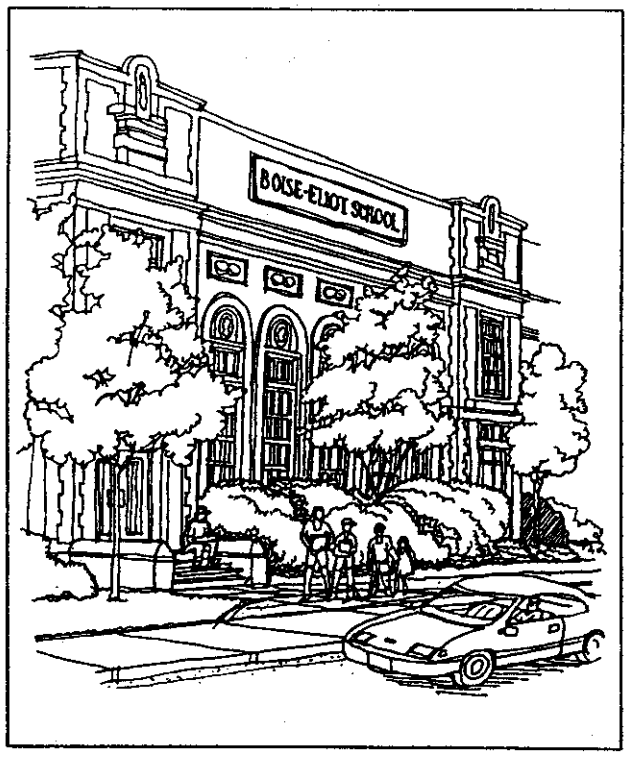
PORTLAND'S

Adopted

BOISE

NEIGHBORHOOD PLAN



October, 1993

Bureau of Planning
Portland, Oregon

ALBINA COMMUNITY

To help ensure equal access to information, the City of Portland Bureau of Planning offers the following services to disabled citizens:

- Interpreter (two working days notice required);
- Accessible meeting places;
- Audio Loop equipped hearing rooms in City Hall and the Portland Building; and
- Planning documents printed in large type sizes for the visually-impaired (two working days notice required).

Printed on Recycled Paper

Adopted

BOISE NEIGHBORHOOD PLAN

Adopted on July 28, 1993
by Ordinance No. 166786 and
Resolution No. 35169

Readopted on September 30, 1993
by Ordinance No. 167054

October, 1993
Bureau of Planning
Portland, Oregon

PORTLAND CITY COUNCIL

Vera Katz, Mayor
Earl Blumenauer, Commissioner of Public Works
Charlie Hales, Commissioner of Public Safety
Gretchen Kafoury, Commissioner of Public Utilities
Mike Lindberg, Commissioner of Public Affairs

PORTLAND CITY PLANNING COMMISSION

W. Richard Cooley, President
Stan Amy, Vice President
(resigned December 1992)

Jean DeMaster
Joan Brown-Kline
Bruce Fong
Margaret Kirkpatrick
Richard Michaelson
Vivian Parker
(resigned June 1993)
Doug Van Dyk
Paul Schuback
(appointed January 1993)

ACKNOWLEDGEMENTS

Developed as part of the Albina Community Plan by:

Boise Neighborhood Improvement Association

Reverend Victor Brown Chair, 1992/93

Neighborhood Planning Committee Spring 1990

Randy Baumgardner
Hazel Brown
Esther Nichols
Sallie Stevens
Rita Caudle
Greg Roth

Sallie Stevens, 1990 Neighborhood Planning Workshop Coordinator

Portland Bureau of Planning

Charlie Hales, Commissioner of Public Safety
Robert E. Stacey, Jr., AICP, Planning Director

Project Staff

Michael S. Harrison, AICP, Chief Planner, Community Planning Manager
Barbara J. Sack, AICP, City Planner
Susan Gregory, Word Processing Operator
Richard Bellinger, Graphics
Judy Galantha, Graphic Illustrator II

Plan cover and drawings by Judy Galantha
Photos by Barbara Sack

Funding for the Bureau of Planning's participation in the development of this plan was provided as a part of the Albina Community Plan project. The Albina Community Plan was made possible with financial support of Emanuel Hospital (Health Link Systems Inc.), Kaiser Permanente, Pacific Power and Light, Portland Bureau of Community Development (Federal Community Block Grant Funds), Portland Development Commission (Convention Center Renewal Program), Portland Department of Transportation (Regional Rail Program), Portland Bureau of Environmental Services and the City of Portland's General Fund.

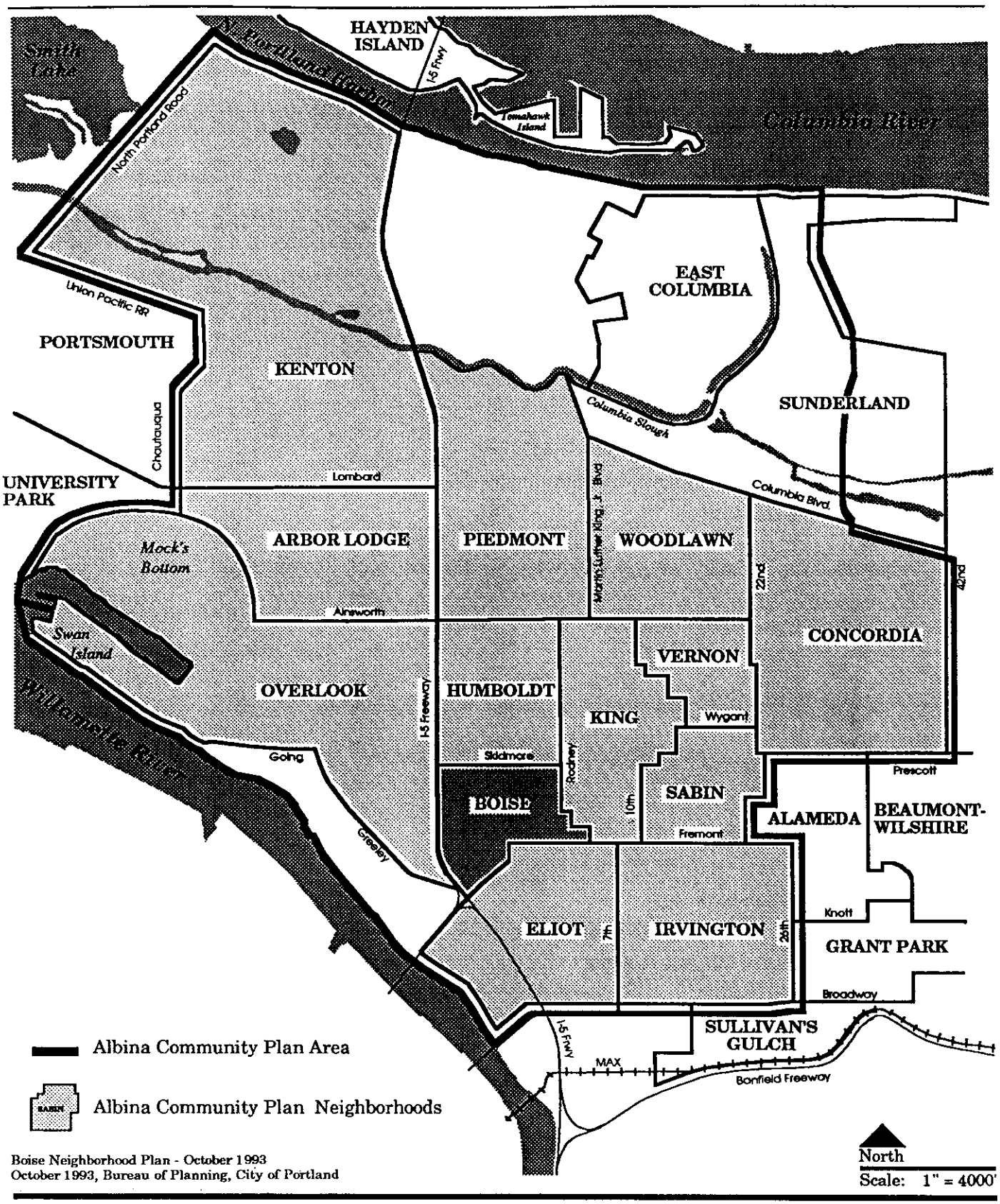
Albina Community Plan Technical Advisory Committee

