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NEIGHBORHOODS

GOAL:

- 3 **Preserve and reinforce the stability and diversity of the City's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses and insure the City's residential quality and economic vitality.**

POLICIES & OBJECTIVES:

3.1 **Physical Conditions**

Provide and coordinate programs to prevent the deterioration of existing structures and public facilities.

3.2 **Social Conditions**

Provide and coordinate programs to promote neighborhood interest, concern and security and to minimize the social impact of land use decisions.

3.3 **Neighborhood Diversity**

Promote neighborhood diversity and security by encouraging a diversity in age, income, race and ethnic background within the City's neighborhoods.

3.4 **Historic Preservation**

Preserve and retain historic structures and areas throughout the city.

3.5 **Neighborhood Involvement ¹**

Provide for the active involvement of neighborhood residents and businesses in decisions affecting their neighborhood through the promotion of neighborhood and business associations. Provide information to neighborhood and business associations which allows them to monitor the impact of the Comprehensive Plan and to report their findings annually to the Planning and Sustainability Commission.

¹ Amended by Ordinance No. 184046, August 2010

3.6 Neighborhood Plan ²

Maintain and enforce neighborhood plans that are consistent with the Comprehensive Plan and that have been adopted by City Council.

² The following plans are included under this policy:

- a) Downtown Plan (adopted 1972, updated 1980) incorporated into plan by Ordinance No. 150580
- b) Corbett-Terwilliger-Lair Hill Policy Plan (1977) incorporated into plan by Ordinance No. 150580
- c) Cully/Parkrose Community Plan (1986) Ordinance No. 158942; Cully portion superseded by Cully Neighborhood Plan (1992) Ordinance No. 164922
- d) Kerns Neighborhood Action Plan (1987) Ordinance No. 159894
- e) Sullivan's Gulch Neighborhood Action Plan (1987) Ordinance No. 159897
- f) Wilkes Community and Rockwood Corridor Plan (1987) Ordinance No. 160174
- g) Hosford-Abernethy (HAND) Neighborhood Action Plan (1988) Ordinance No. 160471
- h) Buckman Neighborhood Plan (1991) Ordinance No. 164489
- i) Brooklyn Neighborhood Plan (1992) Ordinance No. 163982; Readopted by Ordinance No. 167767
- j) Cully Neighborhood Plan (1992) Ordinance No. 164922
- k) Brentwood/Darlington Neighborhood Plan (1992) Ordinance No. 165071
- l) Arbor Lodge Neighborhood Plan (1993) Ordinance No. 166786; Readopted by Ordinance No. 167054
- m) Boise Neighborhood Plan (1993) Ordinance No. 166786; Readopted by Ordinance No. 167054
- n) Concordia Neighborhood Plan (1993) Ordinance No. 166786; Readopted by Ordinance No. 167054
- o) Eliot Neighborhood Plan (1993) Ordinance No. 166786; Readopted by Ordinance No. 167054
- p) Humboldt Neighborhood Plan (1993) Ordinance No. 166786; Readopted by Ordinance No. 167054
- q) Irvington Neighborhood Plan (1993) Ordinance No. 166786; Readopted by Ordinance No. 167054
- r) Kenton Neighborhood Plan (1993) Ordinance No. 166786; Readopted by Ordinance No. 167054; amended by Ordinance No. 175210
- s) King Neighborhood Plan (1993) Ordinance No. 166786; Readopted by Ordinance No. 167054
- t) Piedmont Neighborhood Plan (1993) Ordinance No. 166786; Readopted by Ordinance No. 167054
- u) Sabin Neighborhood Plan (1993) Ordinance No. 166786; Readopted by Ordinance No. 167054
- v) Woodlawn Neighborhood Plan (1993) Ordinance No. 166786; Readopted by Ordinance No. 167054
- w) Richmond Neighborhood Plan (1994) Ordinance No. 168280
- x) Woodstock Neighborhood Plan (1995) Ordinance No. 169488
- y) Centennial Neighborhood Plan (1996) Ordinance No. 169763
- z) Foster-Powell Neighborhood Plan (1996) Ordinance No. 169763
- aa) Lents Neighborhood Plan (1996) Ordinance No. 169763
- bb) Mt. Scott-Arleta Neighborhood Plan (1996) Ordinance No. 169763
- cc) Mill Park Neighborhood Plan (1996) Ordinance No. 169763
- dd) Montavilla Neighborhood Plan (1996) Ordinance No. 169763
- ee) Outer Southeast Business Plan (1996) Ordinance No. 169763
- ff) Pleasant Valley Neighborhood Plan (1996) Ordinance No. 169763
- gg) Powellhurst-Gilbert Neighborhood Plan (1996) Ordinance No. 169763
- hh) South Tabor Neighborhood Plan (1996) Ordinance No. 169763
- ii) Downtown Community Association Residential Plan (1996) Ordinance No. 170347
- jj) Bridgeton Neighborhood Plan (1997) Ordinance No. 171238
- kk) Hillside Town Center Plan (1997) Ordinance No. 171699
- ll) Sellwood-Moreland Neighborhood Plan (1997) Ordinance No. 171849
- mm) Creston Kenilworth Neighborhood Plan (1998) Ordinance No. 172365
- nn) Sunnyside Neighborhood Plan (1999) Ordinance No. 173725
- oo) Hollywood and Sandy Plan (2000) Ordinance No. 174325
- pp) Southwest Community Plan Vision, Policies and Objectives (2000) Ordinance No. 174667
- qq) Portsmouth Neighborhood Plan (2002) Ordinance No. 176614
- rr) Marquam Hill Plan (2002) incorporated into plan by Ordinance No. 176742; readopted by Ordinance No. 177739 (2003)
- ss) South Waterfront Plan (2002) Ordinance No. 177082
- tt) St. Johns/Lombard Plan (2004) Ordinance No. 178452
- uu) North Pearl District Plan (2008) Ordinance No. 182319
- vv) Hayden Island Plan (2009) Ordinance No. 183124

