 31	Establish technical assistance and public information programs on historic preservation. Cover such topics as rehabilitation of structures, historic landscaping, historical research methods, and incentives for rehabilitating historic properties.		X			HPLO, SHPO, BOP

## Action Chart: Community Image

#	Actions	Time				Implementors/ Advocates
		Adopted With Plan	On- Going	Next 5 Yrs	6 to 20 Yrs	
<b>PROGRAMS</b>						
CI 32	Salvage, store and reuse historic artifacts and building materials in private rehabilitation projects and public improvements.		X			BOB, NECDC
CI 33	Review the supplemental compatibility standards and associated handbook over the first two years they are effective and include in this review process neighborhood and business associations and organizations, businesses, property owners and development groups. Identify and correct problems with the standards and handbook that make using either difficult or that discourage their use. Concerns about the ability of the Supplemental Compatibility Standards to ensure compatibility are intended to be addressed by the two year monitoring process proposed in the Plan.			X		BOP
<b>REGULATIONS</b>						
CI 34	Allow restaurants, delis, and take-out establishments to provide outdoor seating.		X			BOP, PDOT
CI 35	Update the City of Portland's Scenic Resources Inventory in the Albina Community.			X		BOP
CI 36	Apply the design overlay zone to development along King Boulevard and to selective high density residential, commercial, employment, and institutional zones.	X				BOP
CI 37	Develop a set of quantitative design standards to ensure that new development in specified areas is compatible with surrounding environment.	X				BOP
CI 38	Develop a handbook that illustrates how to design a project that follows the quantitative standards.		X			BOP, AIA
CI 39	Update the City of Portland's 1984 Historic Resources Inventory in the Albina Community Plan Area.			X		BOP, NAs, SHPO
CI 40	Designate Columbia Pioneer Cemetery as a historic landmark and seek National Landmark status.				X	PN, BOP
CI 41	Create historic design zones in the seven potential historic districts located in the Albina Community Plan area.	X				BOP
CI 42	Develop design guidelines for historic districts that ensure compatibility of rehabilitation and new construction.	X				BOP
CI 43	Explore the creation of a single advisory board for the local historic design districts in Albina Community Plan area.			X		BOP
CI 44	Establish demolition delay for designated historic ensembles.	X				BOP, BOB

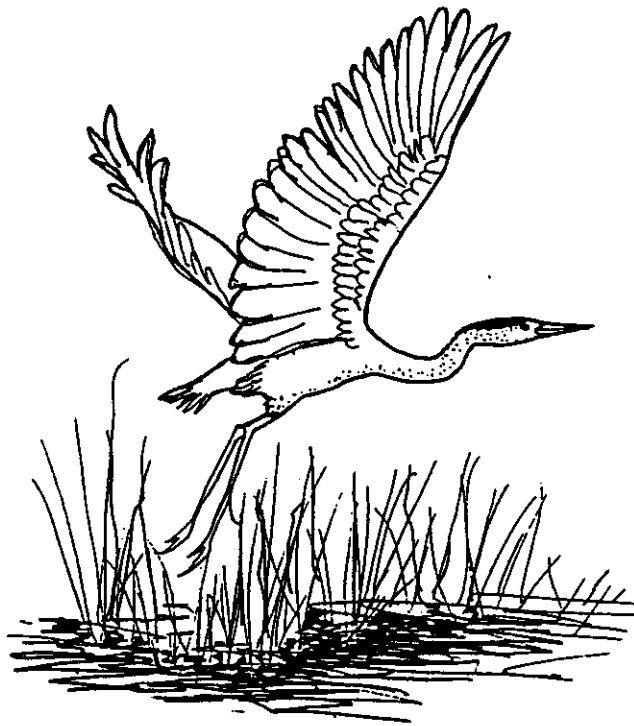
Note: Action Charts were approved by Portland City Council by resolution. They are a starting place. Actions with an identified implementor were adopted with the understanding that some will need to be adjusted and others replaced with more feasible proposals. Identification of an implementor for an action is an expression of interest and support with the understanding that circumstances will affect the implementation leader's ability to take action. Actions with a listed advocate rather than an implementor are included in recognition of the importance of continued discussion of these issues. Such actions will become part of this plan only when an implementor has agreed to support them.

## **Policy X: Environmental Values**

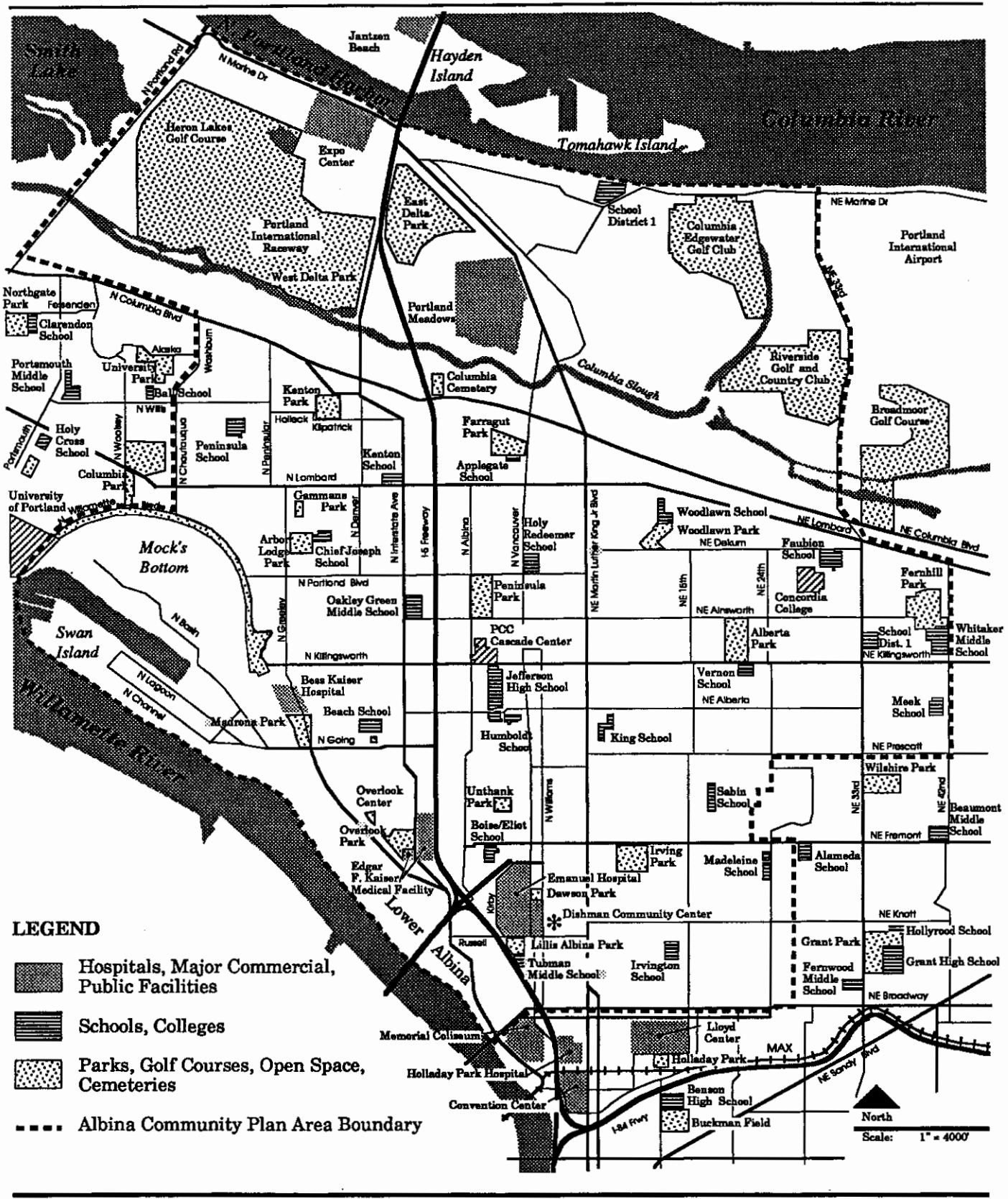
### **Introduction**

Diversity and contrast are the hallmarks of the Albina Community's natural and built environments. In the north regionally significant wildlife habitats are found next to active recreational and sports areas and new industrial and office parks. Immediately next to this area are the Port of Portland's marine terminals and international airport. Visitors to this area may be seeking employment, a business location, or recreational opportunities.

Environmental issues within the Albina Community range from the preservation and management of unique and significant habitats and open spaces such as the Columbia Slough and surrounding area to the revitalization of business centers and residential areas. This policy reflects the goals of the community to protect habitats, support growth in business and employment opportunities and improve the livability of the Community's developed neighborhoods. Implementation strategies rely heavily on coordination among community interest groups, careful management of the limited public and private resources available and the continued long range commitment of the community and its members.







**Institutions and Public Facilities  
in the Plan Area**

## **Policy X: Environmental Values**

***Maintain a strong commitment to preserving and improving the environment within the community and its neighborhoods, including air, water, and soil quality and related natural values.***

### **Objectives**

- 1. Preserve and enhance community assets and amenities.**
- 2. Support community initiated efforts to improve the natural and built environment and improve area livability.**
- 3. Maintain a complete and efficient urban infrastructure.**
- 4. Improve communication, coordination, and collaboration among physical, social, and educational service providers, clients, and sponsors.**
- 5. Develop strategies which combine public and private resources to deliver public and community services more efficiently.**
- 6. Improve water quality and enhance fish and wildlife habitats. Protect wetlands and water features.**
- 7. Improve water quality in the Columbia Slough to transform the slough into an environmental and recreational resource which is clean enough for swimming and fishing and which provides a significant habitat for wildlife.**
- 8. Encourage ecologically and socially responsive development activities through use of public incentives and resources.**
- 9. Support improved waste-water and storm water management systems.**
- 10. Reduce environmental impacts such as litter and noise. Reduce air, toxics, and heavy metals pollution on residential developments and open spaces.**
- 11. Increase public participation in recycling and voluntary compliance with nuisance and building code regulations through community education, outreach, and enforcement programs.**
- 12. Increase environmental awareness among Albina residents, businesses, and developers through community education, outreach, and enforcement programs.**

