

ANNOTATED MINUTES

Thursday, September 20, 2001 - 9:30 AM
Multnomah Building, First Floor Commissioners Boardroom 100
501 SE Hawthorne Boulevard, Portland

REGULAR MEETING

Chair Diane Linn convened the meeting at 9:35 a.m., with Vice-Chair Lisa Naito, Commissioners Serena Cruz, Lonnie Roberts and Maria Rojo de Steffey present.

CONSENT CALENDAR

**UPON MOTION OF COMMISSIONER NAITO,
SECONDED BY COMMISSIONER CRUZ, THE
CONSENT CALENDAR (ITEMS C-1 THROUGH C-5)
WAS UNANIMOUSLY APPROVED.**

SHERIFF'S OFFICE

- C-1 Amendment 1 to Intergovernmental Revenue Agreement 0111025 with the City of Fairview, Adding Provisions for Processing of City Police Records and Reimbursement of Same
- C-2 Amendment 1 to Intergovernmental Revenue Agreement 0111029 with the United States Department of Agriculture Forest Service, Providing Additional Reimbursement for Patrolling Forest Service Lands within the Columbia River Gorge National Scenic Area
- C-3 Intergovernmental Revenue Agreement 02100034 with Oregon Parks and Recreation Department, Providing Law Enforcement and Emergency Services in Support of Recreation Management (Summer Patrol Team) for Government Island, McGuire Island and Lemon Island

DEPARTMENT OF COMMUNITY AND FAMILY SERVICES

- C-4 Renewal of Intergovernmental Revenue Agreement 0210024 with Portland Public Schools, for Safe Schools/Healthy Students Mental Health Services

- C-5 Renewal of Intergovernmental Revenue Agreement 0210214 with Oregon Mental Health and Developmental Disability Services Division, for Child and Adult Mental Health Capitation Services

REGULAR AGENDA
PUBLIC COMMENT

Opportunity for Public Comment on Non-Agenda Matters. Testimony Limited to Three Minutes Per Person.

PAVEL GOBERMAN COMMENTED REGARDING LOYALTY TO THE COUNTRY, DONATING SICK LEAVE TO THE NATIONAL DEFENSE FUND, AND THE BENEFITS OF HIS "GET ENERGIZED!" RELAXATION, SELF-MASSAGE AND EXERCISE PROGRAM.

AT THE REQUEST OF CHAIR LINN AND UPON MOTION OF COMMISSIONER ROJO, SECONDED BY COMMISSIONER CRUZ, CONSIDERATION OF THE FOLLOWING ITEM WAS UNANIMOUSLY APPROVED.

PUBLIC CONTRACT REVIEW BOARD

- UC-1 Exempting from the Formal Competitive Bid Process the Replacement of the County's IBM Enterprise Server Hardware

COMMISSIONER NAITO MOVED AND COMMISSIONER CRUZ SECONDED, APPROVAL OF UC-1. TOM SIMPSON AND RICK JACOBSON EXPLANATION AND RESPONSE TO QUESTION OF COMMISSIONER CRUZ, ADVISING IBM OFFERED A DEAL WHICH WOULD SAVE THE COUNTY A GREAT AMOUNT OF MONEY. ORDER 01-125 UNANIMOUSLY APPROVED.

DEPARTMENT OF SUSTAINABLE COMMUNITY DEVELOPMENT

- R-1 Intergovernmental Agreement 0210204 with the Cities of Portland and Gresham, Providing Improved Communication, Planning and Coordination for Disasters and Emergencies Between the Emergency Management Jurisdictions within Multnomah County

COMMISSIONER NAITO MOVED AND COMMISSIONER CRUZ SECONDED, APPROVAL OF R-1. DOUG MCGILLIVRAY OF MULTNOMAH COUNTY EMERGENCY MANAGEMENT, INTRODUCED JOE WALLACE OF PORTLAND FIRE BUREAU AND GENE JUVE OF GRESHAM EMERGENCY MANAGEMENT EXPLANATION, COMMENTS IN SUPPORT AND RESPONSE TO BOARD QUESTIONS. CHAIR LINN AND COMMISSIONERS NAITO AND ROBERTS COMMENTS IN SUPPORT. AGREEMENT UNANIMOUSLY APPROVED.

DEPARTMENT OF COMMUNITY AND FAMILY SERVICES

R-2 Review and Approval of Budget Modification CFS 02 Authorizing Expenditures to Implement the Mental Health Crisis/Acute Care Plan

COMMISSIONER NAITO MOVED AND COMMISSIONER CRUZ SECONDED, TO CONTINUE BUDGET MODIFICATION FOR ONE WEEK. CHAIR LINN REPORTED SHE HAS APPOINTED JIM MCCONNELL, DIRECTOR OF THE AGING AND DISABILITY SERVICES, TO ASSUME THE ROLE OF DIRECTOR OF THE OFFICE OF MENTAL HEALTH SERVICES, OUT OF THE CHAIR'S OFFICE, TO COORDINATE ALL COUNTY MENTAL HEALTH SERVICES. CHAIR LINN ADVISED SHE HAS ASKED MR. MCCONNELL TO REVIEW THE POSITION CUTS REFLECTED IN THIS BUDGET MODIFICATION THAT LOLENZO POE AND JIM GAYNOR PROPOSED AND SUGGEST ANY CHANGES THAT MAY MAKE SENSE IN THE BROADER CONTEXT OF COUNTYWIDE MENTAL HEALTH SERVICES. CHAIR LINN ADVISED THE CONTINUANCE WILL NOT DELAY THE IMPLEMENTATION PROCESS AND WILL NOT ADVERSELY AFFECT THE ACTION PLAN PURSUANT TO RESOLUTION 01-109 AND THE OCTOBER FIRST TIMELINE. BUDGET MODIFICATION UNANIMOUSLY CONTINUED TO THURSDAY, SEPTEMBER 27, 2001.

The meeting was recessed at 9:55 a.m. and reconvened at 10:31 a.m., with Chair Linn and Commissioners Cruz and Rojo present, Commissioner Roberts arriving at 10:32, and Commissioner Naito arriving at 10:34 a.m.

DEPARTMENT OF SUSTAINABLE COMMUNITY DEVELOPMENT

- R-3 First Reading of an ORDINANCE Amending Multnomah County Code Chapter 11.10, County Comprehensive Framework Plan, Community Plans, Rural Area Plans, Sectional Zoning Maps, and County Zoning Code Chapters to Adopt Portland's Zoning Code, Comprehensive Plan and Maps and Community Plans

ORDINANCE READ BY TITLE ONLY. COPIES AVAILABLE. COMMISSIONER CRUZ MOVED AND COMMISSIONER ROJO SECONDED, APPROVAL OF FIRST READING OF AMENDED ORDINANCE.

Commissioner Roberts arrived at 10:32 a.m.

COUNTY PLANNER SUSAN INTRODUCED CITY PLANNERS TOM MCGUIRE AND KARL LISLE.

Commissioner Naito arrived at 10:34 a.m.

MS. MUIR PRESENTED STAFF REPORT, REPORTED ON THE PUBLIC PROCESS UNDERTAKEN FROM 1998 TO THE PRESENT, AND PROVIDED AN EXPLANATION OF THE STAFF RECOMMENDED AMENDMENTS MOVED BY THE BOARD THIS MORNING, WHICH INCLUDED MINOR REVISIONS TO THE PROPOSED ENVIRONMENTAL OVERLAY ZONING MAPS, CORRECTION OF THE EFFECTIVE DATE, TO THE INTENDED DATE OF JANUARY 1, 2002, INCLUSION OF THE UPDATED VERSION OF THE CITY CODE EFFECTIVE SEPTEMBER 7, 2001, AND INCLUSION OF CLARIFICATION LANGUAGE SUGGESTED BY ATTORNEY TIM RAMIS WHICH WILL ALLOW PEOPLE TO BE GRANDFATHERED UNDER EXISTING COUNTY REGULATIONS IF THEY FILE AN APPLICATION PRIOR TO JANUARY 1, 2002. MS. MUIR ADVISED THAT ANNEXATION

IS NOT PART OF THIS PROJECT, AND THAT COMPLIANCE OF THE METRO ADOPTED FUNCTIONAL PLAN FOR THE REGION IS REQUIRED. MS. MUIR ENTERED INTO THE RECORD WRITTEN TESTIMONY SUBMITTED BY GARY ALAN SPANOVICH, STEPHEN JANIK, GARY AND MICHELLE YOUNG, ROBERT VANBROCKLIN, TIM RAMIS, OREGON TECHNICAL SERVICES CENTER, PETER VOORHIES AND THOMAS TRIPLETT. KARL LISLE PRESENTATION AND EXPLANATION OF THE SECTIONAL ZONING MAPS. MR. LISLE AND MS. MUIR RESPONSE TO QUESTIONS OF COMMISSIONER ROBERTS REGARDING THE SPRINGWATER CORRIDOR, PORTLAND GUN CLUB, AND PROCESS FOR INSTALLING SEWERS AS PART OF AN ANNEXATION DISCUSSION AND PROCESS WITH THE CITY. TOM MCGUIRE PRESENTATION AND EXPLANATION OF THE ENVIRONMENTAL OVERLAY AND GREENWAY OVERLAY ZONING MAPS AND HOW THEY TRIED TO ADDRESS PROPERTY OWNER ISSUES AND CONCERNS TO THE BEST OF THEIR ABILITY. MS. MUIR ADVISED PLANNING COMMISSIONER CHRIS FOSTER IS HERE TO PRESENT THE PLANNING COMMISSION RECOMMENDATIONS AND RESPOND TO QUESTIONS, AT THE BOARD'S PLEASURE.

MAXINE SELLING TESTIMONY IN OPPOSITION TO PROPOSED ENVIRONMENTAL OVERLAYS. JULIE PAPAVERO TESTIMONY IN SUPPORT OF WETLANDS MITIGATION AND ENVIRONMENTAL ZONING. JUDY FENKER TESTIMONY IN OPPOSITION TO ENVIRONMENTAL ZONING. ATTORNEY TIM RAMIS TESTIMONY IN SUPPORT OF THE AMENDMENTS HE PROPOSED WHICH ARE BEFORE THE BOARD, AND RESPONSE TO A QUESTION OF COMMISSIONER ROJO. WENDIE KELLINGTON, ATTORNEY REPRESENTING RF INVESTMENT COMPANY, TESTIMONY IN OPPOSITION TO PROPOSED ENVIRONMENTAL ZONING AND TRANSFER OF AUTHORITY FROM

COUNTY TO CITY. ANSHULA KEDAR TESTIMONY IN OPPOSITION TO AND REQUEST FOR REVIEW OF PROPOSED ENVIRONMENTAL OVERLAY ZONING AND RESOURCES ON HER PROPERTY. ROSS DAY, ATTORNEY REPRESENTING FRED'S MARINA, TESTIMONY IN OPPOSITION TO PROPOSED BASE ZONING CONVERSION FROM COUNTY MUA-20 TO CITY RF. JIM JENKINS, PORTLAND GUN CLUB AREA RESIDENT, TESTIMONY EXPRESSING CONCERN WITH THE HIGH COST OF ESTABLISHING A SEWER SYSTEM IN THE AREA WHICH PROHIBITS HIM FROM DEVELOPING HIS PROPERTY. BOB SCHOLZ, FOR HIMSELF AND ON BEHALF OF NEIGHBORS JOE GOOD AND ROBERT AND ANN THOMPSON, TESTIMONY IN OPPOSITION TO PROPOSED ENVIRONMENTAL ZONING AND LOCATION OF RESOURCE. CHARLES ROSENFELD, ADVISING HE AGREES WITH NEIGHBORS BOB SCHOLZ, JOE GOOD AND ROBERT AND ANN THOMPSON, TESTIMONY IN OPPOSITION TO PROPOSED ENVIRONMENTAL ZONING. LACEY MAGINNIS, ON BEHALF OF HER GRANDPARENTS, TESTIMONY IN OPPOSITION TO PROPOSED ENVIRONMENTAL ZONING, AND REQUEST THAT STAFF REVIEW PROPOSED ENVIRONMENTAL OVERLAY ZONING AND RESOURCES ON HER GRANDPARENTS' PROPERTY. LOGAN RAMSEY TESTIMONY IN OPPOSITION TO PROPOSED TRANSFER OF AUTHORITY FROM COUNTY TO CITY AND ENVIRONMENTAL ZONING. ALI AZAD TESTIMONY IN OPPOSITION TO PROPOSED DOWNZONING FROM R10 TO RF AND APPLICATION OF ENVIRONMENTAL OVERLAY ZONES ON HIS PROPERTY.

CHAIR LINN EXPLAINED THAT FOR THOSE FOLKS WHO WOULD LIKE TO OPERATE UNDER EXISTING COUNTY ZONING AND VEST THEMSELVES UNDER THE COUNTY CODE, THERE IS A WINDOW OF OPPORTUNITY BETWEEN NOW AND JANUARY 1, 2002 TO MAKE AN APPLICATION TO THE COUNTY, AND IF AN

APPLICATION IS MADE PRIOR TO JANUARY 1, 2001, UNDER STATE STATUTE, THE CITY CODES WILL NOT APPLY TO THAT ACTION. FOLLOWING DISCUSSION WITH MS. MUIR, MR. MCGUIRE, ATTORNEY SANDRA DUFFY, BOARD DIRECTION FOR LAND USE STAFF TO GO OUT AND DO SITE VISITS AND ADDRESS ISSUES OF THE NEW FOLKS WHO TESTIFIED TODAY, AND TO PREPARE A SYNOPSIS OF THOSE RESULTS, AS WELL AS ONE RELATING TO THE OTHER FOLKS' TESTIMONY, ADVISING WHAT THE PLANNING COMMISSION RECOMMENDED AND WHY, AND TO SUBMIT THAT INFORMATION BETWEEN NOW AND THE SECOND READING, WHICH WILL BE IN TWO WEEKS. FIRST READING UNANIMOUSLY APPROVED, AS AMENDED. SECOND READING THURSDAY, OCTOBER 4, 2001.

There being no further business, the meeting was adjourned at 12:06 p.m.

BOARD CLERK FOR MULTNOMAH COUNTY, OREGON

Deborah L. Bogstad



Multnomah County Oregon

Board of Commissioners & Agenda

connecting citizens with information and services

BOARD OF COMMISSIONERS

Diane Linn, Chair

501 SE Hawthorne Boulevard, Suite 600
Portland, Or 97214

Phone: (503) 988-3308 FAX (503) 988-3093

Email: mult.chair@co.multnomah.or.us

Maria Rojo de Steffey,

Commission Dist. 1

501 SE Hawthorne Boulevard, Suite 600
Portland, Or 97214

Phone: (503) 988-5220 FAX (503) 988-5440

Email: district1.@co.multnomah.or.us

Serena Cruz, Commission Dist. 2

501 SE Hawthorne Boulevard, Suite 600
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Phone: (503) 988-5219 FAX (503) 988-5440

Email: serena@co.multnomah.or.us

Lisa Naito, Commission Dist. 3

501 SE Hawthorne Boulevard, Suite 600
Portland, Or 97214

Phone: (503) 988-5217 FAX (503) 988-5262

Email: lisa.h.naito@co.multnomah.or.us

Lonnie Roberts, Commission Dist. 4

501 SE Hawthorne Boulevard, Suite 600
Portland, Or 97214

Phone: (503) 988-5213 FAX (503) 988-5262

Email: lonnie.j.roberts@co.multnomah.or.us

ANY QUESTIONS? CALL BOARD

CLERK DEB BOGSTAD @ (503) 988-3277

Email: deborah.l.bogstad@co.multnomah.or.us

**INDIVIDUALS WITH DISABILITIES PLEASE
CALL THE BOARD CLERK AT (503) 988-3277,
OR MULTNOMAH COUNTY TDD PHONE
(503) 988-5040, FOR INFORMATION ON
AVAILABLE SERVICES AND ACCESSIBILITY.**

SEPTEMBER 20, 2001

BOARD MEETING

FASTLOOK AGENDA ITEMS OF INTEREST

Pg 2	9:30 a.m. Opportunity for Public Comment
Pg 3	9:30 a.m. Emergency Management Services Agreement with Gresham and Portland
Pg 3	9:40 a.m. Budget Modification CFS 02 Authorizing Expenditures to Implement the Mental Health Crisis/Acute Care Plan
Pg 3	10:30 a.m. 1st Reading of an Ordinance Amending Multnomah County Code Chapter 11.10, Comprehensive Framework Plan, Community Plans, Rural Area Plans, Sectional Zoning Maps, and Zoning Code Chapters to Adopt Portland's Zoning Code, Comprehensive Plan and Maps and Community Plans
Board and Agenda Web Site: http://www.co.multnomah.or.us/cc/index.html	

Thursday meetings of the Multnomah County Board of Commissioners are cable-cast live and taped and may be seen by Cable subscribers in Multnomah County at the following times:

Thursday, 9:30 AM, (LIVE) Channel 30

Friday, 11:00 PM, Channel 30

Saturday, 10:00 AM, Channel 30

(Saturday Playback for East County Only)

Sunday, 11:00 AM, Channel 30

Produced through Multnomah Community Television

(503) 491-7636, ext. 333 for further info

or: <http://www.mctv.org>

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501 SE Hawthorne Boulevard, Portland

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SHERIFF'S OFFICE

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PUBLIC COMMENT - 9:30 AM

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DEPARTMENT OF COMMUNITY AND FAMILY SERVICES - 9:40 AM

- R-2 Review and Approval of Budget Modification CFS 02 Authorizing Expenditures to Implement the Mental Health Crisis/Acute Care Plan

DEPARTMENT OF SUSTAINABLE COMMUNITY DEVELOPMENT - 10:30 AM

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Commissioner LISA NAITO

MULTNOMAH COUNTY • DISTRICT 3

BOARD OF COUNTY COMMISSIONERS • 501 S.E. HAWTHORNE BLVD., SUITE 600 • PORTLAND, OREGON 97214

(503) 988-5217 phone

(503) 988-5262 fax

MEMORANDUM

TO: Chair Diane Linn
Commissioner Maria Rojo de Steffey
Commissioner Serena Cruz
Commissioner Lonnie Roberts
Board Clerk Deb Bogstad

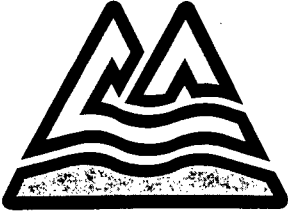
FROM: Terri Naito
Executive Assistant to Commissioner Lisa Naito

DATE: September 12, 2001

RE: Board Participation

01 SEP 12 10:41
MULTNOMAH COUNTY
OREGON
CLERK OF
COUNTY COMMISSIONERS

Due to yesterday's tragic events, Commissioner Naito has cancelled her travel plans for this week and will participate in person for the September 13, 2001 Board of County Commissioners meeting. At this time, Commissioner Naito intends to participate by phone for the September 20, 2001 Board of County Commissioners meeting as originally scheduled.



Commissioner LISA NAITO

MULTNOMAH COUNTY • DISTRICT 3

BOARD OF COUNTY COMMISSIONERS • 501 S.E. HAWTHORNE BLVD., SUITE 600 • PORTLAND, OREGON 97214
(503) 988-5217 phone
(503) 988-5262 fax

MEMORANDUM

TO: Chair Diane Linn
Commissioner Maria Rojo de Steffey
Commissioner Serena Cruz
Commissioner Lonnie Roberts
Board Clerk Deb Bogstad

FROM: Charlotte Comito
Assistant to Commissioner Lisa Naito

DATE: August 27, 2001

RE: Board participation by phone

01 AUG 29 AM 10:13
MULTNOMAH COUNTY
OREGON
COUNTY COMMISSIONERS

Commissioner Naito will participate by phone for the September 13th and 20th BCC meetings.

BOGSTAD Deborah L

From: NAITO Terri W
Sent: Monday, September 10, 2001 3:37 PM
To: BOGSTAD Deborah L
Cc: COMITO Charlotte A
Subject: RE: Reminder Please!

Deb,
Lisa says she'll probably just call in from her cell phone (503 329-8494). However, if she is at a location with a hard line available, she'll call you with that number on Thursday morning(s). (It'll be early afternoon on the East Coast, so I'm guessing that she doesn't want to be tied to a particular spot at that hour.) I suggest if you haven't made contact with her by a reasonable time on Thursday a.m., go ahead and call her cell.
Hope this helps!

Terri Naito
Office of Commissioner LISA NAITO
Multnomah County Oregon
503.988.4105
terri.w.naito@co.multnomah.or.us

-----Original Message-----

From: BOGSTAD Deborah L
Sent: Monday, September 10, 2001 1:02 PM
To: NAITO Terri W; COMITO Charlotte A
Subject: Reminder Please!

I'll need Commissioner Naito's phone number for this Thursday's Board meeting and next Thursday's too. (I call her from the Boardroom because then the County picks up the long distance charge.) Here is the number for the Boardroom phone if she wants it for a backup: (503) 988-6910. Thanks!!

Deb Bogstad, Board Clerk
Multnomah County Chair's Office
501 SE Hawthorne Boulevard, Suite 600
Portland, Oregon 97214-3587
(503) 988-3277
<http://www.co.multnomah.or.us/cc>

MEETING DATE: SEP 20 2001
AGENDA NO: C-1
ESTIMATED START TIME: 9:30 AM
LOCATION: Board Room
100

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: Amendment to government contract 0111025

BOARD BRIEFING: DATE REQUESTED: _____
REQUESTED BY: _____
AMOUNT OF TIME NEEDED: _____

REGULAR MEETING: DATE REQUESTED: September 20, 2001
AMOUNT OF TIME NEEDED: N/A

DEPARTMENT: Sheriff's Office DIVISION: _____
CONTACT: Barbara Simon TELEPHONE #: 503-988-4326
BLDG/ROOM #: 503/350/ B. Simon

PERSON(S) MAKING PRESENTATION: _____

ACTION REQUESTED:

☐ INFORMATIONAL ONLY ☐ POLICY DIRECTION ☒ APPROVAL ☐ OTHER

SUGGESTED AGENDA TITLE:

Amend contract to include the \$4,000 reimbursement for processing City police records

09/20/01 Originals to Dave Breaksma

BOARD OF
COUNTY COMMISSIONERS
MULTNOMAH COUNTY
OREGON
01 SEP 12 AM 9:42

SIGNATURES REQUIRED:

ELECTED OFFICIAL: Dan Hoelle
(OR) mc

DEPARTMENT MANAGER: _____

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Board Clerk @ (503) 988-3277 or email
deborah.l.bogstad@co.multnomah.or.us



Multnomah County Sheriff's Office

501 SE Hawthorne Blvd. Ste 350. Portland, OR 97214

DAN NOELLE
SHERIFF

Phone: (503) 988-4300

TTY: (503) 988-4500

BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM BRIEFING—SUPPLEMENTAL STAFF REPORT

To: Board of County Commissioners
From: Barbara Simon
Today's Date: September 10, 2001
Requested Placement Date: September 20, 2001

- I. Recommendation/Action Requested:**
Approval of amendment to government contract 0111025
- II. Background Analysis:**
This amendment charges the city of Fairview for the processing of City police records resulting from policing services provided to the City as outlined in government contract 0111025.
- III. Financial Impact:**
The City of Fairview shall pay MCSO \$4,000 per year, payable \$1,000 per quarter for the processing of CITY police records.
- IV. Legal Issues:**
The amendment has been reviewed by the County Attorney's Office.
- V. Controversial Issues:**
None
- VI. Link to Current County Policies**
Good Government
- VII. Citizen Participation**
None
- VIII. Other Government Participation**
City of Fairview

MULTNOMAH COUNTY CONTRACT APPROVAL FORM

Pre-approved Contract Boilerplate (with County Counsel signature) ☐ Attached ☐ Not Attached Contract #: 0111025-1
Amendment #: 1

CLASS I	CLASS II	CLASS III
<input type="checkbox"/> Professional Services not to exceed \$50,000 (and not awarded by RFP or Exemption) <input type="checkbox"/> Revenue not to exceed \$50,000 (and not awarded by RFP or Exemption) <input checked="" type="checkbox"/> Intergovernmental Agreement (IGA) not to exceed \$50,000 <input type="checkbox"/> Expenditure <input checked="" type="checkbox"/> Revenue <input type="checkbox"/> Architectural & Engineering not to exceed \$10,000 (for tracking purposes only)	<input type="checkbox"/> Professional Services that exceed \$50,000 or awarded by RFP or Exemption (regardless of amount) <input type="checkbox"/> PCRB Contract <input type="checkbox"/> Maintenance Agreement <input type="checkbox"/> Licensing Agreement <input type="checkbox"/> Construction <input type="checkbox"/> Grant <input type="checkbox"/> Revenue that exceeds \$50,000 or awarded by RFP or Exemption (regardless of amount)	<input type="checkbox"/> Intergovernmental Agreement (IGA) that exceeds \$50,000 <input type="checkbox"/> Expenditure <input type="checkbox"/> Revenue APPROVED MULTNOMAH COUNTY BOARD OF COMMISSIONERS AGENDA # C-1 DATE 9-20-01 DEB BOGSTAD, BOARD CLERK

Department: Sheriff Division: Enforcement Date: 08-08-01
 Originator: Chief Deputy VanDyke Phone: 988-4308 Bldg/Rm: 503/350
 Contact: Dave Braaksma Phone: 988-4415 Bldg/Rm: 503/350

Description of Contract: Amendment to include cost of City Police record processing

RENEWAL: ☐ PREVIOUS CONTRACT #(S):

RFP/BID: RFP/BID DATE:

EXEMPTION EXEMPTION EXPIRATION DATE: ORS/AR #:

CONTRACTOR IS: ☐ MBE ☐ WBE ☐ ESB ☐ QRF ☐ N/A ☐ NONE (Check all boxes that apply)

Contractor City of Fairview	Remittance address
Address 1300 NE Village St.	(If different)
Fairview, OR 97024	
Attn: Marilyn Holstrom	
Phone 503-674-6200	Payment Schedule / Terms
Employer ID# or SS#	<input type="checkbox"/> Lump Sum \$ <input type="checkbox"/> Due on Receipt
Effective Date 07-01-01	<input type="checkbox"/> Monthly \$ <input type="checkbox"/> Net 30
Termination Date 06-30-01	<input type="checkbox"/> Other \$ <input type="checkbox"/> Other
Original Contract Amount \$ 6,000	
Total Amt of Previous Amendments \$ -0-	<input type="checkbox"/> Requirements Not to Exceed \$
Amount of Amendment \$ 4,000	
Total Amount of Agreement \$ 10,000	Encumber <input type="checkbox"/> Yes <input type="checkbox"/> No

REQUIRED SIGNATURES:

Department Manager Peter C. Vaghe
 Purchasing Manager [Signature]
 (Class II Contracts Only)
 County Counsel [Signature]
 County Chair [Signature]
 Sheriff [Signature]

DATE 9-5-01
 DATE
 DATE 9/5/01
 DATE 9-20-01
 DATE 9-5-01
 DATE

Contract Administration
 (Class I, Class II Contracts only)

LGFS VENDOR CODE						DEPT REFERENCE					
LINE #	FUND	AGENCY	ORG	SUB ORG	ACTIVITY	OBJ/ REV	SUB OBJ	REP CAT	LGFS DESCRIPTION	AMOUNT	INC DEC
01											
02											
03											

Exhibit A, Rev. 3/25/98 DIST: Originator, Accts Payable, Contract Admin - Original If additional space is needed, attach separate page. Write contract # on top of page.

CASE # 601615

**MULTNOMAH COUNTY
GOVERNMENT CONTRACT
AMMENDMENT - 1
CONTRACT NO. 0111025**

This is an amendment to Multnomah County Government contract 0111025 effective July 1, 2000 between Multnomah County Sheriff's Office, hereinafter referred to as MCSO, and the City of Fairview, hereinafter referred to as CITY.

In addition to the agreed upon terms and conditions of contract 0111025, the agreement shall be modified to include;

Under the heading of LEVEL OF SERVICE, below Paragraph 6., add the following paragraph:

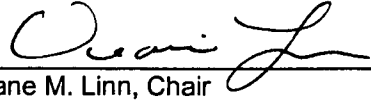
7. MCSO shall provide for the processing of CITY police records. The processing shall include:
- a. Issuing a file number
 - b. Receiving and logging in the report
 - c. Reading, copying and distributing the report
 - d. Delivering the report to the Multnomah County District Attorney's Office
 - e. Entering the report into the Portland Police Data System (PPDS)
 - f. Provide Quality Control measures to ensure accuracy of information.

Under the heading CONTRACT COST, below Paragraph 20., add the following paragraphs:

- 20a. The CITY shall pay MCSO for providing police records processing as outlined in Paragraph 7 above at the rate of \$4,000 per year, payable \$1,000 per quarter.
- 20b. Invoicing for providing said services shall be included in the quarterly billing from MCSO.

IN WITNESS WHEREOF, the parties have caused this amendment to Government Contract 0111025 to be executed on their behalf by their duly appointed officers on the date written below.

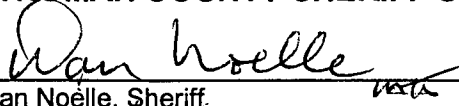
MULTNOMAH COUNTY

By: 
Diane M. Linn, Chair
Date: 9.20.01

CITY OF FAIRVIEW

By: _____
Date: _____

MULTNOMAH COUNTY SHERIFF'S OFFICE

By: 
Dan Noëlle, Sheriff
Date: 9/5/01

APPROVED MULTNOMAH COUNTY
BOARD OF COMMISSIONERS
AGENDA # C-1 DATE 9.20.01
DEB BOGSTAD, BOARD CLERK

REVIEWED:

Thomas Sponsler, County Counsel
For Multnomah County

By: 
Assistant County Counsel

APPROVED AS TO FORM

By: 9/5/01

INTERGOVERNMENTAL AGREEMENT

This Agreement is made and entered into pursuant to the authority found in ORS 190.010 et seq. and ORS 206.345 by and between the Multnomah County Sheriff's Office (MCSO), jointly with and on behalf of Multnomah County, and the City of Fairview (CITY), a municipal corporation in the State of Oregon.

WHEREAS, the CITY is desirous of contracting with the MCSO for the performance of law enforcement functions within its boundaries; and

WHEREAS, the MCSO agrees to render such service in the terms and conditions hereinafter set forth.

IN CONSIDERATION of those mutual promises and the terms and conditions set forth hereafter, and pursuant to the provisions of ORS chapter 190, the parties agree to be bound as follows:

LEVEL OF SERVICE

1. The MCSO agrees to provide police service within the corporate limits of the CITY. The police services shall include the duties and enforcement functions customarily rendered by the MCSO under the statutes of the State of Oregon and the CITY. These services shall include response to emergency situations where life and property are in danger, criminal law enforcement, traffic enforcement, and similar law enforcement activities within the legal authority of the MCSO to provide. The MCSO and CITY agree to meet and discuss which CITY ordinances the MCSO will enforce. The parties agree that ORS 206.345(2), which provides, *"During the existence of the contract, the Sheriff and the deputies of the Sheriff shall exercise such authority as may be vested in them by terms of the contract, including full power and authority to arrest for violation of all duly enacted ordinances of the contracting city"* shall prevail and both parties shall perform accordingly.
2. The CITY agrees that all matters incident to the performance of the services provided hereunder, including standards of performance, and supervision and discipline of assigned personnel, shall be and remain the responsibility of the MCSO. The CITY further agrees that the assigned personnel provide hereunder by MCSO shall be and remain employees of the COUNTY. The assigned personnel shall be supervised by MCSO and shall perform their duties in accordance with the administrative and operational procedures of the MCSO.
3. The MCSO agrees to provide all necessary labor, supervision, equipment, communication facilities, and supplies necessary to provide the services described herein.
4. The MCSO shall make available for the performance of the services described herein, properly supervised deputy sheriffs, certified as police officers by the Oregon Board on Police Standards and Training.
5. The MCSO agrees to respond to calls for service seven days per week, within the CITY limits, during those hours when no Fairview police officer is assigned to patrol duty.

6. The CITY retains the right to notify BOEC as to the priority number of calls they wish MCSO to respond to.

CONTRACT ADMINISTRATION

7. The Sheriff or his designated representative will represent the MCSO in all matters pertaining to this Agreement.
8. The City will designate a person as "Liaison to Law Enforcement" from the City Administrators Office to represent the city.
9. Any notice or notices provided for by this Agreement or by law to be given or served upon the MCSO shall be given or served by letter deposited in the United States mail, postage prepaid, and addressed:

Dan Noelle, Sheriff
Multnomah County Sheriff's Office
501 SE Hawthorne, Suite 350
Portland, Oregon 97214

Any notice or notices provided for by this agreement or by law to be given or served upon City may be given or served by letter deposited in United States mail, postage prepaid and addressed:

Marilyn Holstrom
City of Fairview
1300 NE Village Street
Fairview, Oregon 97024

10. The CITY shall designate in writing a representative who shall be authorized to request special emergency patrols or responses from the MCSO.
11. The Sheriff shall designate a representative of the Sheriff's Office to address special requests from the CITY. The name of such representative will be provided to the Police Chief of Fairview.

REPORTS AND RECORDS

12. The MCSO agrees that all records generated under this contract shall be made available to the CITY to audit and examine. The CITY agrees that any audit shall be arranged by contacting the Sheriff or his representative at least ten (10) working days prior to the commencement of the audit and shall be conducted at any time during normal working hours.
13. The MCSO shall provide to CITY a monthly report that includes the number of incidents to which MCSO responded, the amount of time spent on incidents, and the assigned incident number. MCSO will use BOEC documents as well as Deputies daily reports to verify hours spent on dispatched calls. MCSO agrees that its personnel will make certain that a copy of all reports written concerning incidents occurring in Fairview will be forward to the Fairview Police Department.

14. The CITY agrees to give MCSO as much advance notice of unfilled shifts as is practical.
15. The hourly charge will be based on time spent by the primary MCSO car dispatched. Mutual aid will not be considered chargeable.

15a. MCSO can cite Fairview violations occurring in the city limits of Fairview to Municipal Court. Fairview Police Department will provide MCSO with the proper citations form.

INDEMNIFICATION

16. All personnel provided by the MCSO in the performance of this contract shall be MCSO officers and employees. The CITY shall have no liability for any salaries, wages, workmen's compensation, or incidental personal expenses to any MCSO officers and employees engaged in such performance.
17. Subject to limitations of the Oregon Torts Claims Act and the Oregon Constitution, the MCSO and the COUNTY shall indemnify, defend and hold harmless the CITY, its officers, employees and agents from all claims, suits, actions or expenses of any nature resulting from or arising out of the acts, errors or omissions of the MCSO's assigned personnel acting pursuant to the terms of this Agreement.
18. Subject to limitations of the Oregon Torts Claims Act and the Oregon Constitution, the CITY shall indemnify, defend and hold harmless the MCSO and the COUNTY, its officers, employees and agents from all claims, suits, actions or expenses of any nature resulting from or arising out of the acts, errors or omissions of the CITY's assigned personnel acting pursuant to the terms of this Agreement.

CONTRACT MODIFICATION AND AMENDMENT

19. The MCSO and CITY agree that this Agreement may be modified or amended by mutual agreement of the parties. Any modification to this Agreement shall be effective only when incorporated herein by written amendments and signed by both CITY and the Multnomah County Sheriff, and approved by the Multnomah County Board of Commissioners.

CONTRACT COST

20. The CITY shall pay to the MCSO for patrol services as provided at paragraph 5 above at a rate of \$50.53 per hour. This rate includes \$36.70 per hour for a patrol officer (based on the salary and benefits for an average Deputy Sheriff in Fiscal year 2001-02). Also included in this rate is the hourly cost of a marked vehicle of \$9.70 per hour, plus indirect costs of \$4.13 per hour (based on an indirect cost rate of 8.91%). Payment of such services is to be made on a quarterly basis. Payments will be mailed to:

Sharon Lowell
Multnomah County Sheriff's Office
501 SE Hawthorne Blvd., Suite 350
Portland, Oregon 97214

21. Scheduling, payment of salary, benefits, and all other employee rights shall be in compliance with the negotiated contract between the Multnomah County Deputy Sheriff's Association and Multnomah County.

TERMS OF AGREEMENT

22. This agreement shall be from July 1, 2001 through June 30, 2002 unless terminated as provided in paragraph 23 and 24 below.

RENEWAL/TERMINATION

23. It is mutually agreed that in the event the parties to this Agreement desire to renew this contract after the expiration thereof, they shall notify the other party within 90 days prior to its expiration.
24. It is mutually agreed that either party to this agreement may terminate said agreement by giving 90 days written notice.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized officers on the date written below.

CITY OF FAIRVIEW

MULTNOMAH COUNTY SHERIFF'S OFFICE

By: _____
Roger A. Vanderharr, Mayor

By: _____
Dan Noelle, Sheriff

Date: _____

Date: _____

By: _____
Marilyn Holstrom, City Administrator

REVIEWED: _____
Assistant County Attorney

Date: _____

Date: _____

PVD/jlz/Fairview6-30-2002

MEETING DATE: SEP 20 2001
AGENDA NO: C-2
ESTIMATED START TIME: 9:30
LOCATION: BOARDROOM
100

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: Amendment for additional \$6,000 reimbursement from U.S. Forest Service for patrolling USFS lands

BOARD BRIEFING: DATE REQUESTED: _____
REQUESTED BY: _____
AMOUNT OF TIME NEEDED: _____

REGULAR MEETING: DATE REQUESTED: September 20, 2001
AMOUNT OF TIME NEEDED: N/A

DEPARTMENT: Sheriff DIVISION: Enforcement

CONTACT: Barbara Simon TELEPHONE #: 503-988-4326
BLDG/ROOM #: 503 / 350 / Simon

PERSON(S) MAKING PRESENTATION: _____

ACTION REQUESTED:

☐ INFORMATIONAL ONLY ☐ POLICY DIRECTION ☒ APPROVAL ☐ OTHER

SUGGESTED AGENDA TITLE:

Amendment to Government Contract # 0111029, Increasing the Value \$6,000 for Additional Patrol Services.

09/20/01 originals to DAVE BRAAKSMA

SIGNATURES REQUIRED:
ELECTED OFFICIAL: Wan Hoelle
(OR) mt

DEPARTMENT MANAGER: _____

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Board Clerk @ (503) 988-3277 or email
deborah.l.bogstad@co.multnomah.or.us

BOARD OF
COUNTY COMMISSIONERS
MULTNOMAH COUNTY
OREGON
01 SEP 12 AM 9:41



Multnomah County Sheriff's Office

501 SE Hawthorne Blvd. Ste 350. Portland, OR 97214

DAN NOELLE
SHERIFF

Phone: (503) 988-4300

TTY: (503) 988-4500

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM BRIEFING—SUPPLEMENTAL STAFF REPORT

To: Board of County Commissioners
From: Barbara Simon
Today's Date: September 11, 2001
Requested Placement Date: September 20, 2001

- I. Recommendation/Action Requested**
Approval of Amendment to Government Contract #0111029.
- II. Background Analysis**
Amendment between the MCSO and the U.S. Department of Agriculture to conduct unmarked patrols or conduct covert operations to address vandalism and car prowls issues associated with parking areas and trailheads within the Columbia River Gorge National Scenic Area.
- III. Financial Impact**
The MCSO will receive \$6,000 for 112 operational hours.
- IV. Legal Issues:**
This amendment has been reviewed by the County Attorney's Office.
- V. Controversial Issues**
None
- VI. Link to Current County Policies**
Good Government
Public Safety
- VII. Citizen Participation**
None
- VIII. Other Government Participation**
U.S. Department of Agriculture

MULTNOMAH COUNTY CONTRACT APPROVAL FORM

Pre-approved Contract Boilerplate (with County Counsel signature) ☐ Attached ☐ Not Attached Contract #: 0111029
Amendment #: 1

CLASS I	CLASS II	CLASS III
<input type="checkbox"/> Professional Services not to exceed \$50,000 (and not awarded by RFP or Exemption) <input type="checkbox"/> Revenue not to exceed \$50,000 (and not awarded by RFP or Exemption) <input checked="" type="checkbox"/> Intergovernmental Agreement (IGA) not to exceed \$50,000 <input type="checkbox"/> Expenditure <input checked="" type="checkbox"/> Revenue <input type="checkbox"/> Architectural & Engineering not to exceed \$10,000 (for tracking purposes only)	<input type="checkbox"/> Professional Services that exceed \$50,000 or awarded by RFP or Exemption (regardless of amount) <input type="checkbox"/> PCRB Contract <input type="checkbox"/> Maintenance Agreement <input type="checkbox"/> Licensing Agreement <input type="checkbox"/> Construction <input type="checkbox"/> Grant <input type="checkbox"/> Revenue that exceeds \$50,000 or awarded by RFP or Exemption (regardless of amount)	Intergovernmental Agreement (IGA) that exceeds \$50,000 <input type="checkbox"/> Expenditure Revenue APPROVED MULTNOMAH COUNTY BOARD OF COMMISSIONERS AGENDA # <u>C-2</u> DATE <u>09.20.01</u> DEB BOGSTAD, BOARD CLERK

Department: Sheriff Division: Enforcement Date: 05/22/01
 Originator: Lee Graham Phone: 503.251.2407 Bldg/Rm: 313 / Command
 Contact: Dave Braaksma Phone: 503.988.4415 Bldg/Rm: 503/350
 Description of Contract: Amendment for Additional Reimbursement for patrolling Forest Service Lands
 RENEWAL: ☐ PREVIOUS CONTRACT #(S): N/A
 RFP/BID: _____ RFP/BID DATE: _____
 EXEMPTION _____ EXEMPTION EXPIRATION _____ ORS/AR
 #/DATE: _____ DATE: _____ #: _____
 CONTRACTOR IS: ☐ MBE ☐ WBE ☐ ESB ☐ QRF ☐ N/A ☒ NONE (Check all boxes that apply)

Contractor <u>USDA Forest Service</u>		Remittance address _____	
Address <u>Mount Hood National Forest</u>		(If different) _____	
<u>16400 Champion Way</u>			
<u>Sandy, OR 97055</u>			
Phone <u>503.668.1789</u>	Payment Schedule / Terms		
Employer ID# or SS# _____	<input type="checkbox"/> Lump Sum \$ _____	<input type="checkbox"/> Due on Receipt	
Effective Date <u>07/01/01</u>	<input type="checkbox"/> Monthly \$ _____	<input type="checkbox"/> Net 30	
Termination Date <u>09/30/06</u>	<input type="checkbox"/> Other \$ _____	<input type="checkbox"/> Other	
Original Contract Amount \$ <u>\$30,713</u>	<input type="checkbox"/> Requirements Not to Exceed \$ _____		
Total Amt of Previous Amendments \$ _____	Encumber <input type="checkbox"/> Yes <input type="checkbox"/> No		
Amount of Amendment \$ <u>6,000</u>			
Total Amount of Agreement \$ <u>36,713</u>			

REQUIRED SIGNATURES

Department Manager	<u>Pieter C. Van der</u>	DATE	<u>9-4-01</u>
Purchasing Manager	<u>[Signature]</u>	DATE	<u>9/10/01</u>
(Class II Contracts Only)		DATE	<u>7.20.01</u>
County Counsel	<u>[Signature]</u>	DATE	<u>9/5/01</u>
County Chair	<u>[Signature]</u>	DATE	
Sheriff	<u>[Signature]</u>	DATE	
Contract Administration		DATE	
(Class I, Class II Contracts only)			

LGFS VENDOR CODE						DEPT REFERENCE					
LINE #	FUND	AGENCY	ORG	SUB ORG	ACTIVITY	OBJ/ REV	SUB OBJ	REP CAT	LGFS DESCRIPTION	AMOUNT	INC DEC
01											
02											
03											

Exhibit A, Rev. 3/25/98 DIST: Originator, Accts Payable, Contract Admin - Original If additional space is needed, attach separate page. Write contract # on top of page.

COST CTR. 601611

**Addendum to Exhibit A
Financial and Operating Plan
between the
Multnomah County Sheriff's Department
and
U.S. Department of Agriculture
Columbia River Gorge National Scenic Area**

I. GENERAL:

A. Conduct unmarked patrols or conduct covert operations to address vandalism and car prowling issues associated with parking areas and trailheads within the Columbia River Gorge National Scenic Area.

B. Reimbursement for unmarked patrols or enhance covert operation will be \$6,000.00, for 112 operational hours.

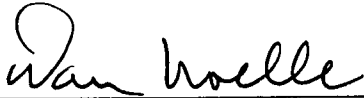
Total amount to be paid under the current operation plan and this addendum cannot exceed \$36,713.00.

To achieve the above-mentioned enforcement activities, the ending period of this fiscal years Financial and Operations Plan will be revised to September 30, 2001.

II. PATROL ACTIVITY:

Specific personnel needs, locations, date and times will be coordinated between the Cooperator's and Forest Service Representatives.

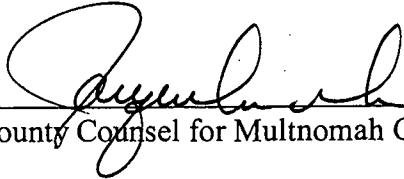
In witness whereof, the parties hereto have executed this Operating Plan as of the last date written below.



DAN NOELLE, Sheriff *mt*
Multnomah County

9-5-01

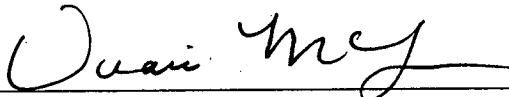
Date



County Counsel for Multnomah County

9/6/01

Date



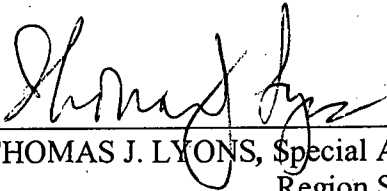
DIANE LINN, County Chair
Multnomah County

9-20-01

Date

DANIEL T. HARKENRIDER, Area Manager
Columbia River Gorge National Scenic Area

Date



THOMAS J. LYONS, Special Agent in Charge
Region Six

8/27/01

Date

APPROVED MULTNOMAH COUNTY
BOARD OF COMMISSIONERS
AGENDA # C-2 DATE 09-20-01
DEB BOGSTAD, BOARD CLERK

REFERENCE
COPY
OF ORIGINAL
AGREEMENT

COOPERATIVE AGREEMENT
between the
MULTNOMAH COUNTY SHERIFF'S DEPARTMENT
and the
U.S. DEPARTMENT OF AGRICULTURE, FOREST SERVICE
COLUMBIA RIVER GORGE NATIONAL SCENIC AREA
And
MT. HOOD NATIONAL FOREST

This Cooperative Agreement is entered into by and between the Multnomah County Sheriff's Department, hereinafter referred to as the Cooperator, and the United States Department of Agriculture, Forest Service, Columbia River Gorge National Scenic Area and the Mt. Hood National Forest, hereinafter referred to as Forest Service, under the provisions of the Cooperative Law Enforcement Act of August 10, 1971, (P.L. 92-82. 16 U.S.C. 551a).

Background: The parties to this agreement recognize public use of National Forest System lands (NFS lands) is usually located in areas that are remote or sparsely populated. The parties also recognize that the enforcement of State and local law is related to the administration and regulation of NFS lands and the Cooperator has a limited amount of financing to meet their responsibility of enforcing these laws.

I. PURPOSE:

The purpose of this agreement is to document a cooperative effort between the parties to enhance State and local law enforcement on NFS lands and provide for reimbursement to the Cooperator for the intensified portion of this effort.

In consideration of the above premises, the parties agree as follows:

II. THE COOPERATOR SHALL:

- A. Perform in accordance with the approved and hereby incorporated annual Financial and Operating Plan attached as Exhibit A. *See related Provision IV-D.*
- B. Comply with all Federal statutes relating to nondiscrimination and all applicable requirements of all other Federal laws, executive orders, regulations, and policies. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (40 U.S.C. 2000), which prohibits discrimination on the basis of race, color, handicap, or national origin; (b) Title IX of the Education amendments of 1972, as amended (20 U.S.C. 1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex.
- C. Ensure that the officers/agents of the Cooperator performing law enforcement activities under this agreement meet the same standards of training required of the officers/agents in their jurisdiction, or the State Peace Officers Standards of Training where they exist.
- D. Provide uniformed officers/agents with marked vehicles to perform all activities unless agreed to otherwise in the Operating Plan.
- E. Advise law enforcement personnel with the Forest Service of any suspected criminal activities on or immediately adjacent to NFS lands. Provide the Forest Service with case reports and timely information relating to incidents or crimes that have occurred on NFS lands.

REFERENCE
COPY
OF ORIGINAL
AGREEMENT

F. Upon the request of the Forest Service, dispatch additional deputies within manpower capabilities during extraordinary situations as described in Provision IV-I.

G. Furnish their tax identification number upon execution of this agreement.

H. Bill the Forest Service for its share of the Cooperator's actual costs incurred to date, displayed by separate cost elements, excluding any previous Forest Service payment(s) made to the date of the invoice, not to exceed the dollar amount(s) shown, in accordance with the Operating Plan. Billing frequency will be as specified in the Operating Plan. *See related Provision III-B.*

I. The Cooperator will complete and furnish the Forest Service with Form FS-5300-5, Cooperative Law Enforcement Activity Report, identifying the number of crimes occurring on NFS lands. The report shall follow the FBI Uniform Crime Reporting groupings, Part I and Part II offenses. Offenses and arrest information shall be combined and reported for each crime. This report shall separate the crimes handled under this agreement from those handled by the Cooperator during regular duties.

J. The Forest Service, Inspector General, or Comptroller General, through any authorized representative, shall have access to and the right to examine all records related to this instrument. As used in this provision, "records" includes books, documents, accounting procedures and practices, and other data, regardless of type and regardless of whether such items are in written form, in the form of computer data, or in any other form. All records pertinent to the award shall be retained for a period of 3 years.

III. THE FOREST SERVICE SHALL:

A. Perform in accordance with the Operating Plan attached as Exhibit A.

B. Reimburse the Cooperator for the Forest Service's share of actual expenses incurred, not to exceed the amount shown in the Operating Plan. The Forest Service will make payment for its share of project costs upon receipt of an invoice. Each correct invoice shall display the Forest Service's share of the Cooperator's actual expenditures to date of the invoice, displayed by separate cost elements as documented in the Operating Plan, less other Federal cash contributions and previous Forest Service payments. *See related Provision II-H.* The invoice should be forwarded as follows:

1. Send the original to:
2. Send a photocopy to:

*Mark Chan
Patrol Captain
Mt. Hood National Forest
16400 Champion Way
Sandy, OR 97055
(503) 668-1789*

N/A

IV. IT IS MUTUALLY UNDERSTOOD AND AGREED UPON BY AND BETWEEN THE PARTIES THAT:

A. The parties will make themselves available, when necessary (1) to provide for continuing consultation, exchange of information, aid in training, and mutual support; (2) to discuss the conditions covered by this agreement; and (3) to agree to actions essential to fulfill its purposes.

B. The principal contacts for this agreement are:

Lee Graham
Lieutenant
Multnomah County
12240 NE Glisan St.
Portland, OR 97230
(503) 251-2407

Mark Chan
Patrol Captain
Mt. Hood National Forest
16400 Champion Way
Sandy, OR 97055
(503) 668-1789

C. This agreement has no effect upon the Cooperator's right to exercise civil and criminal jurisdiction, on NFS lands nor does this agreement have any effect upon the responsibility of the Forest Service for the enforcement of federal laws and regulations relative to NFS lands.

D. Any Operating Plan added to this agreement will be jointly prepared and agreed to by the parties. The Operating Plan shall at a minimum contain:

1. Specific language stating that the Operating Plan is being added to this agreement thereby subjecting it to the terms of this agreement.
2. Specific beginning and ending dates.
3. Bilateral execution prior to any purchase or the performance of any work for which reimbursement is to be made.
4. Specify any training, equipment purchases, and enforcement activities to be provided and agreed rates for reimbursement including the maximum total amount(s) for reimbursement.
5. An estimate of the useful life of any equipment purchased under this agreement as required by Provision IV-J.
6. Billing frequency requirement(s). *See related Provisions II-H and III-B.*
7. Designation of specific individuals and alternate(s) to make or receive requests for enforcement activities under this agreement.
8. A review and signature of a Forest Service Agreements Coordinator.

E. Nothing in this agreement obligates either party to accept or offer any Operating Plan under this agreement.

F. The officers/agents of the Cooperator performing law enforcement activities under this agreement are, and shall remain, under the supervision, authority, and responsibility of the Cooperator. Law enforcement provided by the Cooperator and its employees shall not be considered as coming within the scope of federal employment and none of the benefits of federal employment shall be conferred under this agreement.

G. Federal Communication Commission procedures will be followed when operating radio(s) on either party's frequency.

H. Reimbursement of Cooperator's expenses shall only be in connection with activities on or in connection with NFS lands beyond those that the Cooperator is normally able to provide.

I. During extraordinary situations such as, but not limited to: fire emergency, drug enforcement activities, or certain group gatherings, the Forest Service may request the Cooperator to provide additional special enforcement activities. The Forest Service will reimburse the Cooperator for only the additional activities requested and not for activities that are regularly performed by the Cooperator.

J. Reimbursement may include the costs incurred by the Cooperator in equipping or training its officers/agents to perform the additional law enforcement activities authorized by this agreement. Unless specified otherwise in the Operating Plan, reimbursement for equipment and training will be limited to a pro rata share based on the percentage of time an officer/agent spends or equipment is used under this agreement.

When reimbursement for items such as radios, radar equipment, and boats is being contemplated, reimbursement for leasing of such equipment should be considered. If Cooperator or Forest Service equipment purchases are approved in the Operating Plan, an estimate of the useful life of such equipment shall be included. When purchased, equipment use rates shall include only operation and maintenance costs and will exclude depreciation and replacement costs. Whether the Cooperator is reimbursed for lease/purchase costs, or the Forest Service purchases and transfers the equipment, the total cost for the equipment cannot exceed the major portion of the total cost of the Operating Plan unless approved by all parties in the agreement and shown in the Operating Plan.

When the Forest Service provides equipment, the transfer shall be documented on an approved property transfer form (AD-107) or equivalent. Title shall remain with the Forest Service, however, the Cooperator shall ensure adequate safeguards and controls exist to protect loss or theft. The Cooperator shall be financially responsible for any loss at original acquisition cost less depreciation at the termination of the agreement.

K. Equipment and supplies approved for purchase under this agreement are available only for use as authorized. The Forest Service reserves the right to transfer title to the Forest Service of equipment and supplies, with a current per-unit fair market value in excess of \$5,000.00, purchased by the Cooperator using any Federal funding. Upon expiration of this agreement, the Cooperator shall forward an equipment and supply inventory to the Forest Service, listing all equipment purchased throughout the life of the project and unused supplies. The Forest Service will issue disposition instructions within 120 calendar days.

L. When no equipment or supplies are approved for purchase under an Operating Plan, Forest Service funding under this agreement is not available for reimbursement of Cooperator purchase of equipment or supplies.

M. Reimbursement is not authorized to State Conservation Agencies for enforcement of fish and game laws on NFS lands. Reimbursement is available if the State Conservation Agency has responsibility for public protection in addition to their normal enforcement responsibilities.

N. Nothing herein shall be considered as obligating the Forest Service to expend or as involving the United States in any contract or other obligations for the future payment of money in excess of funding approved and made available for payment under this agreement and modifications thereto.

O. This agreement will be governed by OMB Circular No. A-87, Cost Principles for State, Local and Indian Tribal Governments, and audit requirements under OMB Circular A-133, Audits of States, Local Governments and Non-profit Organizations.

P. Pursuant to 31 U.S.C. 3716 and 7 CFR, Part 3, Subpart B, any funds paid to a cooperator in excess of the amount to which the cooperator is finally determined to be entitled under the terms and conditions of the award constitute a debt to the Federal Government. If not paid within a reasonable period after the demand for payment, the Federal-awarding agency may reduce the debt by:

- (1) Making an administrative offset against other requests for reimbursements.
- (2) Withholding advance payments otherwise due to the cooperator.
- (3) Taking other action permitted by statute.

Except as otherwise provided by law, the Federal awarding agency shall charge interest on an overdue debt in accordance with 4 CFR, Chapter II "Federal Claims Collection Standards" and 31 U.S.C., Chapter 37.

Q. Modifications within the scope of the agreement shall be made by mutual consent of the parties, by the issuance of a written modification, signed and dated by both parties, prior to any changes being performed. The Forest Service is not obligated to fund any changes not properly approved in advance.

R. Any of the parties, in writing, may terminate the instrument in whole, or in part, at any time before the date of expiration.

S. This agreement in no way restricts the Forest Service or the Cooperator from participating in similar activities with other public or private agencies, organizations, and individuals.

T. This instrument is executed as of the date of last signature and is effective through September 30, 2006 at which time it will expire unless extended.

Execution of this agreement terminates Cooperative Law Enforcement Agreement No. 06-06-03 executed between the parties on May 19, 1986.

The authority and format of this agreement have been reviewed and approved for signature.

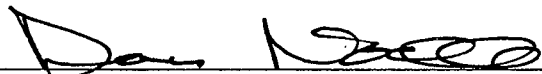
/s/ Ronald E. Boehm

03/28/2001

RON BOEHM, Agreements Coordinator

Date

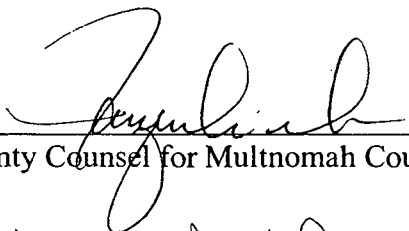
In witness whereof, the parties hereto have executed this agreement as of the last date written below.



DAN NOELLE, Sheriff
Multnomah County

5/23/01

Date



County Counsel for Multnomah County

5/24/01

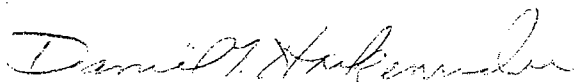
Date

 for

GARY L. LARSEN, Forest Supervisor
Mt. Hood National Forest

6-8-01

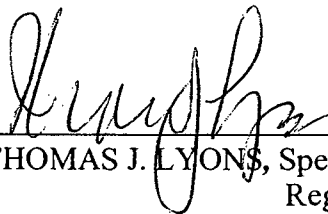
Date



DANIEL T. HARKENRIDER, Area Manager
Columbia River Gorge National Scenic Area

6/12/01

Date



THOMAS J. LYONS, Special Agent in Charge
Region Six

4/30/01

Date

MULTNOMAH COUNTY

By: 
Diane Linn, County Chair

Date: 6/5/01

EXHIBIT A

FINANCIAL AND OPERATING PLAN

This Annual Financial and Operating Plan (Operating Plan), is hereby made and entered into by and between the Multnomah County Sheriff's Department, hereinafter referred to as the Cooperator, and the United States Department of Agriculture, Columbia River Gorge National Scenic Area and the Mt. Hood National Forest, hereinafter referred to as Forest Service, under the provisions of Cooperative Agreement #01-LE-11060600-498 executed on *June 12, 2001*.

This Operating Plan is made and agreed to as of the last date signed below and is for the period beginning June 4, 2001 and ending September 6, 2001.

I. GENERAL:

Assign a Deputy Sheriff, fully equipped and with motor vehicles to patrol National Forest lands within the Columbia River Gorge National Scenic Area and the Zigzag River Ranger District. The patrols will concentrate on National Forest day use areas, campgrounds, vehicle parking areas, trailheads and other more dispersed recreation areas.

Both the Cooperator and the Forest Service approve the Deputy assigned to work under the provisions of this Agreement.

The following individuals shall be the designated and alternate representative(s) of each party, so designated, to make or receive requests for special enforcement activities:

Designated Representatives:

*Lee Graham
Lieutenant
Multnomah County
12240 NE Glisan St.
Portland, OR 97230
(503) 251-2407*

*Mark Chan
Patrol Captain
Mt. Hood National Forest
16400 Champion Way
Sandy, OR 97055
(503) 668-1789*

Alternate Representatives:

*Pieter VanDyke
Chief Deputy
Multnomah County
12240 NE Glisan St.
Portland, OR 97230
(503) 988-4308*

*Dan Blythe
Law Enforcement Officer
Columbia River Gorge National Scenic Area
902 Wasco Ave.
Hood River, OR 97031
(541) 306-1730*

B. Reimbursement for all types of enforcement activities shall be at the following rates
Unless specifically stated otherwise: \$53.39 per hours, with an overtime rate of \$97.40.

Total amount to be paid under the terms of this operating plan cannot exceed \$30,713.00

II. PATROL ACTIVITIES:

Time schedules for patrols will be flexible to allow for emergencies, other priorities, and day-to-day needs of both the Cooperator and the Forest Service. Ample time will be spent in each area to make residents and visitors aware that law enforcement officers are in the vicinity. Timely reports and/or information relating to incidents or crimes that have occurred on NFS lands should be provided to the Forest Service as soon as possible.

Patrol activity will begin on June 4, 2001, and end September 6, 2001. Tour of duty for each Deputy will be four ten-hour days each week, working a Thursday through Sunday schedule. The schedule will include the national holidays of July 4, 2001 and September 3, 2001.

Each tour of duty should begin between 12:00 PM and 4:00 PM. However work hours may be varied after mutual agreement between the Cooperator's and the Forest Service's representatives.

The assigned Deputy will check in, as practical, with the Multnomah Falls Visitor Center on which they begin their tour of duty, in person, by radio or telephone.

The assigned Deputy would be available for other support and assistance as requested by the Service.

There are patrol related activities, which will impact the Cooperating Deputy's time and will cause them to be away from the patrol route (court, reports, or responding to incidents off National Forest). No adjustment to this plan will be required so long as the activities are held to, not more than 5 percent of the Deputy's scheduled time.

- Patrol on following Forest Service roads:

The patrol will begin near Troutdale, Oregon and will include National Forest lands and roads, north and south of Scenic Hwy. and I-84, and east of the Forest Service boundary to Eagle Creek.

- Patrol in the following campgrounds, developed sites, or dispersed areas:

Wahkeena Falls, trailhead and picnic area; Multnomah Falls, vistas and parking areas; Oneonta trailhead and parking area; Horsetail Falls, trailhead and parking area; Eagle Creek Trailhead, picnic area and campground; Larch Mt. parking and picnic area, and Camp "A" Loop; Wahclella Falls Trailhead; dispersed site along Tanner Creek Road; dispersed site in the Sandy River Delta.

Patrol routes may be varied at the discretion of the assigned Deputy in order to effectively deal with incidents at other locations as they occur.

Search and rescue within the National Forest, within Multnomah County, is the responsibility of the Multnomah County Sheriff. The role of the assigned Deputies assigned to this agreement, is to take initial action on search and rescue incidents and to coordinate subsequent (short term) activities.

III. EQUIPMENT:

See Cooperative Agreement Provisions IV-J, IV-K and IV-L for additional information.

V. SPECIAL ENFORCEMENT SITUATIONS:

A. Special Enforcement Situations includes but is not limited to: Fire Emergencies, Drug Enforcement, and certain Group Gatherings.

B. Funds available for special enforcement situations vary greatly from year to year and must be specifically requested and approved prior to any reimbursement being authorized. Requests for funds should be made to the Forest Service designated representative listed in Item I-A of this Operating Plan. The designated representative will then notify the Cooperator whether funds will be authorized for reimbursement. If funds are authorized, the parties will then jointly prepare a revised Operating Plan.

This includes but is not limited to situations which are normally unanticipated or which typically include very short notice, large group gatherings such as rock concerts, demonstrations, and organizational rendezvous.

VI. BILLING FREQUENCY:

See Cooperative Agreement Provisions II-H and III-B for additional information.

Cooperator will submit itemized billings for reimbursement at the end of each County accounting period, along with a certification that the services requested have been performed.

The authority and format of this Operating Plan have been reviewed and approved for signature.

/s/ Ronald E. Boehm

RON BOEHM, Agreements Coordinator

03/28/2001

Date

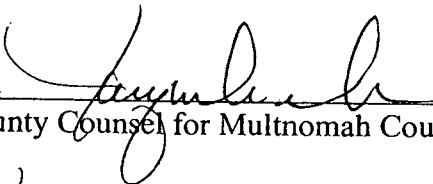
In witness whereof, the parties hereto have executed this Operating Plan as of the last date written below.



DAN NOELLE, Sheriff
Multnomah County

5/21/01

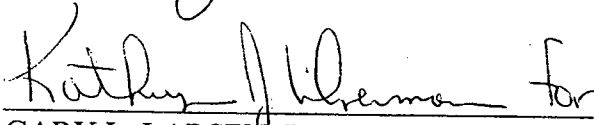
Date



County Counsel for Multnomah County

5/24/01

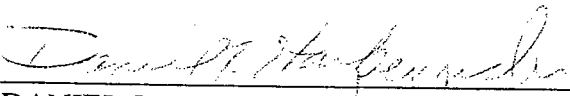
Date



GARY L. LARSEN, Forest Supervisor
Mt. Hood National Forest

6/8/01

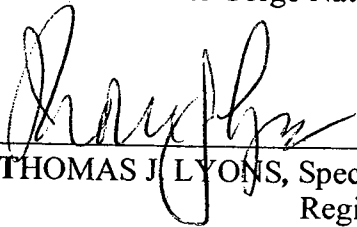
Date



DANIEL T. HARKENRIDER, Area Manager
Columbia River Gorge National Scenic Area

6/12/01

Date



THOMAS J. LYONS, Special Agent in Charge
Region Six

4/30/01

Date

MULTNOMAH COUNTY

By: Diane M. Linn
Diane Linn, County Chair

Date: 6/5/01

MEETING DATE: SEP 20 2001
AGENDA NO: C-3
ESTIMATED START TIME: 9:30 AM
LOCATION: BOARD ROOM
100

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: Reimbursement from Oregon Parks & Recreation for patrolling Government Island and other small islands within the MCSO jurisdiction

BOARD BRIEFING: DATE REQUESTED: _____
REQUESTED BY: _____
AMOUNT OF TIME NEEDED: _____

REGULAR MEETING: DATE REQUESTED: September 20, 2001
AMOUNT OF TIME NEEDED: N/A

DEPARTMENT: Sheriff DIVISION: Enforcement

CONTACT: Barbara Simon TELEPHONE #: 503-988-4326
BLDG/ROOM #: 503 / 350 / Simon

PERSON(S) MAKING PRESENTATION: _____

ACTION REQUESTED:

☐ INFORMATIONAL ONLY ☐ POLICY DIRECTION ☒ APPROVAL ☐ OTHER

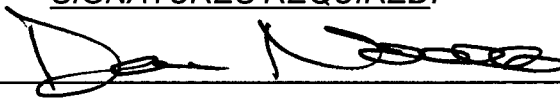
SUGGESTED AGENDA TITLE:

Reimbursement from Oregon Parks & Recreation for patrolling Government Island

09/20/01 originals to Dave Braaksma

SIGNATURES REQUIRED:

ELECTED OFFICIAL: _____
(OR)



DEPARTMENT MANAGER: _____

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Board Clerk @ (503) 988-3277 or email
deborah.l.bogstad@co.multnomah.or.us

01 SEP 12 AM 9:42
CLERK OF
COUNTY COMMISSIONERS
MULTNOMAH COUNTY
OREGON



Multnomah County Sheriff's Office

501 SE Hawthorne Blvd. Ste 350. Portland, OR 97214

DAN NOELLE
SHERIFF

Phone: (503) 988-4300

TTY: (503) 988-4500

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM BRIEFING—SUPPLEMENTAL STAFF REPORT

To: Board of County Commissioners
From: Barbara Simon
Today's Date: September 10, 2001
Requested Placement Date: September 20, 2001

- I. Recommendation/Action Requested**
Approval of IGA between the State of Oregon (Parks and Recreation) and MCSO to provide law enforcement and emergency services in support of the recreation management of Government Island, McGuire Island and Lemon Island.
- II. Background Analysis**
MCSO provides two deputy sheriffs to patrol Government Island, Lemon Island and McGuire island beginning May 28, 2001 and continuing until September 3, 2001.
- III. Financial Impact**
Oregon Parks and Recreation Department agrees to pay MCSO an amount not to exceed \$14,000 for performance of this agreement. \$4,000 will be paid for the period May 28 to June 30, 2001 and \$10,000 for the period July 1 to September 3, 2001.
- IV. Legal Issues:**
The County Attorney's Office has reviewed the contract.
- V. Controversial Issues**
This IGA is being submitted after the services have been provided.
- VI. Link to Current County Policies**
Good Government
Safe Communities
- VII. Citizen Participation**
None
- VIII. Other Government Participation**
Oregon Parks and Recreation Department

MULTNOMAH COUNTY CONTRACT APPROVAL FORM

Contract #: 0210034

Pre-approved Contract Boilerplate (with County Counsel signature) ☐ Attached ☐ Not Attached

Amendment #:

CLASS I	CLASS II	CLASS III
<input type="checkbox"/> Professional Services not to exceed \$50,000 (and not awarded by RFP or Exemption) <input type="checkbox"/> Revenue not to exceed \$50,000 (and not awarded by RFP or Exemption) <input checked="" type="checkbox"/> Intergovernmental Agreement (IGA) not to exceed \$50,000 <input type="checkbox"/> Expenditure <input checked="" type="checkbox"/> Revenue <input type="checkbox"/> Architectural & Engineering not to exceed \$10,000 (for tracking purposes only)	<input type="checkbox"/> Professional Services that exceed \$50,000 or awarded by RFP or Exemption (regardless of amount) <input type="checkbox"/> PCRB Contract <input type="checkbox"/> Maintenance Agreement <input type="checkbox"/> Licensing Agreement <input type="checkbox"/> Construction <input type="checkbox"/> Grant <input type="checkbox"/> Revenue that exceeds \$50,000 or awarded by RFP or Exemption (regardless of amount)	<input type="checkbox"/> Intergovernmental Agreement (IGA) that exceeds \$50,000 <input type="checkbox"/> Expenditure <input type="checkbox"/> Revenue <p>APPROVED MULTNOMAH COUNTY BOARD OF COMMISSIONERS</p> <p>AGENDA # <u>C-3</u> DATE <u>09.20.01</u></p> <p>DEB BOGSTAD, BOARD CLERK</p>

Department: Sheriff's Office Division: ENF Date: April 11, 2000
 Originator: Captain Terry Jones Phone: 288-6788 Bldg/Rm: 313/RPU
Dave Braaksma Phone: 988-4415 Bldg/Rm: 503/350

Description of Contract: Provide summer patrol team for Govt. Island, Lemon Island & McGuire Island

RENEWAL: ☐ PREVIOUS CONTRACT #(S): 800819,0110255

RFP/BID: _____ RFP/BID DATE: _____

EXEMPTION _____ EXEMPTION EXPIRATION DATE: _____ ORS/AR # _____

#/DATE: _____

CONTRACTOR IS: ☐ MBE ☐ WBE ☐ ESB ☐ QRF ☐ N/A ☐ NONE (Check all boxes that apply)

Contractor <u>Oregon Parks & Recreation Dept</u>	Remittance address _____
Address <u>Rooster Rock State Park</u>	(If different) _____
P O Box <u>100</u>	
<u>Corbett, OR 97019</u>	
Attn: <u>Kevin Price Assistant Area Manager</u>	
Phone <u>872-5288</u>	Payment Schedule / Terms
Employer ID# or SS# _____	<input type="checkbox"/> Lump Sum \$ _____
Effective Date <u>May 28, 2001</u>	<input type="checkbox"/> Monthly \$ _____
Termination Date <u>September 3, 2001</u>	<input type="checkbox"/> Other \$ _____
Original Contract Amount \$ <u>14,000.00</u>	<input type="checkbox"/> Due on Receipt
Total Amt of Previous Amendments \$ _____	<input type="checkbox"/> Net 30
Amount of Amendment \$ _____	<input type="checkbox"/> Other
Total Amount of Agreement \$ _____	<input type="checkbox"/> Requirements Not to Exceed \$ _____
	Encumber <input type="checkbox"/> Yes <input type="checkbox"/> No

REQUIRED SIGNATURES:

Department Manager Peter C. Vaughn

Purchasing Manager _____

(Class II Contracts Only)

County Counsel _____

County Chair _____

Sheriff _____

Contract Administration _____

(Class I, Class II Contracts only)

DATE 8-29-01

DATE _____

DATE 9/5/01

DATE 9.20.01

DATE 8/30/01

DATE _____

LGFS VENDOR CODE						DEPT REFERENCE					
LINE #	FUND	AGENCY	ORG	SUB ORG	ACTIVITY	OBJ/ REV	SUB OBJ	REP CAT	LGFS DESCRIPTION	AMOUNT	INC DEC
01											
02											
03											

Exhibit A, Rev. 3/25/98 DIST: Originator, Accts Payable, Contract Admin - Original If additional space is needed, attach separate page. Write contract # on top of page.

Exhibit A, Rev. 3/25/98 DIST: Originator, Accts Payable, Contract Admin - Original If additional space is needed, attach separate page. Write contract # on top of page.

Cash Cr. 601633

INTERGOVERNMENTAL AGREEMENT

This agreement is between the State of Oregon, acting by and through its Parks and Recreation Department, hereinafter called OPRD, and Multnomah Co Sheriff's Office, hereinafter called Contractor.

The purpose of this agreement is to provide intergovernmental mutual assistance in providing law enforcement and emergency services in support of the recreation management of Government Island, McGuire Island and Lemon Island, in Multnomah County.

This agreement is entered into under OPRD's authority of ORS 190.003-010, ORS 390.140 and OAR 736.10.010-020, and the delegated authority of the Park Commission. This agreement is further authorized under the provisions of a ground lease with the Port of Portland to OPRD for the management of the recreation use of the islands.

This agreement shall be in effect from May 28, 2001 through September 3, 2001.

I. Statement of Work

A. Contractor agrees to accomplish the following work under this agreement:

1. Contractor agrees to provide a patrol team hereinafter "assigned personnel",
Consisting of two deputy sheriffs, which will patrol Government Island, Lemon Island and McGuire Island (herein known as the "islands"), during the hours mutually agreed upon by Contractor and OPRD beginning May 28, 2001 and continuing until September 3, 2001. If river and safety conditions warrant, Contractor may, in their professional judgment, cancel a scheduled patrol.
2. Contractor may assign one or more Reserve Deputy Sheriffs to a patrol team as long as at least one member of each patrol team is a regular, sworn Deputy Sheriff serving under compensation.
3. Contractor agrees to provide to OPRD a bimonthly activity report. Reports concluding at the end of June, the end of August, and at the term of agreement.

B. Contractor agrees to the following delivery schedule for the work described in paragraph A above.

1. Contractor shall provide assigned personnel for a minimum of five (5) hours coverage per day for weekends (Friday/Saturday/Sunday) during the period of this contract and extended coverage of at least a total of 20 hours each holiday weekend: Memorial Day, 4th of July and Labor Day.

II. Consideration

- A. OPRD agrees to pay Contractor an amount not to exceed \$14,000 for performance of this agreement. This payment shall be the sole monetary obligation of the OPRD and the OPRD's obligation to pay is limited by the provisions of Section VIII, Termination. Payment of all operating costs, federal, state, county or city taxes/assessments and any other charges imposed by laws upon employers shall be the responsibility of Contractor.
- B. Interim payments shall be made to Contractor. Interim payments will be made on the basis of requests for payment submitted according to the following schedule:
1. OPRD shall pay lump sum payments:
 - a. \$4,000 for the period May 28 to June 30, 2001.
 - b. \$10,000 for the period July 1 to September 3, 2001.
- C. Contractor agrees to submit a final invoice for work completed under this agreement, not later than 45 days after the expiration date of this agreement. Due to restrictions imposed by the funding agency, the Oregon Parks and Recreation Department may be unable to pay invoices presented later than 45 days after the expiration date of this agreement.
- D. All requests for payment will be submitted to:

**Kevin Price, Assistant Area Manager
Rooster Rock State Park
PO Box 100
Corbett, OR 97019**

- E. All requests for payment must include documentation of expenditures for OPRD to determine conformance with the terms of the agreement; the budget and those expenditures are allowable.
- F. All payments are contingent on satisfactory progress or completion of work to date, as determined by OPRD. All requests for payment are subject to the approval of OPRD. Final payment will be made after final acceptance of all work.

III. Travel

- A. Travel and other expenses of the Contractor shall not be reimbursed by OPRD.

IV. Project Manager

OPRD has designated Kevin Price, Assistant Area Manager as Project Manager for this agreement.

V. Subcontracts

Contractor shall not enter into any subcontracts for any of the work scheduled under this agreement with obtaining prior written approval from OPRD.

VI. Publicity

Any publicity or advertising regarding the work performed under this agreement must be approved by the Project Manager and must acknowledge the support of the Oregon Parks and Recreation Department, and if applicable any other grantor agency.

VII. Indemnity

Contractor shall defend, save and hold harmless the State of Oregon and OPRD, its officers, agents, employees and members, from all claims, suits or actions of whatever nature resulting from or arising out of the activities of Contractor or its subcontractors, agents or employees under this agreement.

VIII. Excuses for Nonperformance

Neither party shall be held responsible for delay or failure to perform when such a delay or failure is due to fire, flood, epidemic, strikes, acts of God or the public enemy, unusually severe weather, legal acts of public authorities, or delays or defaults caused by public carriers, which cannot reasonably be foreseen or provided against. Either party may terminate the agreement, effective with the giving of written notice, after determining such delay or failure will reasonably prevent successful performance in accordance with the terms of the agreement.

IX. Changes

No changes to or waivers of provisions of this agreement will be valid until they have been reduced to writing, approved and signed by both parties.

X. Retention of Records and Reports

Contractor agrees to maintain records of costs and services provided to document the Project and fully support billings. All books, records and other documents relevant to this agreement shall be retained for:

- A. Three years after the end of the fiscal year during which they were created; or
- B. Any longer period which may be required to complete any audit or to resolve any pending audit findings.

XI. Access to Records

OPRD, the Secretary of State's Office of the State of Oregon, the Federal Government, and their duly authorized representatives shall have access to the books, documents, papers, and records of Contractor and any subcontractors which are directly pertinent to this contract for the purpose of making audit, examination, excerpts, and transcripts.

XII. Termination

- A. This agreement may be terminated by mutual consent of both parties or by either party for any reason whatsoever.
- B. OPRD may terminate this agreement effective upon delivery of written notice to Contractor, or at such later date as may be established by OPRD, under any of the following conditions:

If OPRD funding from federal, state or other sources is not obtained and continued at levels sufficient to allow for purchase of the indicated quantity of services. When possible, and when agreed upon, the agreement may be modified to accommodate a reduction in funds.
- C. Any termination under paragraph A or B above of this Section shall be without prejudice to any obligations or liabilities or either party already accrued prior to such termination.
- D. OPRD by written notice of default to Contractor may terminate the whole or any part of this agreement:
 - 1. If Contractor fails to provide services called for by this agreement within the time specified herein or any extension thereof; or
 - 2. If Contractor fails to perform any of the other provisions of this agreement, or so fails to pursue the work as to endanger performance of this agreement in accordance with its terms, and after receipt of written notice from OPRD, fails to correct such failures within ten (10) days or such longer period as OPRD may authorize.

XIII. Nondiscrimination


Contractor agrees to comply with all applicable requirements of federal and state civil rights and rehabilitation statutes, rules and regulations.

XIV. Funds Available and Authorized

OPRD certifies at the time the agreement is written that sufficient funds are available and authorized for expenditure to finance costs of this agreement within OPRD

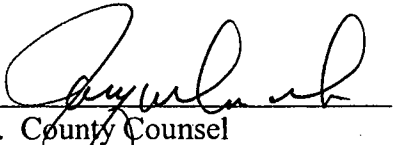
current appropriation or limitation. Continuation of this agreement after the current budget period is contingent on legislative approval of funding for this purpose.

MULTNOMAH COUNTY
SHERIFF'S OFFICE

By: 
Dan Noelle, Sheriff

Date: 8/30/01

Reviewed:
Thomas Sponsler, County Counsel
For Multnomah County, Oregon

By: 
Asst. County Counsel

Date: 7/5/01

STATE OF OREGON by and Through
Its' Parks & Recreation Department

By: _____

Title: _____

Date: _____

By: 
Diane M. Linn, County Chair

Date: 9-20-01

APPROVED MULTNOMAH COUNTY
BOARD OF COMMISSIONERS
AGENDA # C-3 DATE 09-20-01
DEB BOGSTAD, BOARD CLERK

MEETING DATE: September 20, 2001

AGENDA NO: C-4

ESTIMATED START TIME: 9:30 AM

LOCATION: Boardroom 100

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: Approval of Intergovernmental Revenue Agreement for \$1,509,768 with Portland Public Schools for Safe Schools/Healthy Students Mental Health Services.

BOARD BRIEFING:

DATE REQUESTED: _____

REQUESTED BY: _____

AMOUNT OF TIME NEEDED: _____

REGULAR MEETING:

DATE REQUESTED: Next Available

AMOUNT OF TIME NEEDED: Consent

DEPARTMENT: Community and Family Services DIVISION: Behavioral Health

CONTACT: Gloria Wang

TELEPHONE #: (503) 988-5464 x 24561

BLDG/ROOM #: 166/6

PERSON(S) MAKING PRESENTATION: _____ N/A

ACTION REQUESTED:

☐ INFORMATIONAL ONLY ☐ POLICY DIRECTION ☒ APPROVAL ☐ OTHER

SUGGESTED AGENDA TITLE:

Intergovernmental Revenue Agreement With Portland Public Schools Funding Safe Schools/Healthy Students Mental Health Services.