Objectives:

- A. Foster Woodstock's vision as a thriving neighborhood with a lively but low-key Village Center where generations of households and businesses continue to prosper. ³
- B. Retain and enhance the Sellwood-Moreland neighborhood as an urban village, with a rich mixture of land uses, a variety of housing types including affordable housing, recreation opportunities, and transportation alternatives. ⁴
- C. Recognize and support the role that an active, robust, and expanding residential community in the Downtown plays in the continued vitality and enrichment of the Downtown's commercial, employment, civic, cultural, educational, transportation, and recreational centers and activities. ⁵
- D. Ensure that Creston Kenilworth remains a stable, safe, affordable, diverse, and attractive place to live. Use the Creston Kenilworth neighborhood plan to focus on building a sense of community, creating a sense of identity, enhancing the livability, and improving the housing and economic conditions of Creston Kenilworth. ⁶

3.7 Visual Communication

Maintain a balance in the need for adequate identification and communication through signage with the need to protect the public safety and welfare and to maintain an attractive appearance in the community.

3.8 Albina Community Plan Neighborhoods ⁷

Include as part of the Comprehensive Plan neighborhood plans developed as part of the Albina Community Plan. Neighborhood plans developed as part of the Albina Community Plan are those for Arbor Lodge, Boise, Concordia, Eliot, Humboldt, Irvington, Kenton, King, Piedmont, Sabin and Woodlawn.

Objectives:

- A. Ensure that the Arbor Lodge Neighborhood retain its unique assortment of homes and places. Encourage the development of the Mock's Crest Bluff as a scenic, recreational and tourist area. Continue to develop parts of Lombard Street and Interstate Avenue as economically viable commercial streets where businesses choose to remain and expand and where new businesses locate. Use the Arbor Lodge Neighborhood Plan to guide decisions on land use and capital improvement projects within Arbor Lodge.
- B. Make the Boise neighborhood a more enjoyable place to live by improving its housing, the physical appearance of the neighborhood and the safety of its streets and Unthank Park. Improve education and employment opportunities and the availability of goods and services in the Boise Neighborhood. Use the Boise Neighborhood Plan to guide decisions on land use, capital improvement projects and community development activities within Boise.
- C. Stabilize and revitalize the Concordia Neighborhood through implementation of the neighborhood's plan as part of Portland's acknowledged Comprehensive Plan. Use the Concordia Neighborhood Plan to guide decisions on land use, capital improvement projects and community development activities within Concordia.

³ Added by Ordinance No. 169488, November 1995

⁴ Added by Ordinance No. 169488, November 1995

⁵ Added by Ordinance No. 170347, July 1996

⁶ Added by Ordinance No. 172365, June 1998

⁷ Added by Ordinance No. 166786, July 1993; Readopted by Ordinance No. 167054, September 1993