## Action Chart: Environmental Values

#	Actions	Time				Implementors/ Advocates
		Adopted With Plan	On- Going	Next 5 Yrs	6 to 20 Yrs	
	<b>PROJECTS</b>					
EV 1	Develop Parks Master Plan for Albina			X		NAs, PARKS
	<b>PROGRAMS</b>					
EV 2	Seek funding for park improvements to the following parks: Irving, Alberta, Peninsula, Boise, Kenton, Trenton, Overlook, Unthank, Sabin School, and Vernon Water Tower playground.			X		PN, NEC, NAs
EV 3	Improve the access and availability of community facilities and programs for the disabled and elderly.		X			CCACD, MC, AMA, PPS
EV 4	Create community-based code enforcement teams. Establish neighborhood liaisons in the Bureau of Buildings who will work with the teams to help them identify problems and then follow through with the City's enforcement process.			X		BOB, PN, NEC, NAs, BAs
EV 5	Use a multi-objective approach to develop and implement needed stormwater management improvements.		X			BES
EV 6	Address the problem of Combined Sewer Overflows (CSO's) into the Willamette River and Columbia Slough.		X			BES
EV 7	Participate in basin planning activities and support funding initiatives needed for clean water. Monitor through the Annual Report to Council by the Director of Environmental Services.		X			BES, BOP, USC, FAUNA
EV 8	Encourage the participation of households and businesses in curbside recycling.		X			BES, NEC, FAUNA, PN, METRO
EV 9	Bring multidwelling attached housing unit curbside recycling participation rates up to single detached housing unit participation levels.		X			NAs, BES
EV 10	Encourage greater use of recycling programs and materials by business, industry, and institutions through creation and expansion of educational and incentive programs.			X		METRO, FAUNA
EV 11	Support implementation of pollution source reduction education and compliance programs targeted to small business and home occupations.		X			NAs, NEC, BES, METRO
EV 12	Seek means to control air quality/emission problems in the Albina Community Plan Area.			X		SCA
EV 13	Provide an organizational base and financial assistance for community initiated neighborhood clean-ups and plantings.		X			PN, NEC, HCD

## Action Chart: Environmental Values

#	Actions	Time				Implementors/ Advocates
		Adopted With Plan	On- Going	Next 5 Yrs	6 to 20 Yrs	
EV 14	Consider use of the development review function to increase and improve on-site stormwater management designs that rely heavily on landscaping.			X		BES
EV 15	Maintain the City of Portland's open spaces and parks systems through maintenance and capital improvements		X			PARKS
EV 16	Support community youth recreational programs		X			PARKS, PPS, AMA, UL
EV 17	Improve facilities in community centers, schools and parks to provide facilities for after-school and weekend activities for youth.			X		NAs
EV 18	Find funding for solid waste pickup for low income owner occupants, and yard and exterior house maintenance for owner and renter low income households.			X		NAs
EV 19	Encourage residential, commercial and industrial property owners to plant and maintain street trees.	X				NAs, BAs
EV 20	Work with neighborhood associations, residents, and businesses to coordinate area street sweeping programs.			X		PN, NEC, BAs, NAs
	<b>REGULATIONS</b>					
EV 21	Continue to enforce local ordinances that require landlords to provide garbage pick-up services to residential rental properties.	X				BOB

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NE Union & Fremont (Oregon Historical Society)

# APPENDICES

## **Implementors/Advocates Directory**

Due to the limited space provided in the action charts, the full name of the implementors or advocates was not provided. This Directory provides an alphabetical listing of the abbreviations presented in the action charts and the full name of each implementor or advocate.

<b>AARP</b>	<b>American Association of Retired Persons</b>
<b>AIA</b>	<b>American Institute of Architects, Portland Chapter</b>
<b>AMA</b>	<b>Albina Ministerial Alliance</b>
<b>BAAs</b>	<b>Business Associations</b>
<b>BCD</b>	<b>Bureau of Community Development</b>
<b>BES</b>	<b>Bureau of Environmental Services</b>
<b>BLCRD</b>	<b>Bureau of Labor Civil Rights Division</b>
<b>BOB</b>	<b>Bureau of Buildings</b>
<b>BOP</b>	<b>Bureau of Planning</b>
<b>BUF</b>	<b>Black United Fund</b>
<b>BUFR</b>	<b>Black United Front</b>
<b>CBCC</b>	<b>Cascade Business Center Corp.</b>
<b>CBM</b>	<b>Coalition of Black Men</b>
<b>CC</b>	<b>Concordia College</b>
<b>CCACD</b>	<b>City/County Advisory Committee of the Disabled</b>
<b>CDCs</b>	<b>Community Development Corporation</b>
<b>CNA</b>	<b>Concordia Neighborhood Association</b>
<b>CSD</b>	<b>Children's Services Division</b>
<b>EDA</b>	<b>Economic Development Administration</b>
<b>EH</b>	<b>Emanuel Hospital</b>
<b>EMO</b>	<b>Ecumenical Ministries of Oregon</b>
<b>EOP</b>	<b>Ex-offender Program</b>
<b>FAUNA</b>	<b>Friends and Advocates of Urban Natural Areas</b>
<b>FB</b>	<b>Fire Bureau</b>

<b>FCG</b>	<b>Friends of Community Gardens</b>
<b>HAP</b>	<b>Housing Authority of Portland</b>
<b>HCD</b>	<b>Housing Community Development</b>
<b>HPLO</b>	<b>Historic Preservation League of Oregon</b>
<b>IFCC</b>	<b>Interstate Firehouse Cultural Center</b>
<b>IGA</b>	<b>Intergovernmental Affairs</b>
<b>IGR</b>	<b>Intergovernmental Relations</b>
<b>Institutions</b>	<b>Local Institutions</b>
<b>JPACT</b>	<b>Metro's Joint Policy Advisory Committee</b>
<b>KP</b>	<b>Kaiser Permanente</b>
<b>L&amp;F</b>	<b>Loaves and Fishes</b>
<b>LA</b>	<b>Legal Aid</b>
<b>Lenders</b>	<b>Local Lending Institutions</b>
<b>Loop</b>	<b>40 Mile Loop Trust</b>
<b>MAC</b>	<b>Metropolitan Arts Commission</b>
<b>MC</b>	<b>Multnomah County</b>
<b>METRO</b>	<b>Metropolitan Services District</b>
<b>MHRC</b>	<b>Metropolitan Human Relations Commission</b>
<b>NAACP</b>	<b>National Association for Advancement of Colored People</b>
<b>NAs</b>	<b>Neighborhood Associations</b>
<b>NEBA</b>	<b>North/Northeast Business Association</b>
<b>NEC</b>	<b>Northeast Coalitions of Neighborhoods</b>
<b>NECDC</b>	<b>Northeast Community Development Corporation</b>
<b>NEDA</b>	<b>North/Northeast Economic Development Alliance</b>
<b>NJC</b>	<b>Northeast Job Committee</b>
<b>NPF</b>	<b>Neighborhood Partnership Fund</b>
<b>NWC</b>	<b>Northeast Workforce Center</b>



<b>OAME</b>	<b>Oregon Association of Minority Entrepreneurs</b>
<b>OCA</b>	<b>Overlook Community Association</b>
<b>ODOT</b>	<b>Oregon Department of Transportation</b>
<b>OEDD</b>	<b>Oregon Economic Development Department</b>
<b>OFA</b>	<b>Office of Fiscal Administration</b>
<b>OLRB</b>	<b>Oregon Labor Relations Board</b>
<b>OM</b>	<b>Oregon Marketplace</b>
<b>ONA</b>	<b>Office of Neighborhood Associations</b>
<b>Oregon</b>	<b>State of Oregon</b>
<b>OSD</b>	<b>Oregon State Employment Division</b>
<b>PAL</b>	<b>Police Athletic League</b>
<b>Palmer House</b>	<b>Palmer House Bed and Breakfast</b>
<b>Parents</b>	<b>Parents and Guardians</b>
<b>Parks</b>	<b>Bureau of Parks and Recreation</b>
<b>PCC</b>	<b>Portland Community College</b>
<b>PCOC</b>	<b>Portland Chamber of Commerce</b>
<b>PDC</b>	<b>Portland Development Commission</b>
<b>PDOT</b>	<b>Portland Department of Transportation</b>
<b>PEN</b>	<b>Peninsula Children's Center</b>
<b>PEO</b>	<b>Portland Energy Office</b>
<b>PFF</b>	<b>Portland Future Focus</b>
<b>PGE</b>	<b>Portland General Electric</b>
<b>PHC</b>	<b>Portland Housing Center</b>
<b>PIC</b>	<b>Private Industry Council</b>
<b>PN</b>	<b>Peninsula Neighbors</b>
<b>PNWB</b>	<b>Pacific Northwest Bell</b>
<b>Portland</b>	<b>City of Portland</b>

<b>POVA</b>	<b>Portland, Oregon Visitors Association</b>
<b>PP</b>	<b>Port of Portland</b>
<b>PPL</b>	<b>Pacific Power and Light Company</b>
<b>PPB</b>	<b>Portland Police Bureau</b>
<b>PPS</b>	<b>Portland Public Schools</b>
<b>PRN</b>	<b>Portland Rehab Network</b>
<b>PSU</b>	<b>Portland State University</b>
<b>PVT</b>	<b>Private Sector (including businesses, developers and property owners)</b>
<b>Realtors</b>	<b>Local Realtors</b>
<b>RI</b>	<b>Religious Institutions</b>
<b>RR</b>	<b>Railroad</b>
<b>SBA</b>	<b>Small Business Administration</b>
<b>SCA</b>	<b>Sabin Community Association</b>
<b>SCORE</b>	<b>Service Corp of Retired Executives</b>
<b>SCOUTS</b>	<b>Boy Scouts</b>
<b>SHPO</b>	<b>State Historic Preservation League of Oregon</b>
<b>SHR</b>	<b>Senior Home Repair</b>
<b>SUN</b>	<b>Sustainable Urban Neighborhood</b>
<b>TG</b>	<b>Tribal Government</b>
<b>TM</b>	<b>Tri-County Metropolitan Transit District (Tri-Met)</b>
<b>TMAC</b>	<b>Transportation Manager's Advisory Committee</b>
<b>UAP</b>	<b>Union Apprenticeship Programs</b>
<b>UL</b>	<b>Urban League of Portland</b>
<b>UMOJA</b>	<b>House of Umoja</b>
<b>UP</b>	<b>University of Portland</b>
<b>USC</b>	<b>Urban Stream Council</b>
<b>UW</b>	<b>United Way</b>
<b>YGTF</b>	<b>Youth Gang Task Force</b>

## **Glossary**

### **Accessory Rental:**

An additional living unit that is created through the conversion or expansion of a portion of the primary dwelling unit in areas zoned for single-family use.

### **Affordable Housing:**

Housing with rents or mortgage costs that are 30% or less of the gross monthly income of a household at 80% or below the Portland Metropolitan Statistical Area median income.

### **Albina Community Plan Area:**

The area within the boundaries of the Albina Community Plan Study Area. It includes both the Land Use Study Area and the Impact Area.

### **Albina Community Plan Impact Area:**

Two areas surrounding the Study Area: westernmost Arbor Lodge, Overlook and Eliot neighborhoods and the area north of Columbia Boulevard between I-5 freeway and NE 33rd. Changes in land use designation or base zones will not be considered but programs and policies may be proposed within the area that support the objectives of the Albina Community Plan.

### **Albina Community Plan Land Use Study Area:**

All or portions of 13 inner north and inner northeast neighborhoods in which changes in land use designation will be considered. These neighborhoods are Arbor Lodge, Boise, Concordia, Eliot, Humboldt, Irvington, Kenton, King, Overlook, Piedmont, Sabin, Vernon and Woodlawn.