09/20/01 originals to Lynne Stevens

SIGNATURES REQUIRED:

ELECTED OFFICIAL: _____

(OR)

DEPARTMENT MANAGER: _____

Abelardo T. Puentes

BOARD OF
COUNTY COMMISSIONERS
SEP 13 PM 3:47
MULTNOMAH COUNTY
OREGON

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Board Clerk @ (503) 988-3277 or email
deborah.l.bogstad@co.multnomah.or.us



MULTNOMAH COUNTY OREGON

421 SW Sixth – Seventh Floor
Portland OR 97216-1618
(503) 988-3691 phone
(503) 988-3379 fax

TO: Board of County Commissioners

FROM: Lorenzo Poe, Director
Department of Community and Family Services

DATE: August 22, 2001

SUBJECT: Intergovernmental Revenue Agreement with the Portland Public Schools Safe Schools/Healthy Students

- I. **Recommendation/Retroactive Action Requested:** The Department of Community and Family Services recommends Board of County Commissioner approval of the revenue agreement with Portland Public Schools for the period November 1, 2000 through September 30, 2001. This IGA is retroactive due to the document from PPS was received in July.
- II. **Background/Analysis:** The Department of Community and Family Services, Behavioral Health Division recommends approval of this intergovernmental revenue agreement for mental health services for students and the community.
- III. **Financial Impact:** This revenue agreement is for up to \$1,509,768.
- IV. **Legal Issues:** None
- V. **Controversial Issues:** None
- VI. **Link to Current County Policies:** This agreement is linked to the County Benchmark to increase access to mental health services.
- VII. **Citizen Participation:** N/A
- VIII. **Other Government Participation:** This is a partnership with Portland Public Schools

MULTNOMAH COUNTY CONTRACT APPROVAL FORM
(See Administrative Procedure CON-1)

Contract #: **0210024**

Pre-approved Contract Boilerplate (with County Counsel signature) ☐ Attached ☒ Not Attached

Amendment #: **0**

Class I	Class II	Class III
<input type="checkbox"/> Professional Services not to exceed \$50,000 (and not awarded by RFP or Exemption) <input type="checkbox"/> Revenue not to exceed \$50,000 (and not awarded by RFP or Exemption) <input type="checkbox"/> Intergovernmental Agreement (IGA) not to exceed \$50,000 <input type="checkbox"/> Expenditure <input type="checkbox"/> Revenue <input type="checkbox"/> Architectural & Engineering not to exceed \$10,000 (for tracking purposes only)	<input type="checkbox"/> Professional Services that exceed \$50,000 or awarded by RFP or Exemption (regardless of amount) <input type="checkbox"/> PCRB Contract <input type="checkbox"/> Maintenance Agreement <input type="checkbox"/> Licensing Agreement <input type="checkbox"/> Construction <input type="checkbox"/> Grant <input type="checkbox"/> Revenue that exceeds \$50,000 or awarded by RFP or Exemption (regardless of amount)	<input checked="" type="checkbox"/> Intergovernmental Agreement (IGA) that exceeds \$50,000 <input type="checkbox"/> Expenditure <input checked="" type="checkbox"/> Revenue Non-190 Agreement APPROVED MULTNOMAH COUNTY BOARD OF COMMISSIONERS AGENDA # <u>C-4</u> DATE <u>09-20-01</u> DEB BOGSTAD, BOARD CLERK

Department:	<u>Community and Family Services</u>	Division:	<u>Behavioral Health</u>	Date:	<u>August 7, 2001</u>
Originator:	<u>Gloria Wang</u>	Phone:	<u>24561</u>	Bldg/Rm:	<u>166/6</u>
Contact:	<u>Lynn Ervins & Keith Mitchell (GA)</u>	Phone:	<u>26644 & 29373</u>	Bldg/Rm:	<u>166/7</u>

Description of Contract **Renewal of Intergovernmental Revenue Agreement for Safe Schools/Healthy Students Services.**

RENEWAL: ☒ PREVIOUS CONTRACT #(S): 0010703
RFP/BID: N/A IGA RFP/BID DATE: _____
EXEMPTION _____ EXEMPTION EXPIRATION _____ ORS/AR _____
#/DATE: _____ DATE: _____ # _____
CONTRACTOR IS: ☐ MBE ☐ WBE ☐ ESB ☐ QRF ☐ N/A ☒ NONE (Check all boxes that apply)

Contractor Portland Public Schools, Child Services Center	
Address 531 SE 14th Avenue Portland, OR 97214	Remittance Address _____ (If different) _____
Phone 503.916.5840	Payment Schedule / Terms
Employer ID# or SS# 93-6000830	<input type="checkbox"/> Lump Sum \$ _____ <input type="checkbox"/> Due on Receipt
Effective Date November 1, 2000	<input checked="" type="checkbox"/> Monthly \$ <u>Invoice</u> <input type="checkbox"/> Net 30
Termination Date September 30, 2001	<input type="checkbox"/> Other \$ _____ <input type="checkbox"/> Other
Original Contract Amount \$ 1,509,768	
Total Amt of Previous Amendments \$ _____	<input type="checkbox"/> Requirements \$ _____
Amount of Amendment \$ _____	
Total Amount of Agreement \$ 1,509,768	Encumber <input type="checkbox"/> Yes <input type="checkbox"/> No

REQUIRED SIGNATURES

Department Manager	<u><i>John T. Puetz</i></u>	DATE	<u>August 23, 2001</u>
Purchasing Manager	_____	DATE	_____
County Counsel	<u><i>Katie Haggan</i></u>	DATE	<u>08-31-01</u>
County Chair	<u><i>Joan M. ...</i></u>	DATE	<u>9-20-01</u>
Sheriff	_____	DATE	_____
Contract Administration	_____	DATE	_____

SAP CUSTOMER CODE 300057A		PREVIOUS DEPT REFERENCE REV 5			
	WBS #	WBS#		WBS#	
01	BH PSY SAFE	04	BH ADM SAFE	07	CAAP. SAFE
02	BH E CH PPS GRANT	05	BH CMH ECH SAFE	08	CAAP. ADM. MGCR. SAFE
03	CMH RISK ASSMT SAFE	06	BH SCH MH SAFE		

**INTERGOVERNMENTAL AGREEMENT
FOR SAFE SCHOOLS/HEALTHY STUDENTS GRANT INITIATIVE
EXPANSION OF MENTAL HEALTH SERVICES TO SCHOOLS AND THE
COMMUNITY**

Contract # 0210024

THIS INTERGOVERNMENTAL AGREEMENT is between MULTNOMAH COUNTY, a home rule political subdivision of the State of Oregon, acting by and through its Department of Community and Family Services, Behavioral Health Program, hereafter "COUNTY," and PORTLAND PUBLIC SCHOOLS, SCHOOL DISTRICT NO.1, MULTNOMAH COUNTY, OREGON, a quasi-municipal corporation of the State of Oregon, hereafter "DISTRICT."

WITNESSETH:

WHEREAS, DISTRICT's Student Services Department's Prevention Program requires services which COUNTY is capable of providing, under the terms and conditions hereinafter described; and

WHEREAS, COUNTY's Department of Community and Family Services, Behavioral Health Program (DCFS/BHP), is able and prepared to provide such services as DISTRICT does hereinafter require, under those terms and conditions set forth;

NOW THEREFORE, in consideration of those mutual promises and the terms and conditions set forth hereafter, the parties agree as follows:

1. TERM

This Agreement shall become effective November 1, 2000 and shall expire September 30, 2001, unless sooner terminated under the provisions hereof.

2. SERVICES

COUNTY's services under this Agreement shall consist of the following:

A. To expand the mental health services to schools and the community:

- **Expand the supported classroom model to 19 additional classrooms (\$547,459)**
The County will expand Supported Classroom Services in 19 special education classrooms identified by the District. Supported Classroom Services consists of a coordinated array of medically appropriate mental health services delivered to students enrolled in participating special education (SLC-B - Structured Learning Center-Behavior) classrooms.
- **Provide mental health risk assessments for 100 to 200 students (\$234,027).**
Mental health risk assessments are available through referral from the PPS Prevention Office for students showing a cluster of warning signs and/or a single high-risk behavior. Students of all ages who may not be eligible for mental health services under IDEA may require assessment and follow-up in order to ensure their own safety and the safety of other students. A mental health assessment averages 10 hours per assessment and includes a written report which indicates:
 - when the assessment was completed;
 - family involvement in the assessment process;
 - under what circumstances the student can be in school without jeopardizing student safety;
 - recommendations related to how school staff and others can support the

student;

- recommendations made to the family for ongoing services and case management to reduce the problems the student is experiencing and the potential for future risk.

Copies of the report will also be sent to the PPS Prevention Office.

If the student is Medicaid eligible, that fee is billed to insurance providers CAAPCare and Ceres. If the student is not Medicaid eligible, the fee is billed to this Agreement. At the current rate of \$70 per hour, one assessment costs an average of \$700

- **Add 9 mental health workers to the school-based health clinic system to serve non-clinic schools (\$656,214).** This component is to expand an existing system to serve students, families and community members who may otherwise not be served. The school-based health clinics include mental health services; currently there are clinics in 11 middle and high schools, leaving 19 schools identified that do not have school-based physical and mental health services available to them. This includes a number of alternative schools which serve many of the district's highest-risk students. This grant would add 9 qualified mental health professionals to serve the "non-clinic" students. The staffing will include 6.5 FTE who work the school year, plus 2.0 mental health consultants who work year-round. A 0.6 FTE clinical supervisor will be hired for these staff, in keeping with Behavioral Health's standard supervisor-to-clinician ratio of 1:12-15. Support will be provided by a 0.75 FTE office assistant.

- B. To expand its capacity to assess young children's mental health needs and link them to needed services (**\$72,068**). This Agreement will provide psychiatric consultation, training and support of mental health workers assigned to the early childhood center programs, and case enhancements which add to services covered by the Oregon Health Plan or CAAPCare Plus.

3. NOTICES AND REPRESENTATIVES

All notices, certificates, or communications shall be delivered or mailed postage prepaid to the parties at their respective places of business as identified below, unless otherwise designated in writing.

To: COUNTY Janice Gratton
Clinical Services Director, Behavioral Health Program
Department of Community and Family Services
421 SW 6, Suite 500
Portland, OR 97204-1620
(503) 248-3999 x24046

To: DISTRICT Tammy Jackson
Safe Schools Specialist,
Portland Public Schools
531 SE 14th Avenue
Portland, Oregon 97214
(503) 916-5840 x279

4. COMPENSATION

A. PPS agrees to pay DCFS/BHP up to but not to exceed \$1,509,768 for performance of the services described herein. The maximum amount of \$1,509,768 includes salaries, fringe benefits, medical insurance for the positions described in Section II; administrative indirect overhead; expenses related to the operation of the services such as mileage, copying, postage, communication technologies, general office supplies, etc.

- 1) Billing will be for time and materials (expenditures) spent on this SS/HS project. DISTRICT will reimburse COUNTY monthly upon receipt of an itemized invoice, reflecting allowable expenditures as identified herein. Invoices shall be sent to:

Julie McGalliard, Prevention Program
Portland Public Schools, 531 SE 14th Avenue, Portland, Oregon 97214
(503) 916-5840 x456

- 2) Payment terms will be net 30 days.

B. DISTRICT certifies that sufficient funds are available and authorized to finance the costs of this Agreement through the grant funding year ending September 30, 2001. In the event that funds cease to be available to DISTRICT in the amounts anticipated during the remainder of the fiscal year, either DISTRICT or COUNTY may terminate the Agreement or the parties by mutual agreement may reduce Agreement funding accordingly. DISTRICT will notify COUNTY as soon it receives notification from funding source. Reduction or termination will not affect payment for expenses incurred prior to the effective date of such action.

5. CONFIDENTIALITY

COUNTY, DCFS/BHP, PPS and other involved agencies will comply with federal, state and school district confidentiality regulations, and will share/exchange information in order to provide assistance to students and families, and for evaluation purposes.

A consent to release and exchange information form, acceptable to both parties, will be developed so each party will share/exchange information in order to provide assistance to students and families, and for evaluation purposes.

6. MONITORING AND ASSESSMENT

The parties agree to collaboratively participate with the Portland Safe Schools/Healthy Students Initiative program evaluators in an evaluation process to monitor performance outcomes under this Agreement. PPS agrees to allow DCFS/BHP access to all appropriate data reflecting services to students and families provided under this Agreement. DCFS/BHP agrees to allow PPS access to all appropriate data reflecting services to students and families provided under this Agreement.

7. ACCESS TO RECORDS

Each party shall have access to the books, documents and other records of the other which are related to this Agreement for the purpose of examination, copying and audit, unless otherwise limited by law. Each party will share/exchange information in order to provide assistance to students and families, and for evaluation purposes.

A consent to release and exchange information form, acceptable to both parties, will be developed so each party will share/exchange information in order to provide assistance to students and families, and for evaluation purposes.

INTERGOVERNMENTAL AGREEMENT STANDARD CONDITIONS

1. INDEPENDENT CONTRACTOR STATUS

COUNTY is an independent contractor and is solely responsible for the conduct of its programs. COUNTY, its employees and agents shall not be deemed employees or agents of DISTRICT.

2. INDEMNIFICATION

A. DISTRICT shall defend, hold and save harmless COUNTY, its officers, agents, and employees from damages arising out of the tortious acts of DISTRICT, or its officers, agents, and employees acting within the scope of their employment and duties in performance of this Agreement subject to the limitations and conditions of the Oregon Tort Claims Act, ORS 30.260 through 30.300, and any applicable provisions of the Oregon Constitution.

B. COUNTY shall defend, hold and save harmless DISTRICT, its officers, agents, and employees from damages arising out of the tortious acts of COUNTY, or its officers, agents, and employees acting within the scope of their employment and duties in performance of this Agreement subject to the limitations and conditions of the Oregon Tort Claims Act, ORS 30.260 through 30.3000, and any applicable provisions of the Oregon Constitution.

3. WORKERS' COMPENSATION INSURANCE

COUNTY shall maintain workers' compensation insurance coverage for all non-exempt workers, employees, and subcontractors either as a carrier-insured employer or a self-insured employer as provided in ORS Chapter 656.

4. TAXPAYER IDENTIFICATION NUMBER

DISTRICT shall furnish to COUNTY its federal employer identification number, as designated by the Internal Revenue Service.

5. SUBCONTRACTS AND ASSIGNMENT

COUNTY shall neither subcontract with others for any of the work prescribed herein, nor assign any of COUNTY's rights acquired hereunder without obtaining prior written approval from DISTRICT.

6. RECORD CONFIDENTIALITY

COUNTY and DISTRICT agree to keep all client records confidential in accordance with state and federal statutes and rules governing confidentiality.

7. ACCESS TO RECORDS

DISTRICT's authorized representatives shall have access, upon reasonable request and during regular office hours, to the books, documents, papers and records of COUNTY which are directly pertinent to this Agreement for the purpose of making audit, examination, excerpts and transcripts.

8. ADHERENCE TO LAW

In connection with their activities under this Agreement, COUNTY and DISTRICT agree to adhere to all applicable federal, state and local laws, including but not limited to laws, rules, regulations and policies concerning equal employment opportunity, affirmative action, workers' compensation, minimum and prevailing wage requirements, and nondiscrimination in service delivery.

9. AMENDMENTS

Any modification to the provisions of this Agreement, whether initiated by COUNTY or DISTRICT, shall be reduced to writing and signed by both parties.

10. WAIVER OF DEFAULT

Waiver of a default shall not be deemed to be a waiver of any subsequent default. Waiver of any breach of any provision of this Agreement shall not be deemed to be a waiver of any other or subsequent breach and shall not be construed to be a modification of the provisions of this Agreement.

11. EARLY TERMINATION

A. This agreement may be terminated prior to the expiration of the agreed-upon term:

- 1) Immediately by mutual written consent of the parties or at such time as the parties agree; or
- 2) By either party upon 30 days written notice to the other, delivered by certified mail or in person.

B. Payment to COUNTY will include all services provided through the day of termination.

C. Termination under any provision of this paragraph shall not affect any right, obligation or liability of COUNTY or DISTRICT which accrued prior to such termination.

12. NOTICE OF LITIGATION

Each party shall give the other immediate notice in writing of any action or suit filed or any claim made against that party which may result in litigation in any way related to this Agreement.

13. OREGON LAW AND FORUM

This Agreement shall be construed and governed according to the laws of the State of Oregon.

14. INTEGRATION

This Agreement contains the entire Agreement between the parties pertaining to its subject matter and supersedes all prior written or oral discussions or agreements.

IN WITNESS WHEREOF, the parties have caused this Contract, including the Standard Conditions and any attachments incorporated herein, to be executed by their duly authorized officers.

PORTLAND PUBLIC SCHOOLS

By [Signature]

Title Superintendent

Date 7-2-01

MULTNOMAH COUNTY, OREGON

By [Signature]
Diane M. Linn

Title Multnomah County Chair

Date 9.20.01

APPROVED AS TO FORM:

By [Signature]
General Counsel for School District No. 1
Multnomah County, Oregon

Date 6-14-01

By [Signature]
Lorenzo Poe
Director
Department of Community & Family Services

Date 8/28/01

REVIEWED:

County Counsel for Multnomah County, Oregon

By [Signature]

Date 8/31/01

___ APPROVED MULTNOMAH COUNTY
BOARD OF COMMISSIONERS
AGENDA # C-4 DATE 09.20.01
DEB BOGSTAD, BOARD CLERK

MEETING DATE: September 20, 2001

AGENDA NO: C-5

ESTIMATED START TIME: 9:30 AM

LOCATION: Boardroom 100

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: Approval of the Mental Health Organization Agreement with the State of Oregon Mental Health and Developmental Disabilities Division for the 2001/2002 Agreement period October 1, 2001 through September 30, 2002. Payment Consideration: Monthly Capitation payment based on OHP Membership

BOARD BRIEFING:

DATE REQUESTED: _____

REQUESTED BY: _____

AMOUNT OF TIME NEEDED: _____

REGULAR MEETING:

DATE REQUESTED: _____

Next Available

AMOUNT OF TIME NEEDED: _____

Consent

DEPARTMENT: Community and Family Services DIVISION: Behavioral Health

CONTACT: Rita Rathkey

TELEPHONE #: (503) 988-5464, ext. 26466

BLDG/ROOM #: 166/5

PERSON(S) MAKING PRESENTATION: _____

N/A

ACTION REQUESTED:

☐ INFORMATIONAL ONLY ☐ POLICY DIRECTION ☒ APPROVAL ☐ OTHER

SUGGESTED AGENDA TITLE:

Approval Of The Mental Health Organization Revenue Agreement Between The State Of Oregon Mental Health And Developmental Disabilities Division And Multnomah County Department Of Community And Family Services, Verity Integrated Behavioral Health System For Fiscal Year 2001/02.

original originals to Keistie Lopez

SIGNATURES REQUIRED:

ELECTED OFFICIAL: _____

(OR)

DEPARTMENT MANAGER: _____

J. L. T. P. W.

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Board Clerk @ (503) 988-3277 or email
deborah.l.bogstad@co.multnomah.or.us



MULTNOMAH COUNTY OREGON

421 SW Sixth – Seventh Floor
Portland OR 97216-1618
(503) 988-3691 phone
(503) 988-3379 fax

TO: Board of County Commissioners

FROM: Lorenzo Poe, Director
Department of Community and Family Services

DATE: September 11, 2001

SUBJECT: Revenue Agreement for Child and Adult Mental Health Capitation Services

- I. **Recommendation/Retroactive Action Requested:** The Department of Community and Family Services recommends Board of County Commissioner approval of revenue agreement October 1, 2001 through September 30, 2002, which is consistent with the State fiscal period.
- II. **Background/Analysis:** The Department of Community and Family Services was awarded the contract for the Oregon Health Plan (OHP) Mental Health Organization (MHO), effective November 1997. This agreement continues that relationship.
- III. **Financial Impact:** This revenue agreement provides a monthly Capitation Payment for each OHP Member, for the period beginning on the date of Enrollment and ending on the date of disenrollment. Capitation amounts are listed in the contract in Exhibit L for each OHP Member falling within the designated rate category/county who is enrolled with Contractor for the full month. Dollars will come to the County on the basis of a capitated rate per eligible member, for each month that member is enrolled in the County's plan. The County budget estimation is \$33,000,000.00 for Fiscal Year 2001/02.
- IV. **Legal Issues:** None
- V. **Controversial Issues:** None
- VI. **Link to Current County Policies:** This amendment continues to support the County benchmark to increase access to mental health services.
- VII. **Citizen Participation:** N/A
- VIII. **Other Governmental Participation:** None

MULTNOMAH COUNTY CONTRACT APPROVAL FORM

Contract #: 0210214

Pre-approved Contract Boilerplate (with County Counsel signature) ☐ Attached ☒ Not Attached

Amendment #: 0

Class I	Class II	Class III
<input type="checkbox"/> Professional Services not to exceed \$50,000 (and not awarded by RFP or Exemption) <input type="checkbox"/> Revenue not to exceed \$50,000 (and not awarded by RFP or Exemption) <input type="checkbox"/> Intergovernmental Agreement (IGA) not to exceed \$50,000 <input type="checkbox"/> Expenditure <input type="checkbox"/> Revenue <input type="checkbox"/> Architectural & Engineering not to exceed \$10,000 (for tracking purposes only)	<input type="checkbox"/> Professional Services that exceed \$50,000 or awarded by RFP or Exemption (regardless of amount) <input type="checkbox"/> PCRB Contract <input type="checkbox"/> Maintenance Agreement <input type="checkbox"/> Licensing Agreement <input type="checkbox"/> Construction <input type="checkbox"/> Grant <input type="checkbox"/> Revenue that exceeds \$50,000 or awarded by RFP or Exemption (regardless of amount)	<input checked="" type="checkbox"/> Intergovernmental Agreement (IGA) that exceeds \$50,000 <input type="checkbox"/> Expenditure <input checked="" type="checkbox"/> Revenue <p align="center">APPROVED MULTNOMAH COUNTY BOARD OF COMMISSIONERS AGENDA # C-5 DATE 09-20-01 DEB BOGSTAD, BOARD CLERK</p>

Department: Community and Family Services Division: Behavioral Health Date: September 11, 2001
 Originator: Alicia Boris Phone: 29807 Bldg/Rm: 166/5
 Contact: Sydney Bizzell/Lynn Ervins Phone: 22701/26644 Bldg/Rm: 166/7


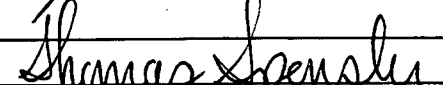
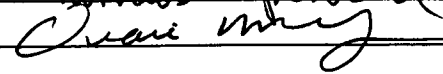
Description of Contract **Intergovernmental Revenue Agreement for Multnomah County's Mental Health Organization (MHO), Verity, to provide child, adolescent and adult mental health services through the Oregon Health Medicaid Project.**

RENEWAL: ☒ PREVIOUS CONTRACT #(S): 0110874
 RFP/BID: N/A REV RFP/BID DATE: _____
 EXEMPTION EXEMPTION EXPIRATION ORS/AR
 #/DATE: _____ DATE: _____ # _____
 CONTRACTOR IS: ☐ MBE ☐ WBE ☐ ESB ☐ QRF ☐ N/A ☐ NONE (Check all boxes that apply)

Contractor Oregon Mental Health and Developmental Disability Services Division	
Address 2575 Bittern Street, N.E. Salem, OR 97310-0520	Remittance Address _____ (If different) _____
Phone (503) 945-9499	Payment Schedule / Terms
Employer ID# or SS# 93-0576060	<input type="checkbox"/> Lump Sum \$ <input type="checkbox"/> Due on Receipt
Effective Date October 1, 2001	<input checked="" type="checkbox"/> Monthly \$ Capitation Payment <input type="checkbox"/> Net 30
Termination Date September 30, 2002	<input type="checkbox"/> Other \$ <input type="checkbox"/> Other
Original Contract Amount \$ 33,000,000. Estimated**	Requirements \$ _____
Total Amt of Previous Amendments \$ _____	
Amount of Amendment \$ _____	
Total Amount of Agreement \$ 33,000,000. Estimated**	Encumber <input type="checkbox"/> Yes <input type="checkbox"/> No

**Revenue amount will be based on a Capitation Payment determined by the number of enrolled members and the cost of provided services. The State did not establish an annual amount.

REQUIRED SIGNATURES

Department Manager		DATE 9/11/01
Purchasing Manager	_____	DATE _____
County Counsel		DATE 9/13/01
County Chair		DATE 9-20-01
Sheriff	_____	DATE _____
Contract Administration	_____	DATE _____

SAP CUSTOMER CODE 200647 (PREVIOUS DEPT REFERENCE REV124)

LINE #	G/L	WBS	Grant Acct.	Amount
01	50190 Title XIX - Capitation	CAAP. PTM.SHP.	Keith Mitchell x29373	\$7,000,000

2001-2002 OREGON HEALTH PLAN
Mental Health Organization Agreement

PART I

Contractor Data, Approvals and Signatures

This Agreement is between the State of Oregon, acting by and through its Department of Human Services (DHS), Office of Mental Health Services, hereinafter referred to as OMHS, and

Multnomah County

hereinafter referred to as Contractor. DHS's supervising representative for this Agreement is the OMHS Community Services Section (CSS) Manager.

I. Organization of Agreement

This Agreement consists of Part I and Part II, Oregon Administrative Rules (OARs) cited herein and Exhibits A through L constitute the entirety of the Agreement. The definitions that apply to this Agreement are set forth in Exhibit K.

II. Status of Contractor

A. Type of Business:

Contractor is a governmental organized under the laws of Oregon, which is serving as a Mental Health Organization (MHO) under this Agreement.

Contractor is not a Health Care Services Contractor as defined in ORS 750.005 (2).

Contractor is not a Federally Qualified Health Maintenance Organization registered as such with the Oregon Department of Consumer and Business Services.

B. Service Area

Contractor's designated Service Area is Multnomah County. Contractor shall serve, under the terms and conditions set forth in this Agreement, Oregon Health Plan (OHP) Clients living in these counties who are enrolled with Contractor by DHS as described in Part II, Section IV, Enrollment and Disenrollment, of this Agreement.

C. Status of Contractor

If Contractor is a Health Care Services Contractor as defined in ORS 750.005(2), Contractor shall not provide prepaid health services on a capitated basis to any persons other than OHP Members, unless Contractor meets all statutory and regulatory requirements as a Health Care Services Contractor under ORS Chapter 750.

- D.** Multnomah County agrees to include all of the Multnomah Verity Integrated Behavioral Healthcare Systems' business activities under Corporate Activity when completing Reports C1 through C5. Any changes to the reporting of Corporate Activity shall be approved by OMHS in writing before implementation.

III. Contractor Information

Pursuant to Internal Revenue Service regulations, Contractors must furnish its Taxpayer Identification Number (TIN) to the State prior to Agreement approval. This information will be reported to the Internal Revenue Service (IRS) under the name and taxpayer identification number submitted. If the IRS notifies DHS any two years out of three that the name and number given do not match, Contractor could be subject to backup withholding at a rate of 31 percent.

The individual signing this Agreement on behalf of Contractor hereby certifies and swears, under penalty of perjury: (a) that the number shown below is the correct Contractor taxpayer identification number, and that Contractor is not subject to backup withholding because: (i) Contractor is exempt from backup withholding, (ii) Contractor has not been notified by the IRS that Contractor is subject to backup withholding as a result of failure to report all interest or

dividends, or (iii) the IRS has notified Contractor that Contractor is no longer subject to backup withholding; (b) that s/he is authorized to act on behalf of Contractor, has authority and knowledge regarding Contractor's payment of taxes, and to the best of her/his knowledge, Contractor is not in violation of any Oregon tax laws (including, without limitation, those listed below); (c) that Contractor is an independent contractor as defined in ORS 670.600; and (d) that the information set forth in this Part I, Section IV. Contractor Information, is true and accurate. For purposes of this certificate, "Oregon tax laws" means the state inheritance tax, gift tax, personal income tax, withholding tax, corporation income and excise taxes, amusement device tax, timber taxes, cigarette tax, other tobacco tax, 9-1-1 emergency communications tax, the homeowners and renters property tax relief program and local taxes administered by the Department of Revenue (Multnomah County Business Income Tax, Lane Transit District Tax, Tri-Metropolitan District Employer Payroll Tax, and Tri-Metropolitan Transit District Self-Employment Tax).

If Contractor is not a corporation, a county or an intergovernmental entity organized under ORS Chapter 190, or is a professional corporation, then the individual signing this Agreement on behalf of Contractor must certify that Contractor is an Independent Contractor and that the Contractor meets the following standards: (a) that the Contractor is registered under ORS chapter 701 to provide labor or services for which such registration is required; (b) that the Contractor has filed federal and state income tax returns in the name of the Contractor's business or a business Schedule C as part of the personal income tax return, for previous year, or expects to file federal and state income tax returns, for labor or services performed as an independent contractor in the previous year; (c) that the Contractor will furnish the tools or equipment necessary for the contracted labor or services; (d) that the Contractor has the authority to hire and fire employees who perform the labor or services; and (e) that the Contractor represents to the public that the labor or services are to be provided by its independently established business because four or more of the following circumstances exist: (i) the labor or services are primarily carried out at a location that is separate from the Contractor's residence or is primarily carried out in a specific portion of the Contractor's residence, which is set aside as the location of the business; (ii) commercial advertising or business cards are purchased for the business, or the Contractor has a trade association membership; (iii) telephone listing is used for the business that is separate for the personal residence listing; (iv) labor or services are performed only pursuant to written contracts; (v) labor or services are performed for two

or more different persons within a period of one year; (vi) Contractor assumes financial responsibility for defective workmanship or for services not provided as evidenced by the ownership of performance bonds, warranties, errors and omission insurance or liability insurance relating to the labor or services to be provided.

By execution of this Agreement, I, an authorized official of Contractor, certify that I have read this Agreement and Exhibits, and have shared data reporting requirements with Contractor's computer systems personnel to assure that mechanisms are in place to provide for the collection and reporting of data as specified in this Agreement.

Contract Number: 75-110

Contract Period: October 1, 2001 through September 30, 2002

LEGAL BUSINESS NAME: Multnomah County

(This must match the name in which your TIN was issued)

Address: 421 S.W. 6th Avenue, 7th Floor M
421 S.E. 6th Street, 6th Floor

City, State, Zip: Portland, Oregon 97204

Telephone: 988-3691
(503) 306-5850

Facsimile Number: 988
(503) 248-3926

TAXPAYER IDENTIFICATION NUMBER: 93-6002309
(Federal Employer Identification Number)

STATE TAX IDENTIFICATION NUMBER: same as above

Business Designation

<input type="checkbox"/>	Corporation
<input type="checkbox"/>	Partnership
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Limited Liability Company
<input type="checkbox"/>	Limited Liability Partnership
<input type="checkbox"/>	Sole Proprietorship
<input checked="" type="checkbox"/>	Government
<input type="checkbox"/>	Non-Profit Corporation

IV. Signatures

In witness, the parties listed below have caused this Agreement to be executed by their duly authorized officers.

Contractor:
Multnomah County

DHS, Office of Mental Health Services:


Diane Linn 9-20-00
Diane Linn, Chair Date
Board of County Commissioners

Authorized Signature _____ Date _____
 Madeline Olson, Asst. Administrator
 Office of Mental Health Services

Lorenzo Poe, Jr. 9/11/01
Lorenzo T. Poe, Jr., Director Date
Department of Community Services

Approved as to Legal Sufficiency:

Thomas Sponsler 9/12/01
Thomas Sponsler Date
Multnomah County Counsel



 Jeffrey Wahl
 Assistant Attorney General

8/30/01

 Date

APPROVED MULTNOMAH COUNTY
BOARD OF COMMISSIONERS
AGENDA # C-5 DATE 09.20.01
DEB BOGSTAD, BOARD CLERK

Reviewed:

DHS Contracts Coordinator

What Is More Important Than Being Healthy?
It Is Your Ticket To Good Health and Stop Aging!



Get Energized!™

Unique Method of Physical
and Mental Fitness.

(Relaxation, Self-Massage and Exercise.)

Prevent illnesses, wrinkles, aging, Prostate and Breast Cancers.

Prevent becoming a full of illnesses "walking piece of meat."

10 min. workout for indiv./5 min. for organiz. M-F

Pavel Goberman - Founder/Instructor

(503) 6 GET FIT or 643-8348

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SPEAKER SIGN UP CARDS

DATE 09/20/01

NAME PAVEL GOBERMAN

ADDRESS P.O. Box 1664

Beaverton, OR 97075

PHONE (503) 643-8348

SPEAKING ON AGENDA ITEM NUMBER OR
TOPIC Loyalty to Country / Proposal

GIVE TO BOARD CLERK

R-1

Board of Commissioners
Multnomah County
Portland, OR 97214

Pavel Goberman
Get Energized!
P.O. Box 1664
Beaverton, OR 97075
(503) 6 GET FIT(643-8348)
www.getenergized.com

OFFER / PROPOSAL

09/20/01

What is more important than being healthy? It costs too much to be sick and old (" Old Age" is a disease). Good health is a big profit.

The national health care spending is rising: we spent \$1,035 billion, it is 13.6% of budget.

The Baby Boomers started parking cars in doctors' offices. We focus on treatments, but NOT on prevention. I have developed and opened the innovative, unique method of physical and mental fitness: "Get Energized!"- relaxation, self-massage and exercise system. This workshop of fitness will relieve tension, headaches, back pain; prevent illnesses, wrinkles, aging and Ergonomic Diseases; this may greatly help to cut the risk of getting prostate and breast cancers (I'm doing research on this). It is for fun and for social activity.

IT IS YOUR TICKET TO GOOD HEALTH AND POSITIVE SELF-IMAGE.

Very often people do not have time to exercise, have no motivation, don't like to exercise alone. Most of us aren't very disciplined exercisers. My goal is to help people be healthy, prevent work-related stress and help you save money spent on employee time-loss due to illnesses. This is also an accident and injury prevention program.

Since it is not convenient for many employees to drive to a health club before, during or after their work day, I'm offering to lead exercise classes for group of employees: any age, any shape at your worksite. EVERY ONE MUST DO PROPER SELF-MASSAGE!

My method of enjoyable exercise would take 5 minutes each day (at established time), and there is no need for a change of clothing. This program will pay large dividends to both you and your employees. Their mental and physical well-being will improve, they will boost their performance, and your saving on work-loss time will be diminished. You will see these results in a very short time. The benefits of this program is worth many thousands of dollars, and your company will pay less for health insurance.

SPECIAL ATTENTION WILL BE PAID TO WOMEN WHO HAVE A HISTORY OF BREAST CANCER.

The cost for this program is:

Organizations:	One, 5-min workout a day, M-F,	\$400.00/month
	Two, 5-min workouts a day, M-F,	\$600.00/month
	One, 15-min workout for retirees, M-F,	\$400.00/month
or, Individuals (minimum 20 people):	One, 5-min workout a day, M-F,	\$20.00/month

I promise to save Multnomah County at least \$6 million on health care, and will try to save up to 50%.

NO CONTRACTS, NO OBLIGATIONS!

My goal is to help people be healthy, prevent illnesses, help organizations make money!

I'm looking forward to hearing from you and developing a positive working relationship between your company and my program.

PREVENTION, NOT CURE IS THE KEY!

USE FITNESS FIRST AND DOCTORS SECOND!

THIS FITNESS PROGRAM IS THE BEST MEDICINE! AND IT IS NOT BORRING! IT IS A FUN!

USE FITNESS NOW OR WILL USE NURSING HOMES LATER!

Let's start movement: donate "Sick Days" to "The National Defence Fund".

Pavel Goberman- Founder/Instructor.



Vote for **PAVEL GOBERMAN**

As Commissioner of **BOLI**

(Oregon Bureau Of Labor and Industries)

I'm honest, incorruptible; do not accept any contributions, I do not want to lose my independence and will not be a puppet in hands of donors.

BOLI is corrupted now, does not do its duty. Every year many thousands of families are hurt by violation of laws. I will stop it.

As Commissioner of BOLI I will enforce our laws and will be fair to workers and employers.

Do not vote for those who advertise heavily; they are not for you. Ignore endorsements. Why is someone thinking for you?

POLITICS CORRUPTIONS CRIME ENDORSEMENTS MEDIA.

Call Public TV, Radio, Mr Orme: at (503)244-5124. They must be sponsors of a debates, a forums of Candidates. It will reduce corruption. Do not donate to Public TV until they will do it.

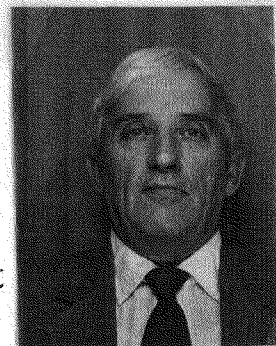
Pavel Goberman

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P.O. Box 1664,

Beaverton, OR 97075

(503) 6 GET FIT www.getenergized.com getfit@getenergized.com allbefit@aol.com



MEETING DATE: September 20, 2001
AGENDA NO: UC-1
ESTIMATED START TIME: 9:30 AM
LOCATION: Boardroom 100

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: PCRB EXEMPTION REQUEST TO REPLACE THE COUNTY'S IBM ENTERPRISE SERVER HARDWARE

BOARD BRIEFING: DATE REQUESTED: _____
REQUESTED BY: _____
AMOUNT OF TIME NEEDED: _____

REGULAR MEETING: DATE REQUESTED: September 20, 2001
AMOUNT OF TIME NEEDED: 2 minutes

DEPARTMENT: DSS DIVISION: Finance/CPCA

CONTACT: Franna Hathaway TELEPHONE #: 988-5111 X 22651
BLDG/ROOM #: 503/4th floor

PERSON(S) MAKING PRESENTATION: Rick Jacobson

ACTION REQUESTED:

[] INFORMATIONAL ONLY [] POLICY DIRECTION [X] APPROVAL [] OTHER

SUGGESTED AGENDA TITLE:

ORDER EXEMPTING FROM THE FORMAL COMPETITIVE BID PROCESS THE REPLACEMENT OF THE COUNTY'S IBM ENTERPRISE SERVER HARDWARE

09/20/01 copies to Catherine Kwong

SIGNATURES REQUIRED:

ELECTED OFFICIAL: _____
(OR)

DEPARTMENT MANAGER: M. Cecilia Johnson

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Board Clerk @ (503) 988-3277 or email
deborah.l.bogstad@co.multnomah.or.us

01 SEP 13 11:10:56
MULTNOMAH COUNTY
CLERK OF BOARD
COUNTY CLERK'S OFFICE

BOGSTAD Deborah L

From: JACOBSON Rick L

Sent: Monday, September 17, 2001 10:45 AM

To: #ALL CHAIR'S OFFICE; #ALL DISTRICT 1; #ALL DISTRICT 2; #ALL DISTRICT 3; #ALL DISTRICT 4

Cc: KWONG Catherine Y; THOMPSON Jan M

Subject: Board staff meeting today

ISD is requesting unanimous consent to have this item added to the County Board meeting this Thursday. This would result in a cost savings of \$27,218 this month.

9/17/2001



MULTNOMAH COUNTY OREGON

DEPARTMENT OF SUPPORT SERVICES
INFORMATION SERVICES DIVISION
4747 EAST BURNSIDE
PORTLAND, OREGON 97215
(503) 988-3749

BOARD OF COUNTY COMMISSIONERS
DIANE LINN • CHAIR OF THE BOARD
MARIA ROJO DE STEFFEY • DISTRICT 1 COMMISSIONER
SERENA CRUZ • DISTRICT 2 COMMISSIONER
LISA NAITO • DISTRICT 3 COMMISSIONER
LONNIE ROBERTS • DISTRICT 4 COMMISSIONER

To: Franna Hathaway
Purchasing Manager

From: Lisa Yeo
Chief Information Officer, Multnomah County

Date: September 14, 2001

Subject: Request For Exemption From Competitive Bidding – Replacement of
IBM 9672-RB5 Enterprise Server Hardware

The county's IBM enterprise server (9672-RB5) is currently being purchased at a monthly cost of \$53,409 per month. This cost includes the CPU hardware, monthly maintenance on the hardware, and the license fees for 10 key IBM software products.

IBM has a new hardware product line (7060-H30) that provides the same CPU and software configuration at a reduced cost to customer. The replacement system (7060-H30) would reduce our current monthly payment from \$53,409 per month to \$26,191 per month.

The purpose of this hardware replacement is to reduce monthly costs over the next two years. This activity will not impact the 24 month project to migrate the County applications to a less expensive platform.

Replacement of the IBM enterprise server hardware would require an exact duplication of the existing software configuration to maintain the current level of performance. We feel the software requirement qualifies for a sole source exemption request under the County administrative rules.

We must procure the new hardware (7060-H30) by September 30, 2001, to obtain this monthly savings. Please request approval for this exemption request from the Country Contract Review Board (BCC) by September 20.

cc: Rick Jacobson
Lisa Yeo

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON
ACTING AS THE PUBLIC CONTRACT REVIEW BOARD

ORDER NO. _____

Exempting from the Formal Competitive Bid Process the Replacement of the County's IBM Enterprise Server Hardware

The Multnomah County Board of Commissioners Finds:

- a. The Board, acting in its capacity as the Multnomah County Public Contract Review Board to review, pursuant to PCRB Rules 10.140, a request from the Department of Support Services, Information Services Division, for exemption from the formal competitive bid process to replace the County's IBM 9672-RB5 Enterprise Server Hardware.

As it appears in the memorandum from Lisa Yeo, the request for exemption is based upon the fact that The County's IBM enterprise server (9672-RB5) is currently being purchased at a monthly cost of \$53,409 per month. IBM has a new hardware product line (7060-H30) that provides the same CPU and software configuration at a reduced cost to customer. The replacement system (7060-H30) would reduce our current monthly payment from \$53,409 per month to \$26,191 per month. Replacement of the IBM enterprise server hardware would require an exact duplication of the existing software configuration to maintain the current level of performance. This software requirement qualifies for a sole source exemption from the competitive bid process.

- b. This exemption request is in accord with the requirements of Multnomah County Public Contract Review Board Administrative Rules 10.140.

The Multnomah County Board of Commissioners, Acting as the Public Contract Review Board Orders:

The replacement of the County's IBM Enterprise Server Hardware is exempted from the formal competitive bid process.

ADOPTED this 20th day of September, 2001.

BOARD OF COUNTY COMMISSIONERS FOR
MULTNOMAH COUNTY, OREGON, ACTING AS
THE PUBLIC CONTRACT REVIEW BOARD

Diane M. Linn, Chair

REVIEWED:

THOMAS SPONSLER, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
John Thomas, Assistant County Attorney

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON
ACTING AS THE PUBLIC CONTRACT REVIEW BOARD

ORDER NO. 01-125

Exempting from the Formal Competitive Bid Process the Replacement of the County's IBM Enterprise Server Hardware

The Multnomah County Board of Commissioners Finds:

- a. The Board, acting in its capacity as the Multnomah County Public Contract Review Board to review, pursuant to PCRB Rules 10.140, a request from the Department of Support Services, Information Services Division, for exemption from the formal competitive bid process to replace the County's IBM 9672-RB5 Enterprise Server Hardware.

As it appears in the memorandum from Lisa Yeo, the request for exemption is based upon the fact that The County's IBM enterprise server (9672-RB5) is currently being purchased at a monthly cost of \$53,409 per month. IBM has a new hardware product line (7060-H30) that provides the same CPU and software configuration at a reduced cost to customer. The replacement system (7060-H30) would reduce our current monthly payment from \$53,409 per month to \$26,191 per month. Replacement of the IBM enterprise server hardware would require an exact duplication of the existing software configuration to maintain the current level of performance. This software requirement qualifies for a sole source exemption from the competitive bid process.

- b. This exemption request is in accord with the requirements of Multnomah County Public Contract Review Board Administrative Rules 10.140.

The Multnomah County Board of Commissioners, Acting as the Public Contract Review Board Orders:

The replacement of the County's IBM Enterprise Server Hardware is exempted from the formal competitive bid process.

ADOPTED this 20th day of September, 2001.



BOARD OF COUNTY COMMISSIONERS FOR
MULTNOMAH COUNTY, OREGON, ACTING AS
THE PUBLIC CONTRACT REVIEW BOARD

Diane M. Linn, Chair

REVIEWED:

THOMAS SPONSER, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By

John Thomas, Assistant County Attorney

MEETING DATE: September 20, 2001
AGENDA NO: R-1
ESTIMATED START TIME: 9:30 AM
LOCATION: Boardroom 100

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: Emergency Management IGA

BOARD BRIEFING:

DATE REQUESTED: _____
REQUESTED BY: _____
AMOUNT OF TIME NEEDED: _____

REGULAR MEETING:

DATE REQUESTED: September 20, 2001
AMOUNT OF TIME NEEDED: 10-Minutes

DEPARTMENT: DSCD

DIVISION: Emergency Management

CONTACT: Doug McGillivray

TELEPHONE #: 503-793-3305
BLDG/ROOM #: 313/EM

PERSON(S) MAKING PRESENTATION: Doug McGillivray, STEVE MUIR PORTLAND
KEVE JUNE GRESHAM

ACTION REQUESTED:

☐ INFORMATIONAL ONLY ☐ POLICY DIRECTION ☒ APPROVAL ☐ OTHER

SUGGESTED AGENDA TITLE:

Intergovernmental Agreement #0210204 Between the City of Portland and the City of Gresham to Coordinate Emergency Management Programs

09/20/01 originals to Doug McGillivray

SIGNATURES REQUIRED:

ELECTED OFFICIAL: _____
(OR)

DEPARTMENT MANAGER: _____

Michael Oswald

BOARD OF
COUNTY COMMISSIONERS
01 SEP 13 PM 7:08
MULTNOMAH COUNTY
OREGON

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Board Clerk @ (503) 988-3277 or email
deborah.l.bogstad@co.multnomah.or.us



OFFICE of EMERGENCY MANAGEMENT

MULTNOMAH COUNTY, OREGON

SUPPLEMENTAL STAFF REPORT

TO: Board of County Commissioners

FROM: Department of Sustainable Community Development
Division of Emergency Management

DATE: July 21, 2001

RE: Intergovernmental Agreement #0210204 between the City of Portland and the City of Gresham to coordinate emergency management programs

1. Recommendation/Action Requested: Request Approval
2. Background/Analysis:

Under the provisions of ORS 401, local emergency management offices are charged with the responsibility of developing a plan that enables a jurisdiction to effectively and efficiently prepare for, mitigate against, respond to and recover from a major emergency and/or disaster. ORS 401 also states that ...each County shall and any City may... have an emergency management program, thus making it mandatory at the County level and optional at the City level.

For many years, the City of Portland, the City of Gresham and Multnomah County have employed separate offices of emergency management. There have been several studies on how we could best work together and a few attempts have been made to implement some of the suggestions proposed in those studies.

The Emergency Management Offices of Multnomah County, the City of Portland and the City of Gresham entered into an Intergovernmental Agreement in the Spring of 1997 in an attempt to increase cooperation and reduce duplication and redundancy in the workplace. This IGA established an organization consisting of an East area and a West area (the dividing line being the Portland/Gresham city lines). The IGA of 1997 also created three User Boards. These Boards were made up of the major constituents within East County, West County and the County at large. It was also intended that, over time, the three Boards would combine their efforts and become one. Creation of the Boards was to put in place appropriate governing bodies but while the idea had merit in theory, it failed in practice. . .

This IGA also placed a burden on the Cities of Fairview, Troutdale and Wood Village that they could not meet. Over the ensuing years, it had become apparent that the original agreement, while based on a good idea and fairly sound practices, was not constructed in a manner that was conducive to a coordinated and organized effort and was in fact, not successful in establishing that for which it was intended; a cooperative work environment as it's very nature seemed to build a barrier between East and West County.

In May of 2000, a facilitated meeting was held for all members of the emergency management communities of the three jurisdictions involved and the overwhelming opinion of those present was that the IGA should be revised. It was felt that the document should outline the responsibilities of the emergency managers, define their geographic areas of responsibility, and it should stress the cooperative nature and intent of the IGA and of the jurisdictions.

It was also felt that a revision of the agreement that addressed the concerns of revenue departments and bureaus, as well as

the concerns of, Fairview, Troutdale and Wood Village would be in the best interest of all parties. Representatives of the three emergency management offices within Multnomah County constructed the document presented here for discussion, therefore it is a document that all concerned can and do willingly embrace.

3. Financial Impact: None
4. Legal Issues: None
5. Controversial Issues: None
6. Link to Current County Policies: This is line with the County's desire to increase efficiency and productivity while reducing workplace redundancy and wheel spinning.
7. Citizen Participation: None in planning process, but hundreds are to benefit from the alliance.
8. Other Government Participation: The cities of Gresham and Portland are in agreement with the IGA as submitted, and have already signed the document. The cities of Fairview, Troutdale and Wood Village have all been briefed and are in agreement. The Oregon State Police in the form of Oregon Emergency Management have been included in the planning process and are totally supportive.

MULTNOMAH COUNTY CONTRACT APPROVAL FORM

Pre-approved Contract Boilerplate (with County Attorney signature) ☐ Attached ☐ Not Attached

Contract #: 0210204
Amendment #:

CLASS I	CLASS II	CLASS III
<input type="checkbox"/> Professional Services not to exceed \$50,000 (and not awarded by RFP or Exemption) <input type="checkbox"/> Revenue not to exceed \$50,000 (and not awarded by RFP or Exemption) <input type="checkbox"/> Intergovernmental Agreement (IGA) - X not to exceed \$50,000 <input type="checkbox"/> Expenditure (No monetary value involved) <input type="checkbox"/> Revenue <input type="checkbox"/> Architectural & Engineering not to exceed \$10,000 (for tracking purposes only)	<input type="checkbox"/> Professional Services that exceed \$50,000 or awarded by RFP or Exemption (regardless of amount) <input type="checkbox"/> PCR Contract <input type="checkbox"/> Maintenance Agreement <input type="checkbox"/> Licensing Agreement <input type="checkbox"/> Construction <input type="checkbox"/> Grant <input type="checkbox"/> Revenue that exceeds \$50,000 or awarded by RFP or Exemption (regardless of amount)	<input type="checkbox"/> Intergovernmental Agreement (IGA) that exceeds \$50,000 <input type="checkbox"/> Expenditure <input type="checkbox"/> Revenue APPROVED MULTNOMAH COUNTY BOARD OF COMMISSIONERS AGENDA # <u>R-1</u> DATE <u>09-20-01</u> DEB BOGSTAD, BOARD CLERK

Department: DSCD Division: Emergency Management Date: 7/16/2001
 Originator: Doug McGillivray Phone: 503-793-3305 Bldg/Rm: 313/EM
 Contact: Doug McGillivray Phone: 503-793-3305 Bldg/Rm: 313/EM

Description of Contract: Coordination of emergency management programs between the City of Portland and City of Gresham.

RENEWAL: ☐ PREVIOUS CONTRACT #(S):

RFP/BID: RFP/BID DATE:

EXEMPTION #/DATE: EXEMPTION EXPIRATION DATE: ORS/AR #:

CONTRACTOR IS: ☐ MBE ☐ WBE ☐ ESB ☐ QRF ☐ N/A ☐ NONE (Check all boxes that apply)

Contractor <u>City of Portland & City of Gresham</u>		Remittance address	
Address <u>55 SW Ash Portland & 1333 NW Eastman Parkway</u>		(If different)	
<u>Gresham</u>			
Phone <u>503-823-3700 & 503-793-6281</u>		Payment Schedule / Terms	
Employer ID# or SS#	<u>Upon adoption</u>	<input type="checkbox"/> Lump Sum \$	<input type="checkbox"/> Due on Receipt
Effective Date	<u>Upon withdrawal</u>	<input type="checkbox"/> Monthly \$	<input type="checkbox"/> Net 30
Termination Date		<input type="checkbox"/> Other \$	<input type="checkbox"/> Other
Original Contract Amount \$		<input type="checkbox"/> Requirements Not to Exceed \$	
Total Amt of Previous Amendments \$		Encumber <input type="checkbox"/> Yes <input type="checkbox"/> No	
Amount of Amendment \$			
Total Amount of Agreement \$ <u>None</u>			

REQUIRED SIGNATURES:

Department Manager [Signature]

DATE 9/12/01

Purchasing Manager [Signature]

DATE 9/12/01

(Class II Contracts Only)

County Attorney [Signature]

DATE 9.20.01

County Chair [Signature]

DATE 9.20.01

Sheriff

DATE

Contract Administration

DATE

(Class I, Class II Contracts only)

LGFS VENDOR CODE						DEPT REFERENCE					
LINE #	FUND	AGENCY	ORG	SUB ORG	ACTIVITY	OBJ/ REV	SUB OBJ	REP CAT	LGFS DESCRIPTION	AMOUNT	INC DEC
01											
02											
03											

Exhibit A, Rev. 3/25/98 DIST: Originator, Accts Payable, Contract Admin - Original If additional space is needed, attach separate page. Write contract # on top of page.

EMERGENCY MANAGEMENT INTERGOVERNMENTAL AGREEMENT

This intergovernmental agreement is entered into pursuant to ORS 190.010 by and among Multnomah County, the City of Portland, and the City of Gresham (referred to herein collectively as participating jurisdictions).

Witnesseth

WHEREAS the participating jurisdictions desire to more effectively coordinate their respective emergency management programs; and

WHEREAS the purpose of emergency management is to reduce the impact of disasters and emergencies through preparation, response, recovery and mitigation; and

WHEREAS improved coordination of the participating jurisdictions' emergency management program activities will enhance the effectiveness of services throughout Multnomah County;

Now, therefore the Emergency Management Agencies for the City of Gresham, the City of Portland and Multnomah County do hereby agree to coordinate all emergency management program activities within and among their respective jurisdictions according to the following terms and conditions;

Terms and Conditions

I. Purpose of Agreement

The purpose of this agreement is to improve the level of communication, planning and coordination for disasters and emergencies between the emergency management jurisdictions within Multnomah County.

II. Establishment of Policies

In accordance with ORS 401.305, the participating jurisdictions agree to jointly establish policies, which will:

- A. Provide direction, identify and define the purpose and roles of the individual emergency management programs, and,
- B. Specify the responsibilities of the respective emergency program managers and staff, and,
- C. Establish lines of communication, succession and authority of elected and appointed officials for an effective and efficient response to emergency conditions.

III. Responsibilities

Each of the three participating jurisdictions will be responsible for emergency management program activities within their own jurisdictions.

- A. Gresham Emergency Management will conduct emergency management program activities within the boundaries of the City of Gresham.
- B. The City of Portland Office of Emergency Management will conduct emergency management program activities within the boundaries of the City of Portland.
- C. Multnomah County Emergency Management will conduct emergency management program activities in all remaining incorporated and unincorporated areas of the County. The County will also manage selected emergency program elements that apply on a countywide basis.

IV. Coordination

The Director, Multnomah County Department of Environmental Services, the Chief, Portland Fire Bureau, and the Chief, Gresham Fire and Emergency Services will meet annually to establish vision and goals for this coordination effort.

V. Operating Guidelines

- A. Conformity to National Standards: The participating jurisdictions agree to use the National Interagency Incident Management System's (NIIMS) Incident Command System (ICS) to manage incidents.
- B. Organization Work Plans: As each jurisdiction develops their respective annual Work Plan, they will coordinate activities and objectives to optimize productivity and minimize duplication of effort.

- C. ORS Chapter 401: Participating jurisdictions will recognize and adhere to the provisions of ORS Chapter 401 in conducting respective and collective emergency management program activities.
- D. Enterprise Agencies: Nothing in this document is intended to require enterprise bureaus/departments/divisions to take actions such as are prohibited by applicable charter and Code provisions and requirements.
- E. Scheduled Meetings: The Emergency Managers or designated representatives will meet monthly to coordinate program activities.

V. Duration, Withdrawal, and Termination

A. Term of agreement: This Agreement shall be effective when all three governing bodies of the participating jurisdictions have adopted it, and it shall remain in effect until revised, superceded, or nullified. This agreement supercedes and nullifies any and all prior Emergency Management Intergovernmental Agreements between and among the three participating jurisdictions.

B. Withdrawal: A participating jurisdiction may withdraw from this Agreement upon 60 days written notice to other participating jurisdictions.

VI. Amendments

Proposed amendments to this Agreement shall be in writing and subject to approval by the governing body of each participating jurisdiction.

VII. Responsibility for Acts

Each party shall be solely responsible for its own activities under this Agreement subject to the limitations and conditions of the Oregon Constitution and the Oregon Tort Claims Act. Each party agrees to hold harmless, defend, and indemnify the other parties, their officers, agents, and employees, against any claims, demands, actions or suits, (including attorney fees and costs), brought against them arising out of or relating to each party's individual responsibilities under this Agreement.

VIII. Severability

The terms of this Agreement are severable, and an action by any of the participating jurisdictions that results in the invalidity of any part of the agreement shall not affect the remainder of the Agreement.

IX. Interpretation

The terms and conditions of this Agreement shall be liberally construed in accordance with the general purposes of this agreement.

For the City of Portland :
APPROVED AS TO FORM

Jeffrey L. Rogers
Approved as to Form
CITY ATTORNEY
Date: 5/8/01

Jim Francesconi
Jim Francesconi
Commissioner of Public Utilities
Date: 5-31-01

Greg Blackmer
City Auditor
Date: 6/1/01

For the City of Gresham:

Miles Ward
Approved as to Form
Senior Assistant Attorney
Date: 6.22.01

Charles J. Becker
Charles J. Becker
Mayor
Date: 6-21-01

Bonnie R. Kraft
Bonnie R. Kraft, City Manager
Date: 6-21-01

For Multnomah County:

Matthew O. Ryan
Approved
Matthew O. Ryan,
Assistant County Attorney
Date: 9/12/01

Diane M. Linn
Diane M. Linn, County Chair
Date: 9.20.01

APPROVED MULTNOMAH COUNTY
= BOARD OF COMMISSIONERS
AGENDA # R-1 DATE 09.20.01
DEB BOGSTAD, BOARD CLERK

ORDINANCE No. 175578

- * Terminate Intergovernmental Agreement and adopt new Intergovernmental Agreement regarding emergency management planning and coordination. (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. The City of Portland, Multnomah County and cities of Gresham, Troutdale, Fairview, Wood Village and Maywood Park entered into an intergovernmental agreement intended to create an Emergency Management Organization having a formal structure and staff. It was established by Ordinance No. 171061, adopted by Council on March 24, 1997.
2. The Cities of Portland and Gresham and Multnomah County desire to more efficiently coordinate their respective emergency management programs.
3. The Cities of Portland and Gresham and Multnomah County have developed a revised intergovernmental agreement (Exhibit A). This agreement states that each jurisdiction will share emergency management information and coordinate with each of the other jurisdictions.

NOW, THEREFORE, the Council directs:

- a. The Commissioner of Public Utilities and the Auditor shall give written notice to each of the jurisdictions participating in the Intergovernmental Agreement adopted by Ordinance No. 171061 that the City of Portland is exercising its option under Section VIII© to withdraw from the agreement; and

- b. The Commissioner of Public Utilities and the Auditor are authorized to enter into an agreement committing the Cities of Portland and Gresham and Multnomah County to work together, share emergency management information and coordinate programs substantially in accordance with Exhibit A, attached.

Section 2. The Council declares that an emergency exists because it is important to develop intergovernmental cooperative agreements as soon as possible; therefore, this ordinance shall be in force and effect from and after its passage by the Council.

Passed by the Council, MAY 16 2001

Kathryn Steinberg
May 7, 2001

— GARY BLACKMER
Auditor of the City of Portland

By *Laura Peterson*
Deputy

1. REQUEST FOR PLACEMENT ON THE AGENDA FOR:

(Date) _____

DEPARTMENT: COMMUNITY AND FAMILY SERVICESDIVISION: N/ACONTACT: CHRIS YAGER/MIKE JASPINPHONE: 26777/28594

* NAME(S) OF PERSON MAKING PRESENTATION TO BOARD:

JOHN BALL/LOLENZO POE/DAVE WARRENSUGGESTED AGENDA TITLE (To assist in preparing a description for the printed agenda)**Review and Approval of Budget Modification CFS02 Authorizing Expenditures to Implement the Mental Health Crisis/Acute Care Plan.**

2. DESCRIPTION OF MODIFICATION: [Explain the changes being made: What budget does it increase / decrease? What do the changes accomplish? Where does the money come from?]

[X] PERSONNEL CHANGES ARE SHOWN IN DETAIL ON THE ATTACHED SHEET**See attach supplemental staff report for details.**

3. REVENUE IMPACT: [Explain revenues being changed and reason for the change]

See attach supplemental staff report for details**TOTAL \$0**

4. CONTINGENCY STATUS [To Be Completed by Budget & Planning]

3002 Fund Contingency BEFORE THIS MODIFICATION (as of _____): \$ _____
(Specify Fund) AFTER THIS MODIFICATION: \$ _____

Originated By: _____	Date: _____	Department Director: _____	Date: _____
Plan / Budget Analyst: _____	Date: _____	Employee Services: _____	Date: _____
Board Approval: _____	Date: _____		

BUDGET MODIFICATION: CFS 02
EXPENDITURES & REVENUES

Budget Fiscal Year: 01/02

Please show an increase in revenue as a negative value and a decrease as a positive value for consistency with MERLIN.

Ln No.	Fund Center	Fund Code	Accounting Unit		Cost Element	Current Amount	Revised Amount	Change Increase/ (Decrease)	Subtotal	Description
			Internal Order	Cost Center						
1										
2					sub acute prm	60160	1,035,149	1,035,149		
3					sub acute prm	50190	(1,035,149)	(1,035,149)		
4					sub acute 24	60160	684,430	684,430		
5					sub acute 24	50190	(684,430)	(684,430)		
6					sub acute 24 c/o	60160	286,143	286,143		
7					sub acute 24 c/o	50190	(286,143)	(286,143)		
8										
9					respice 25	60160	609,696	609,696		
10					respice 25	50190	(609,696)	(609,696)		
11										
12					vol inp prm	60160	5,753,974	5,753,974		
13					vol inp prm	50190	(5,753,974)	(5,753,974)		
14										
15					invol inp prm	60160	2,346,081	2,346,081		
16					invol inp prm	50190	(2,346,081)	(2,346,081)		
17										
18					e hold cgf	60160	265,409	265,409		
19					e hold cgf	50320	(265,409)	(265,409)		
20					e hold 24	60160	718,654	718,654		
21					e hold 24	50190	(718,654)	(718,654)		
22										
23					waitlist 24	60160	800,000	800,000		
24					waitlist 24	50190	(800,000)	(800,000)		
25					waitlist ohp	60160	500,000	500,000		
26					waitlist ohp	50190	(500,000)	(500,000)		
27										
28										
								0		Total - Page 1
								0		GRAND TOTAL
29										
30					er cgf	60160	150,000	150,000		
31					er cgf	50320	(150,000)	(150,000)		
32					er bwc	60160	144,000	144,000		
33										
34					call cgf	60170	154,544	154,544		
35					call cgf	50320	(154,544)	(154,544)		
36					call prm	60170	259,660	259,660		
37					call prm	50190	(259,660)	(259,660)		
38					call la	60170	389,103	389,103		
39					call la	50190	(389,103)	(389,103)		
40					call bwc	60170	525,695	525,695		
41										
42					sc eval cgf	60160	200,000	200,000		
43					sc eval cgf	50320	(200,000)	(200,000)		
44					sc eval 24	60160	709,404	709,404		
45					sc eval 24	50190	(709,404)	(709,404)		
46					sc eval 25	60160	441,746	441,746		
47					sc eval 25	50190	(441,746)	(441,746)		
48					sc eval bwc	60160	866,562	866,562		
49										
50					mb cr prm	60160	469,695	469,695		
51					mb cr prm	50190	(469,695)	(469,695)		
52					mb cr 25	60160	469,695	469,695		
53					mb cr 25	50190	(469,695)	(469,695)		
54										
55										
56										
								1,536,257		Total - Page 2
								0		GRAND TOTAL
57										

BUDGET MODIFICATION: CFS 02
EXPENDITURES & REVENUES

Budget Fiscal Year: 01/02

Please show an increase in revenue as a negative value and a decrease as a positive value for consistency with MERLIN.

Ln No.	Fund Center	Fund Code	Accounting Unit		Cost Element	Current Amount	Revised Amount	Change Increase/ (Decrease)	Subtotal	Description
			Internal Order	Cost Center						
58					urg wk prm	60160	559,217	559,217		
59					urg wk prm	50190	(559,217)	(559,217)		
60					urg wk 25	60160	559,217	559,217		
61					urg wk 25	50190	(559,217)	(559,217)		
62										
63					hm stbl prm	60160	266,625	266,625		
64					hm stbl prm	50190	(266,625)	(266,625)		
65					hm stbl 25	60160	266,625	266,625		
66					hm stbl 25	50190	(266,625)	(266,625)		
67										
68					warm cgf	60160	37,518	37,518		
69					warm cgf	50320	(37,518)	(37,518)		
70					warm prm	60160	37,518	37,518		
71					warm prm	50190	(37,518)	(37,518)		
72					warm la	60160	37,518	37,518		
73					warm la	50190	(37,518)	(37,518)		
74										
75					acute adm cgf	93002	47,850	47,850		
76					acute adm cgf	50320	(47,850)	(47,850)		
77					acute adm prm	93002	47,850	47,850		
78					acute adm prm	50190	(47,850)	(47,850)		
79					acute adm la	93002	47,850	47,850		
80					acute adm la	50190	(47,850)	(47,850)		
81										
82					it sys bwc	60240	196,500	196,500		
83										
84										
								196,500		Total - Page 3
								0		GRAND TOTAL
85										
86					consult bwc	60170	100,000	100,000		
87										
88					trans prm	60160	62,500	62,500		
89					trans prm	50190	(62,500)	(62,500)		
90					trans cgf	60160	62,500	62,500		
91					trans cgf	50320	(62,500)	(62,500)		
92										
93					flex prm	60160	137,554	137,554		
94					flex prm	50190	(137,554)	(137,554)		
95					flex 25	60160	150,000	150,000		
96					flex 25	50190	(150,000)	(150,000)		
97										
98				950003002		60470	3,431,717	1,598,960	(1,832,757)	
99										
100					caap.ccp.24.car	50190	(444,819)	0	444,819	
104					caap.ccp.24.car	60160	444,819	0	(444,819)	
105										
106					caap.prm.shr.inc	50190	(1,140,000)	0	1,140,000	
107					caap.prm.shr.inc	60160	1,140,000	0	(1,140,000)	
108										
109					caap.prm.shr.ipt	50190	(7,448,000)	0	7,448,000	
110					caap.prm.shr.ipt	60160	7,448,000	0	(7,448,000)	
111										
112					caap.prm.shr.opt	50190	(18,506,000)	(16,216,775)	2,289,225	
113					caap.prm.shr.opt	60160	18,506,000	16,216,775	(2,289,225)	
114										
115					caap.prm.shr.sys	50190	(6,346,000)	(3,379,522)	2,966,478	
116					caap.prm.shr.sys	60160	6,346,000	3,379,522	(2,966,478)	
								(1,732,757)		Total - Page 4
								0		GRAND TOTAL
85										
86					bh amh e-holds 24	60160	718,654	0	(718,654)	

BUDGET MODIFICATION: CFS 02
EXPENDITURES & REVENUES

Budget Fiscal Year: 01/02

Please show an increase in revenue as a negative value and a decrease as a positive value for consistency with MERLIN.

Ln No.	Fund Center	Fund Code	Accounting Unit		Cost Element	Current Amount	Revised Amount	Change Increase/ (Decrease)	Subtotal	Description
			Internal Order	Cost Center						
87					bh amh e-holds 24	50190	(718,654)	0	718,654	
88					bh amh e-holds cgf	60160	340,144	0	(340,144)	
89					bh amh e-holds cgf	50320	(340,144)	0	340,144	
90										
91					caap.wai	60160	500,000	0	(500,000)	
92					caap.wai	50190	(500,000)	0	500,000	
93					bh amh spc pg hosp wi	60160	800,000	0	(800,000)	
94					bh amh spc pg hosp wi	50190	(800,000)	0	800,000	
95										
96					caap.ccp.24.all	60160	684,430	0	(684,430)	
97					caap.ccp.24.all	50190	(684,430)	0	684,430	
98										
99					bh amh cris triage 24	60160	709,404	0	(709,404)	
100					bh amh cris triage 24	50190	(709,404)	0	709,404	
104					bh amh cris triag cgf	60160	250,385	0	(250,385)	
105					bh amh cris triag cgf	50320	(250,385)	0	250,385	
106					bh amh cris triage 25	60160	2,496,979	0	(2,496,979)	
107					bh amh cris triage 25	50190	(2,496,979)	0	2,496,979	
108										
109										
110										
111										
112										
113										
114										
115										
116										
								0		Total - Page
								0		GRAND TOTAL
85										
86					State Local Admin Cuts & Adjustments					
87					cfsdo diversity cgf	60170	5,000	4,000	(1,000)	Professional Svc
88					cfsdo diversity cgf	50320	(5,000)	(4,000)	1,000	CGF Subsidy
89										
90					cfsdo safety cgf	60170	5,000	4,000	(1,000)	Professional Svc
91					cfsdo safety cgf	50320	(5,000)	(4,000)	1,000	CGF Subsidy
92										
93					cfsdo empl of color cgf	60170	5,000	4,000	(1,000)	Professional Svc
94					cfsdo empl of color cgf	50320	(5,000)	(4,000)	1,000	CGF Subsidy
95										
96					cfsdo admin cgf	60340	23,867	4,542	(19,325)	Dues & Sub
97					cfsdo admin cgf	50320	(620,007)	(623,007)	(3,000)	CGF Subsidy
98					cfsdo admin cgf	93002	396,285	418,610	22,325	Assessed Labor
99										
100					cfsdo eval cgf	60170	140,000	100,869	(39,131)	Professional Services
104					cfsdo eval cgf	93002	278,227	317,358	39,131	Assessed Labor
105										
106					cfsdo admin la	93002	194,021	171,696	(22,325)	Assessed Labor
107					cfsdo admin la	50190	(194,021)	(89,925)	104,096	IG- Fed thru State
108					cfsdo admin la	60000	0	(56,516)	(56,516)	
109					cfsdo admin la	60130	0	(12,304)	(12,304)	
110					cfsdo admin la	60140	0	(12,951)	(12,951)	
111										
112					bs mgt la	50190	(37,833)	22,706	60,539	IG- Fed thru State
113					bs mgt la	60000	0	(44,283)	(44,283)	
114					bs mgt la	60130	0	(7,886)	(7,886)	
115					bs mgt la	60140	0	(8,371)	(8,371)	
116										
								0		Total - Page
								0		GRAND TOTAL
85										
86					cfsdo eval la	93002	87,438	48,307	(39,131)	Assessed Labor

BUDGET MODIFICATION: CFS 02
EXPENDITURES & REVENUES

Budget Fiscal Year: 01/02

Please show an increase in revenue as a negative value and a decrease as a positive value for consistency with MERLIN.

Ln No.	Fund Center	Fund Code	Accounting Unit			Cost Element	Current Amount	Revised Amount	Change Increase/ (Decrease)	Subtotal	Description
			Internal Order	Cost Center	WBS Element						
87					cfsdo eval la	50190	(87,438)	(16,824)	70,614		IG- Fed thru State
88					cfsdo eval la	60000	0	(21,068)	(21,068)		
89					cfsdo eval la	60130	0	(4,587)	(4,587)		
90					cfsdo eval la	60140	0	(5,828)	(5,828)		
91											
92					hr la	50190	(121,353)	(85,421)	35,932		IG- Fed thru State
93					hr la	60000	0	(22,989)	(22,989)		
94					hr la	60130	0	(5,005)	(5,005)		
95					hr la	60140	0	(7,938)	(7,938)		
96											
97					bs oss cnt la	50190	(116,416)	(63,858)	52,558		IG- Fed thru State
98					bs oss cnt la	60000	0	(37,184)	(37,184)		
99					bs oss cnt la	60130	0	(8,095)	(8,095)		
100					bs oss cnt la	60140	0	(7,279)	(7,279)		
104											
105					is la	50190	(333,605)	(304,082)	29,523		
106					is la	95107	333,595	304,072	(29,523)		
107				709633		60000	359,275	338,202	(21,073)		
108				709633		60130	81,815	77,228	(4,587)		
109				709633		60140	80,778	76,913	(3,863)		
110				709633		50310	(534,869)	(505,346)	29,523		
111											
112											
113											
114											
115											
116											
									0		Total - Page
									0		GRAND TOTAL
85											
86					BHD Administrative Cuts & Adjustments						
87											
88					bh adm cgf	50320		308,266	308,266		
89					bh adm cgf	60000	0	(205,404)	(205,404)		
90					bh adm cgf	60130	0	(46,447)	(46,447)		
91					bh adm cgf	60140	0	(47,249)	(47,249)		
92					bh adm cgf	60260	47,500	38,334	(9,166)		
93											
94					bh adm la	50190		74,192	74,192		
95					bh adm la	60000	0	(50,951)	(50,951)		
96					bh adm la	60130	0	(11,521)	(11,521)		
97					bh adm la	60140	0	(11,720)	(11,720)		
98											
99					bh psy cgf	50320	(34,970)	(18,170)	16,800		
100					bh psy cgf	60170	34,970	18,170	(16,800)		
104											
105					bh addict adm cgf	50320	(88,936)	(80,004)	8,932		
106					bh addict adm cgf	93002	88,936	80,004	(8,932)		
107											
108					bh oas vict p	50220	(54,330)	(63,262)	(8,932)		
109					bh oas vict p	93002	50,006	58,938	8,932		
110											
111											
112											
113											
114											
115											
116											
									0		Total - Page
									0		GRAND TOTAL
85											
86					Verify Administrative Cuts & Adds for Reallocation (and related adjustments)						

BUDGET MODIFICATION: CFS 02
EXPENDITURES & REVENUES

Budget Fiscal Year: 01/02

Please show an increase in revenue as a negative value and a decrease as a positive value for consistency with MERLIN.

Ln No.	Fund Center	Fund Code	Accounting Unit			Cost Element	Current Amount	Revised Amount	Change Increase/ (Decrease)	Subtotal	Description
			Internal Order	Cost Center	WBS Element						
87											
88					caap.adm.mgcr.prm	50190	(3,451,508)	(2,019,737)	1,431,771		amount before Verity cuts = 1,260,032
89					caap.adm.mgcr.prm	60160	1,482,578	222,546	(1,260,032)		
90					caap.adm.mgcr.prm	60000		(135,005)	(135,005)		
91					caap.adm.mgcr.prm	60130		(29,029)	(29,029)		
92					caap.adm.mgcr.prm	60140		(47,677)	(47,677)		
93					caap.adm.mgcr.prm	93002		39,972	39,972		
94											
95					bs oss cnt xix	50190	(61,729)	(30,036)	31,693		
96					bs oss cnt xix	60000	0	(21,228)	(21,228)		
97					bs oss cnt xix	60130	0	(4,622)	(4,622)		
98					bs oss cnt xix	60140	0	(5,843)	(5,843)		
99											
100					bs oss dm xix	50190	(97,362)	(60,039)	37,323		
104					bs oss dm xix	60000	0	(25,534)	(25,534)		
105					bs oss dm xix	60130	0	(5,559)	(5,559)		
106					bs oss dm xix	60140	0	(6,230)	(6,230)		
107											
108					bs oss fs xix	50190	(300,103)	(285,936)	14,167		
109					bs oss fs xix	60000		(9,330)	(9,330)		
110					bs oss fs xix	60130		(2,031)	(2,031)		
111					bs oss fs xix	60140		(2,806)	(2,806)		
112											
113					bh qaur mho prn	50190	(283,074)	(108,175)	174,899		
114					bh qaur mho prn	60000	0	(122,502)	(122,502)		
115					bh qaur mho prn	60130	0	(26,669)	(26,669)		
116					bh qaur mho prn	60140	0	(25,728)	(25,728)		
									0		Total - Page
									0		GRAND TOTAL
85											
86					cfsdo admin xix	50190	(39,972)	0	39,972		
87					cfsdo admin xix	93002	39,972	0	(39,972)		
88											
89					bh care co cgf	50320		39,972	39,972		
90					bh care co cgf	93002		(39,972)	(39,972)		
91											
92					bh care co mho.prm	50190	(30,126)	198	30,324		
93					bh care co mho.prm	60000	0	(20,945)	(20,945)		
94					bh care co mho.prm	60130	0	(4,560)	(4,560)		
95					bh care co mho.prm	60140	0	(4,820)	(4,820)		
96											
97					is xix	50190	(326,243)	(238,631)	87,612		
98					is xix	95107		(87,612)	(87,612)		
99				709633		60000		(60,696)	(60,696)		
100				709633		60130		(13,225)	(13,225)		
104				709633		60140		(13,691)	(13,691)		
105				709633		50310		87,612	87,612		
106											
107					cfsdo admin cgf	50320		(39,972)	(39,972)		
108					cfsdo admin cgf	93002		39,972	39,972		
109											
110					mhcrcs cgf ind	50320	0	(93,055)	(93,055)		Indirect @.7%
111					mhcrcs cgf ind	60350	0	93,055	93,055		
112											
113					mhinp cgf ind	50320	0	(318,263)	(318,263)		Indirect @.7% & 15.88%
114					mhinp cgf ind	60350	0	318,263	318,263		
115											
116											
									1		Total - Page
									0		GRAND TOTAL
85											
86					caap.ind.cgf 1505	50320	0	5,177	5,177		Indirect @.7%

BUDGET MODIFICATION: CFS 02
EXPENDITURES & REVENUES

Budget Fiscal Year: 01/02

Please show an increase in revenue as a negative value and a decrease as a positive value for consistency with MERLIN.

Ln No.	Fund Center	Fund Code	Accounting Unit			Cost Element	Current Amount	Revised Amount	Change Increase/ (Decrease)	Subtotal	Description
			Internal Order	Cost Center	WBS Element						
87					caap.ind.cgf 1505	60350	0	(5,177)	(5,177)		
88											
89					caap.ind.cgf 3002	50320	(697,411)	(600,505)	96,906		Indirect @.7% & 15.88%
90					caap.ind.cgf 3002	60350	697,411	600,505	(96,906)		
91											
92					bh cgf ind	50320	(1,865,178)	(1,731,977)	133,201		Indirect @.7% & 15.88%
93					bh cgf ind	60350	1,865,178	1,731,977	(133,201)		
94											
95					cfsdo cgf ind	50320	(340,473)	(306,381)	34,092		Indirect @15.88%
96					cfsdo cgf ind	60350	340,473	306,381	(34,092)		
97											
98					bs cgf ind	50320	(443,523)	(412,354)	31,169		Indirect @15.88%
99					bs cgf ind	60350	443,523	412,354	(31,169)		
100											
104					hr cgf ind	50320	(84,593)	(78,887)	5,706		Indirect @15.88%
105					hr cgf ind	60350	84,593	78,887	(5,706)		
106											
107					is cgf ind	50320	(302,381)	(283,780)	18,601		Indirect @15.88%
108					is cgf ind	60350	302,381	283,780	(18,601)		
109											
110	20-00		1			60560	37,315,938	37,229,472	(86,466)		Cash Transfer (Indirect)
111	19			950001000		50310		86,466	86,466		
112											
113	70-80	3500		708000		50310		212,387	212,387		Svc Reimb F/S Insurance
114	70-80	3500		708000		60330		(212,387)	(212,387)		Insurance
115											
116											
									0	0	Total - Page
									0	0	GRAND TOTAL

BUDGET MODIFICATION: CFS 02

5. ANNUALIZED PERSONNEL CHANGE

Change on a full year basis even though this action affects only a part of the fiscal year (FY).

							ANNUALIZED			
Fund	Cost Center	JCN	HR Org Unit	Position Title	Position Number	FTE	BASE PAY	FRINGE	INSUR	TOTAL
State Local Admin Cuts for Reallocation										
	200000	6005	61121	Admin Secretary	703070	(1.00)	(32,056)	(6,979)	(8,754)	(47,789)
	200000	9115	61121	PDS Senior	703694	(1.00)	(52,296)	(11,385)	(10,576)	(74,257)
	200011	6085	61123	Research Analyst 1	702392	(1.00)	(31,445)	(6,846)	(8,699)	(46,990)
	201000	9619	61359	Deputy Director	704569	(1.00)	(39,348)	(6,812)	(7,140)	(53,300)
	201000	6021	61369	PDS	707208	(0.20)	(7,365)	(1,603)	(1,837)	(10,805)
	201300	6001	61372	Office Assistant	706689	(1.00)	(22,989)	(5,005)	(7,938)	(35,932)
	201100	9653	61370	IS Manager	707261	(0.50)	(31,452)	(6,847)	(5,765)	(44,064)
	202050	9008	61376	CFS Supervisor	705203	(1.00)	(55,499)	(12,082)	(10,864)	(78,445)
				Sub-Total		(6.70)	(272,450)	(57,559)	(61,573)	(391,582)
BHD Administrative Cuts for Reallocation										
	207000	9612	61404	Senior Manager	701626	(1.00)	(83,549)	(18,189)	(13,388)	(115,126)
	207000	9115	61404	PDS Senior	700706	(1.00)	(55,919)	(12,174)	(10,902)	(78,995)
	207000	9720	61404	Ops Administrator	700383	(1.00)	(49,685)	(10,816)	(10,341)	(70,842)
	207000	9006	61404	Admin Analyst	700487	(1.00)	(49,126)	(10,695)	(10,290)	(70,111)
	207000	6006	61404	Admin Secretary	705762	(1.00)	(31,535)	(6,865)	(8,707)	(47,107)
	207000	6074	61404	Data Tech	704591	(0.50)	(17,275)	(3,761)	(4,489)	(25,524)
	207000	6002	61404	OA Senior	704142	(0.50)	(15,440)	(3,311)	(4,324)	(23,075)
	207000	6021	61404	PDS	701020	(1.00)	(37,739)	(8,216)	(9,266)	(55,221)
	207000	6002	61404	OA 2	703941	(1.00)	(27,851)	(6,063)	(8,376)	(42,290)
	207000	6002	61404	OA 2	705283	(0.30)	(6,897)	(4,800)	(5,800)	(17,497)
				Sub-Total		(8.30)	(375,015)	(84,890)	(85,883)	(545,787)
Verity Administrative Cuts & Adds for Reallocation										
	207200	6365	61407	Mental Health Consultant	708176	(1.00)	(42,261)	(9,200)	(9,673)	(61,134)
	207200	6365	61407	Mental Health Consultant	707353	(1.00)	(42,261)	(9,200)	(9,673)	(61,134)
	207200	9008	61407	CFS Supervisor	704365	(1.00)	(52,530)	(11,436)	(10,597)	(74,563)
	207200	6365	61407	Mental Health Consultant	707352	(1.00)	(51,771)	(11,270)	(10,528)	(73,569)
	207300	9008	61408	CFS Supervisor	708616	(1.00)	(51,768)	(11,270)	(10,528)	(73,566)
	207300	9008	61408	CFS Supervisor	703167	(1.00)	(44,435)	(9,674)	(9,868)	(63,977)
	207300	6019	61408	Health Info Specialist	707108	(1.00)	(26,727)	(5,818)	(8,274)	(40,819)
	207300	6019	61408	Health Info Specialist	707109	(1.00)	(26,712)	(5,815)	(8,273)	(40,800)
	207300	6019	61408	Health Info Specialist	708615	(1.00)	(26,267)	(5,718)	(8,233)	(40,218)
	207300	6002	61408	OA Senior	701202	(1.00)	(30,002)	(6,531)	(8,569)	(45,102)
	207300	6001	61408	OA 2	704757	(0.65)	(15,248)	(3,320)	(5,187)	(23,754)
	207300	9115	61408	PDS Senior	701370	(1.00)	(54,912)	(11,594)	(10,811)	(77,317)
	207300	9115	61408	PDS Senior	707377	(1.00)	(49,296)	(10,732)	(10,306)	(70,334)
	207300	6020	61408	PDT	706369	(1.00)	(32,674)	(7,113)	(8,810)	(48,597)
	207300	6021	61408	PDS	705756	(1.00)	(36,289)	(7,900)	(9,135)	(53,324)
	207300	6021	61408	PDS	707258	(1.00)	(36,289)	(7,900)	(9,135)	(53,324)
	207600	9745	61414	CFS Administrator	701113	(1.00)	(69,889)	(15,215)	(12,159)	(97,263)
	207800	6021	61415	PDS	703031	(1.00)	(41,890)	(9,119)	(9,639)	(60,648)
	207800	6021	61415	PDS	700304	(1.00)	(49,381)	(10,750)	(10,313)	(70,444)
		6186		Network Analyst 2	707292	(0.40)	(16,261)	(3,540)	(3,811)	(23,612)
				Various It Staff		(1.45)	(44,435)	(9,685)	(9,880)	(64,000)
	202300	6085	61379	Research Analyst	706677	(0.50)	(15,723)	(3,423)	(4,350)	(23,495)
	202100	6021	61377	PDS	702784	(1.00)	(38,110)	(8,297)	(9,299)	(55,706)
	202600	6029	61382	Fiscal Specialist 1	706879	(1.00)	(31,684)	(6,898)	(8,721)	(47,303)
	202600	6001	61382	OA 2	702047	(0.50)	(13,926)	(3,032)	(4,188)	(21,146)
	207300	6366	61408	Mental Health Consultant	708635	1.00	43,740	9,522	9,806	63,068
	207300	6366	61408	Mental Health Consultant/AC	708637	1.00	43,740	9,522	9,806	63,068
	207300	6365	61408	Mental Health Consultant/AC	708761	1.00	43,740	9,522	9,806	63,068
	207300	9745	61408	CFS Administrator	706792	1.00	62,001	13,498	11,449	86,948
	207300	9520	61408	EMS Medical Director	708579	0.50	72,356	15,752	9,447	97,554
	207300		61408	Program Manager/Corp Complic		1.00	67,500	14,695	11,944	94,139
	207300		61408	Program Manager		1.00	67,500	14,695	11,944	94,139
				Sub-Total		(17.00)	(540,164)	(117,243)	(145,758)	(803,165)
				TOTAL ANNUALIZED CHANGES		(32.00)	(1,187,629)	(259,692)	(293,214)	(1,740,534)

BOGSTAD Deborah L

From: Uherbelau Rebecca A
Sent: Thursday, September 20, 2001 2:10 PM
To: Barry Kast (E-mail); Beckie Child (E-mail); Chair Adult Advisory Board (E-mail); #ALL CHAIR'S OFFICE; HELGESON Dave J; LINN Diane M; #ALL DISTRICT 1; #ALL DISTRICT 2; #ALL DISTRICT 3; #ALL DISTRICT 4; MATTIODA Gina M; Hank Balderrama (E-mail); Jason Renaud (E-mail); GAYNOR Jim G; MAYFIELD Karen D; DARGAN Karyne A; JAMISON-CARTER Kristi X; OSKOCHIL Laureen I; POE Lorenzo T; Lusero (E-mail); Madeline Olson (E-mail); MILLER Maggie L; STEWART MaryAnn; DAVIDSON Peter J; MACK Robin M; CELAYA-ALSTON Rosemary C; LYON Seth A; Sharrone Kelley (E-mail); Steve Weiss (E-mail)
Subject: Mental Health Budget Modification

Below please find a statement from the Chair explaining why the Board has continued action on the Budget Modification. Please let me know if you have questions and pass it along to whomever you think would be interested in the matter.

