

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, businesses, 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 which 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.

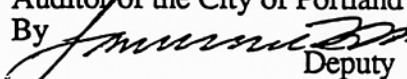
BE IT FURTHER RESOLVED by the Council of the City of Portland, a municipal corporation of the State of Oregon that the City Council amends the Albina Community Plan Policy Community Plan Policy 1 Land Use Action Chart to add Action Item LU35 which reads as follows: Create and publish a brochure which 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

Concordia Neighborhood Plan

Action Chart: Transportation

	ACTIONS	Time				Implementors/ Advocates
		Adopted With Plan	On- going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
T1	Seek a combination of existing and new funding sources to upgrade the following unimproved streets to City standards: 1. NE Wygant from NE 25th to NE 31st 2. NE Emerson from NE 26th to NE 30th 3. NE Jessup from NE 35th to NE 37th 4. NE Going between NE 33rd and NE 42nd 5. NE Roselawn 3900 block 6. NE Sumner 3900 block			X		CNA
T2	Participate in the Columbia Corridor Transportation Study Citizens Advisory Committee to address access and circulation to serve land uses in the Corridor and truck movements in the study area.		X			CNA, PDOT
T3	Conduct studies on traffic circulation patterns and investigate speed mitigation measures through the Portland Neighborhood Traffic Management Program for the following local streets: 1. NE 30th 2. NE 27th			X		CNA
T4	Develop a traffic flow and circulation plan for NE Alberta between Martin Luther King Jr. Boulevard and NE 33rd Avenue.			X		CNA, OAME, PDOT
T5	Encourage phased implementation of the Portland designated bikeway network through the Concordia Neighborhood.		X			CNA, PDOT
T6	Create a bus transfer station and install a bus shelter at the intersection of NE 33rd with NE Prescott St.			X		CNA, PDOT, TM
T7	Initiate a study of traffic flow and circulation at the intersections of NE 33rd Avenue with NE Prescott, NE Alberta and NE Killingsworth Street.			X		CNA
T8	Set up a Neighborhood Association subcommittee to work with the City of Portland and non-profit organizations to plant street trees along neighborhood commercial and residential streets beginning with NE Alberta and NE 30th Avenues.			X		CNA, OAME, FOT, FAUNA
T9	Identify a network of locations for curb ramps at corner locations along NE Alberta and within the immediately adjacent residential area. Submit an application for construction of a network of ramps at identified locations to the Portland Office of Transportation.			X		CNA, CCACD

Action Chart: Transportation (con't)

#	Actions	Time				Implementors/ Advocates
		Adopted With Plan	On- going	Next 5 Yrs	6 to 20 Yrs	
T10	Organize a clean-up of neighborhood alleys.		X			CNA
	PROGRAMS					
T11	Work with the Portland Office of Transportation to examine alley maintenance, uses, and vacations.			X		CNA, PDOT
T12	Continue to work with the Portland Police Department and Bureau of Buildings on illegally parked cars, enforcement of city parking regulations and removal of abandoned cars.		X			CNA, PPB, BOB
	REGULATIONS					
T13	Preserve the NE Ainsworth park blocks as a greenway corridor and micro-habitat.		X			CNA, FAUNA
T14	Support reclassification of NE Alberta from NE Martin Luther King Jr. Boulevard to NE 33rd Avenue to a Neighborhood Collector in the Portland Comprehensive Plan Transportation Element.		X			CNA, OAME, PDOT
T15	Oppose a Portland Transportation Element minor truck street classification of NE 33rd Avenue between in the Portland Arterial Streets Policy between I-84 and NE Columbia Boulevard		X			CNA