### **Amenity Package:**

A set of additional requirements designed to significantly improve the livability of a project which, if included in a project, allows a bonus density increase.

### **Arterial Streets Classification Policy:**

A policy adopted by City Council in June 1977, which defines the transportation uses and level of activities on city streets.

### **Attached Residential:**

Individual dwelling units sharing a common wall that can be owned along with their lots, commonly known as rowhouses. The lot line between two units is along the common wall.

### **Attraction:**

Institution or recreational facility open to the public that attracts people from within or outside of the Plan Area. An example of a major attraction would be the Multnomah County Exposition Center because it draws people from throughout the Metropolitan area. An example of a minor attraction would be a branch library which would draw residents of several neighborhoods.

### **Auto-oriented Land Uses:**

Functional activities of two types: 1) those which are auto-related (such as gas stations and auto repair shops); and 2) those which by their design attract primarily customers and employees arriving by automobile (such as drive-in restaurants).

**Background Document:**

A three volume publication by the Portland Bureau of Planning providing factual information on the Albina Community Plan Area. It includes land use findings, census data and a description of the Plan Area's economy. A set of workshop results accompanies the document.

**Base Zone:**

The uses allowed and the accompanying development standards in areas covered by the designations on the zoning map. These are noted in capital letters sometimes followed by numbers.

**Block Watch:**

An Office of Neighborhood Associations' crime prevention program. In residential areas, residents on a block organize to watch each other's homes and report suspicious activities to the police. Neighborhood Watch signs may be posted as part of the effort. Business Watch is an equivalent program for commercial areas where business owners organize to watch each other's businesses.

**Block Homes:**

A program sponsored by the Portland Police Bureau and the PTA in which households and businesses volunteer to be safe havens for pre-teenage children in emergencies.

**Bonus Density:**

Extra density allowed beyond the maximum for the base zone. This is granted if certain amenities are included such as outdoor recreation facilities. Under the Affordable Housing Zone overlay regulations extra density will be allowed in projects that include housing for low and very low income households.

**Building Codes:**

Legislative regulations that prescribe the materials, requirements and methods to be used in the construction, rehabilitation, maintenance and repair of buildings. Several national building codes have been established for adoption by individual states. Oregon has adopted the Uniform Building Code (UBC), developed by the International Conference of Building Officials.

**Bureau of Planning:**

The professional staff responsible for providing the Portland Planning Commission with the research and information necessary for the Commission's recommendations to the Portland City Council.

**Carriageways:**

Routes appropriate for horse-drawn carriages. These are usually routed along local streets through historic districts and past other points of interest in the Study Area.

**Center:**

A concentration of medium to high intensity commercial, institutional or industrial uses or a combination of these that provides a draw for the population in surrounding neighborhoods and the region. An example would be the Lloyd Center.

**Central City Plan District:**

The Plan District that contains Portland's central business district and surrounding areas. This District as defined in the Central City Plan also includes the Lloyd Center and Lower Albina areas in Northeast Portland. Both Irvington and Eliot have portions of their neighborhoods that are in both the Central City Plan District and the Albina Community Plan Area.

**Citizen Involvement:**

A term used to describe citizen participation. LCDC Goal 1 requires that citizens be involved in all phases of the comprehensive planning process.

**Columbia South Shore:**

A large industrially zoned area in the eastern portion of the Columbia Corridor. This area contains a Plan District and an Urban Renewal District. The Plan district and the Urban Renewal District share some area in common.

**Columbia Corridor:**

All property between Columbia Boulevard and the Columbia River from the Rivergate Industrial area to the eastern City limits. It includes the Portland International Airport.

**Community Development:**

Activities and programs designed to strengthen the physical, social and economic conditions of an area with a view toward making it a more healthful, prosperous and gratifying place to live. The City of Portland receives federal funds for community development through the Housing and Community Development Act of 1974.

**Community Gardens:**

A Park Bureau program where gardening plots are made available to those wishing to grow vegetables and flowers for a nominal fee.

**Community Policing:**

An approach to law enforcement recently adopted by the Portland Police Bureau based on building problem solving partnerships between citizens and the police.

**Community Reinvestment Act:**

This 1977 federal law requires that banks and thrifts invest in the neighborhoods that they serve. As part of the savings and loan bailout, new provisions requiring these institutions to report on loans that they have either approved or denied were added in 1989. Lenders with negative ratings may be denied the right to expand or conduct business ventures requiring federal approval.

**Comprehensive Plan:**

The current adopted Comprehensive Plan for the City of Portland. This land use plan is intended to guide the future growth and development of the city. In 1973, The State Legislature adopted Senate Bill 100 (ORS197) which mandates comprehensive land use planning by Oregon's cities and counties. Portland's plan was approved or "acknowledged" by the state in 1981. The City's Zoning Code is a major implementation tool of the Comprehensive Plan but is not part of the plan.

**Conditional Use:**

A use only permitted when certain conditions governing the development are established. Schools, churches and hospitals are common conditional uses in residential zones.

**Convenience Commercial Centers:**

Centers with less than 30,000 square feet. Convenience centers typically comprise a group of small shops and stores providing a limited range of personal services i.e.: food stores, food services, drugstores, flower shops, beauty shops, and cleaners. (Urban Land Institute, Development Trends 1991, March 1991).

**Curb Ramp:**

Curb cuts on corners where two sidewalks meet to allow those in wheelchairs to cross the street.

**Corridor:**

A three to five block wide area running along the length of a major transit street which is designated for medium density apartment and commercial land uses.

**Density:**

The average number of persons, households or dwellings per acre of land.

**Derelict Building:**

A term used in the Bureau of Buildings report Vacant Buildings by Neighborhood published in August 1990. It refers to a building which is both vacant and either in violation of the City's Housing Maintenance Code or Nuisance code or open to unauthorized access or boarded up.

**Environmental Impact Statement (EIS):**

A requirement of the National Environmental Policy Act of 1970 that all governmental agencies and licensees must document the probable effects on the environment when undertaking new construction. An EIS is a requirement for projects built with federal funds. One will be required before the northern light rail line is built.

**Family Wage Job:**

A permanent job with an annual income greater than or equal to the average annual covered wage in the region. The most current average annual covered wage information from the Oregon Employment Division shall be used to determine the family wage job rate for the region or for counties within the region. (METRO, Regional Urban Growth Goals and Objectives, September 26, 1991.)

**Floor Area Ration (FAR):**

A method for determining the maximum gross floor area permitted for all buildings or building on a given site through the use of an assigned ratio. For example, given a ration of 6:1 on a downtown city block of 40,000 square feet, the maximum floor area permitted would be 240,000 square feet. This might translate into a 30-story apartment building with each floor containing 8,000 square feet.

**Focal Point:**

Community meeting places such as neighborhood commercial centers.

**Forty Mile Loop:**

A recreational trail system planned to link Portland's major parks and natural areas. The proposed trail is now much longer than forty miles and some of it has been developed. In the Albina Community Plan Area, the trail follows the Columbia Slough and Willamette Boulevard and N Greely below Willamette Boulevard.

**Gateway:**

Points of transition in the Plan Area. They mark changes of identity such as those between neighborhoods and may be emphasized by signage, street tree plantings, or works of art.

**Housing Opportunity:**

The number of housing units that would exist if an area was built out to the maximum allowed by the zoning.

**Historic District:**

An area containing a number of lots, blocks and buildings that has special historical, architectural or cultural significance as part of the heritage of the city. In Portland, these districts are identified by the Historical Landmarks Commission.

**Historical Landmark:**

A building, portion of a building, site, tree, statue, sign or other object or space that the City has recognized for its special historic, cultural, or architectural merit. This is the highest rank for a historic resource designated as such by the City of Portland's Historical Landmarks Commission.

**Home Occupation:**

A business activity that is carried out on the same site as a dwelling unit and which is accessory to the Household Living on the site.

**Incubator Industry:**

A recently-formed small industrial business which is not yet well established.

**Infill:**

Infill development is the construction on scattered vacant lots in developed neighborhoods as opposed to building on large parcels of vacant land in relatively undeveloped areas.

**Infrastructure:**

The utilities and basic services, such as roads and sewers, essential for the development, operation and growth of a city.

**Industrial Sanctuary:**

A Comprehensive Plan designation for areas where the City policy is to reserve land for existing and future development. Nonindustrial uses are limited to prevent land use conflicts and to preserve land for industry. The corresponding zoning designations are General Industrial and Heavy Industrial.

**Intensity:**

The type or level of such things as traffic, pedestrian activity, number and height of structures or noise generated by a land use. The more activity, the greater the intensity of use.

**Labor-intensive:**

A business or industry employing a high number of people per acre.

**Land Bank:**

Acquiring land to be reserved for some future purpose.

**Land Conservation and Development Commission (LCDC):**

A state agency empowered by Oregon State legislation to establish and enforce state-wide planning goals and guidelines and coordinate land use planning for the state of Oregon. LCDC has established goals in 19 substantive areas which are binding on local governments throughout the state. Each goal is accompanied by a set of guidelines listing the suggested directions which would aid local governments in achieving the goals.

**Land Use:**

The way in which land is used. Land use is generally described in terms of such things as the size of the lot, the size and location of the structure on the lot and the activities that take place within the structure. Activities not directly associated with land, such as housing construction, population growth, traffic flow and job development are influenced by the way land is used.

**Light Rail Alignment:**

Route of the proposed light rail line running through inner north or northeast Portland to Vancouver, Washington.

**Local Improvement District (LID):**

A system whereby adjacent and benefitting property owners share in the expense of public improvements.

**Low Income Household:**

A household that earns or receives 80% or less of the median income for the Portland Metropolitan Statistical Area (PMSA). Very low income households are defined as earning or receiving 50% or less of the median income for the PMSA.

**Major Traffic Street:**

A city street which is intended to serve as a principal route for movement of traffic to and within major areas of the city.

**Manufactured Housing:**

Housing, such as mobile homes, that is shipped to the site either as a completed unit or as a number of complete sections or rooms which can be joined on-site with a minimum of effort.

**Metropolitan Service District (Metro):**

A directly-elected regional government, the first of its kind in the nation, responsible for metropolitan aspects of land use planning and other regional services.

**Mixed-Use:**

Development on a site that combines residential uses with commercial or industrial uses.

**Multiple Resource Nomination:**

A type of Historic District to be placed on the National Historic Register where only the significant buildings are documented and eligible to receive tax benefits.

**N/NE Economic Development Alliance:**

A non-profit corporation comprised of inner north and northeast businesses, leaders of community groups and interested individuals.

**NE Workforce Center:**

A center at PCC Cascade Campus that provides information on job openings, job training and counseling and support in the job search effort.



**Neighborhood Traffic Management Program:**

A program of Portland's Office of Transportation which works with neighborhoods to reduce speeding and traffic on local streets through the development of traffic management projects and traffic management devices.

**Neighborhood Watch:**

See Block Watch

**Node:**

A small group of similar uses such as retail businesses that are located where two streets intersect. Commercial, industrial and institutional uses are encouraged to locate together to create a clear sense of identity and to attract additional activity to the area.