Thank you,

Becca Uherbelau
Communications Director
Office of Chair Diane Linn
503-988-5273

CHAIR LINN'S STATEMENT:

The Multnomah County Board of Commissioners has unanimously consented to continue consideration on the Mental Health Budget Modification originally scheduled for today's agenda. Pursuant to the August 9, 2001 Resolution and October 1 timeline, we will soon be clarifying the roles and responsibilities in the County mental health system.

As part of that effort, I have asked Jim McConnell, Director of Aging and Disability Services, to assume a new and unique role as Director of the Office of Mental Health Services. He will work out of the Chair's office and will coordinate all County mental health services.

I have also asked Jim to review the position cuts reflected in this Budget Modification. Lorenzo Poe and Jim Gaynor have proposed these cuts with their focus on DCFS, Verity and BHD. Jim McConnell will now review them over the next few days and suggest any changes that may make sense in the broader context of countywide mental health services.

This continuance will not delay the implementation process and will not adversely affect the Action Plan. We will go ahead with this as soon as possible and I expect to bring it back to the Board next Thursday. If there are any significant changes to the substance of the Budget Modification, we will take the necessary steps to ensure that all interested parties have access to the document prior to Thursday's Board meeting.

I am very excited that Jim McConnell is joining my office in our effort to effectively implement the Board's Action Plan and we have confidence that he is committed to our goal of providing quality of care for those who make use of our services.

I want to underscore that my administration will continue with our approach to identify and utilize the incredible talent across the county organization as needed when we face unique challenges such as this in the future.

NEWS RELEASE

September 20, 2001

Contact: Becca Uherbelau
503-988-5273

CHAIR LINN ANNOUNCES NEW OFFICE OF MENTAL HEALTH SERVICES

Jim McConnell, Multnomah County's Director of Aging and Disability Services, will soon be transitioning into a new and unique role in the County's mental health system. McConnell will direct the Office of Mental Health Services recently created by Chair Linn. McConnell will work out of the Chair's office. While his position and duties are still being finalized, his responsibilities will include coordinating the continuing development of mental health services across all Multnomah County departments and services.

McConnell has served as director of ADS for eighteen years. Under his leadership the department has become a model service provider for the aging and special needs population, including a dramatic decrease in nursing home stays. McConnell has been praised for his innovative approach in involving the community and consumers in determining how best we can serve them.

Prior to working for Multnomah County, he spent a year in the Region X Office of the Federal Community Services Administration, and from 1973-80 was Executive Director of PACT, Inc., a non-profit community action program in Portland.

"I am very excited about Jim's new role and have complete confidence that his expertise and leadership will augment our continued efforts to improving our countywide mental health services," said Chair Linn.

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BOGSTAD Deborah L

From: Jason Renaud [Portland@NAMI.org]
Sent: Wednesday, September 19, 2001 9:13 AM
To: Portland@NAMI.org
Subject: Business Journal stories

Multnomah County's Department of Community and Family Services in preparation for the September 20 mental health budget modification (new terminology: "Bud Mod") released a "Supplemental Staff Report," a review and set of recommendations to the Board of County Commissioners on September 14. See: <http://www.nami.org/multnomah/BudMod091701.htm> Yesterday, September 16, DCFS cut 38.5 administrative positions.

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Mental health in crisis, by Merlin Douglass, Portland Business Journal, September 14, 2001
<http://portland.bcentral.com/portland/stories/2001/09/17/focus1.html>

Closure of Pacific Gateway adds pressure to ER, by Merlin Douglass, Portland Business Journal, September 14, 2001
<http://portland.bcentral.com/portland/stories/2001/09/17/focus2.html>

Walk-in clinics, mobile teams part of new plan, by Merlin Douglass, Portland Business Journal, September 14, 2001
<http://portland.bcentral.com/portland/stories/2001/09/17/focus3.html>

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You are cordially invited to join NAMI in celebrating heroic efforts of Portland's Police at NAMI's Sixth Annual Crisis Intervention Team Recognition Banquet.

September 28, 2001 at 5:30 PM

Special Guests: Mark Kroeker, Portland Police Chief and Diane Linn, County Commission Chairperson

Cost is \$30.00 per person, Multnomah Athletic Club 1849 SW Salmon

Send your RSVP with check to NAMI 619 SW 11th Avenue #219 Portland, Oregon 97205, no later than September 25th

Officer recognition: Ed Riddell, Police CIT Coordinator and Scott Snedecor, Multnomah County Managed Care Consumer Liaison

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Do you send NAMI's messages along to others? Send us the email addresses of those who need NAMI's message of advocacy, support and education. NAMI's Portland mail list now holds over 2000 Oregonians and NAMI's national mail list sends regular messages to over 100,000 people and associations. Join Portland's list by sending an email to Portland@NAMI.org. Join the national mailing list by filling out a short form at <http://www.nami.org/update/enewslist.htm>

Are you DELETING NAMI's message? We're not here to annoy. Send a reply to this email message with REMOVE somewhere in the subject line or message area and you will not receive future messages.

BOGSTAD Deborah L

From: Uherbelau Rebecca A
Sent: Friday, September 14, 2001 11:31 AM
To: Barry Kast (E-mail); Beckie Child (E-mail); Chair Adult Advisory Board (E-mail); #ALL CHAIR'S OFFICE; HELGESON Dave J; LINN Diane M; #ALL DISTRICT 1; #ALL DISTRICT 2; #ALL DISTRICT 3; #ALL DISTRICT 4; MATTIODA Gina M; Hank Balderrama (E-mail); Jason Renaud (E-mail); GAYNOR Jim G; MAYFIELD Karen D; DARGAN Karyne A; JAMISON-CARTER Kristi X; OSKOCHIL Laureen I; POE Lorenzo T; Lusero (E-mail); Madeline Olson (E-mail); MILLER Maggie L; STEWART MaryAnn; DAVIDSON Peter J; MACK Robin M; CELAYA-ALSTON Rosemary C; LYON Seth A; Sharrone Kelley (E-mail)
Subject: Mental Health Update

Greetings,

As you know, we are continuing to refine our system of communication for information regarding mental health issues. The Mental Health Communications Committee met recently to discuss, among other agenda items, how best to distribute important information to all interested parties in a timely manner.

We are in the process of assembling an information matrix and assigning responsibility of distribution among members of our committee. We are being extremely careful to include all affected constituencies and county staff. Once the matrix is finalized you will be receiving mental health updates and information from a member of the Communications Committee via e-mail. Until then, and in lieu of the Mental Health Updates previously provided by John Rakowitz, you will be receiving e-mail updates from the Chair's communications staff.

Attached please find a Supplemental Staff Report on the Review and Recommended Approval of Budget Modification authorizing expenditures to implement the crisis/acute care plan approved by the Board on August 9, 2001. This document will be considered by the Board at 9:30 AM on September 20, 2001 as a Regular Agenda item.

Please feel free to contact me at any time if you have any questions or would like more information.

Thank you,

Becca Uherbelau
Communications Director
Office of Chair Diane Linn
503-988-5273



#2 Staff Report for
CFS02 Bud ...



Department of Support Services
MULTNOMAH COUNTY OREGON

Budget and Quality
501 SE Hawthorne Boulevard, Fourth Floor
Portland, Oregon 97214
(503) 988-3883 phone
(503) 988-4570 fax

SUPPLEMENTAL STAFF REPORT

TO: Board of County Commissioners

FROM: Dave Warren
Kathy Tinkle

DATE: September 12, 2001

RE: Review and Recommended Approval of Budget Modification CFS02

1. Recommendation/Action Requested:

Approve budget modification CFS02 authorizing expenditures to implement the crisis/acute care plan approved by the Board on August 9, 2001.

2. Background/Analysis:

On August 9, 2001 the Board approved a financial framework for the mental health crisis/acute care system. That framework assumed \$12,969,309 of projected inpatient and crisis funding and \$12,799,261 of estimated inpatient service costs. A new array of crisis service was also accepted by the Board:

County access/crisis line	\$1,856,067
Secure evaluation facility	2,217,712
Mobile crisis services	939,389
Urgent walk-in clinics	1,118,434
Homebased stabilization days	533,250
Warm line	225,108
Acute care administration	143,550
Raintree IT system	196,500
Flex Fund	300,000
Consultation	100,000
	<hr/>
	\$7,630,010

Funding these services required reallocations and cuts in the following areas:

Reallocate OHP systemwide funds	\$2,181,467
Shift 3% incentive pool	998,980
Additional MHO revenue	695,962
Revise e-hold days and rates	365,757
Verity administrative cuts	700,793
Behavioral Health administrative cuts	408,502
CFS Department local admin cuts	393,261
Use Managed Care Fund reserve	1,715,250
	<hr/>
	\$7,459,972

Bud Mod CFS02 alters appropriations in CFS to implement the plan.

3. Financial Impact:

As the Board was warned on August 9, some details are different now than they were assumed to be at that time. These changes, as well as other details not available in August, are briefly explained below.

1. Not included in the August 9 plan was the budgetary reduction needed to bring revenues and expenditures overall into synch with the actual number of clients covered by Verity. The budget as adopted was based on an assumed 85,000 covered clients. The actual client population is now known to be approximately 70,000, and the revised budget reduces revenues and expenditures to this level.

2. The August 9 plan mingled emergency hold and hospital waiting list revenues and expenditures with other crisis/acute care services. Those revenues and expenditures are shown separately in the Bud Mod. They are:

Emergency holds	\$ 984,063
Hospital wait list	1,300,000

Unfortunately, displaying the costs separately has caused the realization that the August 9 plan assumed a \$365,000 reduction in emergency hold costs *twice*. Similarly, the amount of State MHS 24 dollars carried over from last year is \$286,000, not the \$445,000 assumed to be available in the August 9 plan. These unpleasant discoveries were offset by a number of savings noted below but results in a use of Behavioral Health Managed Care Fund contingency only slightly different from the August 9 plan.

3. Dale Jarvis has re-visited the anticipated workload of the access/crisis line call center. This refinement includes a change in the estimate for call volume. This has significantly reduced the estimated number of clinicians needed to answer calls: from 21.3 in the August 9 plan to 14 in the latest estimate. This change reduces the overall full year cost of the call center budget from \$2,297,130 to \$1,607,537. Assuming a November 1 date of startup, the Bud Mod appropriates \$1,329,002, the number equivalent in all respects to the August 9 estimate of \$1,856,007 for a November start, except for the number of clinicians beginning November 1.

The access/crisis line cost estimates assumed leasing space and equipment from a contract provider. It now seems likely that the program will operate in a County facility using the County phone system. This could reduce the first year and startup cost of the service by \$53,000. Further, it is also apparent that the system may not begin to operate November 1, as originally assumed. Continuing a contract with Providence through January 2002 could reduce the cost by as much as \$124,000. Neither of these savings is assumed in the Bud Mod.

4. The secure evaluation facility envisioned in the August 9 plan has not been identified. This means that the ramp up savings are likely to be greater than assumed. However, the cost of other modes of handling the clients until a secure evaluation site is agreed on will probably result in essentially the same overall cost for the service. The Bud Mod authorizes the same total expenditure, \$2,217,712, as the August 9 plan.
5. The August 9 summary assumed mobile crisis units would begin operations in mid-August and would fully operate from September on at a cost of \$96,909 per month. The Bud Mod reflects a cost for August/September of \$127,346 and an ongoing monthly cost of \$94,823, resulting in the same overall cost as in the original plan.
6. Contracts for urgent walk-in clinics are not yet in place. The August 9 summary included estimated costs of \$118,225 per month beginning late August. The Bud Mod appropriates this estimated cost, \$1,118,434.
7. A two FTE increase in Acute Care Administration, was estimated in the August 9 plan at a cost \$143,550. Those costs are included in the Bud Mod as a separate expenditure.
8. Homebased stabilization days, the Raintree IT system, and additional consultation are appropriated at the August 9 amounts.
9. The Bud Mod appropriates only half of the August 9 estimate for the Warm Line. To date, implementation efforts have been limited. The Bud Mod anticipates the Warm Line will begin operations January 1 and will cost half of the \$225,108 assumed in the August 9 plan.
10. The Bud Mod includes one service component not included in the August 9 plan: transportation services. This function, to move clients in crisis from one location to another, is an unavoidable cost not separately identified and figured into the August plan. Its estimated cost is \$125,000. Budgeting the Warm Line for only six months allows \$112,000 to be reallocated toward this cost. The balance comes out of the Flex Funds, which are otherwise budgeted as the August plan assumed.
11. Funding for the revised services was predicated on \$1.5 million of reductions in the existing CFS Administration, Behavioral Health Division Administra-

tion, and Verity budgets. In addition, Verity has created new positions not included in the February budget submission. The Bud Mod authorizes reductions and new positions for a net savings of \$1,244,169 in personnel/FTE costs (see attached Summary by Classification); \$136,304 in materials and services; and a reduction in the Managed Care Fund Contingency \$120,835 greater than was anticipated in the August 9 plan.

12. The Managed Care Fund Contingency used by the Bud Mod to cover FY 2002 costs is \$1,832,757. This is the net difference between the costs of programs to be implemented and the other revenues available.

Notice that this is \$120,835 higher than the August 9 estimate. Actually, we expect to restore some of the increased use as the operational details are determined for the Warm Line, the call center, and Acute Care Administration. There are places where the August 9 plan assumed offsets to program costs through transfers from existing programs. Until the operational details (what kinds of positions are necessary, what kind of materials and services costs) are known, it is difficult to see if those assumptions can be counted on. The Bud Mod takes advantage of none of those estimates. If any of them come to pass, the Managed Care Fund Contingency can be correspondingly restored.

It is important to reiterate that this Bud Mod balances revenues and expenditures for 2001-02. However it uses approximately \$2.7 million of one-time-only savings and resources to cover costs. The plan is to reduce inpatient services sufficiently to reduce overall costs to the ongoing revenues available. If this cannot be done, the budget for 2002-03 will require significant changes again.

In addition to the details above, the attached spreadsheet (Detail of Crisis/Acute Care Recommendations & Budgeted Amounts) shows the link between funding sources and program expenditures.

4. Legal Issues:

None

5. Controversial Issues:

The consequences of these cuts will have direct impact on the Department's ability to provide administrative support; e.g. contracts management, contract monitoring, grant writing, for the remaining Department divisions and programs. In the past two budget cycles, the Department's Central Administrative infrastructure has experienced reductions of \$704,497 to be able to meet their constraint budget.

Budget Modification CFS02 continues to reduce that infrastructure by another \$393,261 for a total reduction since FY01 of \$1,097,758. In addition to the reduction, all central support positions funded by managed care resources have transferred to Verity. Some of those transferred positions are being cut or reduced by Verity.

With this reduction, DCFS Central Administration will no longer provide support services such as contracts, HR, IS, finance or budget to the Behavioral Health/Verity Division. This Division will need to rely on its own resources (see positions added). This could have long term consequences that need to be addressed.

6. Link to Current County Policies:

NA

7. Citizen Participation:

The record in regard to Mental Health is long and deep. The Mental Health Task Force and the Mental Health Coordinating Council involve citizens. The Board has held numerous public hearings on the issue, including one on August 6 about the proposed "gap" plan.

8. Other Government Participation:

The State of Oregon Mental Health and Developmental Disabilities Services Division has participated on the Mental Health Task Force, Mental Health Design Team and the Mental Health Coordinating Council.

Multnomah County Mental Health
Detail of Crisis/Acute Care Recommendations
(with County Operated Access/Crisis Line)

SECTION 2: PROJECTED INPATIENT EXPENSE

SECTION 2: PROJECTED INPATIENT EXPENSE						REVENUE								Check: Expense Less Revenue
Service Category	Days	Description	FY2002 Full- Year Expense	Adjustments	Forecast FY2002 Expense	County General Fund	OHP Premium	SMHG-LA	MHS 24	MHS 24 Carryover	MHS 25	24150 (OHP Waitlist)	Fund 3002 Contingency	
Sub-Acute Services	5,000	Verity Bed Days	\$2,005,722	\$0	\$2,005,722		\$876,473		\$684,430	\$444,819				(\$0)
Respite Services	4,357	Verity Bed Days	\$609,696	\$0	\$609,696						\$609,696			\$0
Voluntary Inpatient Services	9,880	Verity Bed Days	\$6,915,834	(\$1,161,860)	\$5,753,974		\$5,753,974							\$0
Involuntary Inpatient Services	4,028	Verity Bed Days	\$2,819,809	(\$473,728)	\$2,346,081		\$2,346,081							\$0
Indigent Inpatient Services	1,406	Mult. Co.-Responsible Bed Days	\$0	\$0	\$0									\$0
E-Hold Expense		Per 9/3 Jarvis e-mail - \$1,140,747 fo	\$1,349,820	(\$365,757)	\$984,063	\$340,144			\$718,654					(\$74,735)
Wait List		Assume Revenue fully spent	\$1,300,000	\$0	\$1,300,000				\$800,000			\$500,000		\$0
Adjustment to balance with Model 12			(\$860,032)	\$0	(\$860,032)				(\$494,972)					(\$365,060)
Emergency Room Payments	105	Bed Days	\$294,000	\$0	\$294,000	\$150,000							\$144,000	\$0
less Medicare/Medicaid Copays			-\$1,635,588	\$1,635,588	\$0									\$0
TOTAL INPATIENT SERVICES	24,671	Total Days	\$12,799,261	(\$365,757)	\$12,433,504	\$490,144	\$8,976,528	\$0	\$1,708,112	\$444,819	\$609,696	\$500,000	\$144,000	(\$439,795)

SECTION 3: PROJECTED CRISIS EXPENSES

Service Category	Days	Description	FY2002 Full- Year Expense	Less Ramp- Up Savings	Forecast FY2002 Expense										Check: Expense Less Revenue
Access/Crisis Line	122,585	Incoming Calls	\$2,297,130	\$441,063	\$1,856,067	\$83,875	\$551,707	\$372,500					\$408,188	\$439,797	
Secure Evaluation Facility	2,450	Days	\$2,388,949	\$171,237	\$2,217,712	\$200,000			\$709,404		\$441,746		\$868,562	(\$0)	
Mobile Crisis Services	14,449	Service Hours	\$1,098,305	\$156,916	\$939,389		\$469,695				\$469,695			\$0	
Urgent Walk-In Clinics	10,800	Service Hours	\$1,254,823	\$136,389	\$1,118,434		\$559,217				\$559,217			\$0	
Homebased Stabilization Days	3,333	Verity Days	\$533,250	0	\$533,250		\$266,825				\$266,825			\$0	
Warm Line	8	FTEs	\$225,108	0	\$225,108	\$75,036	\$75,036	\$75,036						\$0	
Acute Care Administration	2	FTEs	\$143,550	0	\$143,550	\$47,850	\$47,850	\$47,850						\$0	
New IT System			\$196,500	0	\$196,500								\$196,500	\$0	
Additional Consultation			\$100,000	0	\$100,000								\$100,000	\$0	
Flex Fund		Dollars	\$300,000	0	\$300,000		\$150,000				\$150,000			\$0	
TOTAL CRISIS SERVICE COSTS - FULL YEAR			\$8,535,615	\$905,605	\$7,630,010	\$406,761	\$2,120,130	\$495,386	\$709,404	\$0	\$1,887,283	\$0	\$1,571,250	\$439,797	
						Total Revenue Used Above	\$896,905	\$11,096,658	\$495,386	\$2,417,516	\$444,819	\$2,496,979	\$500,000	\$1,715,250	\$20,063,512
						Total Revenue Available	\$896,905	\$11,096,658	\$495,386	\$2,417,516	\$444,819	\$2,496,979	\$500,000	\$1,715,250	\$20,063,513
						Over/Under Revenue	\$0	\$0	\$0	(\$0)	\$0	\$0	\$0	\$0	\$1

SECTION 4: BUDGET REALLOCATIONS

1. Allocate Larger Portion of OHP System-Wide Funds	\$2,181,467	
2. Shifting of 3% Incentive Pool	\$998,980	
3. Use of Additional MHO Admin Revenue	\$695,952	
4. Revisions to Emergency Hold Days and Rates	\$365,757	reduced expense above
5. Reduction of Verity Administrative Costs	\$700,793	
6. Reduction of BHD Administrative Costs	\$408,502	
7. Transfer of State Local Mental Health Authority Funds	\$393,261	
TOTAL REALLOCATIONS	\$5,744,712	
8. One-Time Use of Reserves	\$1,715,250	
TOTAL REALLOCATIONS AND USE OF RESERVES	\$7,459,962	
INCREASE IN OUTPATIENT FUNDING	\$0	
BALANCE		

Section 1: REVENUE

Program	Category	Fund Source	Fund Source Name	FY2002 Full-Year Expense
AMH Contracts	Indigent Inpatient	76010	County General Fund Subsidy	\$340,144
Managed Care	Indigent Inpatient	24150	Mental Health Hospital Beds	\$500,000
AMH Contracts	Indigent Inpatient	MHS 24	Regional Acute Psychiatric Inpatient	\$718,654
AMH Contracts	Indigent Inpatient	MHS 37	Regional Acute Psychiatric Inpatient Facilities; non Mg Care folks	\$800,000
AMH Contracts	Indigent Inpatient	MHS 24	Pass through funds not spent	<u>-\$494,972</u>
Subtotal				\$1,863,826
Managed Care	Subacute	82024	MHS24	\$684,430
Managed Care	Subacute	82024	MHS24 carryover	<u>\$444,819</u>
Subtotal				\$1,129,249
Managed Care	Inpatient Premium	26030	TXIX Medicaid FQHC	<u>\$6,519,466</u>
Subtotal				\$6,519,466
TOTAL INPATIENT CONTRACTS				\$9,512,541
AMH Contracts	Crisis	76010	County General Fund Subsidy	\$250,385
AMH Contracts	Crisis	MHS 24	Regional Acute Psychiatric Inpatient	\$709,404
AMH Contracts	Crisis	MHS 25	Community Crisis Svcs for Adults &	<u>\$2,496,979</u>
TOTAL CRISIS TRIAGE FUNDING				\$3,456,768
TOTAL BUDGETED INPATIENT AND CRISIS FUNDING				\$12,969,309

Changes

mhs 24 carryover of \$444,819 should be \$288,143 per Les (year-end close)
Transportation

Multnomah County Mental Health

Detail of Crisis/Acute Care Recommendations & Budgeted Amounts Assuming Passage of Budget Modification CFS 02

(with County Operated Access/Crisis Line)

BUDGETED INPATIENT EXPENSES & REVENUES

BUDGETED INPATIENT EXPENSES & REVENUES				REVENUE								Check: Expense Less Revenue
Service Category	Full-Year Expense	Adjustments	Forecast FY2002 Expense	County General Fund	OHP Premium	SMHG -LA	MHS 24	MHS 24 Carryover	MHS 25	24150 (OHP Waitlist)	Fund 3002 Contingency	
Sub-Acute Services	\$2,005,722	\$0	\$2,005,722		\$1,035,149		\$684,430	\$286,143				(\$0)
Respite Services	\$609,696	\$0	\$609,696						\$609,696			\$0
Voluntary Inpatient Services	\$6,915,834	(\$1,161,860)	\$5,753,974		\$5,753,974							\$0
Involuntary Inpatient Services	\$2,819,809	(\$473,728)	\$2,346,081		\$2,346,081							\$0
Indigent Inpatient Services	\$0	\$0	\$0									\$0
E-Hold Expense	\$1,349,820	(\$365,757)	\$984,063	\$265,409			\$718,654					\$0
Wait List	\$1,300,000	\$0	\$1,300,000				\$800,000			\$500,000		\$0
Emergency Room Payments	\$294,000	\$0	\$294,000	\$150,000							\$144,000	\$0
less Medicare/Medicaid Copays	-\$1,635,588	\$1,635,588	\$0									\$0
TOTAL INPATIENT SERVICES	\$13,659,293	(\$365,757)	\$13,293,536	\$415,409	\$9,135,204	\$0	\$2,203,084	\$286,143	\$609,696	\$500,000	\$144,000	\$0

BUDGETED CRISIS EXPENSES & REVENUES

	FY2002 Full- Year Expense	Less Ramp-Up Savings	Forecast FY2002 Expense									
Service Category												
Access/Crisis Line	\$1,607,537	\$278,535	\$1,329,002	\$154,544	\$259,660	\$389,103				\$525,695	\$0	
Secure Evaluation Facility	\$2,388,949	\$171,237	\$2,217,712	\$200,000			\$709,404		\$441,746	\$866,562	(\$0)	
Mobile Crisis Services	\$1,096,305	\$156,916	\$939,389		\$469,695				\$469,695		\$0	
Urgent Walk-In Clinics	\$1,254,823	\$136,389	\$1,118,434		\$559,217				\$559,217		\$0	
Homebased Stabilization Days	\$533,250	0	\$533,250		\$266,625				\$266,625		\$0	
Warm Line	\$225,108	\$112,554	\$112,554	\$37,518	\$37,518	\$37,518					\$0	
Acute Care Administration	\$143,550	0	\$143,550	\$47,850	\$47,850	\$47,850					\$0	
New IT System	\$196,500	0	\$196,500							\$196,500	\$0	
Additional Consultation	\$100,000	0	\$100,000							\$100,000	\$0	
Transportation	\$0	0	\$125,000	\$62,500	\$62,500						\$0	
Flex Fund	\$300,000	\$12,446	\$287,554		\$137,554				\$150,000		\$0	
TOTAL CRISIS SERVICE COSTS	\$7,846,022	\$868,077	\$7,102,945	\$502,412	\$1,840,619	\$474,471	\$709,404	\$0	\$1,887,283	\$0	\$1,688,767	(\$0)

Total Revenue Used Above	\$917,821	\$10,975,823	\$474,471	\$2,912,488	\$286,143	\$2,496,979	\$500,000	\$1,832,757	\$20,396,481
Total Revenue Available	\$917,821	\$10,975,823	\$474,471	\$2,912,488	\$286,143	\$2,496,979	\$500,000	\$1,832,757	\$20,396,482
Over/Under Revenue	(\$0)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

BUDGET REALLOCATIONS PER AUGUST 9TH BOARD PRESENTATION

1. Allocate Larger Portion of OHP System-Wide Funds	\$2,181,467
2. Shifting of 3% Incentive Pool	\$998,980
3. Use of Additional MHO Admin Revenue	\$695,952
4. Revisions to Emergency Hold Days and Rates	\$365,757
5. Reduction of Verity Administrative Costs	\$700,793
6. Reduction of BHD Administrative Costs	\$408,502
7. Transfer of State Local Mental Health Authority Funds	\$393,261
TOTAL REALLOCATIONS	\$5,744,712
8. One-Time Use of Reserves	\$1,715,250
TOTAL REALLOCATIONS AND USE OF RESERVES	\$7,459,962
INCREASE IN OUTPATIENT FUNDING	\$0

Shown as reduced expense above in the adjustment column. Double counting of this savings eliminated.
Cost reduced by \$579,958. The remainder is taken from the contingency.
Revenue rows above reflect that this is 80.12% General Fund and 19.88% Local Admin Funds.

Increased by \$120,835 above to cover Verity cuts not made less \$3,328 balance adjustment.

REVENUE LIST PER AUGUST 9TH BOARD PRESENTATION

Program	Category	FY2002 Full-Year Expense
AMH Contracts	Indigent Inpatient	\$340,144
Managed Care	Indigent Inpatient	\$500,000
AMH Contracts	Indigent Inpatient	\$718,654
AMH Contracts	Indigent Inpatient	\$800,000
AMH Contracts	Indigent Inpatient	<u>-\$494,972</u>
Subtotal		\$1,863,826
Managed Care	Subacute	\$684,430
Managed Care	Subacute	<u>\$444,819</u>
Subtotal		\$1,129,249
Managed Care	Inpatient Premium	<u>\$6,519,466</u>
Subtotal		\$6,519,466
TOTAL INPATIENT CONTRACTS		\$9,512,541
AMH Contracts	Crisis	\$250,385
AMH Contracts	Crisis	\$709,404
AMH Contracts	Crisis	<u>\$2,496,979</u>
TOTAL CRISIS TRIAGE FUNDING		\$3,456,768
TOTAL BUDGETED INPATIENT AND CRISIS FUNDING		\$12,969,309

Changes

Because Max Hospital Wait List (Pass-through) Cost is assumed, do not reduce revenue by this amount.

Reduce MHS 24 carryover of \$444,819 to \$286,143 per actual year-end close.

Mental Health System Redesign Bud Mod FTE
Summary by Classification

Positions Cut		Amount	Local 88	Management
Administrative Analyst	1.00			1.00
Administrative Secretary	2.00		2.00	
CFS Administrator	1.00			1.00
CFS Supervisor	4.00			4.00
Data Tech	0.50		0.50	
Deputy Director	1.00			1.00
Financial Specialist 1	1.00		1.00	
Info & Referral Spec (Health Info Spec)	3.00		3.00	
Mental Health Consultant	3.00		3.00	
Office Assistant - Senior	1.50		1.50	
Office Assistant 2	2.45		2.45	
Operations Administrator	1.00			1.00
IS - Operations Manager	0.50			0.50
Program Development Specialist	4.20		4.20	
Program Development Specialist Senior	6.00			6.00
Program Development Technician	1.00		1.00	
Research Analyst 1	1.50		1.50	
Senior Manager	1.00			1.00
Various IS Positions	1.85		1.85	
Word Processing Tech/OA2	1.00		1.00	
Total FTE Reductions	38.50	\$1,750,867	23.00	15.50

Positions Added

Mental Health Consultant	1.00		1.00	
Mental Health Consultant/Acute Care Coord.	2.00		2.00	
CFS Administrator	1.00			1.00
Medical Director	0.50			0.50
Program Manager 2	2.00			2.00
Total FTE Added	6.50	\$506,698	3.00	3.50

Net FTE Change	(32.00)	(\$1,244,169)	(20.00)	(12.00)
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BOGSTAD Deborah L

From: Jason Renaud [Portland@NAMI.org]
Sent: Monday, September 10, 2001 12:14 PM
To: Portland@NAMI.org
Subject: Psychiatric unit told to fix several critical problems

Psychiatric unit told to fix several critical problems
By DON COLBURN, The Oregonian, 09/07/01

A state inspection of Woodland Park Hospital's psychiatric unit has turned up critical concerns about patient safety and care that require immediate correction.

State regulatory officials ordered the Northeast Portland hospital to cease admitting new psychiatric "hold" patients -- those deemed potentially dangerous -- until the shortcomings are corrected.

"Woodland Park Hospital has demonstrated a substantial failure to comply with applicable rules," an eight-page state report concluded. State officials did not revoke certification but identified six "critical areas of noncompliance" and gave the hospital a deadline of 30 days to fix them.

A spokeswoman for Woodland Park described the problems as "very fixable."

Among the state findings: Some patients did not receive a complete medical examination within 24 hours of admission. Some staff members were not aware that only a nurse or doctor can initiate seclusion or restraint procedures on a patient. Staff members failed to file reports on six safety hazard incidents this year. These included two incidents in which a patient attacked another patient and another in which a patient removed a pipe from a toilet to use as a weapon.

"The idea here is not to see how many hospitals we can shut down, but to make sure the hospitals in business are doing it safely and according to the requirements we have," said Bob Nikkel, deputy assistant administrator of the state Office of Mental Health Services, which released the report Thursday. The hospital can continue to treat current patients, he said.

Nikkel declined to say whether the state report corroborated the complaints of two ex-employees, which triggered the investigation last month.

"The complaints opened the door for a thorough review," he said. What mattered, more than confirming those complaints, was "what did we see when we got there."

In a statement issued Thursday afternoon, Woodland Park officials said they had resolved the complaints in the state report and plan "to invite (state regulators) back to resurvey as soon as they are available." Most of the state's complaints involved documentation, they said, and "at no time was a patient restrained" in violation of Oregon rules.

County officials have been negotiating for months with Woodland Park over a contract for a new 10-bed secure evaluation unit for psychiatric patients, including those being held by police.

The unit was a key element in the so-called Gap Plan for mental health reform approved by county commissioners Aug. 9. The plan is designed to fill the gap left by the closing of the Crisis Triage Center at Providence Portland Medical Center at the end of July.

Diane Linn, chairwoman of the county Board of Commissioners, this week described the contract negotiations with Woodland Park as "on hold." She said last month the county would pursue contingency plans, including the possibility of putting out a formal request for bids from other hospitals.

Inspections by the county and the state were prompted by complaints filed Aug. 5 by two nurses, one of whom was suspended by the hospital Aug. 2 and fired Aug. 14.

You can reach Don Colburn at 503-294-5124 or by e-mail at doncolburn@news.oregonian.com.

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NAMI's Advocacy Classes continue October 1 at 6:30 PM at Adventist Hospital, Education Center B. Participants get an up to the minute account of the County's mental health system, tools for advocacy, practice making policy statements into human language, and designate their own advocacy goals. Great for new members of NAMI or people curious about NAMI's advocacy.

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You can get training to be a NAMI Family To Family teacher!

Food, lodging and training for NAMI's nationally recognized family education program are all provided by NAMI. Classes begin soon!

Come one come all. NAMI needs you to teach the Family To Family Education Program. Please call and let us know you want to help! We want you!

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You may have been saying to yourself, is this all there is to this internet thing? A bunch of emails from NAMI of Multnomah County? No - there's getting to be a more interesting world out there.

Oregonian Mitzi Waltz, author of several practical books on mental illness:
<http://www.mitziwaltz.com/>
Morrison Center Child and Family Services: <http://www.morrisoncenter.org/>
Community Residential Siting Program:
http://www.myportlandneighborhood.org/programs/civic%20involvement%20center/CRSP/crsp_index.htm
Kaiser Center for Health Research: <http://www.kpchr.org/info/new.html>
Central City Concern: <http://www.centralcityconcern.org/>
Reach Development: <http://www.reachcdc.org/>
OHSU Child Psychiatry: <http://www.ohsu.edu/som-childpsychiatry/>
OHSU Psychiatry: <http://www.ohsu.edu/som-psych/>
Resolution 00-161:
<http://www2.co.multnomah.or.us/boardclerk/viewdetail.cfm?DocID=8054>
Resolution 00-194:
<http://www2.co.multnomah.or.us/boardclerk/viewdetail.cfm?DocID=8101>
Laddie Read:
http://communities.msn.com/LaddiesSelfAdvocateWebSite/_whatsnew.msnw
Network Behavioral Health: <http://www.nbhc.org/>
Mt Hood Mental Health:
<http://www.teleport.com/~mthoodmh/mhservices/index.shtml>
Trillium Family Services: <http://www.unitedway-pdx.org/family/trillium.html>
Oregon Advocacy Center: <http://www.oradvocacy.org/>
Multnomah County's Community Court:
<http://www.multnomah.lib.or.us/da/ccourt/ccourt.html>
Oregon Health Forum: <http://www.healthforum.org/>

Child Development Center of Oregon: <http://www.cdso.org/>
 Nurse Practitioners of Oregon:
http://npo.oregonrn.org/npo-patient-npodirectory-list.cfm?by=specialty&credential_id=4
 NAMI of Multnomah County: <http://www.nami.org/multnomah/index.html>
 NAMI of Lane County: <http://www.efn.org/~namilane/>
 NAMI of Oregon: <http://www.namiorregon.org>
 Multnomah County's Mental Health Policy Web Site:
<http://www.nami.org/multnomah/index.htm>
 Legacy Health Systems: <http://www.legacyhealth.org/>
 Managed HealthCare Northwest, Inc.: <http://www.mhninc.com/>
 Jefferson Behavioral Health: <http://www.jbh.org/>
 Regional Research Institute for Human Services: <http://www.rri.pdx.edu/>
 Dignity Village: <http://www.outofthedoors.org/>
 Oregon Parents United: <http://www.oregonparentsunited.org/>
 Oregon Friends of Carl Jung: <http://www.ofj.org/>
 Housing Authority of Portland: <http://www.hapdx.org/>
 Accountable Behavioral Healthcare: <http://www.abhabho.org/>
 American Mental Health Alliance, Oregon chapter:
<http://www.americanmentalhealth.com/index.tpl?chapter=OR>
 PacificCare Behavioral Health: <http://www.pbhi.com/>
 NW Mental Health Associates: <http://www.nmha.com/index.html>
 Lifeways Behavioral Health: <http://www.lifeways.org/>
 Autism Society of Oregon: <http://www.autismoregon.com/>
 Hispanic Services Roundtable:
<http://www.geocities.com/hispanicservicesroundtable/>
 Oregon State Office of Mental Health Services:
<http://omhs.mhd.hr.state.or.us/>
 Health Care for All - Oregon: <http://www.healthcareforalloregon.org/>
 Albertina Kerr Centers: <http://www.albertinakerr.org/>
 Tualatin Valley Centers: <http://www.tvcenters.org/>
 Oregon State Hospital: <http://omhs.mhd.hr.state.or.us/Osh/index.cfm>
 Woodland Park Hospital: <http://www.woodlandparkhospital.com/>
 Oregon Health Care Association: <http://www.ohca.com/>
 NW Addiction Technology Transfer Center: <http://www.open.org/~nfatc/>
 Addiction Counselor Certification Board of Oregon: <http://www.accbo.com/>
 Raintree Computer Systems: <http://www.raintreeinc.com/>
 Transition Projects, Inc.: <http://www.tprojects.org/>
 Sister's of the Road Cafe: <http://www.sistersoftheroadcafe.org/>
 1999 Budget Narrative Description of Multnomah County's Behavioral Health
 Division:
<http://pub.multnomah.lib.or.us/budget/99budgetnarrat/CFS/Behavioral/BehaviorDivNar.htm>
 Multnomah County Behavioral Health Division's Clinical Excellence:
<http://www.multnomah.lib.or.us/clinic/>



Diane Linn, Multnomah County Chair

Suite 600, Multnomah Building
501 SE Hawthorne Boulevard
Portland, Oregon 97214-3587
Email: mult.chair@co.multnomah.or.us

Phone: (503) 988-8308
FAX: (503) 988-3093

MEMORANDUM

TO : Board of County Commissioners
Mental Health Coordinating Council
FROM: John Rakowitz, Chief of Staff
DATE: August 30, 2001
RE: Mental Health Bulletin

This bulletin is the latest update being provided to the Board of County Commissioners, Mental Health Coordinating Council, Department of Community and Family Services, Cultural Competency Committee, and various partners regarding the changes in acute mental health services.

Next Steps for the Board of County Commissioners:

In accordance with standard County budgeting procedures, the DCSF Director and the Budget Director will submit appropriate budget modifications for Board approval by September 20, 2001.

Partnership Activities:

The Mental Health Coordinating Council will meet on September 5, 2001 at 4:30 in the Multnomah Building, 3rd floor.

The Multnomah County Action Plan Implementation Status Report lists ten high priority "next step" items. Below are the ten items and the staff "lead" assigned to each:

Ten High Priority "Next Step" Items	Lead Staff
Communications Coordination	Marie Dahlstrom
Implementation Project Coordinator	Jim Gaynor/Lorenzo Poe
Contracts Completion	Jim Gaynor/Lorenzo Poe
County-Operated Call Center	Jim Gaynor
Crisis/Acute Care Service Rollout	Laureen Oskochil/Peggy Loveless
Clinical Accountability	Dale Jarvis
Budget Modification	Dave Warren/Kathy Tinkle
Immediate Performance Measures	Teresa Posner/Peter Davidson
Verity Reorganization	Jim Gaynor
BHD Reorganization	Lorenzo Poe/Kathy Tinkle

During discussion regarding each item, several updates were given:

John Ball, Chief Operations Officer for Diane Linn, said the goal for Multnomah County's mental health system is to build a system capacity that can handle the ever-changing mental health needs of our community. Due to the constantly changing mental health environment, today's system may not look like tomorrows and we must be able to adapt to those changes.

The Mental Health Executive Team believes that the Communications Committee has an extremely vital role in the acceptance of any mental health system developed by Multnomah County. That Committee is already meeting on a regular basis and has identified several audiences that need to be informed about developments in the mental health redesign. Members of the Communications Committee believe internal communication should be priority one. A mental health expert will be on loan to the Committee as the "nuts and bolts" expert on system changes. Gina Mattioda, from the County's Public Affairs Office, will attend the Communications Committee meetings as a consultant.

Plans for the County-Operated Call Center are moving forward with a potential start-up date of November 1, 2001. The Cultural Competency Committee will be directly involved in outreach by the Call Center to underrepresented communities.

The mental health consultants who have been working with Multnomah County on the Mental Health Action Plan will be available on an "as needed" basis to help with any implementation actions step.

Chair Diane Linn is planning an all DCFS staff meeting on September 7. The purpose of the meeting is to discuss changes in the County's mental health system.

Service Update:

Commissioner Lisa Naito and Peter Davidson are organizing a meeting with CAMHSA and other volunteers who want to work on changes in the delivery of mental health services to children.

Due to the Woodland Park Hospital investigation, hospital emergency rooms will still be utilized as part of the mental health acute care services. Chair Linn and staff met with the Oregon Hospital Association on August 24. The hospital representatives were interested in a possible RFP process being proposed by Multnomah County for delivery of those services. Many jurisdictions around the country use hospitals as part of a decentralized acute care delivery system.

cc: County Chair Diane Linn, Mental Health Executive Team

BOGSTAD Deborah L

From: Jason Renaud [Portland@NAMI.org]
Sent: Tuesday, August 28, 2001 9:49 AM
To: Portland@NAMI.org
Subject: Encore for In A Different Light!

MULTNOMAH COUNTY MENTAL HEALTH URGENT CARE CLINICS UP AND RUNNING

Mental Health Hotline: 503-215-7082

NETWORK PLAZA

Direct Phone: 503-238-0705, 2415 SE 43rd, Portland, West entrance off Division. Monday through Friday 1:00 to 9:00 PM, Saturday 1:00 to 4:00 PM
Tri-met? Take #4 Division; exit bus at 43rd & Division.

MT. HOOD GRESHAM

Direct Phone: 503-661-5455, 400 NE 7th, Gresham. Monday through Friday 1:00 to 5:00 PM. Max? Take the train to Gresham Central Station & walk South across the street.

MT. HOOD NORTH PORTLAND

Direct Phone: 503-251-1338, 3113 N Lombard, Portland. Monday through Friday 1:00 to 5:00 PM. Tri-met? Take #1 Greeley, exit bus at Lombard & Peninsular. Walk West one block.

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Well, it's quite a read: SURGEON GENERAL'S REPORT ON MENTAL HEALTH: CULTURE, RACE & ETHNICITY

<http://www.surgeongeneral.gov/library/mentalhealth/cre/>

Statement of Richard Birkel, Ph.D., NAMI's national Executive Director

U.S. Surgeon General David Satcher has continued to move forward from the landmark Report on Mental Health, published in 1999, and the report of Children's Mental Health published earlier this year. Taking a closer look at four principal racial and ethnic communities in the United States-African Americans, American Indians and Alaska Natives, Asian Americans and Pacific Islanders and Hispanic Americans - this latest report finds that in a society where access to mental healthcare is already limited, most minority groups "are less likely than whites to use services, and they receive poorer quality mental health care."

The report is a stunning indictment of the gap between American ideals of one nation, indivisible, with liberty and justice for all, and the reality of our nation's mental healthcare system. America derives strength from racial and ethnic diversity, and cannot tolerate a system that violates fundamental principles of equality in providing help to people who grow ill.

As a threshold concern, the Surgeon General reiterates support for legislation to achieve parity in health insurance coverage of mental illnesses-a need that affects all racial and ethnic groups. NAMI therefore is encouraged that in a message accompanying the report, Secretary of Health & Human Services, Tommy G. Thompson, acknowledged the fact that effective treatments exist for most mental disorders, and that to date, "Americans do not share equally in the best that science has to offer."

Secretary Thompson has called the report a "first step" toward preventing mental health problems and reducing the effects of mental illness."

Actually, it is only the latest in a series of reports and reforms in recent years. The most important first step that the federal government can take this year to support principles of equal access to treatment is to enact the parity legislation now pending in Congress. That truly would be a bold step toward addressing the Surgeon General's concerns.

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MENTAL HEALTH FACTS

Mental illnesses are health conditions characterized by alterations in thinking, mood, or behavior (or some combination) associated with distress and/or impaired functioning.

Of American adults, 5.4 percent have a serious mental illness (SMI).

Twenty-three percent of American adults (ages 18 and older) suffer from a diagnosable mental disorder in a given year, but only half report impairment of their daily functioning due to the mental disorder. Six percent of adults have addictive disorders alone, and three percent have both mental and addictive disorders.

Almost half of the adults with serious and persistent mental illnesses are between the ages of 25 and 44.

Approximately nine percent to 13 percent of children ages nine to 17 have a serious emotional disturbance with substantial functional impairment, and five percent to nine percent have a serious emotional disturbance with extreme functional impairment due to a mental illness.

Not all mental disorders identified in childhood and adolescence persist into adulthood, even though the prevalence of mental disorders is almost the same percentage. A substantial number of children and adolescents recover from mental illness.

Four of the ten leading causes of disability in the United States and other developed countries are mental disorders, which include major depression, bipolar disorder, schizophrenia, and obsessive-compulsive disorder.

The treatment success rate for a first episode of schizophrenia is 60 percent, 65 percent to 70 percent for major depression, and 80 percent for bipolar disorder.

Of the 1,012,582 total hospital admissions in the U.S. in 1998, 261,903 (25.8 percent) were psychiatric admissions.

The total cost of mental health services in the U.S. was \$148 billion in 1990. The direct cost of mental health services (treatment and rehabilitation costs) totaled \$69 billion, and the indirect costs (lost productivity at work, school, or home due to disability or death) were estimated at \$78.6 billion.

Serious mental illnesses (SMI) interfere with employment. An estimated 57 percent of adults with SMI were not employed in 1990 compared to 29 percent of the general population.

Approximately one-third of the estimated 600,000 homeless people in the United States have a severe mental illness. However, only one in 20 persons with a severe mental illness are homeless.

Only five percent to seven percent of homeless persons with a mental illness need to be institutionalized; most can live in the community with appropriate, supportive housing.

In 1998, 283,800 people with mental illnesses were incarcerated in American

prisons and jails. This is four times the number of people in state mental hospitals throughout the country.

Sixteen percent (179,200) of state prison inmates, seven percent (7,900) of federal inmates, 16 percent (96,700) of people in local jails, and 16 percent (547,800) of probationers have reported a mental illness.

Mentally ill offenders are more likely than other offenders to have a history of substance abuse/dependency and a higher rate of homelessness and unemployment prior to incarceration.

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IN A DIFFERENT LIGHT

Presenting a Theater Production (with an emphasis on Mental Health) Our Goal: To Have Fun - To Illustrate our Talent and to Reduce Mental Health Stigma by Helping Others to See Us . . .

LaSalle High School Auditorium 11999 SE Fuller Rd, Milwaukie

Friday, September 21st, 7:30 PM AND Saturday, September 22nd, 7:30 PM
Tickets \$7.00, available at the door or call Kay: (503)663-7616

Sponsored by: VSA arts, ORCA - Oregon Cultural Access, NAMI of Clackamas County

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SECOND ANNUAL NAMI INVITATIONAL GOLF TOURNAMENT

Red Tail Golf Course and NAMI of Clackamas County invite you to tee it up and make a difference
September 17th, 2001

8200 SW Scholls Ferry Rd Beaverton, Oregon 97008. Registration deadline: September 10th, 2001

Join Us For Golf. Cost per person \$50. Includes green fees, lunch and tee prizes.

FOUR PERSON SCRAMBLE...

- Check-in begins at 7:00 a.m.
- Shotgun start at 8 a.m.
- Form your own foursome or be placed in a foursome.
- Each golfer will receive a complimentary welcome package.
- Barbecue ribs after golf at Stockpot Restaurant.
- Red Tail Golf Course is a soft spike only course

PRIZES! PRIZES! PRIZES!

Golf equipment, certificates, merchandise, clothes and more

Please mail checks payable to:

NAMI Clackamas County

P.O. Box 68627, Oak Grove, OR 97268

Call Hal Boldt @ 503.538.7662 OF Email halandkaren@home.com

NAMI is a group of volunteers whose goal is to improve the quality of life for persons with serious and persistent mental illness. With appropriate treatment and supportive housing, most of those with mental illness are able to live meaningful lives. Fund-raising and grant-seeking has made it possible to build two new apartment buildings. This golf tournament will be

a fun and exciting way to provide funds for those housing needs.

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Do you send NAMI's messages along to others? Send us the email addresses of those who need NAMI's message of advocacy, support and education. NAMI's Portland mail list now holds over 2000 Oregonians and NAMI's national mail list sends regular messages to over 100,000 people and associations. Join Portland's list by sending an email to Portland@NAMI.org. Join the national mailing list by filling out a short form at <http://www.nami.org/update/enewslist.htm>

Are you DELETING NAMI's message? We're not here to annoy. Send a reply to this email message with REMOVE somewhere in the subject line or message area and you will not receive future messages.

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BOGSTAD Deborah L**From:** Jason Renaud [Portland@NAMI.org]**Sent:** Monday, August 27, 2001 9:05 AM**To:** Portland@NAMI.org**Subject:** Woodland Park Hospital

The National Alliance for the Mentally Ill invites you to recognize and celebrate the Portland Police Bureau's Crisis Intervention Team - September 28, 2000. Social hour begins at 5:30 PM.

Location: Multnomah Athletic Club, 1849 SW Salmon Street

Speakers: Mark Kroeker, Chief of Police; Diane Linn, Multnomah County Commission; Scott Snedecor, Multnomah County Consumer Liaison and CIT Trainer.

Please send your RSVP with a check for \$30 per person prior to September 25 to NAMI, 619 SW 11th Avenue, #219, Portland, Oregon 97205. All CIT officers and one guest are free.

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Wednesday, September 19, 2001

Bazelon Center for Mental Health Law & Office of MH Services Present:

Interfacing with Mental Health & Criminal Justice System

Registration: 8 to 8:30 am Conference: 8:30 to 5

Fee - NO CHARGE

Location: Holiday Inn 25425 SW 90th Avenue, Wilsonville, Oregon (Exit 286 off I-5) 503-682-2211

Focus: + Jail diversion services

+ Mental health courts and alternatives to them

+ Coordination with SSA so that inmates have their benefits upon release

+ Leveraging resources for diversion services

+ Dual diagnosis

Contact : Sydney Wright at OMHS 503-373-7327 for a reservation. (conference limited to 100)

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Health & Safety Risk Review - Woodland Park Hospital, written by David J. Helgeson, Ph.D.
August 20, 2001

The Multnomah County Department of Community and Family Services, Behavioral Health and Managed Care Division designated a Health and Safety Risk Review team consisting of David Helgeson, Ph.D. and Janet Trinkle, LCSW. The purpose of this team was to conduct a review in order to determine whether County-sponsored clients were receiving safe, appropriate, acute inpatient care at Woodland Park Hospital.

8/27/2001

The team performed an initial walk-through on Monday August 13th and then returned with the State of Oregon's Office of Mental Health Services', Mike Morris, LPC and Health Division's Diane Werner, RN and Janelle Pilmer, RN as part of the State's unannounced on-site review, 8/15/01 - 08/17/01.

The team reviewed the following data: administrative and clinical policies; administrative structure; staffing criteria, including training and orientation policies; restraint and seclusion policies and logs; chart audits of county-sponsored clients; tour of the physical plant; and staff interviews.

The Health and Safety Risk Review Team had the following preliminary observations:

There was a variance in most staffs' opinions about the staffing needs and availability of staff for the Adult Psychiatric Unit, especially during evening shifts when most intakes occurred. However, all staff involved seemed confident in their ability to page the on-call administrator and request additional staff. This was seen as one of the program's greatest strengths at this time.

The reviewers noted from both a policy review and staff interviews that there is an unclear, inconsistent administrative structure, mostly around the use of House Supervisors and the Behavioral Health Administrator on-call.

There was not a clear policy for who could call, lead and/or debrief a Code Green. (OAR's state that only an RN can call and lead a Seclusion and Restraint event).

While the policies around Seclusion and Restraint were generally adequate, the staff was not well trained in the policies and their applications. The Medical Director, Nursing Administrator and interviewed line staff all had different understandings of the policy and application of restraint events. It was unclear what the policy for 1:1 monitoring of a patient in restraints where.

Seclusion and Restraint Training is offered several times a year, and PRN as new hires need to complete the training; however, it appears that the current curriculum is well below the mandated four hours of training required in the OAR's.

When a Code Green was called, staff from several areas of the hospital would respond and assist in the Seclusion and Restraint event. Most hospital staff are not specifically trained in compliance with the OAR's to participate in S & R.

Seclusion and Restraint, in practice, were often used as an informal therapeutic technique, or as a treatment plan intervention, in a manner that was not in compliance with the OAR's and HCFA rules.

Compliance with client History and Physicals within 24 hours of admission appeared to be problematic. There were concerns about the facility's ability to properly assess and treat co-existing medical conditions. In fact, some senior management and medical personnel suggested that they prefer not to treat patients with co-existing medical issues because they could not at times reasonably accommodate these patients, referring to them a safety hazard.

Hold clients were most often admitted with paperwork which read "NMI" on the client signature line. No corresponding documentation verified that these patients received copies of their civil right, fee agreements and consent to treat (or refuse treatment) forms.

While access to interpreter services where uniformly understood and used, there where not clear policies regarding translation of civil rights, fee agreements and consent to treat forms. Since intakes were often done in the evening, and interpreter services where generally not called until the following day, it was unclear how these documents where processed. Intake, treatment, release of information and civil rights forms where not available in other languages or formats.

8/27/2001

Personnel Files did not adequately document staff's training and orientation at their initial hire date. Files also did not document on-going training and did not track the required four hours of approved Seclusion and Restraint Training per OAR's. Files also lacked supporting documentation of staff compliance with the hospital's Cultural Competency plan around annual training and interpreter services.

None of the staff interviewed could remember any specific cultural competency training. The Hospital's Cultural Competency Plan, while accepted by Multnomah County, appeared to be lacking in its oversight and implementation.

Initial Summary

Based on some of the initial observations and interviews, the review team concluded that there are clear administrative and clinical policies, procedures and practices that need to immediately be corrected. The review team, in consultation with the State of Oregon's Department of Health and Office of Mental Health Services, will issue a report within the next 15 days outlining the necessary corrective action steps needed and timelines for correction of the specific findings.

+++++

AUG 27, 2001

Minorities' Care for Mental Ills Is Called Inferior

By ERICA GOODE - NEW YORK TIMES

he nation's ethnic and racial minorities face large and troubling disparities in mental health care, the surgeon general said yesterday in a broad and comprehensive report that offers a rare look at the mental-health needs of four minority groups and the obstacles to treatment.

Minorities in the United States, the surgeon general, Dr. David Satcher, said, "suffer a disproportionate burden of mental illness" because they often have less access to services than other Americans, receive lower quality care and are less likely to seek help when they are in distress.

While serious mental disorders like depression, schizophrenia, panic disorder, manic-depression and substance abuse occur in all races, ethnicities and socioeconomic classes, Dr. Satcher said, minorities tend to be overrepresented among those most vulnerable and in need of mental health treatment, including the poor, the homeless, the institutionalized, the incarcerated and the survivors of traumatic experiences.

And because of the stigma attached to mental illness in some minority cultures, he said, there is often a reluctance to use services even when they are available.

"We have got to find a way to bridge the gap between the need and the access to services," Dr. Satcher said in a telephone interview before the release of the report yesterday at a news conference at the American Psychological Association's annual meeting in San Francisco.

He called for more research in an area that is little studied and for more cultural awareness on the part of mental health professionals. He also recommended increased efforts to address the needs of minorities in shaping the delivery of services, educating the public and integrating mental health treatment with general medical care. As he has done in the past, Dr. Satcher endorsed insurance coverage for mental illness comparable to that for physical ills.

The 200-page report, "Mental Health: Culture, Race and Ethnicity," is based on peer-reviewed research from disciplines as varied as mental health, history, sociology and anthropology. It

8/27/2001

examines virtually every aspect of mental health, including the prevalence and diagnosis of disorders, the services that are available, insurance issues and the cultures of practitioners and patients. Individual chapters are devoted to the mental health concerns of African-Americans; Hispanic-Americans; Asian-Americans and Pacific Islanders; and American Indians and Alaska Natives. The report is a supplement to the "Surgeon General's Report on Mental Health," which Dr. Satcher issued in 1999.

Dr. Renato D. Alarcón, the vice chairman of psychiatry at Emory University, called the report "one more step, a big step."

"Ethnic minorities benefit the least from the existing services," Dr. Alarcón said, "and when they need them they might not have access to those services."

The report found that the disparities in care were, in part, a result of fragmented, costly and inadequate mental health services and a lack of insurance coverage in minorities.

"Simply put, the nation's health systems must work to bring mental health services to where the people are," the report summarized.

But the problems for minorities, the report found, were also closely tied to cultural differences that created barriers to treatment.

"The main message of this supplement — that culture counts — should echo through the corridors and communities of this nation," Dr. Satcher said.

Providers of mental health services, for example, often know little about the cultural values and backgrounds of the patients they are treating, or about the traditions of healing and the meaning of illness within their cultures, the report said.

Language differences may create further obstacles to effective communication. There are few Spanish-speaking mental health practitioners, the report noted, but up to 40 percent of Hispanics say their proficiency in English is limited.

In addition, the report found, racism and discrimination can lead to errors in diagnosis or to inappropriate treatment. African-Americans, for example, are more likely to receive misdiagnoses of schizophrenia and less likely to be receive accurate diagnoses of depression or other mood disorders. And while the rates of mental illness in Asian-Americans do not differ significantly from those found in other groups, mental health professionals may hold the stereotype that they are "mentally healthier," a bias that contributes to inadequate treatment and prevention.

Compounding the problem, mental illness carries a greater stigma among some ethnic and racial groups.

Dr. Francis Lu, a professor of clinical psychiatry at the University of California, San Francisco, who was a reviewer for the report, said that for Asian-Americans, "the stigma factor is very intense."

"We routinely see patients who delay treatment because the family has tried to shelter the patients for months or years," Dr. Lu said.

Among some minorities, the report said, distrust and fear of the mental health system and mental health practitioners are common. And the symptoms of illness may differ in different ethnic and racial groups. For example, African-Americans, Asian-Americans and Hispanics are more likely than non-Hispanic whites to express mental distress through physical symptoms like stomachaches, chest pain, dizziness or other somatic complaints.

Researchers have reported many "culture-bound syndromes" like "ataque de nervios," a cluster of symptoms, including uncontrollable screaming and attacks of crying, found mostly among

Hispanics, particularly Caribbean women.

"If people are going to feel comfortable discussing mental disorders they have to be talking to someone they trust, and to someone who understands their culture and how things are expressed in their culture," Dr. Satcher said.

He urged members of minorities to seek out help when they suffered from "depression or anxiety or anything that interferes with one's ability to function."

He recommended the development of more mental health services tailored for minorities and for training and support to increase their representation in the mental health professions. And he raised the possibility that the benefits in the long run might be worth the short-term costs of "culturally appropriate" services, like outreach to minorities in the community, increasing the number of bilingual community health workers and working cooperatively with alternative medicine practitioners.

In some minorities, the report pointed out, traditional healers are the first to be consulted. Dr. Alvin F. Poussaint, a professor of psychiatry at Harvard and an author of "Lay My Burden Down: Suicide and the Mental Health Crisis Among African-Americans," said, "We tend to dismiss a lot of these cultural practices as quackery, further alienating the patient or in fact not understanding the patient."

Dr. Satcher and other experts who contributed to the report emphasized the dearth of research on the effectiveness of different treatments, including medication and psychotherapy, in different minority groups. And they said that little was known about the prevalence of mental disorders in many smaller racial and ethnic groups, including Asian-Americans, Pacific Islanders, American Indians and Alaska Natives.

For example, the report noted that there were no large published studies of the prevalence of mental disorders among the 500 tribes that make up the native population.

Dr. Spero Manson, director of the division of American Indian and Alaska Native programs at the University of Colorado's Health Sciences Center and a science editor for Dr. Satcher's report, said that in a review of the mental health literature, he found only 2,000 studies over 10 years, the bulk of them small and concerned primarily with alcohol and drug abuse treatment.

Yet the suicide rate among male Native Americans ages 15 to 24, the report noted, is two to three times higher than in the general population, and a 1997 study found that from 1979 to 1993, male Alaska Natives had "one of the highest documented suicide rates in the world."

Dr. Manson, who is conducting a large study of psychiatric disorders in American Indians, is one of several researchers trying to fill the gap. Similar projects are under way for Asian-Americans, Hispanics and African-Americans and Caribbeans of African descent.

BOGSTAD Deborah L

From: Jerris Hedges [hedgesj@ohsu.edu]
Sent: Sunday, August 26, 2001 8:27 PM
To: deborah.l.bogstad@co.multnomah.or.us; mult.chair@co.multnomah.or.us
Cc: district1@co.multnomah.or.us; serena@co.multnomah.or.us
Subject: Some feedback regarding Mental Health Plan

August 26, 2001

Regarding August 24th Meeting

Commissioner Linn,

Thank you for arranging the meeting between hospital representatives, the Oregon Association of Hospitals and your office. You have assumed a difficult task in seeking a solution for the county's mental health crisis. Let me make a few comments regarding the current service delivery issues, potential problems with the Proposed Action Plan, and suggestions for improving the situation. I agree with your statement that things will get worse before they get better. I also suspect that the Plan will need considerable modification before we can get to the better.

A. Current service delivery issues

We have a community deficit of 23-hour and intermediate stay psychiatric beds in our community. This deficit arose from the County's closure of the Crisis Triage Center and the closure of Pacific Gateway Hospital. There is also a community-wide deficit of outpatient immediate assessment clinics that would help avert hospital admissions. Such clinics could help avert some psychiatric evaluations at community emergency departments and could permit aggressive outpatient management following an initial emergency department assessment and initiation of care. This immediate assessment clinic deficit was made critical by the County's closure of the Crisis Triage Center. Currently there is no functional information network to help guide the care of psychiatric patients regardless of the setting and there is no comprehensive network of clinic-based mental health providers to provide longitudinal care, thus helping to avert crises. Reimbursement for the care of mental health patients has been relatively flat in this community since the establishment of the Crisis Triage Center. Hospitals and health system-based clinics have no incentive to provide these services given the rising cost of delivering care to potentially violent patients.

B. Potential problems with the Proposed Action Plan

The Plan makes the unfounded assumption that a managed care organization structure can be developed to financially control costs through "risk sharing." For any hospital or mental health service agency to enter into a risk sharing arrangement, there must be sufficient financial incentive and control of risk possible to make it worth the agency's while to become involved. The recent hesitancy of Woodland Park Hospital to participate in the Plan highlights the adverse aspects of providing 23-hour bed availability from the perspective of even those hospitals which have the capacity. Ironically, the recent closure of the Crisis Triage Center suggests that another risk to any agency seeking to participate is the sudden withdrawal of financial support from the County.

Given the paucity of inpatient psychiatric treatment options and the placement of psychiatric patients on medical/surgical wards in major hospitals throughout our community, we can presume that the hospitals have done the math and see little to gain by establishing additional high cost/minimally reimbursed intensive psychiatric services. For similar reasons, it will be surprising if we see interest on the part of the health service agencies to assume risk in an outpatient situation that is out of control. The County will continue to be perceived as the source for these woes and will be expected to directly provide the services since the services are not available through community hospital venues.

There are parts of the Plan which have never made much sense. In addition to the fantasy of a managed risk program and the unfounded belief that hospitals and mental health agencies will clamor for the County's business at the prices identified, there is the speculative mobile treatment team concept. This latter element at best could complement a fully developed system, but can never be the foundation for a functioning system. A functioning system requires an extended and integrated outpatient capacity and 23-hour inpatient bed resources. A mobile treatment team is impractical for multiple reasons in the larger Portland area hospitals (e.g., increased liability risk and duplication of services currently provided) and was never requested by these facilities.

C. Suggestions for improving the situation

As noted in section A above, the County needs the following: access to 23-hour and intermediate stay psychiatric beds, outpatient immediate assessment clinics, an information network to help guide the care of established psychiatric patients, and a comprehensive network of outpatient mental health providers. Given the events of the last several months these resources are unlikely to be created de novo by the existing health care systems in the community. What resources do exist? Pacific Gateway Hospital, the Sisters of Providence Crisis Triage Center space, and portions of Holiday Park Hospital are facilities with the physical capacity to house a 23-hour stay and immediate assessment clinic. To make any of these sites operational, the County would need to enter into a long-term service contract with an existing health system to provide these services for the county.

Establishment of such a 23-hour stay and immediate assessment clinic would represent a retreat to the Providence Crisis Triage Center concept in some ways. However, we have been led to believe that the major concern with the Providence Crisis Triage Center was cost. While the County may have underestimated the actual cost of providing this service, the reimbursement for a new facility could be based upon a blend of base operating support and a significant incentive offered to accept transfers from community emergency departments. The latter incentive would be used to encourage evaluation of additional cases at the new facility in order to avert more costly hospital admissions at the community hospitals. Given that community hospitals will not be expanding their inpatient capacity, any patients admitted to community hospitals will be the most acutely in need of such care.

If the above can be done, the establishment of an effective community network of mental health providers and a supportive information system would remain. I suspect there are potential providers in the community who will participate if the support is provided. Rather than a risk sharing based upon the premise that the clinics can avert hospitalization, it might be best to base reimbursement upon both the number of client lives covered and the provision of access for new and established clients.

I hope some of these observations and suggestions ring true for you. Either I or one of my colleagues would be happy to discuss this further. We have a strong desire to improve mental health service delivery in Multnomah County. This can be achieved by the County becoming active in the development of new facility providing 23-hr beds and an immediate assessment clinic with extended hours of operation and by establishing a longitudinal care program which provides incentives for client lives covered and clinic accessibility.

Jerris Hedges, MD, MS
OHSU Health Systems
Chief of Emergency Services



Diane M. Linn, Multnomah County Chair

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MEMORANDUM

TO : Board of County Commissioners
Mental Health Coordinating Council
FROM: John Rakowitz, Chief of Staff
DATE : August 24, 2001
RE : Mental Health Bulletin

This bulletin is the latest update being provided to the Board of County Commissioners, Mental Health Coordinating Council, Department of Community and Family Services, Cultural Competency Committee, and various partners regarding the changes in acute mental health services.

Next Steps for the Board of County Commissioners:

On September 20, 2001, the DCSF Director and the Budget Director will submit for Board approval appropriate budget modifications in accordance with standard County budgeting procedures.

Partnership Activities:

- Please refer to the attached "Statement From Chair Diane M. Linn Regarding Woodland Park Hospital" and the draft copy of "Health and Safety Risk Review-Exit Summary Woodland Park Hospital". Both of these documents were released per media request on August 23, 2001.
- Chair Linn, Chief of Staff John Rakowitz, and Mental Health Executive Team members will be meeting with the Oregon Hospital Association today, August 24, 2001, to discuss contingency plans for hospital care for acute mental health crisis situations.
- Chief Operating Officer, John Ball, will meet with the Chief of Portland Police Mark Kroeker and his Commanders on Monday, August 27. Additionally, a meeting with the Multnomah County Sheriff Dan Noelle and his staff is expected next week.

MEMORANDUM

Board of County Commissioners

Mental Health Coordinating Council

August 24, 2001

Page Two

Service Update:

On August 22 and 23, the Mental Health Executive Team and their advisory committee members met to develop an Action Plan Implementation Status Report. The purpose of the report is to fulfill Resolution 01-109 and to prepare budget figures for the Board of County Commissioners. More than eight hours of discussion went into the development of this document. The Action Plan Implementation Status Report will be reviewed next week by the Chair's office. As this plan is finalized, more details will be provided.

cc: County Chair Diane Linn, Mental Health Executive Team



Diane M. Linn, Multnomah County Chair

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STATEMENT FROM CHAIR DIANE M. LINN REGARDING WOODLAND PARK HOSPITAL

August 23, 2001

We are pursuing in a fair and serious manner the issues raised regarding the quality of patient care and safety at Woodland Park Hospital. We have a clear threshold and will not execute a contract for potential secure evaluation and stabilization services, unless this threshold for quality of care and patient safety is met.

The County's investigation is complete. The preliminary findings are under review. The hospital has expressed an interest in appealing the preliminary findings and good faith efforts to reconcile points of difference will be made.

If we are unable to rapidly conclude a contract for secure evaluation and stabilization services this will have an impact on area hospitals. To prepare for this possibility, tomorrow I am meeting with the Oregon Hospital Association to discuss our options.

In addition, my Chief of Operations, John Ball will meet with the Chief of Portland Police Mark Kroeker and his Commanders on Monday. Additionally, a meeting with the Multnomah County Sheriff and his staff is expected next week.

It is necessary at this point in time to pursue contingency planning for other alternatives, including an open Request for Proposal for secure crisis services, discussions with potential new owners of the Pacific Gateway Hospital, and of other area facilities which might be but are not currently used for crisis services.

The draft exit summary is exactly – a draft. The outcome of this process is still unknown and what we are looking for is the facts that will lead to a resolution of this situation.

Health & Safety Risk Review – Exit Summary

Woodland Park Hospital

Written by David J. Helgeson, Ph.D.
August 20, 2001

The Multnomah County Department of Community and Family Services, Behavioral Health and Managed Care Division designated a Health and Safety Risk Review team consisting of David Helgeson, Ph.D. and Janet Trinkle, LCSW. The purpose of this team was to conduct a review in order to determine whether County-sponsored clients were receiving safe, appropriate, acute inpatient care at Woodland Park Hospital.

The team performed an initial walk-through on Monday August 13th and then returned with the State of Oregon's Office of Mental Health Services', Mike Morris, LPC and Health Division's Diane Werner, RN and Janelle Pilmer, RN as part of the State's unannounced on-site review, 8/15/01 – 08/17/01.

The team reviewed the following data: administrative and clinical policies; administrative structure; staffing criteria, including training and orientation policies; restraint and seclusion policies and logs; chart audits of county-sponsored clients; tour of the physical plant; and staff interviews.

The Health and Safety Risk Review Team had the following preliminary observations:

- There was a variance in most staffs' opinions about the staffing needs and availability of staff for the Adult Psychiatric Unit, especially during evening shifts when most intakes occurred. However, all staff involved seemed confident in their ability to page the on-call administrator and request additional staff. This was seen as one of the program's greatest strengths at this time.
- The reviewers noted from both a policy review and staff interviews that there is an unclear, inconsistent administrative structure, mostly around the use of House Supervisors and the Behavioral Health Administrator on-call.
- There was not a clear policy for who could call, lead and/or debrief a Code Green. (OAR's state that only an RN can call and lead a Seclusion and Restraint event).
- While the policies around Seclusion and Restraint were generally adequate, the staff was not well trained in the policies and their applications. The Medical Director, Nursing Administrator and interviewed line staff all had different understandings of the policy and application of restraint events. It was unclear what the policy for 1:1 monitoring of a patient in restraints where.
- Seclusion and Restraint Training is offered several times a year, and PRN as new hires need to complete the training; however, it appears that the current curriculum is well below the mandated four hours of training required in the OAR's.

- When a Code Green was called, staff from several areas of the hospital would respond and assist in the Seclusion and Restraint event. Most hospital staff are not specifically trained in compliance with the OAR's to participate in S &R.
- Seclusion and Restraint, in practice, were often used as an informal therapeutic technique, or as a treatment plan intervention, in a manner that was not in compliance with the OAR's and HCFA rules.
- Compliance with client History and Physicals within 24 hours of admission appeared to be problematic. There were concerns about the facility's ability to properly assess and treat co-existing medical conditions. In fact, some senior management and medical personnel suggested that they prefer not to treat patients with co-existing medical issues because they could not at times reasonably accommodate these patients, referring to them a safety hazard.
- Hold clients were most often admitted with paperwork which read "NMI" on the client signature line. No corresponding documentation verified that these patients received copies of their civil right, fee agreements and consent to treat (or refuse treatment) forms.
- While access to interpreter services were uniformly understood and used, there were not clear policies regarding translation of civil rights, fee agreements and consent to treat forms. Since intakes were often done in the evening, and interpreter services were generally not called until the following day, it was unclear how these documents were processed. Intake, treatment, release of information and civil rights forms were not available in other languages or formats.
- Personnel Files did not adequately document staff's training and orientation at their initial hire date. Files also did not document on-going training and did not track the required four hours of approved Seclusion and Restraint Training per OAR's. Files also lacked supporting documentation of staff compliance with the hospital's Cultural Competency plan around annual training and interpreter services.
- None of the staff interviewed could remember any specific cultural competency training. The Hospital's Cultural Competency Plan, while accepted by Multnomah County, appeared to be lacking in its oversight and implementation.

Initial Summary

Based on some of the initial observations and interviews, the review team concluded that there are clear administrative and clinical policies, procedures and practices that need to immediately be corrected. The review team, in consultation with the State of Oregon's Department of Health and Office of Mental Health Services, will issue a report within the next 15 days outlining the necessary corrective action steps needed and timelines for correction of the specific findings.



Diane Linn, Multnomah County Chair

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M E M O R A N D U M

TO: Board of County Commissioners
Mental Health Coordinating Council
FROM: John Rakowitz, Chief of Staff
DATE: August 16, 2001
RE: Mental Health Bulletin

This bulletin is the latest update being provided to the Board of County Commissioners, Mental Health Coordinating Council, Department of Community and Family Services, Cultural Competency Committee, and various partners regarding the changes in acute mental health services.

Next Steps for the Board of County Commissioners:

- The DCSF Director and the Budget Director will submit for Board approval appropriate budget modifications, in accordance with standard County budgeting procedures, by September 20, 2001.
- The DCSF Director will provide quarterly progress reports (October 1, January 1, April 1, etc.) regarding the progress of the new and reconfigured Crisis and Acute Care Alternatives to the BCC.

Partnership Activities:

The Mental Health Coordinating Council met on August 15, 2001. Dr. Bigelow chaired the meeting in Chair Diane Linn's absence,

- Dr. Peter Davidson presented an update on Mental Health Redesign Phase II and Acute Care Services.
- The implementation of the Mental Health Action Plan and the special project work teams were discussed. The work teams are needed to successfully implement the Phase I Action Plan.

- Work Team Overview:

Clinical Services:

- Crisis/Acute Care Alternatives
- Acute Care Coordination
- Inpatient Provider System
- Multi-Cultural/Underserved Populations
- Children's Outpatient Services

Management Structure:

- Verity/BHD Reorganization
- Outpatient Provider Pool/Plan/SPA Structure
- Raintree Implementation
- Action Plan & Budget Revisions
- DCSF Mental Health Contracts Audit
- Performance Measurement System

Please contact Laureen Oskochil, Department of Community and Family Services, at 503-988-3999 ext. 26348 if you are interested in volunteering for a work team.

- Dr. Peter Davidson and John Ball reviewed the Draft Cultural Competency Plan and Resolution 01-109

Service Update:

- On Monday August 13, Multnomah County Quality Assurance staff visited Woodland Park Hospital to investigate allegations by two hospital staff members that safety precautions, staffing patterns, and formal policies were inadequate. Wednesday August 15, Multnomah County and State of Oregon Quality Assurance staff conducted an unscheduled visit to Woodland Park Hospital to continue the investigation.
- Contract negotiations continue with Woodland Park Hospital. Any information obtained during the current investigation in reference to safety, staffing, and policy concerns will be taken into consideration during the contract negotiations. County Council will be reviewing the contract prior to any agreement.
- Riles Center expansion is completed. Two new sub-acute beds and seven new respite beds will be available.

cc: County Chair Diane Linn, Mental Health Executive Team

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY OREGON**

RESOLUTION NO. 01-109

Providing Policy Direction for the Acute Care Crisis Action Plan (Phase I)

The Multnomah Board of County Commissioners Finds:

- a. On December 7, 2000 the Board unanimously approved Resolution 00-194 that directed the Department of Community and Family Services (DCFS) to begin work to transform the County's existing mental health organization to provide a consumer and family-centered mental health system.
- b. The Board remains committed to continuing efforts to integrate physical and mental health services.
- c. On May 15, 2001, the Board approved a budget note directing the DCFS to present to the Board a revised mental health budget reflecting the redesign no later than July 30, 2001. The Board directed budget modifications to reallocate funding.
- d. The closure of the Crisis Triage Center created a gap in the service delivery system for individuals in mental health crisis and has created an urgent need to implement alternative crisis and acute care inpatient services.

The Multnomah County Board of County Commissioners Resolves:

1. Multnomah County will neither delegate nor contract its authority to determine how the clinical and fiscal responsibility for the mental health care of Oregon Health Plan beneficiaries and indigent clients will be assigned to providers.
2. The Board approves the policy direction of the first six action steps of the Phase I Plan, dated August 8, 2001, including phone services, walk-in clinics, mobile crisis teams, secure evaluation facility, acute hospital alternatives and acute care coordination.
3. The Director of the DCFS will clarify system participants, their roles and responsibilities as part of the next steps of implementing Phase I and preparing for Phase II, and submit a report to the Board by October 1, 2001.
4. The DCFS Director and the Director of Support Services will submit for Board approval appropriate budget modifications, in accordance with standard County budgeting procedures, by September 20, 2001.

5. Special Populations:

- a) The Board adopts the Cultural Competency Committee's Position Statement (July 17, 2001) outlining the principles that must be adhered to as the County proceeds with the efforts to restructure the mental health system.
 - b) The Board also adopts the Committee's recommendations for establishing culturally competent Crisis Services (July 17, 2001). The County Chair will ensure that the DCFS Director implements their recommendations.
 - c) The County Chair will ensure that the DCFS Director enhances existing service delivery capacity by contracting with specialized providers through pre-paid, flexible, limited-risk contracts.
 - d) The County Chair will ensure that the DCFS Director engages the specialized providers to guide further development of age and cultural competence expertise within the mental health system.
 - e) The County Chair will ensure that the DCFS Director promotes collaboration among all providers to carry out the system mission and values.
 - f) The County Chair will ensure that the DCFS Director continues the involvement of the Cultural Competency Committee in the policy development of all aspects of the mental health redesign.
6. The DCFS Director will develop and submit a plan for children's outpatient services, in consultation with stakeholder groups that is consistent with the principles identified in Section 5 above.
7. This Acute Care Services Plan is transitional in nature. Competitive procurement processes for the long-term purchase of clinically appropriate Acute Care Crisis Service components must be conducted no later than July 1, 2002. A single omnibus contract will not be offered to a single provider for mental health services. The structure of the single point of accountability is not meant to imply the creation of a single contract with one provider.
8. The DCFS Director will include representatives from all county departments serving mental health client populations and other stakeholders, including CareOregon, in all planning and implementation teams for the mental health system redesign.

9. The DCFS Director will provide quarterly progress reports to the Board beginning October 1, 2001 regarding the progress of the new and reconfigured Crisis and Acute Care Alternatives. The reports must specifically address the financial status, services outcomes, cultural competency issues, and developments related to a comprehensive outpatient service plan.

ADOPTED this 9th day of August, 2001.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


Diane M. Linn, Chair

REVIEWED:

THOMAS SPONSLER, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
Thomas Sponsler, County Attorney

Resolving the Multnomah County Acute Care Crisis Action Plan - Phase I

August 8, 2001

*Jim Gaynor, Director of Mental Health Redesign, Verity
Peter Davidson, MD, Chief Clinical Officer/Medical Director, Verity
Dale Jarvis, CPA, MCPP Healthcare Consulting, Inc.*

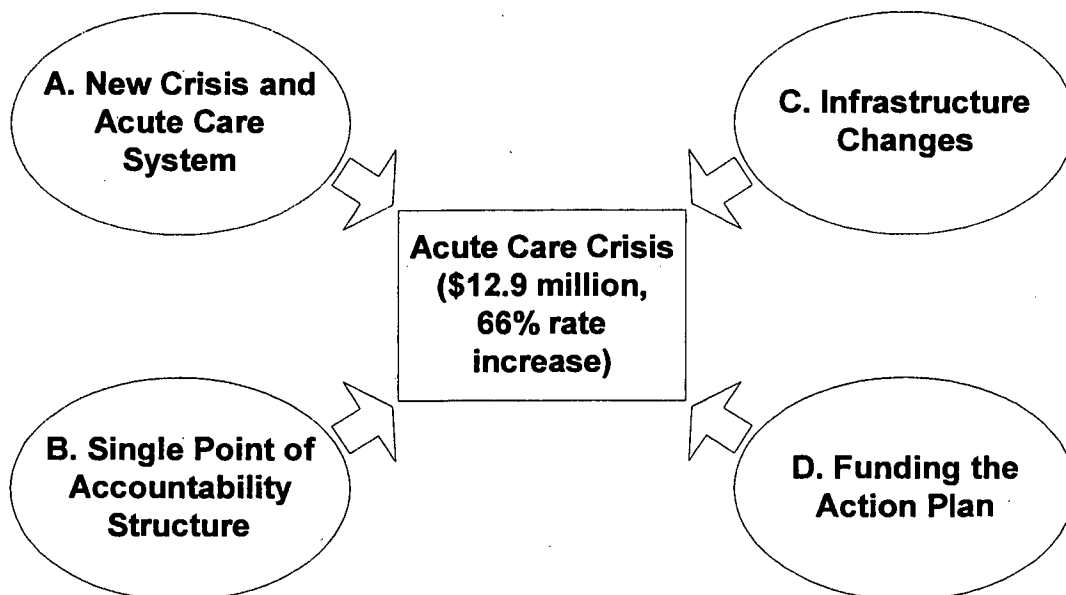
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Executive Summary

In the fiscal year that just ended June 30, 2001 the average cost for an Oregon Health Plan acute inpatient bed day was \$422.50. With the implementation of the new, per diem arrangement that goes into effect next month, this average rate will increase 66% to approximately \$700 per day. Based on a thorough analysis of projected inpatient use, this represents a \$2.9 million (29%) increase in inpatient costs from \$9.9 million to \$12.8 million. This increase is based on the assumption that, as the Crisis Triage Center closes August 1, 2001, new and more comprehensive inpatient alternatives will start being brought online and hospital admissions will begin to decline. If better management of inpatient does not occur during the fiscal year, Multnomah County will spend an additional \$1 million or more on inpatient expenses (on top of the \$2.9 million planned increase).

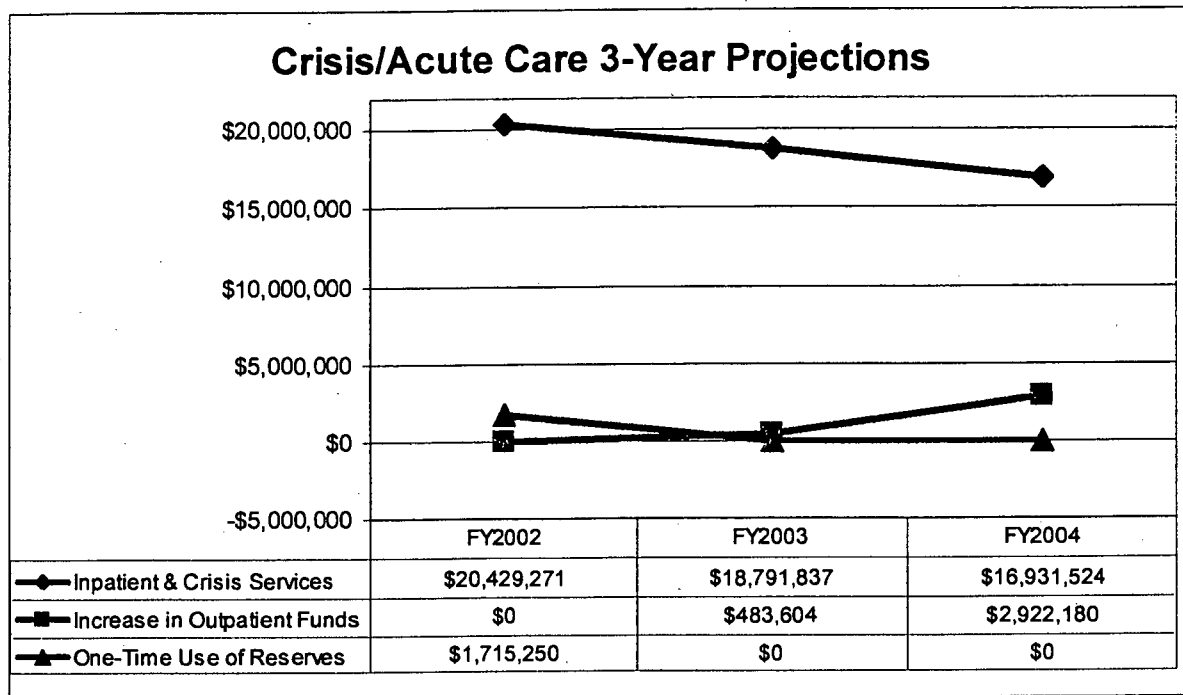
These rate increases mean that almost one out of every five mental health dollars (19.2%) will be spent on inpatient services. These figures do not include state hospital costs, which increase the inpatient percentage. These are the highest costs in the State of Oregon and the Pacific Northwest. For example, King County Washington (Seattle) spends 13.2% of their mental health funds on inpatient services.