- D. Foster the Eliot Neighborhood through the adoption of the Eliot Neighborhood Plan as a part of Portland's acknowledged Comprehensive Plan. Through implementation of these plans ensure Eliot's growth as a vital and diverse community in the heart of Portland, an exciting and attractive place to live, work and play. Use the Eliot Neighborhood Plan to guide City actions within Eliot; including land use decisions, community development programs, urban renewal programs and the development of capital improvement projects.
- E. Showcase the Humboldt Neighborhood as a historic and educational center. Maintain ties between Humboldt's present and past through preservation of historic development patterns and structures. Promote a neighborhood that is known for housing choice, livability and public safety through the implementation of the Humboldt Neighborhood Plan.
- F. Ensure that Irvington remains a lively, appealing urban neighborhood whose residents continue to be diverse but share common values of neighborliness, respect for others and concern for the preservation of the neighborhood's distinctive residential character. Through the implementation of the Irvington Neighborhood Plan encourage residents and business owners to continue their involvement in community life and to work to achieve the goals for the Irvington Neighborhood.
- G. Enhance the identity of Kenton as a stable, pleasant residential community strongly connected to its historic past, its abundant natural resources and its industrial neighbors. Use the Kenton Neighborhood Plan to guide decisions on land use, capital improvement projects and community development activities within Kenton.
- H. Ensure the King Neighborhood's improvement and growth as a vital neighborhood in the heart of Portland's Albina Community. As the King Neighborhood physically improves also improve economic condition for King's residents. Use the King Neighborhood Plan to guide decisions on land use, capital improvement projects, urban renewal and community development activities within King.
- I. Reinforce Piedmont as one of Portland's premier residential neighborhoods. Protect the neighborhood's heritage of historic structures and sites. Improve the neighborhood's livability while fostering the diversity of its residents. Use the Piedmont Neighborhood Plan to guide decisions on land use, capital improvement projects, urban renewal and community development activities within Piedmont.
- J. Foster Sabin as a diverse, affordable, stable residential community that nurtures its residents and builds a spirit of caring and pride in the community. Use the Sabin Neighborhood Plan to guide decisions on land use, capital improvement projects, and community development activities within Sabin.
- K. Strive to make Woodlawn a safe and attractive place to live. Ensure that Woodlawn continues to be a truly diverse neighborhood. Encourage the development of a variety of types of affordable homes in the Woodlawn Neighborhood. As the neighborhood continues to grow, ensure through the implementation of the Woodlawn Neighborhood Plan and the Albina Community Plan, that public safety, housing and economic problems of the neighborhood are reduced.

3.9 **Outer Southeast Community Plan Neighborhoods and Business Plan ⁸**

Include as part of the Comprehensive Plan neighborhood and business plans developed as part of the Outer Southeast Community Plan. Neighborhood and business plans developed as part of the Outer Southeast Community Plan are those for Centennial, Foster-Powell, Hazelwood, Lents, Mt. Scott-Arleta, Mill Park, Montavilla, Outer Southeast Business Coalition, Pleasant Valley, Powellhurst-Gilbert, and South Tabor. Use the Neighborhood Plans to guide decisions on land use, transportation and capital expenditures, community development programs, where applicable.

⁸ Added by Ordinance No. 169763, January 1996

Objectives:

- A.** Maintain and encourage the suburban nature, pleasant appearance, and safety of Centennial.
- B.** Ensure that Foster-Powell remains a stable, diverse, affordable community whose residents include both young families and older households. Maintain its unique sense of place by preserving its historic housing and streetcar era commercial and institutional buildings. Use the Foster-Powell Neighborhood Plan as a guide to future decisions on land use, capital improvement projects, and community development activities.
- C.** Reinforce the vitality of experience and quality of life for residents, commuters, workers, visitors, and businesses in Hazelwood.
- D.** Foster Lents as a thriving urban employment center where people enjoy living, working, and recreating.
- E.** Enhance the community pride, safety, residential quality, and accessibility of the Mt. Scott-Arleta Neighborhood.
- F.** Foster Mill Park's vision to create a village atmosphere within its neighborhood.
- G.** Strengthen Montavilla as a historic, commercially viable neighborhood with a wide variety of historic structures and accessible open spaces.
- H.** Enhance the image, marketability, and vitality of businesses and business areas in Outer Southeast. Use the Outer Southeast Business Plan to guide decisions on land use, transportation, capital expenditures, and economic revitalization programs.
- I.** Ensure the high quality of life and environmental integrity of the Pleasant Valley Neighborhood through implementation of the Pleasant Valley Neighborhood Plan.
- J.** Make the Powellhurst-Gilbert Neighborhood an enjoyable and pleasant place to live by improving the physical appearance of the neighborhood, improving commercial viability, and residential diversity.
- K.** Enhance the identity of South Tabor as a stable, pleasant, residential community with close ties to its commercial neighbors and nearby parks.

3.10 Northwest District Plan ⁹

Promote the livability, historic character, and economic vitality of a diverse, mixed-use, urban neighborhood by including the Northwest District Plan as part of this Comprehensive Plan.

⁹ Added by Ordinance No. 183269, October 2009