Colleen Acres, Ph.d. AICP, Chair, Portland Bureau of Planning

David Sweet, Portland Bureau of Buildings
Carol-Linda Casson, Portland Development Commission
Ross Roberts, Tri-Met
Steve Dotterrer, Portland Office of Transportation
Mary Holley, Housing Authority of Portland
Doug Warren, Portland Bureau of Planning
Steve Gerber, Portland Bureau of Planning
Jeanne Harrison, Portland Bureau of Planning
Martha McLennan, Portland Bureau of Community Development
Marcia Douglas, Portland City-School Liaison
Henry Markus, Metropolitan Service District
Chief Charles Moose, Portland Bureau of Police
Terry Duffy, Multnomah County
George Hudson, Portland Bureau of Parks
Katie Bretsch, Portland Bureau of Environmental Services

TABLE OF CONTENTS

INTRODUCTION	Page 1
Plan Purpose	2
Neighborhood History and Past Planning Efforts	2
Community Input	5
The Discussion Draft Boise Plan	5
The Proposed Boise Neighborhood Plan	5
Planning Commission's Hearings	6
City Council Adoption	6
Relationship to the Albina Community Plan	7
Relationship to Portland's Comprehensive Plan	7
Plan Organization	8
OVERALL GOAL, POLICIES, OBJECTIVES AND ACTIONS	
Overall Neighborhood Goal	9
Policy Areas	
1. Public Safety	10
2. Housing	14
3. Neighborhood Maintenance and Image	16
4. Urban Design/ Historic Preservation/ Land Use	18
Mississippi Ave Historic District Map	21
5. Parks, Recreation and Open Space	22
6. Transportation	24
7. Business Growth and Development/ Employment	26
8. Education/ Daycare/ Youth	28
Key to Organizations in Action Chart	30



Boise Neighborhood Plan - October 1993
October 1993, Bureau of Planning, City of Portland

Boise Neighborhood

Introduction

Boise is planning for its future at a time when the neighborhood's prospects for renewal are better than they have been for a long while. After several decades of bad press and neglect, attention is being focused once again on the neighborhoods of inner north and northeast Portland and steps are being taken to improve their attractiveness as places to live and do business. The development of this neighborhood plan will help residents, property owners, and business owners benefit from the recent concentration of city resources in the area. Also, it will serve to guide the neighborhood in the future when the increased demand for housing and business locations brings new residents and development into Boise.

For the last few years, community groups have asked the City to address the long-standing problems of image, disinvestment, population and income loss in inner north and northeast neighborhoods in a coordinated manner. In response, the City has targeted this area for a concentrated improvement effort known as neighborhood revitalization. This effort has involved short term programs administered by a number of City Bureaus including Police, Buildings, Community Development and Planning. The long range planning portion of these efforts is the Albina Community Plan of which the plan for Boise and other neighborhoods will be a part.

Another reason that the district and neighborhood plans are being developed at this time is that considerable change is inevitable in inner north and northeast Portland with or without governmental action. Rapid population growth is projected for the metropolitan area and locations for new housing and businesses close to the central city will be at a premium. Land suitable for development and redevelopment is already very scarce in Portland's inner west side and sites in northeast Portland will become increasingly attractive alternatives. Also, northeast contains many attractive features as a living environment and place to do business. These include distinctive older housing and commercial buildings, including some of historic significance. It also has tree lined streets with curbs and sidewalks, spacious yards, established sewer and water services and excellent access to the freeway, the airport and both the Willamette and the Columbia Rivers.

An important issue for Boise will be ensuring that current residents and businesses are able to remain in the neighborhood and benefit from the new investment that will be made. By participating in the neighborhood planning process, current neighborhood residents, property owners and businesses can exert some control over how their neighborhood will change and develop.

Purpose

The Boise Neighborhood Plan is designed to deal with current neighborhood problems and guide development over the next 20 years. The policies contained in it are binding on new development and will help determine what public improvements are made in the neighborhood. It also contains strategies to improve the neighborhood's appearance, safety and housing stock. It is part of the Albina Community Plan which in turn has been adopted as part of Portland's Comprehensive Plan.

The plan can also be used as a guide by the Boise Neighborhood Improvement Association to determine if new development proposals and land use changes are in accordance with the neighborhood's agreed upon vision for its future. The plan also provides present and future neighborhood association board members, and others involved in neighborhood affairs, information about neighborhood needs, priorities and proposed projects. Finally, the neighborhood plan provides guidance to those deciding whether or not they want to live or invest in the neighborhood. It makes a statement about neighborhood values and expectations.

Neighborhood History and Past Planning and Improvement Efforts

The area now known as the Boise Neighborhood is located near the heart of the once flourishing city of Albina. The red brick buildings at N Mississippi and Shaver are remnants of the upper end of Albina's business district. The neighborhood's housing, much of which was built for the middle classes, dates from the late 1880s. For a while, Upper Albina, of which Boise was a part, was considered one of the most fashionable residential areas of the greater Portland area. The John Palmer House, just across Skidmore at Mississippi, is a remnant of its former glory.

The neighborhood's fortunes changed in the 1930s, however, when the automobile replaced the streetcar as the primary mode of transportation. More affluent families passed by inner city neighborhoods like Boise on their way to the suburbs. Also, as the Lloyd Center and regional shopping centers on the edge of the city opened, neighborhood retailers lost customers. Consequently, Boise and other close-in northeast neighborhoods have experienced a loss of neighborhood commercial businesses and the deterioration of its housing stock for the last four decades.

Freeway Building and Urban Renewal

As early as the late fifties, the City was concerned about "blight" in Portland's older neighborhoods, including those in north and northeast Portland. It commissioned a study in 1959 to determine its causes. In 1961, to remedy what was perceived as a growing problem, the Portland Development Commission submitted an application for the first urban renewal project in northeast Portland. It was called the Albina Neighborhood Improvement Project and focused on a 33 block area in Boise between Fremont, Skidmore, Vancouver and the north-south alley between Albina and Mississippi.

The project application listed unimproved alleys, through traffic on local streets, and the need for better street lighting, rodent control, and neighborhood play areas for children as continuing problems in the neighborhood. The Project provided funding for housing rehabilitation assistance, clearance of a dozen rundown buildings, the development of Unthank Park and the traffic diverters around the park.

The Boise Neighborhood was fortunate that this area was considered worth saving. The destruction of older neighborhoods was often thought to be the best solution to urban decay at this time. Later in the decade, the Community Renewal Program published by the City recommended that the entire western half of the Eliot Neighborhood be cleared and redeveloped because of its blighting influence on surrounding neighborhoods. Eliot lies just to the south of Boise.

Unfortunately, some of the other federally funded public works projects undertaken around this time did destroy some of the oldest portions of the Albina community. The clearance of land to build the Memorial Coliseum in the 1950s, the construction of the Minnesota Freeway in the 1960s and Emanuel Hospital Urban Renewal Project in the early 70s destroyed housing, reduced the area's population and cut off Boise's neighborhood commercial districts and the businesses along Martin Luther King Jr. Boulevard from interstate traffic and the more stable neighborhoods just to the west.

Model Cities and the Neighborhood Development Program

In the late 1960s the residents of inner north and northeast Portland played a more active role in devising strategies for improving their neighborhoods and further freeway building through the Albina area was halted. In 1967, Portland applied for and received $15 million under the new Model Cities Program. Unlike early renewal programs, Model Cities legislation required extensive citizen participation. Boise became one of eight Model Cities neighborhoods and sent representatives to the Model Cities Citizen Planning Board. About this time, the Boise Citizens Improvement Organization was formed.

The aim of this new federal program was to treat not only the physical causes of "blight" but social and economic problems experienced by inner city residents as well. Eventually a Model Cities District Plan was published in 1971 to guide Model Cities programs.

In 1970, the City applied for funds to make physical improvements to selected Model Cities neighborhoods under the Neighborhood Development Program (NDP). Improvements were made to the Boise and Humboldt Neighborhoods in its third action year, 1972-73. These included:

- Rehabilitation assistance for 319 housing units,
- Planting 795 street trees,
- Street improvements totaling 3,800 lineal feet and
- Construction of 12 new housing units.