Resolution of the accelerating acute care crisis is the most critical system initiative facing the mental health system in Multnomah County. The effective management of quality, access, utilization, and cost elements must be brought about swiftly. At the same time, the solution which is deployed to resolve our acute care crisis must establish long term foundations upon which recovery and child/family based systems of care will more naturally emerge and flourish.

The Phase I plan that is presented in this report is a 90-day first step towards resolving this crisis. This Action Plan has been designed to reduce inpatient costs over a 3-year period by \$3.6 million. Although the plan recommends dipping into reserves for the first year, it is projected

that outpatient service funds can grow \$2.9 million by the third year. The following chart illustrates these projections.



The Action Plan includes the following four areas of intensive activity.

A. Roll-Out of New and Reconfigured Crisis and Acute Care Alternatives

Currently there are significant gaps in the service delivery system for individuals experiencing a mental health crisis. With the closing of the Crisis Triage Center these gaps are going from problematic to critical. Work has already begun on the development and implementation of crisis and acute care alternative services. Six action-steps must be taken to support the implementation of these services.

1. Access/Crisis Phone System
2. Urgent Walk-In Clinics
3. Mobile Crisis Teams
4. Secure Evaluation Facility
5. Acute Hospital Alternatives
6. Acute Care Coordination

B. Roll-Out of the Single Point of Accountability Philosophy and Structure

Currently, if an individual who is enrolled with a mental health provider organization has a mental health-related crisis there is no practical way to identify and contact the clinician who has the best clinical knowledge of that individual. In addition, there is no standardized process for identifying individuals who are not currently enrolled and in need of mental health service, and "hooking them up" with a "primary clinician". These disconnects surrounding crises are just one view into a service delivery system that has not embraced a single point of accountability

philosophy and structure, where each consumer of mental health services has a primary partner to assist them in meeting their service needs and aiding in their rehabilitation and recovery. Three action-steps must be taken to support the implementation of this philosophy and structure.

7. Single Point of Accountability Structure
8. Convert and Expand the OHP Outpatient Premium Pool to an Accountability/Incentive Pool
9. Assignment of Existing and New Consumers

C. Infrastructure Changes to Support the Action Plan

There are a handful of "mission-critical" infrastructure changes that are required to support the reconfigured crisis and acute care alternatives and single point of accountability structure. The most important four are listed below.

10. Design and Implement the Business Rules and Contracts for the Accountability/Incentive Pool
11. Rapid Implementation of Raintree Systems Computer Software
12. System-Wide Performance Reporting System
13. Redeployment of Key DCFS Staff

D. Funding the Action Plan

The costs for the Crisis and Acute Care System for the fiscal year are currently projected at \$20,429,271. This includes \$12,799,261 for Acute Inpatient and Acute Inpatient Alternative Service, which cost approximately \$9.9 million in fiscal year 2001. As funds are currently allocated, the Crisis and Acute Care System is currently underfunded by \$7,459,962. The following action steps must be taken to resolve this crisis.

14. Reallocation of New OHP System-Wide Funds
15. Transfer of the 3% OHP Incentive Pool
16. Inpatient Contract Negotiation
17. BHD/Verity Reorganization and Budget Adjustments
18. One-Time Use of Mental Health Reserves

Note: It is important to underscore that the consequences of not funding the crisis and acute care services listed in this report creates significant risks for the Multnomah County mental health consumers, the County and provider organizations. If one or more financial recommendations are considered unfeasible and not implemented, the difference should be appropriated from the County General Fund Contingency Pool.

Implications for Phase II

The 90-day Phase I must be followed immediately by Phase II that should run from days 91 – 365. During this second phase the following major activities must occur.

- Completion of the implementation of Crisis and Acute Care Alternatives
- Significant expansion of the Single Point of Accountability Pool
- Completion of the critical Infrastructure Changes

- Continued reorganization of the Behavioral Health Division and Verity to come into alignment with the Action Plan
- Careful Monitoring and Adjustment, as needed of Utilization, Revenue and Expense

Introduction

Resolution of the accelerating acute care crisis is the most critical system initiative facing the mental health system in Multnomah County. The effective management of quality, access, utilization, and cost elements must be brought about swiftly. At the same time, the solution which is deployed to resolve our acute care crisis must establish long term foundations upon which recovery and child/family based systems of care will more naturally emerge and flourish.

The current system is fragmented, has the wrong incentives built-in, and perpetuates costly redundancies. This is neither cost effective nor clinically efficient. It also provides unnecessary impediments for consumers attempting to access the right care at the right time. Accordingly, system accountability suffers.

The solutions outlined in this plan:

- Lay the groundwork for the integrated consolidation of system providers, infrastructure, and the blending of funding streams wherever possible.
- Make strategic interventions in the crisis, and acute care, and outpatient systems in Phase I.
- Begin a process that will allow dollars to be freed up for reinvestment in service expansions and capacities that will result in easy access to the right care, delivered at the right time, for the right price.
- Allow us to move to Phase II where further system development will occur and unnecessary administrative overhead is identified and eliminated.

As old silos are replaced with a new seamless array of easily accessible services, true public-private partnerships based on risk as well as gain sharing will emerge. A new era of system accountability will be born that is much more self-regulating, consumer centered, and responsive.

Consumer choice will be enhanced by providing expanded service options that produce good consumer outcomes. Synergies will be achieved through ongoing horizontal and vertical integration initiatives resulting in systems of activities that are complementary, consistent, interdependent, and mutually reinforcing. The finite pool of system dollars will be managed for maximum effectiveness for the maximum amount of consumer gain. This will be achieved by blending funding streams into a single risk pool managed by the MHO. Performance based contracts will be executed and actively managed by continuous quality improvement specialists serving in responsive outcomes management roles. Likewise, County employed Acute Care Coordinators will serve in the capacity of "innovation stimulators" as well.

Providers will be increasingly self-regulated through performance based accountability contracting models that reward the generation of good consumer outcomes while also assuming the risk and responsibility associated with negative outcomes. Any remaining fee-for-service provider contracting will be aggressively managed. Consumers will no longer be "exiled" from treatment options for any reason. The MHO will be a proactive partner in the development and

deployment of productive and innovative systems of care that minimize risk and promote success. Reinvestment plans will be negotiated that result in increased risk reserves, employee compensation, and capacity building.

Background and Problem Statement

The problems in the mental health system are well known and have been well documented over the course of the past 2 years of redesign initiatives. These problems are interconnected and require an integrated approach to solutions. This section will identify the prioritized target issues most in need of immediate turnaround solutions.

ACUTE CARE CRISIS

Escalating Utilization

Multnomah County has an inpatient utilization rate that is more than twice that of the statewide average when adjusted per capita (bed days/month/1000 members). When Multnomah County's utilization data is removed from the statewide aggregate data, we exceed inpatient rates by a factor of almost four (19/1,000 vs. 5/1000). The major reason for this predicament is the lack of less costly and more clinically appropriate sub-acute and crisis response alternatives. It should be noted that risk often motivates the deployment of these types of service alternatives, yet this idea was never pursued by the partner hospitals under the risk partnership contractual arrangements over the past 2 years. Inpatient care should be targeted to stabilize individuals so that they can be more actively engaged in community based recovery oriented treatment. Instead, it is capable of consuming over a third of the total available system treatment resources if left uncontrolled.

Movement to Per Diem Inpatient Vendors

The inpatient providers in the process of severing their current risk contract with the County and return to individually negotiated per diem bed rates. This return to a fee-for-service relationship will result in a significant net increase in the cost of a bed day of an average of 66% over current rates. When factored in to present utilization rates, this could result in an annual inpatient cost of over \$14,000,000. Suffice it to say that this development mandates a rapid utilization management solution to reverse this scenario.

Absence of Vital Crisis Response Service Continuums

The Crisis Triage Center (CTC) performed a vital system function but was nonetheless providing significantly fewer crisis response services than it agreed to perform in its proposal to the original RFP. Because of this, the CTC was a very expensive system component. The CTC's efficacy was severely compromised due to the lack of a strongly coordinated system of adjunct crisis services geared toward mitigating the inpatient risk with more appropriate and less costly alternatives. This most critical service element is the most glaring service gap in the current system.

OUTPATIENT DELIVERY SYSTEM

Fragmentation and Market Rivalry

Multiple providers delivering basically the same types of services while looking to protect and expand their historical market share does not drive good collaboration or true partnership. It does drive a lot of expensive window dressing and meeting time, which only resembles true collaborative partnership. Competition for scarce clinical resources across professional disciplines results in added ongoing recruitment costs that could be better spent by providing a more stable integrated workforce at higher wages. The providers could look to create seamlessly integrated niche specialties and clinical centers of excellence that would better benefit consumers and the system as a whole. Historically, there was little financial incentive to explore consolidated service delivery models in an environment of "co-opetition" (cooperation + competition).

Fee-for-Service Program Structure

The current outpatient reimbursement formula pays for services based 50% on encounter and 50% on case rates. This encourages the outpatient system to perform in much the same way as under fee-for-service models. However, under managed care, the case rate portion results in a net loss from those historical Medicaid fee-for-service revenues. Therefore, the outpatient system is experiencing much downside associated with risk while still operating the same way as before. This dual mismanagement rewards the system for focusing on those who are easiest to care for while neglecting the difficult client most likely to need more costly and intensive services. Currently, the outpatient system is financially encouraged to shift the care for difficult clients to hospitals rather than expend the overburdened clinical resources to provide alternatives to hospitalization.

Administrative Redundancy

The current multiple providers separately fund multiple administrative structures that are mirror operational components of one another. These redundancies come at a high cost to the system, whereas, if providers were consolidated, the savings would be reinvested in vital service and capacity expansion. The two major contracting networks (ABH and HSA) show some economies of scale, but they provide yet another layer of administrative overhead. Member organizations must reduce their individual administrative structures to offset the costs the networks charge back to the members.

Low Productivity

Despite feeling genuinely overburdened with huge caseloads and dramatically reduced fiscal reserves, the average time clinical staff spend in direct clinical encounters with consumers averages less than 50% across the system. Paperwork, meetings, lack of automated processes, and antiquated infrastructures are reasons given as to why more direct service time isn't being spent with consumers. Productivity should and can be increased significantly. Nationwide, successful provider organizations have found ways to work smarter, resulting in more effective and efficient clinical service models. Providers must also find ways to reduce their overhead costs. These changes will result in more time for clients and the ability to better meet the needs of the community. It is

also important to note that the MHO must be part of this solution by working to reduce unnecessary paperwork and non-value-added procedures to a minimum.

Access

Waiting times to access outpatient services are too long. Approximately twenty-five percent of all consumers accessing the inpatient system are not assigned to any outpatient provider. This results in a very expensive access system whose doorbell is, by proxy, a bad outcome (i.e. deterioration to the point of requiring an inpatient stay).

The providers, with a combination of poor productivity, greatly increased caseloads, and little incentive to successfully move clients from out the back door (i.e. successful recovery oriented treatment utilizing natural community systems of support), are in fact unwittingly contributing to their own burnout and failure. The bottleneck at the front door is experienced by the providers as being a direct result of a real lack of service capacity to meet the demand needs of clients wishing to access outpatient services. The reality is that as access to less expensive and most appropriate care is impeded at the outpatient level, more and more consumers are deteriorating to the point of having to access the inpatient system. This in turn bleeds more money out of the outpatient pools, which then results in more diminished outpatient capacity. This downward spiral must be reversed. The best way to achieve this is to provide adequate incentives to provide access on demand and to lower hospitalization

BUSINESS MODEL AND ORGANIZATIONAL STRUCTURE

Accountability Alignment

The single variable most responsible for the deterioration of the mental health system with the advent of capitated Medicaid funding is the adverse alignment of risk and reward across the system. Shared risk contracting, when properly aligned and aggressively managed, generates true partnerships and, most importantly, effective, expanded, and seamless clinical care continuums. This is the difference between managed care nightmares and good managed care being synonymous with good and timely clinical intervention. Good accountability-based contracting will result in the right care being delivered at the right time and for the right price. When done effectively, the consumer benefits enormously. Secondly, so does everyone else.

Contract Compliance Management

The County's contracting and contract management processes are in need of major change. Multiple contracts with multiple terms and expiration dates that get changed, sometimes only verbally, are often signed several months after the services are being delivered. The ongoing management of performance metrics and other contract terms are frequently renegotiated in the direction of less value than the original terms. MHO staff will be focused on performance that generates good consumer outcomes. Contingencies must be considered and acted upon when, despite all efforts otherwise, contract agencies fail to meet necessary conditions specified in the contract.

Role Diffusion

The relationship between the MHO and the Behavioral Health Division (BHD) has been unclear in the past. Clear boundaries and relationships must be defined and operationalized to maximize accountability while maintaining the flexibility to continuously improve in mutually effective ways. As always, assuring that the right care is taking place at the right time and for the right price will be the ultimate yardstick against which any change is made and measured. Fiscal accountability between the two divisions must be reconciled accordingly.

Data Analysis and Infrastructure

Standardized reporting across specified outcomes management targets must be made available through sound database/data warehouse development and ongoing analytical processes that can optimize continuous quality improvement activities.

CONSUMER INVOLVEMENT

Advocacy versus Empowered Ownership

The consumer advocacy landscape in Multnomah County is very impressive. This is due to the inclusive process involvement by consumers throughout the redesign process. This is also due to the level of talent and commitment embodied in the advocacy community. It is time to take advantage of this underutilized resource. We need to provide a conducive platform that shifts the advocacy community away from a reactive mode towards more proactive involvement and ownership in making new solutions work. In this regard, consumers are most likely to become the true partners in crafting the solutions they so desperately deserve. Development of Ombudsman functions, expansion of the office for consumer affairs, and deployment of expanded peer support services will serve to enhance the continued proactive involvement in existing stakeholder forums. Additionally, inclusion as valued contributing members on contract provider Boards of Directors will serve to secure necessary governance representation as well.

Proposed Action Plan: Phase I

The Phase I plan presented below is a *90-day first step* towards resolving the acute care crisis in Multnomah County. It includes four areas of intensive activity that must be implemented immediately, including:

- A. Roll-Out of New and Reconfigured Crisis and Acute Care Alternatives**
- B. Roll-Out of the Single Point of Accountability Philosophy and Structure**
- C. Infrastructure Changes to Support the Action Plan**
- D. Funding the Reconfigured System**

These recommendations are based on a detailed financial and utilization analysis that examined all aspects of the Multnomah County Mental Health System including:

- Detailed review of outpatient **client and service delivery history** for Oregon Health Plan enrollees and indigent consumers;
- Comparisons of **how much service** was provided, in total, and per client at each outpatient provider organization
- Analysis of all Behavioral Health Division and Verity **provider contracts**;
- Examination of all federal, state and local **revenue sources** and funding restrictions;
- **Inpatient projections** based on several years of admissions, days and average length of stay data for all health plans operating in Multnomah County;
- Sophisticated **demand projections** for mobile crisis, urgent walk-in, secure evaluation facility and acute inpatient alternative services;

Because of the severity of the financial and client safety crisis facing Multnomah County and the carefully built-in interdependencies of the eighteen strategies, ***all must be implemented within the next 90 days*** if the County hopes to prevent insolvency of the mental health system.

A. Roll-Out of New and Reconfigured Crisis and Acute Care Alternatives

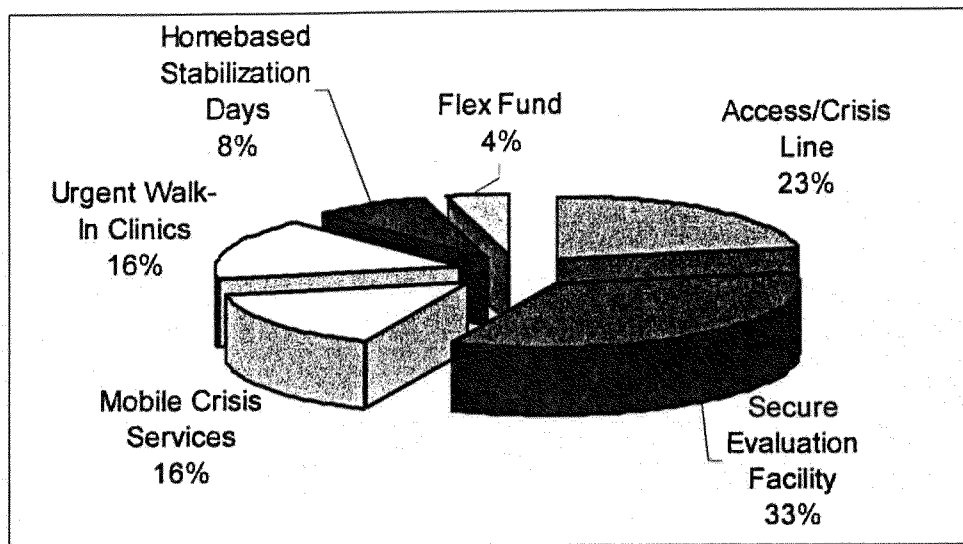
Currently there are significant gaps in the service delivery system for individuals experiencing a mental health crisis. With the closing of the Crisis Triage Center these gaps are going from problematic to critical. Work has already begun on the development and implementation of crisis and acute care alternative services. The following action-steps must be taken to support the implementation of these services.

- 1. Access/Crisis Phone Service:** Multnomah County should consider bringing the Access/Crisis Phone Service into Verity as a county-run operation. Centralizing this function can reduce duplication and, if operated effectively, improve coordination between all parts of the mental health system. Providence should continue operating this service while a feasibility analysis is completed to determine if this recommendation can be implemented on a timely basis and is cost effective. If another alternative is selected it should be based on a contract that runs no longer than through June 30, 2002. *First Year Cost: \$1,856,067.*
- 2. Urgent Walk-In Clinics:** Multnomah County should immediately contract with the identified provider organizations to operate four, regional Urgent Walk-In

Clinics, with contracts that runs through June 30, 2002. These Clinics will use a "no appointment necessary" approach and operate during the highest demand periods from 9:00 am to 5:00 pm Monday through Friday. Additionally, a centrally located walk in clinic will operate from 5:00 pm to 9:00 pm Monday through Friday and 1 to 4 pm on Saturday. This design will dramatically increase access to consumers and provide a more appropriate service delivery environment to individuals who have urgent, but not emergency needs. *First Year Cost: \$1,118,434.*

3. **Mobile Crisis Outreach Teams:** Multnomah County should immediately contract with the identified provider organization to operate Mobile Crisis Outreach Teams 24-hours per day, seven days per week, with a contract that runs through June 30, 2002. During hours of operation Mobile Outreach staff will be co-located at the four Urgent Walk-in clinical sites. During evenings and on Saturday, the Mobile Outreach Team will be co-located with the centrally located Urgent Walk-in clinic. *First Year Cost: \$939,389.*
4. **Secure Evaluation Facility:** Multnomah County should immediately contract with the designated provider organizations to provide 23-Hour observation capacity for a period of assessment for those patients deemed to have the potential to rapidly regain functioning, and to facilitate their smooth reintegration into the community through optimal discharge planning. The contract is currently being negotiated and the final length of the contract along with other contract terms should be determined as part of that process. *First Year Cost: \$2,217,712.*
5. **Acute Hospital Alternatives:** Multnomah County should immediately contract with designated provider organizations to provide additional alternatives to hospitalization capacity including Intensive Home-Based Stabilization services, Respite Beds, Sub-Acute Inpatient services, and "Flex Funds" to support other creative alternatives. The length of these contracts should be consistent with existing contracts that are in place for these types of services. *Annual Cost: \$3,148,667.*
6. **Acute Care Coordination:** Multnomah County should immediately complete the development of the Acute Care Coordination Team. Members of this team will work with referring clinicians, discussing treatment options for clients in crisis in the context of the criteria for "medical appropriateness", assisting with referral to the least restrictive and most clinically appropriate care setting. *Annual Cost: Part of Verity's Budget.*

These six changes will result in a system that has many "right doors" and capacity that has been carefully designed to meet the needs of consumers in crisis. The chart on the following page illustrates how financial resources will be allocated to the newly designed crisis system. As the system stabilizes we expect that costs for the secure evaluation facility will decrease and those savings will be redirected towards non-urgent/emergent services.



B. Roll-Out of the Single Point of Accountability Philosophy and Structure

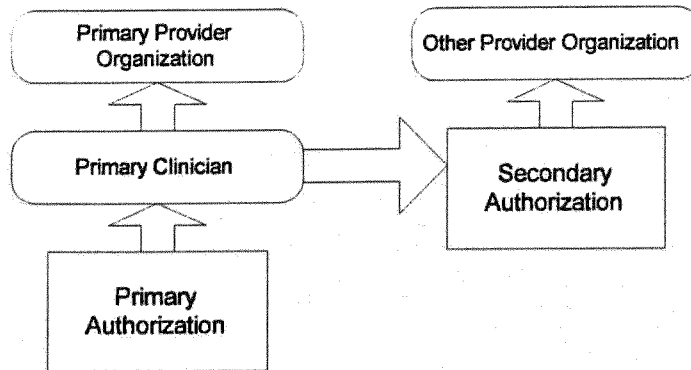
Currently, if an individual who is enrolled with a mental health provider organization has a mental health-related crisis there is no practical way to identify and contact the clinician who has the best clinical knowledge of that individual. In addition, there is no standardized process for identifying individuals who are not currently enrolled and in need of mental health service, and “hooking them up” with a “primary clinician”. These circumstances result in the inability of crisis caregivers, including the police, to determine the most appropriate treatment setting for clients in crisis and often results in hospitalization that may have been unnecessary.

These disconnects surrounding crises are just one view into a service delivery system that has not embraced a single point of accountability philosophy and structure, where each consumer of mental health services has a primary partner to assist them in meeting their service needs and aiding in their rehabilitation and recovery. This type of structure is critical to helping prevent crises before they occur. Furthermore, this model is an essential building block for implementing a recovery-oriented care delivery model.

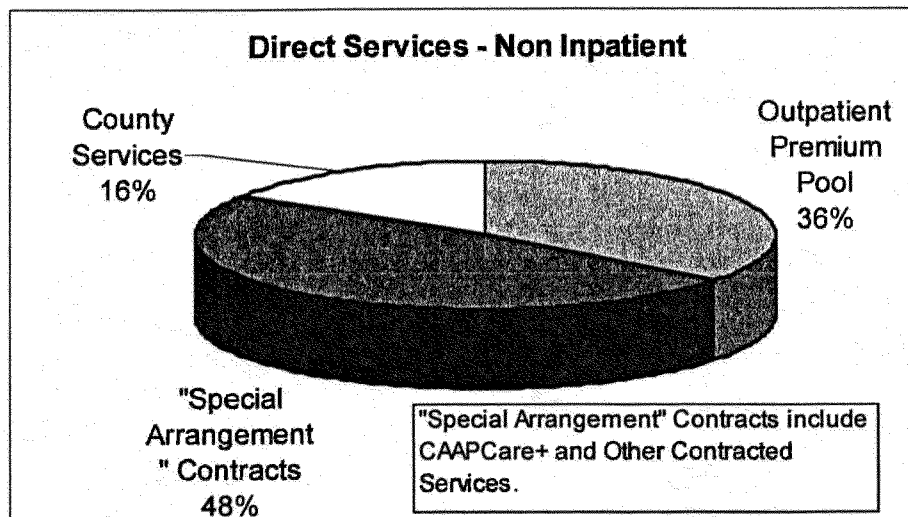
The following action-steps must be taken to support the implementation of this philosophy and structure.

7. **Single Point of Accountability Structure:** Multnomah County should revise all existing outpatient contracts to establish a Single Point of Accountability structure. Under this structure all mental health consumers whose care is financially supported by Multnomah County would be assigned to a Primary Provider Organization and a Primary Clinician through the issuance of an open-ended Primary Authorization. The Primary Clinician will be part of a Care Team (consisting of at least two individuals – the consumer and the Primary Clinician) whose jobs include treatment planning, service coordination, service delivery, and crisis planning and management. The Primary Authorization will “stay open” for as long as the client resides in Multnomah County or until/unless the consumer transfers to a different Primary Provider Organization, regardless of whether their case file is open or closed. Part of this system will include Secondary

Authorizations that support the purchase of evidence-based services or supports for special services not otherwise available from Care Team members who do not work at the Primary Provider Organization. *Annual Cost: Part of the Outpatient Contracts.*



8. **Convert and Expand the OHP Outpatient Premium Pool to an Accountability/Incentive Pool:** The Single Point of Accountability Structure should be supported by a new payment mechanism that increases the flexibility of how monies can be used, provides financial incentives for proper management of the crisis and acute care system and holds providers accountable for poor outcomes. The mechanics of this model are described in Recommendation C10 below.



A financial model that supports the Action Plan is critical to successfully changing the behavior of the provider community. Currently only 36% of the existing funding for the Multnomah County Outpatient System is available for the Single Point of Accountability System – the funds that are in the OHP Outpatient Premium Pool. The other 64% is embedded in "Special Arrangement" Outpatient Provider Contracts (48%) and budgets for County-Staffed Services (16%). The Special Arrangement Contracts are funded through a myriad of case rates and fee

for service arrangements that use "old-style", commercial managed care arrangements that prevent more flexible and creative use of funds and are necessarily outside the Accountability and Incentive Structure. In addition, these contracts require over 20 full time equivalents of County Care Coordinators, whose salary costs alone are over \$1.3 million per year.

Multnomah County should immediately convert the OHP Outpatient Premium and CAAPCare+ Outpatient Pools to the new Accountability/Incentive Pool. County staff should also immediately begin an Internal Audit and Performance Analysis of the Special Arrangement Outpatient Provider Contracts and County-Staffed Services to determine which services can be moved into the Accountability/Incentive Pool in Phase II. This analysis should be completed by 10/1/2001. *Annual Costs: Phase I \$19,575,316; Impact of Phase II: To be determined.*

9. **Assignment of Existing and New Consumers:** Multnomah County should immediately begin a process to identify the Primary Provider Organization and Primary Clinician for all currently enrolled consumers. This will consist of using historical data in the Verity authorization database to complete a preliminary identification of Primary Provider Organizations. Providers will then review the computer reports, make corrections as needed and identify the Primary Clinician for each consumer. This information will be returned and entered to the County Information System.

The County should also begin a process to rapidly assign all newly identified mental health consumers to a Primary Provider Organization and Primary Clinician. This will include the development of policies and procedures for all providers in the system. Crisis and Acute Care staff will be responsible for helping "hook" new consumers up with Outpatient Organizations. Outpatient Organizations will have clear guidelines for how and when to assign consumers who are new to their organizations. *Annual Cost: Part of the Existing DCFS IS Budget and Provider Outpatient Contracts.*

C. Infrastructure Changes to Support the Action Plan

There are a handful of "mission-critical" infrastructure changes that are required to support the reconfigured crisis and acute care alternatives and single point of accountability structure. The most important are listed below.

10. **Design and Implement the Business Rules and Contracts for the Accountability/Incentive Pool:** The funding design for the Accountability/Incentive Funding Pool combines the OHP Outpatient Premium and CAAPCare+ Pools to create a funding stream to be used for OHP and indigent consumers in Multnomah County. Funds will be allocated based on the number of consumers for whom each provider organization becomes the Single Point of Responsibility. If Agency X has taken responsibility for 10% of the consumers they will receive 10% of the pool each month. In return for payment, organizations will be expected to provide all medically necessary outpatient services to their clients. In

addition, use of crisis and acute care services will be carefully tracked and provider organizations will be responsible for covering a portion of those expenses, up to a limit that will be defined by a financial risk corridor. If providers are able to properly manage their caseloads and lower the utilization of crisis and acute care services, incentive payments will be made to the organizations in the form of a rebate on under-spent Crisis and Acute Care System funds. The risk corridor will be designed so that no provider organizations will be threatened with catastrophic losses.

For the first year, smaller providers, who believe that they may not be able to manage under the new funding model, can select a Hold Harmless alternative where their crisis and acute care utilization will be monitored but funding accountability and incentives will not apply.

Multnomah County Board of Commissioners are requested to immediately approve the Outpatient Accountability/Incentive Funding Model and direct staff to develop the Policies and Procedures Manual that includes the detailed business rules for this model. Provider contracts must be revised so that the system can be phased in between July and September 2001, with full implementation beginning October 1, 2001. Later approval will delay these dates with substantial financial and system problems accruing. *Annual Costs per Action Step 8 above: Phase I \$19,575,316; impact of Phase II: To be determined.*

- 11. Rapid Implementation of Raintree Systems Computer Software:** There are nine categories of County and Provider Organization staff that are necessary to support the reconfigured crisis and acute care alternatives. These include staff working with the 1) Call Center, 2) Mobile Crisis Teams, 3) Acute Care Coordination, 4) Urgent Walk-In Clinics, 5) Primary Provider Organizations, 6) Care Coordination, 7) Member Services, 8) Claims Processing, and 9) Quality Assurance. Together these groups require 34 different pieces of computer functionality to support their work. The functionality ranges from Client Lookup to Authorization Entry to Crisis Episode Tracking to Claims Processing.

A rapid but thorough evaluation was made of existing County computer systems and "off the shelf" packages, covering the areas of Functionality, Architecture, Ease of Implementation, Flexibility, Performance, Security, Reporting, Cost and Vendor Reliability. After determining that existing County systems could not adequately support the 34 functions the Joint County-Contractor IT Workgroup narrowed the field down to two finalists, PH Tech, from Salem Oregon, and Raintree Systems from San Diego California. A final vendor scoring resulted in the recommendation to purchase and implement Raintree Systems.

Because of the emergent need to implement a new solution within 90 days, Multnomah County should suspend normal contracting requirements and immediately contract with Raintree Systems and begin implementation of the new system within 14 days. The functionality of the system should be rolled out in three phases, October 1, November 1, and December 1, 2001. Five

Implementation Teams should be immediately assembled that will be made up of County and Provider Organization staff – Application Develop, Data Conversion, Infrastructure, Deployment, and Reporting. The rapid implementation project should be co-lead by a County and a Provider Organization staff person. *One Time Costs: \$196,500.*

- 12. System-Wide Performance Reporting System:** A great deal of effort went into gathering utilization and financial data from a variety of sources to support the development of the Action Plan. Unfortunately, there was a scarcity of standard reports that could be “pulled off the shelf” to support these efforts. Most available reports were ad hoc in nature, so that the system was operating in a relatively “data-free environment”. As stakeholders of the mental health system already know, the Multnomah County mental health system can no longer operate under these conditions.

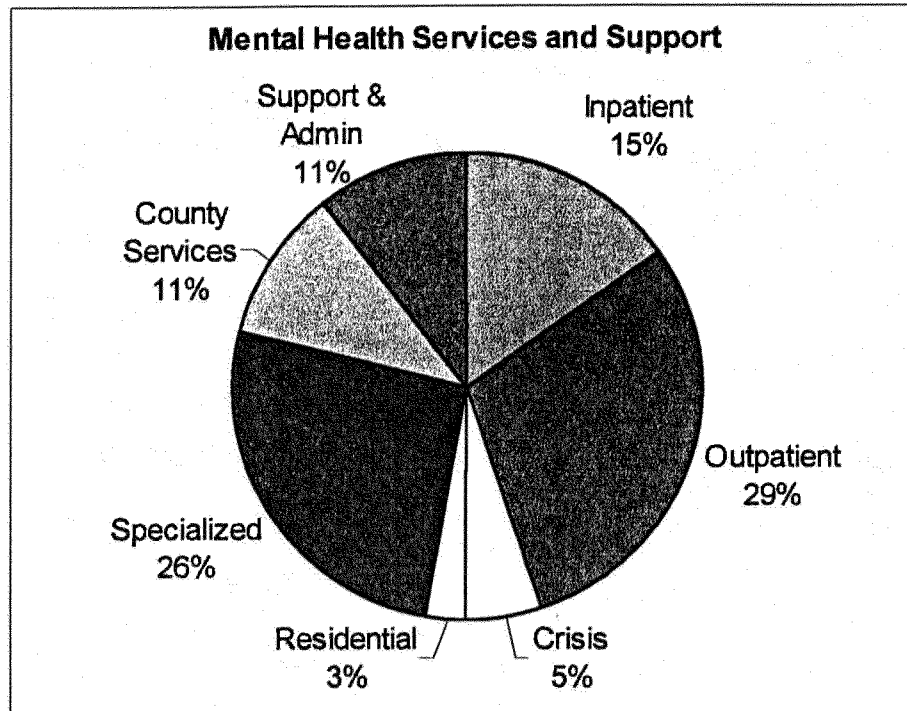
Multnomah County should immediately begin the development of a System-Wide Performance Reporting System. The design of this system should be informed by key documents including the Utilization and Financial Modeling Tools that were used to support the Action Plan; Oregon Health Plan Mental Health Organization Agreement requirements; existing ad hoc and standard reports; the March 2001 Recommended Mental Health System Performance Measures authored by Jim Carlson, Seth Lyon and Theresa Posner; the 2001 American College of Mental Health Administrators’ Proposed Consensus Set of Indicators for Behavioral Health; and the January 2001 State of Oregon Report to the Governor from the Mental Health Alignment Workgroup.

These efforts should result in a set of regularly produced reports for key managers and stakeholders from the Multnomah Board of County Commissioners to Acute Care Coordinators to Primary Clinicians and their Supervisors that are produced daily, weekly, monthly and quarterly, based on need. The data in these reports should be used to build a “culture of measurement” within the Multnomah County Mental Health System, where meetings regularly include the analysis of data and all-important decisions are informed by this analysis. *One-Time Costs: \$50,000.*

- 13. Redeployment of Key DCFS Staff:** There are a number of activities that require the involvement of several DSFS staff members. This includes Acute Care Coordination, Accountability/Incentive System Policies and Procedures Development, Provider Contracting, assistance with bringing up the new Crisis and Acute Care Alternatives, Raintree Implementation, Performance Reporting System Development, further Financial and Budget Analysis, Stakeholder Communications, and more. Many DCFS staff have already been intensively involved in the planning activities that have resulted in this report. These efforts must now be followed by the development of a detailed Implementation Workplan and redeployment of DCFS staff to assist in these implementation activities. Multnomah County leadership should direct all DCFS management and staff to actively participate in the implementation efforts, as needed. *Annual Cost: Part of the existing Verity Budget.*

D. Funding the Action Plan

The fiscal year 2002 DCFS Mental Health Budget is \$66,735,030. These funds are allocated to several areas, as illustrated in the chart below.



The costs for the Crisis and Acute Care System for the fiscal year are currently projected at \$20,429,271. This includes \$12,969,309 for Acute Inpatient and Acute Inpatient Alternative Service, which cost approximately \$9.9 million in fiscal year 2001. As funds are currently allocated, the Crisis and Acute Care System is currently underfunded by \$7,459,962. The following action steps must be taken to resolve this crisis.

- 14. Reallocation of New OHP System-Wide Funds:** Currently 16.7% of the OHP Premiums are allocated to a System-Wide Funds Pool. These monies are used to support the Crisis Triage Center and a number of Specialized Services such as Day Treatment, Dual Diagnosis Residential Support, Supported Classrooms and Fee-For-Service outpatient providers. In fiscal year 2001 just over \$4.4 million was allocated to this pool, with \$1.3 million spent on Crisis and Acute Care Alternatives and \$3.1 million spent on Specialized Services. With the addition of a full year of Regence enrolled lives this \$4.4 million has grown to \$5.5 million.

Analysis of this fund shows that children's programs could be increased to match the new Regence enrollees (approximately 20%) and, if other services in the fund were maintained at fiscal year 2001 levels, \$2.1 could be freed up to support the Crisis and Acute Care System. As the system stabilizes and inpatient costs come down, additional funds should be redirected to prioritized outpatient. *Annual Amount: \$2,181,467.*

15. Transfer of the 3% OHP Incentive Pool: Currently \$998,980, which represents 3% of the OHP revenue, is allocated to a provider incentive pool. These funds should be earmarked for covering the costs of the crisis and acute care system. These monies would then, automatically become part of the Single Point of Accountability, accountability/incentive pool. *Annual Amount: \$998,980.*

16. Inpatient Contract Negotiation: In fiscal year 2001 Multnomah County was paying an average of \$864 per day for emergency-hold inpatient beds, including professional fees. This is significantly higher than rates paid for other Multnomah County inpatient bed days or the rates paid at other Oregon MHOs. These contracts should be renegotiated immediately, combining them with the inpatient contracts for OHP covered clients, to bring the average rate down to \$700 per day. *Annual Savings: \$365,757.*

17. BHD/Verity Reorganization and Budget Adjustments: Currently 11.4% of mental health dollars are spent on county administration (\$6.8 million). At the same time the administrative functions are spread out over three reporting areas: Verity, the Behavioral Health Division, and the Department of Community and Family Services. This structure significantly impacts the ability of the 75+ full time equivalent administrative employees to effectively accomplish their work.

It is possible to reorganize these administrative functions, consolidate duplicate activities, reduce costs and better support the management and operation of the Multnomah County mental health system through the implementation of the following changes.

Admin Consolidation: Pull the system management activities including Care Coordination, Involuntary Commitment, Adult and Child Contract Management, and DCFS fiscal services out of their respective areas and into Verity. This would allow for the development of a fully functional, self-contained business enterprise with its own fiscal, contract and management capacities, all under "one roof".

8% MHO Administrative Cap: If the costs of the consolidated system management activities are measured against the total revised budget for this area, including provider contracts, the administrative percentage is 10.4%. This compares with the following:

- OMAP provides 8% to fully capitated health plans.
- CareOregon is managed within their 8% rate.
- The State MHDDSD Department provides 8% to MHOs for administration.
- Clackamas MHO administration for FFY99/00 was 6.54%.
- Mid-Valley Behavioral Care Network MHO administration for FFY99/00 was 7%.
- Accountable Behavioral Health Alliance MHO administration for FFY99/00 was 8%.

As part of this administrative consolidation, Verity should bring its administrative costs down to 8% of total contract and service expenditures. It is anticipated that this will require a reduction of approximately nine FTEs. *Annual Savings: \$700,793.*

12% Behavioral Health Administrative Cap: With the transfer of Care Coordination, Involuntary Commitment, Adult and Child Contract Management to Verity, the existing administrative costs for the Behavioral Health Division would total 20.2%. This budget should be reduced to 12%, which "better-sizes" the administrative staffing in relation to the new duties. It is anticipated that this will require a reduction of approximately four FTEs. *Annual Savings: \$408,502.*

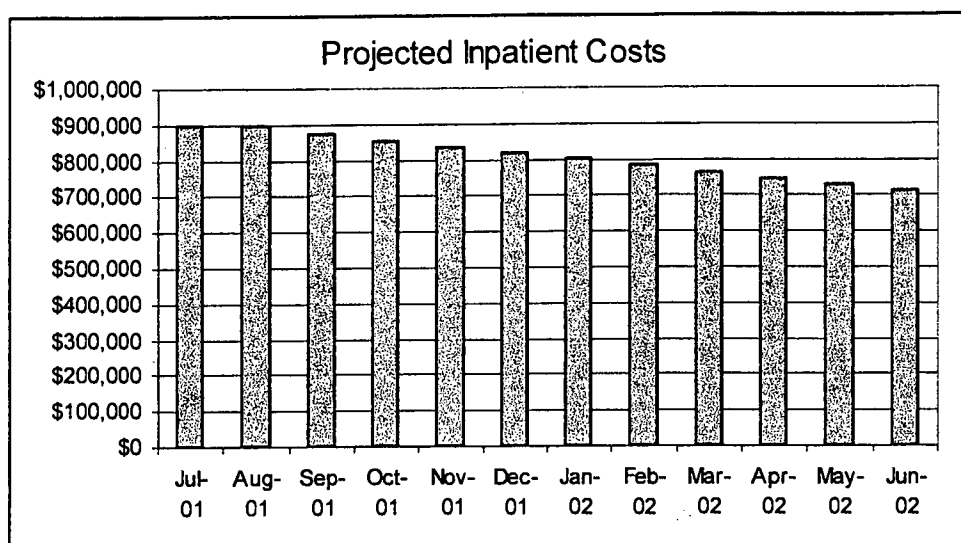
Local Administrative Dollars: Currently \$2.1 million is received from the State to administer Mental Health, Alcohol & Drug and Developmental Disabilities. \$805,640 is allocated directly to programs, of which only \$111,054 is allocated to Mental Health. At the same time \$1,310,870 is allocated to DCFS overhead departments. To support the administrative consolidation 30% of the \$1.3 million of the Local Administration should be transferred to Mental Health to free up additional OHP and State General Funds to support the Crisis/Acute Care System costs. *Total Amount: \$393,261.*

The four parts of this recommendation are interdependent in that shifting or responsibilities must be accompanied by shifting of funds and vise-a-versa. *Total Amount: \$1,502,556.*

The four strategies identified in action-steps 14 – 17 represent a \$5.74 million shift of funds to the Crisis and Acute Care System. This leaves a remaining shortfall of \$1.7 million. After an exhaustive evaluation of all funding sources and programs it is readily apparent that additional cut or funding shifts could severely threaten the already fragile mental health system.

- 18. One-Time User of Mental Health Reserves:** The main purpose of Mental Health Reserves is to cover emergencies that threaten the viability of the MHO. The current Acute Care Crisis constitutes such an emergency. Multnomah County should allocate \$1.72 million of existing reserves to fund excess inpatient costs that are projected for fiscal year 2002.

To prevent a similar shortfall in fiscal year 2003, inpatient expenditures must be reduced 21%. The funding model that was used to develop these recommendations assumes that these reductions will begin in September 2001, with the rollout of the Crisis and Acute Care Alternatives and Single Point of Accountability Structure and grow to a 21% savings by June 2002. The graph on the following page illustrates the required change in inpatient expenditures. *One-Time Costs: \$1,715,250.*



Note: It is important to underscore that the consequences of not funding the crisis and acute care services listed in this report creates significant risks for the Multnomah County mental health consumers, the County and provider organizations. If one or more financial recommendations are considered unfeasible and not implemented, the difference should be appropriated from the County General Fund Contingency Pool.

What is not included in the Action Plan – Phase I

While stabilizing the crisis and acute care system is the immediate, mission-critical intervention to keep the mental health system solvent, there are a number of equally important parts of the system that need to be protected during the process. These includes:

- **Child and Family Service Funding:** Public mental health began as a system for adults with severe and persistent mental illness. Funding for children came later and in smaller quantities. Multnomah County has made substantial effort to address shortfalls in this area and design service delivery strategies that are relevant and successful for this population. It is important during an acute care crisis, which is substantially related to the adult population, that funding for child and family mental health services are protected and, to the degree possible, strengthened. This Action Plan has been specifically drafted to prevent reduction of service dollars for child and family services during Fiscal-Year 2002.
- **Multi-Cultural and Underserved Populations Funding:** Preliminary analysis of mental health utilization data, by ethnicity, illustrates that non-majority ethnic groups are significantly underserved in Multnomah County. Substantial efforts are underway to develop and strengthen cultural competency in Multnomah County and address under-service to non-majority ethnic groups. This Action Plan has been designed to protect existing funding to organizations that specialize in serving multi-cultural and other underserved populations. The Single Point of Accountability structure is being proposed for these organizations on a “hold-harmless” basis, where multi-cultural providers will be identified as Primary Clinicians and receive continuing payments for their clients without the downside financial risk that will be embedded in the accountability/incentive structure.

- **County Mental Health Service Delivery:** Multnomah County staff in the Behavioral Health Division provide mental health services through their Child and Adolescent Treatment unit and School-Based programs. As the outpatient system begins to prepare for additional funding that will be freed up from a successful resolution to the acute crisis, these services need to be included in the analysis of what's available, what gaps exist, what changes in priorities are necessary to best meet the needs of consumers and family members. These efforts are not part of the Action Plan – Phase I.
- **Alcohol and Drug Services and Funding:** Services and funding for the county-supported alcohol and drug system are outside the scope of this Action Plan.

Important Notes about Cultural Competency and Consumer Involvement

The reader will note that there are no *specific* Acute Care Crisis action-steps addressing cultural competency and consumer involvement. Nonetheless, there are many *implicit* actions within the eighteen steps that relate to both.

It is imperative for Multnomah County to ensure that all services are designed with sensitivity and specialization for specific sub-populations including adults, children, older adults and ethnic and cultural communities. Staffing must consistently attend to cultural and special population considerations incorporating bicultural members, bilingual staff and sub-populations specialists into all staff teams. This is relevant for services that are developed during times of relative calm as well as times of crisis.

Design work has already begun towards producing data that will demonstrate how new services as well as existing ones address the needs of different populations; this is an important element of Action-Step 12, System-Wide Performance Reporting System. In addition, Appendix 3 – Detailed Acute Care Design, describes in greater detail how new services will be deployed in culturally appropriate ways.

Consumer Involvement must also be a characteristic that winds its way through all new and existing planning and service delivery activities. Development of the Single Point of Accountability Structure and Philosophy is a critical foundation step towards building a system of care that is based on placing the consumer at the center of the service delivery process.

The Clinical Design Workgroup was well represented with consumers, including a Consumer Involvement Subcommittee. This group has highlighted the need for a consumer-operated Warm Line, which is an important component of the new Access/Crisis Phone Service. Development of an Ombudsperson will occur within the existing Verity budget.

Work in moving these components of a well-functioning system forward will continue.

Implications for Phase II

When all of the eighteen Action-Steps in Phase I are implemented by September 30, 2001, the acute care crisis will have only begun to be resolved. There are numerous additional Action-Steps that should have been implemented as part of a Phase I. Because of the two-year delay in beginning detailed implementation work, this was not possible.

The 90-day Phase I must be followed immediately by Phase II that should begin at day 91. During this second phase the following major activities must occur.

- Completion of the implementation of Crisis and Acute Care Alternatives
- Significant expansion of the Single Point of Accountability Pool
- Completion of the critical Infrastructure Changes
- Continued reorganization of the Behavioral Health Division and Verity to come into alignment with the Action Plan
- Careful Monitoring and Adjustment, as needed of Utilization, Revenue and Expense

It is only after this Phase II work is completed that the mental health system will be able to regain stability and begin to move away from financial insolvency.

Date: July 17th, 2001

TO: Chair Diane Linn, Jim Gaynor and Peter Davidson

FROM: Cultural Competency Planning Committee

RE: Recommendations for establishing culturally competent Crisis Services: The Gap Plan

We are pleased to provide you with a report outlining recommendations for developing culturally competent crisis services in Multnomah County. As you know, our committee was charged with the task of creating a method of incorporating Cultural Competency Standards into all current and future contract language, including contracts related to the Gap Plan. The committee would also like to recognize that allowing sufficient time to thoroughly and thoughtfully address Cultural issues, will result in a successful Mental Health integrated system. As such, this document provides a Position Statement that has four sections:

- ★ Background
- ★ Definition of Cultural Competence
- ★ Principles
- ★ Summary Matrix: Principles, Issues, and Recommendations for Developing Culturally Competent Crisis Services: The Gap Plan

We look forward to your response and working together to identify ways in which we can be helpful in the adaptation of the plan.

Sincerely,

Linda Castillo
Rosemary Celaya-Alston
Jeanne Cohen
Marie Dahlstrom
Avel Gordly
Julie Larson
Holden Leung
Paul Leung
Robin Mack
Jackie Mercer
Corliss McKeever
Shirley Roberts
Stephaine Parrish Taylor
Vikki Vandiver

CULTURAL COMPETENCY FOR CRISIS SERVICES: POSITION STATEMENT

BACKGROUND

In the beginning the work of implementing the re-design of mental health services in Multnomah County, the issue of diversity and cultural competent services was raised by members of the Coordinating Council and the public. This process places the county in a unique position to address the gap in the culturally competent services for clients in Verity. The closing of the Crisis Triage Center (CTC) and the development of the Gap Plan provide us with the first opportunity to address the issues of diversity and culturally competent services. This challenge raises a number of complex issues that have policy, clinical and professional implications. The Cultural Competency Planning Committee has met and identified a set of Guiding Principles to be used in the development of a plan for addressing the need for culturally sensitive crisis services. Additionally, we have identified and categorized seven key issues that are present in this community. Before we can offer recommendations, we feel it is imperative to identify current as well as historical issues that impact the ability of our community to deliver quality, culturally competent crisis services. These issues reflect the observations and experiences of members of the committee and may not be relevant to other counties. Lastly, we offer recommendations for each of these issues.

For your information, this report contains the following elements:

- Definition of Cultural Competence
- Guiding Principles
- Matrix outlining Summary of Principles, Issues and Recommendations for Developing Culturally Competent Crisis Services: The Gap Plan

DEFINITION OF CULTURAL COMPETENCE

We support the definition of cultural competence as put forth in the recent Substance Abuse and Mental Health Services Administration (SAMSHA) Report entitled *Cultural Competence Standards in Managed Mental Health Care Services: Four Underserved/Underrepresented Racial/Ethnic Groups*. In this report, "Cultural Competence" refers to "....attaining the knowledge, skills, and attitudes to enable administrators and practitioners within systems of care to provide effective care for diverse populations, i.e. to work within the person's values and reality conditions. Recovery and rehabilitation are more likely to occur where managed care systems, services, and providers have and utilize knowledge and skills that are culturally compatible with the backgrounds of consumers from the four underserved/underrepresented racial/ethnic groups, their families, and communities." The racial/ethnic groups are African American, Asian Pacific Islanders, Latinos, Native Americans and Eastern European speaking languages.

PRINCIPLES

In order to begin addressing the Issues and develop Culturally Competent Crisis Services (The Gap), we wish to anchor our recommendations in a set of guiding principles considered essential for the development of culturally competent services. These principles also come from the SAMSHA report. We recommend using these principles like a checklist to assess program fidelity to the notion of culturally competent services.

I. PRINCIPLE OF CULTURAL COMPETENCE (Cultural competence acknowledges and incorporates variance in normative acceptable behaviors, beliefs, and values in: 1) determining and individual's mental wellness/illness and 2) incorporation of those variables into assessment and treatment.).

II. PRINCIPLE OF CONSUMER-DRIVEN SYSTEM OF CARE (encourage self-help and promotes consumer and family involvement)

III PRINCIPLE OF COMMUNITY-BASED SYSTEM OF CARE (continuum of care which includes valued community resources from minority culture, early intervention and preventive efforts and treatment in the least restrictive environment)

IV. PRINCIPLE OF MANAGED CARE (systems acknowledge the importance of added-value inclusion of ethnic/cultural groups as treatment partners in the delivery of effective, quality services)

V. PRINCIPLE OF NATURAL SUPPORTS (traditional healing practices are used when relevant and family is defined broadly and included in service planning)

VI. PRINCIPLE OF SOVEREIGN NATION STATUS (systems of care for Native Americans shall acknowledge the right of sovereign nations to participate in defining culturally competent managed care)

VII. PRINCIPLE OF COLLABORATION AND EMPOWERMENT (consumers/families collaborate with managed care systems and determine the course of treatment)

VIII. PRINCIPAL OF HOLISM (providers recognize and value holistic approaches)

IX. PRINCIPLE OF FEEDBACK (services are open for legitimate opportunities for feedback and exchange)

X. PRINCIPLE OF ACCESS (services are geographically, psychologically, and culturally accessible)

XI. PRINCIPLE OF UNIVERSAL COVERAGE (access to crisis care is not contingent on income)

XII. PRINCIPLE OF INTEGRATION (integration of physical and mental health services)

XIII. PRINCIPLE OF QUALITY (emphasize culturally competent quality services)

XIV. PRINCIPLE OF DATA DRIVEN SYSTEMS (decision-making is based on data - prevalence, incidence, service utilization and other measures of utilization)

XV. PRINCIPLE OF OUTCOMES (measure actual outcomes - satisfaction - for client and family)

XVI. PRINCIPLE OF PREVENTION (education programs on mental illness, risk factors, and early identification)

SUMMARY OF PRINCIPLES, ISSUES AND RECOMMENDATIONS FOR
DEVELOPING CULTURALLY COMPETENT CRISIS SERVICES: THE "GAP PLAN"

ISSUES	RECOMMENDATIONS	PERFORMANCE INDICATORS
1) <i>Philosophy</i> - current crisis system modeled on dominant majority perspective (e.g., individualistic, medication oriented, limited family involvement)	→ Create (free standing) Cultural Competence Crisis Advisory Committee consisting of representatives from ethnic service providers agencies, families, and consumers	
2) <i>Policy Making and Decision Making</i> - majority of culturally specific service providers have not been consulted or included in the implementation of the policy /program development of the new Crisis System even though decisions will directly impact communities of color. <ul style="list-style-type: none"> • results in feelings of marginalization • Results in poor integration of services with established providers, lack of trust that providers will be able to help clients appropriately. 	→ same as above → To include representatives from racial/ethnic communities in design process	
3) <i>Client Demographics</i> - 3 proposed Crisis sites are not geographically located in sites that reflect population shift for communities of color. There is lack of trust in the "3" clinic's. Can they appropriately handle linguistic and cultural differences? Are the hour's of operation realistic for communities of color to access?	→ expand 1-2 current sites to other locations in N and W Portland → support (financially) ethnic service providers in having in-house crisis services as appropriate → use specific service providers for clinical consultation, case management and when needed clinical assessments and interventions for those times when clients present at other sites	
4) <i>Personnel</i> - current job descriptions, hiring practices, training and pay do not reflect true picture of qualifications/skills needed for delivering culturally specific services – specifically with interpreter/ linguistic skills	→ encourage hiring and promotion of personnel from within specific ethnic community → mandate ongoing training for all crisis workers	
5) <i>Public Relations</i> - existing resource manuals often omit the wide list of community based ethnic/diverse service providers/agencies making it difficult for crisis workers (e.g., police) to appropriately triage or refer.	→ need to allocate resources (fund s & personnel) to create and maintain current list of ethnic specific providers; also work with media (radio, TV and newspaper) to educate public on variety of ethnic service providers/agencies	

SUMMARY OF PRINCIPLES, ISSUES AND RECOMMENDATIONS FOR
DEVELOPING CULTURALLY COMPETENT CRISIS SERVICES: THE "GAP PLAN"

Access to care involves the elimination of barriers. Barriers that are within perception of the persons we are serving. Language, cultural understanding, trust and respect. Feedback is necessary to assure quality and continuum of care.	Demonstrates the need for a culturally specific advisory board of community providers and consumers.	
6) <i>Services</i> - crisis services cannot continue to be delivered solely in traditional mainstream fashion where minimal consideration is given to gender/ethnic specific differences in crisis situations, health status, alternative expressions of care and support, extended family connections, natural support systems and efforts at prevention. Culturally impacted groups are best to identify the natural supports that would support best practices within their communities.	<ul style="list-style-type: none"> → hiring and support of local ethnic counselors → require and upgrade culturally competency training of new and continuing employees → involve community of ethnic service providers as consultants and as collaborators in service planning → implement evaluation measures of effectiveness that are monitored by Advisory Committee new and continuing employees → involve community of ethnic service providers as consultants and as collaborators in service planning → implement evaluation measures of effectiveness that are monitored by Advisory Committee 	
7) <i>Financial Resources</i> - proposed funding arrangements has potential to squeeze out the flexibility of local ethnic specific providers ability to provide tailored crisis response arrangements to their clients or new consumers; providers need to have the flexibility to coordinate crisis management services in order to keep families in their own communities.	<ul style="list-style-type: none"> → county or new contracting entity provide set aside special funds (i.e., Diversion Funds) that can be flexibly accessed by ethnic service providers to provide individualized crisis services for existing or new clients PRN → Building capacity of ethnic community providers. → Building interface between established acute care providers 	
<p>8) <i>Individuals with Disabilities</i> – Visual and Hearing impairments including blindness and deafness</p> <p>Autism, DD & Mental Retardation</p> <p>Speech and language impairment</p> <p>Illiteracy</p> <p>Physical impairment</p> <p>Medical impairment and medical disability</p>	<p>forms in Braille, assistance with documentation sign language, understanding of deaf cultural and PCP coordination.</p> <p>Understanding or social interactions and communication barriers. PCP & DD service coordination. Need family involvement</p> <p>understanding and accommodation of communication barriers, stuttering, impaired articulation. Waiting room sensitivity and accommodation</p>	

#1

SPEAKER SIGN UP CARDS

DATE Sept. 20, 2001

NAME Maxine Selling

ADDRESS 5701 S.W. Patton Rd
Portland 97221

PHONE 503-292-5181

SPEAKING ON AGENDA ITEM NUMBER OR
TOPIC _____

GIVE TO BOARD CLERK

#2

SPEAKER SIGN UP CARDS

DATE 9 / 20 / 01

NAME Julie Papavero

ADDRESS 1515 SW 61st

In Portland 97221

PHONE (503) 297-6167

SPEAKING ON AGENDA ITEM NUMBER OR
TOPIC FAX (503) 296-6733

GIVE TO BOARD CLERK

#3

SPEAKER SIGN UP CARDS

DATE

9/20/01

NAME

Judy Fenker FENKER

ADDRESS

2212 NW 139th Pl
Portland 97229

PHONE

503 645-5740

SPEAKING ON AGENDA ITEM NUMBER OR
TOPIC

GIVE TO BOARD CLERK

#4

SPEAKER SIGN UP CARDS

DATE 9/20

NAME

Tim Ramis

ADDRESS

1727 NW Hoyt

Portland OR 97209

PHONE

503-222-4402

SPEAKING ON AGENDA ITEM NUMBER OR
TOPIC Compliance Project

GIVE TO BOARD CLERK

#5

SPEAKER SIGN UP CARDS

DATE 9/20/01

NAME Wendie Kellington

ADDRESS PO box 1936

Laurel OSWEGO OR

PHONE 503 1024-7796

SPEAKING ON AGENDA ITEM NUMBER OR
TOPIC Portland rezone proposal

GIVE TO BOARD CLERK

#6

SPEAKER SIGN UP CARDS

DATE Sept. 20 ~~th~~ 2001

NAME Anshula Kedar

ADDRESS 637 N. W. Skyline Crest
Portland, O.R. 97229

PHONE 503-292-0300

SPEAKING ON AGENDA ITEM NUMBER OR
TOPIC

GIVE TO BOARD CLERK

#7

SPEAKER SIGN UP CARDS

DATE

9/20/01

did not speak

NAME

Ross Day / Cherie Sprando

ADDRESS

12800 NW Marina Way

PHONE

(503) 306-0224

SPEAKING ON AGENDA ITEM NUMBER OR
TOPIC

Compliance Project

GIVE TO BOARD CLERK

#8

SPEAKER SIGN UP CARDS

DATE 9-20-01

NAME

Jim Jenkins

ADDRESS

4801 SE 174th

Port OR 97223

PHONE

661-3405

SPEAKING ON AGENDA ITEM NUMBER OR
TOPIC Pro. Act.

GIVE TO BOARD CLERK

#9

SPEAKER SIGN UP CARDS

DATE 9/20/01

NAME BOB SCHOLZ

ADDRESS 281 N.W. MILLER RD
PORTLAND OR 97229

PHONE (503) 297-6949

SPEAKING ON AGENDA ITEM NUMBER OR
TOPIC Environmental Protection

GIVE TO BOARD CLERK Zone

#10

SPEAKER SIGN UP CARDS

DATE 9/20/01

NAME CHARLES ROSENFELD

ADDRESS 7785 W STARK ST.

PORT OR 97229

PHONE 503 - 297-4222

SPEAKING ON AGENDA ITEM NUMBER OR
TOPIC G. AMENDED ZONING MAPS
GIVE TO BOARD CLERK

11

SPEAKER SIGN UP CARDS

DATE 9/20/01

NAME Lacey Maginnis

ADDRESS 231 N Hayden Bay Dr.
Portland, OR 97217

PHONE 503.939.0455

SPEAKING ON AGENDA ITEM NUMBER OR
TOPIC ~~From Environmental Overlay~~
GIVE TO BOARD CLERK

#12

SPEAKER SIGN UP CARDS

DATE 9/20/2001

NAME LOGAN RAMSEY

ADDRESS 3026 NW SKYLINE BLVD
Portland 97229

PHONE 292-4261

SPEAKING ON AGENDA ITEM NUMBER OR
TOPIC ORD. Amending Co. Code Chapter

GIVE TO BOARD CLERK etc 11.10
to adapt Portland's Zoning Code

#13*

PARVIZ MOSAEDI 1832 S.E 48th

SPEAKER SIGN UP CARDS

Port Or 97215 (503) 233 0456

DATE 9-20-01

NAME

ALI AZAD

ADDRESS

3354 SE Hawthorne

97214

PHONE

232-4982

**SPEAKING ON AGENDA ITEM NUMBER OR
TOPIC**

GIVE TO BOARD CLERK

DID NOT WISH TO SPEAK

SPEAKER SIGN UP CARDS

DATE Sept. 20, 2001

NAME

Kathleen Mitchell

ADDRESS

241 SW Carey Lane
Portland 97219

PHONE

503-635-7985

SPEAKING ON AGENDA ITEM NUMBER OR
TOPIC

GIVE TO BOARD CLERK

MEETING DATE: September 20, 2001
AGENDA NO: R-3
ESTIMATED START TIME: 10:30 AM
LOCATION: Boardroom 100

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: Ordinance amending the Multnomah County Code Chapters 11.10, County Comprehensive Framework Plan, Community Plans, Rural Area Plans, Sectional Zoning Maps, and County Zoning Code Chapters to Adopt Portland's Zoning Code, Comprehensive Plan and Maps and Community Plans

BOARD BRIEFING: DATE REQUESTED: _____
REQUESTED BY: _____
AMOUNT OF TIME NEEDED: _____

REGULAR MEETING: DATE REQUESTED: Thursday, September 20, 2001
AMOUNT OF TIME NEEDED: 90 Minutes

DEPARTMENT: DSCD DIVISION: Land Use Planning

CONTACT: Susan Muir TELEPHONE #: (503) 988-3043 83182
BLDG/ROOM #: 455 / 116

PERSON(S) MAKING PRESENTATION: Susan Muir and Karl Lisle

ACTION REQUESTED:

[] INFORMATIONAL ONLY [] POLICY DIRECTION [X] APPROVAL [] OTHER

SUGGESTED AGENDA TITLE:

Public Hearing to consider an Ordinance amending the Multnomah County Code Chapters 11.10, County Comprehensive Framework Plan, Community Plans, Rural Area Plans, Sectional Zoning Maps, and County Zoning Code Chapters to adopt Portland's Zoning Code, Comprehensive Plan & Maps and Community Plans. C 01-04

SIGNATURES REQUIRED:

ELECTED OFFICIAL: _____
(OR)

DEPARTMENT MANAGER: slm KB Michael Oswald

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Board Clerk @ (503) 988-3277 or email
deborah.l.bogstad@co.multnomah.or.us

BOARD OF
COUNTY COMMISSIONERS
SEP 13 PM 7:12
MULTNOMAH COUNTY
OREGON

BOGSTAD Deborah L

From: BIANCO Diana M
Sent: Friday, July 27, 2001 11:28 AM
To: LINN Diane M; RAKOWITZ John A; BRIDGES Laura M
Cc: BOGSTAD Deborah L; FARRELL Delma D
Subject: RE: 2040 project/agenda time needed

Susan needs to schedule a public hearing before the BCC on the issue described below.

I think Laura was working on this with her, but at this point, it's a board staff/scheduling issue.

Can Susan go ahead and schedule this with Deb? It seems like it's kind of a hot issue (see mention of Goldschmidt below.) Can someone (in my absence) please follow up with Susan on this? I'll let her know she should follow up next week.

Thanks!

-----Original Message-----

From: MUIR Susan L
Sent: Thursday, July 26, 2001 5:10 PM
To: BIANCO Diana M
Subject: 2040 project/agenda time needed

Diana - I need to schedule a public hearing before the Board related to a legislative project that has been in the works for approx. 2 years. This project was started through a partnership with the City of Portland and Multnomah County to develop a plan to get the County into compliance with the Metro Functional Plan, a regional directive to manage growth.

Multnomah County has several 'pockets' outside the City of Portland, but inside the Urban Growth Boundary that must meet the requirements of the Functional Plan. The County approached the City about the best way to do this, because we are not in the business of doing urban planning, and they agreed to help. We began the project two years ago and hit a stall in late 1999 when the City ran into some problems getting their code into compliance. The concept with this project is that we would adopt the City of Portland code for these areas (once it is deemed compliant) and then transfer authority.

We have completed the public hearing before our Planning Commission and they made a recommendation the Board needs to consider. This will be a noticed public hearing that will involve some testimony (we had approx. 20 people testify at the Planning Commission). This has been high profile because it involves the Dunthorpe area, I have received calls from Neil Goldschmidt who owns property in one of the 'pockets' and he is anxiously waiting for this to go through.

I'd like to incorporate enough time to get a notice out, so if we could have a date sometime on or after September 20, 2001, that would be good. Thanks, and please let me know if you need anything else. Susan



DEPARTMENT OF
SUSTAINABLE COMMUNITY DEVELOPMENT
LAND USE PLANNING DIVISION

1600 SE 190TH Avenue
Portland, OR 97233
(503) 988-3043 FAX: (503) 988-3389

TO: Multnomah County Board of Commissioners
FROM: Susan Muir, Principal Planner, Land Use Planning Division
Karl Lisle, Associate Planner, Portland Bureau of Planning
DATE: September 20, 2001
RE: Multnomah County-Portland Compliance Project

1. **Recommendation/Action Requested:** Staff recommends the Board of Commissioners adopt the recommendations of the Planning Commission with several changes. At a public hearing on June 18, 2001, the Planning Commission recommended the Board adopt the following items for application to unincorporated areas within Portland's Urban Services Boundary:

- a. Proposed land use zoning maps.
- b. City of Portland Code Titles 32 (signs), 33 (zoning) and 34 (land division).
- c. City of Portland Comprehensive Plan and Comprehensive Plan Maps (with the understanding that they will be amended to include all Multnomah County unincorporated areas within Portland's Urban Services Boundary).
- d. Proposed Region 2040 Design Type Maps.

Staff recommends the Board also adopt the following items:

- e. City of Portland Code Title 10 (sediment and erosion control regulations).
 - f. Updated environmental zoning overlays as illustrated in August 15, 2001 memo from Tom McGuire. The Proposed Zoning Maps have been updated to reflect these changes.
 - g. City of Portland Outer Southeast Community Plan and Plan Map and Southwest Community Plan Draft Map and Vision, Policies, and Objectives
2. **Background/Analysis:** The purpose of this project is to bring the urban areas of Multnomah County within Portland's Urban Services Boundary into compliance with the requirements of the Metro 2040 Functional Plan. Multnomah County and Portland have a history of working together in areas of common interest. Long-

range future planning for County urban lands located within the City's Urban Services Boundary is one common interest area. All of the areas included in this project are urban lands located outside Portland's city limits, within the city's Urban Planning Area boundary, and inside the Urban Growth Boundary. A map of the project area is included as Exhibit A.

The County and the City have a jointly adopted agreement on land use policy for these County urban lands. Part of this Urban Planning Area Agreement¹ calls for the City to provide urban planning services to the County to address Metro's Urban Growth Management Functional Plan. Since Multnomah County focuses its resources on rural planning, the County cannot cost-effectively provide urban planning services. The County and the City of Portland have entered into an agreement to achieve Functional Plan compliance by applying Portland's codes to the County's unincorporated areas.

In order to address Metro's Functional Plan requirements for the project areas, the County Board of Commissioners will consider adopting portions of the City's Code (Titles 10, 32, 33, and 34), Comprehensive Plan and new zoning maps for the unincorporated areas. With the adoption of the City's current regulations, the County will achieve 'substantial' Functional Plan compliance with all sections of the Functional Plan except Title 3. Full County compliance with Title 3 will be achieved only after the City has completed its own Title 3 compliance effort and made any necessary amendments to the zoning code. Metro staff has approved of this arrangement.

With the Board of Commissioners' adoption of the City zoning code, County land use zones and regulations will transition to Portland's land use zones and regulations for these areas. Administration of planning services for these areas will transfer to Portland's Office of Planning and Development Review (OPDR). The details of this transfer of services will be addressed in a new intergovernmental agreement between OPDR and Multnomah County.

Annexation of these areas into Portland is not a part of this project. The City is not actively pursuing any annexations and there are currently no plans to change this policy. However, to receive urban-level services provided by Portland (particularly water delivery and sewer services in areas not currently served) a property owner would need to request and receive annexation approval from the City.

In order to apply Portland's Zoning Code to the unincorporated areas, all areas have to be assigned new City of Portland zoning designations. New maps have been prepared showing proposed City of Portland zoning and environmental overlays for the County areas. With the exception of several minor changes to the

¹ The Urban Planning Area is those unincorporated areas where the City has agreed to accept responsibility for providing planning services pursuant to the terms of the jointly adopted Urban Planning Area Agreement (effective March 5, 1998).

environmental overlay zones, these are the same maps recommended by the Planning Commission on June 18th. The changes made to the environmental zones (e-zones) are documented in Tom McGuire's memo (Exhibit B). The Planning Commission directed the City and County staff to work with property owners who had testified about the proposed e-zones and make modifications as necessary before coming to the Board and prior to adoption. The Planning Commission wanted to give the staff the flexibility to make modifications based on the concerns of the affected property owners. The memo from Tom McGuire indicates the modifications proposed in response to the concerns.

3. **Financial Impact:** The County has contracted with the City of Portland to provide the planning services required to complete the legislative process necessary for this transition. Funds were allocated under the terms of 2 previous IGA's to complete this project. There will be additional costs associated with the transition of planning administration. These costs will be addressed in a new IGA between the County and the City.
4. **Legal Issues:** Because of the relative rarity of this type of agreement between jurisdictions, there are several legal issues related to the transfer of zoning administration. These issues will be addressed in the IGA portion of this project.
5. **Controversial Issues:** Because the Portland Zoning Code uses a different system of zoning designations than the County Code and includes various overlays, there are several issues that have been controversial during this process.
 - a. **City versus County Code:** Throughout this process, there has been public testimony that applying City zoning and transferring authority will be burdensome to the property owners in these areas. In reality, County zoning is currently out of compliance and has not been updated to comply with numerous changes to state and local regulations. If this cooperative effort with the City were not underway, the County would still be making significant changes to its zoning ordinance. In order to comply with State and Metro regulations the County's codes would need to be revised to look similar Portland's codes.
 - b. **Environmental overlay zones:** The areas included in this project are receiving environmental overlay zones for the first time. The City uses a two-zone classification system intended to preserve significant environmental resources. Development options available to property owners within these environmental zones are limited. The environmental survey work is documented in several available documents. Staff has worked extensively with property owners on verifying the location of environmental zones and made adjustments when merited. The changes made to the environmental overlays are documented on a case-by-case basis in two memos (dated July 23, 1999 and August 15, 2001) from Tom McGuire (Exhibit B).
 - c. **Change in base zone for Dunthorpe-Riverdale:** Portions of the Dunthorpe-Riverdale area are currently zoned County R30. Portland has no direct

equivalent to R30. Because the area is serviced with sewer and water at adequate levels to support a slight increase in density, City zone R20 is proposed. This represents a reduction in minimum lot size from 30,000 square feet to 20,000 square feet. A handout was prepared to address the concerns about this change prior to the June 2001 Planning Commission hearing. (Exhibit C)

- d. **Change in base zone for Barbara Welch Road area:** Like Dunthorpe-Riverdale, the current County zoning (LR40) in the Barbara Welch Rd area has no direct Portland equivalent. However, because there is currently no sanitary sewer service to this area, and because septic system development is constrained by soil conditions in the area, City base zone RF is proposed. This represents a change in minimum lot size from 40,000 square feet to 2 acres (87,000 square feet). However, this area has a Portland Comprehensive Plan designation of R10. The R10 zoning (10,000 square foot minimum lot size) would become available upon annexation and agreements with Portland for service provision.

6. **Link to Current County Policies:** Resolution A, passed in 1983, is the primary County policy behind contracting with cities to provide urban services in unincorporated areas. Entering into an agreement with the City of Portland to provide an urban level of planning and zoning administration is consistent with the stated purpose of Resolution A.

7. **Citizen Participation:**

- January 1999: an informational mailing was sent to all affected residents and property owners.
- May 1999: three community open houses were held near the southwest, northwest and outer southeast project areas. Draft maps were on display and project information was available. Project staff met with property owners, residents and other persons to explain and discuss the proposed changes, and public comments were collected.
- July 1999: two public hearings before the Planning Commission were held. Public testimony was collected. The Commission agreed to forward the recommended proposal to the County Board of Commissioners.
- April 2001: an informational update mailer was sent to all effected residents and property owners explaining that work on the project had resumed and that public hearings before the Planning Commission and the Board of Commissioners will be held this summer.
- April 2001: a Web page was created for the project with all relevant documents available. See www.multnomah.lib.or.us/lup.
- May 2001: all property owners received notice of the County Planning Commission hearing on June 18, 2001.
- June 18, 2001: a public hearing was held before the County Planning Commission. Public testimony was collected.
- August 2001: all property owners and interested parties received notice of this hearing before the Board of County Commissioners.

8. **Other Government Participation:** Throughout this project, County staff has worked closely with staff from the City of Portland and Metro. In addition, notice required under the Department of Land Conservation and Development has been served appropriately.

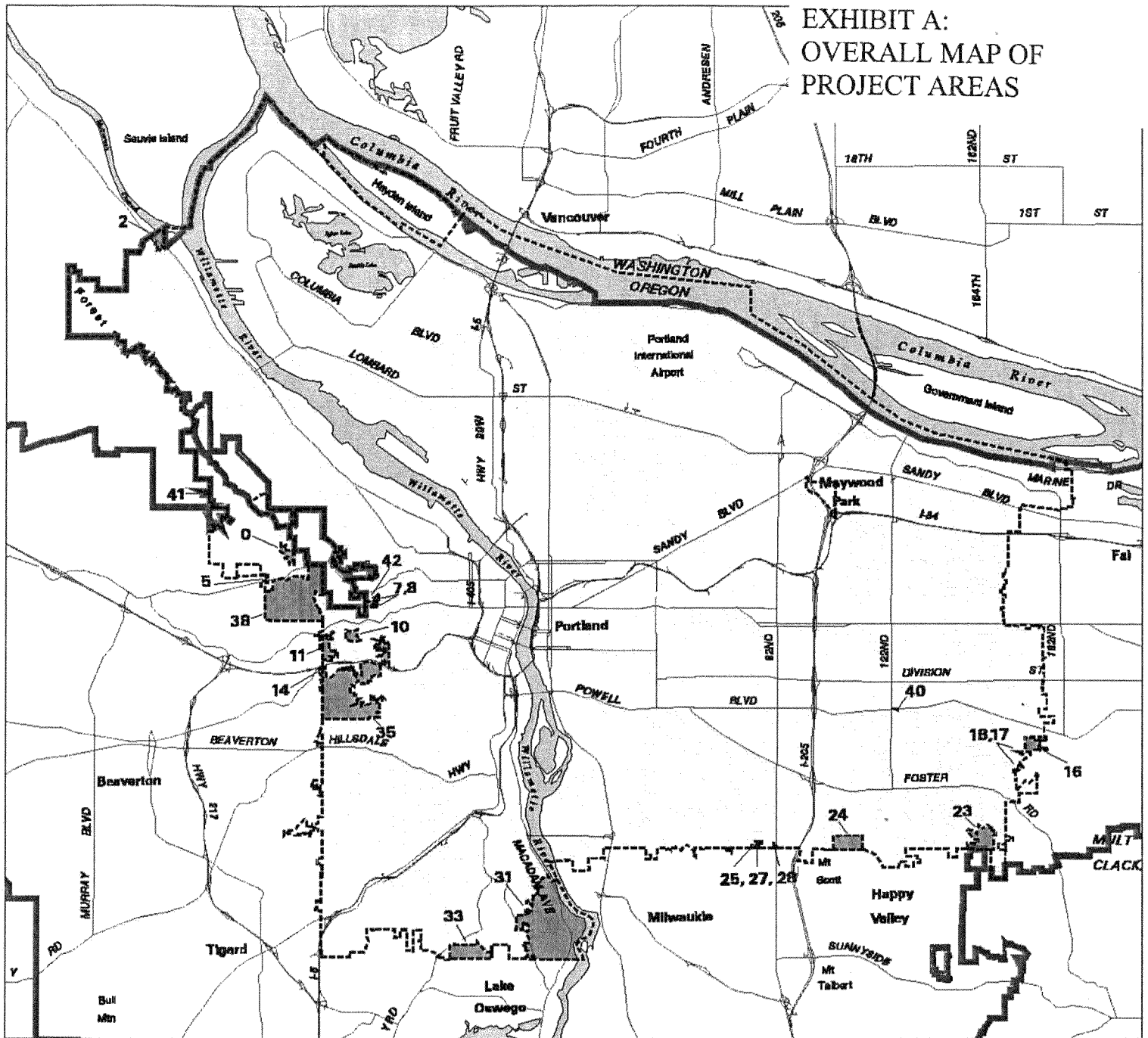
9. **List of Exhibits:**

- A. Overall Map of Project Areas
- B. Memos from Tom McGuire (City of Portland Environmental Planner) documenting consultations with property owners on environmental zoning overlays and changes made to the proposed zoning (dated July 23, 1999 and August 15, 2001).
- C. Analysis of base zone density change in Dunthorpe-Riverdale area.
- D. Proposed Land Use Zones and City-County Zoning Comparison Chart
- E. Handout: "What is an Environmental Overlay Zone?"
- F. Handout: "Transfer from County to City Zones for the Multnomah County-Portland Functional Plan Compliance Project" (conversion methodology)
- G. Handout: List of Existing and Proposed Zoning for the Project Areas (pocket by pocket summary of changes).
- H. Planning Commission Resolution dated June 18, 2001
- I. Draft Ordinance with Exhibits

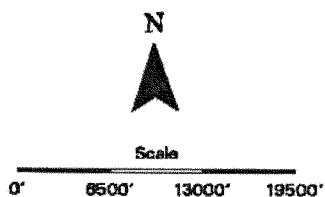
Ordinance Exhibits:

- A. Recommended City of Portland Zoning and Comprehensive Plan Maps for the unincorporated areas (11x17, color).
- B. Portland Comprehensive Plan Goals and Policies.
- C. Proposed Region 2040 Design Type Maps
- D. City of Portland Code Titles: 10 (Erosion and Sediment Control), 32 (Signs), 33 (Zoning), and 34 (Land Division). In MS Word format on CD-ROM.
- E. Portland Outer Southeast Community Plan and Plan Map.
- F. Portland Southwest Community Plan Vision, Policies and Objectives and Proposed Plan Map.

EXHIBIT A: OVERALL MAP OF PROJECT AREAS



Multnomah County Compliance Project UIA's (Unincorporated Areas)



City of Portland
Bureau of Planning
Geographic
Information System
May 25, 2001

LEGEND

- Unincorporated Study Areas
- City of Portland (Incorporated)
- Urban Services Boundary
- Urban Growth Boundary

INFORMATION SOURCES:

Taxlots: Originally produced by Oregon Dept. of Revenue. Modified and updated by Multnomah County Assessment & Taxation and Portland Dept. of Transportation. Updated through March 2001. Accuracy - +/- 3 feet.

Urban Growth Boundary:
Source: Digitized by Metro, updated by Washington County DLUT & Metro (Nov. 23, 1992). Registered to taxlot base. Updated by Metro (Aug. 2000).

All data compiled from source materials at different scales. For more detail, please refer to the source materials or City of Portland, Bureau of Planning.

The information on the map was derived from digital databases on the City of Portland, Bureau of Planning GIS. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions, or positional accuracy, and therefore, there are no warranties which accompany this product. However, notification of any errors will be appreciated.



CITY OF PORTLAND, OREGON BUREAU OF PLANNING

EXHIBIT B: ENVIRONMENTAL ZONING MEMOS

WWW.CITYOFPORTLAND.ORG
E-mail: pdxplan@ci.portland.or.us

August 15, 2001

MEMORANDUM

TO: Multnomah County Board of Commissioners

FROM: Tom McGuire, Senior Planner, Portland Planning Bureau

SUBJECT: Multnomah County – Portland Compliance Project; Modifications to Multnomah County Planning Commission Recommendations

The following are staff responses to environmental zoning issues raised by citizens at the Planning Commission hearing on 6/18/01. The Planning Commission voted to recommend the staff proposal on to the County Board of Commissioners but directed staff to meet with property owners who had concerns about the environmental overlay zone proposal. The Planning Commission asked staff to resolve issues if possible and provide a report to the County Board of Commissioners on the status of the property owner concerns.

This memo provides a summary of the status of each of the property owner concerns. Staff attempted to contact or met with all of the property owners and was able to work out most of the issues. Refinements to the proposed environmental overlays are recommended on certain properties to more accurately reflect current site conditions. Staff advises that the County Board of Commissioners amend the Planning Commission recommended environmental zoning as described in this memo and shown in the attached figures. The memo is organized into three sections with the first section being sites where staff recommends a change in the environmental overlay zone locations, the next section being areas where staff does not recommend a change, and the final section, sites where staff has provided information and assistance to the property owner and a map change is not involved.

Key to Figures. In the figures below, dark gray shades represent the Environmental Protection overlay zone, lighter gray shades indicate the Environmental Conservation overlay zone. The subject property boundaries are outlined and some figures include topographic information using 2-foot contours. All aerial photos are from the summer of 2000.

SECTION 1- Recommended Changes to Environmental Overlay Zone Locations

Respondent #1: Hulce Property, represented by Ken Sandblast

Property Location: 8445 NW Tuality Way **Map:** 3021

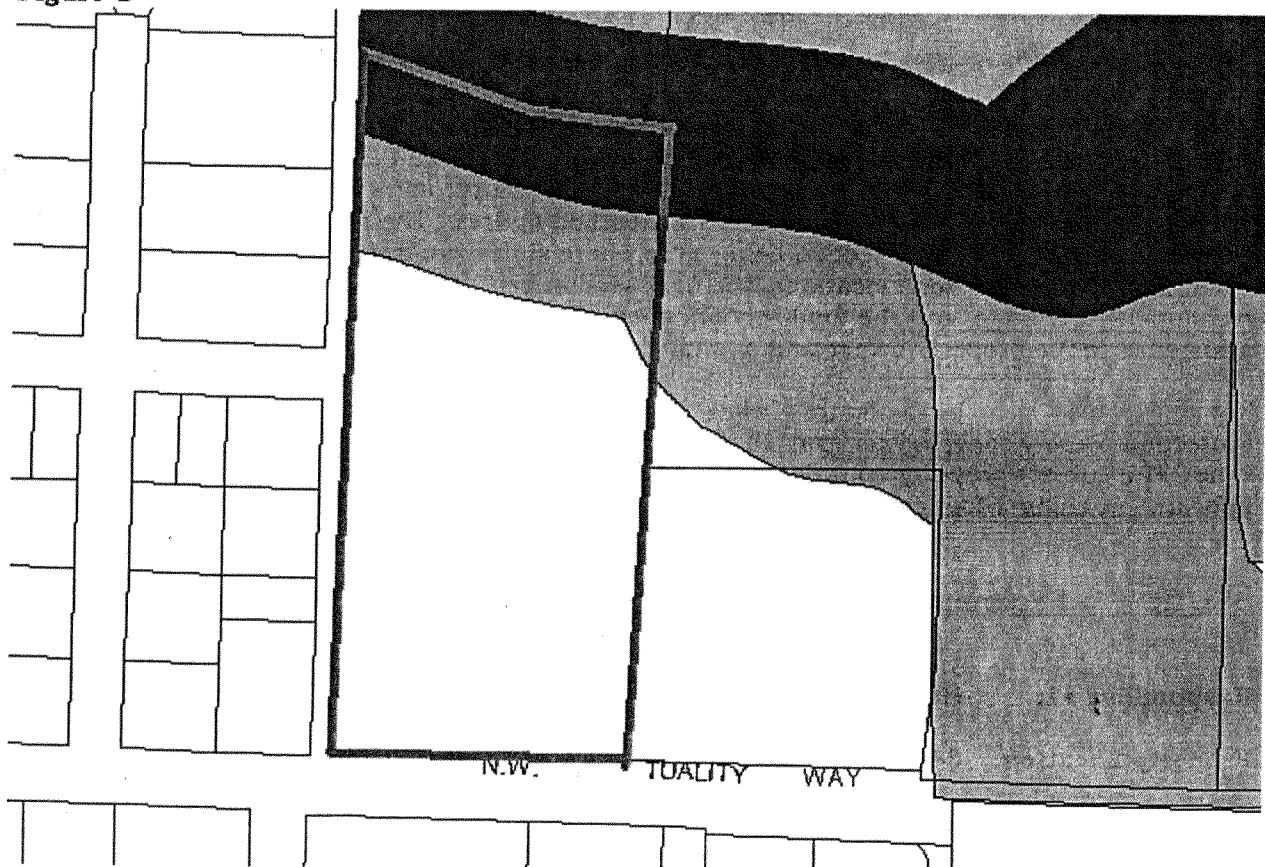
Issue: The owners representative questioned the accurate location of the Environmental Conservation overlay on the 5.8 acre property. A portion of the north end of the property is proposed for the Environmental Conservation overlay.