**Nonconforming Use:**

A building or use that is inconsistent with the zoning regulations. If erected before the enactment of the regulations, it may continue its use, but a new nonconforming or different nonconforming use may not be substituted. Most zoning ordinances prohibit the enlargement of a nonconforming use. Many ordinances permit the rebuilding of the nonconforming premises when destroyed by fire. Once the use is abandoned, however, the right to its restoration is lost and the future use of the premises must conform to the zoning.

**Office of Neighborhood Associations:**

A City of Portland bureau which provides assistance in developing organizations and information exchange within the city network of neighborhood associations.

**Overlay Zones:**

Overlay zones are special "supplementary" restrictions on the use of land beyond the requirements in the underlying zone. A parcel of land may have more than one overlay zone. These appear on zoning maps in lower case letters following the base zone designations.

**Park Blocks:**

A series of small blocks in the center of the right-of-way used as open space. These blocks can be planted with grass and trees similar to those on Ainsworth Street and Omaha Avenue.

**Pedestrian Districts:**

An Arterial Streets Classification Policy designation for areas of heavy pedestrian usage such as neighborhood commercial areas. It is intended that the district contain street space for pedestrian activities and good access to transit stops and parking facilities.

**Pedestrian-Oriented Development:**

Development which is designed with an emphasis primarily on the sidewalk and on pedestrian access to the site and building, rather than on auto access and parking areas. The building is generally placed close to the street and the main entrance is oriented to the street sidewalk.

**Portland City Council:**

The City Council is composed of the Mayor and four Commissioners. This body is responsible for adopting Portland's Comprehensive Plan after a series of public hearings.

**Portland City Planning Commission:**

The Planning Commission is composed of nine citizen members appointed by the Mayor and approved by City Council. The Commission's role is advisory to the City Council.

**Portland Metropolitan Region:**

The urban portions of Multnomah, Clackamas, Washington and Clark counties.

**Principal Use:**

The main purpose for which land or a building is designated or occupied.

**Regional Transitway:**

A transitway intended to provide frequent, high-speed, high capacity, express and limited service for inter-regional and inter-district trips. The route of the northern light rail line, when developed, will be a Regional Transitway.

**Rezone:**

A change in the zoning classification of land. Rezoning changes the types of uses allowed and development standards.

**Rowhouses:**

Single-family houses built on narrow lots and without side yards. These houses are built to the property line without any space between them and so when seen, can give the impression of a row of houses.

**Scenic View:**

A scenic view is one that can be framed, wide angle or panoramic and may include natural and/or manmade structures or activities. A scenic view may be from a stationary viewpoint or be seen as one travels along a roadway, waterway or path. A view may be of a faraway object such as a mountain or of a nearby object such as a bridge.

**Special Needs:**

Populations such as the physically handicapped who need additional assistance in daily living and to participate in the life of the community.

**Ten Essentials for North/Northeast Portland Housing:**

Guidelines prepared by the Portland chapter of the American Institute of Architects Housing Committee for new construction and renovation of housing in North and Northeast Portland. The guidelines are primarily taken from existing patterns and design elements that the committee observed in five Land Use Study Area neighborhoods - Piedmont, King, Sabin, Boise and Eliot.

**Tax Increment Financing:**

A method of financing public improvements and specific projects. The value of a designated area, the Urban Renewal District, is frozen for property tax purposes and the tax proceeds from the increase in value due to the improvements is used to pay off the indebtedness for those same improvements for a period of years. Property values for the Convention Center Urban Renewal District will be frozen for 17 years.

**Technical Advisory Committee:**

A group of representatives from relevant City Bureaus and other local public agencies that review proposed plan policies and actions and otherwise advise the Albina Community Plan staff.

**Transit-oriented Land Uses:**

Activities which by their design attract, or have the potential to attract, a significant proportion of customers and employees by means of transit, bicycle or pedestrian modes. Such land uses have a lower demand for parking than auto-oriented land uses.

**Trolley Bus Line:**

A gas or electric powered bus that has been altered on the exterior to resemble a trolley car.

**Urban Growth Boundary:**

A line which delineates the future development of the urban area. Within the boundary, all the facilities and services necessary for urban development will be provided; outside the boundary, service extensions will be restricted and development restricted in intensity. The LCDC goal on urbanization requires that all incorporated cities in Oregon establish such urban growth boundaries.

**Urban Renewal District:**

The designated area to receive improvements. (See Tax Increment Financing).

Transit-oriented Land Use:  
Activities which by their design attract or have the potential to attract significant  
proportion of customers and employees by means of transit, thereby to generate modes  
Such land uses have a lower demand for parking than residential and retail uses.

Trolley Bus Lane:  
A bus or electric powered bus lane has been shown on the plan to facilitate a trolley  
bus.



Albina & Killingsworth (Oregon Historical Society)

## **Publications and References**

The following publications were either produced as part of the Albina Community Plan process or were used as reference to provide facts, analysis, and conclusions to support the adoption of the Plan.:

Approved Albina Community Plan Process Document  
(City of Portland, Bureau of Planning, May, 1990)

The 10 Essentials for North/Northeast Portland Housing  
(Portland Chapter American Institute of Architects, January, 1991)

Albina Community Plan Background Documents, Volumes I, II, III, and IV  
(City of Portland, Bureau of Planning, February, 1991)

Albina Community Plan Background Report Supplemental Map Packet  
(City of Portland, Bureau of Planning, April, 1991)

Proposed Local Historic Districts Albina Community Plan  
(City of Portland, Bureau of Planning, May, 1992)

Discussion Draft Albina Community Plan  
(City of Portland, Bureau of Planning, May, 1991)

Proposed Albina Community Plan  
(City of Portland, Bureau of Planning, February, 1992)

Proposed Neighborhood Plans for Arbor Lodge, Boise, Concordia, Eliot, Humboldt, Irvington, King, Kenton, Piedmont, Sabin and Woodlawn  
(City of Portland, Bureau of Planning, February, 1992)

Albina Community Plan Planning Commission's Draft  
(City of Portland, Bureau of Planning, September, 1992)

Recommended Albina Community Plan  
(City of Portland, Bureau of Planning, February, 1993)

Recommended Neighborhood Plans for Arbor Lodge, Boise, Concordia, Eliot, Humboldt, Irvington, King, Kenton, Piedmont, Sabin and Woodlawn  
(City of Portland, Bureau of Planning, February, 1993)

City Council Amended Albina Community Plan  
(City of Portland, Bureau of Planning, July, 1993)

Albina Community Plan Design Guidelines  
(City of Portland, Bureau of Planning, October, 1993)

Albina Community Plan Neighborhood Plan Amendments  
(City of Portland, Bureau of Planning, September, 1992)

Albina Community Context Statement  
(City of Portland, Bureau of Planning, September, 1992)

The History of Portland's African American Community (1805 to the Present)  
(City of Portland, Bureau of Planning, February, 1993)

History of the Albina Plan Area and  
Historic Resources in the Albina Plan Area.  
(Comprehensive Planning Workshop, Portland State University, Department of Urban  
Studies and Planning, Winter, 1990)

Goal 5 Economic, Social, Environmental, and Energy Analysis for Historic Design  
Zones/Neighborhood Conservation Districts  
(City of Portland, Bureau of Planning, February, 1993)

Historic Districts in the Albina Community Plan  
(City of Portland, Bureau of Planning, February, 1992)

Albina Community Plan Issue Paper #1: Infill Development in Albina  
(City of Portland, Bureau of Planning, March, 1992)

Albina Community Plan Issue Paper #2: High Density Multifamily  
(City of Portland, Bureau of Planning, March, 1992)

Albina Community Plan Issue Paper #3: Urban Renewal and Light Rail on Martin  
Luther King Jr. Boulevard  
(City of Portland, Bureau of Planning, March, 1992)

Albina Community Plan Issue Paper #4: Affordable Housing  
(City of Portland, Bureau of Planning, March, 1992)

Albina Community Plan Issue Paper #5: Housing Unit Projections  
(City of Portland, Bureau of Planning, March, 1992)

Albina Community Plan Issue Paper #6: Median on Martin Luther King Jr. Boulevard  
(City of Portland, Bureau of Planning, March, 1992)

Albina Community Plan Issue Paper #7: Employment Projections & Objectives: An  
Assessment  
(City of Portland, Bureau of Planning, March, 1992)

Central City Plan Briefing Paper #2: Employment and Economic Trends in the Portland  
Metropolitan Area 1960-2005  
(Portland Development Corporation, March, 1986)

Central City Plan Briefing Paper #3: Historic & Current Office Space Development  
Trends in the Portland Metropolitan Area  
(Portland Development Corporation, March, 1986)

Central City Plan Briefing Paper #4: Historical and Current Retail Activity in the  
Portland Metropolitan Area  
(Portland Development Corporation, March, 1986)

Central City Plan Briefing Paper #5: Convention and Tourism Activity in the Portland  
Metropolitan Area  
(Portland Development Corporation, March, 1986)

Central City Plan Briefing Paper #6: Small Business Incubators  
(Portland Development Corporation, April, 1986)

Central City Plan Briefing Paper #7: Basic Industry in the Portland Metropolitan Area  
(Portland Development Corporation, April, 1986)

Central City Plan Briefing Paper 8: The City of Portland's Industrial Sanctuary Policy  
(Portland Development Corporation, April, 1986)

Growing, Mature and Declining Industries  
(Hobson & Associates, April, 1986)

Portland's Service Sector: Opportunities for Future Growth  
(ECO NORTHWEST, April, 1986)

Willamette Greenway Update - 1985-86: Background Document  
(City of Portland, Bureau of Planning, April, 1986)

Willamette Greenway Plan  
(City of Portland, Bureau of Planning, November, 1987)

Albina Community Race/Crime Study  
(A paper by Daniel Riordan, November, 1989)

An Analysis of Access to Full Service Grocery Stores for Residents of the Albina Community Plan Area  
(A paper by Peggy Scolnick, November, 1989)

The General Situation of Asian and Pacific Islander In Albina Area. Portland  
(A paper by Hong Gao, November, 1989)

Albina Project Socioeconomic Trend in Albina 1960 - 1980  
(A paper by Chull Whan Kim, November, 1989)

Comparison of Population Projections with Housing Unit Forecasts for Census Tracts in the Arbor Lodge, Kenton and Piedmont Neighborhoods  
(A paper by Damian Syrnyk, November, 1989)

Piedmont Neighborhood Redevelopment Potential Analysis  
(A paper by Mary Jane Melink, Dan Riordan and Peggy Scolnick, December, 1989)

Arbor Lodge Potential Redevelopment Study  
(A paper by Clyde Dixon, David Wadley, Julia Gisler, Hong Gao, and Kimberly Moreland, December, 1989)

Kenton Neighborhood Redevelopment Potential  
(A paper by Will Harper, Jean Hester, Chull Whan Kim, Jinxiang Ren and Damian Syrnyk, December, 1989)