In 1973, the Boise and Humboldt Neighborhoods published a plan detailing proposed land use changes and public improvements. This plan was one of a number of Model City neighborhood policy plans published in 1973-74. Some of the proposals included in the portions of the plan dealing with Boise include:

- Downzoning the light industrial and commercial strip along Mississippi to Variable Density Residential,
- Installing lighting around play areas in Unthank Park.
- Developing dead end streets at the freeway for recreational use.

- Opposing the construction of the proposed Rose City and Going Expressways. The upgrading of Union, Fremont and Killingsworth was posed as an alternative.

- Rehabilitating and beautifying commercial structures along Mississippi.

Funding for Model Cities and the Neighborhood Development Program was ended in the mid-1970s. Since that time, the City has provided some assistance to the neighborhood using Housing and Community Development (HCD) funds. This aid has mainly consisted of housing rehabilitation grants and loans.

Current Neighborhood Improvement Efforts

The Albina Community Planning process offered Boise residents an opportunity to build on their past achievements and continue to improve the neighborhood as a place to live, work and play. This neighborhood plan and the district plan address some continuing concerns such as the need to improve Boise's older housing and public safety as well as current issues such as economic development and retention of affordable housing.

The Boise Neighborhood can also benefit from a number other city programs for which some of its residents, business and property owners are eligible. Most of these programs are referred to in the Action Charts detailing the neighborhood plan's objectives. They include the Nehemiah Housing Opportunity Program which is funded to build and rehabilitate 250 housing units over the next several years; the Northeast Housing and Community Development Neighborhood Improvement Project which involves the acquisition and rehabilitation of single-family homes by the Northeast Community Development Corporation and limited property tax abatement for housing rehabilitation in "distressed areas". Finally, Boise is also in the Northeast Target Area for the Portland Development Commission's Economic Development Program.

Community Input

Most of the policies and actions contained in the Boise Neighborhood Plan were developed out of the work done at a Neighborhood Planning Workshop held on May 12, 1990. The Boise Neighborhood Improvement Association and the Portland Bureau of Planning cosponsored this event. At the workshop, local residents, property owners, ministers and business owners defined neighborhood problems and suggested solutions to them.

The Boise Land Use Committee met several times later in the spring to review the workshop material and drafts compiled by the Planning Bureau. It made additional suggestions about objectives and action items to be included in the draft plan.

On July 23, 1990 the Land Use Committee submitted a draft plan to the Executive Committee of the Boise Neighborhood Association. The Committee approved it with some modifications.

The Discussion Draft Boise Plan

Planning Bureau staff made some revisions and additions to the Boise Neighborhood Plan Draft during late 1990 and early 1991. Boise's Plan was circulated to other City Bureaus and relevant agencies for comment on proposed policies and actions. It was published as part of the Albina Community Plan Discussion Draft in May 1991. The Discussion Draft review period focused on public review of the District Plan for the Albina community. Ten workshops were held between the beginning of June and the end of September 1991 to review the Discussion Draft and two land use alternatives for the Albina Community plan area.

The Proposed Boise Neighborhood Plan

Following the Discussion Draft review period, the Bureau of Planning staff revised the Albina Community Plan and the accompanying neighborhood plans, including Boise's. Proposed plans for the District as a whole and eleven Albina community neighborhoods were submitted to the Portland Planning Commission for approval at the end of February 1992.

Revisions to the Draft Plans were based on a number of factors. These include:

- Comments and concerns that have been voiced by the community during the Draft Plan review process and comments from the Boise Neighborhood Improvement Association membership;

- The objectives approved for this planning process by the Planning Commission on January 9, 1990;

- Compliance with Portland's acknowledged Comprehensive Plan, the state-wide goals for land use planning and the Land Conservation and Development Commission's administrative rules associated with each of the state-wide goals.

The Planning Commission's Hearings on the Albina Community and Boise Neighborhood Plan

Four hearings were held before the Portland Planning Commission on the proposed Albina Community District Plan and accompanying neighborhood plans. The dates of these hearings were March 24, March 31, April 7, and April 14, 1992. During its hearing process, the Planning Commission considered amendments suggested by members of the public on the plans. 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 its own members. The Commission held fourteen working sessions in the following three months. At the end of these sessions it directed that the proposed district plan be republished as the "Planning Commission's Draft Albina Community Plan." This draft was published by the Commission because it felt that some proposals for the Albina Community needed further revision to reflect both the concerns raised at public hearings and their own concerns. The neighborhood plans were not republished as part of this process.

The Planning Commission's Draft Albina Community Plan was published in September 1992. The Commission's draft changed the Albina Community Plan in a number of ways. Notice was provided to all those who had participated in the Commission's hearings process. Hearings on the Commission's draft were held on September 22, October 20, and November 3, 1992. Additional working sessions were held on October 27, November 17, and November 24, 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 including Boise as amended during their deliberations.

City Council Adoption

The City Council, like the Planning Commission, held hearings and took public testimony on the amendments to the Planning Commission's Recommended Plan. These were held on May 5 at the Whitaker School and May 12 and 13 at City Hall. Planning Bureau staff created amendments from the written and oral testimony received by the City Council. The changes requested were reviewed by City Council at a Council Informal on June 8, 1993. Tentative decisions were made on the amendments at this meeting.

The City Council's Draft of the Albina Community Plan and neighborhood plans including Boise's, went before City Council for adoption on July 28,1993. The Council adopted both the District Plan and neighborhood plans as part of Portland's Comprehensive Plan on that date by Ordinance No.166786. Action Charts were adopted by Resolution No.35169. After the appeal of a map amendment, the plans were readopted on September 30, 1993 by Ordinance No.167054.

Relationship to the Albina Community Plan

The Boise Neighborhood Plan was developed as a part of the Albina Community Plan. The Albina Community Plan, and the neighborhood plans developed with it, were adopted as part of Portland's Comprehensive Plan on July 28, 1993. The Albina Community Plan creates an overall framework for the entire nineteen square mile study area. This framework establishes programs, policies, regulations and identifies actions which are applicable to the entire study area or are needed to benefit the entire Albina community. Specific policies, projects, programs, and regulatory provisions are contained in the Boise Neighborhood Plan which are special to Boise. It also reinforces parts of the district plan as they apply to Boise. In many cases the Boise plan's content is more specific than plan elements of the Albina Community Plan.

Relationship to Portland's Comprehensive Plan

Portions of the Boise Neighborhood Plan that the neighborhood wishes to be binding on future development are adopted by the City Council as part of Portland's Comprehensive Plan. Portland's Comprehensive Plan was initially acknowledged by the Oregon Land Conservation and Development Commission as being in compliance with the state-wide goals for land use planning in 1981. Inclusion of the Boise Neighborhood Plan as a part of the Comprehensive Plan will make those parts of the Boise Neighborhood Plan adopted by ordinance part of the state-wide planning system in Oregon. This status establishes goal, policy and objective statements as provisions that must be followed. If policy language conflicts with other development regulations, the policy language will be the controlling provision. Status as a part of the Comprehensive Plan assures that the goal, policies, and objectives of the Boise Neighborhood Plan will be carefully weighed as part of future consideration of changes in land use designation within the Boise Neighborhood.

While the policy elements of this Plan are a part of the Comprehensive Plan, the Plan also contains provisions that are not part of the Comprehensive Plan - the action charts associated with each policy. The action charts consist of lists of coordinated ideas for capital projects and ongoing programs that were adopted by the City Council by resolution rather than through an ordinance. We refer to these as leadership items because accomplishment of these provisions is dependent on leaders in the Boise community following through on these actions for implementation. An exception is also suggested changes in the City's land use regulations. These changes have been adopted by ordinance relate to Albina Community Plan code amendments.

Plan Organization

The Boise Neighborhood Plan consists of several parts. They are the Overall Neighborhood Goal, Comprehensive Plan Policies and Objectives, Action Charts, Neighborhood Objectives and an Urban Design Plan. Some of this material was adopted by the Planning Commission and the City Council. It is now included as a portion of the Albina Community Plan and Portland's Comprehensive Plan. Other material was approved by City Council by resolution or is intended for the neighborhood's own guidance. Items adopted by resolution are advisory to decision makers but do not have the force of law.

The **Overall Neighborhood Goal** ties the Boise Neighborhood Plan to the Albina Community Plan and Portland's adopted Comprehensive Plan. It was adopted as a policy in the Albina Community Plan. It sets the stage for the Policies and Plan Map changes and summarizes the Plan's Vision Statement.