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: Housing

#	ACTIONS	Time				Implementors/ Advocates
		Adopted With Plan	On- going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
H1	Update the historic resources inventory in Concordia. Include historic buildings, ensembles, and features.			X		CNA, BOP
H2	Market the availability of PDC home loan rehabilitation programs for owner-occupants and rental properties.		X			CNA, PDC
H3	Work with non-profit corporations, investors, and financial backers to secure funds which can be used to expand opportunities for lower-cost home ownership and affordable rental housing.		X			CNA, PDC, BHCD, MC, NECDC
H4	Expand landlord/tenant educational programs.			X		CNA, BOB, PFB, PPB, BHCD
H7	Work with property holders failing to maintain their property and buildings in a safe and attractive manner. Encourage their involvement in neighborhood association activities.			X		CNA, BOB
	PROGRAMS					
H10	Work with the Portland Housing Center and lenders to help first-time home buyers purchase housing in Concordia.			X		CNA
H5	Work with public agencies to monitor conditions within the neighborhood, identify problems, and implement solutions.		X			CNA, BOB, PD, PFB
H9	Use design guidelines in the 10 Essentials and Supplemental Design Guidelines to promote rehabilitation and new construction compatible with the neighborhood's history and identity.	X				CNA, BOP
	REGULATIONS					
H6	Support the use of nuisance abatement procedures and enforcement for derelict/abandoned buildings and vehicles.		X			CNA, BOB
H8	Apply zoning and regulations which remove impediments to urban infill and rehabilitation of existing housing stock.	X				CNA, 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.

Action Chart: Economic Revitalization

#	ACTIONS	Time				Implementors/ Advocates
		Adopted With Plan	On- going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
ER1	Assemble sites and buildings along NE Alberta necessary to establish the identity of commercial nodes.			X		OAME, PDC
ER2	Support the rehabilitation and adaptive reuse of NE Alberta's commercial and residential building stock.			X		CNA, OAME, PDC
ER3	Seek technical assistance and implementation funds for the upgrade of NE Alberta's streetscape and building facades.		X			CNA, OAME
ER4	Organize clean-ups of neighborhood business areas. Encourage tenants and property owners to improve the maintenance of properties following clean up activities.		X			CNA, OAME, BOB
ER5	Develop venture capital funds to support business development and expansion on NE Alberta.		X			OAME, SBA, EDA, CDC
ER6	Develop a showroom and sales outlet where local manufacturers and artisans can display and market their products.			X		PDC, OAME
ER7	Develop a marketing plan for NE Alberta which will attract and support neighborhood-serving and tourist-oriented retail and office enterprises.			X		PDC, OAME
ER8	Develop a revitalization and marketing plan for the NE 42nd Avenue business center between NE Holman and NE Emerson.			X		CNA, CAN, 42nd AVE. BA
ER9	Encourage full occupancy of existing neighborhood commercial buildings at the intersections of NE 30th with NE Ainsworth and NE Killingsworth.		X			CNA, PDC, OAME
ER10	Support the creation of secondary household income through earnings from home occupations and accessory rental units.		X			CNA
ER11	Encourage local artists and artisans to open studios and shops within existing business and mixed-use areas of the neighborhood.		X			CNA, OAME
ER12	Attract visitors and shoppers to the area through expansion of neighborhood-based festivals and events.			X		CNA, CC, OAME

Action Chart: Economic Revitalization (con't)

#	ACTIONS	Time				Implementors/ Advocates
		Adopted With Plan	On- going	Next 5 Yrs	6 to 20 Yrs	
	REGULATIONS					
ER 13	Support the application of Portland Comprehensive Plan Map designations and zones to NE Alberta consistent with neighborhood-based business and mixed-use revitalization plans.	X				CNA, OAME, BOP
ER 14	Support modifications to public regulations which act as barriers to home occupation business growth where negative aspects upon the residential character of the area can be mitigated.		X			CNA, BOP
ER15	Support the development of a nodal pattern of commercial development along NE Alberta Street.	X				CNA, OAME, 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.