Light Rail Transit Corridor Development Feasibility Study for the Proposed Milwaukie and Vancouver Corridors with Addendum on Alternative East-West Segments for Vancouver-Williams Alignments  
(KOMAR Associates, January, 1991)

**Conceptual Engineering Analysis for Light Rail Transit Service on Vancouver/Williams Couplet - Martin Luther King Boulevard Bi-State Corridor**  
(BRW, Inc., LTK Engineering Services and BDI, Inc., August, 1990)

**Scenic Views, Sites, and Corridors Scenic Resources Protection Plan**  
(City of Portland, Bureau of Planning, May, 1991)

**Martin Luther King Jr. Blvd. Site Planning Study**  
(Portland Development Commission, May, 1991)

**C.H.A.S. A County-Wide Housing Affordability Study**  
(The City of Portland, the City of Gresham and Multnomah County, December, 1991)

**Kenton Action Plan**  
(Neighborhood Revitalization Special Project Fund of the City of Portland, April, 1992)

**Infill Development: Market Trends and Prototypes**  
(Tashman Associates and the Leland Consulting Group, January, 1993)





# PORTLAND PUBLIC SCHOOLS

501 North Dixon Street / Portland, Oregon 97227

Telephone: (503) 249-2000

Mailing Address: P.O. Box 3107 / 97208-3107

OFFICE OF THE SUPERINTENDENT

**John E. Bierwirth**  
Superintendent

September 30, 1993

The Honorable Vera Katz  
Mayor of Portland  
1220 S.W. 5th, Room 303  
Portland, Oregon 97204

Dear Mayor Katz:

On behalf of the members of the Board of Education and the staff of the Portland Public Schools, I would like to confirm the commitment of the Portland Public Schools to take not only the actions which we agreed to in the Albina Community Plan but any actions which may be necessary in the future to further its goals. The Albina community is a vital part of Portland, and it must grow and thrive if Portland is to grow and thrive.

Sincerely,



John E. Bierwirth  
Superintendent

JEB  
sm



# PORTLAND COMMUNITY COLLEGE

P.O. Box 19000  
Portland, OR 97280-0990  
Telephone 503/244-6111

September 15, 1993

Council of the City of Portland  
1220 SW Fifth  
Portland OR 97204

## ALBINA COMMUNITY PLAN

Portland Community College is fully aware of the revitalization and neighborhood stabilization strategies of the Albina Community Plan and of the critical role assigned to PCC in that Plan. Dr. Don McInnis, Executive Dean of the Cascade Campus, has been personally involved in the development of this plan and has ably represented PCC's desire to be a significant instrument of community renewal through the accomplishment of its educational goals.

Therefore, on behalf of the Board of Directors of Portland Community College, I am pleased to affirm again the commitment of PCC to the Albina Community Plan and to the assumption of our responsibility for helping to make that plan a success. PCC appreciates the support and cooperation we have received in support of our mission from the community, from the Mayor, and from members of the City Council. We believe we are engaged in an extensive and productive partnership which will benefit all members of the community.

Daniel F. Moriarty  
President

### College Board:

Harold Williams  
Chair

Marcia Atkinson  
Vice Chair

Dana Anderson

Norma Jean Germond

Karen McKinney

Dan Saltzman

Kerth Skelton

### President:

Daniel F. Moriarty

DFM ss

RESOLUTION 93-08-69

RESOLUTION OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRI-MET) TO ACKNOWLEDGE THE CITY OF PORTLAND'S ALBINA COMMUNITY PLAN AND ACCOMPANYING ELEVEN NEIGHBORHOOD PLANS

WHEREAS, the Albina Community Plan Process Document was approved by the Portland City planning Commission on January 9, 1990; and

WHEREAS, the Albina Community Plan is a comprehensive, realistic, and coordinated revitalization action plan covering policy areas of land use, transportation, business growth and development, jobs and employment, housing, education, public safety, family services, community image and character, and environmental values; and

WHEREAS, the following 11 neighborhood associations chose to develop a neighborhood plan in conjunction with the Albina Community Plan to address neighborhood specific issues, opportunities, and barriers to stability and revitalization - Arbor Lodge, Boise, Concordia, Eliot, Humboldt, Irvington, Kenton, King Piedmont, Sabin and Woodlawn;

WHEREAS, Albina Community households, businesses, institutions, public and non-profit corporation service providers, and community-based organizations and associations have actively participated in the Albina Community's 4 year planning process and worked together to develop a shared vision of the Community's future, identify public and private resources for implementation of the plans' goals and objectives, and coordinate revitalization strategies among implementors to achieve the Community's envisioned future; and

WHEREAS, successive drafts of the Albina Community Plan and 11 Neighborhood Plans were reviewed and evaluated over a four-year planning period by the Albina Community Plan Technical Advisory Committee (TAC), consisting of METRO, Tri-Met, Multnomah County, Housing Authority of Portland, Portland City Schools Liaison, Portland Development Commission, and Portland Bureaus of Buildings, Environmental Services, Housing and Community Development, Parks and Recreation, Planning, and Police, and Transportation; and

WHEREAS, the Action Chart implementation framework of 20 years is timed and phased to take into account the step-wise achievement of Plan policies and objectives within the resource limits available over time to identified voluntary plan implementors; and

WHEREAS, the attainment of the visions, policies, and objectives of the Albina Community Plan and Neighborhood Plans are dependent upon the coordination of independent actions carried out

by private interests, non-profit organizations, area institutions, public service providers and community-based associations over the 20 year period of the Albina Community Plan and Neighborhood Plans; and

WHEREAS, Tri-Met is a vital and critical partner for the implementation of the Albina Community Plan and Neighborhood Plan transportation, land use, public safety, housing, jobs and employment, education, and community character and identity policies and objectives and achievement of the envisioned future for the Albina Community and its households; and

WHEREAS, Tri-Met has been a member of the Albina Community Plan Technical Advisory Committee (TAC) for nearly 4 years and an active participant in the formulation of the Albina Community Plan and Neighborhood Plans and the creation of action chart listings where Tri-Met is listed as an action implementor; and

WHEREAS, it is understood that the action charts which specify the projects, programs and regulations needed to implement the Albina Community Plan and Neighborhood Plans are a starting point. Implementation leaders, through their listings in the Action Charts, demonstrate their interest and support for the Albina Community Plan and Neighborhood Plans with the understanding that future circumstances, resource capabilities, and plan performance may require further refinement, replacement, or substitution of existing action Chart items and timelines.

**NOW, THEREFORE, BE IT RESOLVED:**

That the Tri-County Metropolitan Transportation District of Oregon (Tri-Met) acknowledges their role as an important implementor of the area revitalization and neighborhood stabilization strategies of the Albina Community Plan, 11 accompanying Neighborhood Plans and Plan Action Chart Items which list Tri-Met as an implementor.

Dated: August 25, 1993

  
\_\_\_\_\_  
Presiding Officer

Attest:

  
\_\_\_\_\_  
Recording Secretary

Approved as to Legal Sufficiency:

  
\_\_\_\_\_

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

In the Matter of Acknowledging the )  
Albina Community Plan and Accompanying ) R E S O L U T I O N  
Eleven Neighborhood Plans ) 93-336

WHEREAS, the Albina Community Plan Process Document was approved by the Portland City Planning Commission on January 9, 1990; and

WHEREAS, the goals and objectives of the North/Northeast Task Force (now known as the North/Northeast Economic Development Alliance) Revitalization Strategy were adopted by the Portland City Planning Commission as part of the Albina Community Plan Process Document and these objectives were used as the basis for discussion with neighborhood groups, business associations and other concerned citizens in the formulation of the Albina Community Plan, 11 accompanying Neighborhood Plans, and implementing measures; and

WHEREAS, the approved process document named the study area the Albina Community Plan, delineated boundaries for the study area, approved planning objectives for the process, and established the process for development of the plan and for citizen involvement in the plan's development; and

WHEREAS, the Albina Community Plan is a comprehensive, realistic, and coordinated revitalization action plan covering policy areas of land use, transportation, business growth and development, jobs and employment, housing, education, public safety, family services, community image and character, and environmental values; and

WHEREAS, the following 11 neighborhood associations chose to develop a neighborhood plan in conjunction with the Albina Community Plan to address neighborhood specific issues, opportunities, and barriers to stability and revitalization - Arbor Lodge, Boise, Concordia, Eliot, Humboldt, Irvington, Kenton, King, Piedmont, Sabin and Woodlawn; and

WHEREAS, the Albina Community households, businesses, institutions, public and non-profit corporation service providers, and community-based organizations and associations have actively participated in the Albina Community's 4 year planning process and worked together to develop a shared vision of the Community's future, identify public and private resources for implementation of the Plan's goals and objectives, and coordinate revitalization strategies among implementors to achieve the Community's envisioned future; and

WHEREAS, successive drafts of the Albina Community Plan and 11 Neighborhood Plans were reviewed and evaluated over a four-year planning period by the Albina Community Plan Technical Advisory Committee (TAC), consisting of Metro; Tri-Met; Multnomah County;

Housing Authority of Portland; Portland City Schools Liaison; Portland Development Commission; Portland Bureaus of Buildings; Environmental Services; Housing and Community Development; Parks and Recreation; Planning; Police and Transportation; and

WHEREAS, successive drafts of the Albina Community Plan were reviewed and evaluated over the Plan's four year formulation process by the Albina Community Plan Technical Advisory Network, consisting of State agencies such as the Oregon State Employment Division, Economic Development Department and Transportation Department neighborhood-based groups such as the Albina for-profit corporations and non-profit organizations such as the Urban League of Portland, United Way, 40 Mile Loop Trust, Historic Preservation League of Oregon, Interstate Firehouse Cultural Center, Portland Future Focus, NE Coalition of Neighborhoods, Northeast Community Development Corporation, American Institute of Architects-Portland Chapter, Union Apprenticeship Programs, Albina educational and medical institutions such as Portland Community College, Portland School District #1, Concordia College, Portland State University, Emanuel Hospital and Kaiser Permanente; public utilities such as Pacific Power and Light and Portland General Electric; and community based organizations such as the North/Northeast Economic Development Alliance and Family Services and Jobs and Employment Committees; Peninsula Children's Center, Cascade Business Center Corporation, City/County Advisory Committee of the Disabled, Portland Chamber of Commerce, Oregon Association of Minority Entrepreneurs, Northeast Workforce Center, and Portland Housing Center; and

WHEREAS, the Action Charts consist of projects, programs, and regulatory actions necessary for the implementation of the policies and objectives of the Albina Community Plan and 11 Neighborhood Plans; and

WHEREAS, the Action Chart implementation framework of 20 years is timed and phased to take into account the step-wise achievement of Plan policies and objectives within the resource limits available over time to identified voluntary plan implementors; and

WHEREAS, the vision statements, policies and objectives of the Albina Community plan and 11 Neighborhood Plans are consistent with and incorporated into the acknowledged Portland Comprehensive Plan; and

WHEREAS, the attainment of the visions, policies, and objectives of the Albina Community Plan and 11 Neighborhood Plans are dependent upon the coordination of independent actions carried out by private interests, non-profit organizations, and area governments and service providers; and