The Boise Neighborhood Plan's **Policies and Objectives** address the aspects of the Boise Neighborhood over which those participating in the planning process wish to provide guidance to decision makers. They are adopted as part of the Albina Community Plan by ordinance. The Policies state the neighborhood's goals for specific areas such as housing, public safety and transportation. The Objectives detail ways in which to reach these goals.

The **Action Charts** specify projects, programs and regulatory measures that carry out the Neighborhood Plan's Policies. They are assigned a time frame and possible champion, or leader, to carry them out. Programs and projects have been adopted by resolution which means they will not have the force of law. Regulatory measures which propose amending Zoning Designations or the Zoning Code were approved by ordinance at the same time as other portions of the Boise Neighborhood Plan that amend the City's Comprehensive Plan, Zoning Map and Zoning Code.

Goal for the Boise Neighborhood, Policies, Objectives & Implementation Actions

The following statements are policies and objectives that have been included in Portland's Comprehensive Plan. Inclusion of this statement in the Comprehensive Plan makes the Boise Neighborhood Plan a part of Portland's Comprehensive Plan. Future land use changes in the Albina Community Plan area will be required to conform with the Albina Community Plan and applicable neighborhood plan as well as the city-wide Comprehensive Plan. These policies read:

Comprehensive Plan Policies 2.25 and 3.8

2.25 Albina Community Plan

Promote the economic vitality, historic character and livability of inner north and inner northeast Portland by including the Albina Community Plan as a part of this Comprehensive Plan.

3.8 Albina Community Plan Neighborhoods

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:*

B. ***Make the Boise neighborhood an enjoyable and pleasant place to live by assuring the safety of its residents, improving its housing and the physical appearance of the neighborhood. Improve educational, recreational and employment opportunities and the availability of goods and services in the Boise Neighborhood. Use the Boise Neighborhood Plan to guide City actions within Boise, including land use decisions, urban renewal programs and the development of capital improvement projects.***

* Other objectives associated with Policy 3.8 have as their subjects the other neighborhoods within the Albina Community Plan study area which, like Boise, drafted neighborhood plans as part of the district planning effort.

Policy I: Public Safety

Reduce crime so that residents feel safe in their homes, on the neighborhood's streets and in its parks.

Objectives:

1. Encourage better communication between youths, parents and police in the neighborhood.

2. Rid the Boise neighborhood of drug houses and gangs.

3. Encourage training police to be more sensitive to the ethnic and cultural diversity of Boise residents.

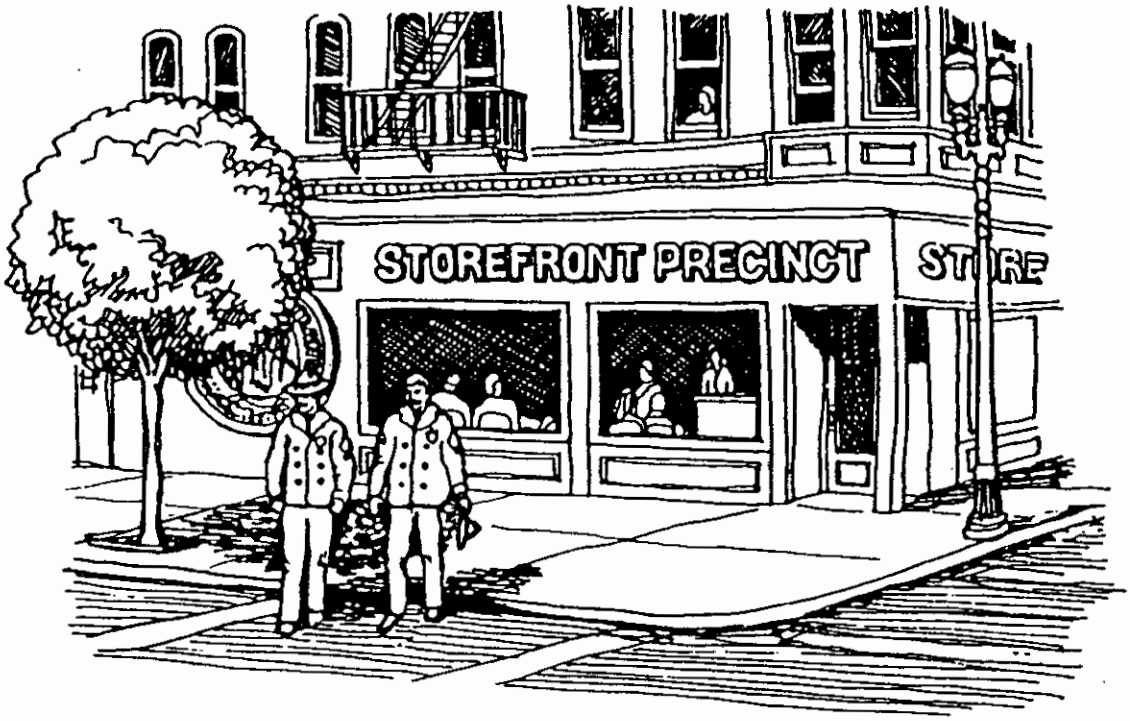
4. Support efforts being made by the Boise Neighborhood Improvement Association to reduce crime.