Staff Response: Staff met Mr. Sandblast, a consultant representing the property owner, on the property and walked the site on 8/01/01. After visiting the property and reviewing the inventory documents staff recommends a refinement of the location of the Environmental Conservation overlay. Portions of the Holce property are recommended to be removed from the Environmental Conservation overlay because the presence of development and the lack of resources.

Staff confirms that significant natural resources are present on the property and adjacent properties. There are a-quality and c-quality resources on the site but not to the extent originally mapped. There are stream, forest, and wildlife habitat resources on the north end of the property that extend onto the properties to the north, west, and east.

Recommended Action: Staff recommends that the County Board of Commissioners modify the Environmental Conservation overlay zone, as shown in Figure 1, to better match the c-quality resources on the site. Mr. Sandblast confirmed on site that this proposal was acceptable.

Figure 1



Respondent #2: Robert Allen

Property Location: 275 NW Miller Road **Map:** 3021

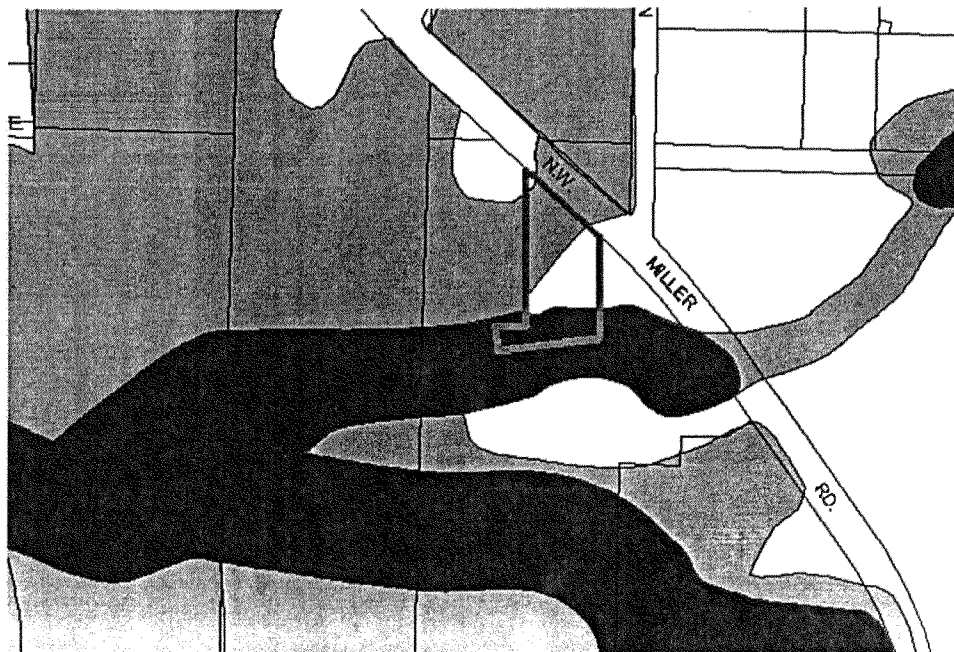
Issue: Mr. Allen was concerned about the accuracy of the application of Environmental Conservation overlay to his 30,000 square foot property. Nearly the entire property is proposed for the Environmental Conservation overlay.

Staff Response: Staff met Mr. Allen on the property and walked the site on 8/01/01. After visiting the property and reviewing recent aerials and topographic maps staff recommends refinement of the location of the Environmental Conservation overlay and application of the Environmental Protection overlay. A small portion of the Allen property is proposed to be placed within the Environmental Protection overlay because of the presence of a surface intermittent stream. Other portions of the property are recommended for removal from the Environmental Conservation overlay because of the presence of development and the lack of resources.

Staff confirms that significant natural resources are present on the Allen property and adjacent properties. The recommended addition of Environmental Protection overlay zone is made because of the presence of an intermittent stream. Staff had initially thought that the stream was piped in this area and that it crossed under Miller Road farther to the south. The site visit confirmed the presence of the intermittent stream on the surface and that it was an a-quality resource. The additional Environmental Protection overlay also affects three neighboring properties and touches on two others.

Recommended Action: Staff recommends that the County Board of Commissioners amend the proposed Environmental Conservation zone, as shown in Figure 2 below, in order to add Environmental Protection overlay zoning to the a-quality resources, add Environmental Conservation overlay zoning to areas newly identified with c-quality resources and to remove the Environmental Conservation overlay from areas where significant resources are not present.

Figure 2



Respondent #3: Rheza Afghan

Property Location: 999 SW Englewood **Map:** 4228

Issue: Mr. Afghan raised concerns about the extent of the Environmental Conservation overlay zone on his property.

Staff Response: Staff met Mr. Afghan on the property and walked the site on 8/6/01. After visiting the property staff agreed that the Environmental Conservation overlay should be adjusted to better reflect the location of the significant resources on the property. The Environmental Conservation overlay as originally proposed extended onto the pasture and barns on the property. These areas are outside the extent of the significant resources on the property.

Recommended Action: Staff recommends that the County Board of Commissioners amend the Environmental Conservation overlay as shown in Figure 3. Mr. Afghan is satisfied with the staff modification.

Figure 3



Respondent #4: Douglas Pontifex

Property Location: 1932 SW Highland Drive **Map:** 3225

Issue: Mr. Pontifex raised concerns about the extent of the Environmental Conservation overlay zone on his property.

Staff Response: Staff met Mr. Pontifex on the property and walked the site on 7/12/01. After visiting the property staff agreed that the Environmental Conservation overlay should be adjusted to better reflect the location of the significant resources on the property. The Environmental Conservation overlay as originally proposed extended onto a landscaped terrace on the property. Mr. Pontifex still has concerns with the location of the Environmental Conservation overlay on the property. He would prefer that the line be located farther down the hill or removed from his property entirely. Staff disagrees with Mr. Pontifex because there are b-quality resources on the site beginning at the vegetation line at the top of the slope and extending down to the remnant drainage at the bottom of the slope.

Recommended Action: Staff recommends that the County Board of Commissioners amend the Environmental Conservation overlay as shown in Figure 4. Mr. Pontifex is not satisfied with the extent of the staff modification.

Figure 4



Respondent #5: Tim Maginnis

Property Location: 1931 SW Highland Road **Map:** 3225

Issue: Mr. Maginnis raised concerns about the extent of the Environmental Conservation overlay zone on his property.

Staff Response: Staff met Mr. Maginnis on the property and walked the site on 6/19/01. After visiting the property staff agreed that the Environmental Conservation overlay should be adjusted to better reflect the location of the significant resources on the property. The Environmental Conservation overlay as originally proposed extended into landscaped terraces on the property. Mr. Maginnis still has concerns with the location of the Environmental Conservation overlay on the property. He would prefer that the line either be removed from his property entirely or extend no farther than 10 feet onto the south side of his property. Staff disagrees with Mr. Maginnis because there are c-quality forest and habitat resources on the south side of the site.

Recommended Action: Staff recommends that the County Board of Commissioners amend the Environmental Conservation overlay as shown in Figure 5. Mr. Maginnis is not satisfied with the extent of the staff modification.

Figure 5



Respondent #6: Eric Lemelson

Property Location: SW 61st Street **Map:** 3123

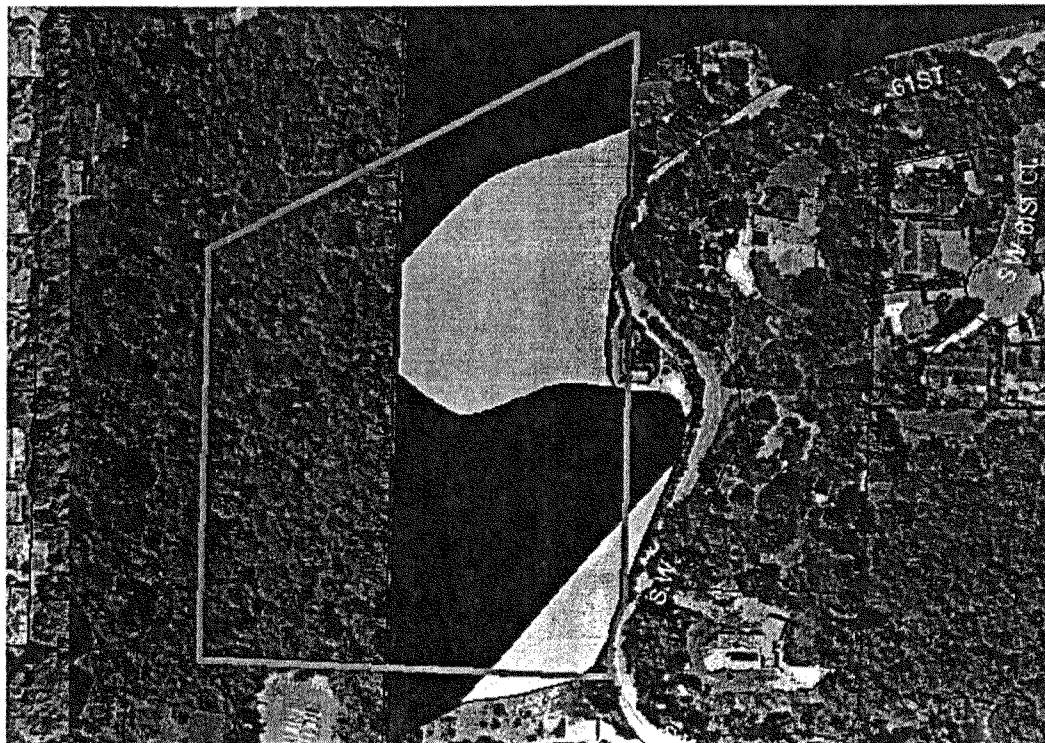
Issue: Mr. Lemelson is concerned with the amount of Environmental Protection overlay zone proposed for the property.

Staff Response: Staff had phone conversations with Mr. Lemelson on 6/21/01, 7/24/01, and 8/2/01 discussing the issues on this site. Mr. Lemelson is donating the property to the Northwest Tibetan Cultural Association for the possible construction of the Northwest Tibetan Cultural Center. Staff also met with the planning consultant and architect working on the cultural center project on the property on 8/9/01. After walking the site and reviewing the inventory information, Staff agreed that the overlay zones should be adjusted to better reflect the location of the significant resources on the property. While Staff does not consider specific development applications in the determination of the location of the zone lines the recent site visit did indicate that the proposed locations of the overlay zones and the a-quality and b-quality resources on the site should be refined.

The resources on the site include steep forested slopes, a major stream, a secondary intermittent stream, and habitat for a large number of species. The Planning Commission recommendation has a-quality resource identified in areas as much as 400 feet or more from the stream. Staff has determined that this is inaccurate and that the a-quality resource areas extend only 200 to 250 feet from the major stream and 100 feet on the secondary stream.

Recommended Action: Staff recommends that the County Board of Commissioners amend the proposed Environmental Protection and Conservation zones, as shown in Figure 6 below, in order to reduce the amount of Environmental Protection overlay zoning and a-quality resource designation and replace those with additional Environmental Conservation overlay zoning and b-quality resource designation. As of the writing of this memo there was no response from Mr. Lemelson or his consultants about the proposed change.

Figure 6



SECTION 2- No Changes Recommended

Respondent #7: Tom Triplett

Property Location: 1521 SW 61st Drive **Map:** 3223

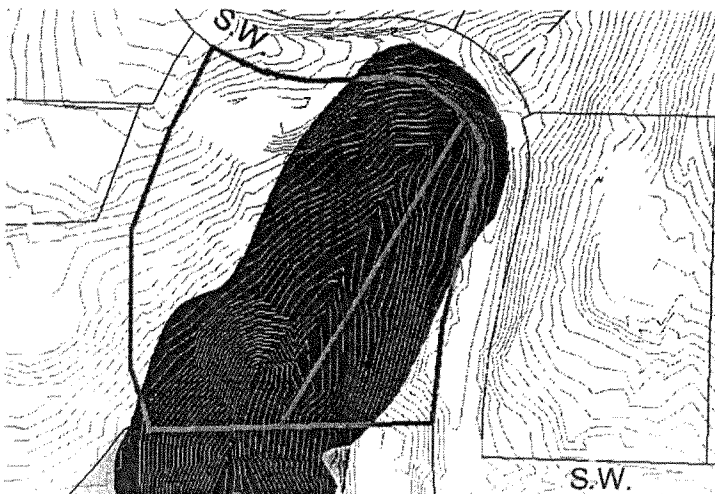
Issue: Mr. Triplett owns two properties that are adjacent to each other. One is occupied by his home the second is vacant. He opposes the extent of the Environmental Protection overlay zone on the vacant property.

Staff Response: Staff contacted Mr. Triplett by phone on 6/18/01 and discussed with him the reasons for applying the overlay and how the regulations work. At that time staff indicated to Mr. Triplett that there did not appear to be any error in the proposed Environmental Protection overlay location. After the Planning Commission hearing Mr. Triplett continued to express his concerns that the Environmental Protection overlay extends too far onto his vacant property and that it will reduce its potential value as a buildable lot. Staff again tried to contact Mr. Triplett by phone on 7/25/01. Mr. Triplett did not return the phone call. Staff visited the site and observed the property from the extensive right-of-way. Staff also reviewed recent aerials and topographic maps and concludes that the proposed Environmental Protection overlay is in the correct location on this property.

Almost all of the vacant lot is composed of a-quality resource. The property is a narrowly triangular lot with a drainageway running down the length of one of the property lines. A steep ravine slopes from the 61st Ave. right-of-way down to the creek. The proposed Environmental Protection zone extends 100 feet out from both sides of the drainageway centerline. On this site there is no adjacent Environmental Conservation overlay so the Transition Area is within the Environmental Protection overlay zone. This means that the effective regulated area is 75 feet from the drainageway centerline. This is a minimum distance to protect this type of resource. Even with the Environmental Protection overlay there is a triangular building area on this lot that is roughly 150 feet by 50. That is a building area that is larger than many entire lots within the City.

Recommended Action: No change.

Figure 7



Respondent #8: Harry Czyzewski and Tina Christensen

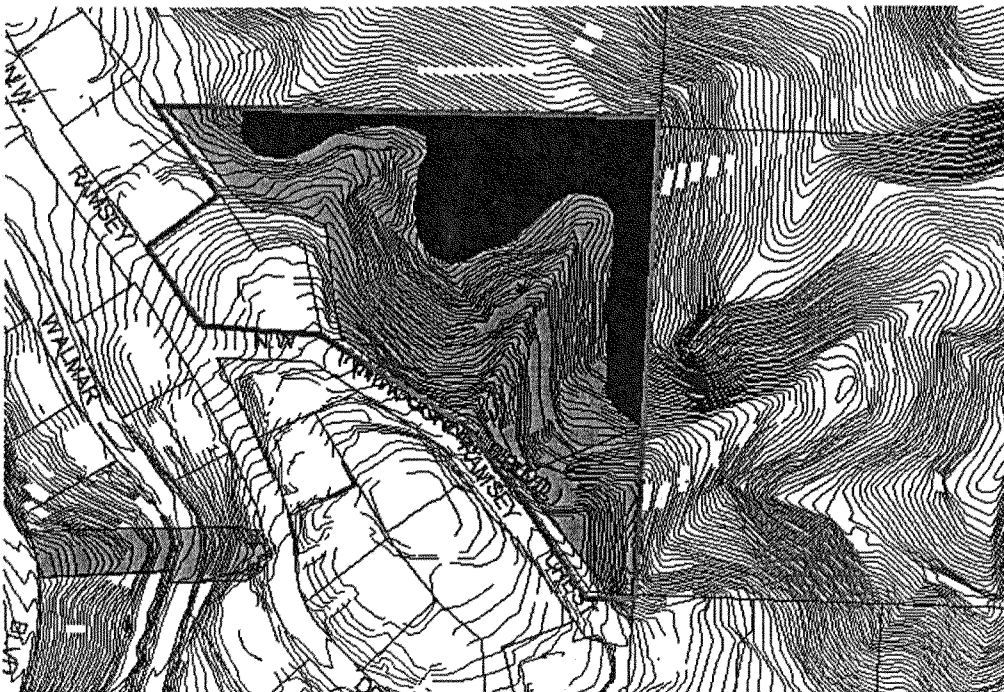
Property Location: Near 1966 NW Ramsey Crest **Map:** 2821

Issue: Mr. Czyzewski has concerns about the extent of the Environmental Protection overlay zone on his property.

Staff Response: Staff met with Mr. Czyzewski on 8/01/01 after the Planning Commission hearing. The property is at the top of the ridge separating the Balch Creek basin and the Cedarmill Creek basin. This area does not and will not have access to sanitary sewer. The site is extremely steep and septic systems are the only option. The main issue is the proposed location of the Environmental Protection overlay zone. Staff has already modified the location of the Environmental Protection overlay on the site based on discussions resulting from the 1999 Planning Commission hearing in order to accommodate development with septic systems (see Figure 8). Staff has visited the property, spoken with the owners, and reviewed the inventory information and is satisfied that the current proposal reflects the correct location of the a-quality and b-quality resources on the site and the overlay zones.

Recommended Action: No change.

Figure 8



Respondent #9: Ross Day representing the Fred's Marina property

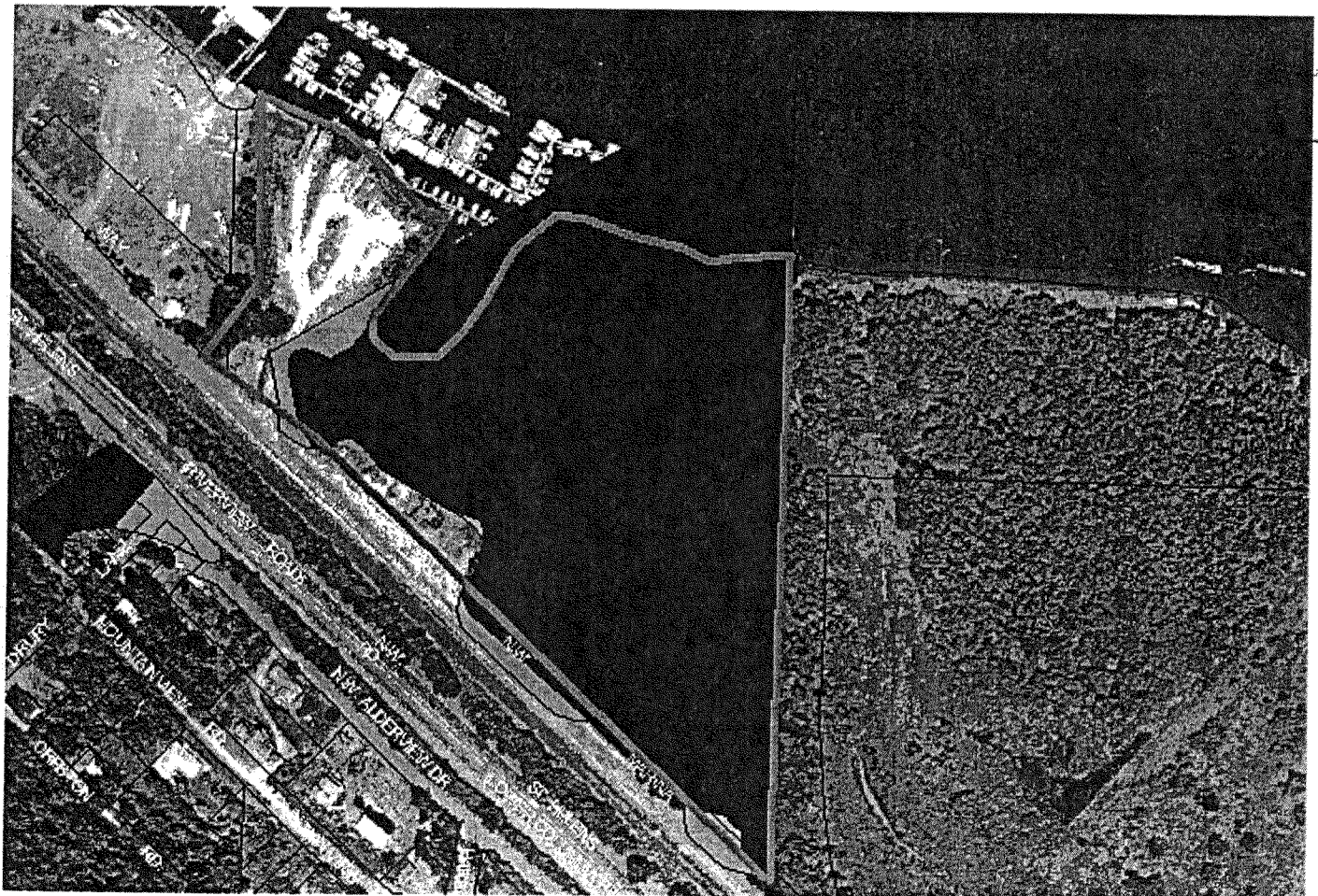
Property Location: 12800 NW Marina Way **Map:** 1717

Issue: The owner and his representative oppose the Environmental Conservation and Environmental Protection overlay zones on the property.

Staff Response: In a phone conversation on 7/25/01 staff discussed the issues on this site with Mr. Day, the property owners representative. At this time they have no specific request just a general concern about the placement of the overlay zones on the property. Staff has reviewed the inventory information and is satisfied that the current proposal reflects the correct location of the overlay zones and the a-quality and c-quality resources on the site—which include substantial wetland areas, Willamette River floodplain, and native vegetation on the Willamette bank.

Recommended Action: No change.

Figure 9



Respondent #10: Larry Porter representing Greg Goodman

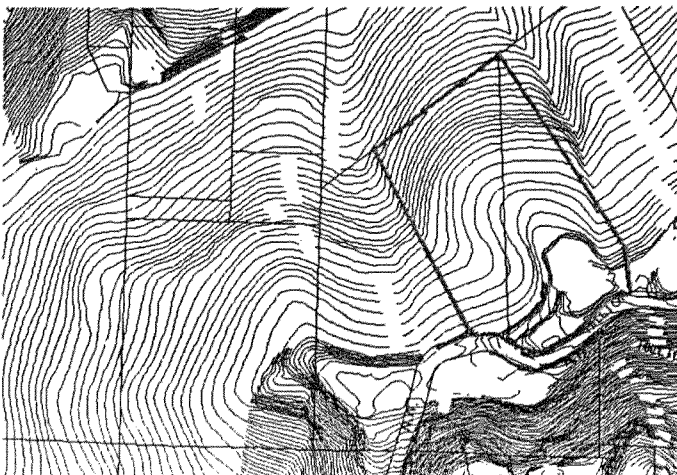
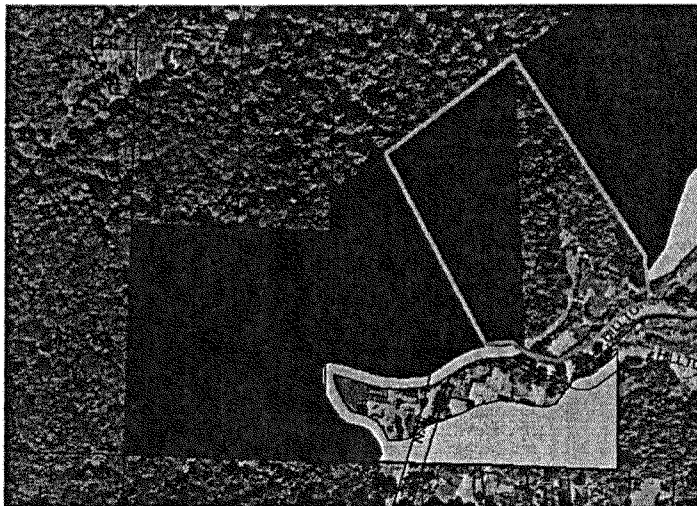
Property Location: Between 321 and 345 NW Hilltop Drive. **Map:** 3024

Issue: The owner and his representative oppose the Environmental Protection overlay zone proposed for a newly acquired vacant lot to the west of the residence property. Mr. Goodman's residence property is already within City jurisdiction.

Staff Response: In a phone conversation on 7/17/01 staff discussed the issues on this site with Mr. Porter the property owners representative. At this time they have no specific request just a general concern about the placement of the Environmental Protection overlay zone on the property. Mr. Porter indicated that the owner was considering developing the lot at some point in the future. The property owner Mr. Goodman recently completed a property line adjustment with his neighbor to the west, Mr. Wessinger, after Mr. Wessinger purchased the property (see Respondent #12). Staff has reviewed the inventory information and is satisfied that the current proposal reflects the correct location of the overlay zones and the a-quality and b-quality resources on the site—which are extremely steep forested slopes and drainages.

Recommended Action: No change.

Figures 10 and 11



Respondent #11: Peter Voorheist

Property Location: 4900 SW Humphrey Blvd. **Map:** 3324

Issue: Mr. Voorheist opposes application of the Environmental Conservation overlay to his three acre property. The majority of the property is proposed for the Environmental Conservation overlay. Mr. Voorheist testified at the Planning Commission hearing on 6/18/01 that he had clear-cut the entire property and had the stumps removed, therefore the proposed Environmental Conservation overlay zone should be removed.

Staff Response: The Planning Commission did not address Mr. Voorheist's request.

Recommended Action: No change.

SECTION 3- Information and Assistance Provided

Respondent #12: William Wessinger

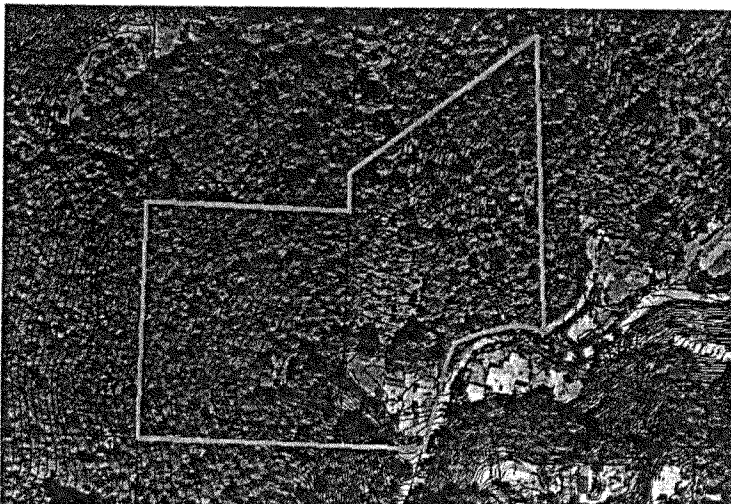
Property Location: 321 NW Hilltop Drive **Map:** 3024

Issue: Mr. Wessinger had concerns about the application of Environmental Protection and Environmental Conservation overlay to his property and about the code regulations. The majority of the property is proposed for the Environmental Protection overlay.

Staff Response: Staff spoke with Mr. Wessinger over the phone on 5/30/01 and 6/18/01 and met with him at the Bureau of Planning Office in early June. After hearing more about the overlay zones and regulations Mr. Wessinger was comfortable with the location of the overlay zones and had no further issues. Mr. Wessinger stated that he was comfortable with the Environmental Protection overlay zone because he had no intention of developing in the areas covered by the overlay and that was the reason he bought the property between his home and Mr. Goodman's home, to keep it from being developed.

Recommended Action: No change.

Figure 12



Respondent #13: Brad Fletcher

Property Location: 1537 SW Comus **Map:** 4030

Issue: Mr. Fletcher wanted to make sure that the map proposal presented to the County Board of Commissioners accurately reflected the overlay zone location that was agreed upon after the 1999 Planning Commission hearing.

Staff Response: Staff spoke with Mr. Fletcher numerous times in May, June, and July to confirm the Environmental Conservation and Protection overlay zone lines as we had agreed to them in 1999. What was agreed to was an Environmental Protection overlay that is 100 feet wide with an Environmental Conservation overlay extending another 100 feet beyond the Environmental Protection overlay onto Mr. Fletcher's property. The 100-foot Environmental Conservation overlay includes a 25-foot Transition Area. The zone lines shown in Figure 13 below illustrate the accurate location as recommended by the Planning Commission. Mr. Fletcher has reviewed these zone line locations and is in agreement.

Recommended Action: No change.

Figure 13



Respondent #14: James Meier

Property Location: Near 7324 NW Penridge Road

Map: 2922

Issue: Mr. Meier had concerns about the application of Environmental Conservation overlay to his property and about the code regulations. The majority of the property is proposed for the Environmental Conservation overlay.

Staff Response: Staff spoke with Mr. Meier over the phone on 7/16/01 and discussed the overlay zone and regulations. After the discussion Mr. Meier was less concerned with the location of the overlay zone and had no further issues.

Recommended Action: No change.

Respondent #15: Maxine Selling

Property Location: 5701 SW Patton Road

Map: 3323

Issue: Ms. Selling wanted to confirm that the map proposal presented to the County Board of Commissioners accurately reflected the location of the Environmental Conservation overlay that was agreed upon after the 1999 Planning Commission hearing.

Staff Response: Staff sent Ms. Selling a copy of the current proposal for the location of the Environmental Conservation overlay on her property on 7/12/01. There has been no other communication from Ms. Selling.

Recommended Action: No change.



CITY OF PORTLAND, OREGON BUREAU OF PLANNING

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July 23, 1999

MEMORANDUM

TO: Multnomah County Planning Commission

FROM: Tom McGuire, Senior Planner, Portland Planning Bureau

SUBJECT: Multnomah County - Portland Compliance Project, Responses to Public Comments

The following are staff responses to environmental zoning issues raised by citizens at the Planning Commission hearing on 7/12/99. Also attached is the proposed environmental zoning information requested by Commissioner Reddick. Staff contacted or met with all of the property owners and was able to work out most of the issues. Refinements to the proposed environmental overlays are recommended on certain properties to more accurately reflect current site conditions. Staff recommends that the Planning Commission amend the proposed environmental zoning as described in the staff responses and shown in the attached figures. Staff further recommends that the Commission add the attached zoning summaries requested by Commissioner Reddick to the ESEE document.

Respondent #1: Peter Voorheist

Property Location: 4900 SW Humphrey Blvd. **Map:** 3324

Issue: Opposes application of Environmental Conservation overlay to his 3 acre property. The entire property is proposed for the Environmental Conservation overlay.

Staff Response: The conservation zone was proposed for this site as part of the Southwest Community Plan (SWCP).

Staff met Mr. Voorheist on the property and walked the site on 7/19/99. After visiting the property and reviewing SWCP documents, recent aerials, and topographic maps staff recommends refinement of the location of the Environmental Conservation overlay. Portions of the Voorheist property are proposed to be removed from the conservation overlay because the presence of development and the lack of resources.

Staff confirms that significant natural resources are present on the Voorheist property and adjacent properties to the south. The forested uplands, slopes, and creek headwaters provide medium to high quality food and cover for birds and mammals. The Voorheist property sits at the top of the ridge separating the Hwy. 26 canyon from the Fanno Creek Basin. The property has mature conifer-topping-hardwood canopy cover and is notable in this area of SWCP study for the lack of invasive exotic plants. The understory and groundcover layers are composed almost entirely of diverse native species. The forest cover continues onto the neighboring properties to the south and southwest. The topography begins to drop off on the neighboring properties down to the headwaters of two tributaries of Fanno Creek. The investigation of this property has lead to the discovery that a conservation zone proposed under the SWCP is missing from land to the south of this property.

Recommended Action: Staff recommends that the Planning Commission amend the proposed conservation zone, as shown in Figure 1 below, in order to respond to existing development on the property and to preserve these upland and headwaters resources and the connections between this area and other resources in the Fanno Creek basin consistent with the SWCP recommendations.

Figure 1:



Staff should also consider the impact of the proposed property and adjacent property to the south. The Fanno Creek watershed is a critical resource for the community and the proposed property is located within this watershed. The proposed property is located within the Fanno Creek watershed, which is a critical resource for the community. The proposed property is located within the Fanno Creek watershed, which is a critical resource for the community. The proposed property is located within the Fanno Creek watershed, which is a critical resource for the community.

Respondent #2: John Gilleland

Property Location: 350 NW 83rd Place **Map:** 3021

Issue: Opposes application of Environmental Conservation overlay and "c" quality significance ranking on his 2.1 acre property. The eastern portion of the property is proposed for the Environmental Conservation overlay.

Staff Response: Staff visited the site on 7/23/99 and agrees with Mr. Gilleland in part. There are c-quality resources on the site but not to the extent originally mapped. There are forest and wildlife habitat resources on the eastern edge of the property that extend onto the properties to the south.

Recommended Action: Staff proposes to modify the conservation overlay zone, as shown in Figure 2, to better match the c-quality resources on the site. Mrs. Gilleland confirmed on site that this proposal was acceptable.

Figure 2



Respondent #3: Jeffrey Keeney, representing Mr. And Mrs. Mort Bishop

Property Location: 10707 SW Riverside Drive **Map:** 4031

Issue: Raised concerns about the extent of the Environmental Conservation overlay zone on the Bishop property.

Staff Response: Staff met Mr. Keeney and Mrs. Bishop on the property and walked the site on 7/15/99. After visiting the property staff agreed that the environmental conservation overlay should be adjusted to better reflect the location of the significant resources on the property. The conservation overlay as originally proposed extended onto the landscaped terrace on the property.

Recommended Action: Staff recommend modification to the conservation overlay as shown in Figure 3. Mr. Keeney and Mrs. Bishop were satisfied with the staff modification.

Figure 3



Respondent #4: Ron Vandehey

Property Location: SW Shattuck road **Map:** not applicable

Issue: Had concerns about the Environmental Conservation overlay zone on his property.

Staff Response: Staff spoke with Mr. Vandehey over the phone and found that his property is currently within the Portland City limit and therefore is not affected by this project.

Recommended Action: None.

Respondent #5: Bette Franklin

Property Location: Near 1110 NE Greenleaf Rd. **Map:** 2922

Issue: Concerned about the placement of the Environmental Protection overlay zone on a vacant property that she owns near her residence. She has an approved septic drainfield location for the property and is concerned that the protection overlay may extend onto the approved area.

Staff Response: Staff met Ms. Franklin on the property and looked at the site on 7/20/99. After visiting the property and reviewing documents supplied by Ms. Franklin on the location of the septic approval staff believes the protection overlay will not encroach onto the area approved for septic. The protection overlay as proposed is 100 feet from the centerline of the creek to the east of the property. Using the best topographic data available and the documents provided by Ms. Franklin staff concludes that the protection overlay is at least 30 feet beyond the area approved for the septic field.

Staff also discussed with Ms. Franklin the fact that the drainfield approval predates the application of the proposed environmental overlays and if any portion of the approved drainfield area is found to be within the protection overlay zone the drainfield approval would be "grandfathered" and could be built as approved. Ms. Franklin indicated that she understood this position.

While viewing this property staff noted that the Franklin's had constructed a new house on a nearby property that they own. The house and cleared area, which received County permits in 1997, are within the proposed conservation and protection overlays.

Recommended Action: Make no modification to the proposed environmental overlays on the vacant lot. Modify the environmental conservation and protection overlays on the lot containing the house, as shown in Figure 4. Ms. Franklin was satisfied with this staff recommendation.

Figure 4



The proposed environmental overlays on the vacant lot are shown in white. The overlays on the lot containing the house are shown in yellow. The overlays on the lot containing the house are shown in yellow. The overlays on the lot containing the house are shown in yellow.

The proposed environmental overlays on the vacant lot are shown in white. The overlays on the lot containing the house are shown in yellow. The overlays on the lot containing the house are shown in yellow. The overlays on the lot containing the house are shown in yellow.

Respondent #6: Judith Rafferty

Property Location: Barbara Welch Road **Map:** 3846 (Lava Domes)

Issue: Opposes the extent of the Environmental Protection overlay zone on her property.

Staff Response: Environmental overlay zoning was proposed for this property and adopted by the City of Portland as part of the Boring Lava Domes study area that was completed by the City in November 1997.

Staff contacted Ms. Rafferty by phone on 7/20/99. Staff has previously contacted Ms. Rafferty by phone and has walked the site with her. Ms. Rafferty is concerned that the environmental protection overlay extends too far to the east on her property and will remove the potential for two buildable lots. The staff position is that the proposed environmental overlays are in the correct location on this property. Staff believes that the protection zone only extends to the top of the slope leading down to a creek which is the area identified as A-quality resource in the Boring Lava Domes study. With clustering of the development and public sewer service extension, Mrs. Rafferty should not lose any potential lots/units.

Recommended Action: No change.

Figure 5



Respondent #7: Logan Ramsey

Property Location: Between NW Walmer and Skyline Blvd. **Map:** 2821

Issue: Opposes the Environmental Conservation overlay zone proposed for the south approximately 75 feet of the property.

Staff Response: At this time, Mr. Ramsey has not returned staff's telephone call. The south side of Mr. Ramsey's property contains a headwaters drainageway that flows down to protected creeks within the City of Portland. Staff has proposed a 75-foot-wide Environmental Conservation overlay centered on the drainageway with 37.5 feet on each side of the centerline. This means that effectively there is a 12.5-foot-wide regulated area on either side of the drainageway because the outer 25 feet of the environmental zone is a "transition area". Depending on the exact location of the drainageway centerline there may be even less conservation area on Mr. Ramsey's property because the drainageway is very close to his south property line. Staff believes that the decision to limit conflicting uses through application of the Environmental Conservation overlay is appropriate and recommends no change.

Recommended Action: No change.

Figure 6



Respondent #8: Brad Fletcher

Property Location: 1537 SW Comus **Map:** 4030

Issue: Concerns about the extent of the Environmental Conservation overlay on his property and how the regulations may affect his maintenance of view corridors.

Staff Response: Staff met Mr. Fletcher on the property and walked the site on 7/22/99. After visiting the property staff determined that some modification of the conservation overlay is necessary. The conservation overlay should extend 100 feet south of the Environmental Protection overlay zone on the property. The protection zone extends 50 feet south from the centerline of a creek on the property. This results in a total of 125 feet of regulated area south of the creek centerline and an additional 25 feet of transition area.

Mr. Fletcher was also concerned about continuing tree trimming and maintenance of view corridors on his property. The Environmental Overlay Zone has an exemption for continued landscape maintenance. This exemption does apply to tree trimming and maintenance for view corridors if the property owner has a clear record of past maintenance activities.

Recommended Action: Modify the conservation overlay as shown in Figure 7. Mr. Fletcher was satisfied with the staff proposal.

Figure 7



Respondent #9: Harry Czyzewski

Property Location: Near 1966 NW Ramsey Crest

Map: 2821

Issue: Concerns about the extent of the Environmental Protection overlay zone on his property.

Staff Response: Staff met with Mr. Czyzewski after the Planning Commission hearing on the 12th and then again at his property on 7/20/99. This area is at the top of the ridge separating the Balch Creek basin and the Cedermill Creek basin. This area does not and will not have access to sanitary sewer. The site is extremely steep but septic systems are the only option. The main issue is whether the proposed location of the protection overlay zone leaves enough space for septic systems. It does appear that some modification of the protection overlay is necessary to accommodate development with septic systems.

Recommended Action: Modify the proposed protection overlay zone as shown in Figure 8.



Property Location: 645 NW Skyline **Map:** 2921

Staff Response: Staff met with Mr. And Mrs. Cullison and their consultant Ken Sandblast at the property on 7/23/99. Mr. Cullison has the power of attorney for Ms. McCreedy's property and was questioning the extent of the conservation overlay at the southern side of the property. Staff confirmed that b-quality resources are present on the southwest corner of the property but that they do not extend as far east as is currently mapped.

Figure 9



1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	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Request from Commissioner Reddick: Commissioner Reddick requested information on the amount of Environmental Conservation and Protection overlay zoning proposed for each site similar to information provided in other resource plans prepared by the City. The following tables contain information on the amount of environmental zoning for each site. Information is provided for each proposed base zone and for vacant versus developed parcels.

Recommended Action: Add the following summary tables to the ESEE analysis for each site.

RESOURCE SITE 28, Johnson Creek

Proposed Zoning	Status	Acres of "C"	Acres of "P"
EG1	vacant	.02	.52
	developed	.14	.37
Total EG1		.16	.89
OS	vacant	.95	.70
	developed	--	--
Total OS		.95	.70
R20	vacant	--	.07
	developed	.44	2.11
Total R20		.44	2.18
R5	vacant	--	2.28
	developed	--	.48
Total R5		0	2.76
Total for Site	vacant	.97	3.55
	developed	.57	2.56
Total vacant and developed		1.54	6.11
Total Site Area	56 acres		
Total Proposed Environmental Zoning	7.65 acres		

RESOURCE SITE 105-A, Linnton

Proposed Zoning	Status	Acres of "C"	Acres of "P"
RF	vacant	.38	13.33
	developed	--	--
Total RF		.38	13.33
R10	vacant	.30	.36
	developed	.34	.40
Total R10		.64	.76
Total for Site	vacant	.67	13.69
	developed	.34	.40
Total vacant and developed		1.01	14.09
Total Site Area	40 acres		
Total Proposed Environmental Zoning	15.1 acres		

RESOURCE SITE 111-A, Sylvan

Proposed Zoning	Status	Acres of "C"	Acres of "P"
RF	vacant	25.87	33.97
	developed	8.81	6.75
Total RF		34.68	40.72
R10	vacant	38.43	20.32
	developed	75.33	27.09
Total R10		113.76	47.41
R20	vacant	15.84	10.45
	developed	33.89	15.14
Total R20		49.73	25.59
Total for Site	vacant	80.14	64.74
	developed	118.02	48.98
Total vacant and developed		198.16	113.72
Total Site Area	626 acres		
Total Proposed Environmental Zoning	311.9 acres		

RESOURCE SITE 117-A, Dunthorpe

Proposed Zoning	Status	Acres of "C"	Acres of "P"
R10	vacant	2.07	.5
	developed	2.45	1
Total R10		4.52	1.5
R20	vacant	23.53	6.85
	developed	39.53	14.84
Total R20		63.06	21.69
Total for Site	vacant	25.60	7.35
	developed	41.99	15.84
Total vacant and developed		67.59	23.19
Total Site Area	660 acres		
Total Proposed Environmental Zoning	90.8 acres		

EXHIBIT C:
ANALYSIS OF BASE ZONE
CHANGE IN DUNTHORPE-
RIVERDALE

**INCREASE in Dwelling Unit Capacity (vacan
for a Portion of Dunthorpe-Riverdale with proposed Zone Change
from County R30 to City R20**

This analysis estimates dwelling unit capacity for land listed in the Metro's *Vacant Land Inventory* and located in the Dunthorpe-Riverdale area that now has County R30 zone. The portions of Dunthorpe-Riverdale currently zoned County R10 and R20 are not included in this analysis because the number of developable lots is not altered by a change in base zone. Dunthorpe-Riverdale currently contains 538 acres of land zoned County R30.

A zone change from County R30 to City R20 would yield a potential increase of 57 additional buildable lots for these properties. The dwelling unit capacities shown below are the maximum development potential for each zone, based on the database used and on each zone's required minimum lot size. This estimate is based on the best available data. It does not take into consideration a variety of factors affecting development including some environmental factors, adequate public facility capacity, minimum lot dimension requirements, variances and adjustments, or the potential for development on substandard lots of record. An analysis of the change in substandard lot development procedures is included after the capacity estimates.

Metro's Vacant Land Inventory was used in this calculation. Properties with vacant and buildable land were categorized into sizes that would accept 1 new dwelling unit (DU), 2 DU, and so forth, up to 8 DU. The lot size categories were based upon the minimum lot size of 30,000 SF for the existing County R30 zone, and 20,000 SF for the proposed City R20 zone.

Existing Situation - County R30 Zone

Dwelling Unit Capacity Potential	Number of Database Records	Maximum Additional Dwelling Unit Capacity *
One DU	35	35
Two	3	6
Three	1	3
Four	3	12
Five	1	5
Six	0	0
Seven	0	0
Eight	0	0
Totals	43	61

* lot size of 30,000 Square Feet was used to determine additional capacity.

Proposed City R20 Zone

Dwelling Unit Capacity Potential	Number of Database Records	Maximum Additional Dwelling Unit Capacity *
One DU	63	63
Two	7	14
Three	2	6
Four	2	8
Five	0	0
Six	2	12
Seven	1	7
Eight	1	8
Totals	78	118

* lot size of 20,000 Square Feet was used to determine additional capacity.

Net Increase

Zoning	Maximum Dwelling Unit Capacity
County R30 Zoning	61
City R20 Zoning	118
Difference (increase)	57

Change in 'Substandard Lot' Development Regulations from County R30, R20, R10 to City R20

Some areas in the Dunthorpe-Riverdale neighborhood were originally platted with lots of 5,000 square feet or less. Many of these lots are smaller than the minimum size required by both the current zoning (County R30, R20 or R10) and the proposed zoning (City R20 or R10). This analysis provides an overview of how these substandard 'lots of record' are regulated under the existing County Code and how this will change with the proposed application of the Portland Code.

Multnomah County Code:

Until 1994, the County Code allowed development on "lots with a deed of record" as small as 3,000 square feet in County zones R30 and R20. The Code's lot definitions were refined in 1994 to require grouping contiguous substandard lots of record under common ownership to comply "as nearly as possible" with the base zone's minimum lot sizes. This provision was added only to the regulations of County zones R30 and R20. (*Multnomah County Zoning Ordinance: 11.15.2848*)

Substandard lots greater than 3,000 square feet remain developable under current County R10 regulations.

City of Portland Code:

Under the current recommendation, Dunthorpe-Riverdale properties zoned County R30 or R20 will be converted to City R20. The City's Code takes a different approach to development on substandard lots. In the City R20 zone, substandard lots larger than 14,000 square feet are developable by right. (*Portland Zoning Code: 33.291*) For development on substandard lots smaller than 14,000 square feet, a Type II discretionary review process is required.

In the City R10 zone, substandard lots larger than 7,000 square feet are developable by right. Lots smaller than 7,000 square feet require the discretionary review process.

Portland Zoning Code Chapter 33.291 on Substandard Residential Lots is attached.

How Many Developable Substandard Lots of Record are there in Dunthorpe-Riverdale?

The portions of Dunthorpe-Riverdale that were originally platted with small lots (with an average of 5,000 square feet) are limited to three areas in the northwestern portion of the district. The attached map shows the areas with small-lot platting. The rest of the Dunthorpe-Riverdale area will be largely unaffected by the change in substandard lot regulations because there are few undeveloped lots of record smaller than 20,000 square feet (the minimum required by the City R20 base zone).

The northernmost area with small-lot platting is currently zoned County R10 and will be zoned City R10. As there is currently no clause in the County Zoning Ordinance to prohibit development of substandard lots in the R10 zone, this area will not experience any increase in substandard lot development due to the change in zoning regulations. There may be a decrease in the development potential for substandard lots in the transition to the City's R10 zone because of the discretionary review process required for lots smaller than 7,000 square feet.

The rest of the area with small-lot platting is partly zoned County R20 and partly R30. The current proposal will zone this area to City R20. With the transition to Portland's Code, there may be some increase in development on substandard lots in this area. However, because the area is largely developed and many existing homes are sited over originally platted lot lines, it is staff's opinion that relatively little substandard lot development will occur. In addition, development on substandard lots can only take place without a Type II discretionary review if the lot or combination of lots has an area 14,000 square feet or greater.

Variances and Adjustments to minimum lot sizes in County and City Codes

Multnomah County Code:

The County Code allows for variances to dimensional standards (setbacks or height) only. It does not allow for variances to minimum lot sizes.

City of Portland Code:

The City of Portland Zoning Code contains a provision for adjustments to the minimum lot size in residential zones. Requests for adjustment are processed through a Type II discretionary review. Adjustments that meet the approval criteria (outlined in Section 33.805.040 of the Portland Zoning Code) may be granted to allow the creation of new lots according to the chart below:

Zone	Adjusted minimum lot size
RF	1 acre
R20	15,000 square feet
R10	8,750 square feet
R7	6,000 square feet
R5	3,000 square feet

Section 33.805 "Adjustments" of the Portland Zoning Code is attached.

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Area currently zoned
County R20

Area currently zoned
County R10

Areas currently zoned
County R30



Small-Lot* Platting in Dunthorpe-Riverdale

* Areas with platting with average lot size of 5,000 square feet.

Source: Multnomah County Sectional Zoning Maps

CHAPTER 33.291 SUBSTANDARD RESIDENTIAL LOTS

Sections:

- 33.291.010 Purpose
- 33.291.020 Substandard Lot Types
- 33.291.030 Allowed Housing
- 33.291.040 Development Standards
- 33.291.050 Procedure
- 33.291.060 Approval Criteria

33.291.010 Purpose

The substandard residential lot regulations allow infill housing on existing lots which do not meet the minimum lot size requirements of the current zone, while maintaining compatibility with the neighborhood. The regulations are intended to allow for a reasonable use of the land, but not to legitimize parcels which were divided after subdivision and partitioning regulations were established, and which did not comply with the jurisdiction's regulations. The regulations also allow development on lots which were rendered substandard by condemnation for right-of-way.

33.291.020 Substandard Lot Types

(Amended by Ord. No. 165417, effective 6/5/92. Amended by Ord. No. 166702, effective 7/30/93). Substandard lots are divided into two types.

A. Type A. Except as provided in subsection B below, a Type A substandard lot is:

1. A lot of record, or a combination of lots of record; and
2. Which is currently vacant; and
3. Which **does not** meet one or more of the dimensional requirements for new lots in the zone; and
4. Which **does** meet all of the dimensional requirements of Table 291-1. Lots in the R2.5 and R5 zones are exempt from meeting any dimensional requirements, and are considered Type A lots if they comply with paragraphs 1, 2, and 3 above.

or

5. A lot of record, or a combination of lots of record; and
6. Which is currently vacant; and
7. Which **did** meet all the dimensional requirements of Table 291-1, but was reduced below one or more of those requirements solely because of condemnation by a public agency for right-of-way.

B. Exception to Type A Lots. Within the West Portland Park subdivision, a lot of record that would otherwise meet the definition of a Type A substandard lot, is regulated as a Type B substandard lot.

Table 291-1 Minimum Size For Type A Lots					
Standard	RF	R20	R10	R7	R5 & R2.5
Lot Area	1 acre	14,000 Sq. Ft.	7,000 Sq. Ft.	5,000 Sq. Ft.	No Minimum
Lot Width	80 Ft.	70 Ft.	60 Ft.	50 Ft.	No Minimum
Lot Depth	120 Ft.	100 Ft.	80 Ft.	70 Ft.	No Minimum

C. Type B. A Type B substandard lot is:

1. A lot of record, or a combination of lots of record; and
2. Which is currently vacant; and
3. Which **does not** meet all of the dimensional requirements of Table 291-1.

or

4. A tract or a combination of tracts of land which is **not** a lot of record; and
5. Was created and recorded before July 26, 1979 by a deed or other instrument recorded with the appropriate county recorder; and
6. Which is currently vacant.

D. Lots with damaged or destroyed housing. A substandard lot which at one time was developed with housing and the housing has been damaged or destroyed by fire or other causes beyond the control of the owner, is subject to the following:

1. If the repair cost is more than 75 percent of the assessed value of the structure, and the structure or site has been vacant for more than 5 years, then the requirements of this chapter apply.
2. If the repair cost is less than 75 percent of the assessed value of the structure, or if the repair cost is more than 75 percent of the assessed value of the structure and the structure or site has been vacant for less than 5 years, then the requirements of 33.258.060, Nonconforming Residential Densities apply.

33.291.030 Allowed Housing

(Amended by Ord. No. 165417, effective 6/5/92.) Houses are allowed by right on Type A substandard lots, subject to the requirements of the base zone and the standards of 33.291.040 below. Houses may be allowed through a substandard lot review on a Type B substandard lot. They are subject to the requirements of the base zone and the standards of 33.291.040 below. Housing is prohibited on a tract created after July 26, 1979, which did not comply with the zoning regulations when it was recorded.

33.291.040 Development Standards

(Amended by Ord. No. 165417, effective 6/5/92.)

- A. When these standards apply.** The development standards of this section apply to Type A and B substandard lot development. The development standards of the base zone apply unless specifically addressed in this section.

- B. **Setbacks.** In cases where existing development on an abutting lot has less than the currently required side or rear building setback, the required side and rear building setbacks of the substandard lot are increased to make up the difference, and provide the minimum required separation between buildings (double side setbacks.)
- C. **Required outdoor areas.** In the R5 and R2.5 zones, the minimum required outdoor area is 200 square feet with a minimum dimension of 10 by 10 feet.
- D. **Sewers.** If a sanitary sewer is available, the development must hook up to the sewer. If sanitary sewer is not available, then the applicant must sign a waiver of remonstrance against the creation of a local improvement district to provide sewers. The applicant must also sign a mandatory hook-up agreement with the Bureau of Environmental Services.
- E. **Streets.** If the abutting street is not improved to City standards, then the applicant must sign a waiver of remonstrance against the creation of a local improvement district to improve the street.
- F. **Orientation to the street.**
 - 1. **Purpose.** The intent of this subsection is to encourage compatibility with the neighborhood, promote housing which will provide opportunities for surveillance of the street, and assure that garages and driveways do not dominate the site as seen from the street.
 - 2. The front facade of the house may not include more than 40 percent of garage wall area. On corner lots, the requirement applies to the street that will contain the address of the house.
 - 3. The ground-level front facade of a house must contain at least 20 square feet of windows on exterior walls of living areas. On corner lots, each frontage must meet this standard.

33.291.050 Procedure

Substandard lot reviews for Type B lots are processed through a Type II procedure.

33.291.060 Approval Criteria

(Amended by Ord. No. 165417, effective 6/5/92.) Substandard lot reviews will be approved if the review body finds that the applicant has shown that all of the following criteria have been met:

- A. On July 26, 1979, or any time since that date, the lot did not abut any substandard lot owned by the same family or business. The intent of this criterion is to not allow ownerships to be split into substandard building sites;
- B. The proposed development is as compatible with the surrounding housing as is practical. Compatibility is based on considerations such as placement on the lot, size, height, number of stories, angle of roof pitch, architectural style, size and placement of accessory structures such as garages, building materials, and landscaping materials; and
- C. Any requested adjustments are consistent with the purpose of this chapter and the intent of the regulation being adjusted.

**CHAPTER 33.805
ADJUSTMENTS**

(Amended by: Ord. No. 167127, effective 12/17/93; Ord. No. 169987, effective 7/1/96; Ord. No. 171740, effective 11/14/97; Ord. No. 175204, effective 3/1/01.)

Sections:

- 33.805.010 Purpose
- 33.805.020 Procedure
- 33.805.030 Regulations Which May and May Not Be Adjusted
- 33.805.040 Approval Criteria

33.805.010 Purpose

The regulations of the zoning code are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply city-wide, but because of the city's diversity, some sites are difficult to develop in compliance with the regulations. The adjustment review process provides a mechanism by which the regulations in the zoning code may be modified if the proposed development continues to meet the intended purpose of those regulations. Adjustments may also be used when strict application of the zoning code's regulations would preclude all use of a site. Adjustment reviews provide flexibility for unusual situations and allow for alternative ways to meet the purposes of the code, while allowing the zoning code to continue to provide certainty and rapid processing for land use applications.

33.805.020 Procedure

Requests for an adjustment are processed through a Type II procedure.

33.805.030 Regulations Which May and May Not Be Adjusted

- A. Eligible regulations.** Unless listed in Subsection B. below, all regulations in this Title and in Chapters 32.32 and 32.34 of the Sign Code may be modified using the adjustment review process.
- B. Ineligible regulations.** Adjustments are prohibited for the following items:
 - 1. To allow a primary or accessory use that is not allowed by the regulations;
 - 2. As an exception to any restrictions on uses or development which contain the word "prohibited";
 - 3. As an exception to a threshold for a review. An example is 33.140.100.B.3 in the Employment and Industrial Zones chapter. It states that a single Office use 3,000 square feet or less is allowed by right, but larger ones require a conditional use review. An adjustment could not be granted to allow an Office use of 3,200 square feet; the conditional use review is mandatory;
 - 4. As an exception to a qualifying situation for a regulation, such as zones allowed or items being limited to new development. An example of this is 33.251.030.B, which says that mobile home parks are allowed only in the R3 and R2 zones. An adjustment could not be granted to allow a mobile home park in any other R zone;

5. As an exception to a definition or classification. An example is a convenience store, which is defined as being under 4,000 square feet in area, requiring a package store liquor license, and being open more than 15 hours a day. An adjustment could not be granted to change the amount of square feet, the package store liquor license, or the hours a convenience store is open;
6. As an exception to the procedural steps of a procedure or to change assigned procedures;
7. To allow an increase in density of more than one-half of a dwelling unit in the R3, R2, or R1 zones. An example would be the owner of an R1 lot at between 6,000 and 6,499 square feet could not ask for a seventh unit, but an owner of a lot between 6,500 and 6,999 could; and
8. To create a **new lot** on vacant land in a residential zone below the sizes stated below, unless specifically allowed by this Title:

RF	43,560	square feet
R20.....	15,000	square feet
R10.....	8,750	square feet
R7	6,000	square feet
R5 through RH.....	3,000	square feet

33.805.040 Approval Criteria

The approval criteria for signs are stated in Chapter 33. 286, Signs. All other adjustment requests will be approved if the review body finds that the applicant has shown that either approval criteria A. through F. or approval criteria G. through I., below, have been met. Adjustments to the ground floor window requirements of this Title must also meet the additional requirements stated in the ground floor window sections in the base zones.

- A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and
- B. If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in a C, E, or I zone, the proposal will be consistent with the desired character of the area; and
- C. If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and
- D. City-designated scenic resources and historic resources are preserved; and
- E. Any impacts resulting from the adjustment are mitigated to the extent practical; and
- F. If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable;
or
- G. Application of the regulation in question would preclude all reasonable economic use of the site; and

- H.** Granting the adjustment is the minimum necessary to allow the use of the site;
and
- I.** Any impacts resulting from the adjustment are mitigated to the extent practical.

Proposed Land Use Zones

Multnomah County - Portland Compliance Project

Below is an explanation of land use zones, with a description of each zone being proposed for the project areas. For more information, contact project staff, or see the Portland Zoning Code. The Portland Zoning Code is also available for review on the City's web site at <http://www.planning.ci.portland.or.us/>.

Base Zones & Overlay Zones

There are two basic types of land use zones: **base zones** and **overlay zones**. Every property in both the County and the City has a base zone. Each base zone has its own regulations designed to fulfill the purpose of that zone. The zone's regulations provide detailed land use information including the types of land uses allowed in that zone, and development standards such as minimum lot size. For example, the Residential 10,000 (**R10**) base zone is a single-family residential zone with a 10,000 square foot minimum lot size requirement. The R10 base zone allows primarily residential homes, may allow other uses under certain conditions, such as a corner neighborhood store, and does not allow others. For example, industrial land uses are not allowed in the R10 zone.

Overlay zones are an additional set of land use regulations beyond those specified in the base zone. Overlay zones supercede base zone requirements and may be more restrictive or flexible than the base zone. Overlay zones are used when more than one area shares the need to address a specific issue or combination of factors. For example, state law requires cities and counties to have specific regulations for land uses on land near the shores of the Willamette River. These regulations are designed to preserve the Willamette River for future generations of Oregonians. The Willamette River Greenway (**WRG**) overlay zone is applied to these areas to address these requirements. Environmental zones are also overlay zones, and are designed to balance property development rights and conservation of natural resources.

Proposed Zones

Below is a list of the land use zones that are being proposed for lands within the Multnomah County Compliance Project. For this project, existing land uses will be allowed to continue when the proposed new zones become effective. For more information, contact project staff or visit the Portland Permit Center. As mentioned, the current Portland Zoning Code is available for review on the City's web site at <http://www.planning.ci.portland.or.us/>.

Open Space Zone (OS)

Used to preserve lands that serve an active and passive recreational function and/or provide a sense of open space in the urban environment, it is applied almost exclusively to publicly owned property, parks, golf courses and cemeteries.

Single Dwelling Residential Zones (R zones)

The residential zones foster different types and densities of single-dwelling development. They are intended to preserve land for housing and to provide housing opportunities for individual households.

☐ Residential Forest (RF)

The RF zone is intended to generally be an agricultural zone. Residential use is allowed. A site or property zoned RF must be a minimum of 2 acres in order to develop it. Agricultural uses are allowed in the RF zone.

Single Dwelling Residential Zones (R zones) - continued -

- Residential 20,000 (R20)
A site or property zoned R20 must have at least 20,000 square feet to be developed. Agricultural uses are allowed.
- Residential 10,000 (R10)
A site or property zoned R10 must have at least 10,000 square feet to be developed. Agricultural uses require a conditional use review.
- Residential 7,000 (R7)
A site or property zoned R7 must have at least 7,000 square feet to be developed. Agricultural uses require a conditional use review.
- Residential 5,000 (R5)
A site or property zoned R5 must have at least 5,000 square feet to be developed. Agricultural uses are prohibited.

Commercial Zones

Commercial zones are designed to provide for a wide range of commercial activities. These zones create economic opportunities and provide benefits to consumers by providing convenient places to obtain commercial goods and services.

- Office Commercial 1 (CO1)
The CO1 zone allows low-density or small-scale office uses in or near residential areas or between residential and commercial areas. This zone would allow uses such as medical/dental offices, real estate or other professional offices.

Employment Zones

Employment zones are generally found in areas that were traditionally industrial and have been diversifying over the years to other uses. They are located in areas that are best suited for locating businesses and industrial uses. They also include supportive uses that create jobs and provide commercial and residential opportunities.

- General Employment 1 (EG1)
The EG1 zone allows for a variety of employment and business opportunities. It is generally located in older developed areas that have an existing street system.

Industrial Zones

Industrial zones are applied in areas where a full range of industrial development can occur. Uses such as vehicle repair, manufacturing and production, warehouse, wholesale sales and railroad yards are permitted in the Industrial zones.

- General Industrial 2 (IG2)
The IG2 zone allows a variety of industrial opportunities. Generally this zone includes industrial areas with larger lots and an irregular or more dispersed street system.

CITY-COUNTY ZONING COMPARISON CHART

	West Side Base Zones											
Allowed Housing Types	County MUA-20	County R-40	County R-30	City RF	County R-20	City R-20	County R-10	City R-10	County R-7	City R-7	County R-4	City R-5
Housing Type												
-House	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
-Attached house (2 only)	No	No	No	No	No	Yes	No	Yes	No	Yes	No	Yes
-Accessory dwelling unit	No	No	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes
-Duplexes												
-on corners	No	Maybe	Maybe	No	Maybe	Yes	Maybe	Yes	Maybe	Yes	Yes	Yes
-on transitional lots	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
-Manufactured home	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
-Mobile Home Park/RV Park	No/CU	No/CU	No/CU	No	No/CU	No	No/CU	No	No/CU	No	No/CU	No
-Houseboat Moorage	CU	No	No	No	No	No	No	No	No	No	No	No
-Single Room Occupancy units (SROs)	No	No	No	No	No	No	No	No	No	No	No	No
-Apartment Dwellings (on transitional lots)	No	No	No	No	No	No	No	No	No	No	Yes	No
Use Categories												
Residential												
-Household Living	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
-Group Living/Group care	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU
Commercial/Office	CU/CU	No/ Maybe	No/ Maybe	No	No/ Maybe	No	No/ Maybe	No	No/ Maybe	No	No/ Maybe	No
Industrial	CU	No	No	No	No	No	No	No	No	No	No	No
Institutional	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU
Agriculture	Yes	Yes	Yes	Yes	Yes	Yes	Yes	CU	Yes	CU	No	No
Development Standards												
Minimum Lot Size												
-min. lot area	20 Acres	40,000 sq. ft.	30,000 sq. ft.	2 Acres	20,000 sq. ft.	20,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	7,000 sq. ft.	7,000 sq. ft.	8,000/ 7,000 ²	5,000 ³ sq. ft.
-min. lot width	n/a	100 ft.	80 ft.	100 ft.	80 ft.	80 ft.	70 ft.	70 ft.	60 ft.	60 ft.	60 ft.	50 ft.
-min. lot depth	n/a	140 ft.	130 ft.	150 ft.	120 ft.	120 ft.	100 ft.	100 ft.	80 ft.	90 ft.	80 ft.	80 ft.
Maximum Height	35 ft. ⁴	35 ft.	35 ft.	30 ft.	35 ft.	30 ft.	35 ft.	30 ft.	35 ft.	30 ft.	35 ft.	30 ft.
Minimum Setbacks ⁵												
-front building setback ⁶	30 ft.	30 ft.	30 ft.	20 ft.	30 ft.	20 ft.	30 ft.	20 ft.	20 ft.	15 ft.	20 ft.	10 ft.
-side building setback	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	5 ft.	5 ft.	5 ft.	5 ft.
-rear building setback	30 ft.	30 ft.	30 ft.	10 ft.	30 ft.	10 ft.	25 ft.	10 ft.	25 ft.	5 ft.	25 ft.	5 ft.
-garage setback				18 ft.		18 ft.		18 ft.		18 ft.		18 ft.
Maximum Building Coverage	n/a	20% of site area	25% of site area	10% of site area	30% of site area	25% of site area	30% of site area	30% of site area	35% of site area	35% of site area	40% of site area	45% of site area

¹ Construction of a single-family dwelling for the housing of help required to carry out a primary use (farming, forestry, etc.) is permitted.

² The minimum lot size in the R-4 zone shall be 8,000 sq. ft. for a two-family dwelling, 7,000 sq. ft. for a single-family dwelling, and 4,000 sq. ft. for each dwelling unit in dwelling groups.

³ In the City R-5 zone lots as small as 4,000 sq. ft. are allowed if the average lot size in a development is at least 5,000 sq. ft.

⁴ Structures such as barns, silos, windmills, antennae, chimneys or similar structures may exceed the height requirement if located at least 30 ft. from any property line.

⁵ In City residential zones R-10 through R-5, a variety of design standards also apply to new development.

⁶ In City residential zones, exceptions may be made to front setbacks for properties with environmental zones, steep slopes, or certain other situations.

CITY-COUNTY ZONING COMPARISON CHART

Allowed Housing Types	East Side Base Zones										
	County LR-40	County LR-30	City RF	County LR-20	City R-20	County LR-10	City R-10	County LR-7	City R-7	County LR-5	City R-5
Housing Type											
-House	Yes ¹	Yes ¹	Yes	Yes ¹	Yes	Yes ¹	Yes	Yes ¹	Yes	Yes ¹	Yes
-Attached house	No	No	No	No	Yes	No	Yes	No	Yes	No	Yes
-Accessory dwelling unit	No	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes
-Duplexes											
-on corners	Maybe	Maybe	No	Maybe	Yes	Yes	Yes	Yes	Yes	Yes	Yes
-on transitional lots	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
-other situations	No	No	No	No	No	Yes	No	Yes	No	Yes	No
-Manufactured home	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
-Mobile Home Park/RV Park	No/CU	No/CU	No	No/CU	No	No/CU	No	CU/CU	No	CU/CU	No
-Houseboat Moorage	No	No	No	No	No	No	No	No	No	No	No
-Single Room Occupancy units (SROs)	No	No	No	No	No	No	No	No	No	No	No
Apartment Dwellings	No	No	No	No	No	No	No	CU	No	CU	No
Use Categories											
Residential											
-Household Living	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
-Group Living	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU
Commercial/Office	No/CU	No/CU	No	No/CU	No	No/CU	No	No/CU	No	No/CU	No
Industrial	No	No	No	No	No	No	No	No	No	No	No
Institutional	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU
Agriculture	Yes	Yes	Yes	Yes	Yes	Yes	CU	Yes	CU	Yes	No
Development Standards ²											
Minimum Lot Size											
-min. lot area	40,000 sq. ft.	30,000 sq. ft.	2 Acres	20,000 sq. ft.	20,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	7,000 sq. ft.	7,000 sq. ft.	5,000 sq. ft.	5,000 ³ sq. ft.
-min. lot width	100 ft.	80 ft.	100 ft.	80 ft.	80 ft.	70 ft.	70 ft.	60 ft.	60 ft.	45/50 ft.	50 ft.
-min. lot depth			150 ft.		120 ft.		100 ft.		90 ft.		80 ft.
Maximum Height	35 ft.	35 ft.	30 ft.	35 ft.	30 ft.	35 ft.	30 ft.	35 ft.	30 ft.	35 ft.	30 ft.
Minimum Setbacks											
-front building setback ⁴	30 ft.	30 ft.	20 ft.	30 ft.	20 ft.	30 ft.	20 ft.	20 ft.	15 ft.	20 ft.	10 ft.
-side building setback	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	5 ft.	5 ft.	5 ft.	5 ft.
-rear building setback	20 ft.	20 ft.	10 ft.	20 ft.	10 ft.	20 ft.	10 ft.	15 ft.	5 ft.	15 ft.	5 ft.
-garage setback			18 ft.		18 ft.		18 ft.		18 ft.		18 ft.
Maximum Building Coverage	20% of site area	25% of site area	10% of site area	30% of site area	25% of site area	35% of site area	30% of site area	40 % of site area	35% of site area	50 % of site area	45% of site area

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Note: This comparison chart addresses **use** issues only, other standards and criteria apply. For a full description of uses and regulations, please see the County Zoning Ordinance (<http://www.co.multnomah.or.us/dscd/landuse/index.shtml>) or City Code (<http://www.planning.ci.portland.or.us/>).

CU = Conditional Use Permit required, decision made by the Planning Director or Hearings Officer after a public hearing.

¹ More than one single family detached dwelling may be located on a lot provided that all applicable dimensional requirements are met for each such dwelling and its accessory uses.

² In City residential zones R-10 through R-5, a variety of design standards also apply to new development.

³ In the City R-5 zone lots as small as 4,000 sq. ft. are allowed if the average lot size in a development is at least 5,000 sq. ft.

⁴ In City residential zones, exceptions may be made to front setbacks for properties with environmental zones, steep slopes, or certain other situations.

WHAT IS AN ENVIRONMENTAL OVERLAY ZONE?

The Basics

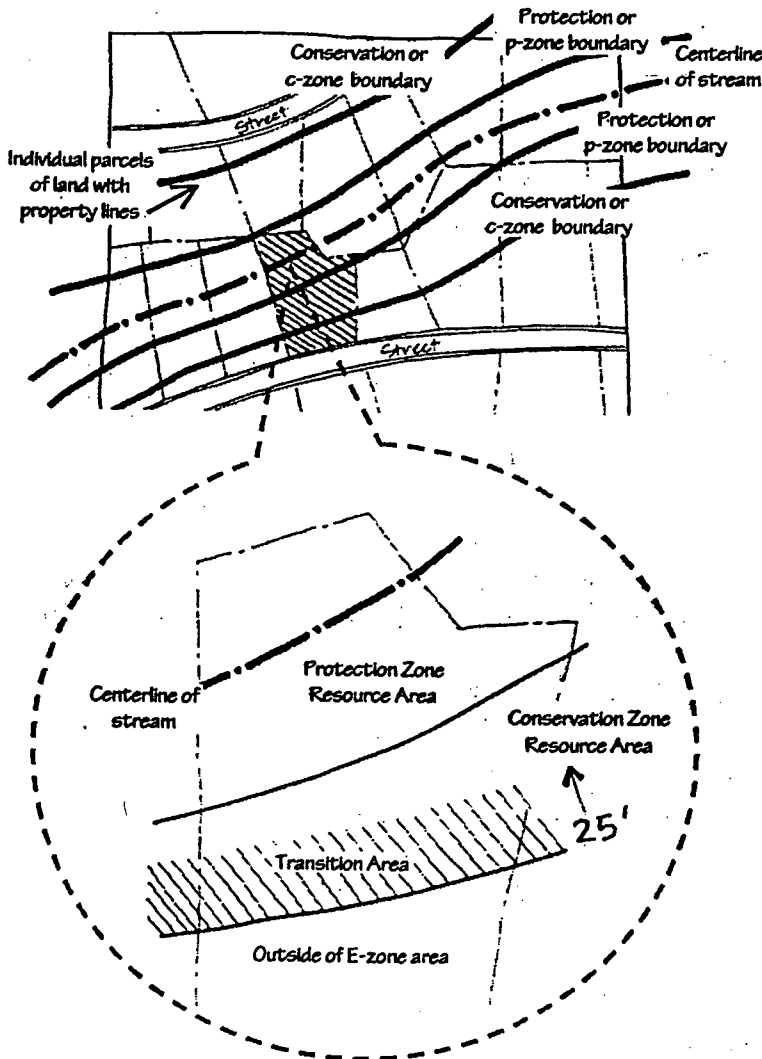
An **environmental overlay zone** is a land use designation that is applied to protect natural resources and minimize man-made impacts in areas that have significant natural resources. It is called an **overlay zone** because it is only applied in certain situations and is "overlaid" or applied in addition to the underlying **base zone**. A zone is defined as an area that is designated for certain types of land uses and land use regulations. Different types of land use base zones include open space, residential, commercial, and industrial zones. Base zones and overlay zones are shown on the City zoning maps. For example, imagine a property in a residential zone containing a stream with wooded slopes or a wetland. The portions of the property that contain, and are adjacent to the

environmentally sensitive areas may receive an environmental overlay zone in addition to their residential land use base zone.

Environmental zones are applied to protect natural resources and the benefits they provide. These benefits, or **functional values**, may be physical, aesthetic, scenic, educational or a combination of these.

For example, for a natural resource such as a wetland, functional values include:

- temporary storm water detention
- fish and wildlife habitat
- a natural filtering system for silt and pollutants
- aesthetic "greenspace" values,
- scenic values to neighboring developments
- recreation opportunities such as bird watching
- groundwater recharge



Example of an Environmental Conservation and Protection Zones on a Property. Environmental zones consist of resource areas and transition areas. Within the resource area is the environmental protection zone (p-zone) and the environmental conservation zone (c-zone). The **transition area**, or buffer, consists of the outer 25-feet of the environmental zone and is adjacent to either the protection zone or the conservation zone.

The Details

Every environmental zone area includes a **resource area** and a **transition area**. There are two types of environmental overlay zones in the resource area:

Conservation Zones designate areas where environmental resources and functional values can be protected while allowing environmentally sensitive development. The Environmental Conservation zone is shown with a "c" on the proposed Environmental Zoning Maps.

Protection Zones designate areas where development will be approved only in rare and unusual circumstances because of the importance and sensitivity of the environmental resources and their functional values. The Environmental Protection zone is shown with a "p" on the proposed Environmental Zoning Maps.

The **transition area**, or buffer, consists of the outer 25-feet of the environmental zone and is adjacent to either the protection zone or the conservation zone.

Will environmental regulations apply to my property?

If you develop a property that includes **environmental zones**, you may need to comply with environmental regulations. You can ask project staff to assist you, or you can check the proposed environmental zoning maps to see if your property is shown with proposed e-zones. In general, if you plan to do the following within an environmental overlay zone your proposal will be subject to environmental regulations:

- build new structures

- disturb the ground surface
- remove or trim native vegetation
- divide land within environmental zones

Development that is exempted from environmental regulations is listed in Portland Zoning Code Environmental Zones Chapter (Section 33.430.080). For more information, contact project staff.

What do environmental zones do?

Environmental zones contain development regulations designed to help protect important environmental resources and to carry out natural resource protection policy. These regulations also encourage flexibility and innovation in site planning and require developers to do the following:

- be sensitive to the site's protected resources
- provide a thorough inventory of the site prior to development
- avoid as many impacts to the resources on the site as possible
- minimize the damage of unavoidable impacts, and,
- mitigate for the damage caused by unavoidable impacts by replacing lost resources.

How will a development proposal be reviewed?

If the development proposal is subject to environmental regulations, it will be reviewed using either an *Environmental Plan Check* or an *Environmental Review* procedure. Please note that other zoning requirements may also apply to the proposed project.

What is the difference between the Plan Check and the Review?

In an *Environmental Plan Check*:

- The proposal will be checked against the objective development standards that are listed in the Portland Zoning Code Environmental Zone Chapter (Section 33.430.110 through 33.430.170).
- The plans are checked at the building permit stage.
- The procedure is quicker than an environmental review. An *Environmental Plan Check* generally takes 18 days if all information submitted is complete and the inspector finds that the site plan complies with Environmental Zone Requirements.
- There is no public hearing and no ability to appeal the decision.
- The developer must demonstrate compliance with the site plan as it is completed.
- The proposed development area must be marked on the site and a public notice posted.

In an *Environmental Review*:

- The development proposal will be reviewed against the discretionary approval criteria listed in the Portland

Zoning Code Environmental Zone Chapter (Section 33.430.250).

- The review must be completed before building permits can be issued.
- The procedure allows more flexibility than an *Environmental Plan Check*, but takes longer than the *Plan Check*. The minimum amount of time it may take to process an *Environmental Review* application is 40 to 50 days, if the initial application is complete.
- Depending on the scope of the project, there may be a required public hearing, and the decision can be appealed.
- A greater level of environmental impact analysis is required than for the *Plan Check*. Detailed environmental studies are required. The developer will need to justify the proposed development location and design. Measures to mitigate adverse impacts will be required to replace lost environmental resources.
- The developer will be responsible for demonstrating that the development proposal meets all of the approval criteria.

Which procedure will I use?

You can use the *Environmental Plan Check* if the project will meet all of the applicable environmental development standards (listed in the Portland Zoning Code Environmental Zones Chapter (Section 33.430.110 through 33.430.170).

A development proposal must go through *Environmental Review* if the project cannot meet the environmental development standards or if it is located within a special environmental district.

For More Information.....

- The City of Portland's Environmental Zoning program is explained in the *Portland Environmental Handbook*. Copies can be purchased at the Portland Permit Center.
- *Environmental Plan Check* and *Environmental Review* procedures informational handouts are available at the Portland Permit Center.
- Specific environmental regulations that may apply to a development proposal are in the Portland Zoning Code (Environmental Zones Chapter 33.430). Copies of this chapter can be purchased at the Portland Permit Center.

City of Portland Permit Center
1120 SW 5th Avenue
Portland, Oregon 97204
503-823-7765 - www.ci.portland.or.us

Transfer from County to City Zones for the Multnomah County-Portland Functional Plan Compliance Project

Below is a detailed explanation of how new proposed land use zones were determined for the project areas. For more information, please talk with project staff.

Because the project areas do not have the capacity to accommodate additional population beyond what can be handled through the existing public infrastructure (roads, sewer and water systems), "equivalent" City zoning is being proposed to match as closely as possible current County zoning.¹ Portland Zoning Code's **Table 855-1**, "Assigned City Zoning for Multnomah County Zones" was used to find the equivalent City zone. There are instances where Table 855-1 cannot be used. These situations are explained in the steps listed below. These steps were used for determining City base zones for the project areas.

1. Refer to Portland Zoning Code's zone conversion table (**Title 33, Table 855-1**) first to see if the equivalent zoning "*fits well*" with existing land uses and development patterns. "*Fits well*" means that the new proposed zone will not cause non-conforming situations, due primarily to existing land uses, and development patterns. A non-conforming situation is one that was created in conformance with development standards but which does not meet the current standards or other land use requirements. Examples of non-conforming situations are inadequate lot size, or a use that was formerly allowed by right when established but is subsequently no longer allowed in the zone.
2. If the "equivalent" zone listed in Table 855-1 does not "fit well," use the City zone that is the next "*best fit*" with the existing land use and development patterns and with the current County zone.
3. If the area is on private septic systems, first rely upon the following general rule: Factors such as soil types and area required for a private on-site septic system equals a lot area of 20,000 SF for a single family residence and 30,000 SF for a duplex (Mike Ebeling, City Senior Environmental Soils Inspector, Portland Bureau of Buildings)². If existing lack of public infrastructure (roads or water delivery) cannot reasonably accommodate R-20 lot sizes, use City zone RF.
4. For areas with County rural zones (for example, CFU, MUA-20, RR), use City RF (per Title 33's Table 855-1) unless non-conforming situations will be created due to existing lot sizes, land use and development patterns. If so, then do the following:
 - If feasible, use City zone R20, which is consistent with the City and County Sanitarian's guideline of minimum lot size for septic systems to serve single-family residences.
 - If City zone R20 creates non-conforming situations due to existing lot sizes and development patterns, use the "best fit" City zone.

C: My Docs\Zone Criteria4_19.doc. Updated 4-30-99

¹ The project areas which do not have significant public facility constraints are Dunthorpe-Riverdale (Area #31), which has water and sewer service, and Cornell Rd. (Area #5), which receives City water and could be served by Unified Sewerage Agency for sewer within the planning period (between now and year 2017).

² Mike Ebeling is the staff person responsible for issuing private septic system permits for the City of Portland and for the unincorporated areas of Multnomah County. Lot sizes below 20,000 SF do not preclude private on-site waste disposal systems, such as sand filter technology.

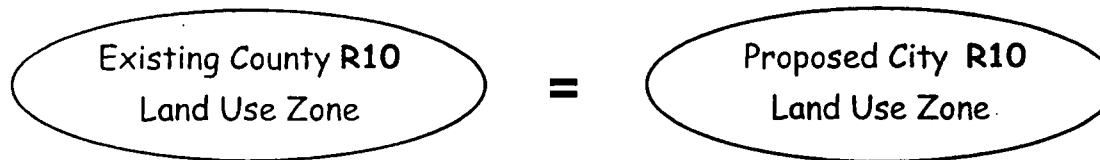
Transfer from Existing County Zones to Proposed City Zones

Project Staff used the following method to determine proposed new land use zones for project areas.

Step 1

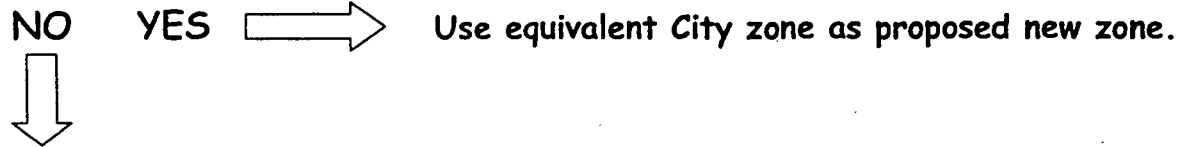
We determined: What is the "equivalent" City land use zone?*

Here is an example of an "equivalent" City residential zone to an existing County residential zone.



Step 2

We asked: Does the equivalent City zone "fit well" with existing land uses and development patterns?



Step 3

If not, determine the "best fit" zone and propose as new zone.

Factors considered in determining the "best fit" zone:

Capacity of public infrastructure to accommodate significant additional population densities.

Non-conforming situations, such as inadequate lot size, that may be created by applying the equivalent zone.

The Open Space zone will be proposed for publicly-owned property that is now used for open space, park or recreational uses.

If the property has significant natural resources identified through the 1998 Natural Resource Inventory, the "best fit" zone may be determined by completing a state-required process designed to balance development rights and natural resources.

*Equivalent City zones were determined using Portland Zoning Code's Table, "Assigned City Zoning for Multnomah County Zones." (Title 33, Table 855-1). This table is available as a handout at the Open Houses.