WHEREAS, Multnomah County is a leader and critical implementor for the Albina Community Plan and Neighborhood Plan family services, public safety, housing, jobs and employment, and education policies and objectives and achievement of the envisioned

future for the Albina Community and its households; and

WHEREAS, the Albina Community Plan policies, objectives and action charts reinforce Multnomah County's development and enhancement of integrated social service centers and delivery of public and community services; and

WHEREAS, Multnomah County has been a member of the Albina Community Plan Technical Advisory Committee (TAC) for nearly 4 years and an active participant in the formulation of the Albina Community Plan and Neighborhood Plans and the creation of action chart listings where the Multnomah County is listed as an action implementor; and

WHEREAS, it is understood that the action charts which specify the projects, programs and regulations needed to implement the Albina Community Plan and Neighborhood Plans are a starting point. Implementation leaders, such as Multnomah County, through their listings in the Action Charts, demonstrate their interest and support for the Albina Community Plan and 11 Neighborhood Plans with the understanding that future circumstances, resource capabilities and plan performance may require further refinement, replacement or substitution of existing Action Chart items and timelines; and

WHEREAS, Gladys McCoy, the late Chair of the Multnomah County Board of Commissioners, was instrumental in the shaping of the Albina Community Plan's policies and objectives, particularly the Family Services policies and objectives, and the design and specification of Multnomah County's implementation role in the Action Charts of the Albina Community Plan and associated 11 Neighborhood Plans.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Board of County Commissioners acknowledges the role of the Multnomah County as an important implementor of the area revitalization and neighborhood stabilization strategies of the Albina Community Plan, 11 accompanying Neighborhood Plans and Plan Action Chart Items which list the Multnomah County as an implementor.

DATED this 7th day of October, 1993.



MULTNOMAH COUNTY, OREGON

*Beverly Stein*  
Beverly Stein  
Multnomah County Chair

REVIEWED:  
LAURENCE KRESSEL, COUNTY COUNSEL  
for MULTNOMAH COUNTY, OREGON

By *Laurence Kessel*



**METRO**

October 6, 1993

Mayor Vera Katz  
Members of the City Council  
City of Portland  
1220 SW Fifth Avenue  
Portland, OR 97204  
Bldg. 131

Dear Mayor Katz and Members of the City Council:

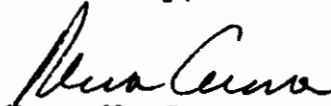
The liveability of the urban region depends on local and regional efforts which preserve environmental quality and coordinate the development of jobs, housing, and public services and facilities.

The Albina Community Plan is a comprehensive revitalization plan that recognizes the inter-relationship between land use, transportation, business growth and development, and jobs and employment. It also acknowledges the relationship of other activities which are vital to the community's liveability including housing, education, community image and character, and environmental quality.

Metro is proud to have been able to play a part in the development of the Albina Community Plan through its participation on the Technical Advisory Committee. However, we realize that the attainment of the visions, policies, and objectives of the Plan are dependent upon the coordination and actions of private interests, non-profit and community based organizations, government, and service providers in the years ahead.

On behalf of Metro, I am pleased to reaffirm our commitment to the future success and realization of the Albina Community Plan.

Sincerely,

  
Rena M. Cusma  
Executive Officer

cc: Colleen Acres  
City of Portland Bureau of Planning



# **ORDINANCE No. 166786**

Adopt and implement the Albina Community Plan and the 11 neighborhood plans developed with and as a part of the Albina Community Plan. (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. The City's Comprehensive Plan was adopted on October 16, 1980, acknowledged for compliance with Statewide Planning Goals on May 3, 1981, and updated as a result of periodic review in June, 1988, January, 1991, March, 1991 and September, 1992.
2. In 1989 the Neighborhood Revitalization program was established to foster a collaborative intergovernmental and interagency process for action in areas distressed by problems the range of which was beyond the scope of any single agency or governmental unit.
3. As part of its budgeting process for FY 89-90, the City Council directed the Bureau of Planning to develop a comprehensive plan for the inner north and inner northeast part of the City.
4. The City Council initiated this planning process as the long range element of the City's Neighborhood Revitalization Program.
5. In response to testimony from citizens, the Council directed the planning effort to address a number of topics in addition to land use. These included transportation, public safety, family services, education, urban design, housing, economic development and neighborhood planning.
6. Throughout the process of developing the Albina Community Plan other City agencies and governments have actively participated. The Albina Community Plan is the culmination of a four year effort to develop an action agenda that coordinates the activities of a broad set of governments. Other governments which have participated in the Plan's formation include Multnomah County, School District Number One, Portland Community College, Tri-Met, Metro and the Port of Portland. Other agencies which have participated in the Plan's formation include the Portland Development Commission, Bureau of Community Development, Housing Authority of Portland, Bureau of Buildings, Portland Office of Transportation, Portland Bureau of Police, Portland Bureau of Parks and the Portland Bureau of Environmental Services. Each of these agencies and governments has recommended adoption of the Albina Community Plan.

7. Private sector organizations have also been active in participating in the Plan's development. Organizations whose future action agenda is reflected in the Plan include North/Northeast Economic Development Alliance, American Association of Retired Persons, American Institute of Architects, Albina Ministerial Alliance, North/Northeast Business Association, Black United Front, Coalition of Black Men, Concordia College, Emanuel Hospital and Medical Center, North/Northeast Community Development Corporation, Ecumenical Ministries of Portland, Friends of Community Gardens, Historic Preservation League of Oregon, Kaiser Permanente, Loaves and Fishes, 40-Mile Loop Trust, Metropolitan Arts Commission, NAACP, Northeast Workforce Center, Oregon Association of Minority Entrepreneurs, Police Athletic League, Palmer House Bed and Breakfast, Peninsula Children's Center, Pacific Power and Light, Portland Rehab Network, Portland State University, Service Corps of Retired Executives, Boy Scouts, Sustainable Urban Neighborhoods, Tribal Government, Urban League of Portland, House of Umoja, University of Portland, Urban Streams Council, and the United Way of Oregon.
8. During the first six months of FY 89-90 the Bureau of Planning staff worked with the Portland City Planning Commission, area neighborhood and business associations and civic groups to develop and adopt a process for the inner north and inner northeast planning project. On January 9, 1990 the Portland City Planning Commission approved a specific process for the study. The process document named the study the Albina Community Plan, established boundaries for the study area, established planning objectives for the process, established the process for development of the plan and for citizen involvement in the plan's development.
9. The Portland City Planning Commission held public hearings to consider oral and written testimony on the Albina Community Plan in the Spring of 1992. The Commission held public hearings on March 24, March 31, April 7, and April 14, 1992.
10. The Albina Community Plan was developed through a citizen-driven effort that involved more than 4,000 persons over a 3-1/2 year period.
11. The goals and objectives of the North/Northeast Economic Development Task Force's Revitalization Strategy was adopted by the Planning Commission as part of the Albina Community Plan Process Document. These objectives were used as the basis for discussion with neighborhood groups, business associations, and other concerned citizens. The North/Northeast Economic Development Task Force is now known as the North/Northeast Economic Development Alliance.

12. The Discussion Draft Albina Community Plan and the 11 neighborhood plans were developed from a series of district-wide and neighborhood workshops conducted by staff. District-wide workshops, cosponsored by the Alliance, were held on February 10, March 17, and April 7, 1990. Staff also cosponsored ten neighborhood workshops with individual neighborhood associations between March and June 1990. Staff participated in over 140 meetings with citizen groups to organize workshops and foster citizen involvement in the development of the Discussion Draft Albina Community Plan. The results from the three district-wide workshops and the individual neighborhood workshops are contained in Volume IV of the Albina Community Plan Background Documents.
13. The Discussion Draft Albina Community Plan, including two alternative land use and urban design patterns, were reviewed through a series of workshops and meetings held to allow comment by the community on the Draft Plan, Neighborhood Plans and the two concept alternative land use maps. Twelve district-wide workshops were held; 62 neighborhood meetings and two neighborhood workshops were held. In addition, the staff produced two cable access programs which presented information and discussion of the two alternative comprehensive plan maps. Two workshops were also held on issues with city-wide implications. Notice of these workshops on City-wide aspects of the planning process were sent to all neighborhood and business associations in the City.
14. Staff conducted a series of outreach activities to involve groups that have not traditionally been part of planning activities or that have special requirements for participation. The Albina Community Plan Outreach Program was designed by the Albina Community Plan's City/Community Liaison in consultation with the North/Northeast Economic Development Alliance. These outreach activities were aimed at fostering participation from youth, seniors, Native Americans, Asian-Americans, and single parent head of households. Activities included: 25 individual interviews with resource people from the community, neighborhoods, churches, service providers, local businesses and local government who are knowledgeable about the targeted populations. Questionnaires were used to survey disabled persons and members of grass-roots organizations. Volunteer drivers for the Meals on Wheels program also distributed questionnaires to seniors confined to their homes. Ten presentations were made to community groups, social service providers, educational institutions and various organizations and committees serving diverse populations. Staff also held workshops in classrooms for young people from elementary to high school level as well as youth "at risk" currently participating in treatment programs and alternative schools. The results of these workshops were published in Volume IV of the Albina Community Plan Background Documents.

15. Notice of the Planning Commission's hearing process on the Albina Community Plan was distributed door-to-door through a newsprint flyer to approximately 45,000 households and businesses. These flyers contained a zoning map by neighborhood and a brief summary of plan elements. This was a unique notification and the largest notification effort ever made by the City of Portland. The intent was to reach those persons who are not usually accessed by the process of legal notification of property owners or by a mailing list of workshop participants. Notice of hearing schedules on City-wide aspects of the planning process were also sent to all neighborhood and business associations in Portland. In addition, notice was sent to over 4,000 individuals and groups that had participated in the process to develop the Albina Community Plan. All Planning Commission hearings were advertised in The Oregonian. Additional notices and hearing schedules were sent to all those who requested such a notice.
16. An additional follow-up notice for the Design and Historical Landmarks Commissions hearings on the city-wide Urban Design Goal and Policies was also sent to all neighborhood and business associations in Portland.
17. In February, 1992, the Proposed Albina Community Plan was published. The Planning Commission held a series of hearings on March 24, March 31, April 7 and April 14, 1992. Over the following three months the Planning Commission held 14 working sessions where they considered the testimony and requested amendments. The Planning Commission decided to publish a Draft Albina Community Plan with its own review and hearing process to provide another opportunity for citizens to examine the Planning Commission's proposals. During the first and second quarter of 1992, staff attended 46 neighborhood and business association meetings. Also during this period the Historic Landmarks Commission held four public hearings on the Albina Community Plan. The Design Commission held two public hearings.
18. In September 1992, the Planning Commission's Draft Albina Community Plan was published. The Planning Commission held hearings on the draft plan on September 22, October 20, and November 3, 1992. Notice was sent to over 1,100 individuals and over 200 organizations (including neighborhood and business associations) of the Planning Commission's hearing and working session schedule. The Portland Historical Landmarks Commission also held an additional hearing on the Albina Community Plan on the evening of October 1, 1992.
19. The Planning Commission conducted working sessions on October 27, November 17, and November 24, 1992. The Planning Commission took final action amending and adopting the amended Albina Community Plan at their November 24th meeting.