5. Ensure the safety of the more vulnerable members of the community - children and the elderly.

6. Improve lighting on neighborhood streets and open spaces.

7. Find ways for those convicted of crimes to do community service work that benefits the neighborhood.

8. Provide rehabilitation support for those with substance abuse problems.



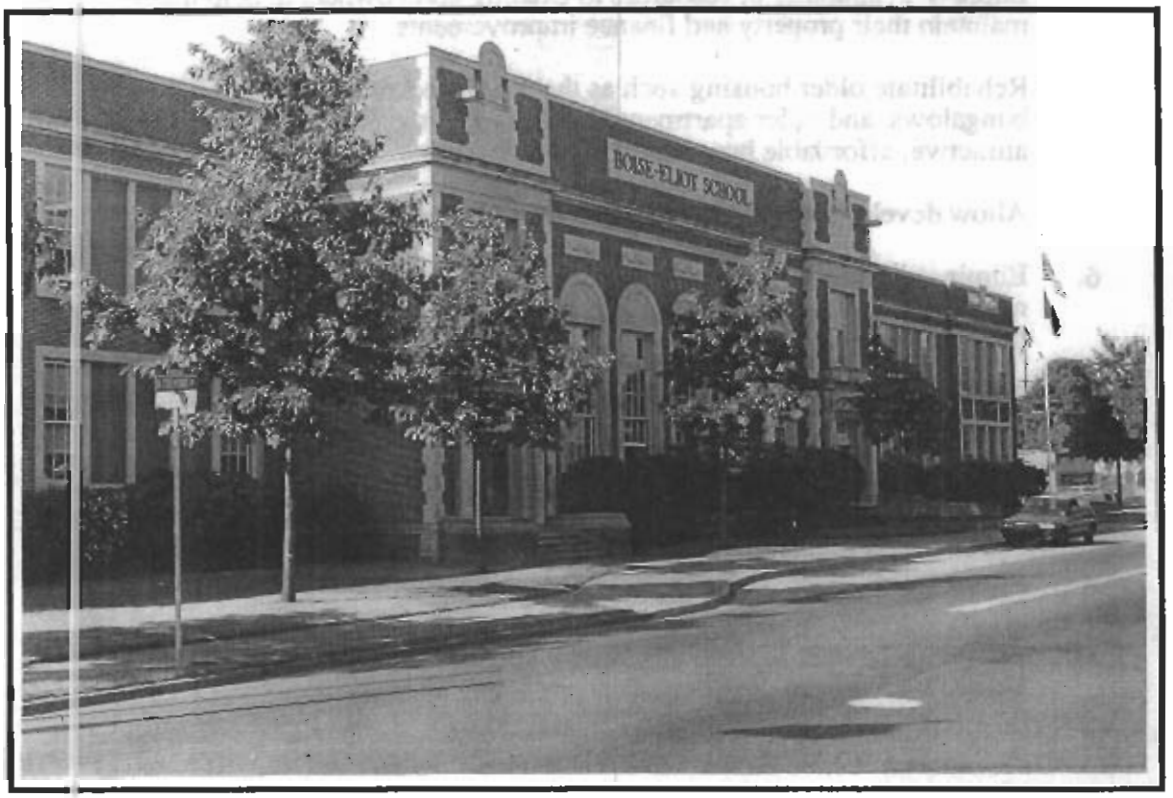
Action Chart: Public Safety

#	Actions	Time				Implementors /*Advocates*
		On-going	Adopt With Plan	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
PS1	Follow up on closures of drug houses to make sure that they are not reestablished.	X				**BNIA/NEC/PPB**
PS2	Provide assistance to citizen foot patrols being established by the BNIA.	X				**BNIA/PPB/ Property owners/ONA**
PS3	Assist other efforts by BNIA to reduce crime and improve communication between residents such as a system of block captains.	X				**NEC/BCD/ PPB/ONA**
PS4	Locate a storefront precinct in or near the Boise Neighborhood.			X		**PPB**
PS5	Locate a drug rehabilitation center in Boise for residents suffering from substance abuse problems.			X		**BNIA/ Nonprofit Groups**
PS6	Improve watchfulness and communication between neighbors sharing the same alley. Consider blocking off some alleys.			X		**BNIA/ PDOT**
PS7	Determine the need for more and brighter street lighting in the neighborhood particularly on back streets in Boise particularly between Unthank Park and Humboldt School.			X		**PDOT**
	PROGRAMS					
PS8	Improve communication between parents, youth and the police as part of the community policing program.		X			**BNIA/PPB/ PTA**
PS9	Increase number of and visibility of police in the neighborhood.	X				**BNIA/PPB**
PS 10	Meet regularly with liaison officer from the Community Policing Program.	X				**BNIA/PPB**
PS 11	Appoint contact people from the neighborhood to be liaisons to the district patrol officer.			X		**BNIA/ PPB**
PS 12	Train police to be sensitive to the racial and cultural diversity of the Boise Neighborhood.			X		**BNIA/PPB**
PS 13	Continue training programs for landlords to help them conduct preventative screening of tenants and to deal with tenants involved with criminal activities.	X				**NEC**
PS 14	Improve the Neighborhood Block Watch Program in Boise.			X		**BNIA/ NEC**

Action Chart: Public Safety

#	Actions	On-going	Time Adopt With Plan	Next 5 Yrs	6 to 20 Yrs	Implementors /*Advocates*
	PROGRAMS					
PS 15	Set up a Neighborhood Observer Program to help ensure the safety of school age children before and after school.			X		**BNIA/NEC/ PPS**
PS 16	Establish a system of "safe houses" like Block Homes for children who are in need of safe shelter. Elderly homeowners, who are home during the day, should be involved.			X		**BNIA/PPS**
PS 17	Educate neighborhood youth and children about the dangers of drug use at school, at church and at civic meetings.			X		**BNIA/PPS/ Local Churches/PPB**
PS 18	Devise community service programs so that offenders can perform supervised work in Boise to improve the community.			X		**BNIA/MC**

Note: Action Charts are adopted by the Portland City Council by resolution. They are a starting place. Actions with an identified implementor is 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.



Boise-Eliot School on N. Fremont Street was built in 1926. The architectural style is Twentieth Century Georgian.

Policy II: Housing

Provide good quality housing in Boise at affordable prices and rents through new construction and the rehabilitation of existing housing. New construction and rehabilitation of existing housing should be in keeping with the character of the neighborhood.

Objectives:

1. Increase the supply of good quality housing in Boise available to both renters and home buyers.

2. Increase opportunities for home ownership for Boise residents. In particular, find ways to make home ownership opportunities available to low to moderate income families.

3. Improve availability of resources to existing homeowners to help them maintain their property and finance improvements.

4. Rehabilitate older housing such as the 1906 worker's cottages, 1920s bungalows, and older apartment buildings to provide a continuing source of attractive, affordable housing for Boise residents.

5. Allow development of alternative housing types in Boise.

6. Eliminate boarded up residential structures in the neighborhood by either rehabilitating them or demolishing them to make way for new residential development.

7. Work with landlords and tenants to make sure rental properties are maintained.

8. Ensure that the elderly have the opportunity to stay in their homes and are not displaced.

9. Create additional housing for the elderly in Boise.

10. Achieve a broader income mix in new and existing multifamily housing in Boise.

Action Chart: Housing

#	Actions	Time				Implementors /*Advocates*
		On-going	Adopt With Plan	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
H1	Locate new housing developments in Boise including those that are innovative and experimental.	X				**BNIA/CDCs/ PDC/Private developers.**
H2	Determine the extent to which land speculation is occurring in Boise. Devise and implement strategies to prevent it from discouraging rehabilitation of sound housing and barring residents from the opportunity to purchase affordable existing housing.			X		**BNIA/BOP/ PSU/PDC**
H3	Locate new housing for the elderly in Boise.			X		**PDC/HAP/ CDCs**
	PROGRAMS					
H4	Publicize the availability of the ten year property tax abatement for housing rehabilitation under the distressed area program recently approved by City Council.	X				**BNIA/BOP/ PDC**
H5	Encourage residents to take advantage of the opportunities for home ownership offered under the Nehemiah program.	X				**BNIA/NECDC**
H6	Provide rehabilitation loans to low to moderate income homeowners at below market interest rates and reduce the amount of equity needed to qualify.	X				**PDC/Local banks/BCD**
H7	Notify Boise homeowners of the state's property tax deferral for the elderly.	X				**BNIA/BOP/ BCD**
H8	Make owners of significant historic properties aware of the state tax freeze and other tax credits for improvements in keeping with the historic character of their properties.			X		**BNIA/BOP**
	REGULATIONS					
H9	Apply the Alternative Design Density Zone in Boise to promote the development of new affordable housing in Boise. Provisions include: • Liberalized requirements for creating accessory rental units in owner-occupied dwellings. • Allowing homeowners to have both a Type A home occupation and an accessory rental unit. • Nonconforming multifamily dwellings may be built to prior development standards if destroyed by circumstances beyond the control of the owner if rebuilt in 5 years. Developments taking advantage of the provisions of this overlay are required to meet additional compatibility standards or go through design review.		X			**BOP**

Note: Action Charts are adopted by the Portland City Council by resolution. They are a starting place. Actions with an identified implementor is 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 III: Neighborhood Maintenance and Image

Improve Boise Neighborhood's appearance and livability by maintaining residential, commercial and industrial properties. Encourage compatible infill development of vacant land by improving the image of the neighborhood and marketing development opportunities in Boise.

Objectives:

1. Encourage homeowners, landlords and tenants to maintain yards and residences.

2. Encourage business owners to maintain the appearance of their buildings and landscaping and the owners of derelict buildings and vacant lots to maintain them.

3. Encourage development of new residential and commercial uses on vacant land in Boise. Ensure that these are compatible in scale and design with the neighborhood.

4. Attract new development to Boise by improving the neighborhood's image throughout the Portland area.

Fourplex on N Missouri surrounded by attractive landscaping.

Action Chart: Neighborhood Appearance and Image

#	Actions	Time				Implementors /*Advocates*
		On-going	Adopt With Plan	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
NA1	Convert some vacant lots to play areas maintained by neighbors.			X		**BNIA/ Property-owners**
NA2	Plant additional street trees using species that do not damage sidewalks.	X				**Property-owners**
	PROGRAMS					
NA3	Hold annual neighborhood cleanups.	X				**BNIA/BCD/ BES**
NA4	Devise strategies such as blocking off selected alleys to prevent illegal dumping in Boise.			X		**BNIA, PDOT, Pro-perty owners**
NA5	Study the possibility of involving youthful offenders or youths at-risk in rehabilitating vacant properties.	X				**BCD/MC/ Property-owners**
NA6	Encourage Boise residents and businesses to recycle.			X		**BNIA/BES/ METRO**
NA7	Market the vacant land in the neighborhood to realtors and developers.					**BNIA/ Property-owners**
NA8	Invite the press to neighborhood events so that a more positive image of Boise will be portrayed in the media.	X				**BNIA/Local Churches and other nonprofit groups**
	REGULATIONS					
NA9	Vigorously enforce City and County codes in the Boise Neighborhood.	X				**BOB/Fire Marshal/MC Health and Sanitation and Vector Control**
NA10	Enforce the requirement that landlords provide garbage collection for rental households.	X				**BOB**
NA11	Establish a zoning mechanism that assures that the design of new infill single and multifamily housing is in keeping with the existing character of the residential areas of the neighborhood.		X			**BOP**

Note: Action Charts are adopted by the Portland City Council by resolution. They are a starting place. Actions with an identified implementor is 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 IV: Urban Design/ Historic Preservation/ Land Use

Enhance the historic character and distinctive physical features of the Boise Neighborhood.