Action Chart: Jobs and Employment

#	ACTIONS	Time				Implementors/ Advocates
		Adopted With Plan	On- going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
JE1	Encourage local employers to recruit locally.		X			CNA, OAME NEC, NJC, PCC
JE2	Encourage local employers to provide on-site or participate in off-site manpower programs designed to upgrade employee skills.			X		CNA, OAME, NEC, NJC, PCC, CC
JE3	Expand hours of operation for public transit service to Concordia College and between the Concordia residential areas and Portland Community College, Cascade Campus.			X		CNA, CC, PCC TM
JE4	Create opportunities for young people to start a business, create products for sale, and provide services to Concordia households and businesses.				X	CNA, OAME
	PROGRAMS					
JE5	Support vocational and job training programs and centers which prepare Albina residents to compete successfully for jobs both within the Albina Community and in the larger metropolitan area.		X			CNA, PPS, CC, PCC, NEDA, NJC
JE6	Support instructional and internship programs within the educational system such as Concordia College, Portland Community College, and Portland State University which offer community members opportunities to explore the business world, start a business, acquire job skills, or improve business management skills.		X			CNA, CC, PSU, PCC, NJC
JE7	Expand opportunities for young people to visit and be placed in internships and/or part-time jobs with local businesses. Work with school personnel to ensure that opportunities are tailored to recognize the needs and limitations of both young people and business owners.			X		CNA, OAME, CC, UL, PCC, PPS

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: Community Institutions and Facilities

#	ACTIONS	Time				Implementors/ Advocates
		Adopted With Plan	On- going	Next 5 Yrs	6 to 20 Yrs	
PROJECTS						
CI1	Provide Concordia Neighborhood Association members access to the college's cultural and entertainment activities by providing complimentary or minimum cost passes at monthly association meetings for college drama productions, musical performances and athletic events.			X		CNA, CC
CI2	Sponsor summer basketball camps for neighborhood youth.		X			CNA, CC
CI3	Establish a Concordia College/Neighborhood Association advisory committee to advise the college and neighborhood association on masterplan and impact mitigation plan development and implementation.			X		CNA, CC
CI4	Provide neighborhood association members with access to the college library and other campus facilities.		X			CNA, CC
CI5	Create a management plan for Fernhill Park which enhances user safety and supports greater use of park facilities by neighborhood residents and visitors.				X	CNA, CAN, , 42nd Avenue BA, BP, PD
CI6	Establish a comprehensive community service center and indoor/outdoor recreational facility in the Concordia Neighborhood.			X		CNA
CI7	Celebrate the area's diversity through the expansion of neighborhood-based festival events and activities.		X			CNA, OAME, CC
CI8	Seek the installation of additional street and on-site lighting at Fernhill Park.			X		CNA
PROGRAMS						
CI9	Continue representation on the Kennedy School subcommittee to work with the City of Portland, Multnomah County and the School District to investigate development options and strategic implementation plan for the site and its buildings.		X			CNA, BHCD, MC
CI 10	Expand child and youth before and after school and weekend educational and recreational programs within the neighborhood.		X			CNA, PPS, CC, PCC, PPB
CI 11	Retain neighborhood representation on the Metro Composite Community Enhancement Committee. Use enhancement funds for neighborhood improvement projects east of NE 33rd Avenue in the neighborhood's eligible area.		X			CNA, METRO

Action Chart: Community Institutions and Facilities (con't)

#	ACTIONS	Time				Implementors/ Advocates
		Adopted With Plan	On- going	Next 5 Yrs	6 to 20 Yrs	
CI 12	Support efforts by Concordia College and the Good Shepherd Group Home to provide local facilities and services for the disabled and career training opportunities for Concordia College students enrolled in social work and health science programs.		X			CC, GSGH
	REGULATIONS					
CI 13	Support the creation of the Institutional Residential (IR) Comprehensive Plan designation and zone for application to the Concordia College campus.	X				CNA, BOP, CC
CI 14	Seek HCD and distressed area nomination for those portions of Concordia not currently so designated.		X			CNA