20. During the time when the plan was being reviewed by the Planning, Landmarks and Design Commissions, staff participated in 60 meetings in the community on the Albina Community Plan. The Planning, Design, and Historical Landmarks Commissions held a total of 19 meetings and hearings on aspects of the Plan.
21. The Planning Commission's Recommended Albina Community Plan was published in February, 1993.
22. Notice of the City Council's hearing schedule for the Albina Community Plan was sent to all those who participated, in person, in writing or through a representative, in the hearings conducted by the City's Planning, Design and Historical Landmarks Commissions. Notice was also sent to all neighborhood and business associations in the City.
23. City Council held three hearings to receive citizen testimony on the Recommended Plan. The first was held at Whitaker Middle School in the Albina Community in the evening to enable more citizens to attend the hearing. The second was scheduled to run into the evening in Council Chambers so citizens could give testimony after work.
24. Notice of the City Council's hearings on the Albina Community Plan and related city-wide issues was sent to the Department of Land Conservation and Development on April 6, 1993. The notice include three copies of the Planning Commission's recommendations. The final City Council hearing on the Albina Community Plan is expected to be July 21, 1993.
25. The Albina Community Plan, 11 neighborhood plans, a City Urban Design Goal, and associated implementation agenda were developed in accordance with Statewide Planning Goals and Portland's Acknowledged Comprehensive Plan. Findings of compliance with the Statewide Planning Goals and Portland's Comprehensive Plan are contained in Exhibit M, the Findings Report on the Albina Community Plan. The Findings Report is attached and incorporated by reference as part of this Ordinance.
26. The Findings Report, Exhibit M, is further supported by the facts, analysis and conclusions of the support documents listed in Appendix 1 of the Findings Report (Exhibit M). These support documents are incorporated by reference as part of this Ordinance.
27. The Portland Planning Commission has approved and unanimously recommended that the City Council adopt and implement the Albina Community Plan, the 11 neighborhood plans associated with the Albina Community Plan, the amendments to the zoning code and the zoning map implementing the Albina Community Plan, and the city-wide Urban Design Goal and Policies.

28. The Portland Design Commission has unanimously recommended that the City Council adopt and implement the Albina Community Plan, the amendments to the zoning code creating the Supplemental Compatibility Standards, the zoning map changes implementing the Albina Community Plan design zones, the city-wide Urban Design Goal and Policies, and the Albina Community Plan Design Guidelines.
29. The Portland Historical Landmarks Commission has unanimously recommended that the City Council adopt and implement the Albina Community Plan, the amendments to the zoning code creating the Supplemental Compatibility Standards, the zoning map changes implementing the seven Albina Community Plan historic design zones, the city-wide Urban Design Goal and Policies, and the Albina Community Plan Design Guidelines.
30. Prior to enactment of the 1991 Zoning Code, the City's regulations governing historic areas included two tiers or levels of significance. The most significant were classed as Historic Districts, areas of lesser significance were classed as Historic Conservation Districts. Presently the Historical Landmarks and Planning Commissions are considering recommending the establishment of such a two tiered system of historic areas. In approving the seven historic design zones within the Albina Community Plan study area, information collected to support the designation was at the level which had formerly been used to justify the creation of Historic Conservation Districts. In approving and recommending that City Council approve the seven districts within Albina, the Portland Historical Landmarks Commission recommended that if a two tiered system of historic area designations is again established, the seven districts in Albina be classified in the tier reserved for areas of lesser significance.
31. The Albina Community Plan provides a vision, programs and regulations to guide Portland's revitalization of the 20-square-mile area of inner north and inner northeast Portland that comprises the Albina Community Plan's study area. The Plan has been developed in close cooperation with the 15 neighborhoods, five business associations and many civic organizations that take an interest in the area. Citizen involvement in this planning effort has been guided by the North/Northeast Economic Development Alliance to ensure that no interest or ethnic group in the area is disenfranchised by the process. The Plan provides mechanisms for managing the area's growth, fostering new investment, coordinating the delivery of services and enhancing the area's livability and image in the larger community. It is therefore in the public interest for the Albina Community Plan to be adopted as a part of the City's Comprehensive Plan and implemented through the enactment of the zoning code and map amendments that accompany the Plan.

NOW, THEREFORE, the Council Directs:

- a. Ordinance 150580 is amended to incorporate as part of the Comprehensive Plan's vision statement, the Albina Community Plan "Looking Backwards From 2015" statement, as shown in Exhibit A (page 13 through 19).
- b. The text of Albina Community Plan Community Image and Character Policy C, Objective 2 (page 87 of Exhibit A) is amended to read as follows:  
New text is underlined.
  2. Identify and protect the Albina Community's significant historic districts, ensembles, sites, structures and other features.
- c. Ordinance 150580 is amended to add a new Policy 2.25 Albina Community Plan, as shown on page 101 of Exhibit A. Policy 2.25 incorporates the Albina Community Plan into Portland's Comprehensive Plan.
- d. Ordinance No. 150580 is amended to add a new policy 3.8 Albina Community Plan Neighborhoods and 11 associated objectives, shown on pages 102 and 103 of Exhibit A, and to incorporate the following neighborhood plans into the Comprehensive Plan as part of this policy:
  1. The Arbor Lodge Neighborhood Plan's "Arbor Lodge in the Future" statement is adopted as part of the vision of the Comprehensive Plan; and the Plan's policies 1 through 7 and the objectives associated with each of these policies, as shown in Exhibit B;
  2. The Boise Neighborhood Plan's policies I through VIII and the objectives associated with each of these policies in the Boise Neighborhood Plan, as shown in Exhibit C;
  3. The Concordia Neighborhood Plan's "A Vision of the Concordia Neighborhood" statement is adopted as part of the vision statement of the Comprehensive Plan; and policies 1 through 7 and the objectives associated with each policy, as shown in Exhibit D;
  4. The Eliot Neighborhood Plan's "Eliot's Future: a Vision" statement is adopted as part of the vision statement of the Comprehensive Plan; and policies 1 through 16 and the objectives associated with each of these policies of the Eliot Neighborhood Plan, as shown in Exhibit E;
  5. The Humboldt Plan "Vision Statement" and the Plan's policies 1 through 8 with their associated objectives, as shown in Exhibit F;
  6. The Irvington Neighborhood Plan's "Goals for the Irvington Neighborhood" are adopted as part of the vision statement of the Comprehensive Plan and the Plan's policies I through VII and their associated objectives, as shown in Exhibit G;

7. The Kenton Neighborhood Plan's "Kenton Vision Statement" is adopted as part of the vision statement of the Comprehensive Plan and Plan's policies 1 through 9 and their associated objectives, as shown in Exhibit H;
  8. The King Neighborhood Plan's "A Vision of King in the Year 2010" statement is adopted as part of the vision statement of the Comprehensive Plan and the Plan's policies I through VI and their associated objectives, as shown in Exhibit I;
  9. The Piedmont Neighborhood Plan's "A Vision of Piedmont's Future" statement is adopted as part of the vision statement of the Comprehensive Plan and the Piedmont Plan's policies 1 through 7 and their associated objectives, as shown in Exhibit J;
  10. The Sabin Neighborhood Plan's "Sabin Vision Statement" is adopted as part of the vision statement of the Comprehensive Plan and the Sabin Plan's policies 1 through 6 and the objectives associated with these policies, as shown in Exhibit K; and
  11. The Woodlawn Neighborhood Plan's "Woodlawn Vision" statement is adopted as part of the vision statement of the Comprehensive Plan and the Woodlawn Plan's policies 1 through 6 and the objectives associated with these policies, as shown in Exhibit L.
- e. Ordinance No. 150580 is amended by amending Comprehensive Plan Policy 10.3 to add a new sub-policy (13) which incorporates the institutional campus land use designation as shown in Exhibit A page 104, into the Comprehensive Plan and to renumber existing sub-policies (13) through (20) as (14) through (21).
  - f. Ordinance No. 150580 is amended to add an Urban Design Goal and associated policies and objectives as shown in Exhibit A, page 106 through 112, to the Comprehensive Plan.
  - g. Title 33, Planning and Zoning, a part of the Municipal Code of the City of Portland, is hereby amended to reflect the changes listed in Exhibit N (attached to this Ordinance). These changes include addition of the following:
    - A new Albina Community Plan District;
    - A new overlay zone entitled the Alternative Design Density Overlay Zone;
    - A Limited Land Use Review Procedure;
    - A new Institutional Residential zone;



- A new development type in multi-dwelling zoned areas called multi-dwelling developments;
- A new Swan Island Plan District;
- Several new design zones and a new procedure for design review within the Albina Community Plan study area;
- Floor area ratio limitations for areas zoned and/or designated for RH zoning within the Albina Community Plan study area;
- A new Chapter, 33.848 Impact Mitigation Plan, to establish regulatory provisions for the growth of institutions in the new Institutional Residential Zone; and
- A new Chapter, 33.295 Supplemental Compatibility Standards, which establishes objective standards which may be met as an alternative to design review through a Type I or Type II procedure.

Code text shown in Exhibit N replaces the code text shown in Exhibit A. This replacement is to correct several minor errors and to amend the Supplemental Compatibility Standards to disallow fire escapes being located on street facing elevations of buildings in residential zones.

- h. The Official Zoning Maps of the City of Portland are hereby amended to reflect the zoning and Comprehensive Plan Designations shown in Exhibit A (attached to this Ordinance). The amended maps are presented in a Section of the Exhibit following page 237 and titled "Comprehensive Plan and Zoning Map Atlas by Quarter Section." The zoning section and quarter-section maps included in Exhibit A are incorporated into this Ordinance by this reference.
- i. Ordinance No. 164184 is amended to establish three new fees, as follows:
  - 1. Supplemental plan check fee of \$100.00 for review for compliance with the provisions of the new Supplemental Compatibility Standards (Chapter 33.295).
  - 2. Type I Procedure, Limited Land Use Review fee which is the same as that charged for a minor design review case. The Type I Procedure fee shall be 0.3% of construction cost (\$1,630.00 minimum/\$4,347.00 maximum) for most projects. However, for awnings, signs, rooftop equipment, and storefront remodels affecting less than 25 lineal feet of frontage, colors in historic design zones and all residential projects, the Type I Procedure fee shall be 0.3% of construction cost (\$109.00 minimum/\$815.00 maximum).
  - 3. Impact Mitigation Plan fee for review of a new Impact Mitigation Plan (IMP) shall have two parts, a Bureau of Planning fee of

\$2,652.00 and a hearings officer fee of \$615.00. The combined fee shall be \$3,267.00. Applications for phase-down plan for an established institution with an approved IMP shall be the same as the fee for a new IMP. Amendments to an IMP that require a Type III procedure shall be charged the full fee for a new IMP. Amendments to an IMP that are processed through a Type II procedure shall be charged a two part fee with a Bureau of Planning fee of \$2,000.00 and a hearings officer fee of \$110.00. The combined fee shall be \$2,110.00.