Objectives:

1. Use name markers, antique lighting standards and other amenities at natural gateways to the neighborhood so that residents and visitors will know when they have arrived in Boise.

2. Preserve architecturally or historically significant buildings and ensembles of buildings in Boise.

3. Reinforce the historic character of older intact sections of the neighborhood with amenities such as signs or antique street lighting.

4. Publicize the historic aspects of Boise to improve the neighborhood's image and attract new residents and businesses to the neighborhood.

5. Ensure that new commercial and light industrial buildings are compatible with other buildings in Boise's commercial districts.

6. Protect public views of downtown and the west hills from the Boise Neighborhood.

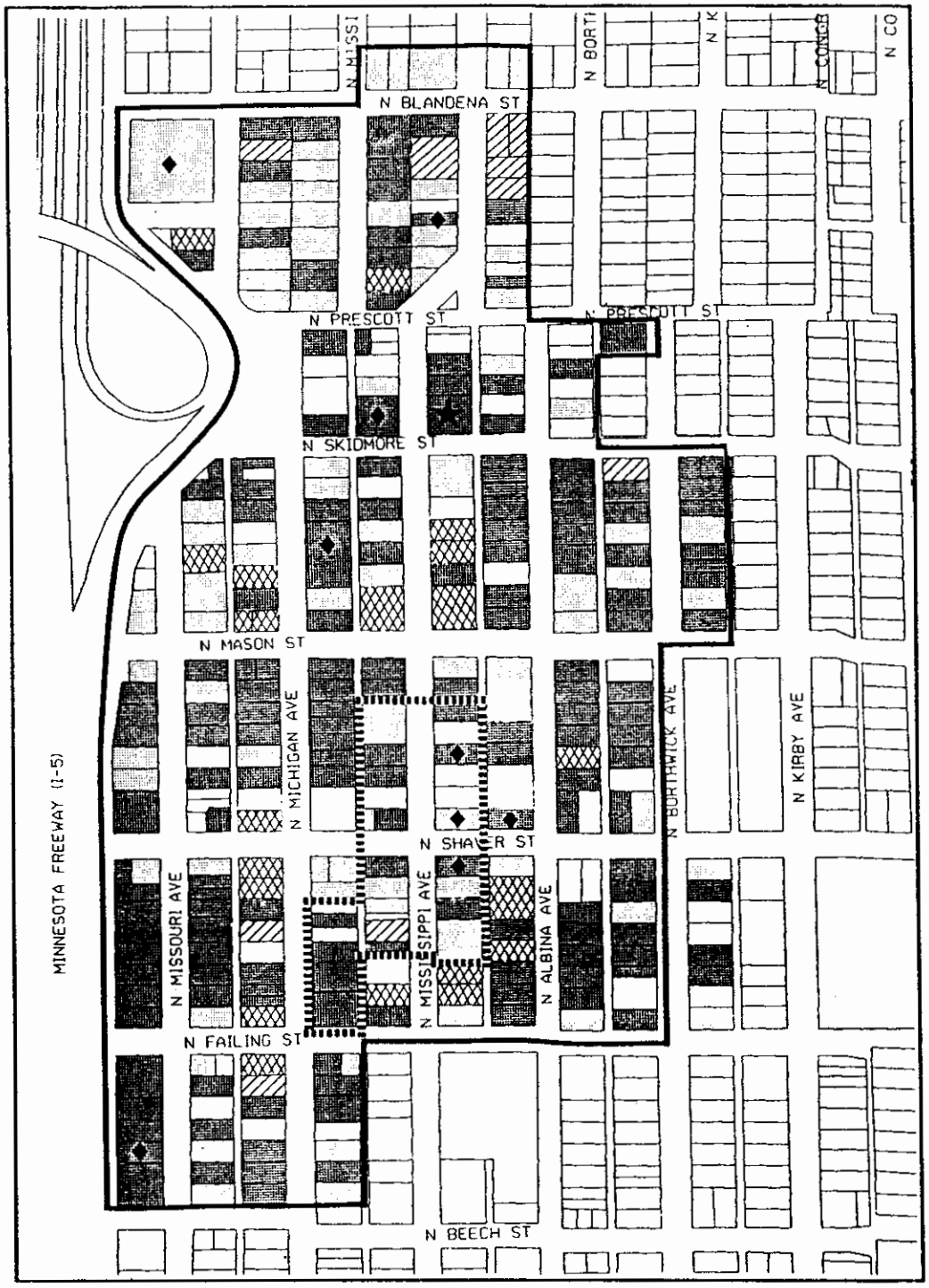
This residence on N Missouri is on Portland's Historic Resources Inventory.

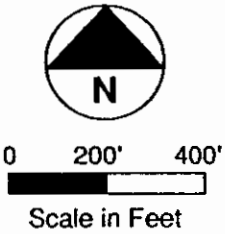
Action Chart: Urban Design/Historic Preservation/Land Use

#	Actions	Time				Implementors /*Advocates*
		On-going	Adopt With Plan	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
UD1	Establish gateways with name markers or other amenities at points of entry into the Boise neighborhood so that visitors will be aware they have arrived in the Boise neighborhood.			X		**BNIA, PDOT/ Property-owners**
UD2	Consider the installation of ornamental street lighting standards in portions of the proposed Mississippi Avenue historic district.				X	**BNIA/PDOT**
UD3	Produce a Neighborhood History for Boise.			X		**BNIA/BOP**
UD4	Identify additional historic resources in Boise and have them added to the City's Historic Resources Inventory.		X			**Property owners/ BNIA/BOP**
	REGULATIONS					
UD5	Create a Historic District in Boise that includes the historic commercial buildings at the intersection of N Mississippi and Shaver.		X			**BOP/BNIA**
UD6	Prohibit the construction of light industrial, commercial or institutional buildings with blank walls facing the street on neighborhood streets north of Fremont.		X			**BOP**
UD7	Protect public views of downtown and the west hills from the neighborhood.			X		*Boise residents/* **BOP**
UD8	Rezone the area near N Mississippi Avenue and Shaver to encourage commercial uses to locate there.		X			**BOP**
UD9	Protect residential areas from the adverse effects of commercial and industrial uses.		X			**BOP/DEQ**

Note: Action Charts are adopted by the Portland City Council by resolution. They are a starting place. Actions with an identified implementor is 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.

Th s commercial building at N Mississippi and Shaver is considered an outstanding remnant of str etcar era. Two lines crossed at this intersection which is now the heart of the Mississippi Av enue Historic District.





MISSISSIPPI HISTORIC DESIGN ZONE

LEGEND

- Primary Historical Significance (Contributing) 1884-1913
- Secondary Historical Significance (Contributing) 1914-1940
- Compatible/Non-Contributing
- Non-Compatible/Non-Contributing
- Vacant Land: Surface Parking; Outdoor storage: Garden Space
- Identified Ensembles in 1984 Portland Historic Resources Inventory
- Site listed in 1984 Portland Historic Resources Inventory
- Designated Landmark and/or listed on National Register
- Proposed Historic District Boundary
- No Boundary Suggested in 1984 Historic Resources Inventory