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

#	ACTIONS	Time				Implementors/ Advocates
		Adopted With Plan	On- going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
PS1	Support the creation of a walking police patrol on NE Alberta Street.			X		CNA, OAME
PS2	Focus neighborhood association efforts on the expansion of existing block watch and foot patrol programs.		X			CNA, OAME, PPB
PS3	Request the establishment of a Portland Police Bureau Community Contact Center on NE 33rd. Consider the Kennedy School building.		X			CNA
PS4	Administer the housing survey of the Neighborhood Association Crime Prevention Program to remaining neighborhood areas.			X		CNA, NACPP
PS5	Continue to actively support efforts such as Project Target to identify and take remedial action regarding drug houses, abandoned and/or vacant houses, abandoned cars, and areas with concentrations of street and property crimes.		X			CNA, BOB, PPB, MC, DA, HAP, CA
PS6	Encourage neighborhood activities and events which promote greater use of neighborhood's streets, parks, and other gathering places by area residents and visitors.		X			CNA, OAME
PS7	Create and expand landlord/tenant training programs.			X		CNA
PS8	Support development patterns and community activities which, through their orientation and location, increase the safety of the neighborhood and its streets.			X		CNA, NEC, PPB
PS9	Create short-term building and site rehabilitation loan funds for small business.			X		CNA, OAME
PS10	Recruit new members for the Neighborhood Association. Encourage greater participation in neighborhood association activities by business operators and renter households.		X			CNA
PS11	Encourage local businesses to create new jobs for former gang members through the Youth Empowerment Program.		X			CNA, PPB

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: Design

#	ACTIONS	Time				Implementors/ Advocates
		Adopted With Plan	On- going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
D1	Develop a street and building facade design plan for NE Alberta between Martin Luther King Jr. Boulevard and NE 33rd Avenue.			X		CNA, OAME
D2	Update the Historic Resources Inventory for Concordia. Include historic features and buildings.			X		CNA
D3	Promote Concordia urban infill residential development designs used and/or adapted from the publication, <u>New House Designs for North/Northeast Portland</u> .		X			CNA, BOP, AIA
D4	Encourage building and facade designs in business centers and institutional areas which are oriented to the street and add to the safety and attractiveness of street environments. Discourage designs which create blank walls and provide no access to buildings from the sidewalk or through a designated pedestrian pathway.		X			CNA, BOP
D5	Encourage Concordia College buildings and other site features to be designed to reach out into the neighborhood, promote pedestrian access and safety, and be compatible with the surrounding area.		X			CNA

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.