- j. The requirements of Ordinance No. 162636 for Kaiser Permanente to make a financial contribution to the Albina Community Plan and to participate in the Albina Community Plan by utilizing the Plan's process to mitigate for lost housing opportunity caused by the zone change and plan amendment approved in Ordinance No. 162636 are deemed to have been met.
- k. The Transportation Element of Portland's Comprehensive Plan is amended to:
- Designate Fremont Street as a Pedestrian Path between N.E. Martin Luther King Jr. Boulevard and N. Mississippi Avenue;
  - Designate the intersections at Martin Luther King Jr. Boulevard and Killingsworth Street and at Marine Drive and the I-5 Freeway as City Entrances and Major Focal Points;
  - Designate Bridgeton Road as a Recreational Trail from its intersection with Marine Drive west to the end of the road, extend the Recreational Trail designation west from the end of Bridgeton Road along the top of the dike to the I-5 Freeway interchange with Marine Drive; and
  - Reconfigure the NE Truck District to remove from the district the area north of Marine Drive between the Marine Drive intersection with Bridgeton Road and the I-5 Freeway.

These amendments are accomplished by amending Ordinance No. 150580, which adopted the Comprehensive Plan and Ordinance No. 165851 incorporating the Transportation Element into the Comprehensive Plan to reflect these changes.

- l. The Albina Community Plan Findings Report, attached as Exhibit M, is hereby adopted and incorporated by reference. This incorporation includes those documents listed in Appendix 1 of the Findings Report that provide the factual basis, analysis and conclusions supporting many of the findings included in the Findings Report.

- m. Implementation of the Planning Commission's amendment of the Distressed Neighborhood Tax Abatement District to include the area of the Irvington Neighborhood bounded by Knott Street, 12th Avenue, 7th Avenue and Broadway Street.
- n. Should the Council amend Title 33 Planning and Zoning to create a two-tiered system of historic design zones as is currently being considered by the Portland Planning and Historical Landmarks Commissions, the seven historic design zones created with adoption of this Ordinance shall be classified in the tier with the lesser level of protection. The seven historic design zones are Lower Russell Street, Eliot, Irvington, Piedmont, Woodlawn, Mississippi Avenue and Kenton.

Passed by the Council, JUL 28 1993

Commissioner Hales  
M. Harrison  
July 12, 1993

BARBARA CLARK  
Auditor of the City of Portland

By



Deputy

# RESOLUTION No. 35169

Adopt the Action Charts of the Albina Community Plan and accompanying 11 Neighborhood Plans developed with and as a part of the Albina Community Plan. (Resolution)

WHEREAS, the Albina Community Plan Process Document was approved by the Portland City Planning Commission on January 9, 1990;

WHEREAS, the goals and objectives of the North/Northeast Task Force (now known as the North/Northeast Economic Development Alliance) Revitalization Strategy were adopted by the Portland City Planning Commission as part of the Albina Community Plan Process Document and these objectives were used as the basis for discussion with neighborhood groups, business associations and other concerned citizens in the formulation of the Albina Community Plan, 11 accompanying Neighborhood Plans, and implementing measures;

WHEREAS, the approved process document named the study area the Albina Community Plan, delineated boundaries for the study area, approved planning objectives for the process, and established the process for development of the plan and for citizen involvement in the plan's development;

WHEREAS, the Albina Community Plan is a comprehensive, realistic, and coordinated revitalization action plan covering policy areas of land use, transportation, business growth and development, jobs and employment, housing, education, public safety, family services, community image and character, and environmental values;

WHEREAS, the following 11 neighborhood associations chose to develop a neighborhood plan in conjunction with the Albina Community Plan to address neighborhood specific issues, opportunities, and barriers to stability and revitalization - Arbor Lodge, Boise, Concordia, Eliot, Humboldt, Irvington, Kenton, King, Piedmont, Sabin and Woodlawn;

WHEREAS, Albina Community households, businesses, institutions, public and non-profit corporation service providers, and community-based organizations and associations have actively participated in the Albina Community's 4 year planning process and worked together to develop a shared vision of the Community's future, identify public and private resources for implementation of the plans' goals and objectives, and coordinate revitalization strategies among implementors to achieve the Community's envisioned future;

WHEREAS, successive drafts of the Albina Community Plan and 11 Neighborhood Plans were reviewed and evaluated over a four-year planning period by the Albina Community Plan Technical Advisory Committee (TAC), consisting of METRO, Tri-Met, Multnomah County, Housing Authority of Portland, Portland City Schools Liaison, Portland Development Commission, and Portland Bureaus of Buildings, Environmental Services, Housing and Community Development, Parks and Recreation, Planning, Police, and Transportation;

WHEREAS, successive drafts of the Albina Community Plan were reviewed and evaluated over the Plan's four year formulation process by the Albina Community Plan Technical Advisory Network, consisting of State agencies such as the Oregon State Employment Division, Economic Development Department, and Transportation Department; neighborhood-based groups such as the Albina for profit corporations and non-organizations such as the Urban League of Portland, United Way, 40 Mile Loop Trust Historic Preservation League of Oregon, Interstate Firehouse Cultural Center, Portland Future Focus, NE Coalition of Neighbors, Northeast Community Development Corporation, American Institute of Architects-Portland Chapter, Union Apprenticeship Programs; Albina educational and medical institutions such as Portland Community College, Portland School District #1, Concordia College, Portland State University, Emanuel Hospital and Kaiser Permanente; public utilities such as Pacific Power and Light and Portland General Electric; and community-based organizations such as the North/Northeast Economic Development Alliance and Family Services and Jobs and Employment Committees; Peninsula Children's Center, Cascade Business Center Corporation, City/County Advisory Committee of the Disabled, Portland Chamber of Commerce, Oregon Association of Minority Entrepreneurs, Northeast Workforce Center, and Portland Housing Center;

WHEREAS, the Action Charts consist of projects, programs, and regulatory actions necessary for the implementation of the policies and objectives of the Albina Community Plan and 11 Neighborhood Plans;

WHEREAS, the Action Chart implementation framework of 20 years is timed and phased to take into account the step-wise achievement of Plan policies and objectives within the resource limits available over time to identified voluntary plan implementors;

WHEREAS, the southern portion of the Eliot Neighborhood is designated as a distressed area and an additional action item (SE7) is needed in the Eliot Neighborhood Plan Policy 11: Southern Eliot to create parallel language found in Policy 10: Northern Eliot: Action Item EN10;

WHEREAS, the vision statements, policies and objectives of the Albina Community Plan and 11 Neighborhood Plans are consistent with and incorporated into the acknowledged Portland Comprehensive Plan;

WHEREAS, the attainment of the visions, policies, and objectives of the Albina Community Plan and Neighborhood Plans are dependent upon the coordination of independent actions carried out by private interests, non-profit organizations, area institutions, public service providers and community-based associations over the 20 year period of the Albina Community Plan and Neighborhood Plans;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Portland, a municipal corporation of the State of Oregon that the City Council adopts the Action Charts of the Albina Community Plan and 11 accompanying Neighborhood Plans (Arbor Lodge, Boise, Concordia, Eliot, Humboldt, Kenton, King, Piedmont, Sabin and Woodlawn).

It is understood that the action charts which specify the projects, programs, and regulations needed to implement the Albina Community Plan and Neighborhood Plans are a starting point. Implementation leaders, through their listings in the Action Charts, demonstrate their interest and support for the Albina Community Plan and Neighborhood Plans with the understanding that future circumstances, resource capabilities, and plan performance may require further refinement, replacement, or substitution of existing Action Chart items and timelines.

BE IT FURTHER RESOLVED by the Council of the City of Portland, a municipal corporation of the State of Oregon that the City Council acknowledges its role as a coordinator and implementor of the area revitalization and neighborhood stabilization strategies of the Albina Community Plan and 11 accompanying Neighborhood Plans. The City Council, therefore, amends the Albina Community Plan Policy I Land Use Action Chart to add Action Item LU33 which reads as follows: The Portland City Council shall consider, on an annual basis, the funding of an ongoing monitoring program for the implementation of the Albina Community Plan. Neighborhood and business associations and organizations and service providers shall be involved in the monitoring process. The Portland Bureau of Planning shall be listed as the advocate for the action.

BE IT FURTHER RESOLVED by the Council of the City of Portland, a municipal corporation of the State of Oregon that the City Council amends the Albina Community Plan Policy Community Image and Character Action Chart Item CI33 to read as follows: Review the supplemental compatibility standards and associated handbook over the first two years they are effective and include in this review process neighborhood and business associations and organizations, businessess, property owners and development groups. Identify and correct problems with the standards and handbook that make using either difficult or discourage their use.

BE IT FURTHER RESOLVED by the Council of the City of Portland, a municipal corporation of the State of Oregon that the City Council amends the Albina Community Plan Policy Community Plan Policy 1 Land Use Action Chart to add Action Item LU34 whic reads as follows: Review the need for the Off-site Impact Standards for industrial uses in the EX zone within the Albina Community Plan District within 5 to 8 years. The Portland Development Commission is listed as the advocate. The Portland Bureau of Planning is listed as the implementor.

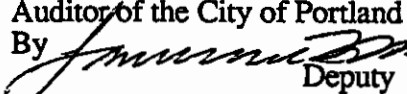
BE IT FURTHER RESOLVED by the Council of the City of Portland, a municipal corporation of the State of Oregon that the City Council amends the Albina Community Plan Policy Community Plan Policy 1 Land Use Action Chart to add Action Item LU35 which reads as follows: Create and publish a brochure which explains the Off-site Impact Standards for industrial uses in the EX zone within the Albina Community Plan District. Portland Development Commission is listed as an advocate. The Portland Bureau of Planning is listed as the implementor.

BE IT FURTHER RESOLVED by the Council of the City of Portland, a municipal corporation of the State of Oregon that the City Council amends the Eliot Neighborhood Plan Policy 11 Action Chart to add Action Item SE7 which reads as follows: Establish residential and mixed use portions of Southern Eliot as distressed areas making them eligible for ten-year property tax abatements for new construction and rehabilitation.

BE IT FURTHER RESOLVED by the Council of the City of Portland, a municipal corporation of the State of Oregon that the City Council authorizes and directs the Bureau of Planning staff to make minor changes and corrections to the action charts in the Albina Community Plan and accompanying Neighborhood Plans to correct typographical errors, ensure parallel construction and to reflect changes in circumstances since the original drafting of an action such as an action having been completed or the establishment of a program which accomplishes the action but in a slightly different manner than is stated in the Plans.

Adopted by the Council, JUL 28 1993

Mayor Vera Katz  
CGA  
July 12, 1993

BARBARA CLARK  
Auditor of the City of Portland  
By  Deputy