Multnomah County-Portland Compliance Project: List of Existing and Proposed Zoning for the Project Areas

Project Area		Zoning		Predominate Existing Land Use(s)
Area#	Area Name	Existing Multnomah County Zoning	Proposed City of Portland Zoning	
0	Skyline Blvd. - Thompson	Rural Residential (RR)	Residential 10,000 (R10)*	Single-family residences.
2	Linnton - Harborton (NE of Hwy 30)	Multiple Use Agricultural (MUA-20)	Residential Farm/Forest (RF)	One 11+ acre tax lot with a marina and a natural area adjacent to Multnomah Channel. A portion of the site is within the Willamette Greenway (WRG) overlay zone.
2	Linnton - Harborton (several properties SE of Hwy 30)	Commercial Forest Use (CFU)	Residential 10,000 (R10)*	Single-family residences.
2	Linnton - Harborton (several properties SE of Hwy 30)	Rural Residential (RR)	Residential 10,000 (R10)*	Single-family residences.
2	Linnton - Harborton (one property (SE of Hwy 30)	Single Family Residential (R10)	Residential 10,000 (R10)	Single-family residence.
5	Cornell Road (one property)	Commercial Forest Use (CFU)	Residential 10,000 (R10)*	Single-family residence.
5	Cornell Road (two properties)	Single Family Residential (R10)	Residential 10,000 (R10)	One residence and a vacant lot.
7	Cornell-Skyline North	Single Family Residential (R10)	Residential Farm/Forest (RF)*	Single family residences. In the Balch Creek watershed and adjacent to Forest Park.
8	Cornell Skyline South	Single Family Residential (R10)	Residential 10,000 (R10)*	Single family residences. In the Balch Creek watershed and adjacent to Forest Park.
10	Transmission Towers	Single Family Residential (R20)	Residential 20,000 (R20)	Radio and TV transmission facilities.
11	Southwest Barnes Road	Single Family Residential (R20)	Residential 20,000 (R20)	Single family residences.
14	Canyon Road - Hwy 26	Single Family Residential (R20)	Residential 20,000 (R20)	Single family residences.
16	Southeast 174th (properties west of SE 174th)	Urban Single Family Residential (LR5)	Residential 5,000 (R5)	Single family residence. Sheriff's mounted posse headquarters, gun club. Near Johnson Creek and the Springwater Trail.

EXHIBIT G

Project Area		Zoning		Predominate Existing Land Use(s)
Area#	Area Name	Existing Multnomah County Zoning	Proposed City of Portland Zoning	
16	Southeast 174th (properties east of SE 174th)	Urban Light Manufacturing (LM)	General Employment 1 (EG1)	Commercial/wholesale, light industrial. Adjacent to Johnson Creek and the Springwater Trail.
17	Powell Butte Northeast	Urban Single Family Residential (LR7)	Residential 7,000 (R7)	Vacant, adjacent to Powell Butte Park.
18	Powell Butte Southeast	Urban Future, 10 acre minimum lot size (UF-10)	Open Space (OS)*	Adjacent to Johnson Creek and the Springwater Trail, this property was purchased for open space by Metro (75%) and Portland (25%) in October 1999.
18	Powell Butte Southeast	Urban Future, 10 acre minimum lot size (UF-10)	Open Space (OS)*	A segment of the Springwater Corridor Trail owned by Portland Parks & Recreation.
23	Barbara Welch Road	Urban Low Density Residential (LR40)	Residential Farm/Forest (RF)*	Single family residences on large lots.
24	Lincoln Memorial Park and Funeral Home	Single Family Residential (R10)	Residential 10,000 (R10)	Cemetery.
25	Southeast Clatsop-SE 72nd	Urban Single Family Residential (LR7)	Residential 7,000 (R7)	Single family residences.
27	Southeast Clatsop-SE 82nd	Urban General Manufacturing (GM)	General Industry 2 (IG2)	Commercial (3 properties).
28	Southeast Clatsop-SE 5th	Urban Single Family Residential (LR7)	Residential 7,000 (R7)	Single family residences.
31	Dunthorpe-Riverdale (majority of area)	Single Family Residential (R30)	Residential 20,000 (R20)*	Single family residences, public school, botanical gardens. A portion of this area along the Willamette River is within the Willamette Greenway (WRG) overlay zone.
31	Dunthorpe-Riverdale (two properties)	Single Family Residential (R7)	Residential 20,000 (R20)	Riverview Cemetery.
31	Dunthorpe-Riverdale (several properties)	Single Family Residential (R20)	Residential 20,000 (R20)	Single family residences. A portion of this area along the Willamette River is within the Willamette Greenway (WRG) overlay zone.
31	Dunthorpe-Riverdale (several properties)	Single Family Residential (R10)	Residential 10,000 (R10)	Single family residences.
33	Englewood (all but one property)	Single Family Residential (R40)	Residential Farm/Forest (RF)	Large lots, single family residences.

Project Area		Zoning		Predominate Existing Land Use(s)
Area#	Area Name	Existing Multnomah County Zoning	Proposed City of Portland Zoning	
33	Englewood (one property)	Single Family Residential (R10)	Open Space (OS)	Vacant, recently purchased for Tryon Creek State Park.
35	Scholl's Ferry Road - Sylvan East (two properties)	Two-Family Residential (R4)	Residential 5,000 (R5)*	Two properties with 2-3 unit dwelling structures built in 1978. Located just south of Hwy 26, E of Canyon Rd.
35	Scholl's Ferry Road - Sylvan East (several properties)	Single Family Residential (R10)	Residential 10,000 (R10)	Single family residences.
35	Scholl's Ferry Road - Sylvan East (several properties)	Single Family Residential (R20)	Residential 20,000 (R20)	Single family residences.
38	Miller-Skyline (two properties)	Rural Residential (RR)	Residential Farm/Forest (RF)	Single family residences and agricultural use/vacant.
38	Miller-Skyline (several properties)	Single Family Residential (R10)	Residential 10,000 (R10)	SW portion of area. Single family residences.
38	Miller-Skyline (several properties)	Single Family Residential (R10)	Residential Farm/Forest (RF)*	NE portion of area. One single family residence. Most of this area is within the Balch Creek Watershed.
38	Miller-Skyline (several properties)	Single Family Residential (R20)	Residential 20,000 (R20)	Single family residences.
40	Powell Valley Water District Office	Urban Medium Density (MR-3)	Office Commercial 1 (CO1)*	One parcel, in office use.
41	Bonny Slope-North Road	Residential Farm/Forest (RF)	Residential Farm/Forest (RF)	One single family residence and a vacant property. No zone changes because this property withdrew from the City but retained City zoning.
42	Cornell SkylineWest (three properties, same ownership)	Single Family Residential (R10)	Residential Farm/Forest (RF)*	Single family residence. In the Balch Creek watershed and adjacent to Forest Park.

*In order to avoid creating non-conforming situations, the proposed City of Portland zone fits well with existing lot sizes, development patterns, and land uses. For areas #7 and 42 and for portions of Areas 31 and 38, environmental considerations are contributing factors in proposing City zones.

BEFORE THE PLANNING COMMISSION
OF MULTNOMAH COUNTY, OREGON

In the matter of the adoption of amendments to the)	
Multnomah County Zoning Ordinance)	RESOLUTION
by the Multnomah County Board of Commissioners)	C 01-04
regarding the application of Portland urban codes for)	
those lands outside the City of Portland but within the)	
Urban Growth Boundary)	

The Multnomah County Planning Commission finds:

- a. The proposed ordinance:
 - Addresses the regional requirement that the County be in compliance with the Metro Urban Growth Management Functional Plan;
 - Conforms with 'Resolution A' passed by the Board of County on March 15, 1983 which states the intent of Multnomah County to provide rural services rather than urban services, including land use planning;
 - Recognizes that the County will save valuable resources by working with the City of Portland and their existing code to achieve compliance;
 - Is in conformance with a jointly adopted agreement on land use policy for these County urban lands, known as the 'Urban Planning Area Agreement' (effective March 5, 1998);
 - Multnomah County recognizes that annexation is not a part of this proposal; and
 - Is consistent with state rules.
- b. In January 1999, July 1999, April 2001, and May 2001, the County mailed property owners informational and legal notices notifying them of the project, relevant open houses and opportunities for public testimony.
- c. On July 12, 1999, July 26, 1999 and June 18 2001, the Multnomah County Planning Commission held a public hearing on the draft proposal;
- d. On June 18, 2001 the Planning Commission reviewed the attached documents and legal record for case file PC 01-003.

That the Multnomah County Planning Commission hereby recommends that the Multnomah County Board of Commissioners adopt the following:

- **Exhibit A:** Proposed land use zoning maps
- **Exhibit B:** Titles 32, 33 and 34 of the City of Portland's Code
- **Exhibit C:** City of Portland's Comprehensive Plan and Comprehensive Plan Maps – (with the understanding that the Comprehensive Plan will be amended to include all Multnomah County-Portland unincorporated areas)
- **Exhibit D:** Proposed Metro Design Type Boundary Maps
- **Exhibit E:** Proposed County-City Street Classification Conversion Chart

By

John Ingle, Chair
Multnomah County Planning Commission
Multnomah County, Oregon

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

ORDINANCE NO. _____

An Ordinance Amending Multnomah County Code Chapter 11.10, County Comprehensive Framework Plan, Community Plans, Rural Area Plans, Sectional Zoning Maps, And County Zoning Code Chapters To Adopt Portland's Zoning Code, Comprehensive Plan & Maps And Community Plans

(~~Struckthrough~~ language is deleted; double-underlined language is new.)

The Multnomah County Board of Commissioners Finds:

- a. The Board of County Commissioners adopted Resolution A in 1983 which directed the County services towards rural services rather than urban.
- b. In 1996, Metro adopted the Functional Plan for the region, mandating that jurisdictions be in compliance with the goals and policies adopted by the Metro Council.
- c. In 1998, the County and the City of Portland amended the urban services agreement to include an agreement that the City of Portland would provide planning services to achieve compliance with the Functional Plan for those areas outside the City limits, but within the urban growth boundary and urban service boundary of Portland.
- d. In 1998, the City and the County began a series of public meetings and developed a proposal to achieve compliance with the Functional Plan.
- e. In 1999, two public hearings were held before the Multnomah County Planning Commission on the proposal.
- f. In June, 2001, another public hearing was held before the Multnomah County Planning Commission and the Planning Commission forwarded a recommendation to the Board of County Commissioners accepting the staff recommendation to comply with the Functional Plan.
- g. Direct mail notice, in compliance with ballot measure 56 was sent prior to the June 18, 2001 public hearing before the Multnomah County Planning Commission and before the September 20, 2001 public hearing before the Board of County Commissioners.
- h. On September 20, 2001, the Multnomah County Board of Commissioners conducted a public hearing on the first reading of this ordinance relating to City of Portland and County compliance with Metro's Functional Plan.

Multnomah County Ordains as follows:

Section 1. The County Comprehensive Framework Plan, Community Plans, Rural Area Plans, Sectional Zoning Maps, and Zoning Code Chapters are amended to include:

- A. City of Portland Zoning Code, titles 10, 32, 33 and 34
- B. The Portland Comprehensive Plan
- C. The Portland Comprehensive plan Maps (with the understanding that the Comprehensive Plan will be amended to include all Multnomah County-Portland unincorporated areas)
- D. The Outer SE and SW Community Plans
- E. The proposed Metro Design Type Boundary Maps
- F. The proposed County-City Street Classification Conversion Chart
- G. The amended zoning maps attached.

Section 2. MCC Chapter 11.10 is amended by the addition of the following subsection:

11.10.350 Replacement of portions of Community Plans with City of Portland Comprehensive Plans, Zoning Maps, and Codes.

(A) As of November 1, 2001, the County Comprehensive Framework Plan, and Community Plans, Rural Area Plans, Sectional Zoning Maps, and Multnomah County Zoning Code Chapters are amended to include:

- (1) City of Portland Zoning Code, titles 10, 32, 33 and 34
- (2) The Portland Comprehensive Plan
- (3) The Portland Comprehensive Plan Maps (with the understanding that the Comprehensive Plan will be amended to include all Multnomah County-Portland unincorporated areas)
- (4) The Outer SE and SW Community Plans
- (5) The proposed Metro Design Type Boundary Maps
- (6) The proposed County-City Street Classification Conversion Chart
- (7) The amended zoning maps attached.

(B) Those portions of unincorporated Community Plans that lie within the City of Portland Urban Services Boundary are repealed and replaced by the respective City of Portland Comprehensive Plan and Community Plans.

(C) Land use codes and zoning maps implementing the County Community Plans are also replaced for those urban areas by the City of Portland Zoning Code titles 10, 32, 33 and 34 and maps adopted by reference in those Ordinances.

FIRST READING: _____

SECOND READING AND ADOPTION: _____

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Diane M. Linn, Chair

REVIEWED:

Thomas Sponsler, County Attorney
For Multnomah County, Oregon

By Sandra Duffy
Sandra N. Duffy, Deputy County Attorney

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

ORDINANCE NO. _____

Amending Multnomah County Code Chapter 11.10, County Comprehensive Framework Plan, Community Plans, Rural Area Plans, Sectional Zoning Maps, and County Zoning Code Chapters to Adopt Portland's Zoning Code, Comprehensive Plan and Maps and Community Plans

(~~Struck through~~ language is deleted; double-underlined language is new.)

The Multnomah County Board of Commissioners Finds:

- a. The Board of County Commissioners adopted Resolution A in 1983 which directed the County services towards rural services rather than urban.
- b. In 1996, Metro adopted the Functional Plan for the region, mandating that jurisdictions be in compliance with the goals and policies adopted by the Metro Council.
- c. In 1998, the County and the City of Portland amended the urban services agreement to include an agreement that the City of Portland would provide planning services to achieve compliance with the Functional Plan for those areas outside the City limits, but within the urban growth boundary and urban service boundary of Portland.
- d. In 1998, the City and the County began a series of public meetings and developed a proposal to achieve compliance with the Functional Plan.
- e. In 1999, two public hearings were held before the Multnomah County Planning Commission on the proposal.
- f. In June, 2001, another public hearing was held before the Multnomah County Planning Commission and the Planning Commission forwarded a recommendation to the Board of County Commissioners accepting the staff recommendation to comply with the Functional Plan.
- g. Direct mail notice, in compliance with ballot measure 56 was sent prior to the June 18, 2001 public hearing before the Multnomah County Planning Commission and before the September 20, 2001 public hearing before the Board of County Commissioners.
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(C) Land use codes and zoning maps implementing the County Community Plans are also replaced for those urban areas by the City of Portland Zoning Code titles 10, 32, 33 and 34 and maps adopted by reference in those Ordinances.

FIRST READING: September 20, 2001

SECOND READING AND ADOPTION: September 27, 2001

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Diane M. Linn, Chair

REVIEWED:

Thomas Sponsler, County Attorney
For Multnomah County, Oregon

By Sandra N. Duffy, Deputy County Attorney

RECEIVED

SEP 17 2001

DIANE LINN
MULTNOMAH COUNTY CHAIR

OREGON TECNICAL SERVICES CENTER, INC

1966 NW Ramsey Crest
Portland, OR 97229-4210
503/292-9663
Fax 503/203-8306

September 17, 2001

To: Commission Chair: Diane Linn;

To the Members of the Multnomah County Planning Commission

RE: Compliance with Metro's Urban Growth Management Functional Plan

Two members of my family attended a meeting with Tom McGuire, City of Portland Planner, and Susan Muir, of Multnomah County, on August 2, 2001. Our purpose was two-fold:

1. Obtain information on how the Protection zone boundary lines had been determined as applied to our Lot 83, a 5-acre undeveloped tract of land.
2. What "Grandfathered" provisions would apply to the zoning provisions on this lot.

We discovered that:

1. There are no specific criteria for determining these zoning boundary lines, that they are essentially subjective based on guidelines that have been applied to widely diverse landscapes within a specific area. Our Lot 83 is in area identified as "Sylvan/Miller Barnes Area". We understood that we could obtain the Wildlife Habitat Assessment for our Lot 83 and requested a copy of this document.
2. "Grandfathered" provisions, as traditionally understood and applied, no longer exist. Previously, "Grandfather" provisions allowed owners who had owned property for a significant period of time and held it under specific governmental regulations to retain those specific governmental regulations for the remainder of their ownership of the property, regardless of how long that would be, if the government regulations changed and became stricter. How and when that provision of law was changed we do not know. We requested a copy of the current provisions which have replaced the traditional "Grandfather" provisions.
3. We were given the impression that action to adopt the City recommendations would not take place as early as the notice of the September 20, 2001 meeting implies.

We received a copy of the Wildlife Habitat Assessment for the Sylvan/Milller Barnes Area and did not receive a copy of an Assessment which applied specifically to our Lot 83. Upon calling Tom McGuire, we learned there was no Assessment for any specific lot, that from two to three Assessments were made for each area and the resultant Habitat Score was applied equally to all land in that area. Herein lies part of our problem.

The Wildlife Habitat Assessment for the Sylvan/Miller Barnes Area indicates "intermittent to year-round streams, steep slopes (ravines)...Balch and other streams with summer flows", two identified "streams and wetlands", and perennial "RLF, salamanders, pileated up fauna" among other ratings. No doubt there are lots within the Sylvan/Miller Barnes Area which contain these features. However, our lot does not. There are no streams, not even seasonal or intermittent, and certainly no part of Balch Creek or its tributaries on Lot 83. Also, the water fauna referred do not exist on any part of Lot 83, nor have they been seen by us near our lot.

Please keep in mind we have owned, cared for, pruned, and walked this land for almost 35 years. Throughout this time, we have continually considered how best to develop the land in an environmentally-friendly manner. Tom McGuire visited our lot for 2 hours on one day. We find the application of Protection zone to such extended areas of our lot to be unmerited and request that the suggested Protection zone designation be completely eliminated from application on Lot 83. The Conservation zone for the entire area of Lot 83 is appropriate and can be justified. Any stricter zoning requirement applied to this lot cannot be justified. The Protection zone seems to have as it's purpose the prevention of improvements constructed on those areas of land. However, modern engineers have demonstrated the ability to successfully construct structurally sound buildings built on steeply sloped land. No adverse effects to the adjacent waterway environments have occurred. This demonstrates that properly engineered and designed man-made structures can cohabit an area with streams, waterways, forests, and their attendant fauna without adverse effects to any of the above. As Lot 83 has no streams or waterways or fauna that inhabit them, properly engineered and designed improvements could be made on this lot without causing adverse effects to the fauna thereon.

Other matters of concern to us relating to the zoning of Lot 83:

1. Septic vs Sewer

Septic systems are currently used in the unincorporated residential areas surrounding Lot 83. The majority of these systems were installed in the 1950's and function very well to this day. We recall no time when one of these older systems has overflowed or caused sewer issues in the area. Current septic systems are designed to be even more efficient and to require less area to function than those systems currently in the area.

The new developments to the east and north of Lot 83 are within the City of Portland and are on city sewer lines. Hookup for Lot 83 developments, should there be any in the future, could be made to these sewer lines.

2. Storm Drain Reserve

Aerial maps of Lot 83 and surrounding properties, provided by the City of Portland, do not indicate easements for storm drains which we have seen on surveyor's maps of this area. The surveyor's map clearly shows a large storm drain reserve on the neighboring lot, abutting the border of Lot 83. Does the county intend to extend this storm drain reserve onto Lot 83? If so, why has there been no mention of this to us?

3. Improvements

Current R10 zoning on Lot 83 allows for a considerable number of homes on Lot 83. Between the no-build Protection zone, the severely-restricted Conservation zone, and the storm drain reserve area suggested by the City Planners, substantially less buildable space remains. The result is a severe reduction in the value of this land.

Conclusion:

Upon review of the zoning guidelines as presented to us by the City of Portland Planner, we have concluded that the Protection zone does not apply to Lot 83. Modern engineering techniques and architectural designs can be implemented to provide a development that is environmentally friendly with livability.

We believe we have a basis for the County Commission to eliminate the Protection zone from Lot 83 and request that you do so.

*Harry Czyzewski, Pres.
Marie C. Kikes, Vice Pres.*

DJC

Infrastructure & Livability

engineering

Natural Fit

Alpha Engineering's stormwater system keeps development environmentally friendly

By Cliff Collins
for the DJC Magazine

Alpha Engineering Inc. is trying to prove that an environmentally friendly development is not an oxymoron.

The company's challenge was to build a stormwater quality system for a 198-unit condominium complex in Beaverton that abuts a creek and a nature park. On top of that, the development is located in the Tualatin River watershed, which has a mandate to reduce phosphorus runoff into that and all other streams that drain the river.

The development is on 19.1 acres adjacent to Southwest Tualatin Valley Highway and situated on a rise between Southwest Millikan Way to the east and St. Mary's Home for Boys to the west.

An ad hoc neighborhood group, Keep Our Park Whole, initially opposed the project, which was filed under and approved as Magnolia Green but is being marketed as WestPark. But as things ended up, "Keep Our Park Whole gave us accolades in the design of our stormwater (system)," said Gary G. Bliss, senior engineer with Alpha Engineering. Bliss predicts that the site will exceed local quality standards for the city of Beaverton and for the Unified Sewerage Agency, which has jurisdiction over the



Photo by Dan Carter.

stream's water quality. An independent testing laboratory is charged with verification.

The sewerage agency requires total phosphorus removal of 65 percent in the content of stormwater, according to Bliss, yet Alpha expects to achieve in the mid-70s. The agency's requirement for total suspended solids is 85 percent removal, and Alpha projects "upwards of 95 percent

removal," Bliss said.

The method Alpha used in trying to reach these measures is expensive, multilayered and complex. In essence it is a four-stage treatment. Runoff is collected in a catch basin, then goes through the system to a water-quality manhole. The manhole contains a sump in the bottom, at a depth of three or four feet.

BOGSTAD Deborah L

From: MUIR Susan L
Sent: Wednesday, September 19, 2001 2:17 PM
To: LINN Diane M; CRUZ Serena M; ROBERTS Lonnie J; NAITO Lisa H; ROJO DE STEFFEY Maria
Cc: FARMER Stuart L; BRIDGES Laura M; BUSSE Kathy A; MARCH Steve J; NAITO Terri W; ROMERO Shelli D; WALKER Gary R; CARROLL Mary P; DUFFY Sandra N; BOGSTAD Deborah L
Subject: Revised ordinance for hearing tomorrow

Board members: I have attached a revised ordinance for the hearing tomorrow morning at 10:30 a.m. on the proposed zoning change to the urban areas. There are four changes (highlighted in the ordinance), they are:

1. The City of Portland will be presenting some minor revisions to the e-zone maps tomorrow. These were done at the request of property owners and we'd like you to adopt the revisions that will be presented to you.
2. The effective date has been changed to January 1, 2002 to allow us to do the work on developing an IGA with Portland. The date of January 1, 2002 is what we have been targeting throughout the project and communicating that to the public, the November date was an error.
3. We updated the version of the City code to include some very recent minor housekeeping amendments that became effective September 7, 2001.
4. We are recommending you adopt the language submitted in the letters from Tim Ramis including language that will allow people to be grandfathered under existing county regulations if they file an application prior to January 1, 2002.

I will present this revised ordinance to you during my staff presentation. I've consulted with Sandra Duffy and because these changes are minor, one member of the Board would just need to introduce the amendment. I will prepare a motion cheat sheet for someone if they'd like to sponsor this.

Please let me know if you have any questions or concerns.



2040ORDamendfin
alv2.doc (36 KB...

Thank you, Susan x83182

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR MULTNOMAH COUNTY, OREGON

ORDINANCE NO. _____

An Ordinance Amending Multnomah County Code Chapter 11.10, County Comprehensive Framework Plan, Community Plans, Rural Area Plans, Sectional Zoning Maps, And County Zoning Code Chapters To Adopt Portland's Zoning Code, Comprehensive Plan & Maps And Community Plans

(~~Struckthrough~~ language is deleted; double-underlined language is new.)

The Multnomah County Board of Commissioners Finds:

- a. The Board of County Commissioners adopted Resolution A in 1983 which directed the County services towards rural services rather than urban.
- b. In 1996, Metro adopted the Functional Plan for the region, mandating that jurisdictions be in compliance with the goals and policies adopted by the Metro Council.
- c. In 1998, the County and the City of Portland amended the urban services agreement to include an agreement that the City of Portland would provide planning services to achieve compliance with the Functional Plan for those areas outside the City limits, but within the urban growth boundary and urban service boundary of Portland.
- d. In 1998, the City and the County began a series of public meetings and developed a proposal to achieve compliance with the Functional Plan.
- e. In 1999, two public hearings were held before the Multnomah County Planning Commission on the proposal.
- f. In June, 2001, another public hearing was held before the Multnomah County Planning Commission and the Planning Commission forwarded a recommendation to the Board of County Commissioners accepting the staff recommendation to comply with the Functional Plan.
- g. Direct mail notice, in compliance with ballot measure 56 was sent prior to the June 18, 2001 public hearing before the Multnomah County Planning Commission and before the September 20, 2001 public hearing before the Board of County Commissioners.
- h. On September 20, 2001, the Multnomah County Board of Commissioners conducted a public hearing on the first reading of this ordinance relating to City of Portland and County compliance with Metro's Functional Plan.

Multnomah County Ordains as follows:

Section 1. The County Comprehensive Framework Plan, Community Plans, Rural Area Plans, Sectional Zoning Maps, and Zoning Code Chapters are amended to include:

- A. City of Portland Zoning Code, titles 10, 32, 33 and 34
- B. The Portland Comprehensive Plan
- C. The Portland Comprehensive plan Maps (with the understanding that the Comprehensive Plan will be amended to include all Multnomah County-Portland unincorporated areas)
- D. The Outer SE and SW Community Plans
- E. The proposed Metro Design Type Boundary Maps
- F. The proposed County-City Street Classification Conversion Chart
- G. The amended zoning maps attached.

Section 2. MCC Chapter 11.10 is amended by the addition of the following subsection:

11.10.350 Replacement of portions of Community Plans with City of Portland Comprehensive Plans, Zoning Maps, and Codes.

(A) As of January 1, 2002, the County Comprehensive Framework Plan, and Community Plans, Rural Area Plans, Sectional Zoning Maps, and Multnomah County Zoning Code Chapters are amended to include:

Deleted: November 1, 2001

- (1) City of Portland Zoning Code, titles 10, 32, 33 and 34, to include the 'Code Maintenance 2001' updates, effective September 7, 2001 and October 31, 2001.
- (2) The Portland Comprehensive Plan
- (3) The Portland Comprehensive Plan Maps (with the understanding that the Comprehensive Plan will be amended to include all Multnomah County-Portland unincorporated areas)
- (4) The Outer SE and SW Community Plans
- (5) The proposed Metro Design Type Boundary Maps
- (6) The proposed County-City Street Classification Conversion Chart
- (7) The amended zoning maps attached.

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(B) Those portions of unincorporated Community Plans that lie within the City of Portland Urban Services Boundary are repealed and replaced by the respective City of Portland Comprehensive Plan and Community Plans.

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(C) Land use codes and zoning maps implementing the County Community Plans are also replaced for those urban areas by the City of Portland Zoning Code titles 10, 32, 33 and 34 and maps adopted by reference in those Ordinances.

Section 3. In accordance with ORS 215.427(3), the changes resulting from Sections 1 and 2 of this ordinance shall not apply to any decision on an application that is submitted before the effective date of this ordinance and that is made complete prior to the effective date of this ordinance or within 180 days of the initial submission of the application.

Section 4. In accordance with ORS 92.040(2), for any subdivisions for which the initial application is submitted before the effective date of this ordinance, the subdivision application and any subsequent application for construction shall be governed by the County's land use regulations in effect as of the date the subdivision application is first submitted.

FIRST READING: _____

SECOND READING AND ADOPTION: _____

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Diane M. Linn, Chair

REVIEWED:

Thomas Sponsler, County Attorney
For Multnomah County, Oregon

By _____
Sandra N. Duffy, Deputy County Attorney

SEP 20 2001

R-3

AMENDED

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR MULTNOMAH COUNTY, OREGON

ORDINANCE NO. _____

An Ordinance Amending Multnomah County Code Chapter 11.10, County Comprehensive Framework Plan, Community Plans, Rural Area Plans, Sectional Zoning Maps, And County Zoning Code Chapters To Adopt Portland's Zoning Code, Comprehensive Plan & Maps And Community Plans

(~~Struckthrough~~ language is deleted; double-underlined language is new.)

The Multnomah County Board of Commissioners Finds:

- a. The Board of County Commissioners adopted Resolution A in 1983 which directed the County services towards rural services rather than urban.
- b. In 1996, Metro adopted the Functional Plan for the region, mandating that jurisdictions be in compliance with the goals and policies adopted by the Metro Council.
- c. In 1998, the County and the City of Portland amended the urban services agreement to include an agreement that the City of Portland would provide planning services to achieve compliance with the Functional Plan for those areas outside the City limits, but within the urban growth boundary and urban service boundary of Portland.
- d. In 1998, the City and the County began a series of public meetings and developed a proposal to achieve compliance with the Functional Plan.
- e. In 1999, two public hearings were held before the Multnomah County Planning Commission on the proposal.
- f. In June, 2001, another public hearing was held before the Multnomah County Planning Commission and the Planning Commission forwarded a recommendation to the Board of County Commissioners accepting the staff recommendation to comply with the Functional Plan.
- g. Direct mail notice, in compliance with ballot measure 56 was sent prior to the June 18, 2001 public hearing before the Multnomah County Planning Commission and before the September 20, 2001 public hearing before the Board of County Commissioners.
- h. On September 20, 2001, the Multnomah County Board of Commissioners conducted a public hearing on the first reading of this ordinance relating to City of Portland and County compliance with Metro's Functional Plan.

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- B. The Portland Comprehensive Plan
- C. The Portland Comprehensive plan Maps (with the understanding that the Comprehensive Plan will be amended to include all Multnomah County-Portland unincorporated areas)
- D. The Outer SE and SW Community Plans
- E. The proposed Metro Design Type Boundary Maps
- F. The proposed County-City Street Classification Conversion Chart
- G. The amended zoning maps attached – including the revisions to the proposed environmental overlay zones presented at the hearing on September 20, 2001.

Section 2. MCC Chapter 11.10 is amended by the addition of the following subsection:

11.10.350 Replacement of portions of Community Plans with City of Portland Comprehensive Plans, Zoning Maps, and Codes.

(A) As of January 1, 2002, the County Comprehensive Framework Plan, and Community Plans, Rural Area Plans, Sectional Zoning Maps, and Multnomah County Zoning Code Chapters are amended to include:

- (1) City of Portland Zoning Code, titles 10, 32, 33 and 34, to include the 'Code Maintenance 2001' update, effective September 7, 2001.
- (2) The Portland Comprehensive Plan
- (3) The Portland Comprehensive Plan Maps (with the understanding that the Comprehensive Plan will be amended to include all Multnomah County-Portland unincorporated areas)
- (4) The Outer SE and SW Community Plans
- (5) The proposed Metro Design Type Boundary Maps
- (6) The proposed County-City Street Classification Conversion Chart
- (7) The amended zoning maps attached.

(B) Those portions of unincorporated Community Plans that lie within the City of Portland Urban Services Boundary are repealed and replaced by the respective City of Portland Comprehensive Plan and Community Plans.

(C) Land use codes and zoning maps implementing the County Community Plans are also replaced for those urban areas by the City of Portland Zoning Code titles 10, 32, 33 and 34 and maps adopted by reference in those Ordinances.

Section 3. In accordance with ORS 215.427(3), the changes resulting from Sections 1 and 2 of this ordinance shall not apply to any decision on an application that is submitted before the effective date of this ordinance and that is made complete prior to the effective date of this ordinance or within 180 days of the initial submission of the application.

Section 4. In accordance with ORS 92.040(2), for any subdivisions for which the initial application is submitted before the effective date of this ordinance, the subdivision application and any subsequent application for construction shall be governed by the County's land use regulations in effect as of the date the subdivision application is first submitted.

Section 5. This ordinance is effective January 1, 2002.

FIRST READING: September 20, 2001

SECOND READING AND ADOPTION: September 27, 2001

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Diane M. Linn, Chair

REVIEWED:

Thomas Sponsler, County Attorney
For Multnomah County, Oregon

By Sandra N. Duffy
Sandra N. Duffy, Deputy County Attorney

MARCH Steve J

From: MUIR Susan L
Sent: Wednesday, September 19, 2001 3:15 PM
To: LINN Diane M
Cc: BUSSE Kathy A; MARCH Steve J; BRIDGES Laura M
Subject: language for hearing tomorrow

Diane - you had asked for some language to read into the record tomorrow at the hearing regarding the opportunity for property owners to make application before Jan. 1 to vest themselves under county code. I ran this language by Sandra Duffy, here's what I would suggest:

I'd like to take this opportunity to put something into the record on this project.

For those of you who would like to operate under the existing County zoning and in essence 'vest' yourselves under the County Code, I want you to know and be aware that you have a window of opportunity to do that between now and January 1, 2002. Under state statute, if you make application before the effective date of the ordinance we are proposing to adopt today, and that application is made complete following the statutory timelines, the City codes and what we are discussing here today will not apply to that action.

I hope that's what you had in mind. Please let me know if you'd like anything additional.

Susan x83182

Wholistic Planning And Educational Resources

P.O. BOX 1067 CANBY, OREGON 97013

Phone: 1-503-266-8996

Fax: 1-503-263-4081

Email: pathofheart@webtv.net



September 17, 2001

Diane Linn, Chair
Multnomah County Commissioners
Multnomah County
1600 SE 190th Avenue
Portland, Oregon 97233

Re: Testimony In Favor Of Updated Overlay Zone

Dear Chair Linn:

Please find attached a letter from Mr. Tom McGuire of the City of Portland who has revised the Environmental Overlay Zone on a parcel of property upon which the Northwest Tibetan Cultural Association would like to build a Tibetan Cultural Center.

We feel Mr. McGuire is correct and this is a letter of support in favor of the overall plan, with his modification. This modification still leaves most of the site in environmental protection and therefore unbuildable. However our plans are to eventually build a "neighborhood peace park" in association with the Tibetan Community Center. Thus with the modification, there will be a small Center on the property and a large park. I hope you will approve the overall plan with the modification.

Please contact me if I can be of help in any way.

Sincerely yours,

Gary Alan Spanovich, AICP

Copy: Susan Muir

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01 SEP 19 PM 3:23

MULTNOMAH COUNTY
PLANNING SECTION

BALL JANIK LLP
ATTORNEYS

101 SOUTHWEST MAIN STREET, SUITE 1100
PORTLAND, OREGON 97204-3219

www.balljanik.com

TELEPHONE 503-228-2525

FACSIMILE 503-295-1058

STEPHEN T. JANIK

sjanik@bjllp.com

September 18, 2001

Ms. Susan Muir
Principal Planner
Department of Sustainable Community Development
Land Use Planning Division
1600 SE 190th Avenue
Portland, OR 97233

Re: Multnomah County-Portland Compliance Project

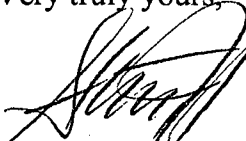
Dear Ms. Muir:

We represent Mr. Greg Goodman, the owner of a residence at 345 NW Hilltop Drive. Mr. Goodman also owns a tenancy-in-common interest in the immediately adjacent undeveloped lot. This lot is referred to as Respondent No. 10 in your staff report. As we understand the proposed action before the Board of County Commissioners, that action would be to impose a City of Portland EP overlay zone on the undeveloped lot. On behalf of our client, this letter is to advise you that our client is opposed to the imposition of this EP zone on his property. The effect imposing the EP zone on our client's property will be to preclude any reasonable economic use of this lot and will thereby constitute a regulatory taking.

We request that this letter be entered into the record in connection with the proposed rezoning.

If you have questions, please do not hesitate to call.

Very truly yours,



Stephen T. Janik

STJ:chf

cc: Mr. Greg Goodman

Pg 2-83

Gary and Michele Young
456 NW Skyline Blvd.
Portland, Or 97229
September 19, 2001

Susan Muir
Multnomah County
Land Use Planning Hearing

RE: Site at corner of NW Skyline Blvd. And NW Skyline Crest

We are writing to bring your attention to a parcel of land which is trying to be separated to become a building site, and also to bring your attention to the lack of Environmental Zoning which was overlooked on this piece of land.

This piece of property is a small triangular shape lot with an uphill slope located directly at the intersection of NW Skyline and NW Skyline Crest. This piece of property seems to be without any type of Environmental zoning imprint?

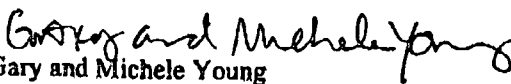
Yet in the past when there have been slides on NW Skyline this piece of property has contributed from both sides, the NW Skyline side, and the NW Skyline Crest side. This piece of property needs the Environmental Protection zoning to prevent further damage to the land, and also to the surrounding pieces of property.

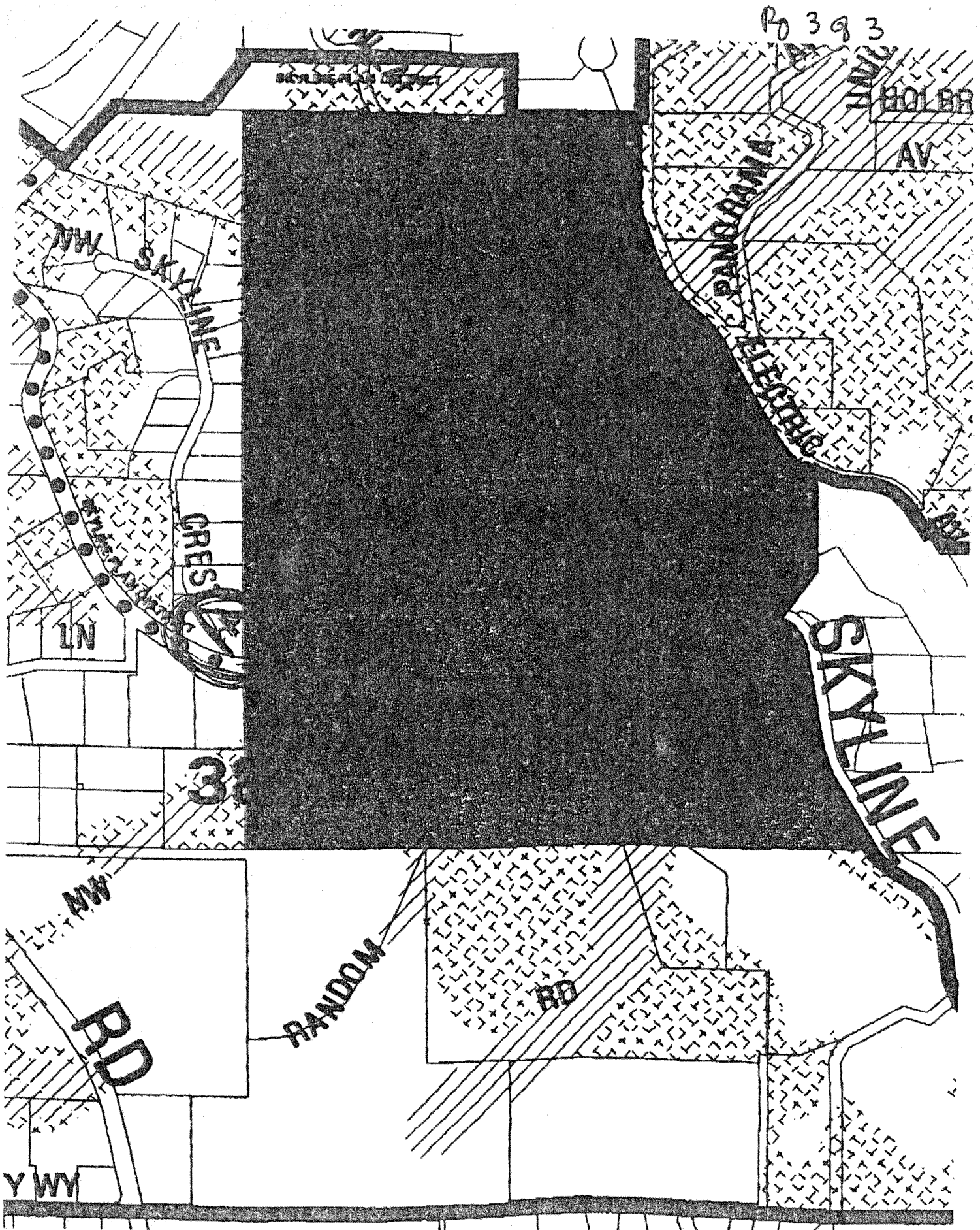
There are two deeded easements recorded in BK 1807 pg. 263 - 9-24-56, which are 20 ft. wide at this parcel. Farther up the hill (north) the street is actually 40 feet wide.

There is limited access to this parcel as the bank surrounding it has completely eroded and is up approximately 8-10 feet. During the last rainstorm where slides were present along NW Skyline, this lot lost area from both the NW Skyline side, and the NW Skyline Crest side.

It didn't occur to us there was a separate site until the house behind us was placed on the market, and the realtor began trying to market this "site" as a separate building site. We assumed it would not be able to meet the guidelines for building, given the steepness, the eroding banks, the access limitations, and problems which already exist at this intersection. This intersection has been the scene of many accidents from visibility to steepness and inability to stop in the winter. However, when we received the mapping and saw that it lacked any type of environmental zoning, or restrictions, we felt we should bring this to your attention. The piece falls right at a quarter section of the map, and is so small it could have been easily missed. As I said, it NEVER occurred to us it could be a building site? Apparently it hasn't been severed from the original piece yet, but is in the planning process?

Thank you for your time and consideration.


Gary and Michele Young



STOEL RIVES LLP

ATTORNEYS

STANDARD INSURANCE CENTER
900 SW FIFTH AVENUE, SUITE 2600
PORTLAND, OREGON 97204-1244
Phone: (503) 224-3380 Fax: (503) 220-2980
TDD: (503) 221-1045
Internet: www.stoel.com

September 19, 2001

ROBERT D. VAN BROCKLIN
Direct Dial
(503) 294-9660
email: rdvanbrocklin@stoel.com

VIA FACSIMILE

The Honorable Diane Linn
Chair
Multnomah County Board of Commissioners
c/o Ms. Susan Muir
Office of Planning
1600 SE 190th Avenue, Room 116
Portland, OR 97233

Re: Multnomah County-Portland Compliance Project

Dear Diane:

I am writing on behalf of our client, Joseph Angel. Mr. Angel owns property at 5100 NW Skyline Boulevard. Mr. Angel's property is within the boundaries of the City of Portland. Mr. Angel is concerned about whether the property rezoning that the Board will consider on September 20, 2001 as part of the Multnomah County-Portland Compliance Project ("Project") will affect his property. Based on conversations with County planning staff members, I understand that the only selected unincorporated urban areas located inside the County but outside of any city are affected by the pending zone changes. Thus, these zone changes would not affect Mr. Angel's property.

Please confirm that the zoning map(s) and any text amendments which the Board adopts to effectuate these zone changes accurately reflect that no changes in zoning or other planning designations are being made to Mr. Angel's property. Mr. Angel has experienced mismapping of his property before and wants to ensure that such a mistake does not occur in this instance. I would appreciate receiving copies of the map(s) and ordinance(s) the Board adopts to implement the zone changes being proposed as part of the Project.

Portland1-2085340.1 0011700-00002

SEATTLE

PORTLAND

VANCOUVER, WA

BOISE

SALT LAKE CITY

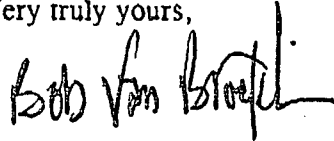
WASHINGTON, D.C.

STOEL RIVES LLP

The Honorable Diane Linn
September 19, 2001
Page 2

Thank you for your attention to this request.

Very truly yours,



Robert D. Van Brocklin

RVB:mlb

cc (via fax): Mr. Joseph Angel
Ms. Karl Lisle, Portland Planning Bureau

**RAMIS
CREW
CORRIGAN &
BACHRACH, LLP
ATTORNEYS AT LAW**

1727 N.W. Hoyt Street
Portland, Oregon 97209

(503) 222-4402
Fax: (503) 243-2944

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JOHN C. CALDWELL
CHARLES R. CORRIGAN*
STEPHEN P. CREW
HEIDI T. DECKER***
MARTIN C. DOLAN
WILLIAM B. GAAR*
DANA L. KRAWCZUK
TODD W. O'BRIEN****
T. CHAD PLASTER*
TIMOTHY V. RAMIS
PAUL D. SCHULTZ
WILLIAM J. STALNAKER
NELSON L. WALKER

DOMINIC G. COLLETTA**
GARY FIRESTONE*
NANCY S. TAUMAN
OF COUNSEL

OREGON CITY OFFICE

Practicing as
HUBBARD CALDWELL
SCHULTZ RAMIS
& CREW
1001 Molalla Ave., Suite 200
P.O. Box 1960
Oregon City, OR 97043
(503) 656-3200
Fax: (503) 656-0125

September 7, 2001

Susan Muir
Principal Planner
Multnomah County
1600 SW 190th Avenue
Portland, OR 97233

Re: Proposed Amendments to Ordinance Adopting Portland Zoning for
Areas Within Portland's Urban Services Boundary

Dear Ms. Muir:

Thank you for providing a copy of the staff report and proposed ordinance for the Multnomah County-Portland Compliance Project. The effect of the ordinance will be to change the zoning regulations for unincorporated areas within Portland's Urban Services Boundary. As I stated in my August 31, 2001, letter, the ordinance should clarify how it will affect land use applications that are in progress at the time the ordinance becomes effective. Although both ORS 215.427 and ORS 92.040(2) provide rules governing this situation, stating clearly how those rules apply to this situation would make the transition much easier for the public to understand and staff to administer.

Because the ordinance does not mention the transfer of responsibility for administration, the language I proposed in my August 31 letter needs to be revised. I recommend that new Section 3 and 4 be added to the ordinance to read as follows:

Section 3: In accordance with ORS 215.427(3), the changes resulting from Sections 1 and 2 of this ordinance shall not apply to any decision on an application that is submitted before the effective date of this ordinance and that is made complete prior to the effective date of this ordinance or within 180 days of the initial submission of the application.

*Also Admitted To Practice In Washington **Also Admitted To Practice In California

Also admitted to Practice in Utah **Also Admitted to Practice in New Jersey

RAMIS
CREW
CORRIGAN &
BACHRACH, LLP

Susan Muir
September 7, 2001
Page 2

Section 4: In accordance with ORS 92.040(2), for any subdivisions for which the initial application is submitted before the effective date of this ordinance, the subdivision application and any subsequent application for construction shall be governed by the County's land use regulations in effect as of the date the subdivision application is first submitted.

Thank you for the opportunity to comment.

Sincerely,



Timothy V. Ramis

cc: Diane Linn, Chair of Board of Commissioners

RECEIVED

01 SEP -5 PM 2:48

MULTNOMAH COUNTY
PLANNING SECTION

RAMIS
CREW
CORRIGAN &
BACHRACH, LLP
ATTORNEYS AT LAW

1727 N.W. Hoyt Street
Portland, Oregon 97209

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NELSON L. WALKER

DOMINIC G. COLLETTA**
GARY FIRESTONE*
NANCY S. TAUMAN
OF COUNSEL

OREGON CITY OFFICE
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SCHULTZ RAMIS
& CREW
1001 Molalla Ave., Suite 200
P.O. Box 1960
Oregon City, OR 97045
(503) 656-5200
Fax: (503) 656-0125

August 31, 2001

Susan Muir
Principal Planner
Multnomah County
1600 SE 190th Avenue
Portland, OR 97233

Re: Proposed Amendments to Multnomah County – Portland
Compliance Project Ordinance and IGA

Dear Susan:

Multnomah County and the City of Portland have worked diligently to bring Multnomah County's urban areas into compliance with Metro's Urban Growth Management Functional Plan. However, I am concerned that an important issue has not been addressed by either the city or county. Specifically, how does the city and county intend to process pending development projects during the transition to city zoning regulations?

For example, if a complete conditional use permit application is submitted to the county, but before it is approved the city regulations are implemented, will the application be subject to the county or city regulations? Similarly, if a the county approves a tentative plan for a subdivision, but before the final plat is filed the city regulations are implemented, will the city or county regulations govern the final plat and subsequent construction? Presumably the "no changing the goal posts" rule embodied in ORS 215.427 and protections provided in ORS 92.040(2) would require that pending development projects be reviewed under the county regulations. To remove any uncertainty, fully protect the rights of those with development projects under review, and comply with state law I respectfully request that the Board include the following language in its ordinance and IGA with Portland:

1. In accordance with ORS 215.427(3), any complete land use application for a permit, limited land use decision or a zone change that has been filed with the County prior to the date upon which urban planning services are transferred to the City of Portland, shall

*Also Admitted To Practice In Washington **Also Admitted To Practice In California

Also admitted to Practice in Utah **Also Admitted to Practice in New Jersey

Multnomah County Staff
August 31, 2001
Page 2

be processed by the County under the County regulations that existed at the time the application was first submitted. The City regulations shall not apply.

2. In accordance with ORS 92.040(2), any tentative subdivision plan approved under the County code prior to the date upon which urban planning services are transferred to the City of Portland, shall be developed as approved under County standards. The City regulations shall not apply.

As you know, I have requested a copy of the draft ordinance so that our proposed amendments can be offered in a timely fashion. As soon as I receive the draft I can offer amendments to specific sections for your consideration. Due to the fact that no ordinance was ever presented to the Planning Commission, it was not possible to present amendments at their hearing in June. It is our hope that the clarifications which we are suggesting can be incorporated into the ordinance drafted by Staff and presented to the Board.

Very truly yours,



Timothy V. Ramis

cc: Diane Linn, Chair of County Board of Commissioners



CITY OF PORTLAND, OREGON BUREAU OF PLANNING

VERA KATZ, MAYOR
CIL KELLEY, DIRECTOR
1900 S.W. FOURTH AVENUE, ROOM 4100
PORTLAND, OREGON 97201-5350
TELEPHONE: (503) 823-7700
FAX: (503) 823-7800
E-mail: pdxplan@ci.portland.or.us

August 17, 2001

Gary Spanovich, AICP
Wholistic Planning and Educational Resources
P.O. Box 1067
Canby, Oregon 97013

RE: Lemelson Property Environmental Overlay Zones

Dear Gary:

After our discussions and walk around the Lemelson property I made what I think are appropriate corrections to the significance map and proposed environmental overlay zones on the property. I have also reviewed the information and maps that you sent to me on August 10, 2001. We do not appear to be in absolute agreement but we are very close. I have enclosed a map with the modified proposal that I will present to the County Board of Commissioners. The map is not to scale but shows an expanded conservation overlay zone on the ridgeline extending to the Washington County border.

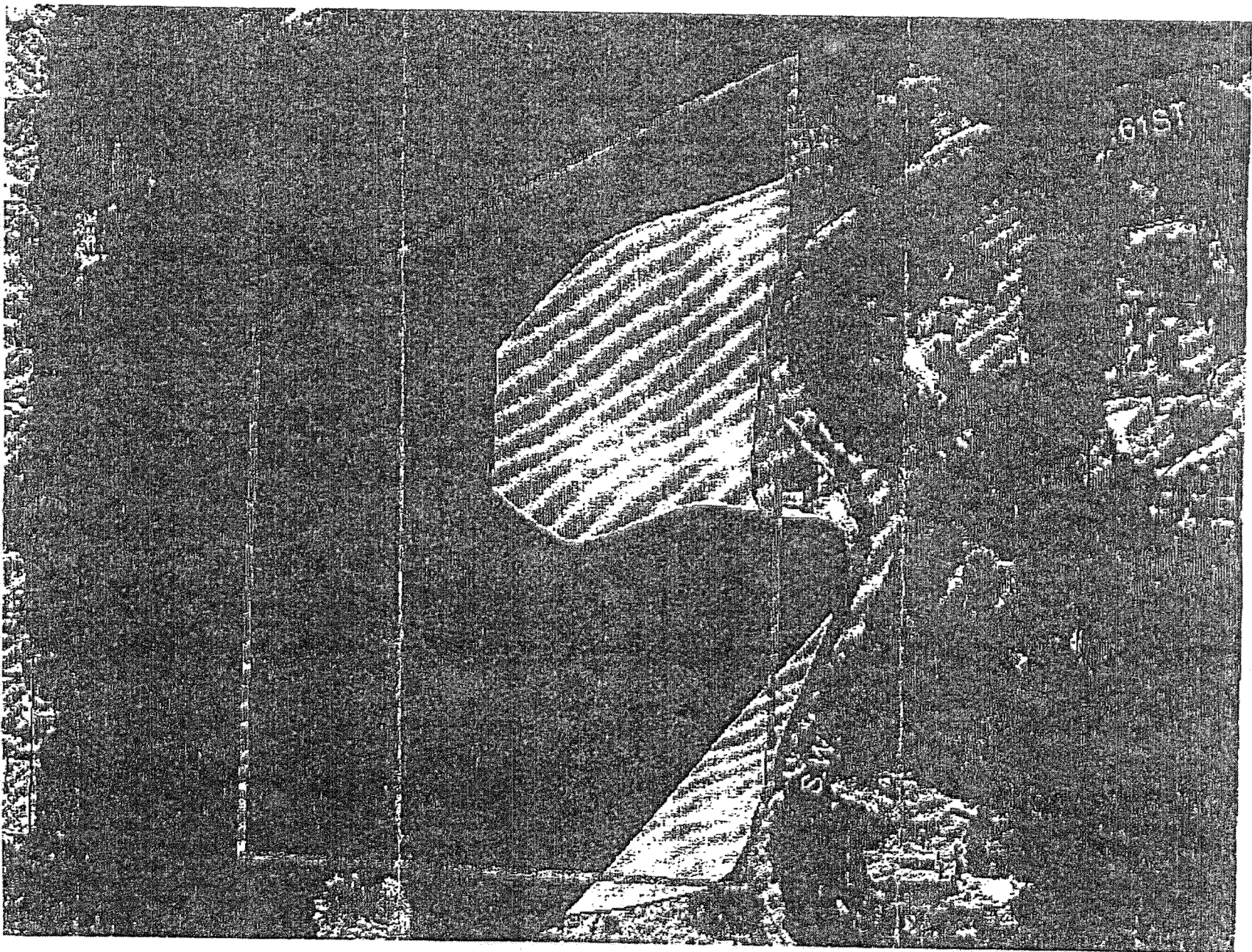
As I mentioned in the field, we do not consider specific development proposals in the determination of the location of the zone lines. However, we believe that the modified overlay zone proposal fairly balances the need to protect the highest quality resources on the site while allowing for reasonable use of the property for the full range of uses that may be allowed under the Residential base zone.

If you have any questions please contact me at 503-823-7855.

Sincerely,

Tom McGuire, Senior Planner

cc: Project file



↑
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MULTNOMAH COUNTY
PLANNING SECTION

OREGON TECHNICAL SERVICES CENTER, INC

1966 NW Ramsey Crest
Portland, OR 97229-4210
503/292-9663
Fax 503/203-8306

September 17, 2001 *To Commissioners MPCP Coordinators,*
Susan Muir;
To the Members of the Multnomah County Planning Commission

RE: Compliance with Metro's Urban Growth Management Functional Plan

Two members of my family attended a meeting with Tom McGuire, City of Portland Planner, and Susan Muir, of Multnomah County, on August 2, 2001. Our purpose was two-fold:

1. Obtain information on how the Protection zone boundary lines had been determined as applied to our Lot 83, a 5-acre undeveloped tract of land.
2. What "Grandfathered" provisions would apply to the zoning provisions on this lot.

We discovered that:

1. There are no specific criteria for determining these zoning boundary lines, that they are essentially subjective based on guidelines that have been applied to widely diverse landscapes within a specific area. Our Lot 83 is in area identified as "Sylvan/Miller Barnes Area". We understood that we could obtain the Wildlife Habitat Assessment for our Lot 83 and requested a copy of this document.
2. "Grandfathered" provisions, as traditionally understood and applied, no longer exist. Previously, "Grandfather" provisions allowed owners who had owned property for a significant period of time and held it under specific governmental regulations to retain those specific governmental regulations for the remainder of their ownership of the property, regardless of how long that would be, if the government regulations changed and became stricter. How and when that provision of law was changed we do not know. We requested a copy of the current provisions which have replaced the traditional "Grandfather" provisions.
3. We were given the impression that action to adopt the City recommendations would not take place as early as the notice of the September 20, 2001 meeting implies.

We received a copy of the Wildlife Habitat Assessment for the Sylvan/Miller Barnes Area and did not receive a copy of an Assessment which applied specifically to our Lot 83. Upon calling Tom McGuire, we learned there was no Assessment for any specific lot, that from two to three Assessments were made for each area and the resultant Habitat Score was applied equally to all land in that area. Herein lies part of our problem.

The Wildlife Habitat Assessment for the Sylvan/Miller Barnes Area indicates "intermittent to year-round streams, steep slopes (ravines)...Balch and other streams with summer flows", two identified "streams and wetlands", and perennial "RLF, salamanders, pileated up fauna" among other ratings. No doubt there are lots within the Sylvan/Miller Barnes Area which contain these features. However, our lot does not. There are no streams, not even seasonal or intermittent, and certainly no part of Balch Creek or its tributaries on Lot 83. Also, the water fauna referred do not exist on any part of Lot 83, nor have they been seen by us near our lot.

Please keep in mind we have owned, cared for, pruned, and walked this land for almost 35 years. Throughout this time, we have continually considered how best to develop the land in an environmentally-friendly manner. Tom McGuire visited our lot for 2 hours on one day. We find the application of Protection zone to such extended areas of our lot to be unmerited and request that the suggested Protection zone designation be completely eliminated from application on Lot 83. The Conservation zone for the entire area of Lot 83 is appropriate and can be justified. Any stricter zoning requirement applied to this lot cannot be justified. The Protection zone seems to have as it's purpose the prevention of improvements constructed on those areas of land. However, modern engineers have demonstrated the ability to successfully construct structurally sound buildings built on steeply sloped land. No adverse effects to the adjacent waterway environments have occurred. This demonstrates that properly engineered and designed man-made structures can cohabit an area with streams, waterways, forests, and their attendant fauna without adverse effects to any of the above. As Lot 83 has no streams or waterways or fauna that inhabit them, properly engineered and designed improvements could be made on this lot without causing adverse effects to the fauna thereon.

Other matters of concern to us relating to the zoning of Lot 83:

1. Septic vs Sewer

Septic systems are currently used in the unincorporated residential areas surrounding Lot 83. The majority of these systems were installed in the 1950's and function very well to this day. We recall no time when one of these older systems has overflowed or caused sewer issues in the area. Current septic systems are designed to be even more efficient and to require less area to function than those systems currently in the area.

The new developments to the east and north of Lot 83 are within the City of Portland and are on city sewer lines. Hookup for Lot 83 developments, should there be any in the future, could be made to these sewer lines.

2. Storm Drain Reserve

Aerial maps of Lot 83 and surrounding properties, provided by the City of Portland, do not indicate easements for storm drains which we have seen on surveyor's maps of this area. The surveyor's map clearly shows a large storm drain reserve on the neighboring lot, abutting the border of Lot 83. Does the county intend to extend this storm drain reserve onto Lot 83? If so, why has there been no mention of this to us?

3. Improvements

Current R10 zoning on Lot 83 allows for a considerable number of homes on Lot 83. Between the no-build Protection zone, the severely-restricted Conservation zone, and the storm drain reserve area suggested by the City Planners, substantially less buildable space remains. The result is a severe reduction in the value of this land.

Conclusion:

Upon review of the zoning guidelines as presented to us by the City of Portland Planner, we have concluded that the Protection zone does not apply to Lot 83. Modern engineering techniques and architectural designs can be implemented to provide a development that is environmentally friendly with livability.

We believe we have a basis for the County Commission to eliminate the Protection zone from Lot 83 and request that you do so.

Harry Czyzewski, Pres.
Marie C. Rikes, Vice Pres.

architecture & interiors construction engineering professional services real estate

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Infrastructure & Livability

DAILY JOURNAL OF COMMERCE SEPTEMBER 2001

engineering

Natural Fit

Alpha Engineering's stormwater system keeps development environmentally friendly

By Cliff Collins
for the DJC Magazine

Alpha Engineering Inc. is trying to prove that an environmentally friendly development is not an oxymoron.

The company's challenge was to build a stormwater quality system for a 198-unit condominium complex in Beaverton that abuts a creek and a nature park. On top of that, the development is located in the Tualatin River watershed, which has a mandate to reduce phosphorus runoff into that and all other streams that drain the river.

The development is on 19.1 acres adjacent to Southwest Tualatin Valley Highway and situated on a rise between Southwest Millikan Way to the east and St. Mary's Home for Boys to the west.

An ad hoc neighborhood group, Keep Our Park Whole, initially opposed the project, which was filed under and approved as Magnolia Green but is being marketed as WestPark. But as things ended up, "Keep Our Park Whole gave us accolades in the design of our stormwater (system)," said Gary G. Bliss, senior engineer with Alpha Engineering. Bliss predicts that the site will exceed local quality standards for the city of Beaverton and for the Unified Sewerage Agency, which has jurisdiction over the



Photo by Dan Carter.

stream's water quality. An independent testing laboratory is charged with verification.

The sewerage agency requires total phosphorus removal of 65 percent in the content of stormwater, according to Bliss, yet Alpha expects to achieve in the mid-70s. The agency's requirement for total suspended solids is 85 percent removal, and Alpha projects "upwards of 95 percent

removal," Bliss said.

The method Alpha used in trying to reach these measures is expensive, multilayered and complex. In essence it is a four-stage treatment. Runoff is collected in a catch basin, then goes through the system to a water-quality manhole. The manhole contains a sump in the bottom, at a depth of three or four feet.

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MULTNOMAH COUNTY
PLANNING SECTION

September 14, 2001

Diane Linn, Chair
Multnomah County Board of Commissioners
501 SE Hawthorne Blvd., Suite 600
Portland, OR 97214

Re: County Adoption of City Zoning

Dear Chair Linn:

I have enclosed a letter previously sent to a planning staff regarding the rezoning project which is on the Board's calendar for consideration on September 20, 2001. It is my understanding that planning staff and commissioner's staff will be discussing this topic on Monday, September 17, 2001.

As you may be aware, this important land use policy decision has been divided into three components, each of which is proceeding on a different time table. In my view it is not possible for the public, property owners or their advisors to assess the impact of the proposal except by understanding how the three components interrelate (county zone change; city code amendments; city-county intergovernmental agreement). Because the most important component, the intergovernmental agreement, has not yet been drafted certain important aspects of the rezoning proposal remain a mystery.

My specific request is that the process be reconstituted so that the three components can be considered together in an orderly proceeding. As an alternative, I have suggested the enclosed amendments. The amendments state what I believe to be the intent of city and county staff with respect to the proposed IGA and its impact on an important issue relating to transition from county to city zoning. Because this issue is not addressed specifically in the staff report, at this time it is not possible to know with precision the language that city and county staff will propose for the intergovernmental agreement. The specific effect of the proposed amendment is to make clear

*Also Admitted To Practice In Washington **Also Admitted To Practice In California

Also admitted to Practice in Utah **Also Admitted to Practice in New Jersey

Diane Linn, Chair
September 14, 2001
Page 2

that certain applications which are already in the county's process do not have to be reprocessed through the city's hearing procedures.

While it is my hope that the Commission will choose to repair the policy making process so that interrelated issues can be considered in one proceeding, I believe that the amendment which I offer will provide sufficient clarity that conflict over this important point can be avoided.

Very truly yours,



Timothy V. Ramis

TVR/lmh
Enclosure

cc: Susan Muir, Principal Planner Multnomah County



CITY OF PORTLAND, OREGON
BUREAU OF PLANNING

EXHIBIT B:
ENVIRONMENTAL
ZONING MEMOS

Phone: (503) 823-1000
E mail: pdxplan@ci.portland.or.us

August 15, 2001

MEMORANDUM

TO: Multnomah County Board of Commissioners

FROM: Tom McGuire, Senior Planner, Portland Planning Bureau

SUBJECT: Multnomah County - Portland Compliance Project; Modifications to Multnomah County Planning Commission Recommendations

The following are staff responses to environmental zoning issues raised by citizens at the Planning Commission hearing on 6/18/01. The Planning Commission voted to recommend the staff proposal on to the County Board of Commissioners but directed staff to meet with property owners who had concerns about the environmental overlay zone proposal. The Planning Commission asked staff to resolve issues if possible and provide a report to the County Board of Commissioners on the status of the property owner concerns.

This memo provides a summary of the status of each of the property owner concerns. Staff attempted to contact or met with all of the property owners and was able to work out most of the issues. Refinements to the proposed environmental overlays are recommended on certain properties to more accurately reflect current site conditions. Staff advises that the County Board of Commissioners amend the Planning Commission recommended environmental zoning as described in this memo and shown in the attached figures. The memo is organized into three sections with the first section being sites where staff recommends a change in the environmental overlay zone locations, the next section being areas where staff does not recommend a change, and the final section, sites where staff has provided information and assistance to the property owner and a map change is not involved.

Key to Figures. In the figures below, dark gray shades represent the Environmental Protection overlay zone, lighter gray shades indicate the Environmental Conservation overlay zone. The subject property boundaries are outlined and some figures include topographic information using 2-foot contours. All aerial photos are from the summer of 2000.

SECTION 1- Recommended Changes to Environmental Overlay Zone Locations

Respondent #1: Hulce Property, represented by Ken Sandblast

Property Location: 8445 NW Tuality Way **Map:** 3021

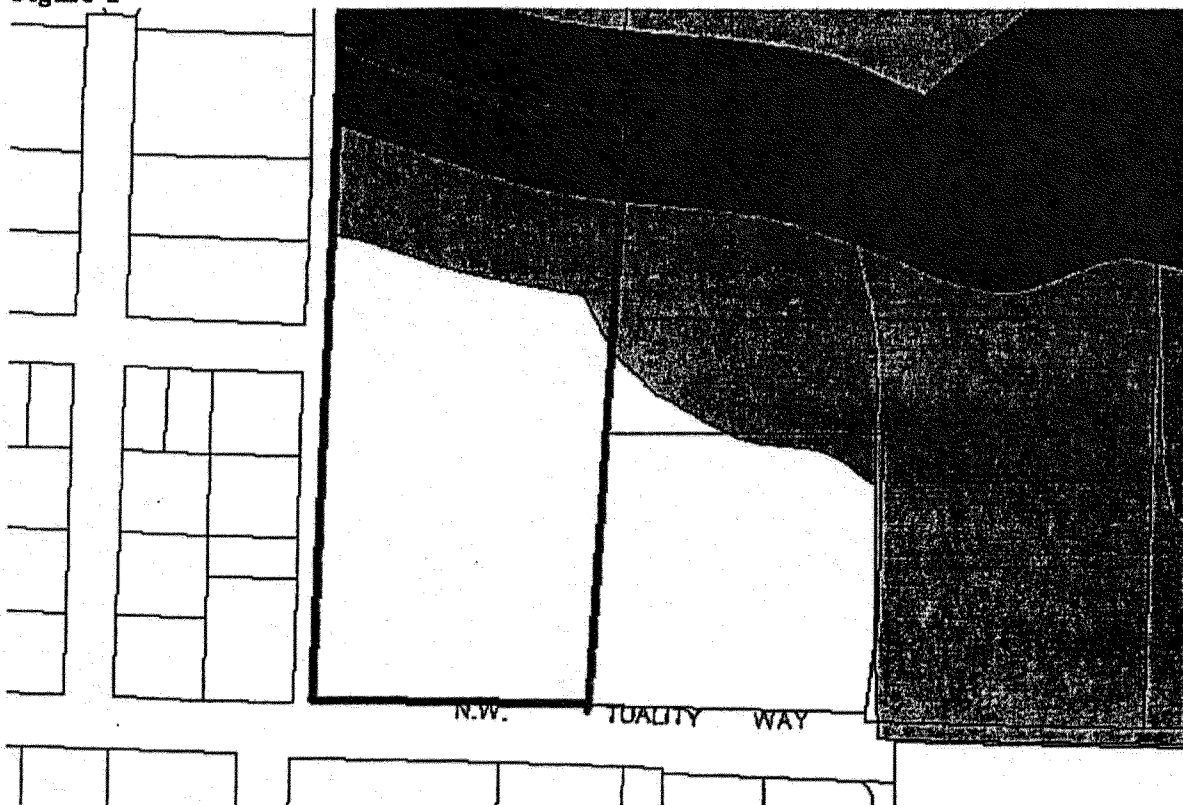
Issue: The owners representative questioned the accurate location of the Environmental Conservation overlay on the 5.8 acre property. A portion of the north end of the property is proposed for the Environmental Conservation overlay.

Staff Response: Staff met Mr. Sandblast, a consultant representing the property owner, on the property and walked the site on 8/01/01. After visiting the property and reviewing the inventory documents staff recommends a refinement of the location of the Environmental Conservation overlay. Portions of the Holce property are recommended to be removed from the Environmental Conservation overlay because the presence of development and the lack of resources.

Staff confirms that significant natural resources are present on the property and adjacent properties. There are a-quality and c-quality resources on the site but not to the extent originally mapped. There are stream, forest, and wildlife habitat resources on the north end of the property that extend onto the properties to the north, west, and east.

Recommended Action: Staff recommends that the County Board of Commissioners modify the Environmental Conservation overlay zone, as shown in Figure 1, to better match the c-quality resources on the site. Mr. Sandblast confirmed on site that this proposal was acceptable.

Figure 1



Respondent #2: Robert Allen

Property Location: 275 NW Miller Road **Map:** 3021

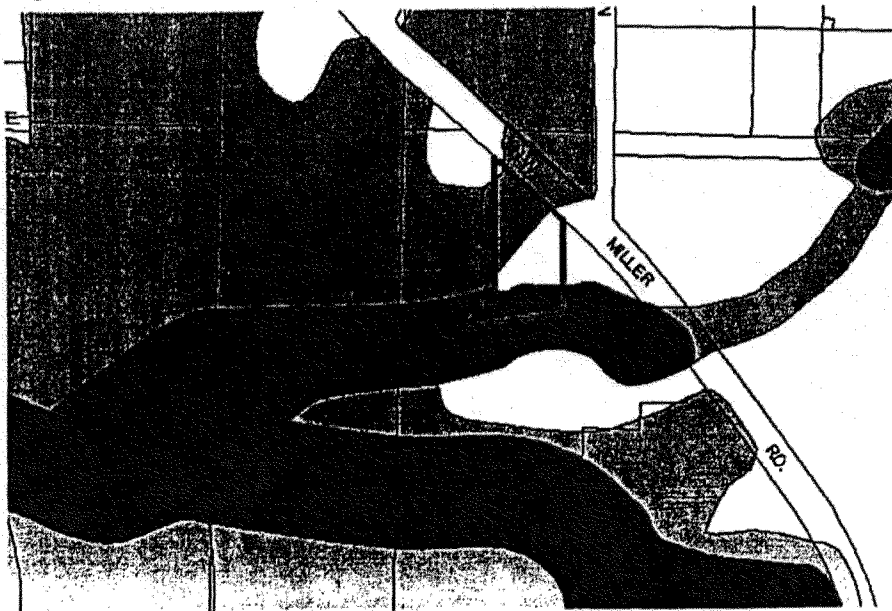
Issue: Mr. Allen was concerned about the accuracy of the application of Environmental Conservation overlay to his 30,000 square foot property. Nearly the entire property is proposed for the Environmental Conservation overlay.

Staff Response: Staff met Mr. Allen on the property and walked the site on 8/01/01. After visiting the property and reviewing recent aerials and topographic maps staff recommends refinement of the location of the Environmental Conservation overlay and application of the Environmental Protection overlay. A small portion of the Allen property is proposed to be placed within the Environmental Protection overlay because of the presence of a surface intermittent stream. Other portions of the property are recommended for removal from the Environmental Conservation overlay because of the presence of development and the lack of resources.

Staff confirms that significant natural resources are present on the Allen property and adjacent properties. The recommended addition of Environmental Protection overlay zone is made because of the presence of an intermittent stream. Staff had initially thought that the stream was piped in this area and that it crossed under Miller Road farther to the south. The site visit confirmed the presence of the intermittent stream on the surface and that it was an a-quality resource. The additional Environmental Protection overlay also affects three neighboring properties and touches on two others.

Recommended Action: Staff recommends that the County Board of Commissioners amend the proposed Environmental Conservation zone, as shown in Figure 2 below, in order to add Environmental Protection overlay zoning to the a-quality resources, add Environmental Conservation overlay zoning to areas newly identified with c-quality resources and to remove the Environmental Conservation overlay from areas where significant resources are not present.

Figure 2



Respondent #3: Rheza Afghan

Property Location: 999 SW Englewood **Map:** 4228

Issue: Mr. Afghan raised concerns about the extent of the Environmental Conservation overlay zone on his property.

Staff Response: Staff met Mr. Afghan on the property and walked the site on 8/6/01. After visiting the property staff agreed that the Environmental Conservation overlay should be adjusted to better reflect the location of the significant resources on the property. The Environmental Conservation overlay as originally proposed extended onto the pasture and barns on the property. These areas are outside the extent of the significant resources on the property.

Recommended Action: Staff recommends that the County Board of Commissioners amend the Environmental Conservation overlay as shown in Figure 3. Mr. Afghan is satisfied with the staff modification.

Figure 3



Respondent #4: Douglas Pontifex

Property Location: 1932 SW Highland Drive **Map:** 3225

Issue: Mr. Pontifex raised concerns about the extent of the Environmental Conservation overlay zone on his property.

Staff Response: Staff met Mr. Pontifex on the property and walked the site on 7/12/01. After visiting the property staff agreed that the Environmental Conservation overlay should be adjusted to better reflect the location of the significant resources on the property. The Environmental Conservation overlay as originally proposed extended onto a landscaped terrace on the property. Mr. Pontifex still has concerns with the location of the Environmental Conservation overlay on the property. He would prefer that the line be located farther down the hill or removed from his property entirely. Staff disagrees with Mr. Pontifex because there are b-quality resources on the site beginning at the vegetation line at the top of the slope and extending down to the remnant drainage at the bottom of the slope.

Recommended Action: Staff recommends that the County Board of Commissioners amend the Environmental Conservation overlay as shown in Figure 4. Mr. Pontifex is not satisfied with the extent of the staff modification.

Figure 4



Respondent #5: Tim Maginnis

Property Location: 1931 SW Highland Road **Map:** 3225

Issue: Mr. Maginnis raised concerns about the extent of the Environmental Conservation overlay zone on his property.

Staff Response: Staff met Mr. Maginnis on the property and walked the site on 6/19/01. After visiting the property staff agreed that the Environmental Conservation overlay should be adjusted to better reflect the location of the significant resources on the property. The Environmental Conservation overlay as originally proposed extended into landscaped terraces on the property. Mr. Maginnis still has concerns with the location of the Environmental Conservation overlay on the property. He would prefer that the line either be removed from his property entirely or extend no farther than 10 feet onto the south side of his property. Staff disagrees with Mr. Maginnis because there are c-quality forest and habitat resources on the south side of the site.

Recommended Action: Staff recommends that the County Board of Commissioners amend the Environmental Conservation overlay as shown in Figure 5. Mr. Maginnis is not satisfied with the extent of the staff modification.

Figure 5



Respondent #6: Eric Lemelson

Property Location: SW 61st Street **Map:** 3123

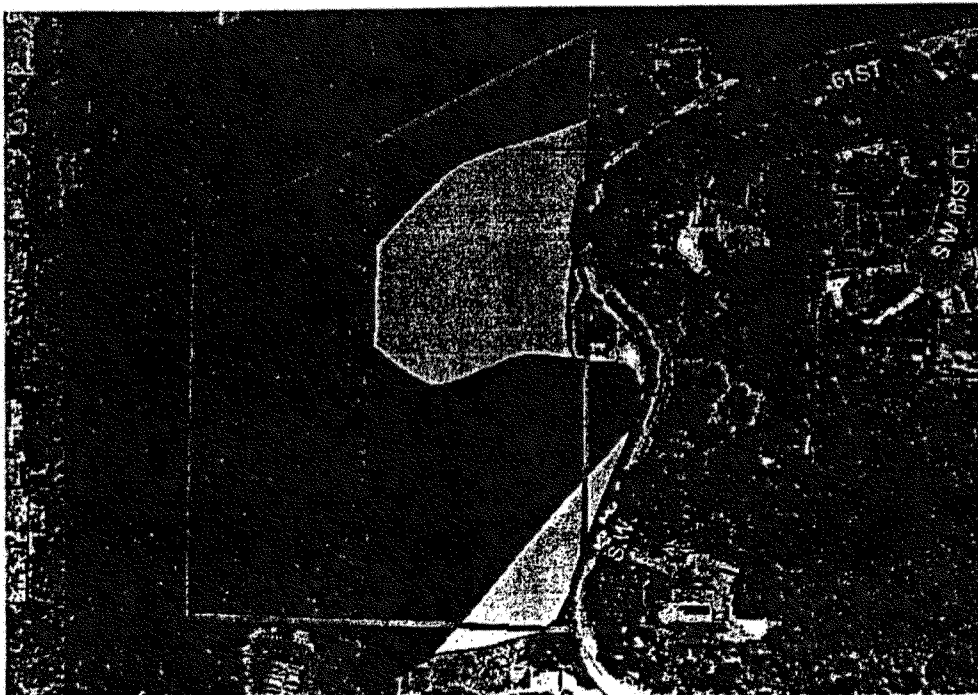
Issue: Mr. Lemelson is concerned with the amount of Environmental Protection overlay zone proposed for the property.

Staff Response: Staff had phone conversations with Mr. Lemelson on 6/21/01, 7/24/01, and 8/2/01 discussing the issues on this site. Mr. Lemelson is donating the property to the Northwest Tibetan Cultural Association for the possible construction of the Northwest Tibetan Cultural Center. Staff also met with the planning consultant and architect working on the cultural center project on the property on 8/9/01. After walking the site and reviewing the inventory information, Staff agreed that the overlay zones should be adjusted to better reflect the location of the significant resources on the property. While Staff does not consider specific development applications in the determination of the location of the zone lines the recent site visit did indicate that the proposed locations of the overlay zones and the a-quality and b-quality resources on the site should be refined.

The resources on the site include steep forested slopes, a major stream, a secondary intermittent stream, and habitat for a large number of species. The Planning Commission recommendation has a-quality resource identified in areas as much as 400 feet or more from the stream. Staff has determined that this is inaccurate and that the a-quality resource areas extend only 200 to 250 feet from the major stream and 100 feet on the secondary stream.

Recommended Action: Staff recommends that the County Board of Commissioners amend the proposed Environmental Protection and Conservation zones, as shown in Figure 6 below, in order to reduce the amount of Environmental Protection overlay zoning and a-quality resource designation and replace those with additional Environmental Conservation overlay zoning and b-quality resource designation. As of the writing of this memo there was no response from Mr. Lemelson or his consultants about the proposed change.

Figure 6



SECTION 2- No Changes Recommended

Respondent #7: Tom Triplett

Property Location: 1521 SW 61st Drive **Map:** 3223

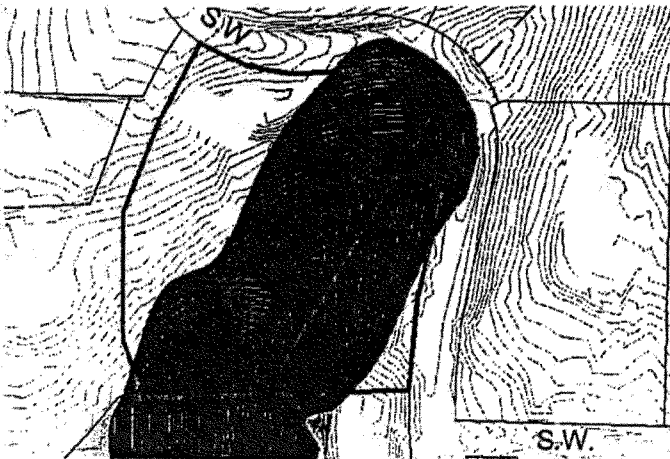
Issue: Mr. Triplett owns two properties that are adjacent to each other. One is occupied by his home the second is vacant. He opposes the extent of the Environmental Protection overlay zone on the vacant property.

Staff Response: Staff contacted Mr. Triplett by phone on 6/18/01 and discussed with him the reasons for applying the overlay and how the regulations work. At that time staff indicated to Mr. Triplett that there did not appear to be any error in the proposed Environmental Protection overlay location. After the Planning Commission hearing Mr. Triplett continued to express his concerns that the Environmental Protection overlay extends too far onto his vacant property and that it will reduce its potential value as a buildable lot. Staff again tried to contact Mr. Triplett by phone on 7/25/01. Mr. Triplett did not return the phone call. Staff visited the site and observed the property from the extensive right-of-way. Staff also reviewed recent aerials and topographic maps and concludes that the proposed Environmental Protection overlay is in the correct location on this property.

Almost all of the vacant lot is composed of a-quality resource. The property is a narrowly triangular lot with a drainageway running down the length of one of the property lines. A steep ravine slopes from the 61st Ave. right-of-way down to the creek. The proposed Environmental Protection zone extends 100 feet out from both sides of the drainageway centerline. On this site there is no adjacent Environmental Conservation overlay so the Transition Area is within the Environmental Protection overlay zone. This means that the effective regulated area is 75 feet from the drainageway centerline. This is a minimum distance to protect this type of resource. Even with the Environmental Protection overlay there is a triangular building area on this lot that is roughly 150 feet by 50. That is a building area that is larger than many entire lots within the City.

Recommended Action: No change.

Figure 7



Respondent #8: Harry Czyzewski and Tina Christensen

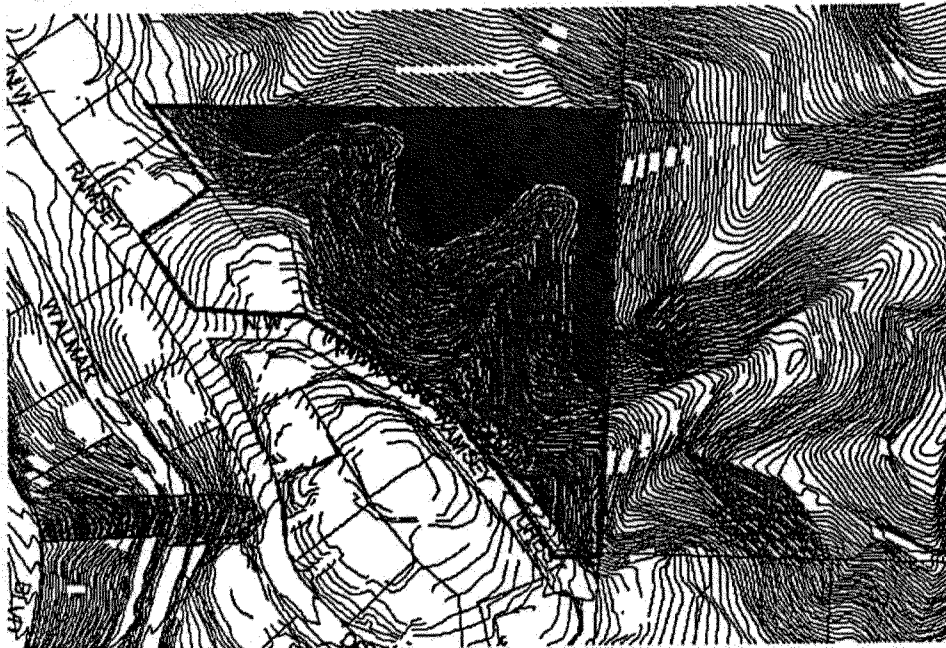
Property Location: Near 1966 NW Ramsey Crest **Map:** 2821

Issue: Mr. Czyzewski has concerns about the extent of the Environmental Protection overlay zone on his property.

Staff Response: Staff met with Mr. Czyzewski on 8/01/01 after the Planning Commission hearing. The property is at the top of the ridge separating the Balch Creek basin and the Cedarmill Creek basin. This area does not and will not have access to sanitary sewer. The site is extremely steep and septic systems are the only option. The main issue is the proposed location of the Environmental Protection overlay zone. Staff has already modified the location of the Environmental Protection overlay on the site based on discussions resulting from the 1999 Planning Commission hearing in order to accommodate development with septic systems (see Figure 8). Staff has visited the property, spoken with the owners, and reviewed the inventory information and is satisfied that the current proposal reflects the correct location of the a-quality and b-quality resources on the site and the overlay zones.

Recommended Action: No change.