**Concordia Neighborhood Plan:
Design Guidelines**

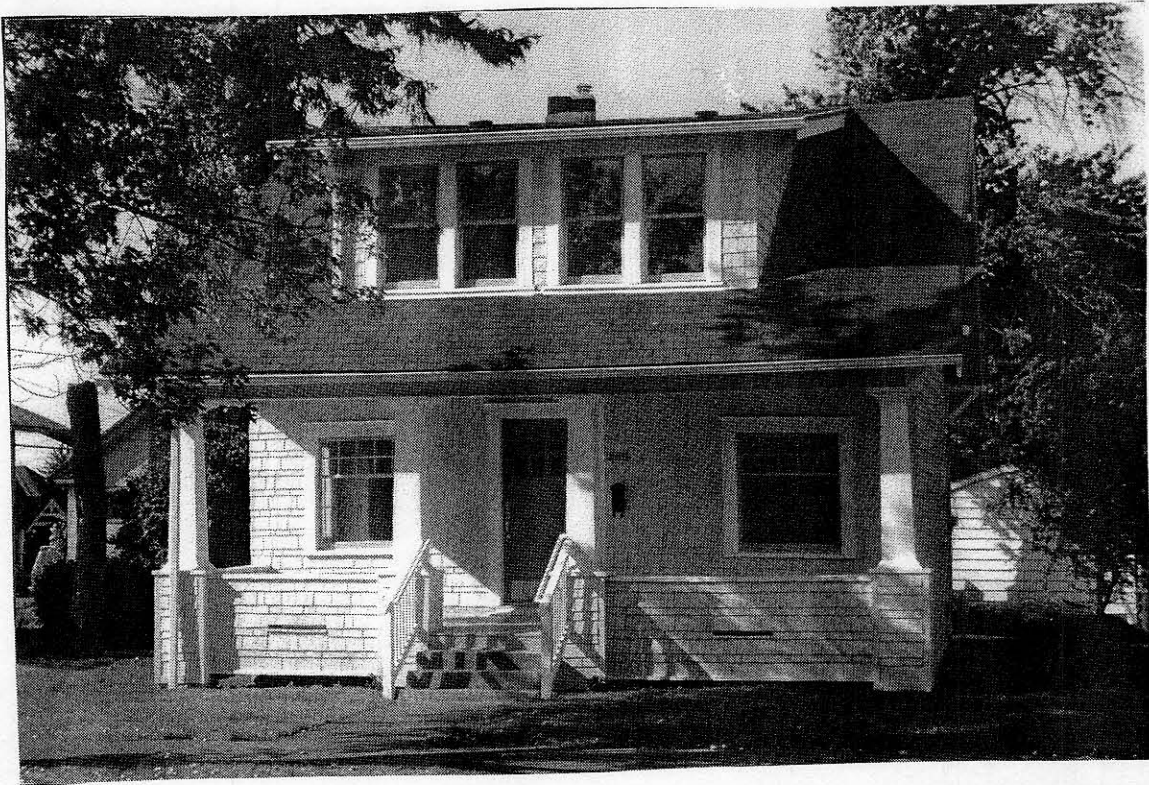


DESIGN GUIDELINES*

The Concordia Neighborhood Association strongly encourages residential building renovators and developers of new construction to use these guidelines in the design of their buildings and landscaping. New construction and the alteration of existing buildings should be thoughtfully designed to respect adjacent historic development, be compatible with the existing building's form and pattern, and provide an overall standard of quality. A design which ignores its neighbors can damage the special qualities and identity of an