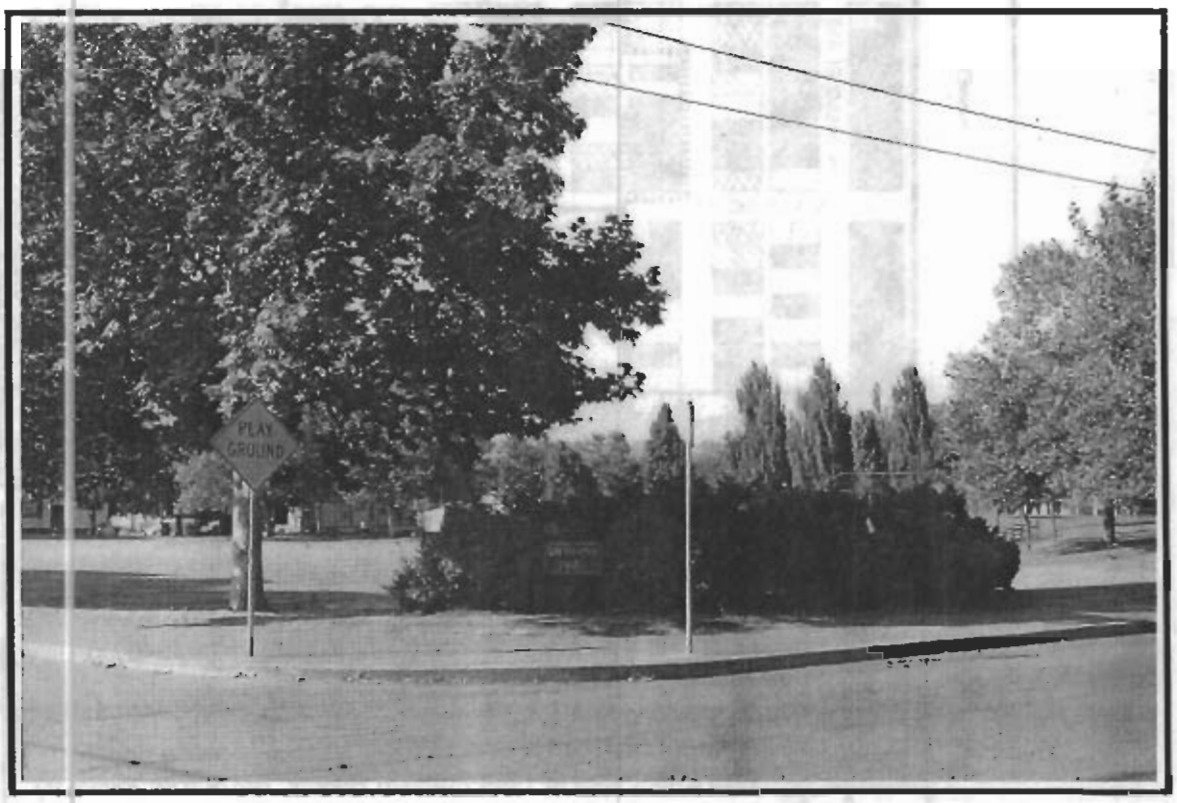
October 1993, Bureau of Planning, City of Portland, OR

Policy V: Parks, Recreation and Open Space

Provide adequate outdoor recreational opportunities for Boise residents.

Objectives:

1. Improve parks and other public open spaces in Boise.
2. Improve Unthank Park so that those using it feel safe and criminal activities are discouraged.
3. Increase the number of recreational activities located in Unthank Park attractive to neighborhood residents, particularly children.
4. Provide additional facilities that will allow Boise residents to make better use of the park.



Looking Southwest into Unthank Park.

Action Chart: Parks, Recreation and Open Space

#	Actions	Time				Implementors /*Advocates*
		On-going	Adopt With Plan	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
P1	Improve lighting after 12:00 a.m. in Unthank Park.			X		**Parks**
P2	Install a ball park with seating for spectators and barbecue pits in Unthank Park.			X		**Parks**
P3	Install a plaque in Unthank Park explaining its name and history.			X		**Parks**
	PROGRAMS					
P4	Extend hours of park staff to 9 p.m. every night in Unthank Park.			X		**Parks**
P5	Invite Peninsula Little League to hold some of their games in Unthank Park.			X		***BNIA*/Little League**
P6	Increase the number of Park Bureau activities held in Unthank Park on evenings and on weekends.			X		**Parks**
P7	Find ways to increase the number of no and low cost recreational activities for both children and adults.					***BNIA*/Self Enhancement Inc.**
P8	Obtain sponsorship by local businesses to hold concerts in Unthank Park.			X		**BNIA, Local churches, and businesses.**
P9	Place a staffed equipment shed in Unthank Park where sports equipment can be checked out.			X		**Parks**
P10	Work with property owners to convert vacant lots to community garden spaces.	X				**BNIA**
	REGULATIONS					
P11	Waive park fees when activities for children are provided.			X		**Parks**
P12	Close the park at a set hour at night and post these hours.			X		**Parks**

Note: Action Charts are adopted by the Portland City Council by resolution. They are a starting place. Actions with an identified implementor is 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 VI: Transportation

Ensure that all Boise residents including the elderly and children are well served by public transportation and keep neighborhood streets safe for pedestrians.

Objectives:

1. Improve bus service along major streets in the neighborhood.

2. Improve system of traffic management including type of devices in Boise. In particular, make sure that emergency vehicles can reach all parts of the neighborhood quickly.

3. Improve pedestrian and traffic safety of neighborhood streets by decreasing the speed of traffic on them.

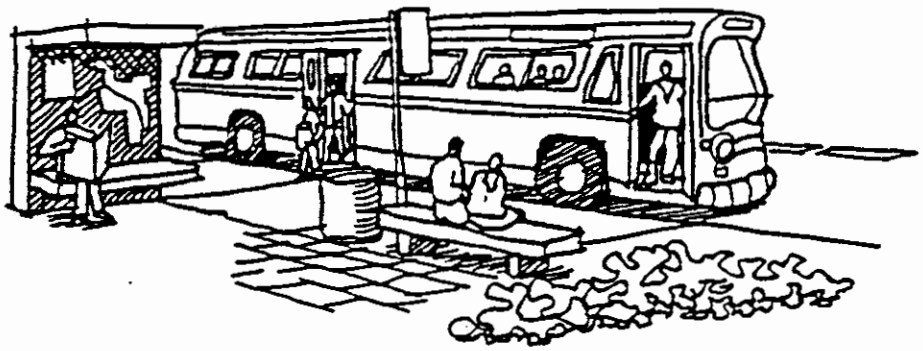
4. Participate in the selection of a future north-south route for light rail through northeast Portland.

Signs on traffic diverters near Unthank Park.

Action Chart: Transportation

#	Actions	Time				Implementors /*Advocates*
		On-going	Adopt With Plan	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
T1	Reduce cars speeding through alleys by blocking selected ones off at one end.			X		**Property-owners/ PDOT**
T2	Request a Speed Watch project at Boise-Eliot School.					**BNIA**
	PROGRAMS					
T3	Study the feasibility of replacing the traffic diverters in Boise with traffic circles and speed bumps.			X		**BNIA/NTMP**
T4	Increase bus service where needed in Boise along major neighborhood streets.				X	**TM/BNIA**
T5	Increase number of bus stops along major neighborhood streets where needed and post schedules at stops.			X		**TM/BNIA**
T6	Locate stops for the proposed North-South light rail line on east-west streets that run through the neighborhood such as Fremont and Skidmore.				X	**PDOT/BNIA**
T7	Consider installing additional traffic control devices to slow speeding autos in Boise.			X		**NTMP/BNIA**

Note: Action Charts are adopted by the Portland City Council by resolution. They are a starting place. Actions with an identified implementor is 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.