Figure 8



Respondent #9: Ross Day representing the Fred's Marina property

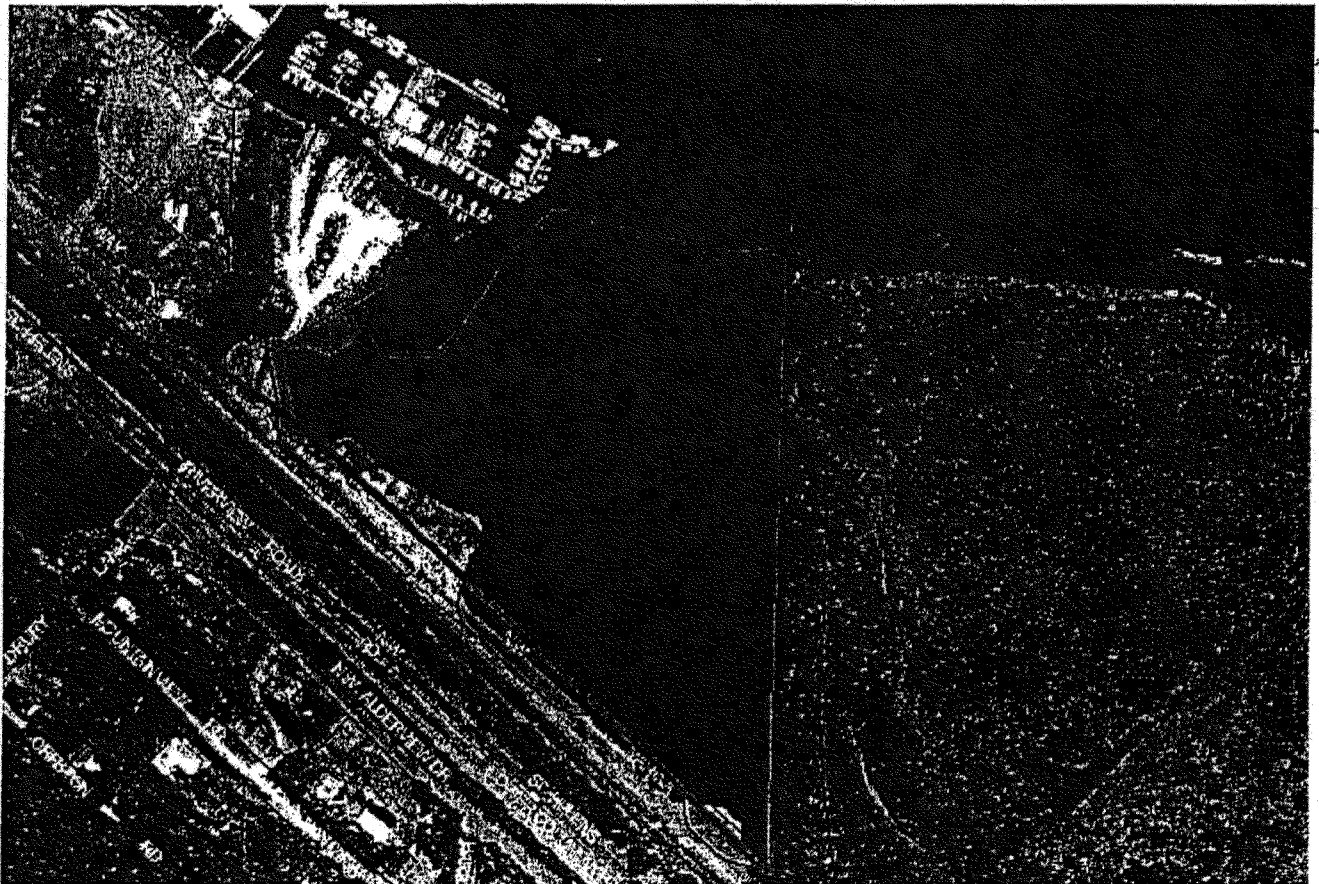
Property Location: 12800 NW Marina Way **Map:** 1717

Issue: The owner and his representative oppose the Environmental Conservation and Environmental Protection overlay zones on the property.

Staff Response: In a phone conversation on 7/25/01 staff discussed the issues on this site with Mr. Day, the property owners representative. At this time they have no specific request just a general concern about the placement of the overlay zones on the property. Staff has reviewed the inventory information and is satisfied that the current proposal reflects the correct location of the overlay zones and the a-quality and c-quality resources on the site—which include substantial wetland areas, Willamette River floodplain, and native vegetation on the Willamette bank.

Recommended Action: No change.

Figure 9



Respondent #10: Larry Porter representing Greg Goodman

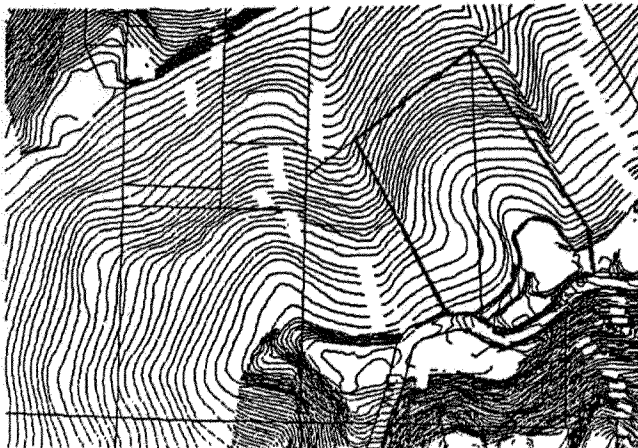
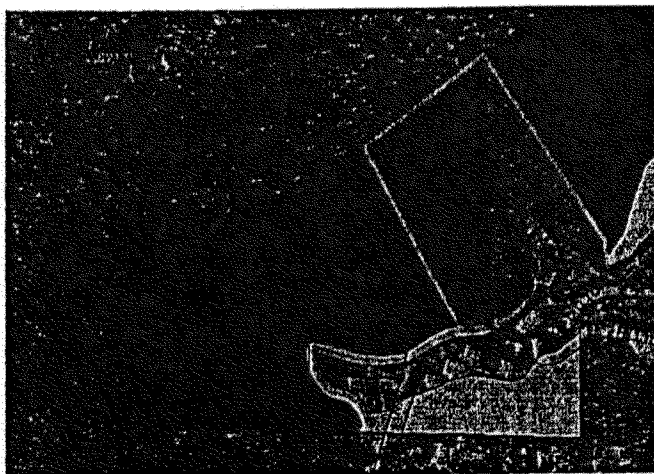
Property Location: Between 321 and 345 NW Hilltop Drive. **Map:** 3024

Issue: The owner and his representative oppose the Environmental Protection overlay zone proposed for a newly acquired vacant lot to the west of the residence property. Mr. Goodman's residence property is already within City jurisdiction.

Staff Response: In a phone conversation on 7/17/01 staff discussed the issues on this site with Mr. Porter the property owners representative. At this time they have no specific request just a general concern about the placement of the Environmental Protection overlay zone on the property. Mr. Porter indicated that the owner was considering developing the lot at some point in the future. The property owner Mr. Goodman recently completed a property line adjustment with his neighbor to the west, Mr. Wessinger, after Mr. Wessinger purchased the property (see Respondent #12). Staff has reviewed the inventory information and is satisfied that the current proposal reflects the correct location of the overlay zones and the a-quality and b-quality resources on the site—which are extremely steep forested slopes and drainages.

Recommended Action: No change.

Figures 10 and 11



Respondent #11: Peter Voorheist

Property Location: 4900 SW Humphrey Blvd. **Map:** 3324

Issue: Mr. Voorheist opposes application of the Environmental Conservation overlay to his three acre property. The majority of the property is proposed for the Environmental Conservation overlay. Mr. Voorheist testified at the Planning Commission hearing on 6/18/01 that he had clear-cut the entire property and had the stumps removed, therefore the proposed Environmental Conservation overlay zone should be removed.

Staff Response: The Planning Commission did not address Mr. Voorheist's request.

Recommended Action: No change.

SECTION 3- Information and Assistance Provided

Respondent #12: William Wessinger

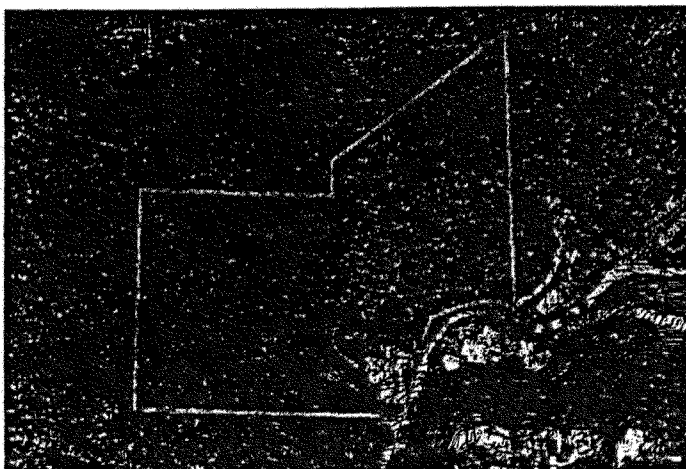
Property Location: 321 NW Hilltop Drive **Map:** 3024

Issue: Mr. Wessinger had concerns about the application of Environmental Protection and Environmental Conservation overlay to his property and about the code regulations. The majority of the property is proposed for the Environmental Protection overlay.

Staff Response: Staff spoke with Mr. Wessinger over the phone on 5/30/01 and 6/18/01 and met with him at the Bureau of Planning Office in early June. After hearing more about the overlay zones and regulations Mr. Wessinger was comfortable with the location of the overlay zones and had no further issues. Mr. Wessinger stated that he was comfortable with the Environmental Protection overlay zone because he had no intention of developing in the areas covered by the overlay and that was the reason he bought the property between his home and Mr. Goodman's home, to keep it from being developed.

Recommended Action: No change.

Figure 12



Respondent #13: Brad Fletcher

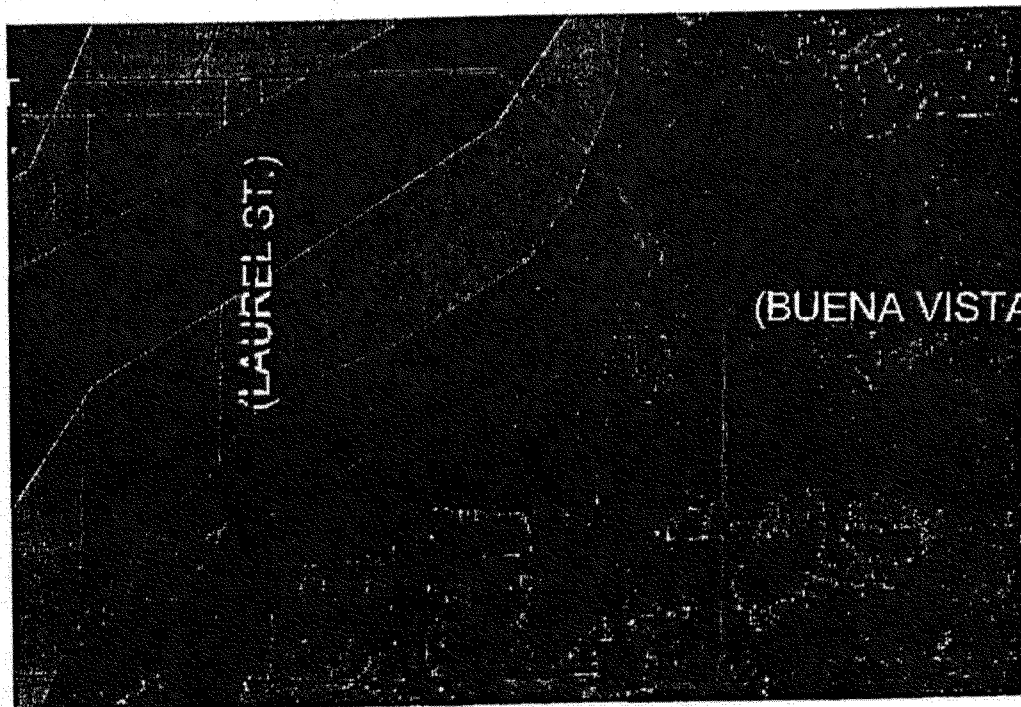
Property Location: 1537 SW Comus **Map:** 4030

Issue: Mr. Fletcher wanted to make sure that the map proposal presented to the County Board of Commissioners accurately reflected the overlay zone location that was agreed upon after the 1999 Planning Commission hearing.

Staff Response: Staff spoke with Mr. Fletcher numerous times in May, June, and July to confirm the Environmental Conservation and Protection overlay zone lines as we had agreed to them in 1999. What was agreed to was an Environmental Protection overlay that is 100 feet wide with an Environmental Conservation overlay extending another 100 feet beyond the Environmental Protection overlay onto Mr. Fletcher's property. The 100-foot Environmental Conservation overlay includes a 25-foot Transition Area. The zone lines shown in Figure 13 below illustrate the accurate location as recommended by the Planning Commission. Mr. Fletcher has reviewed these zone line locations and is in agreement.

Recommended Action: No change.

Figure 13



Respondent #14: James Meier

Property Location: Near 7324 NW Penridge Road

Map: 2922

Issue: Mr. Meier had concerns about the application of Environmental Conservation overlay to his property and about the code regulations. The majority of the property is proposed for the Environmental Conservation overlay.

Staff Response: Staff spoke with Mr. Meier over the phone on 7/16/01 and discussed the overlay zone and regulations. After the discussion Mr. Meier was less concerned with the location of the overlay zone and had no further issues.

Recommended Action: No change.

Respondent #15: Maxine Selling

Property Location: 5701 SW Patton Road

Map: 3323

Issue: Ms. Selling wanted to confirm that the map proposal presented to the County Board of Commissioners accurately reflected the location of the Environmental Conservation overlay that was agreed upon after the 1999 Planning Commission hearing.

Staff Response: Staff sent Ms. Selling a copy of the current proposal for the location of the Environmental Conservation overlay on her property on 7/12/01. There has been no other communication from Ms. Selling.

Recommended Action: No change.



CITY OF PORTLAND, OREGON BUREAU OF PLANNING

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DEBORAH STEIN, INTERIM DIRECTOR
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July 23, 1999

MEMORANDUM

TO: Multnomah County Planning Commission

FROM: Tom McGuire, Senior Planner, Portland Planning Bureau

SUBJECT: Multnomah County - Portland Compliance Project, Responses to Public Comments

The following are staff responses to environmental zoning issues raised by citizens at the Planning Commission hearing on 7/12/99. Also attached is the proposed environmental zoning information requested by Commissioner Reddick. Staff contacted or met with all of the property owners and was able to work out most of the issues. Refinements to the proposed environmental overlays are recommended on certain properties to more accurately reflect current site conditions. Staff recommends that the Planning Commission amend the proposed environmental zoning as described in the staff responses and shown in the attached figures. Staff further recommends that the Commission add the attached zoning summaries requested by Commissioner Reddick to the ESEE document.

Respondent #1: Peter Voorheist

Property Location: 4900 SW Humphrey Blvd. Map: 3324

Issue: Opposes application of Environmental Conservation overlay to his 3 acre property. The entire property is proposed for the Environmental Conservation overlay.

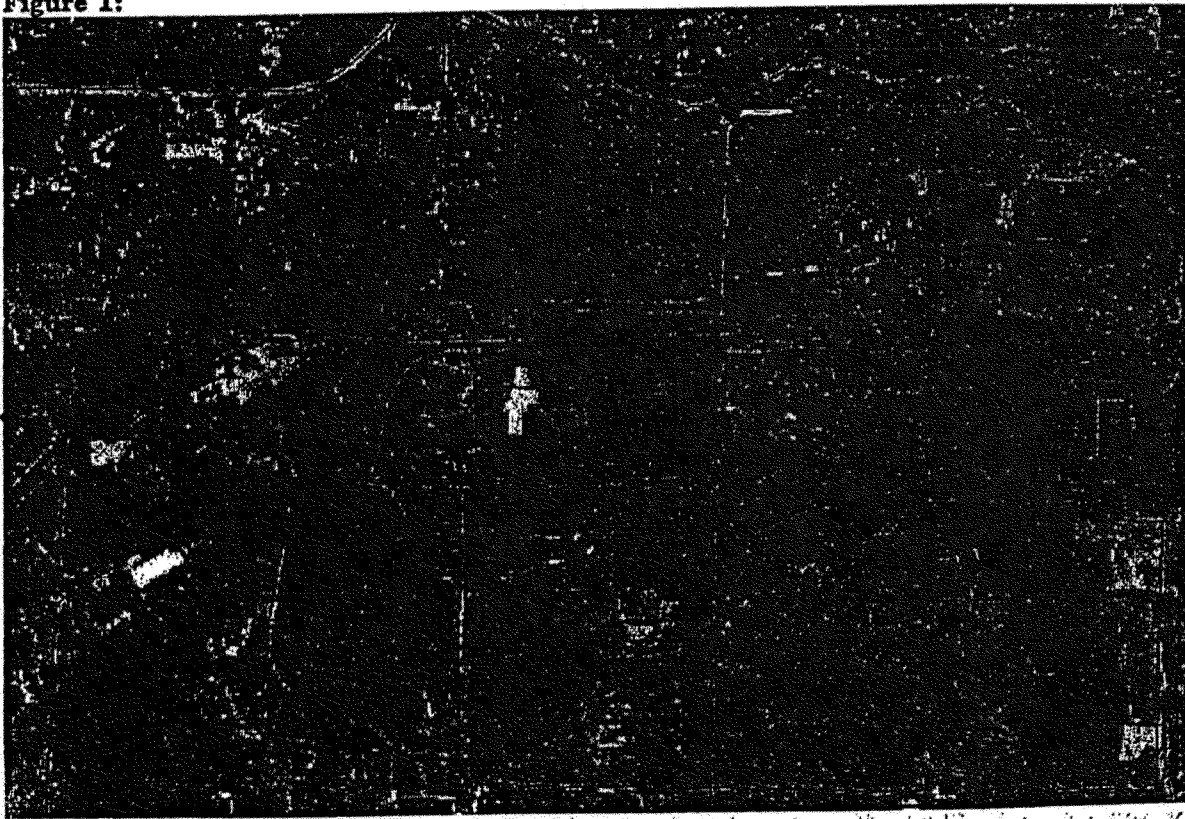
Staff Response: The conservation zone was proposed for this site as part of the Southwest Community Plan (SWCP).

Staff met Mr. Voorheist on the property and walked the site on 7/19/99. After visiting the property and reviewing SWCP documents, recent aerials, and topographic maps staff recommends refinement of the location of the Environmental Conservation overlay. Portions of the Voorheist property are proposed to be removed from the conservation overlay because the presence of development and the lack of resources.

Staff confirms that significant natural resources are present on the Voorheist property and adjacent properties to the south. The forested uplands, slopes, and creek headwaters provide medium to high quality food and cover for birds and mammals. The Voorheist property sits at the top of the ridge separating the Hwy. 26 canyon from the Fanno Creek Basin. The property has mature conifer-topping-hardwood canopy cover and is notable in this area of SWCP study for the lack of invasive exotic plants. The understory and groundcover layers are composed almost entirely of diverse native species. The forest cover continues onto the neighboring properties to the south and southwest. The topography begins to drop off on the neighboring properties down to the headwaters of two tributaries of Fanno Creek. The investigation of this property has lead to the discovery that a conservation zone proposed under the SWCP is missing from land to the south of this property.

Recommended Action: Staff recommends that the Planning Commission amend the proposed conservation zone, as shown in Figure 1 below, in order to respond to existing development on the property and to preserve these upland and headwaters resources and the connections between this area and other resources in the Fanno Creek basin consistent with the SWCP recommendations.

Figure 1:



July 23, 1999
Page 3

Respondent #2: John Gilleland

Property Location: 350 NW 83rd Place **Map:** 3021

Issue: Opposes application of Environmental Conservation overlay and "c" quality significance ranking on his 2.1 acre property. The eastern portion of the property is proposed for the Environmental Conservation overlay.

Staff Response: Staff visited the site on 7/23/99 and agrees with Mr. Gilleland in part. There are c-quality resources on the site but not to the extent originally mapped. There are forest and wildlife habitat resources on the eastern edge of the property that extend onto the properties to the south.

Recommended Action: Staff proposes to modify the conservation overlay zone, as shown in Figure 2, to better match the c-quality resources on the site. Mrs. Gilleland confirmed on site that this proposal was acceptable.

Figure 2



Respondent #3: Jeffrey Keeney, representing Mr. And Mrs. Mort Bishop

Property Location: 10707 SW Riverside Drive **Map:** 4031

Issue: Raised concerns about the extent of the Environmental Conservation overlay zone on the Bishop property.

Staff Response: Staff met Mr. Keeney and Mrs. Bishop on the property and walked the site on 7/15/99. After visiting the property staff agreed that the environmental conservation overlay should be adjusted to better reflect the location of the significant resources on the property. The conservation overlay as originally proposed extended onto the landscaped terrace on the property.

Recommended Action: Staff recommend modification to the conservation overlay as shown in Figure 3. Mr. Keeney and Mrs. Bishop were satisfied with the staff modification.

Figure 3



Respondent #4: Ron Vandehey

Property Location: SW Shattuck road **Map:** not applicable

Issue: Had concerns about the Environmental Conservation overlay zone on his property.

Staff Response: Staff spoke with Mr. Vandehey over the phone and found that his property is currently within the Portland City limit and therefore is not affected by this project.

Recommended Action: None.

Respondent #5: Bette Franklin

Property Location: Near 1110 NW Greenleaf Rd. Map: 2922

Issue: Concerned about the placement of the Environmental Protection overlay zone on a vacant property that she owns near her residence. She has an approved septic drainfield location for the property and is concerned that the protection overlay may extend onto the approved area.

Staff Response: Staff met Ms. Franklin on the property and looked at the site on 7/20/99. After visiting the property and reviewing documents supplied by Ms. Franklin on the location of the septic approval staff believes the protection overlay will not encroach onto the area approved for septic. The protection overlay as proposed is 100 feet from the centerline of the creek to the east of the property. Using the best topographic data available and the documents provided by Ms. Franklin staff concludes that the protection overlay is at least 30 feet beyond the area approved for the septic field.

Staff also discussed with Ms. Franklin the fact that the drainfield approval predates the application of the proposed environmental overlays and if any portion of the approved drainfield area is found to be within the protection overlay zone the drainfield approval would be "grandfathered" and could be built as approved. Ms. Franklin indicated that she understood this position.

While viewing this property staff noted that the Franklin's had constructed a new house on a nearby property that they own. The house and cleared area, which received County permits in 1997, are within the proposed conservation and protection overlays.

Recommended Action: Make no modification to the proposed environmental overlays on the vacant lot. Modify the environmental conservation and protection overlays on the lot containing the house, as shown in Figure 4. Ms. Franklin was satisfied with this staff recommendation.

Figure 4



all existing environmental overlays on the lot containing the house. The map shows the lot containing the house, which is outlined in white. The map also shows other lots and boundaries, with some areas shaded in white and others in black. The map is oriented with a north arrow pointing towards the top right corner.

Respondent #6: Judith Rafferty

Property Location: Barbara Welch Road Map: 3846 (Lava Domes)

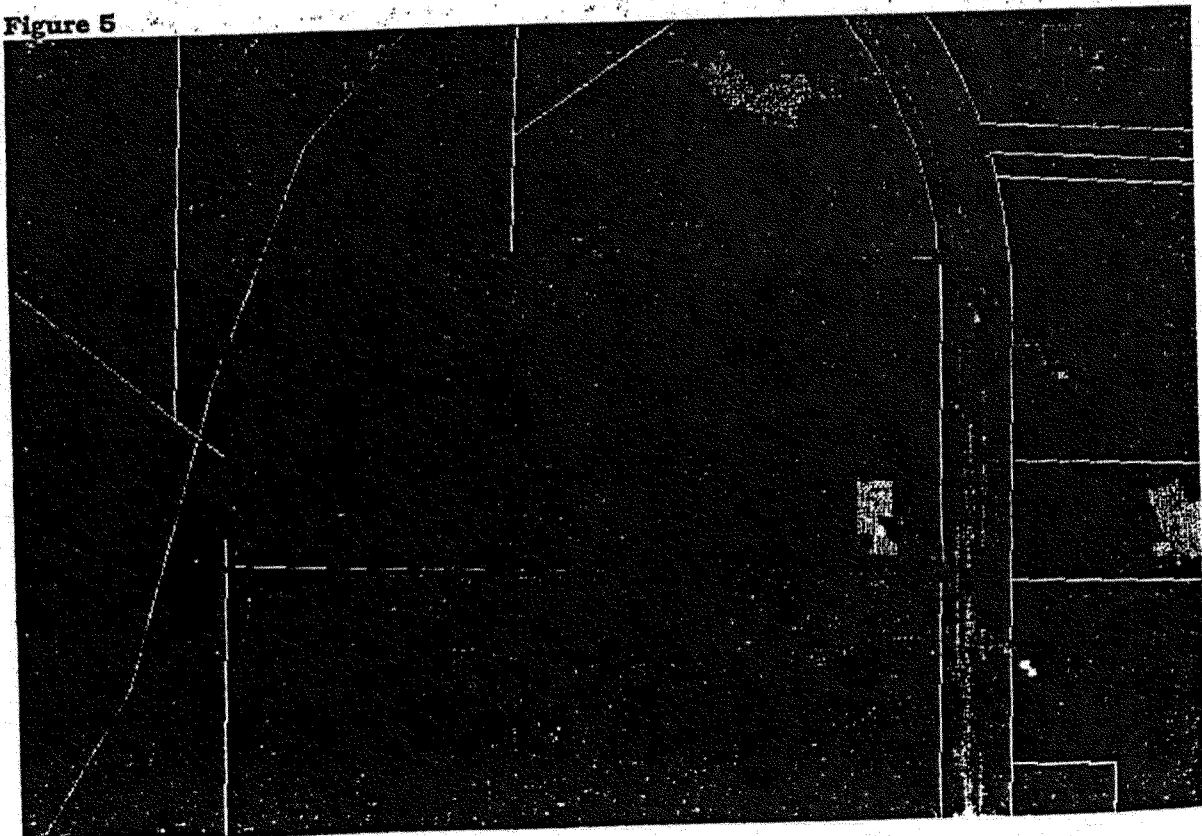
Issue: Opposes the extent of the Environmental Protection overlay zone on her property.

Staff Response: Environmental overlay zoning was proposed for this property and adopted by the City of Portland as part of the Boring Lava Domes study area that was completed by the City in November 1997.

Staff contacted Ms. Rafferty by phone on 7/20/99. Staff has previously contacted Ms. Rafferty by phone and has walked the site with her. Ms. Rafferty is concerned that the environmental protection overlay extends too far to the east on her property and will remove the potential for two buildable lots. The staff position is that the proposed environmental overlays are in the correct location on this property. Staff believes that the protection zone only extends to the top of the slope leading down to a creek which is the area identified as A-quality resource in the Boring Lava Domes study. With clustering of the development and public sewer service extension, Mrs. Rafferty should not lose any potential lots/units.

Recommended Action: No change.

Figure 5



Respondent #7: Logan Ramsey

Property Location: Between NW Walmer and Skyline Blvd. **Map:** 2821

Issue: Opposes the Environmental Conservation overlay zone proposed for the south approximately 75 feet of the property.

Staff Response: At this time, Mr. Ramsey has not returned staff's telephone call. The south side of Mr. Ramsey's property contains a headwaters drainageway that flows down to protected creeks within the City of Portland. Staff has proposed a 75-foot-wide Environmental Conservation overlay centered on the drainageway with 37.5 feet on each side of the centerline. This means that effectively there is a 12.5-foot-wide regulated area on either side of the drainageway because the outer 25 feet of the environmental zone is a "transition area". Depending on the exact location of the drainageway centerline there may be even less conservation area on Mr. Ramsey's property because the drainageway is very close to his south property line. Staff believes that the decision to limit conflicting uses through application of the Environmental Conservation overlay is appropriate and recommends no change.

Recommended Action: No change.

Figure 6



Respondent #8: Brad Fletcher

Property Location: N537 SW Cornus **Map:** 4030

Issue: Concerns about the extent of the Environmental Conservation overlay on his property and how the regulations may affect his maintenance of view corridors.

Staff Response: Staff met Mr. Fletcher on the property and walked the site on 7/22/99. After visiting the property staff determined that some modification of the conservation overlay is necessary. The conservation overlay should extend 100 feet south of the Environmental Protection overlay zone on the property. The protection zone extends 50 feet south from the centerline of a creek on the property. This results in a total of 125 feet of regulated area south of the creek centerline and an additional 25 feet of transition area.

Mr. Fletcher was also concerned about continuing tree trimming and maintenance of view corridors on his property. The Environmental Overlay Zone has an exemption for continued landscape maintenance. This exemption does apply to tree trimming and maintenance for view corridors if the property owner has a clear record of past maintenance activities.

Recommended Action: Modify the conservation overlay as shown in Figure 7. Mr. Fletcher was satisfied with the staff proposal.

Figure 7



Respondent #9: Harry Czyzewski

Property Location: Near 1966 NW Ramsey Crest **Map:** 2821

Issue: Concerns about the extent of the Environmental Protection overlay zone on his property.

Staff Response: Staff met with Mr. Czyzewski after the Planning Commission hearing on the 12th and then again at his property on 7/20/99. This area is at the top of the ridge separating the Balch Creek basin and the Cedermill Creek basin. This area does not and will not have access to sanitary sewer. The site is extremely steep but septic systems are the only option. The main issue is whether the proposed location of the protection overlay zone leaves enough space for septic systems. It does appear that some modification of the protection overlay is necessary to accommodate development with septic systems.

Recommended Action: Modify the proposed protection overlay zone as shown in Figure 8. Figure 8



1

Property Location: 645 NW Skyline **Map:** 2921

Staff Response: Staff met with Mr. And Mrs. Cullison and their consultant Ken Sandblast at the property on 7/23/99. Mr. Cullison has the power of attorney for Ms. McCready's property and was questioning the extent of the conservation overlay at the southern side of the property. Staff confirmed that b-quality resources are present on the southwest corner of the property but that they do not extend as far east as is currently mapped.

Recommended Action: Modify the conservation overlay as shown in Figure 9. The Cullison's and Mr. Sandblast were satisfied with the staff proposal.

Figure 9



Category	Developed	Developing	Total
High Income	10.5	1.5	12.0
Lower Income	1.5	10.5	12.0
Total	12.0	12.0	24.0

Afghan Property



200

0

200

400 Feet



CITY OF PORTLAND, OREGON BUREAU OF PLANNING

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September 17, 2001

SECOND MEMORANDUM

TO: Multnomah County Board of Commissioners

FROM: Tom McGuire, Senior Planner, Portland Planning Bureau

SUBJECT: Multnomah County – Portland Compliance Project; Additional Modifications to Multnomah County Planning Commission Recommendations

The following are staff responses to environmental zoning issues raised by citizens after the writing of the August 15 staff memo to the County Board of Commissioners. This memo provides a summary of the status of three additional property owner concerns. Staff had phone conversations with all of the property owners and was able to work out some of the issues. Refinements to the proposed environmental overlays are recommended on all three properties to more accurately reflect current site conditions.

Staff advises that the County Board of Commissioners amend the Planning Commission recommended environmental zoning as described in this memo and shown in the attached figures. The memo is organized to follow the August 15 memo and starts with Respondents 16 and 17. The figures begin with Figure 14, again following on the August 15 memo to the Board.

Key to Figures. In the figures below, dark gray shades represent the Environmental Protection overlay zone, lighter gray shades indicate the Environmental Conservation overlay zone. The subject property boundaries are outlined. All aerial photos are from the summer of 2000.

Respondents #16 and 17: Good Property and Thompson Property

Property Location: 151 and 157 NW Miller Road **Map:** 3021

Issue: These two owners of adjacent properties raised questions about the location of the Environmental Conservation overlay on these two properties. The north end of the Good property is proposed for the Environmental Protection overlay and a portion of the north and west sides of the Good property are proposed for Environmental Conservation overlay. The north end of the Thompson property is proposed for both the Environmental Conservation and Environmental Protection overlays. The Thompson property is to the east of the Good property.

Staff Response: Staff had a phone discussion at the end of August with the property owners about the Compliance Project in general and the environmental regulations specifically. During these discussions it became apparent that the Environmental Conservation overlay zone extended too far south on these properties. After reviewing the inventory documents and most recent aerial photos staff recommends a refinement of the location of the Environmental Conservation overlay on both properties. Portions of both the Good property and the Thompson property are recommended to be removed from the Environmental Conservation overlay because of the absence of significant resources.

Staff confirms that significant natural resources are present on the two properties. There are a-quality and b-quality resources on the site but not to the extent originally mapped. There are stream, forest, and wildlife habitat resources on the north end of both properties and the west side of the Good property.

Recommended Action: Staff recommends that the County Board of Commissioners modify the Environmental Conservation overlay zone, as shown in Figure 14, to better match the b-quality resources on the site.

Figure 14



Respondent #18: Martin Schmidt

Property Location: 262 NW Miller Road

Map: 3021

Issue: Mr. Schmidt was concerned about the accuracy of the application of an Environmental Conservation overlay to a portion of his 21 acre property.

Staff Response: Staff had a phone discussion with Mr. Schmidt regarding the Compliance Project in general and the environmental regulations specifically on 8/30/01. Mr. Schmidt indicated that in the location of one of the proposed conservation zones there was no stream and that it had actually been placed in a pipe and buried some time ago. After reviewing Mr. Schmidt's information with the inventory documents and most recent aerial photos staff agrees that there are no significant resources on the portion of the property where the stream was piped and the Environmental Conservation overlay should be removed from that location.

Recommended Action: Staff recommends that the County Board of Commissioners amend the proposed Environmental Conservation zone, as shown in Figure 15 below, in order to remove Environmental Conservation overlay zoning from segments of the stream that were piped and where significant resources are not present.

Figure 15





The Multnomah County-Portland Compliance Project



The ***Multnomah County-Portland Compliance Project*** (also known as the 2040 project) started in 1999. The purpose of the project was to meet long-term growth management goals for the unincorporated urban areas of Multnomah County through a planning partnership between Multnomah County, Metro and the City of Portland. In order for the County to achieve these goals and comply with Metro's Urban Growth Management Functional Plan, a proposal was developed that would apply Portland zoning to the unincorporated areas of the County. The County, City of Portland and Metro conducted open houses and public hearings on this proposal during June and July of 1999. The Multnomah County Planning Commission heard testimony on the proposed zoning for these pocket areas, and formulated a recommendation for consideration by the Board of County Commissioners.

The project was delayed in late 1999 when compliance-related work on certain parts of the Portland Zoning Code did not meet the project's original timeline. Most of those issues have since been resolved, and we are now ready to proceed with the project. Because of the lapse of time and to address the new Portland Zoning Code revisions, the Multnomah County Planning Commission will review the proposal again and hear public testimony. **The proposal now under consideration is the same one presented at the neighborhood open houses and Planning Commission Hearings in 1999.** The County will consider adopting the zoning maps (the same ones presented at the July 1999 Planning Commission Hearings) and Portland's Zoning Code.

The final goal of the project will be the transition of planning services from Multnomah County to the City of Portland. It is important to understand that this is not a proposal for annexation. County lands will remain under the County's jurisdiction, but the City will administer zoning and development-related services.

If you own property in one of the areas affected by this project, you will be notified by mail of the specific dates, times and locations of the upcoming hearings. You can also call Sandra Howell at (503) 988-3043 at the Multnomah County Land Use Planning Division to be added to the mailing list for this project.

Public testimony will be heard at all hearings.

Project staff contacts:	
Susan Muir, Multnomah County Planning Phone: (503) 988-3043 e-mail: <u>Susan Muir</u>	Karl Lisle, Portland Bureau of Planning Phone: (503) 823-4286 e-mail: <u>Karl Lisle</u>
For information about Metro and the Urban Growth Management Functional Plan: Phone: (503) 797-1700 Or visit Metro's web site: <u>Metro</u>	

The following documents can provide you some additional background about the project. All of these handouts and information sheets were used in the open houses and Planning Commission hearings in 1999. **Information such as phone numbers, staff names and dates on these documents are not current**, you should consult this web page or the project staff for clarification about meeting dates.

(These files require Acrobat Reader which can be downloaded free from [Adobe Web site](#)).

- First public informational mailer with map - January 1999
- Answers to Questions about the Multnomah County - Portland Compliance Project
- Proposed Land Use Zones
- Multnomah County Planning Commission Staff Report - July 12, 1999
- Supplemental Staff Response to Multnomah County Planning Commission - July 26, 1999
- Transfer from Existing County Zones to Proposed City Zone Diagram
- List of Existing and Proposed Zoning for the Project Area



Department of Environmental Services

Land Use Planning Division

1600 SE 190th Ave.
Portland, OR 97233
(503) 248-3043 Phone
(503) 248-3389 Fax

email: land.use.planning@co.multnomah.or.us

January 1999

Dear resident, property owner or other interested party:

I want to take this opportunity to tell you about an important land use planning project that will include your residence, property or neighborhood, and invite you to **Neighborhood Open Houses** this Spring to learn about this project and give us your comments.

Multnomah County and the City of Portland are working together on the *Multnomah County-Portland Compliance Project*, as part of a long-term planning effort to manage growth in our metropolitan region. Managing long-term growth is a key part of protecting neighborhood livability into the next century.

The project area includes parcels of land in unincorporated parts of Multnomah County that lie within the Urban Growth Boundary and adjacent to the City of Portland. A map is included in this packet showing these areas.

Later this year, the County Board of Commissioners will consider a package of proposed changes to land use zones and land use development regulations for these areas. These changes will be designed to meet long-term growth management goals. The Commissioners will also consider public comments on the proposed changes. The end result of this project will mean changes to land use zones and development regulations that apply to all land within the project area.

At the **Neighborhood Open Houses**, you can find out more about this project, learn what initial recommended changes are proposed, how they may affect your property or residence and how you can participate in the planning process. Staff will be available to show you the initial recommended changes, explain what they mean, consider and discuss your ideas, and answer questions. It is important that we hear from you about these proposed changes and that we have a chance to discuss them with you.

I hope you will take a few moments to read the material in this packet. If you have any questions about this project, please contact the project staff listed on the last page.

On behalf of project staff, we look forward to your participation in this important planning project.

Kathy A. Busse
Planning Director

Questions and Answers

About the Multnomah County - Portland Compliance Project

What is this project? _____

The Urban Growth Boundary (UGB) separates urban land from rural (farm and forest) land in the Portland metropolitan region. All cities and counties in Oregon are required by law to maintain these boundaries in order to preserve farmland and limit urban sprawl. Multnomah County must ensure that its urban areas located within the region's UGB are able to address the requirements of the *Urban Growth Management Functional Plan*. The changes to be proposed to land use zoning and regulations for the areas designated on the map are necessary to address the *Functional Plan's* requirements. For more information on the *Functional Plan*, see the section "Metro: Managing Growth in Our Region".

Why is this project being done, and who is doing it? _____

This project is a planning partnership between Multnomah County, Metro, and the City of Portland to address long-term growth management goals. Metro, the regional planning agency, has responsibility for managing long-term growth within the 24-city and 3-county metropolitan region. Metro estimates that more than 131,000 people arrived in our region during the first half of the 1990s. Population and job growth are expected to continue into the future. All jurisdictions within our regional UGB are required to plan for long-term growth for both jobs and housing by addressing the requirements of the *Urban Growth Management Functional Plan*.

Multnomah County has entered into an agreement with the City of Portland for planning staff to provide a report and recommendation package designed to address the *Functional Plan's* requirements for the designated areas. The County Board of Commissioners will consider this information later this year. The City and the County have a mutual interest in coordinating planning for urban and future urban areas within the UGB. This approach makes sense because the City has the tools and the expertise to provide cost effective urban planning services to the County for these areas that are outside of the City and within the UGB.

Will my property or home be affected? _____

Yes, if you own property or live within the project areas. As part of this project, County land use zones and regulations will transition to the City of Portland's land use zones and regulations. Land use policy agreements adopted jointly by Multnomah County and the City of Portland in 1998 call for this change, which is intended to address *Functional Plan* requirements. Except for a few small eastside areas, all of the project areas contain predominately single family homes. Areas now zoned for residential use will remain zoned for residential use under the change to the City's zoning code. However, the City's zoning code is different from the current County code. Information on the proposed new land use zones and regulations will be available at the **Neighborhood Open Houses**.







The following are examples of the types of changes under consideration:

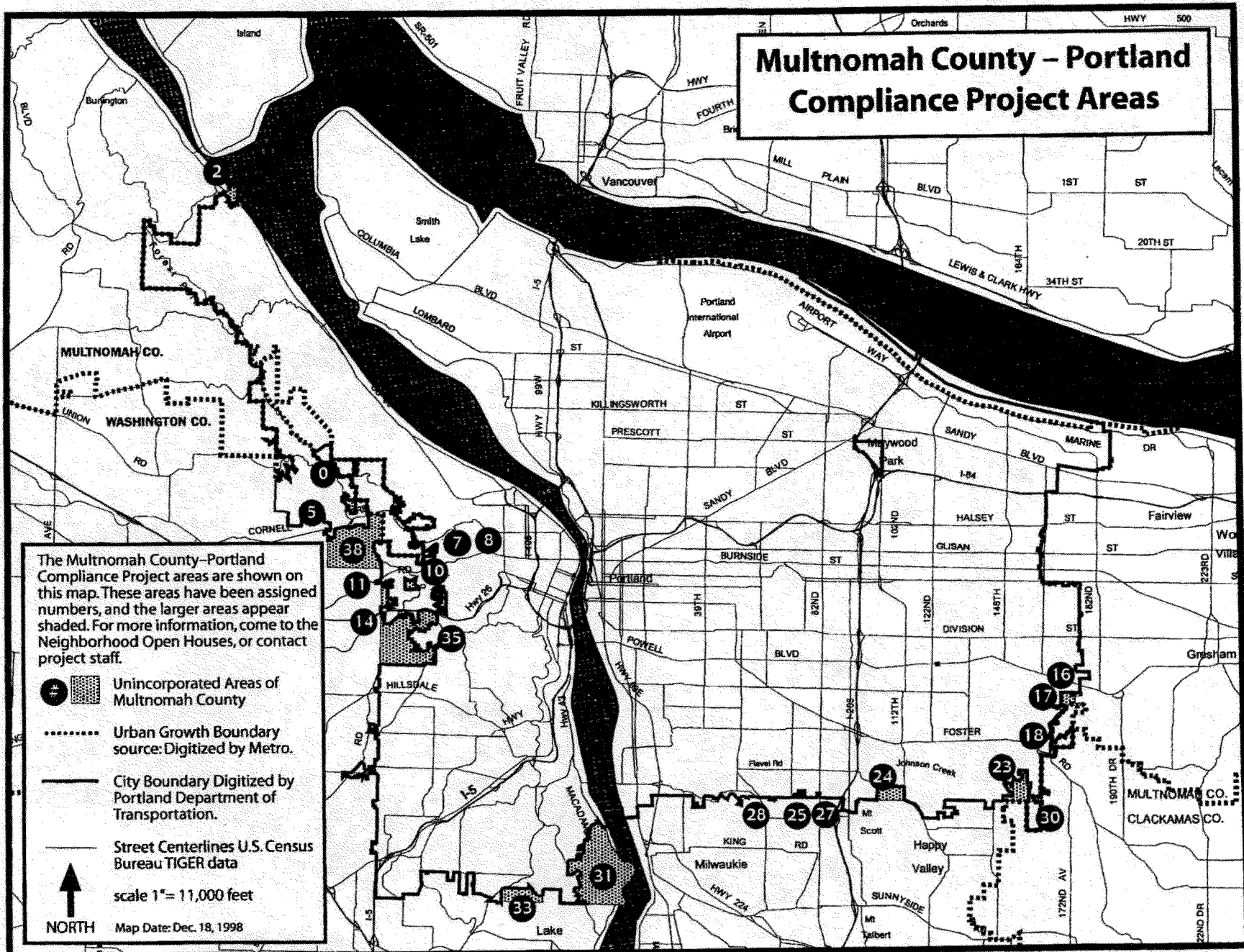
- One example of a proposed change will allow for more housing options in residential zones, since the *Functional Plan* requires that all jurisdictions within the Portland region change their land development codes to allow one "accessory dwelling unit" within any detached single family home. If adopted, the proposed change means that someone who owns a home in a single family residential zone may be able to either modify an existing home to create a second dwelling unit, or build one additional dwelling or "in law" home on the same parcel of land, assuming all other regulatory requirements are met. Other regulations might include size limitations and design requirements.
- Properties in some of the County areas that are near or adjacent to streams, steep slopes, or significant natural areas may be proposed for environmental zoning. Environmental zoning is designed to help protect water quality and wildlife habitat and reduce the potential of flooding and landslide hazards so that risk to life and property is minimized. For more information, see the section "Protecting Our Natural Resources".

The proposed land use changes will not necessarily mean significant increases in population densities for the County's project areas. For example, if these proposed changes are adopted, your neighbor will not be allowed to tear down the existing single family home and build a high-rise apartment building. However, if the residential property is on a corner,

Multnomah County - Portland Compliance Project Areas

The Multnomah County-Portland Compliance Project areas are shown on this map. These areas have been assigned numbers, and the larger areas appear shaded. For more information, come to the Neighborhood Open Houses, or contact project staff.

-   Unincorporated Areas of Multnomah County
 -  Urban Growth Boundary source: Digitized by Metro.
 -  City Boundary Digitized by Portland Department of Transportation.
 -  Street Centerlines U.S. Census Bureau TIGER data
- scale 1"= 11,000 feet
-  NORTH
- Map Date: Dec. 18, 1998



Metro: Managing growth in our region

As you know, our region has been growing. Much of the recent growth is from natural population increase, as well as migration to the area. In 1992, voters directed Metro, the regional government, to make growth management and preservation of our quality of life a priority. All cities and counties within the region are required to prepare for future population and job growth.

The challenge for Metro and our region's cities and counties is to find a way to manage growth that will use land more efficiently, preserve open space, provide people with options in housing and job opportunities, provide greater access to shopping and needed services, and include easier alternative ways to travel.

Regional values drive planning efforts

During the past six years, Metro has asked residents what they value about their communities and what should be improved. The result of this effort is a fifty-year vision for our region called the *2040 Growth Concept*. Residents consistently have said they care about:

- Clean air and water
- Access to nature
- Easy, accessible transportation
- Safe, stable neighborhoods
- Resources for future generations
- Strong regional economy

Metro's planning efforts are designed to preserve or enhance our region's ability to guide growth and create livable communities based on these values.

In 1996, the Metro Council adopted the *Urban Growth Management Functional Plan* based on the values described in the *2040 Growth Concept*. The *Functional Plan* requires all cities and counties in the region to address its requirements by 1999. This could mean changes to land use policy and development regulations, in order to be consistent with the *Functional Plan*. This project is Multnomah County's response towards compliance with the *Functional Plan*.

Protecting our natural resources

An inventory of natural resources in Multnomah County's unincorporated areas is being conducted in conjunction with the *Multnomah County - Portland Compliance Project*. State law requires local jurisdictions to inventory natural resources, including fish and wildlife habitat, streams, forest, and wetlands. In partnership with Multnomah County, staff from the City of Portland who are trained in inventory procedures are conducting the survey, starting with a study of aerial photos and topographic maps and visits to sites in the areas. The next step will be to create resource maps showing the inventoried natural resources that are generally located along stream corridors and forested slopes. These maps will be displayed at the **Neighborhood Open Houses**. Not all project areas contain significant natural resources.

Once the inventory is complete, staff will complete a process required by state law: the natural resources will be analyzed along with economic, social, environmental, and energy factors to weigh the pros and cons of development. Conservation of sensitive lands is one tool to help manage growth by reducing the potential of flooding and landslide hazards and protecting significant natural resources while allowing the building of new homes. New environmental zoning designed to protect natural resources will be a part of the proposal package submitted to the County Planning Commission and County Board of Commissioners later this summer.

The resource maps and the initial results of the analysis will be displayed at the Neighborhood Open Houses. Staff will be available to answer your questions and discuss the work done thus far. Project staff invite you to help identify natural resources and comment on the information.

For more information on the natural resource inventory or environmental zoning, contact Tom McGuire, Portland Bureau of Planning, at 823-7855.



Department of Environmental Services

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January 1999

Dear resident, property owner or other interested party:

I want to take this opportunity to tell you about an important land use planning project that will include your residence, property or neighborhood, and invite you to **Neighborhood Open Houses** this Spring to learn about this project and give us your comments.

Multnomah County and the City of Portland are working together on the *Multnomah County-Portland Compliance Project*, as part of a long-term planning effort to manage growth in our metropolitan region. Managing long-term growth is a key part of protecting neighborhood livability into the next century.

The project area includes parcels of land in unincorporated parts of Multnomah County that lie within the Urban Growth Boundary and adjacent to the City of Portland. A map is included in this packet showing these areas.

Later this year, the County Board of Commissioners will consider a package of proposed changes to land use zones and land use development regulations for these areas. These changes will be designed to meet long-term growth management goals. The Commissioners will also consider public comments on the proposed changes. The end result of this project will mean changes to land use zones and development regulations that apply to all land within the project area.

At the **Neighborhood Open Houses**, you can find out more about this project, learn what initial recommended changes are proposed, how they may affect your property or residence and how you can participate in the planning process. Staff will be available to show you the initial recommended changes, explain what they mean, consider and discuss your ideas, and answer questions. It is important that we hear from you about these proposed changes and that we have a chance to discuss them with you.

I hope you will take a few moments to read the material in this packet. If you have any questions about this project, please contact the project staff listed on the last page.

On behalf of project staff, we look forward to your participation in this important planning project.

Kathy A. Busse
Planning Director

Questions and Answers

About the Multnomah County - Portland Compliance Project

What is this project?

The Urban Growth Boundary (UGB) separates urban land from rural (farm and forest) land in the Portland metropolitan region. All cities and counties in Oregon are required by law to maintain these boundaries in order to preserve farmland and limit urban sprawl. Multnomah County must ensure that its urban areas located within the region's UGB are able to address the requirements of the *Urban Growth Management Functional Plan*. The changes to be proposed to land use zoning and regulations for the areas designated on the map are necessary to address the *Functional Plan's* requirements. For more information on the *Functional Plan*, see the section "Metro: Managing Growth in Our Region".

Why is this project being done, and who is doing it?

This project is a planning partnership between Multnomah County, Metro, and the City of Portland to address long-term growth management goals. Metro, the regional planning agency, has responsibility for managing long-term growth within the 24-city and 3-county metropolitan region. Metro estimates that more than 131,000 people arrived in our region during the first half of the 1990s. Population and job growth are expected to continue into the future. All jurisdictions within our regional UGB are required to plan for long-term growth for both jobs and housing by addressing the requirements of the *Urban Growth Management Functional Plan*.

Multnomah County has entered into an agreement with the City of Portland for planning staff to provide a report and recommendation package designed to address the *Functional Plan's* requirements for the designated areas. The County Board of Commissioners will consider this information later this year. The City and the County have a mutual interest in coordinating planning for urban and future urban areas within the UGB. This approach makes sense because the City has the tools and the expertise to provide cost effective urban planning services to the County for these areas that are outside of the City and within the UGB.

Will my property or home be affected?

Yes, if you own property or live within the project areas. As part of this project, County land use zones and regulations will transition to the City of Portland's land use zones and regulations. Land use policy agreements adopted jointly by Multnomah County and the City of Portland in 1998 call for this change, which is intended to address *Functional Plan* requirements. Except for a few small eastside areas, all of the project areas contain predominately single family homes. Areas now zoned for residential use will remain zoned for residential use under the change to the City's zoning code. However, the City's zoning code is different from the current County code. Information on the proposed new land use zones and regulations will be available at the **Neighborhood Open Houses**.






The following are examples of the types of changes under consideration:

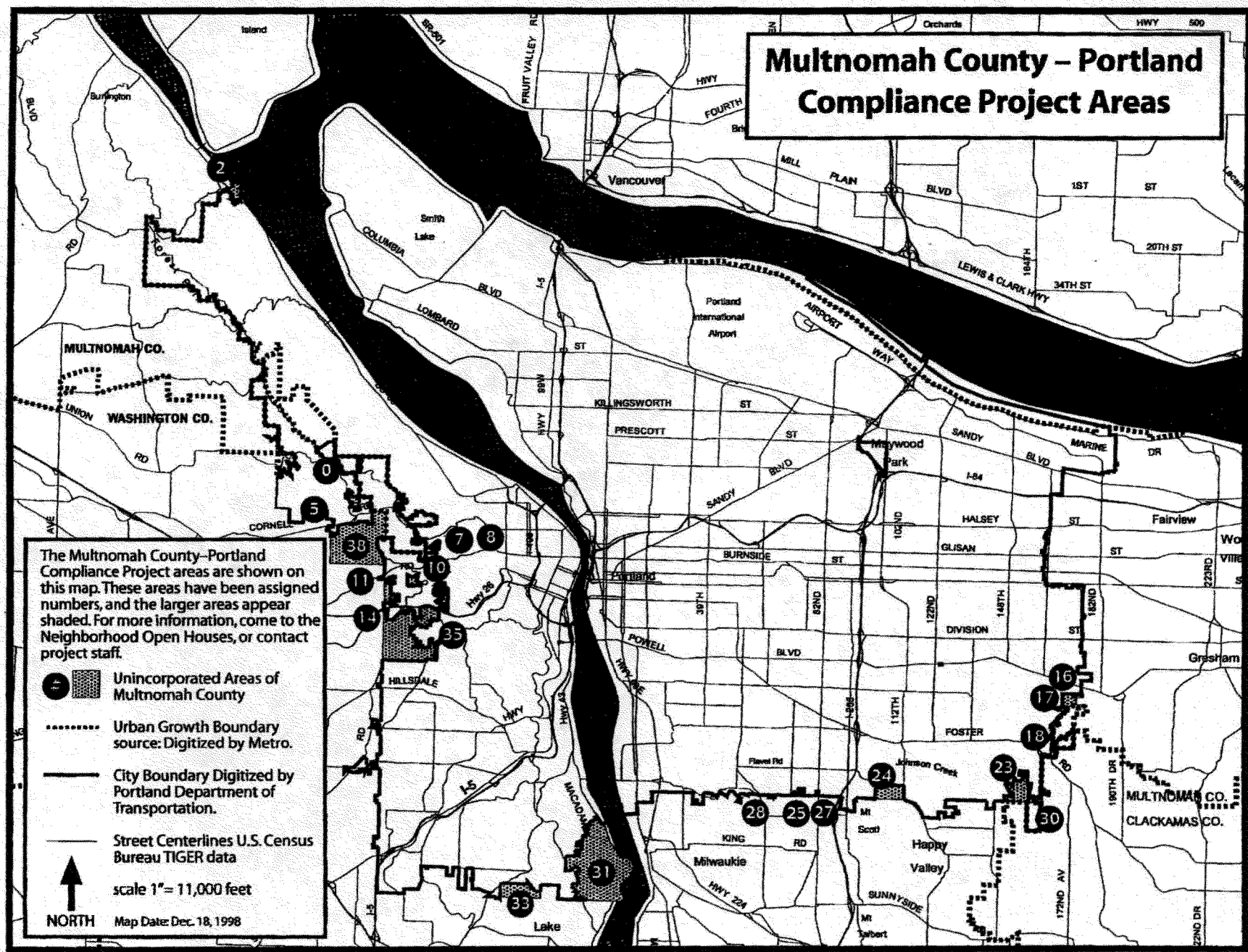
- One example of a proposed change will allow for more housing options in residential zones, since the *Functional Plan* requires that all jurisdictions within the Portland region change their land development codes to allow one "accessory dwelling unit" within any detached single family home. If adopted, the proposed change means that someone who owns a home in a single family residential zone may be able to either modify an existing home to create a second dwelling unit, or build one additional dwelling or "in law" home on the same parcel of land, assuming all other regulatory requirements are met. Other regulations might include size limitations and design requirements.
- Properties in some of the County areas that are near or adjacent to streams, steep slopes, or significant natural areas may be proposed for environmental zoning. Environmental zoning is designed to help protect water quality and wildlife habitat and reduce the potential of flooding and landslide hazards so that risk to life and property is minimized. For more information, see the section "Protecting Our Natural Resources".

The proposed land use changes will not necessarily mean significant increases in population densities for the County's project areas. For example, if these proposed changes are adopted, your neighbor will not be allowed to tear down the existing single family home and build a high-rise apartment building. However, if the residential property is on a corner,

Multnomah County - Portland Compliance Project Areas

The Multnomah County-Portland Compliance Project areas are shown on this map. These areas have been assigned numbers, and the larger areas appear shaded. For more information, come to the Neighborhood Open Houses, or contact project staff.

-  Unincorporated Areas of Multnomah County
-  Urban Growth Boundary source: Digitized by Metro.
-  City Boundary Digitized by Portland Department of Transportation.
-  Street Centerlines U.S. Census Bureau TIGER data
-  NORTH
- scale 1" = 11,000 feet
- Map Date: Dec. 18, 1998



Metro: Managing growth in our region

As you know, our region has been growing. Much of the recent growth is from natural population increase, as well as migration to the area. In 1992, voters directed Metro, the regional government, to make growth management and preservation of our quality of life a priority. All cities and counties within the region are required to prepare for future population and job growth.

The challenge for Metro and our region's cities and counties is to find a way to manage growth that will use land more efficiently, preserve open space, provide people with options in housing and job opportunities, provide greater access to shopping and needed services, and include easier alternative ways to travel.

Regional values drive planning efforts

During the past six years, Metro has asked residents what they value about their communities and what should be improved. The result of this effort is a fifty-year vision for our region called the *2040 Growth Concept*. Residents consistently have said they care about:

- Clean air and water
- Access to nature
- Easy, accessible transportation
- Safe, stable neighborhoods
- Resources for future generations
- Strong regional economy

Metro's planning efforts are designed to preserve or enhance our region's ability to guide growth and create livable communities based on these values.

In 1996, the Metro Council adopted the *Urban Growth Management Functional Plan* based on the values described in the *2040 Growth Concept*. The *Functional Plan* requires all cities and counties in the region to address its requirements by 1999. This could mean changes to land use policy and development regulations, in order to be consistent with the *Functional Plan*. This project is Multnomah County's response towards compliance with the *Functional Plan*.

Protecting our natural resources

An inventory of natural resources in Multnomah County's unincorporated areas is being conducted in conjunction with the *Multnomah County - Portland Compliance Project*. State law requires local jurisdictions to inventory natural resources, including fish and wildlife habitat, streams, forest, and wetlands. In partnership with Multnomah County, staff from the City of Portland who are trained in inventory procedures are conducting the survey, starting with a study of aerial photos and topographic maps and visits to sites in the areas. The next step will be to create resource maps showing the inventoried natural resources that are generally located along stream corridors and forested slopes. These maps will be displayed at the **Neighborhood Open Houses**. Not all project areas contain significant natural resources.

Once the inventory is complete, staff will complete a process required by state law: the natural resources will be analyzed along with economic, social, environmental, and energy factors to weigh the pros and cons of development. Conservation of sensitive lands is one tool to help manage growth by reducing the potential of flooding and landslide hazards and protecting significant natural resources while allowing the building of new homes. New environmental zoning designed to protect natural resources will be a part of the proposal package submitted to the County Planning Commission and County Board of Commissioners later this summer.

The resource maps and the initial results of the analysis will be displayed at the Neighborhood Open Houses. Staff will be available to answer your questions and discuss the work done thus far. Project staff invite you to help identify natural resources and comment on the information.

For more information on the natural resource inventory or environmental zoning, contact Tom McGuire, Portland Bureau of Planning, at 823-7855.

the property owner may be allowed to build a two-home structure, or modify an existing home into two homes, assuming all other requirements are met. Because of the variety of the project areas, it is not possible to describe all situations and all possible changes. *To find out more about how your property or home may be affected by these proposed changes, please attend one of the upcoming Neighborhood Open Houses, or contact project staff.* The current City of Portland zoning code is available for review on the City's web site at www.europa.com/pdxplan.

Will my neighborhood be affected? _____

It is expected that your single-family residential neighborhood will remain essentially the same. There are two main reasons why this project will not result in significant increases in population densities within your neighborhood. First, the current level of public infrastructure that serves these County areas – roads, water delivery systems, and sewer or septic systems – cannot accommodate significant additional growth. Second, Multnomah County does not have the mechanisms or the funding to increase or update the public infrastructure that serves these areas in a way that could accommodate significant additional growth. To receive urban-level public services, a property owner would need to request and receive annexation approval, and annexation is not a part of this project.

How can I find out more? _____

- Come to any or all of the three **Neighborhood Open Houses**. At these events, you can hear about the initial recommendations, see maps showing the areas and proposed land use zones, ask questions, and give us your comments. We will be passing along all comments to the Multnomah County Planning Commission and County Board of Commissioners, who are the decision makers for this project. *Look for future mailings with Neighborhood Open House dates and locations and project updates.*
- Call, e-mail, or schedule an appointment with project staff to find out more, ask questions, or give us your ideas and comments to pass on to the decision makers.
- Attend the County's public hearings where the County Planning Commission and the County Board of Commissioners will consider the proposed changes and public comments. At these hearings, you will have an opportunity to give written and oral comments. These public hearings are expected to take place this summer.

Project staff look forward to talking with you about this project.

Project Timeline	
Spring 1999	Three Neighborhood Open Houses in the SE, SW and NW Portland area. <i>Look for a postcard in the mail with Neighborhood Open House dates, times, and locations.</i>
May 1999	Multnomah County Planning Commission public meeting to review the package of proposed land use zones and development regulations designed to address <i>Functional Plan</i> requirements.
July 1999	Multnomah County's Board of Commissioners first public meeting to review and consider the proposal package and public comments.
August 1999	Board of Commissioners announces a decision.
September 1999	Board of Commissioners sends the adopted land use zones and development regulations and other necessary reporting information to Metro to demonstrate how they meet <i>Functional Plan</i> requirements.

Neighborhood Open Houses coming to SE, SW & NW

You are invited to attend the **Neighborhood Open Houses** coming to Southeast, Southwest and Northwest neighborhoods this Spring. Project staff will explain the project, answer questions, and seek your comments. Maps will be available showing the proposed changes. We look forward to meeting you and hearing from you.

Answers to Questions about the Multnomah County - Portland Compliance Project

What is this project and why is it happening?

Multnomah County needs to address regional growth management requirements. The proposed land use changes for the project areas are intended to address these requirements. As part of this project, County land use zones and regulations will transition to City land use zones and regulations for the project areas. This project came about because the County and the City have a joint agreement for the City to provide cost-effective planning services that the County cannot provide. Since the County focuses its resources on rural planning and on providing social services, the County approached the City of Portland with a proposal to provide urban planning services to the County for the areas in this project, and Portland agreed to do so.

What are these regional requirements?

In 1992, voters directed Metro, the regional government, to take measures to help manage growth in the metropolitan region. During the past six years, Metro has asked residents of the region what they value about their communities and what should be improved. The result of this outreach effort is a fifty-year vision for our region called the *2040 Growth Concept*. In 1996, the Metro Council adopted the *Urban Growth Management Functional Plan* based on the values described in the *2040 Growth Concept*. The *Functional Plan* requires all cities and counties in the region to address its requirements by 1999. The proposed land use changes are being recommended for Multnomah County to meet the requirements of the *Functional Plan*. **For information about Metro and the Functional Plan, contact Barbara Linssen at 797-1840, or e-mail to linssenb@metro.dst.or.us. You can also visit Metro's web site at www.metro-region.org.**

What land use changes are being proposed?

As part of this project, County land use zones and regulations will transition to City land use zones and regulations, and environmental zones are to be proposed for some project areas to meet state and regional requirements. Please refer to the maps and detailed information at the Open Houses to see what's being proposed. **Discuss the proposed changes with project staff to find out how they relate to your property or residence.**

A natural resources inventory was done in 1998 to identify fish and wildlife habitat, streams, forested slopes and wetlands. The results are shown on the Natural Resource Maps. This inventory will be used to develop proposed environmental zones. For more information about **proposed land use changes, contact Susan Muir, at 248-3043, or e-mail to susan.l.muir@co.multnomah.or.us. For more information about natural resources and proposed environmental zones, contact Tom McGuire at 823-7855.**

How will my property be affected?

There are two changes that may affect your property: proposed new land use zones and regulations, and a transfer from Multnomah County to the City of Portland for planning permits and planning services. The new land use zones will contain different requirements for all of the project areas. As it is impossible to cover here how these new regulations will apply to every situation and to every property, **you are encouraged to talk with project staff with any questions you may have either at the Open Houses or through the contacts listed on this sheet.**

It is expected that your residential neighborhood will remain essentially the same. Areas designated as residential will remain residential. There are two main reasons why the proposed changes will not result in significant increases in neighborhood populations:

- The existing level of public infrastructure – roads, water delivery systems and sewer or septic systems – cannot accommodate significant additional growth; and,
- Multnomah County does not have the funding or the mechanisms to increase or update the infrastructure that serves your neighborhood in a way that could accommodate significant new growth.

Is my property being annexed?

No. The City of Portland is not actively pursuing any annexations and there are no plans to change this policy. To receive urban-level services for roads, water and sewer, a property owner would need to request and receive annexation approval from the City of Portland. Annexation is not a part of this project.

When and how will these changes take place?

The County Planning Commission will consider the recommended changes and the public comments received this summer. The Planning Commission will make a recommendation to the Multnomah County Board of Commissioners. In August-September, the Board of Commissioners is expected to review and consider the proposed package of land use changes and public comments received. Once the County Board makes its decision, they will send the Compliance Report and the results of their decision to Metro, as their response to Metro's *Functional Plan* requirements.

What happens when the transition from County to City land use zones and regulations takes place?

The recommended changes will include a plan to transition from County land use zones and regulations to City land use zones and regulations. The details of procedures and roles to provide cost-effective and complete planning services are being reviewed. For example, following the transition, a property owner who wants to develop their property will come to the City to apply for and receive the necessary land use reviews and permits, rather than the County. A County property owner who wants to build a new house or make an addition to an existing house already comes to the City for a building permit. The proposed outcome for this project would be a similar change for land use-related services such as land use reviews and permits.

How can I give the County my opinions or ideas on these changes?

There are several ways that you can comment on the proposed changes. Write down your comments, ideas and opinions on a comment form at the Open Houses, or call, write or e-mail project staff. You can also contact a County Commissioner. You are also welcome to come to the public hearings this summer where the County Planning Commission and the Board of Commissioners will each review and consider the proposed changes. **For more information about the meetings later this summer, or for County Commissioner contact information, call Mike Pullen at 736-6804, or e-mail at mike.j.pullen@co.multnomah.or.us.**

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It is expected that your residential neighborhood will remain essentially the same. Areas designated as residential will remain residential. There are two main reasons why the proposed changes will not result in significant increases in neighborhood populations:

- The existing level of public infrastructure – roads, water delivery systems and sewer or septic systems – cannot accommodate significant additional growth; and,
- Multnomah County does not have the funding or the mechanisms to increase or update the infrastructure that serves your neighborhood in a way that could accommodate significant new growth.

Is my property being annexed?

No. The City of Portland is not actively pursuing any annexations and there are no plans to change this policy. To receive urban-level services for roads, water and sewer, a property owner would need to request and receive annexation approval from the City of Portland. Annexation is not a part of this project.

When and how will these changes take place?

The County Planning Commission will consider the recommended changes and the public comments received this summer. The Planning Commission will make a recommendation to the Multnomah County Board of Commissioners. In August-September, the Board of Commissioners is expected to review and consider the proposed package of land use changes and public comments received. Once the County Board makes its decision, they will send the Compliance Report and the results of their decision to Metro, as their response to Metro's *Functional Plan* requirements.

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The recommended changes will include a plan to transition from County land use zones and regulations to City land use zones and regulations. The details of procedures and roles to provide cost-effective and complete planning services are being reviewed. For example, following the transition, a property owner who wants to develop their property will come to the City to apply for and receive the necessary land use reviews and permits, rather than the County. A County property owner who wants to build a new house or make an addition to an existing house already comes to the City for a building permit. The proposed outcome for this project would be a similar change for land use-related services such as land use reviews and permits.

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There are several ways that you can comment on the proposed changes. Write down your comments, ideas and opinions on a comment form at the Open Houses, or call, write or e-mail project staff. You can also contact a County Commissioner. You are also welcome to come to the public hearings this summer where the County Planning Commission and the Board of Commissioners will each review and consider the proposed changes. **For more information about the meetings later this summer, or for County Commissioner contact information, call Mike Pullen at 736-6804, or e-mail at mike.i.pullen@co.multnomah.or.us.**

Multnomah County Planning Commission
Public Hearing
July 12, 1999

Multnomah County - Portland Compliance Project

Project Summary

A new set of land use zones and regulations are being proposed to apply to Multnomah County urban areas. Land use policy jointly adopted by both Portland and the County calls for these land use changes which are intended to address regional growth management requirements. These areas are shown on the set of proposed zoning maps. Environmental zoning is also being proposed for some areas, as shown on the set of proposed environmental zoning maps, to address state and regional water quality and wildlife habitat protection policy. The environmental zones were developed based upon a 1998 natural resource inventory done for the project areas. The intended outcomes of this project are:

- County land use zones and regulations will transition to City land use zones and regulations for the project areas; and,
- Once the land use changes become effective, planning services and administrative functions will transition from the County to the City for these project areas.

Because of significant public facility capacity constraints within these areas (roads, sewer and water delivery systems), staff is recommending zones that are either the closest comparable city zone to the existing county zone, or, a zone that fits well with existing development patterns. Area No. 7 and portions of area Nos. 31 and 38 have a proposed zone that addresses physical or environmental constraints such as steep, forested slopes. Properties identified as publicly owned for open space or recreational purposes are being proposed as Open Space zone.

Maps showing individual properties and the proposed land use and environmental zoning are available for viewing at the Multnomah County Land Use Planning Office and will also be on view at the County Planning Commission and County Board public hearings.

Staff Recommendation

Staff recommends that the Multnomah County Planning Commission recommend the set of proposed land use zoning and regulations and the proposed policy statements to the Multnomah County Board of Commissioners for adoption as the County's method of addressing the requirements of the *Urban Growth Management Functional Plan*.

Project Background and Description

Multnomah County and Portland have a history of working together in areas of common interest. Long-range future planning for County urban lands located within the City's *Urban Services Boundary* is one common interest area. All of the areas included in this project are urban lands located outside Portland's city limits, within the city's *Urban Planning Area Boundary*, and inside the *Urban Growth Boundary*.

The County and the City have a jointly adopted agreement on land use policy for these County urban lands. Part of this *Urban Planning Area Agreement*¹ calls for the City to provide urban planning services to the County to address Metro's *Urban Growth Management Functional Plan*. Since Multnomah County focuses its resources on rural planning and on providing social services, the County cannot cost-effectively provide urban planning services. The County approached the City of Portland with a proposal to provide a *Functional Plan* Compliance Report for these County unincorporated areas, and Portland agreed to do so. The land use changes being proposed for this project are intended to address the regional growth management requirements contained in the *Functional Plan*.

The *Functional Plan* is a "blueprint" for all cities and counties within the Portland metropolitan region to implement Metro's *2040 Growth Concept*. In 1992, voters directed Metro, the regional government, to take measures to help manage growth in the metropolitan region. During the past six years, Metro has asked residents of the region what they value about their communities and what should be improved. The result of this outreach effort is a fifty-year vision for our region called the *2040 Growth Concept*. In 1996, the Metro Council adopted the *Urban Growth Management Functional Plan* based on the values described in the *2040 Growth Concept*. The *Functional Plan* requires all cities and counties in the region to address its requirements by 1999.

Annexation of these areas into Portland is not a part of this project. The City is not actively pursuing any annexations and there are no plans to change this policy. The current situation will not change as a result of this project's outcome. To receive urban-level services provided by Portland (roads, water delivery and sewer services) a property owner would need to request and receive annexation approval from the City.

The proposed outcomes of this project are:

- County land use zones and regulations will transition to City land use zones and regulations for the project areas;
- New environmental zones will be applied to some portions of some project areas to meet state and regional requirements;
- The existing County Willamette River Greenway zone will convert to City Greenway zone;
- Some unincorporated areas will be included in the City Skyline Plan District and the City Johnson Creek Basin Plan District;
- Zoning Code amendments and Comprehensive Plan and map amendments necessary to implement the project's outcome will be adopted. For instance, the County's

¹ The Urban Planning Area is those unincorporated areas where the City has agreed to accept responsibility for providing planning services pursuant to the terms of the jointly adopted Urban Planning Area Agreement (effective March 5, 1998).

- Comprehensive Plan will need to be amended to include policy explaining the reasons why a transition of land use planning is occurring; and,
- Upon reaching agreement between the City and the County, planning services will transition from the County to the City for these project areas. This is similar to the transfer that has already occurred for building permitting and plan checks. Property owners within these areas now come to the City for these permits and services. After the transition, they will also come to the City for planning services such as getting zoning information and obtaining land use permits.

An initial mailing with project information and three community open houses were held near the southwest, northwest and outer southeast project areas earlier this year. Draft maps were on display and project information was available. Project staff met with property owners, residents and other persons to explain and discuss the proposed changes, and public comments were collected.

Next Steps

The County Planning Commission will consider the recommended changes and the public comments received thus far this summer. The Planning Commission will make a recommendation to the Multnomah County Board of Commissioners. In late summer - early fall, the County Board of Commissioners is expected to review and consider the proposed package of land use changes and public comments received. Once the County Board makes its decision, they will send the Compliance Report and the results of their decision to Metro, as the County's response to *Functional Plan* requirements.

Proposed Land Use Zones

Below is some background information, followed by an explanation and a listing of the proposed land use zones. These new zones will contain requirements different from existing County land use requirements for the project areas. As it is impossible to explain or fully predict how these new regulations will apply to every situation and to every property, **property owners and other interested persons have been encouraged to talk with project staff about these proposed changes and to ask any questions they may have.** Project staff have met individually with property owners, talked on the phone with them, and discussed the changes at the three community open houses held in May. In addition, staff contacts were listed on all mailings. A copy of the proposed land use zoning regulations is available for review at the Multnomah County Land Use Planning Office and will also be on view at all County public hearings for this project. See the section below titled "Proposed Land Use Regulations" for more information.

The *Functional Plan* requires that each jurisdiction in the Portland metropolitan region prepare for their share of regional future housing and job growth. Each City and County was directly involved in developing their share of the regional future housing and job growth numbers. The time period for this future growth is between now and the year 2017. The proposed zoning outlined below is designed to meet *Functional Plan* requirements, to the best of the County's ability.

With the new zoning in place, it is expected that residential neighborhoods will remain essentially the same. Areas designated as residential will remain residential. There are

two main reasons why the proposed changes will not result in significant increases in neighborhood populations:

- ❑ Based on staff research of current services and future plans, the existing level of public infrastructure – roads, water delivery systems and sewer or septic systems – cannot accommodate significant additional growth; and,
- ❑ Multnomah County does not have plans, the funding or the mechanisms to increase or update the existing infrastructure that serves these areas in a way that could accommodate significant new growth.

As mentioned above, the method for getting improvements in urban services will remain the same as it is now after these proposed changes are in place: if a property owner wants to receive urban-level services, the property owner will have to ask for an receive annexation approval.

Because of these public facility constraints, project staff have taken the approach of proposing "equivalent" or "closest comparable" City zoning where feasible. See Attachment 2 for more information. In determining the closest comparable zone, staff looked at existing development patterns and land uses. In some other areas, it is appropriate to recommend a different zone due to significant environmental constraints, such as steep forested slopes with natural drainage ways. In these cases, the 1998 natural resource inventory and proposed environmental zoning contributed to selection of proposed land use zone. Recommending zones that allow for more development in these sensitive areas could risk life and property and impact water quality and wildlife habitat.

Land Use Zones - the Basics

There are two basic types of land use zones: **base zones** and **overlay zones**. Every property in both the County and the City has a base zone, also called a land use zone. A zone is defined as an area that is designated for certain types of land uses. Each zone has its own regulations designed to fulfill the purpose of that zone. The zone's regulations provide detailed land use information including the types of land uses allowed, and development standards such as maximum building height and minimum lot size.

For example, the City Residential 10,000 (R10) base zone is a single-family residential zone with a 10,000 square foot minimum lot size requirement. The R10 base zone allows primarily residential homes, may allow other uses under certain conditions, such as a corner neighborhood store, and does not allow others. For instance, industrial land uses are not allowed in the R10 zone.

Overlay zones are an additional set of land use regulations beyond those specified in the base zone. Overlay zones supercede base zone requirements and may be more restrictive or flexible than the base zone. Overlay zones are used when more than one area shares the need to address a specific issue or combination of factors. For example, state law requires cities and counties to have specific regulations for uses on land near the shores of the Willamette River. These regulations are designed to preserve the Willamette River for future generations of Oregonians. The City Greenway overlay zone is applied to these areas to address these requirements. Environmental zones are also overlay zones, and

are designed to balance property development rights and conservation of natural resources. Base zones, plan district boundaries and overlay zones are shown on zoning maps.

Below is a list of the land use zones, overlay zones and Plan Districts that are being proposed for lands within the Multnomah County Compliance Project areas. The land use zones and their regulations are contained in Title 33 of the City code. See also Attachment 1, Excerpts for the Portland Zoning Code. The current Portland Zoning Code is available for review on the City's web site at www.europa.com/pdxplan. Information is also available at the Portland Permit Center.

Open Space Zone (OS)

Used to preserve lands that serve an active and passive recreational function and/or provide a sense of open space in the urban environment, it is applied almost exclusively to publicly owned property, parks, golf courses and cemeteries. For this project, staff is proposing the Open Space zone for those properties that have been identified as publicly owned for open space and recreational uses.

Single Dwelling Residential Zones (R zones)

The residential zones foster different types and densities of single-dwelling development. They are intended to preserve land for housing and to provide housing opportunities for individual households. The regulations for these zones are intended to create, maintain and promote single-dwelling neighborhoods. They allow for some non-household living uses but not to such an extent as to sacrifice the overall image and character of the single-dwelling neighborhood. The majority of the project areas are residential and have proposed residential zoning.

□ Residential Farm and Forest (RF)

The RF zone is intended to generally be an agricultural zone. Residential use is allowed. A site or property zoned RF must be a minimum of 2 acres in order to develop it. Agricultural uses are allowed in the RF zone.

□ Residential 20,000 (R20)

A site or property zoned R20 must have at least 20,000 square feet to be developed. Agricultural uses are allowed.

□ Residential 10,000 (R10)

A site or property zoned R10 must have at least 10,000 square feet to be developed. Agricultural uses require a conditional use review.

□ Residential 7,000 (R7)

A site or property zoned R7 must have at least 7,000 square feet to be developed. Agricultural uses require a conditional use review.

□ Residential 5,000 (R5)

A site or property zoned R5 must have at least 5,000 square feet to be developed. Agricultural uses are prohibited.

Commercial Zones

Commercial zones are designed to provide for a wide range of commercial activities at varying levels of intensity. These zones create economic opportunities and provide benefits to consumers by providing convenient places to obtain commercial goods and services. There is one Commercial Zone being proposed for the project area located on SE Powell Boulevard (Area No. 40).

□ **Office Commercial 1 (CO1)**

The CO1 zone allows low-density or small-scale office uses in or near residential areas or between residential and commercial areas. This zone would allow commercial uses such as medical/dental offices, real estate or other small professional offices. Thus, this commercial zone encourages small-scale commercial uses that are supportive of surrounding residential uses.

Employment Zones

Employment zones are generally found in areas that were traditionally industrial and have been diversifying over the years to other uses. They are located in areas that are best suited for locating businesses and industrial uses. They also include supportive uses that create jobs and provide commercial and residential opportunities. There is one Employment Zone being proposed for the portion of Area No. 16 that is east of SE 174th Avenue.

□ **General Employment 1 (EG1)**

The EG1 zone allows for a variety of employment and business opportunities. It is generally located in older developed areas that have an existing street system.

Industrial Zones

Industrial zones are applied in areas where a full range of industrial development can occur. Uses such as vehicle repair, manufacturing and production, warehouse, wholesale sales and railroad yards are permitted in the Industrial zones. There is one Industrial Zone being proposed for one of the project area located on SE 82nd Avenue near SE Clatsop (Area No. 27).

□ **General Industrial 2 (IG2)**

The IG2 zone allows a variety of industrial opportunities. Generally this zone includes industrial areas with larger lots and an irregular or more dispersed street system.

Proposed Environmental Zones (e-zones)

Part of the *Functional Plan* calls for protection of water quality and protecting life and property from the dangers associated with flooding. The proposed environmental zoning is intended to address this requirement and to address state requirements that call for the protection of significant wildlife habitat.

A natural resources inventory was completed for the project's areas in 1998 to identify fish and wildlife habitat, streams, forested slopes and wetlands. The results are shown on the Significant Natural Resource Maps. This inventory was used to develop the proposed environmental zones. The proposed environmental zones are shown on the environmental zoning maps.

Environmental Zones - the Basics

An **environmental overlay zone** is a land use designation that is applied to protect natural resources and minimize man-made impacts in areas that have significant natural resources. As mentioned above, an overlay zone is only applied in certain situations and is "overlaid" or applied in addition to the underlying "base" zone. For example, imagine a property in a residential zone containing a stream with wooded slopes or a wetland. The portions of the property that contain and are adjacent to the environmentally sensitive areas may receive an environmental overlay zone in addition to their residential land use zone.

Environmental zones are applied to protect natural resources and the benefits they provide. These benefits or functional values may be physical, aesthetic, scenic, educational or a combination of these. For example, for a natural resource such as a wetland, functional values include:

- temporary storm water detention;
- fish and wildlife habitat;
- a natural filtering system for silt and toxins;
- aesthetic "greenspace" values;
- scenic values to neighboring developments;
- recreation opportunities such as bird watching; and,
- groundwater recharge.

Every environmentally zoned area includes a **resource area** and an outer 25-foot buffer called the **transition area**. Within the resource area, there are two types of environmental zones:

Conservation Zones designate areas where environmental resources and functional values can be protected while allowing environmentally sensitive development. The Environmental Conservation zone is shown with a "c" on the proposed Environmental Zoning Maps.

Protection Zones designate areas where development will be approved only in rare and unusual circumstances because of the importance and sensitivity of the environmental resources and their functional values. The Environmental Protection zone is shown with a "p" on the proposed Environmental Zoning Maps.

If a property owner develops a property that includes **environmental zones**, the owner may need to comply with environmental regulations. Proposed environmental zoning maps are available for interested persons to see if a property is shown with proposed e-zones. In general, if an owner plans to do the following, the development proposal will be subject to environmental regulations:

- build new structures,
- disturb the ground surface,
- remove or trim native vegetation, or
- divide land within environmental zones.

Environmental zones contain development regulations designed to help protect important environmental resources and to carry out natural resource protection policy. These

regulations also encourage flexibility and innovation in site planning and require developers to do the following:

- be sensitive to the site's protected resources
- provide a thorough inventory of the site prior to development
- avoid as many impacts to the resources on the site as possible
- minimize the damage of unavoidable impacts, and,
- mitigate for the damage caused by unavoidable impacts by replacing lost resources.

Development that is exempted from environmental regulations is listed in Portland Zoning Code Environmental Zones Chapter of Title 33 (Section 33.430.080). A copy of Title 33 and a complete set of proposed zoning maps are available for review at the Multnomah County Land Use Planning Office and will also be on view at all County public hearings for this project. The Environmental Zone chapter of the Portland Zoning Code is included in Attachment 1. Additional information can be obtained by visiting the Portland Permit Center.

Proposed Plan Districts and Willamette River Greenway Zone

Skyline Plan District

Project areas in the northwest hills (Nos. 0, 7, 8 and 41, and portions of areas 2 and 38) are those being proposed as additions to the Skyline Plan District. These project areas are located within the Balch Creek Watershed, the Miller Creek Watershed, or the Skyline West sub-district, which are all located within the Skyline Plan District. The northwest hills contain steep forested slopes and significant natural drainage ways that are important for wildlife habitat, including fish. It is more difficult to provide urban services to these relatively isolated, hilly and forested areas. This district is designed to protect sites with sensitive and highly valued resources and functional values.

Johnson Creek Basin Plan District

Project areas in the outer southeast (Nos. 16, 17, 18, 23, 24, 25, 27, 28 and 40) are those being proposed as additions to the Johnson Creek Basin Plan District. These areas are located within the Johnson Creek drainage basin.

The Johnson Creek drainage basin is about 54 square miles in size and up to three miles wide. This creek originates west of the Sandy River Canyon and flows through progressively more urbanized lands before entering the Willamette River in the City of Milwaukie. Johnson Creek has historically been a water body with quick and often unpredictable flooding. With increased development (and increased amounts of impervious surfaces) the Creek's flooding potential has increased. Decreasing water quality has also occurred due to increased sediments washing into the creek.

The Johnson Creek Plan District is intended to provide for the safe, orderly and efficient development of lands that are subject to a number of physical constraints, including:

- Significant natural resources;
- Steep and hazardous slopes;
- Flooding (lands in flood plain areas);
- Wetlands; and,
- Lack of streets, sewers and water services.

The Plan District's regulations are intended for use in conjunction with environmental zoning placed on significant resources and functional values in the Johnson Creek basin.