area or neighborhood. Where changes in scale and form are unavoidable, the use of shared design elements from surrounding buildings can ensure that new development is compatible with the surrounding area. Use of these guidelines will support continued growth and investment in the community which enhances Concordia's character and identity.

A. Residential Buildings

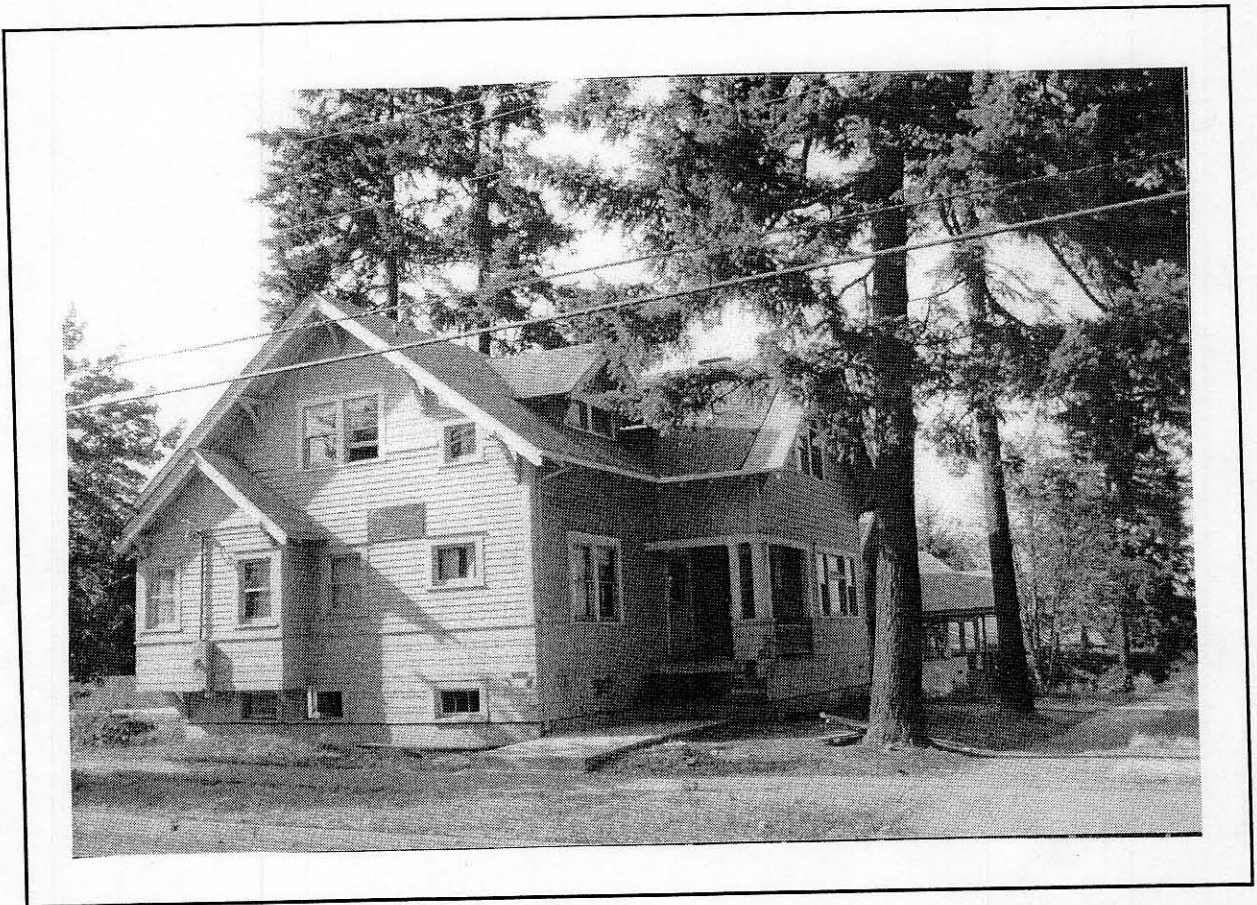
- 1. Create usable front porches on houses.*
- 2. Use construction details that are similar to those on surrounding buildings.*
- 3. Use repeating vertical windows.*
- 4. Make roof pitch similar to others in the neighborhood.*