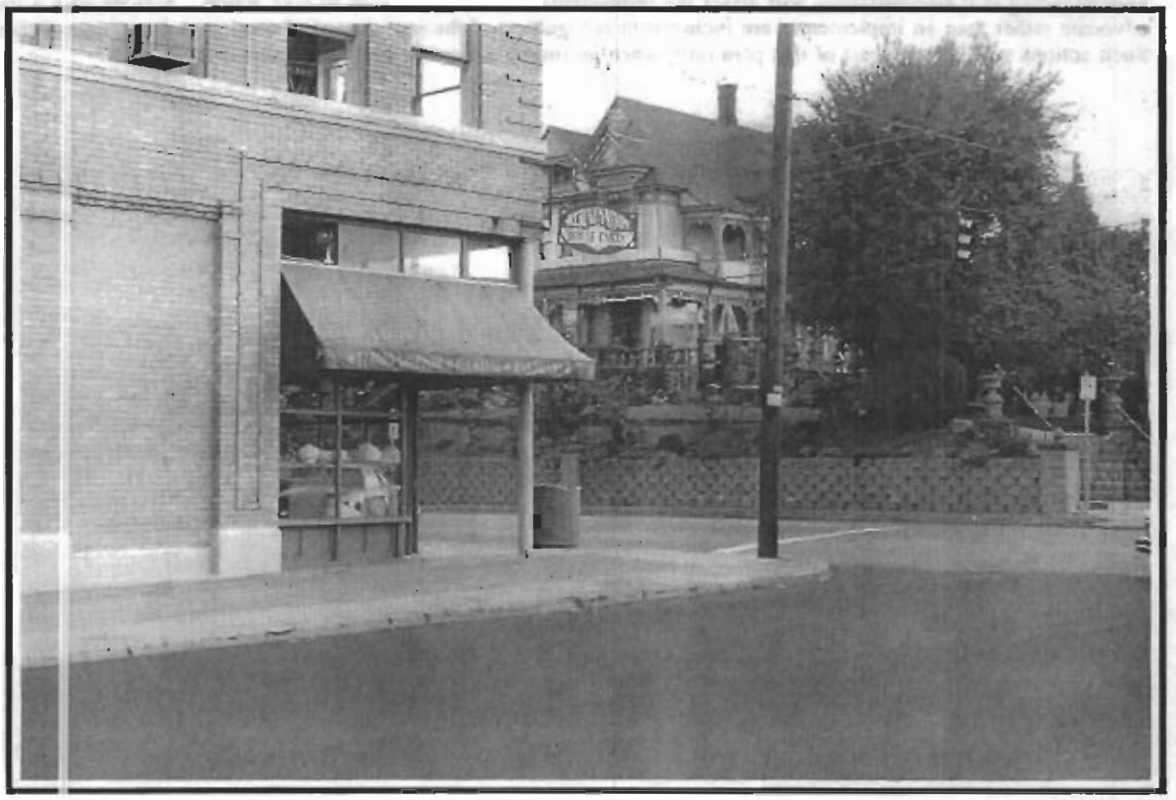


Policy VII: Business Growth and Development/ Employment

Encourage new businesses that will serve the neighborhood to locate in existing neighborhood business districts. Encourage these businesses and other local employers to hire neighborhood residents.

Objectives:

1. Attract new retail businesses such as groceries, restaurants, dry cleaners, pharmacies and hardware stores to Boise and support existing ones.
2. Encourage local businesses to hire community residents.
3. Improve skills of neighborhood residents so that they are more attractive potential employees.
4. Limit the establishment of businesses in Boise that would have an adverse effect on neighborhood livability.



The corner of Mississippi and Skidmore looking east toward the John Palmer House, a Historical Landmark.

Action Chart: Business Growth and Development/Employment

#	Actions	Time				Implementors /*Advocates*
		On-going	Adopt With Plan	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
BG1	Market vacant commercial and industrial properties to realtors and developers.			X		**BNIA/PDC**
	PROGRAMS					
BG2	Improve communication between local businesses and Boise residents.			X		**BNIA/NEBA/ Local businesses**
BG3	Provide incentives to local employers such as Emanuel, the Red Cross and developers in the Convention Center Urban Renewal area to hire neighborhood residents			X		**NEBA/PDC/ Oregon State Employment/ NWC**
BG4	Work with local businesses to provide employment for neighborhood youth in part time jobs.			X		**BNIA/NEBA Local businesses**
BG5	Match interested residents with appropriate job training programs.			X		**PCC Cascade/ State of Oregon**
BG6	Encourage residents to shop at local businesses.			X		**BNIA/Local businesses**
	REGULATIONS					
BG7	Enforce first source hiring agreements in the Convention Center Urban Renewal area and require them for other projects receiving public subsidies in North and Northeast Portland.			X		**PDC/ City Council**
BG8	Prohibit the establishment of businesses in Boise that pose health hazards to residents.		X			**BOP**
BG9	Monitor local businesses with liquor licenses and oppose the renewal of licenses for businesses that cause problems for neighborhood residents.		X			**BNIA/OLCC**

Note: Action Charts are adopted by the Portland City Council by resolution. They are a starting place. Actions with an identified implementor is 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 VIII: Education/ Daycare/ Job Training for Youth

Improve educational opportunities and vocational training for Boise children and youth so that they will be able to pursue higher education and stable, well paid occupations in the future.

Objectives:

1. Involve parents and the BNIA in efforts to improve the education of neighborhood children attending local schools.

2. Provide more after school educational programs for neighborhood children.

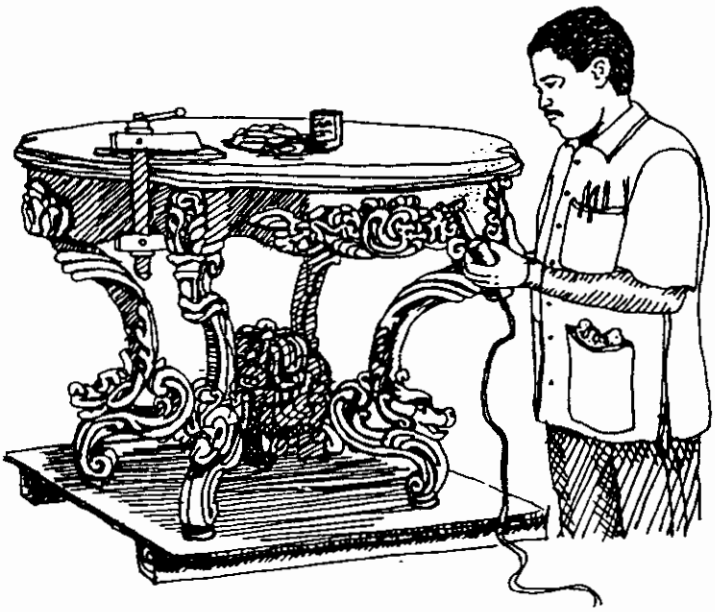
3. Improve communication between parents, children, community and school administration.

4. Provide safe adequate transportation to educational programs offered outside the neighborhood.

5. Provide adequate, convenient daycare for neighborhood families including after school care programs located in the neighborhood.

6. Devise programs for neighborhood youth to acquaint them with and increase their interest in pursuing occupations that require advanced vocational training or higher education.

7. Provide better vocational training and on the job training opportunities for neighborhood youth.



Action Chart: Education/Daycare/Youth

#	Actions	Time				Implementors /*Advocates*
		On-going	Adopt With Plan	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
ED1	Use vacant storefronts to provide after school care and educational programs.			X		**Nonprofit groups**
	PROGRAMS					
ED2	Set up meetings between parents and local school administration to improve communication and assess needs of neighborhood children.			X		**PTA**
ED3	Establish a mentor program for children of single parent and other neighborhood families.			X		**PPS/ local churches/ YMCA**
ED4	Improve the local PTAs and involve BNIA.			X		**PTA/BNIA**
ED5	Seek state and federal funding for daycare and latchkey programs.			X		**CSD/ Nonprofit daycare providers**
ED6	Increase the number of CSD listed daycare providers in the immediate area.			X		**CSD/Nonprofit daycare providers**
ED7	Establish a Community Schools Program at Boise-Eliot School.			X		**Parks**
ED8	Invite members of professional teams such as the Blazers to talk to children in schools.			X		**PPS**
ED9	Involve community police in youth programs.			X		**PPS/PPB /local churches**
ED 10	Hold children's workshops to solicit their ideas about how to improve the area.			X		**BNIA/BOP/ PPS**
ED 11	Expand programs such as Cleveland's-at-risk and Boise's Self Enhancement.			X		**PPS**
ED 12	Provide adequate van service so that neighborhood children and youth can take advantage of educational programs at King Center, OMSI, YMCA and west side programs.			X		**PPS**
ED 13	Make use of a vacant commercial or institutional building space to establish a youth service center in Boise.		X			**BNIA, BCD**
ED 14	Encourage local businessmen to provide educational, part time jobs for area youth.			X		**Local businesses**

Note: Action Charts are adopted by the Portland City Council by resolution. They are a starting place. Actions with an identified implementor is 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.

KEY TO ORGANIZATIONS IN ACTION CHART:

BCD	Bureau of Community Development, City of Portland
BES	Bureau of Environmental Services, City of Portland
BNIA	Boise Neighborhood Improvement Association
BOB	Bureau of Buildings, City of Portland
CDC	Community development corporation
DEQ	Oregon Department of Environmental Quality
HAP	Housing Authority of Portland
METRO	Metropolitan Service District
MC	Multnomah County
NEBA	North/Northeast Business Association
NECDC	NE Community Development Corporation
NEC	Northeast Coalition of Neighborhoods
NTMP	Neighborhood Traffic Management Program
OLCC	Oregon Liquor Control Commission
PDC	Portland Development Corporation
PDOT	Portland Department of Transportation
PPB	Portland Police Bureau
PPS	Portland Public Schools
PSU	Portland State University
PTA	Parent Teacher Association
TM	Tri-Met