HOUSING REHABILITATION
(Lincoln Miller/Concordia Neighborhood Association Photographer)

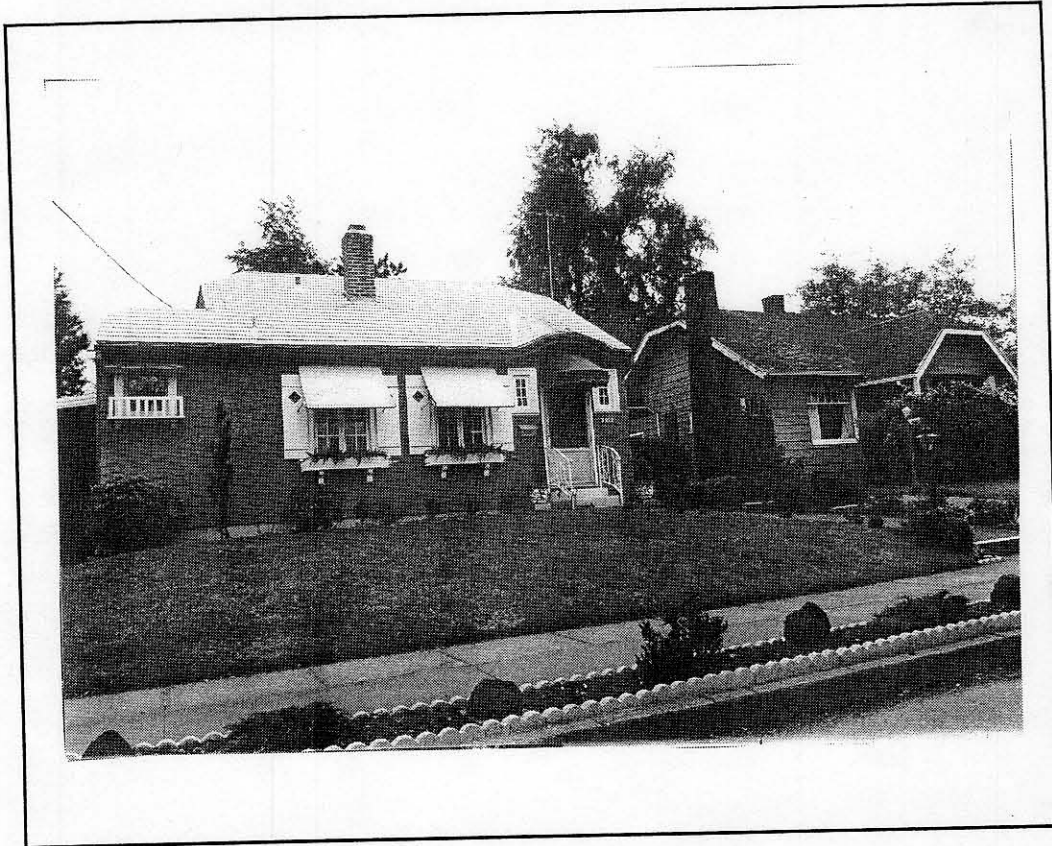
B. Landscape

- 1. Enhance the front yard as each house's contribution to the street.*
- 2. Respect the treatment of the elevation changes in the neighborhood.*
- 3. Replace and maintain landscape elements that are consistent with those existing in the neighborhood.*



**RESIDENCE BUILT FOR THE PRESIDENT OF CONCORDIA COLLEGE, 1908. THE HOUSE WAS PRESERVED THROUGH ITS RELOCATION TO N.E. 27TH AND NE JARRETT ST.
(Lincoln Miller, Concordia Neighborhood Association Photographer)**

4. *Reduce the impact of the automobile in the front yard.*
5. *Plant street trees.*
6. *Enhance the pattern of historic plantings in the parking strips.*

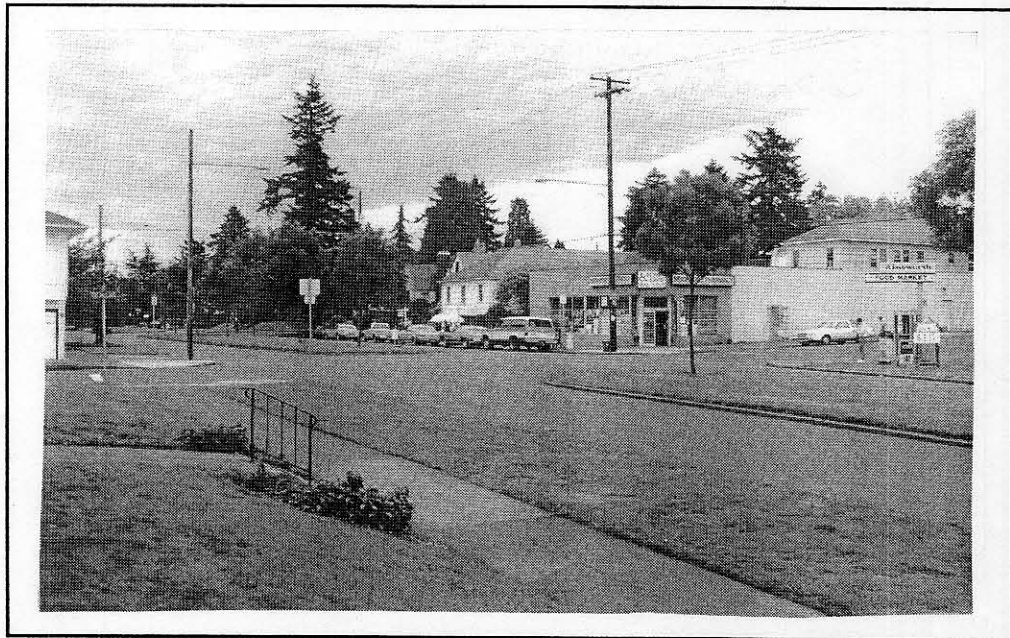


**CONCORDIA BUNGALOWS BUILT IN 1927
NE 28TH AVENUE AND NE JUNIOR STREET**

7. *Use plantings to screen houses from Concordia industrial, commercial, and institutional uses.*



**COMMUNITY GATHERING PLACES: OREGON STAMP SOCIETY, INC.
THE BUILDING WAS BUILT AROUND 1920 TO SERVE AS A FIRE STATION**



**NE AINSWORTH STREET NEIGHBORHOOD COMMERCIAL CENTER:
LIVABILITY AND ACCESSIBILITY**

*The 10 Essentials for North/Northeast Portland Housing. Guidelines for Renovations and New Construction, Portland Chapter, American Institute of Architects, January 1991.