Willamette River Greenway Zone (WRG)

State law requires all jurisdictions with land adjacent to the Willamette River establish land use regulations designed to protect the Willamette River as a resource for future generations. The Willamette River Greenway zone is designed to protect, conserve, enhance and maintain the natural, scenic, historical, economic and recreational qualities of lands along the Willamette River. Project Areas 2 and 31 border the Willamette River. The proposal is for a direct transfer of the County Willamette River Greenway zone to the City's Greenway zone. Thus, the overlay zone would "convert" from County to City Greenway regulations. This proposal would result in no increase or decrease of Greenway zoned lands for these two project areas.

Proposed Land Use Regulations

As mentioned above, the intended outcome is for the project areas to transition from County land use zones and regulations to City zones and regulations. To achieve compliance with the *Functional Plan*, the County intends to adopt City land use zones and regulations, as amended by the City to achieve compliance. The regulations for all of the proposed land use zones, plan districts and environmental zones are found in City Title 33, the Portland Zoning Code. A copy of Title 33 will be on view at all of the County Planning Commission and County Board public hearings on this project. As mentioned, Attachment 1 contains excerpts of the Portland Zoning Code, and Title 33 can also be seen on the city's web site at www.europa.com/pdxplan. The table below provides a quick reference guide to where in Title 33 the proposed zones are found.

Proposed Zone	Portland Zoning Code Chapter	Zone Name
OPEN SPACE ZONE		
OS	33.100	Open Space
RESIDENTIAL ZONES		
RF	33.110	Residential Farm / Forest
R20	33.110	Residential 20,000
R10	33.110	Residential 10,000
R7	33.110	Residential 7,000
R5	33.110	Residential 5,000
COMMERCIAL ZONES		
CO1	33.130	Office Commercial 1
EMPLOYMENT & INDUSTRIAL ZONES		
EG1	33.140	General Employment 1
IG2	33.140	General Industrial 2
JOHNSON CREEK BASIN PLAN DISTRICT		33.535
SKYLINE PLAN DISTRICT		33.575
GREENWAY ZONES		33.440

Portland Land Division Code

The Portland Land Division Code has been comprehensively re-written and is now in the middle of the adoption process. This code will be a part of the proposed land use changes for this project. The City will be coming to the County with the new Land Division Code after City adoption is complete. This is expected to occur in January 2000. City staff who are knowledgeable about the new Land Division Code will be present at all County public hearings for this project to answer questions and share information.

Framework for Implementation

The recommendation package that project staff is presenting to the County Planning Commission and Board of Commissioners will also include Comprehensive Plan amendments and Comprehensive Plan Map amendments. Staff will be providing proposed policy statements at the July 12 Planning Commission public hearing for the Commissioner's review and consideration. Once the County makes its decision, the resulting package will be submitted to Metro Council as Multnomah County's response to the *Functional Plan*.

As mentioned earlier, the final step in implementation comes after County Board adoption. The City and the County will enter into an agreement for the City to provide complete planning services for these County urban areas. A transition plan is now being scoped to implement the transition from County land use zones and regulations to City zones and regulations. The target date for this transition has not been specifically determined, but is expected to occur sometime in the year 2000.

Following the transition, property owners who want to develop their property will come to the City Permit Center to apply for and receive the necessary land use reviews and permits, rather than the County. A County property owner who wants to build a new house or make an addition to an existing house already comes to the City for a building permit and a plan check. The proposed outcome for this project would be a similar change for land use-related services such as land use reviews and permits.

W:\City-Neighborhood Planning\Coordination Team\Project Files\MultCo Compl Project\MC Adoption\MCPC_PH71200.doc 7/1/99

**Multnomah County Planning Commission
Continued Public Hearing
July 26, 1999
SUPPLEMENTAL STAFF RESPONSE TO JULY 12, 1999**

Multnomah County - Portland Compliance Project

Staff Contacts

Planning and General Information
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susan.l.muir@co.multnomah.or.us

Natural Resource Information
Tom McGuire
823-7855

Summary

On July 12, 1999 the Multnomah County Planning Commission opened a public hearing on the Multnomah County - Portland Compliance project, including a new set of land use zones and regulations that are being proposed to apply to Multnomah County urban areas. This supplemental staff report and the attachments are designed to address some of the issues raised at the July 12, 1999 public hearing and is supplemental to the original packet dated July 12, 1999.

Staff from Multnomah County and the City of Portland have had the opportunity to address most of the items raised with the exception of some of the site specific issues raised on the environmental overlays being proposed. Some other items involving coordination with other agencies will also be followed up on the 26th as mentioned in this document.

Willamette River Greenway Issues - The City of Portland has prepared the attached memo (Exhibit A) to respond to questions regarding allowed uses within the Willamette River Greenway overlay.

Legal/"defacto Annexation" Issues - The attached memo (Exhibit A) addresses the concerns heard about this process being a type of annexation without going through the correct procedures. County Counsel is scheduled to be at the Planning Commission meeting on July 26, 1999 to address any additional concerns.

Consolidation of Services - As mentioned at the public hearing on July 12, 1999, Resolution A (attached as Exhibit B) describes clearly the intent and history of this transfer of land use planning. Staff mentioned at the public hearing on the 12th other jurisdictions around Oregon that are currently operating under a transfer of planning authority within urban-unincorporated areas. Staff will provide the additional examples that are operating under similar situations with transfers of authority on the 26th.

Group housing and post incarceration facilities - The project staff is currently coordinating with other City staff to respond to this issue and will report back on the 26th of July.

E-zone clarifications – A number of individuals testified they had concerns over specific application of the proposed e-zones related to specific properties. City staff is currently in the process of meeting on sites with people who would like clarification and will be returning on the 26th with any map amendments that may result.

Other "implementing ordinances" – The City of Portland has prepared the attached memo (Exhibit A) responding to the questions about the language found in the proposed amendment to Comprehensive Framework Plan Policy 4.

Capital Facilities – There were comments about the capacities of the sewer, road, water and school systems in the Dunthorpe-Riverdale area related to the proposed zone change from County R30 to City R20. The County Staff has contacted John Dorst, County Engineering Service Administrator and District Manager for the Dunthorpe-Riverdale Sewer District who has responded by indicating that drainage in the Dunthorpe area currently requires all increased drainage caused by new development to be dealt with on site. This will continue under City ordinances. As far as traffic, there have been increases in traffic mainly from out of the area traffic cutting through (by-passing Highway 43) but the development capacity for traffic can handle the additional traffic that would be generated by the homes. The sewer capacity for Dunthorpe-Riverdale Sewer District can also handle this level of development. The additional dwellings will not cause a negative impact. Treatment is done through the City of Portland through contract. Staff hopes to have follow up information from the Palatine Hill Water District at the meeting on the 26th.

Regarding schools, the County staff researched this issue and found an Oregon Revised Statute section [195.110(10)] which states:

"Notwithstanding any other provision of state or local law, school capacity shall not be the sole basis for the approval or denial of any residential development application, unless the application involves changes to the local government comprehensive plan or land use regulations. [1993 c.550 s.2; 1995 c.508 s.1]"

Barbara Welch LR-40 Zoning – Testimony was received that the proposed RF (2 acre minimum lot size) is too large compared to the existing County zone which allows 40,000 square foot (almost one acre) minimum lot sizes. The LR-40 zoning district was created specifically for that "pocket". Upon the advice of the County Sanitarian at the time, lots of at least 40,000 square feet was the requirement to accommodate the septic and drainfield systems in that area. Mike Ebeling, the City Sanitarian who now reviews all on site sanitation systems for the unincorporated areas of Multnomah County has verified that the Barbara Welch area has soils that can severely limit septic system functioning. Proposing smaller lot zoning than 40,000 for this area was not pursued because of this limitation.

Attachments:

Exhibit A – Memo from City of Portland dated July 15, 1999
Exhibit B – Resolution A



CITY OF PORTLAND, OREGON BUREAU OF PLANNING

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July 15, 1999

Susan Muir, Principal Planner
Multnomah County Land Use Planning Division
1600 SE 190th Avenue
Portland, Oregon 97233

RE: Multnomah County Planning Commission July 26 Public Hearing

Dear Susan,

At the public hearing on July 12, 1999, the Planning Commission asked staff to provide information on several items. Staff was unable to provide a response in time for the packet mailout deadline to Commissioner Kearns' request for information on group living homes in single family residential zones. Staff will respond to this request on July 26th. Staff was able to provide the following information at this time.

Allowed Uses in the Greenway General Zone

Commissioner Foster asked staff to provide a written description of what uses the City of Portland allows in the River General Greenway zone. To reiterate, the General Greenway zone is what is being proposed for the portions of area #2 (Linnton-Harborton) and area #31 (Dunthorpe-Riverdale) that now have County Willamette River Greenway zone. The regulations for the Greenway Zones can be found in Portland Zoning Code chapter 33.440.

According to Portland Zoning Code paragraph 33.440.100.B.3, there are no special use restrictions in the River General zone. That means that the River General zone does not restrict uses that are allowed in the base zone by right, with limitations, or as a conditional use. The specific uses that are allowed by right, with limitations, or as a conditional use varies by base zone. In general, the single-dwelling zones allow household living by right with group living and institutional uses allowed as a conditional use. Boat houses and boat docks are allowed by right if they are accessory to the primary use, household living.

Even though there are no special use restrictions in the River General zone, all development in the River General zone is subject to greenway development standards which include landscaping requirements, and where applicable,

July 15, 1999

Page 2

public recreation trail requirements and standards that protect views of the river.

Most development is also subject to greenway review. New development, exterior alterations to development, and changes to the land or water, including docks, must go through greenway review. There are exemptions to the greenway review requirement including for the normal maintenance and repair of existing development. However, the construction of a boat house or a boat dock is not exempt and will require greenway review.

A copy of the Portland Zoning Code's Chapter 33.440, Greenway Zones, is included in Attachment 1 of the staff report for the July 12 public hearing, and can be referenced for the actual code provisions. If you have more detailed questions about the Greenway Zones, staff will be available at the hearing on July 26, 1999 to answer further questions.

County-to-City Transfer of Planning Responsibility

Commissioner Foster asked several questions having to do with the legality of the County consenting to turn over its planning authority to the City. I have consulted with the City Attorney on this subject and can provide the following information.

The state legislature has given local governments broad statutory authority to enter into intergovernmental cooperation agreements "in the interest of furthering economy and efficiency in local government." (ORS 190.007) Through an intergovernmental agreement, one unit of local government may agree to perform for another unit of local government "any or all functions and activities that a party to the agreement, its officers or agencies, have authority to perform." (ORS 190.010) The legislature has recognized this type of cooperation is helpful and appropriate in the planning arena, particularly with respect to coordinating and providing urban services. (Sec ORS Chapter 195, Local Government Planning Coordination) Both sets of statutes are the source of authority for the series of agreements between Multnomah County and the City of Portland concerning urban services, annexation and planning issues. Through these agreements, the County and City have long anticipated that the County will contract with the City and authorize the City to perform County planning functions in unincorporated areas within the agreed upon urban services boundary.

There may be many ways to set up the permit review functions and, as we examine the alternatives, we will consider the potential and feasibility of including the County in the appeals process.

July 15, 1999

Page 3

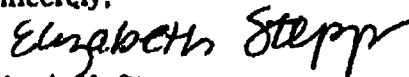
As always, there are a number of factors the City and County will need to balance, including establishing a process that is easy for citizens to understand, that can be administered efficiently, that can ensure decisions are made within statutory timelines, that results in consistent interpretation and application of the City's code and that considers political accountability. Ultimately, the choice of how best to provide for permit administration within these unincorporated areas will be a policy choice for the County Board and City Council to make. I understand that County Counsel will be present on July 26 to discuss this subject further, if desired.

Proposed Amendment to Policy #4: Intergovernmental Coordination

Commissioner Crail asked for clarification about the meaning of language in the proposed county comprehensive policy amendment, handed out at the July 12 hearing, that states "...and other related land use implementing plans." Project staff met with the City Attorney and County Counsel to draft this proposed language. We envisioned the scope of what the County adopts to include those ordinances and land use plans that implement the City's Comprehensive Plan. This language is intentionally broad because staff did not want to inadvertently omit something necessary to successfully implement the intended transfer.

The proposal now before the Planning Commission for consideration includes the set of proposed zoning and plan district additions. It is clear that the County Board will need to adopt Portland Zoning Code (Title 33) and Portland Land Division Code (Title 34). If adopted by City Council, proposed Title 33 code amendments regarding tree protection and conservation will be included. Similar to the implementation details, exactly what the County adopts to be able to successfully implement the City's comprehensive plan, implementing ordinances and other related land use plans in these unincorporated areas will be the subject of a future agreement between the City and the County.

Sincerely,



Elizabeth Stepp

City Planner

Multnomah County - Portland Compliance Project

c: Project File
Bureau Chronological File

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF MULTNOMAH COUNTY, OREGON

In the matter of Phasing Out of Delivery of
Urban Level of Services in the Unincorporated
Area of Multnomah County during the next three
years (Resolution A)

RESOLUTION

A

WHEREAS, the Board of County Commissioners is considering
the mission and purpose of Multnomah County; and

WHEREAS, the 150,000 persons currently residing within
Multnomah County's urban growth boundary outside incorporated cities
require long-range planning for services; and

WHEREAS, it is in the public interest to clearly express the
County's mission regarding providing services in mid-Multnomah County;
and

WHEREAS, Multnomah County's resources are insufficient to
continue current service levels and the government is facing a signifi-
cant revenue shortfall of approximately \$14 million in general resources
or FY 1983-84; and

WHEREAS, the first priority for the available resources of
Multnomah County shall be for those services available to all residents
of the County, such as Assessment and Taxation, Elections, Corrections,
Libraries and Health Services; and

WHEREAS, "municipal services" is defined as governmental
services usually provided by city governments and shall include but not
be limited to police service, neighborhood parks, and land-use planning
and permits, "urban" shall be defined as governmental service comparable
in quantity and quality to incorporated municipalities, and "rural" shall
be defined as governmental service comparable in quantity and quality
to unincorporated service areas outside urban growth boundaries.

THEREFORE BE IT RESOLVED, that County services generally
described as "municipal services" at a level considered "urban" rather
than "rural" shall be proportionately reduced starting FY 1983-84 through
FY 1986-87 to establish a minimal and essentially rural level of
municipal services throughout Multnomah County.

ADOPTED March 15, 1983

APPROVED AS TO FORM:

[Signature]

(SEAL)

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

By *[Signature]* EXHIBIT B
Gordon Snaabourne
Deputy Clerk

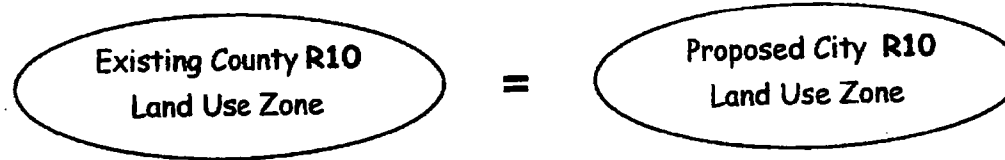
Transfer from Existing County Zones to Proposed City Zones

Project Staff used the following method to determine proposed new land use zones for project areas.

Step 1

We determined: What is the "equivalent" City land use zone?*

Here is an example of an "equivalent" City residential zone to an existing County residential zone.



Step 2

We asked: Does the equivalent City zone "fit well" with existing land uses and development patterns?



Step 3

If not, determine the "best fit" zone and propose as new zone.

Factors considered in determining the "best fit" zone:

Capacity of public infrastructure to accommodate significant additional population densities.

Non-conforming situations, such as inadequate lot size, that may be created by applying the equivalent zone.

The Open Space zone will be proposed for publicly-owned property that is now used for open space, park or recreational uses.

If the property has significant natural resources identified through the 1998 Natural Resource Inventory, the "best fit" zone may be determined by completing a state-required process designed to balance development rights and natural resources.

*Equivalent City zones were determined using Portland Zoning Code's Table, "Assigned City Zoning for Multnomah County Zones." (Title 33, Table 855-1).

Multnomah County-Portland Compliance Project:
List of Existing and Proposed Zoning for the Project Areas

0	Skyline Blvd. - Thompson	Rural Residential (RR)	Residential 10,000 (R10)*	Single-family residences.
2	Linnton - Harborton (NE of Hwy 30)	Multiple Use Agricultural (MUA-20)	Residential Farm/Forest (RF)	One 11+ acre tax lot with a marina and a natural area adjacent to Multnomah Channel. A portion of the site is within the Willamette Greenway (WRG) overlay zone.
2	Linnton - Harborton (several properties SE of Hwy 30)	Commercial Forest Use (CFU)	Residential 10,000 (R10)*	Single-family residences.
2	Linnton - Harborton (several properties SE of Hwy 30)	Rural Residential (RR)	Residential 10,000 (R10)*	Single-family residences.
2	Linnton - Harborton (one property (SE of Hwy 30)	Single Family Residential (R10)	Residential 10,000 (R10)	Single-family residence.
5	Cornell Road (one property)	Commercial Forest Use (CFU)	Residential 10,000 (R10)*	Single-family residence.
5	Cornell Road (two properties)	Single Family Residential (R10)	Residential 10,000 (R10)	One residence and a vacant lot.
7	Cornell-Skyline North	Single Family Residential (R10)	Residential Farm/Forest (RF)*	Single family residences. In the Balch Creek watershed and adjacent to Forest Park.
8	Cornell Skyline South	Single Family Residential (R10)	Residential 10,000 (R10)*	Single family residences. In the Balch Creek watershed and adjacent to Forest Park.
10	Transmission Towers	Single Family Residential (R20)	Residential 20,000 (R20)	Radio and TV transmission facilities.
11	Southwest Barnes Road	Single Family Residential (R20)	Residential 20,000 (R20)	Single family residences.
14	Canyon Road - Hwy 26	Single Family Residential (R20)	Residential 20,000 (R20)	Single family residences.

16	Southeast 174th (properties west of SE 174th)	Urban Single Family Residential (LR5)	Residential 5,000 (R5)	Single family residence. Sheriff's mounted posse headquarters, gun club. Near Johnson Creek and the Springwater Trail.
16	Southeast 174th (properties east of SE 174th)	Urban Light Manufacturing (LM)	General Employment 1 (EG1)	Commercial/wholesale, light industrial. Adjacent to Johnson Creek and the Springwater Trail.
17	Powell Butte Northeast	Urban Single Family Residential (LR7)	Residential 7,000 (R7)	Vacant, adjacent to Powell Butte Park.
18	Powell Butte Southeast	Urban Future, 10 acre minimum lot size (UF-10)	Open Space (OS)*	Adjacent to Johnson Creek and the Springwater Trail, this property was purchased for open space by Metro (75%) and Portland (25%) in October 1999.
18	Powell Butte Southeast	Urban Future, 10 acre minimum lot size (UF-10)	Open Space (OS)*	A segment of the Springwater Corridor Trail owned by Portland Parks & Recreation.
23	Barbara Welch Road	Urban Low Density Residential (LR40)	Residential Farm/Forest (RF)*	Single family residences on large lots.
24	Lincoln Memorial Park and Funeral Home	Single Family Residential (R10)	Residential 10,000 (R10)	Cemetery.
25	Southeast Clatsop-SE 72nd	Urban Single Family Residential (LR7)	Residential 7,000 (R7)	Single family residences.
27	Southeast Clatsop-SE 82nd	Urban General Manufacturing (GM)	General Industry 2 (IG2)	Commercial (3 properties).
28	Southeast Clatsop-SE 5th	Urban Single Family Residential (LR7)	Residential 7,000 (R7)	Single family residences.
31	Dunthorpe-Riverdale (majority of area)	Single Family Residential (R30)	Residential 20,000 (R20)*	Single family residences, public school, botanical gardens. A portion of this area along the Willamette River is within the Willamette Greenway (WRG) overlay zone.
31	Dunthorpe-Riverdale (two properties)	Single Family Residential (R7)	Residential 20,000 (R20)	Riverview Cemetery.

31	Dunthorpe-Riverdale (several properties)	Single Family Residential (R20)	Residential 20,000 (R20)	Single family residences. A portion of this area along the Willamette River is within the Willamette Greenway (WRG) overlay zone.
31	Dunthorpe-Riverdale (several properties)	Single Family Residential (R10)	Residential 10,000 (R10)	Single family residences.
33	Englewood (all but one property)	Single Family Residential (R40)	Residential Farm/Forest (RF)	Large lots, single family residences.
33	Englewood (one property)	Single Family Residential (R10)	Open Space (OS)	Vacant, recently purchased for Tryon Creek State Park.
35	Scholl's Ferry Road - Sylvan East (two properties)	Two-Family Residential (R4)	Residential 5,000 (R5)*	Two properties with 2-3 unit dwelling structures built in 1978. Located just south of Hwy 26, E of Canyon Rd.
35	Scholl's Ferry Road - Sylvan East (several properties)	Single Family Residential (R10)	Residential 10,000 (R10)	Single family residences.
35	Scholl's Ferry Road - Sylvan East (several properties)	Single Family Residential (R20)	Residential 20,000 (R20)	Single family residences.
38	Miller-Skyline (two properties)	Rural Residential (RR)	Residential Farm/Forest (RF)	Single family residences and agricultural use/vacant.
38	Miller-Skyline (several properties)	Single Family Residential (R10)	Residential 10,000 (R10)	SW portion of area. Single family residences.
38	Miller-Skyline (several properties)	Single Family Residential (R10)	Residential Farm/Forest (RF)*	NE portion of area. One single family residence. Most of this area is within the Balch Creek Watershed.
38	Miller-Skyline (several properties)	Single Family Residential (R20)	Residential 20,000 (R20)	Single family residences.
40	Powell Valley Water District Office	Urban Medium Density (MR-3)	Office Commercial 1 (CO1)*	One parcel, in office use.

41	Bonny Slope-North Road	Residential Farm/Forest (RF)	Residential Farm/Forest (RF)	One single family residence and a vacant property. No zone changes because this property withdrew from the City but retained City zoning.
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*In order to avoid creating non-conforming situations, the proposed City of Portland zone fits well with existing lot sizes, development patterns, and land uses. For areas #7 and for portions of Areas 31 and 38, environmental considerations are contributing factors in proposing City zones.

Proposed Land Use Zones

Multnomah County - Portland Compliance Project

Below is an explanation of land use zones, with a description of each zone being proposed for the project areas. For more information, contact project staff, or see the Portland Zoning Code. The Portland Zoning Code is also available for review on the City's web site at www.europa.com/pdxplan.

Base Zones & Overlay Zones

There are two basic types of land use zones: **base zones** and **overlay zones**. Every property in both the County and the City has a base zone. Each base zone has its own regulations designed to fulfill the purpose of that zone. The zone's regulations provide detailed land use information including the types of land uses allowed in that zone, and development standards such as minimum lot size. For example, the Residential 10,000 (**R10**) base zone is a single-family residential zone with a 10,000 square foot minimum lot size requirement. The R10 base zone allows primarily residential homes, may allow other uses under certain conditions, such as a corner neighborhood store, and does not allow others. For example, industrial land uses are not allowed in the R10 zone.

Overlay zones are an additional set of land use regulations beyond those specified in the base zone. Overlay zones supercede base zone requirements and may be more restrictive or flexible than the base zone. Overlay zones are used when more than one area shares the need to address a specific issue or combination of factors. For example, state law requires cities and counties to have specific regulations for land uses on land near the shores of the Willamette River. These regulations are designed to preserve the Willamette River for future generations of Oregonians. The Willamette River Greenway (**WRG**) overlay zone is applied to these areas to address these requirements. Environmental zones are also overlay zones, and are designed to balance property development rights and conservation of natural resources.

Proposed Zones

Below is a list of the land use zones that are being proposed for lands within the Multnomah County Compliance Project. For this project, existing land uses will be allowed to continue when the proposed new zones become effective. For more information, contact project staff or visit the Portland Permit Center. As mentioned, the current Portland Zoning Code is available for review on the City's web site at www.europa.com/pdxplan.

Open Space Zone (OS)

Used to preserve lands that serve an active and passive recreational function and/or provide a sense of open space in the urban environment, it is applied almost exclusively to publicly owned property, parks, golf courses and cemeteries.

Single Dwelling Residential Zones (R zones)

The residential zones foster different types and densities of single-dwelling development. They are intended to preserve land for housing and to provide housing opportunities for individual households.

□ Residential Forest (RF)

The RF zone is intended to generally be an agricultural zone. Residential use is allowed. A site or property zoned RF must be a minimum of 2 acres in order to develop it. Agricultural uses are allowed in the RF zone.

Single Dwelling Residential Zones (R zones) - continued -

- **Residential 20,000 (R20)**
A site or property zoned R20 must have at least 20,000 square feet to be developed.
Agricultural uses are allowed.
- **Residential 10,000 (R10)**
A site or property zoned R10 must have at least 10,000 square feet to be developed.
Agricultural uses require a conditional use review.
- **Residential 7,000 (R7)**
A site or property zoned R7 must have at least 7,000 square feet to be developed.
Agricultural uses require a conditional use review.
- **Residential 5,000 (R5)**
A site or property zoned R5 must have at least 5,000 square feet to be developed.
Agricultural uses are prohibited.

Commercial Zones

Commercial zones are designed to provide for a wide range of commercial activities. These zones create economic opportunities and provide benefits to consumers by providing convenient places to obtain commercial goods and services.

- **Office Commercial 1 (CO1)**
The CO1 zone allows low-density or small-scale office uses in or near residential areas or between residential and commercial areas. This zone would allow uses such as medical/dental offices, real estate or other professional offices.

Employment Zones

Employment zones are generally found in areas that were traditionally industrial and have been diversifying over the years to other uses. They are located in areas that are best suited for locating businesses and industrial uses. They also include supportive uses that create jobs and provide commercial and residential opportunities.

- **General Employment 1 (EG1)**
The EG1 zone allows for a variety of employment and business opportunities. It is generally located in older developed areas that have an existing street system.

Industrial Zones

Industrial zones are applied in areas where a full range of industrial development can occur. Uses such as vehicle repair, manufacturing and production, warehouse, wholesale sales and railroad yards are permitted in the Industrial zones.

- **General Industrial 2 (IG2)**
The IG2 zone allows a variety of industrial opportunities. Generally this zone includes industrial areas with larger lots and an irregular or more dispersed street system.

To: Multnomah County Commissioners

SPEAKER # 1

From: Maxine Selling, property owner at
5701 S.W. Patton Road
Portland, OR 97221

Date: Wednesday, September 20, 2001

Our house was built in 1950. It's on a 1.9 acre rectangle of land on the north side of Patton Road. The house is at the back end or north portion of the property. There was an old orchard in that area but not a tree had to be removed for the house.

Just beyond the north border of our property there was a magnificent old evergreen forest that extended up a considerable hill to Hewett Boulevard.

In 1959-60, all, all, those trees were cut or dynamited out to make way for home sites. Streets went in. Homes were built on fairly large parcels of land.

After this development just started, one day our garbage pail, sunken in the concrete floor of our carport, floated up out of its hole, underground water filling its space. It looked funny --- at first.

Our west side property line, in 1950, was a tiny, narrow stream or brook - our two year old could and often did jump over it. It had no real depth and was often without water - just a path-like effect.

After the 1960 north-of-us-development, our "brook" became deeper and wider with a waterfall at its head where it came out from the hill - the absolutely treeless hill. Our land slowly started slipping downward, west, towards what has become a deep ravine, this former brook now about a 20 foot deep ravine cutting through part of our west side line. Then its disappears underground.

About a 50-70 feet wide area of our property bordering the ravine and extending about 150-175 feet paralleling it is slipping, eroding, undermining roots of trees - and my soul. I can't control it. It's effect has been to change the value of the property - can't build near it for future development and it has created a kind of watershed. Animals, birds now have priority. About 3/5 of my land is considered for environmental zoning.

I've been widowed for 23 years. This land is my major resource as other resources continue to diminish or disappear.

To: Multnomah County Commissioners

From: Maxine Selling

I respect protecting the environment. We developed our garden areas without cutting down any trees, only adding more and maintaining a natural setting. I don't use pesticides or herbicides. Moles are my only target (or I theirs). When the environmental movement was becoming an enduring, effective part of society's' good efforts, I remember seeing a bumper sticker on a car in front of me: "Save Trees: Eat a Beaver" I still love its whimsy. But it also says to me that environmental concerns can be excessive and detrimental.

I'm 78. As I age and have more health problems, need help, continue to have diminishing resources, I feel that the excessive environmental zoning of my property, its consequent major loss of value, is like a slowly tightening noose I must bear. There are already enough horrendous problems to cope with.

I ask to have my land reevaluated and the considerable percentage of environmental zoning to be considerably diminished. Because we have respected and I now alone have made every effort to keep our original fir and cedar, maple and alder trees, all the salal and ferns and Oregon grape undergrowth, I request your understanding and favorable consideration of my dilemma.

Let us hope that managing area growth and protecting environmental values do not become so inflexible, so compulsive that reasonable individual concerns are not heard nor valued.

September 20, 2001

SPEAKER #3

Board of County Commissioners
501 SE Hawthorne Blvd.
Portland, Oregon 97214

Re: Compliance Project Adoption

Dear Commissioners:

I own property described as Tax Lot 2300 on Map T1S-R1E-7BC, and I would like to take the opportunity to express my concerns with what I understand is referred to as the "Multnomah County-Portland Compliance Project" that you are considering today. I believe that the County Commissioners should not adopt the Compliance Plan because the proposed environmental zoning that will be added to many properties in area effected by this Plan will have detrimental impacts that have not been properly studied. In addition, I feel that the notice, proposed adoption and particularly the effect of these new regulations has not been clearly explained and advertised to the general public.

My first concern with the Compliance Project is that the notice that was sent out to the public did not adequately describe the environmental zoning that is proposed to be added to the properties in this area. The past notices that I received as an affected property owner only stated that the proposal would change the zoning of the property in the area from R20 to R10, in compliance with the Proposed Southwest Community Plan. Nowhere in these notices were there mention of the proposed environmental zoning and a clear description of the effect this zoning would have on these properties. The notice card I received regarding this hearing today mentions only that it is "...part of a proposal to achieve compliance with Metro's Urban Growth Management Functional Plan which is a long-term planning effort to manage growth in our metropolitan region". How is the general public supposed to know what is being considered by this description?

For many of the property owners in the area of the proposed environmental zoning, this came as a complete surprise and was learned about only by chance because of a proposed land sale. As a result, there has not been adequate time for owners in the area to compare the environmental zoning to the resources and developed areas that exist on their properties to determine if this proposed zoning is accurate. In many circumstances the proposed environmental zoning covers far more property than is necessary to provide protection to the streams and hillsides in the area, and the owners in the area have not had an opportunity to add input.

Secondly the proposed zoning does not take into account future development plans of the properties in the area. I am especially frustrated on this account because between 1998 and 2000 I received approval from the County for a Property Line Adjustment on my property. Through this process, I consolidated a large undeveloped portion of my property into a single lot. During the review process, the County required that I submit a


detailed plan that showed how this lot could be divided in the future. The County Planner I was working with took great pains to review this plan and assure that the future lots would be able to meet all of the requirements of the R20 zoning, but at no point did he mention that environmental zoning would be placed over more than half of the undeveloped portion of my land, making any future division of this property impractical, if not impossible. This future division plan is on record with the County, but I am concerned it is not being considered in the proposed zoning with the Compliance Project. In light of Measure 7, I am attaching a copy of this land division plan again so I can further document my loss of property rights in the County's records.

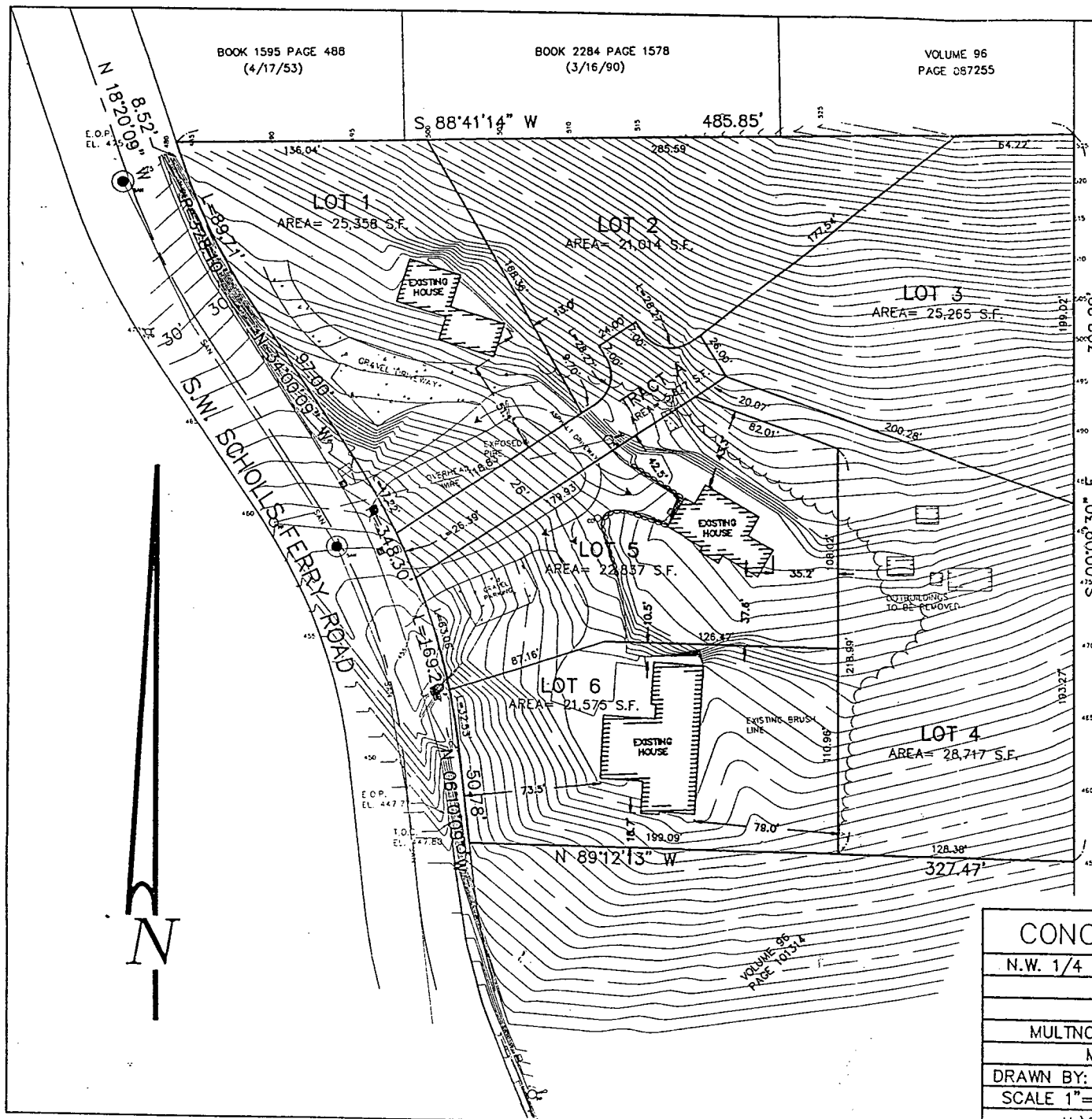
Third, if the environmental zoning makes it difficult to divide these properties further in the future, than I believe that it will add to the difficulty of the region meeting the required housing density goals set by the Metro 2040 Plan, which will in turn will compromise the Urban Growth Boundary. The properties in this area are within a 10-minute drive from downtown Portland and have all of the necessary urban services available to accommodate additional development. I feel that it is irresponsible for the County to limit the development potential of parcels in the urban area in this way because it will force these housing units to be made up for in the more rural areas of the region where services are not available. I don't believe that the County has spent adequate time reviewing the number of housing units that will be lost as a result of this proposed zoning, nor have they considered the net effect this will have on the larger region. Further, it is quite confusing to me that up zoning to R10 is proposed when the land cannot be developed under the current R20 zoning.

In summary, the Board of Commissioners should delay making any decision on the Compliance Project. I believe that it would be appropriate for the County to send out a new notice to all of the owners of the properties that would be affected by the proposed environmental zoning, which clearly describes what the result of this zoning will be. This will allow property owners additional time to study the effects of this zoning on their properties, and meet with the County staff to determine if this zoning has been accurately located based on future development plans on record, and existing resources on site. This will also give the County an opportunity to adequately study how many future housing units will be lost as a result of the environmental zoning, and verify that these units can be replaced within the urban areas of Portland.

Thank you for consideration of my comments.

Sincerely,


Judith Ann Fenker
2212 NW 139th Place
Portland, OR 97229



BOOK 1595 PAGE 488
(4/17/53)

BOOK 2284 PAGE 1578
(3/16/90)

VOLUME 96
PAGE 087255

BOOK 1593
PAGE 1760
(5/3/82)

BOOK 1540
PAGE 1886
(7/29/81)

640 52nd Drive Gladstone, Oregon 97027
503 650-0188 fax 503 650-0189



Public Notice


Additional Notice Required by State Law : Ballot Measure 56, adopted by voters on Nov. 3, 1998, requires the following language to be included in this notice:

"This is to notify you that Multnomah County has proposed a land use regulation that will affect the permissible uses of your land. Multnomah County has determined that this proposal will affect the permissible uses of your property and may reduce the value of the subject property."

Multnomah County has not determined that property values will be affected as a result of this action.

**Public Hearing before the Multnomah County Commissioners
September 20, 2001, at 10:30 a.m.
Multnomah Building, First Floor, Commissioners Boardroom 100
501 SE Hawthorne Boulevard, Portland**

This is a public hearing to consider the recommendation from the Planning Commission made on June 18, 2001 regarding the proposed zoning of your property. This project is part of a proposal to achieve compliance with Metro's Urban Growth Management Functional Plan which is a long-term planning effort to manage growth in our metropolitan region. The Multnomah County Board of Commissioners will take testimony and consider adopting the proposal as recommended by the Planning Commission. For additional information, please see our web page at: <http://www.co.multnomah.or.us/lup/2040/Intro.html>

If you have any questions regarding this item, please contact Gary Clifford or Susan Muir, at (503)988-3043, 1600 SE 190th Ave., Portland, OR 97233 or land.use.planning@co.multnomah.or.us. 

Speaker # 3

**TO OBTAIN A COPY
OF THE PROPOSED
MAP**

The Proposed Southwest Community Plan Comprehensive Plan/Zoning Map will be available Wednesday, May 23, 2001. Copies of the proposed map can be picked up at:

- Portland Bureau of Planning, located at 1900 SW Fourth Avenue, Suite 4100
- Southwest Neighborhoods, Inc. (SWNI) office, located at 7688 SW Capitol Highway

The proposed map can also be viewed on-line. For more information, visit the project Web site (<http://www.planning.ci.portland.or.us/BOP2001/Pages/SWCP/swcpTOC.html>).

**TO COMMENT ON
THE PROPOSAL**

- Come to the Planning Commission hearing to testify. Although the meeting starts at 6 PM, please call 503-823-7700 one week prior to the hearing for the scheduled time of this item.
- The hearing is held on the 2nd floor of the 1900 Building, (1900 SW Fourth Ave.). Call Tri-Met at 503-238-7433 or visit their Web site at www.tri-met.org/routes_times.html for routes and times.
- Send written testimony to the Planning Commission at 1900 SW Fourth Avenue, Suite 4100, Portland, OR 97201, FAX comments to 503-823-7800 or e-mail comments to swcp@ci.portland.or.us. **Written and e-mailed testimony must be received by 5 PM on Monday, July 2, 2001 and must include your name and street address to be included in the public record.**

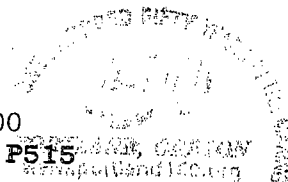
**FOR MORE
INFORMATION**

Call the Southwest Community Plan Information Line at 503-823-1349 or send the project team an e-mail at swcp@ci.portland.or.us



City of Portland
Bureau of Planning
1900 S.W. Fourth Avenue, Suite 4100
Portland, OR 97201-5350

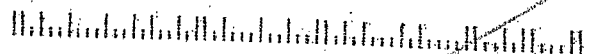
- **Measure 56 Notice on
Southwest Community Plan**



1S1E07BC -04400
FENKER JUDITH A
2212 NW 139TH PL
PORTLAND OR 97229

*Up 2012d
823-7526
chat will OPDR
next Tuesday
winter (Oct)*

ALPIS 27222



multnomah

988-3043

**Portland Planning Commission Hearing on
Proposed Southwest Community Plan
Comprehensive Plan/Zoning Map**

**Tuesday, June 26, 2001
6 PM**

**1900 S.W. Fourth Avenue, 2nd floor
Portland, OR 97201**

This is to notify you that the City of Portland has proposed a land use regulation that will affect the permissible uses of your land.

WHY DID I GET THIS NOTICE?

You have received this notice because your property has been identified by the City of Portland as potentially affected by the *Proposed Southwest Community Plan Comprehensive Plan/Zoning Map*. *The City has determined that the adoption of the Proposed Southwest Community Plan Comprehensive Plan/Zoning Map may affect the permissible uses of your property and may affect the value of your property.*

On June 26, 2001, the Planning Commission will hold a hearing to receive and consider public testimony on this proposal. It integrates work done previously by Southwest neighborhood associations and Planning Commissioners with new information about environmental resources and site-specific issues. The Planning Commission will then develop a recommendation and forward it to City Council for consideration and additional public review and comment.

WHAT IS THIS PROJECT ABOUT?

The primary goal of the Southwest Community Plan project is an update of the City of Portland's Comprehensive Plan/zoning map for Southwest Portland. The Comprehensive Plan/zoning map guides growth, development, and conservation; protects community livability; and provides certainty for those wishing to develop their land.

The *Proposed Southwest Community Plan Comprehensive Plan/Zoning Map* identifies the base zones which control land uses and densities, and some aspects of development and design standards including the size, placement, height, and setbacks of buildings.

The Southwest Community Plan also identifies proposed boundaries for "town centers" and "main streets" within Southwest Portland including Hillsdale Town Center, and Garden Home, Macadam, and Multnomah Main Streets. These designations call for development of "mixed-use" areas of housing, shopping and employment, among other uses.

WILL MY PROPERTY'S BASE ZONE CHANGE?

Yes

Current Zoning: R20

Proposed Zoning: R10

HOW DOES THIS PROPOSAL AFFECT MY PROPERTY?

Your property is proposed to be rezoned and is proposed to be subject to new regulations. The current and proposed zoning for your property is listed above. Proposed changes on this property are intended to help implement the goals and objectives of the Southwest Community Plan. In many locations, the plan calls for zoning changes that will enhance Southwest Portland's sense of place as a community and a collection of distinct neighborhoods. The allowed land uses and the amount of development potential (intensity) available on your property may increase or decrease depending on the proposed zoning change.

Mailed May 21, 2001

For more information about this proposal or how it may affect your property, please call the Southwest Community Plan Information Line at 503-823-1349.



Southwest Community Plan

Upcoming SWCP Dates and Events!

Wednesday, May 23, 2001

Proposed SWCP Comprehensive Plan/Zoning Map Available to the Public!

Pick up a copy of the Proposed Map at these locations:

Bureau of Planning
1900 SW Fourth Ave., Suite 4100
Portland, OR 97201

SWAII Office
7688 SW Capitol Highway
Portland, OR 97204

Copies of the *Proposed SWCP Comprehensive Plan/Zoning Map* are available for public review at the Hillsdale Branch and Capitol Hill Branch of the Multnomah County Library and the Southwest Community Center at Gabriel Park.

=====

Annexed to City

Monday, June 4, 2001

5 PM to 8 PM

*Unincorporated
multnomah*

Proposed SWCP Comprehensive Plan/Zoning Map Open House Learn more about the Proposed Map and how it was developed

Multnomah Center Auditorium
7688 SW Capitol Hwy
Portland, OR 97219

The following Tri-Met routes serve this location: 5, 45. Call Tri-Met at 503-238-7433 for routes and schedule (www.tri-met.org/routes_times.htm).

=====

Tuesday, June 26, 2001

6 PM

Planning Commission Public Hearing Proposed SWCP Comprehensive Plan/Zoning Map

1900 Building, 2nd Floor
1900 SW Fourth Ave., Room 2500A
Portland, OR 97201

The 1900 Building is located one block from bus stops serving the following routes: 1, 5, 9, 12, 45, 55, 40 and 43. Call Tri-Met at 503-238-7433 for routes and schedule (www.tri-met.org/routes_times.htm)

Frequently Asked Questions About the Southwest Community Plan

What is the *Southwest Community Plan Comprehensive Plan/Zoning Map*?

Once adopted, this update of the City's Comprehensive Plan/Zoning Map will show where and at what level of intensity land development can occur in Southwest Portland; zones are an official description of allowed development types and densities. The map indicates a pattern for future development, intended to serve the purposes outlined in the *Southwest Community Plan Vision, Policies and Objectives* (adopted July 2000), the Portland Comprehensive Plan, the Region 2040 Growth Concept Plan, the Oregon Transportation Planning Rule, and the Oregon Statewide Planning Goals.

The primary factors taken into account in developing the Southwest Community Plan (SWCP) zoning proposals include:

- relevant city, regional and state policies, particularly environmental objectives;
- existing land uses and zoning;
- long-term infrastructure capacity;
- topography and other physical features;
- desired neighborhood character and community feedback; and
- input from technical advisors.

How will new and existing development be affected?

For most of Southwest Portland, the current zoning designations will not change as part of the SWCP process. The recommended changes were proposed in order to:

- Support neighborhood association proposals intended to promote a zoning pattern consistent with the desired neighborhood character. This often includes promoting more pedestrian-oriented commercial zoning and greater residential densities in and near commercial areas;
- Apply Open Space zoning to properties recently purchased by the Portland Parks Bureau;
- Avoid perpetuating non-conforming uses by changing zoning to designations that allow existing uses, where it is consistent with the desired neighborhood character and relevant policies; and/or
- Apply the design overlay zone to properties zoned for multi-family housing within the boundaries of town centers and main streets, to ensure that properties develop in a way that enhances neighborhood character.

Once the updated Comprehensive Plan/Zoning Map is adopted by the Portland City Council and goes into effect, all new development, new land uses, and changes to existing development will need to conform to the new zoning designations.

How does the SWCP relate to other City projects in Southwest Portland?

The SWCP is coordinating with related projects and programs:

- Update of Environmental Overlay Zones, Bureau of Planning
- Land Division Code Rewrite, Bureau of Planning
- Watershed Assessments, City of Portland Endangered Species Act Response
- Watershed Planning, Bureau of Environmental Services
- Marquam Hill Plan, Bureau of Planning
- Master Street Plan, Office of Transportation
- South Portland Circulation Study, Office of Transportation

A Notice Required by Ballot Measure 56 About Changes in State Law That May Affect Your Land SB 12

On July 24, 1999, Oregon's Legislative Assembly adopted Senate Bill 12. The bill will take effect on October 23, 1999. The Department of Land Conservation and Development has determined that enactment of Senate Bill 12 may affect the permissible uses of property in your jurisdiction and may reduce the value of subject property.

Senate Bill 12 is available for inspection at the Department of Land Conservation and Development, located at 635 Capitol Street NE, Suite 150, Salem, Oregon 97301-2540. You also may get copies of Senate Bill 12 or any other legislation from the Internet at gopher://gopher.leg.state.or.us. Copies of any bill are available at no cost from the Office of Legislative Publications, Room 49, State Capitol, Salem OR 97310; telephone (503) 986-1180.


For additional information, contact the Department of Land Conservation and Development at (503) 373-0050, ext. 237. Thank you for your attention.



A few words of explanation to landowners who get this notice . . .

Senate Bill 12 is a law passed by the 1999 Oregon Legislature to deal with rapidly moving landslides. The bill requires certain state agencies and local governments throughout Oregon to take steps to protect people and property from such landslides. It calls for two main steps. The first is for state and local officials to map places in Oregon where rapidly moving landslides are likely to occur. The next step is to write local ordinances to control development in the mapped areas. All of that work will take several years. After it's done, the resulting ordinances may limit or prohibit development on certain pieces of property. Your property could be one of them -- but please read on.

Ballot Measure 56 (passed by Oregon's voters last fall) requires notices like the one above to be mailed to landowners whose property will be affected by a change in state land-use laws. The measure requires the same general wording in all notices, and that may cause some confusion. We hope the explanation on the next page will help to clarify three main points of confusion.

Please turn to next page . . . 

1. Senate Bill 12 May Not Limit the Use of Your Land.

Measure 56 requires notices such as the one in the box above to say that the Department of Land Conservation and Development (DLCD) has determined that the new law (Senate Bill 12, in this case) may "affect the permissible uses of property." But Oregon has more than a million parcels of land. Senate Bill 12 requires extensive mapping to be done to identify which of those parcels are most likely to experience rapidly moving landslides. Until the mapping is finished, no one can really say just which parcels will be affected by Senate Bill 12. The bill probably won't affect your property unless your land has steep slopes that can be developed.

Measure 56 requires the Department of Land Conservation and Development to mail the above notice to all local governments. Local officials then must mail a copy of the notice to certain landowners whose property might be affected by the new law. But local governments often cannot know exactly whose property will be affected or how it will be affected. They may inadvertently send notices to some people whose land will not be affected. Your getting this notice does not necessarily mean that Senate Bill 12 will affect your property. If you have questions about the regulations that currently apply to your land, please call your local planning department. Their staff will be able to tell you what regulations are now in effect. They also may be able to tell you whether they expect to start applying Senate Bill 12 during the next few years.

2. Senate Bill 12 May Not Affect the Value of Your Land.

Measure 56 requires the notice to say DLCD has determined that Senate Bill 12 "... may reduce the value of subject property." But DLCD has no way to know whether, how, or when the bill might affect the value of *your* property. It's likely to increase the value of a few properties, decrease the value of a few others, and have no effect at all on the value of most.

3. Senate Bill 12 May Not Affect Your Community.

Measure 56 requires DLCD to send a notice like the one above to *all* cities and counties in Oregon whenever the Legislature passes certain types of land-use legislation. But Senate Bill 12 will apply only to communities with the potential to have rapidly moving landslides. Cities and counties not affected by the bill need not mail this notice to any landowners. Local officials with questions about how Measure 56 applies to their city or county should consult their local legal counsel.

Department of Land Conservation and Development (DLCD)
635 Capitol Street NE, Salem OR 97301-2540 ☎ (503) 373-0050

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR MULTNOMAH COUNTY, OREGON

In the Matter of PD 1-85/LD 7-85,)
a review of the Planning Commission)
recommendation to change the zoning)
of the property at 5735 SW Grover)
Court from R-20 to R-20, P-D, Planned-)
Development plus a Future Street)
Plan Plus a Fourteen-Lot Subdivision)

FINAL ORDER

This matter came before the Board of County Commissioners on July 23, 1985.

The Board conducted a public hearing, on the record, to review the Planning Commission's recommendation of May 13, 1985 that the property at 5735 SW Grover Court owned by RF Investment Company be changed from R-20 to R-20, P-D, Planned-Development and approving a revised future street plan plus a proposed 14-lot land division, all with conditions.

Following argument by the parties and full consideration of that testimony and the record in this matter by the Board, it is

ORDERED that the Decision of the Planning Commission be affirmed and a change in zone from R-20 to R-20, P-D plus a future street plan plus a 14-lot land division be approved, based upon the following Findings and Conclusions of PD 1-85/LD 7-85.

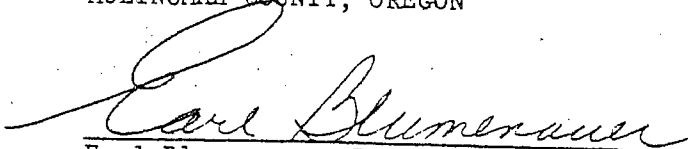
Adopted this 23rd day of July, 1985.

SEAL

BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY, OREGON

August 22, 1985

Date


Earl Blumenauer, Presiding Officer

RECEIVED

Multnomah County
Division of Land Use Planning

Speaker #5

WENDIE L. KELLINGTON
ATTORNEY AT LAW

PO Box 1930
LAKE OSWEGO, OR
97035

PHONE (503) 624-7790
MOBILE (503) 804-0535
FACSIMILE (503) 620-5562
EMAIL: W.KELLINGTON@VERIZON.NET

September 20, 2001

Multnomah County
Board of Commissioners
501 SE Hawthorne Blvd.
Portland, Oregon 97214

Re: Proposed Environmental Zoning
Multnomah County-Portland Compliance Project

Dear Commissioners:

This office represents RF Investment Company that owns or has interests in land zoned R-20, located at 5735 SW Grover Court, which land consists of more than 11 acres (hereinafter referred to as the property). This letter is to advise that RF Investment Company objects to the County's proposal to add the City of Portland's environmental zoning to this property.

At the outset, it is important to understand that RF Investment Company has had inadequate time and information with which to prepare evidence and argument for today's hearing. RF Investment Company has not been provided with any of the required notices of the proposal, which proposal appears to purport to add Portland Environmental Protection and Environmental Conservation zoning overlays to the property. The first time RF Investment Company or I learned of the proposal was Monday September 17, 2001, after I had requested a planning consultant look into any pending County proposal affecting the property. The reason for my inquiry to the planning consultant was that RF Investment Company advised me that it had heard from a neighbor about a proposal having to do with Metro's Functional Plan and Portland environmental zoning. Because the property is in Multnomah County, this descriptor made no sense to me. It was the meeting with the planning consultant on September 17, 2001 which producing the surprising details of the proposal. We request that an additional public hearing before the Board of Commissioners be scheduled at least 30 days from today's date to provide RF Investment Company and other adversely affected property owners with an opportunity to prepare and present a case. We also request that proper notice of the next proceeding and subsequent events be provided to RF Investment Company as well as to all affected property owners of the proposal, including proper notice under Ballot Measure 56.

Because of the lack of notice, RF Investment Company has been deprived of an opportunity to meaningfully participate in the proposal at earlier points before the planning commission or this level. The notices we obtained at the September 17, 2001

meeting are inadequate to describe the proposal. The notice for the hearing this morning fails to explain the nature of the proposal. It simply states that the County is considering proposed rezoning "to achieve compliance with Metro's Functional Plan." It does not explain that the County is considering delegating County policymaking, interpretive, and procedural authority to the City of Portland; that the proposal applies new restrictive City environmental zoning to property within the authority of Multnomah County; or the standards that apply to the proposal. This is contrary to County and state law. It is also contrary to the Metro Functional Plan that requires and supports adequate opportunities for Citizen participation.

The County has not provided adequate notice of the proposal as required by Ballot Measure 56. The notice of this morning's proceeding states "Multnomah County has not determined that property values will be affected as a result of this action." This statement is made notwithstanding clear statements in the staff report for this proceeding that property owners for other property advised the County that the proposal deprives them of development rights they currently enjoy under County zoning. These property owners state that their currently enjoyed development rights are foreclosed under the proposed application of City environmental zoning. Foreclosure of development rights that are currently enjoyed is a clear reduction in the value of property. Similarly, RF Investment Company's property as explained in greater detail below, is property that can be developed under existing County regulations with a subdivision of more than 14 lots. In fact, the County has made a decision previously approving such a subdivision on the property. In this regard, the County has made a policy decision for the property that it may be developed appropriately under County regulations and that the restrictive provisions proposed under City policy would be inappropriate. The application of the proposed City environmental zoning would purport to foreclose the development of such a subdivision on the property. This proposal then attends a plan purporting to affect a clear reduction of the value of the property. In this regard, it is noted that there is no apparent proposal to increase the allowable density on the property to off set the adverse effects of such newly proposed plan to apply City of Portland environmental zoning to the property.

Previous County approval of a 14-lot subdivision on the property occurred in 1985 (County File # PD 1-85/LD 7-85). The final plat for such subdivision was submitted 1986. I have had inadequate time to review this file to determine the legal status of such filings and platting. While there appears to have been a dispute that erupted after filing the final plat with the County having to do with a street, the County policy makers – the Board of Commissioners made a decision to approve the 14 lot subdivision on the property as being completely appropriate. The proposed City environmental zoning expresses a totally different policy. The proposed environmental zoning does not express a policy required by Metro's Functional Plan – if it did express such a policy, every jurisdiction in the Metro region would be required to have the same thing and this has not proved to be the case. In fact, Metro's relevant regulations regarding environmental or natural resources, are specifically expressed in advisory

terms, with recommended strategies for local governments to implement. Nothing in the Metro Functional Plan requires the result here. In fact, the Functional Plan requires balance. The Functional plan requires consideration of its housing and density goals. The proposal does not do either. The proposal fails to comply with Metro Functional Plan titles dealing with density and housing, including "Table I" targets for housing. Therefore, contrary to implementing the Functional Plan the proposal puts the County out of compliance with it. Also, the proposal fails to consider the proposal's impact on the County's buildable lands inventory, its housing inventory, the County's continued compliance with statewide planning Goal 10 (Housing), the region's continued compliance with Goal 10 as expressed in its Urban Growth Reports and Housing needs analysis, as well as reports made to DLCD in periodic review. The proposal, while a plan amendment and zone change, fails to explain the proposal's compliance with applicable statewide planning goals or other County plan provisions, all as required by law.

Just to the subject property alone, applying the City of Portland policy in its environmental zoning to the property purports to "gut" the existing R-20 zoning. The existing R-20 zoning is based on exceptions to state resource goals based on the developed and committed nature of the subject lands. The developed nature of the subject as well as other affected properties makes it inappropriate as a matter of state, regional and local law to "gut" such residential zoning. It is noted here, that the City staff who evaluated objections from property owners who learned of the proposal and appeared before the planning commission, are recommending to the Board now that such restrictive regulations not be applied to "developed" property. In order to treat the subject property equally, fairly, consistently and under a principled analysis, the subject property too should have the restrictive proposed City environmental zoning removed as it is also developed and committed to development. The planning consultant that reviewed the proposed City zoning proposal to this County property, estimated that the City zoning would purport to authorize only 3 dwellings be developed under the proposal, fully 11 lots less than the County previously authorized and less still than the number of units potentially allowed under applicable County zoning. The loss of 11 developable lots presents a significant loss of value without compensation as well as a significant reduction in the County's and region's housing inventory. On the issue of compensation, the recent decision in *Palazzolo v. Rhode Island*, 69 USLW 3505 (2001) strongly suggests that the proposal could only be accomplished if compensation were provided. The property owner's distinct investment-backed expectations are consistent with at least 14 residential lots, not 3, and the impact on the value of the property is substantial. It is noted, that while no longer relevant to the takings analysis, the property owner here, took its property before the impact of the restrictive regulations was ever known or considered.

Cumulatively, this loss to the inventory is devastating. Both the direct and secondary effects of the proposal on the County's and region's statewide planning Goal 10 compliance must be considered and established before the proposal can be approved. The County has not identified or produced findings for public review that describe the

effect this proposed zoning will have on the loss of housing supply for the County and region.

Moreover, the proposal also fails to treat similar situated property owner's equally. Simply because the subject property is in a certain area of the UGB, it is made subject to the City of Portland policies and procedures with no plan in place for annexation. Properties just outside the UGB, also having the same zoning and similar characteristics are given the benefit of County zoning. Moreover, it appears that there are other County properties in the UGB that would not be subject to Portland zoning. There is no rational reason to require the subject property or any of the properties under consideration, to be singled out for Portland zoning. This is particularly apparent as all the information makes clear that Portland has no plans to annex the property or any of the properties under consideration.

Additionally, the proposal is contrary to clear Oregon and federal constitutional as well as statutory requirements for representative government. The property owners at issue have no voting rights to elect the policy makers who will have complete authority over their properties. This important check on the authority of administrative decisionmakers has been improperly ignored here. The problem is rights to vote for the policy makers who will affect the rights on these properties as well as rights to be represented are completely eliminated under the proposal. Nothing in the statutory provisions allowing intergovernmental agreements authorizes such deprivation of important rights to be represented and to vote. It is noted here, that the intergovernmental agreement provisions authorize only procedural functions be shared, not total delegation of policy and legislative decisionmaking, as is the case here.

The proposal is an improper delegation of legislative authority to the City of Portland. Nothing in any statute or constitution authorizes the delegation of legislative authority to Portland.

The proposal is an improper delegation of policy making and land use administration to the City of Portland. The subject property is required to be considered and managed and adjusted by Multnomah County in state in periodic review as well as Metro Functional Plan Compliance processes. Yet, Multnomah County appears to be washing its hands of the property, and Portland will have refused to have annexed the property, making the benefit of the Oregon state wide planning system, which contemplates meaningful local decisionmaking, unavailable to the subject property.

The proposal violates Statewide Planning Goal 1 (Citizen Involvement). First, the inadequate notice fails to comply with the County's acknowledged Goal 1 compliance program. Second, there is no proposal for any process for citizens to have any meaningful participation in the zoning and planning decisions that affect their property.

There are references to a 1998 Natural Resources inventory. The property owner here has had no notice of such an inventory, has no information about it, has no idea if its property is included in it or why. If this inventory is a Multnomah County inventory, it may not be relied on, as it was improperly developed without citizen participation and without proper notice. If it is a regional or City inventory, it is inapplicable for the same reasons as well as the obvious reason that it is not a County legislative or policy determination as required. In any event, the County has not presented any criteria for establishing what resources are being protected and why under the proposal. This tends to support the concern that the proposal is simply hoped and designed to delegate authority to Portland without any specific County rationale other than a desire for the work to be done elsewhere.

The County must consider the significant loss of development rights and property values that purport to attend this proposal, particularly in light of Oregon and federal compensation requirements, Ballot Measure 56 and Measure 7.

In sum, this proposal requires a great deal of work and the Board should conduct another hearing at least 30 days from now, to give it and affected property owners a chance for informed participation and decisionmaking. Thank you for your consideration.

Very truly yours,



Wendie L. Kellington

WLK:wlk



Speaker #7

ph: 503-306-0224

fax: 503-306-0257

Mark P. O'Donnell
email: marko@oandc.com

Matthew D. Lowe*
email: mattl@oandc.com

1706 NW Glisan Street, Suite 6

Portland, Oregon 97209

Kelly Clark
email: kellyc@oandc.com

*Ross A. Day
email: rossd@oandc.com

September 20, 2001

Via Hand Delivery

Multnomah County Board of Commissioners
501 SE Hawthorne Blvd, Suite 600
Portland, Oregon 97214

RE: Multnomah County - City of Portland Compliance project

Dear County Commissioners:

Thank you for this opportunity to respond to the above-referenced proposal. We represent the Frevach Land Company, dba Fred's Marina. The Multnomah County - City of Portland Compliance project ("Compliance project") proposes to downzone Fred's Marina from MUA- 20, where marinas are permitted, to RF, in which a marina is a nonconforming use. For the reasons discussed below, Fred's Marina objects to this change.

Prior to the adoption of Multnomah County's Comprehensive Plan in 1976, Fred's Marina was zoned M-1, Light Industrial. Due to the characteristics of surrounding property (such as the Caffal Bros. Forest Product mill located across the channel) Fred's Marina was zoned MUA-20 in the Multnomah County Comprehensive plan. This zone change was made primarily because it was felt that MUA-20 was the "best fit" for a marina. In any event, a marina was a permitted use in both M-1 and MUA-20, and remains so today. The proposed change contained in the Compliance project will, for the first time in over 50 years of operation, make Fred's Marina a non-conforming use.

Fred's Marina opposes the current proposal incorporated in the Compliance project which will downzone Fred's Marina's property from MUA-20 (Mult. Co.) to RF (Portland). The effect of this downzone will be to preclude Fred's Marina from moving forward on its six-year old plans to expand its operations. By downzoning the property, Multnomah County and the City of Portland will significantly decrease the value of Fred's Marina's property.

O' DONNELL & CLARK LLP

Multnomah County Board of Commissioners
September 20, 2001
Page 2

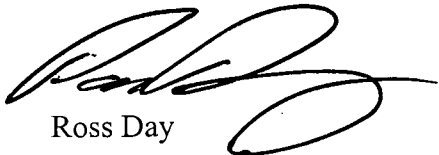
Adoption of the Compliance project would also place Fred's Marina in the unenviable position of having to comply with, and coordinate with, both the City and the County. The Compliance project only covers a portion of Fred's Marina's property. That is, a portion of the property will be regulated by the County and a portion will be regulated by the City. Adding to the difficulty is the fact that one portion of the property (that within Mult. Co. jurisdiction) operation of a marina is a permitted use, while in the other portion of the property (that within City of Portland jurisdiction) the operation of a marina is not permitted. The fact that one jurisdiction permits Fred's Marina's current use while the other jurisdiction does not will likely make it difficult for Fred's Marina to move forward on any projects to upgrade or expand the marina.

I have spoken with planning staff with the City of Portland and Multnomah County. The explanation given for why the downzoning of Fred's Marina is moving forward is because the RF Zone in the City of Portland's Code is the best "match" for the County's MUA-20 Zone. However, in a MUA-20 Zone, marinas are a permitted use whereas in the City's RF Zone, a marina would be a nonconforming use, with no opportunity to expand.

Fred's Marina objects to the current proposal which will downzone Fred's Marina, causing the marina to suffer a significant decrease in the fair market value of its property. For more than 50 years Fred's Marina has provided valuable services to the local community and looks forward to doing so for another strong fifty years. We look forward to working with the County and the City of Portland to develop a solution amenable to all affected interests.

Thank you for your courtesies and attention to this matter.

Very truly yours,



Ross Day

cc: Frevach Land Company
Kelly Clark, Esq.
Mark O'Donnell, Esq.

P.O. Box 8398
Portland, OR 97207
Sept 20, 2001

Multnomah County Commissioners
501 SE Hawthorne Blvd Rm 200
Portland OR

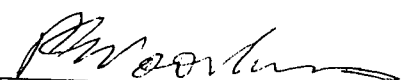
Re: Portland Project - 4880 SW Humphrey Blvd.
4900 SW Humphrey Blvd.
4920 SW Humphrey Blvd.

I understand you are to consider the Planning Commission's recommendations regarding the subject properties. In behalf of the several owners, I am again protesting any conservation designation on the properties.

According to the several reports and staff information the basis for such designation ~~being~~ proposed was tree growth and other vegetation existing several years ago. All such vegetation was removed in accordance with existing law and regulation more than two years ago - even the stumps were removed. Thus, there is no basis in law or fact for such designation at this time nor was there in June when the Planning Commission adopted its recommendations. At that time Tom McCulloch (?) confirmed or reported such removal but no amendment was made to delete that ~~regulation~~ designation and it was then stated that such change could be made at the commission level which I now ask that you do.

Respectfully,

Please also copy: Peter Voorhies
PO Box 11140
Bainbridge Is. WA 98110


P. Voorhies II



SCHWABE, WILLIAMSON & WYATT, P.C.
ATTORNEYS AT LAW

PACWEST CENTER, SUITES 1600-1900 • 1211 SOUTHWEST FIFTH AVENUE • PORTLAND, OREGON 97204-3795
TELEPHONE: 503.222.9981 • FAX: 503.796.2900 • www.schwabe.com

THOMAS M. TRIPLETT
Admitted in Oregon
Direct Line: (503) 796-2901
E-Mail: tttriplett@schwabe.com

September 19, 2001

VIA FACSIMILE AND US MAIL

Diane Linn, Chair
Serena Cruz
Lisa Naito
Lonnie Roberts
Maria Rojo de Steffey
Multnomah County Commission
County of Multnomah
501 S.E. Hawthorne, Suite 600
Portland, OR 97214

RECEIVED

SEP 19 2001

DIANE LINN
MULTNOMAH COUNTY CHAIR

Dear Commissioners:

On September 20, 2001 at 10:30 A.M., the Commission will consider whether to adopt the June 18, 2001 recommendation of the Planning Commission. It is the purpose of this letter to strongly urge, alternatively, rejection; bifurcation; or tabling of the recommendation.

I write as an affected person. My property was purchased from two separate sellers in 1967. Each parcel is in a separate tax lot and has been assessed accordingly. It had been our intent to sell the smaller lot as we neared retirement in order to assure our ability to remain in the home on the larger parcel. Last spring, we listed the property at \$200,000, the value attributed to the parcel by professional realtors. At that time, we had received no notice from the County of intent to impose land-use restrictions, other than the existing R 20, upon the property. When the Planning Commission voted to recommend that this property be zoned so that no beneficial use could be made, the broker advised that it be taken off the market, as there could be no sale under the conditions to be imposed.

During the interim, I have communicated by phone and mail with Susan Muir. She left a message to communicate with Tom McGuire who might look at ameliorative alternatives. Unfortunately, a ping-pong of calls was exchanged, with the ball remaining on Mr. McGuire's side of the court. Thus, no discussions have occurred about possible alternatives to ameliorate the draconian effect of the proposed action.

It appears that there are three issues before the Commission. The first is to transfer planning functions from the County to the City. That seems to make good economic sense, as it would support efficient allocation of governmental resources. The second involves continuation of the zoning regulations pertaining to footage. I have no issue with that

Multnomah County Commissioners
September 19, 2001
Page 2

recommendation, although I share the concerns of the Dunthorpe residence that the impact of enhanced density will drastically change the character of their neighborhood with no obvious or certain countervailing benefits.

Rather, I focus upon that aspect of the recommendation that applies environmental overlays. I can assure that no snail darters; coho embryo, or native plants (other than weeds) populate the affected extra lot. Indeed, at one time, it was a pasture with a flow of water that was never more than 2 inches deep and in summer becomes a mere 1" by 6". The *Del Monte Dunes* case puts these facts in proper perspective.

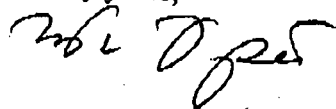
It seems clear that the proposed overlay constitutes a taking under the U.S. Supreme Court decision in *Palazzola*, announced this spring. Of course, staff will urge that imposition of the environmental restrictions on 70% of both parcels and 100% of the separate parcel passes constitutional muster because of adjacency. However, as the Supreme Court counseled, the property can be conveyed to a third party and when a building permit is refused, they have a matured taking claim. Alternately, if Measure 7 is found to be constitutional, it will compel recompense for not merely this parcel, but the larger parcel; and all other people adversely effected by the recommendation.

At the time that the recommendation was made, the Planning Commission did not have the advantage of the Supreme Court decision. It is not certain that it would have approved this recommendation had it been aware of the far-reaching implications of this decision.

There appear to be a variety of alternatives, which the Commission could follow. Of course, the simplest is to reject the recommendation, sending it back to the Planning Commission for further analysis. That does not appear to make good sense, given the amount of work that has gone into this matter. Rather, consolidation should be approved. Those aspects of the recommendation, which merely require reinstitution of R 20 and R 10 zoning, should be approved. I leave to others the Dunthorpe quandary. Finally, institution of the environmental overlay should be tabled until the impact of the U.S Supreme Court decision is carefully assessed and the Oregon Supreme Court has determined the status of Measure 7. This would avoid immediate, potent claims against the County and permit a clear assessment of the economic consequence of passing such a recommendation.

Regrettably, if the recommendation is approved, I will turn the matter over to Joe Willis and his condemnation professionals who have had great success in the Dolan/Tigard matter and recently with the City of Eugene. I would hope this would not be necessary.

Very truly yours,



Thomas M. Triplett

TMT:lc

BOGSTAD Deborah L

From: MUIR Susan L
Sent: Tuesday, October 02, 2001 9:44 AM
To: LINN Diane M; NAITO Lisa H; ROBERTS Lonnie J; CRUZ Serena M; ROJO DE STEFFEY Maria
Cc: MARCH Steve J; NAITO Terri W; WALKER Gary R; ROMERO Shelli D; BOGSTAD Deborah L; CARROLL Mary P; BUSSE Kathy A; DUFFY Sandra N; Karl Lisle (E-mail)
Subject: Staff Response to public testimony on September 20, 2001



3CCSeptember2020
01hearingtesti...

Chair Linn and Board - attached is a table addressing all of the testimony received at the September 20, 2001 public hearing. On Thursday the 4th we will have revised maps of the properties discussed in this table. We will distribute those at the meeting. The property owners have been involved in the changes we have made to the maps.

We will bring plenty of copies of this memo and the revised maps with us on Thursday. Please let me know if you have any questions or concerns.

Thank you,
Susan Muir x83182

Multnomah County Board of Commissioners
Staff Response to September 20, 2001 Public Testimony

Name	Property Address/Location	Summary of Testimony	Staff Response
Oral testimony			
Ali Azad	1N1W36A 500 (Balch Canyon area of Area #38)	Concerned about development potential and value of his property with proposed downzoning from R10 to RF and application of environmental overlay zones to 100% of parcel.	Tom McGuire met with the property owner on 9-28-01. Several changes to the recommended environmental zoning have been made. A memo with revised map documenting these changes will be presented at the 10-4-01 hearing.
Logan Ramsey	1N1W25B 1200 3026 NW SKYLINE BLVD	Strongly against transfer of authority from County to City. Strongly against environmental zoning on his property.	Property owner brought up same issues and concerns to Planning Commission. No change is proposed to the recommended environmental zoning on the property. See Tom McGuire's 7-23-99 memo, page 8.
Charles Rosenfeld	1N1W36CD 301 7785 NW STARK ST	Questions validity of environmental zoning on properties. Also representing Joe Good and Robert Thompson with similar concerns on neighboring properties.	Tom McGuire met with the property owners on 9-27-01. Several changes to the recommended environmental zoning have been made. A memo with revised map documenting these changes will be available at the 10-4-01 hearing.
Lacey Maginnis	1S1E05CB 3100 1931 SW HIGHLAND RD	Opposes environmental zoning on property. Disputes existence of resource.	Tom McGuire met with the property owner on 6-19-01 and made modifications to the recommended environmental zoning. These changes are outlined on page 6 of Tom McGuire's 8-7-01 memo.

Multnomah County Board of Commissioners
Staff Response to September 20, 2001 Public Testimony

Bob Scholz	1N1W36CD 500 281 NW MILLER RD	Opposes environmental zoning. Questions location of resource.	Tom McGuire met with the property owner on 9-27-01 and has made modifications to the recommended environmental zoning. A memo with revised map documenting these changes will be available at the 10-4-01 hearing.
Jim Jenkins	1S3E18B 400 4801 SE 174TH AVE	Wants access to Portland sewer. Argues that if properties have to be under City regulations, City should provide sewer.	Annexation is generally a requirement for access to Portland sewer. The City cannot annex non-contiguous property. Mr. Jenkins' property is not immediately adjacent to property within the City of Portland.
Ross Day	2N1W34 200 12800 NW MARINA WAY Representing Fred's Marina	Opposes proposed base zoning conversion from County MUA-20 to City RF. The proposed zoning will make the marina a non-conforming use.	This project has converted County zoning to the closest equivalent City zoning. This project is not proposing any major land use changes. City RF is the closest available zone to County MUA20. All City zoning designations that would allow a commercial use outright would require significant increases in available public facilities (generally not available without annexation). The Planning Commission requested staff notify the property owner that 'grandfathering' opportunities exist under current County code. Staff communicated that to Mr. Day on two occasions following the Planning Commission hearing.

Multnomah County Board of Commissioners
Staff Response to September 20, 2001 Public Testimony

Anshula Kedar	1N1W36BD 2800, 2900, 3000 637 NW SKYLINE CREST RD	Request on site review of environmental overlay zoning. Disputes location of environmental resources.	Tom McGuire met with the property owners on 9-26-01 and has made modifications to the recommended environmental zoning. A memo with revised map documenting these changes will be available at the 10-4-01 hearing.
Tim Ramis	Undisclosed client(s)	Proposed amendments to the ordinance including language on development applications vesting under the laws in existence at the time of application.	The proposed amendments have been incorporated into the adopting ordinance before the County Board of Commissioners.
Wendie Kellington	1S1E07BD 1400, 1500, 1600 5735 SW Grover Ct. Representing RF Investment Company	Opposition to application of environmental zoning to the properties. States that development potential of property reduced from 14 to 3 lots. Questions legality of proposed transfer of authority from the County to the City. Questioned noticing procedures. Detailed written testimony provided.	See response to written testimony.
Judith Ann Fenker	Tax lot 2300, T1SR1E Section 7	Effects of Environmental zoning have not been studied enough, lack of notice and explanation to public and lack of 'grandfathering' for development approved under county regulations. Believes implementation of e-zones will hinder our compliance with 2040 goals.	Tom McGuire met with the property owner on 9-27-01. No changes to the recommended environmental zoning are proposed. A memo documenting this recommendation will be available at the 10- 4-01 hearing. The implementation of e-zones are a step towards achieving compliance with the 2040 goals, which include natural resource protection.
Julie Papavero		Supports environmental zoning.	

Multnomah County Board of Commissioners
Staff Response to September 20, 2001 Public Testimony

Maxine Selling	1S1E07BD 2300 5701 SW PATTON RD	Believes environmental zoning overlays different from those agreed upon during 1999 Planning Commission hearings.	Tom McGuire discussed the proposal with Ms. Selling following the hearing on 9-20- 01 to clarify. No changes are recommended to the proposed environmental zoning.
Written Testimony			
Gary Alan Spanovich	1S1E06BC 4400 SW 61 st area. Representing Northwest Tibetan Cultural Association	Supports environmental zoning as recommended.	
Stephen Janik	1N1E31DA 1000 Representing Greg Goodman, 345 NW Hilltop Drive	Believes environmental zoning on a parcel owned adjacent to his residence constitutes a regulatory taking.	The Portland Zoning Code considers adjacent properties under common ownership as one buildable lot. The existence of the resources was confirmed in Tom McGuire's 8-7-01 memo on page 11.
Gary and Michelle Young	1N1W36CA 500 456 NW SKYLINE BLVD	Believe neighboring property was incorrectly left out of the environmental zoning as proposed. Request that the property be included in the environmental protection overlay.	Property in question was included in 1999 ESEE analysis. Sylvan section begins on page 57 of the Planning Commission Recommendation. The analysis determined that the resources on the property in question were not sufficient to warrant an environmental protection zone. No changes recommended.
Robert Van Brocklin	Representing Joseph Angel, 5100 NW Skyline Boulevard	Not a part of project, wanted proof.	Staff mailed a map of the affected areas to Mr. Van Brocklin on October 2, 2001.
Tim Ramis	Undisclosed client	Wanted 'grandfathering' language in Ordinance	The Ordinance was amended at the September 20, 2001 hearing to include language addressing the concern. Mr. Ramis testified he is okay with the language.

Multnomah County Board of Commissioners
Staff Response to September 20, 2001 Public Testimony

<p>Oregon Technical Services Center – Harry Czyzewski, Marie Rikes</p>	<p>1966 NW Ramsey Crest and vacant adjacent 'lot 83'.</p>	<p>Want environmental overlay zone on lot 83 removed.</p>	<p>Staff visited the site and met with the property owners on 7-20-99 and on 8-1-01 to discuss the proposed environmental zoning. Modifications were made following the first meeting. Refer to page 10 of Tom McGuire's 7-23-99 memo and page 9 of the 8-7-01 memo. Staff presented the modifications to the Multnomah County Planning Commission. The Planning Commission heard additional testimony and accepted the recommendation of staff. Staff subsequently met again with the property owners to discuss the implications of the overlay zone and the situation on the lot and would still maintain the same recommendation to the Board about the location of the protection zone on lot 83.</p>
<p>Peter Voorhies</p>	<p>4880 SW Humphrey Blvd 4900 SW Humphrey 4920 SW Humphrey</p>	<p>Protesting any conservation designation on the properties.</p>	<p>All trees were removed from this property immediately following the Planning Commission recommendation. There are currently no county rules prohibiting such action, however such action does not exempt the property from the protection placed during the initial classification of this property. The Planning Commission heard testimony regarding this and other properties that had been cleared of vegetation between hearings and agreed that no changes should be made.</p>

Multnomah County Board of Commissioners
Staff Response to September 20, 2001 Public Testimony

Tom Triplet	1S1E06CB 800 1521 SW 61ST DR	Owens two adjacent parcels. Had hoped to sell vacant one as a development site. Argues that the proposed environmental zoning on his property will render this lot unbuildable and that this constitutes a regulatory taking.	Staff has verified the existence of the mapped environmental resources using aerial photographs and visual observation from the adjacent right-of-way. This is documented on page 8 of Tom McGuire's 8-7-01 memo. A triangular-shaped area roughly 50'x150' remains outside the proposed protection zone.
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Multnomah County Board of Commissioners
Staff Response to September 20, 2001 Public Testimony

<p>Wendie Kellington</p>	<p>1S1E07BD 1400, 1500, 1600 5735 SW Grover Ct. Representing RF Investment Company</p>	<p>Believes noticing on project has been inadequate. Opposition to application of environmental zoning to the properties. States that development potential of property reduced from 14 to 3 lots and that compensation must be provided. Argues that environmental zoning regulations are contrary to statewide housing goals and Metro's Functional Plan Table 1 housing target capacities. Questions legality of proposed transfer of authority from the County to the City. Recommends holding additional hearings at least 30 days from 9-20-01.</p>	<p>In addition to the notices sent in 1999, specifically in the last year, staff confirmed the property owners were mailed the following notices: -April 2001, notice of review and beginning project -May 2001, notice of Planning Commission Public hearing on proposal -August 2001, notice of Board of County Commissioner Public hearing on proposal Staff has verified that the proposed conservation and protection zones are accurately mapped to reflect significant resources on the properties in question. Overall, the housing capacity in the Multnomah County unincorporated areas remains virtually unchanged as a result of this project. There are at least two precedents in Oregon in which counties have delegated quasi-judicial planning and zoning authority for unincorporated urban areas to nearby cities. Lane County has such an agreement with Eugene and Washington County has a similar one with Tigard. Legislative authority is not being delegated. Staff feels that there has been sufficient time for public involvement over the three-year life of the project and that the current recommended proposal is ready for adoption.</p>
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BOGSTAD Deborah L

From: DUFFY Sandra N
Sent: Tuesday, October 02, 2001 9:55 AM
To: BOGSTAD Deborah L; MUIR Susan L
Cc: FARMER Stuart L
Subject: RE: 2nd Reading of Compliance Project Ordinance

Maria wanted language in the Ordinance indicating that the County was not giving up its legislative authority (because it can't under state law). However, we don't know that there are 3 votes for that amendment. So Susan is drafting up some language for Maria to use to move to amend the present version of the Ordinance. Susan will bring to the meeting an amended version, but it would be premature to make that amendment now. If the amendment is adopted, then we'll incorporate the language into the Ordinance that will have a third reading.

-----Original Message-----

From: BOGSTAD Deborah L
Sent: Tuesday, October 02, 2001 8:30 AM
To: DUFFY Sandra N; MUIR Susan L
Cc: FARMER Stuart L
Subject: 2nd Reading of Compliance Project Ordinance

Any idea when I will be getting the Board requested staff report and amended ordinance? Electronic is fine - I need to make copies for the Board and Boardroom. Thanks!

Deb Bogstad, Board Clerk
Multnomah County Chair's Office
501 SE Hawthorne Boulevard, Suite 600
Portland, Oregon 97214-3587
(503) 988-3277
<http://www.co.multnomah.or.us/cc>

August 21, 2

**Multnomah County
Unincorporated
Areas**

Map A

**Recommended City
Zoning & Comprehensive
Plan Designations ***

Legend

- City Boundary
 - Urban Growth Boundary (UGB)
 - Unincorporated Area Boundary (UIA)
 - Stream
 - • • Plan District Boundary
- Recommended City Zoning Designations**
- Open Space (OS)
 - Residential Farming (RF)
 - Single Dwelling Residential 20,000 (R20)
 - Single Dwelling Residential 10,000 (R10)
 - Single Dwelling Residential 7,000 (R7)
 - Single Dwelling Residential 5,000 (R5)
 - Office Commercial 1 (CO1)
 - General Employment 1 (EG1)
 - General Industrial 2 (IG2)
 - Environmental Conservation Overlay (c Zone)
 - Environmental Protection Overlay (p Zone)
 - Willamette River General Overlay (WRG)

Scale: 1" = 800'

0' 400' 800' 1200'

INFORMATION SOURCES:

Taxlots: Originally produced by Oregon Dept. of Revenue. Modified and updated by Multnomah County Assessment & Taxation and Portland Dept. of Transportation. Updated through July 2001. Accuracy: +/- 3 feet.

Urban Growth Boundary: Source: Digitized by Metro, updated by Washington County CLUT & Metro Plan 23, 1992. Registered to tando base. Updated by Metro (Aug. 2000).

City Boundary: Digitized by Portland Department of Transportation. Updated by PDOT and Bureau of Planning, October 2000. Registered to tando base maps.

Zoning: Digitized from bureau zoning maps by Roy F. Weston, Inc. for Portland Planning Bureau. Registered to tando base. Updated by Planning through June 2001.

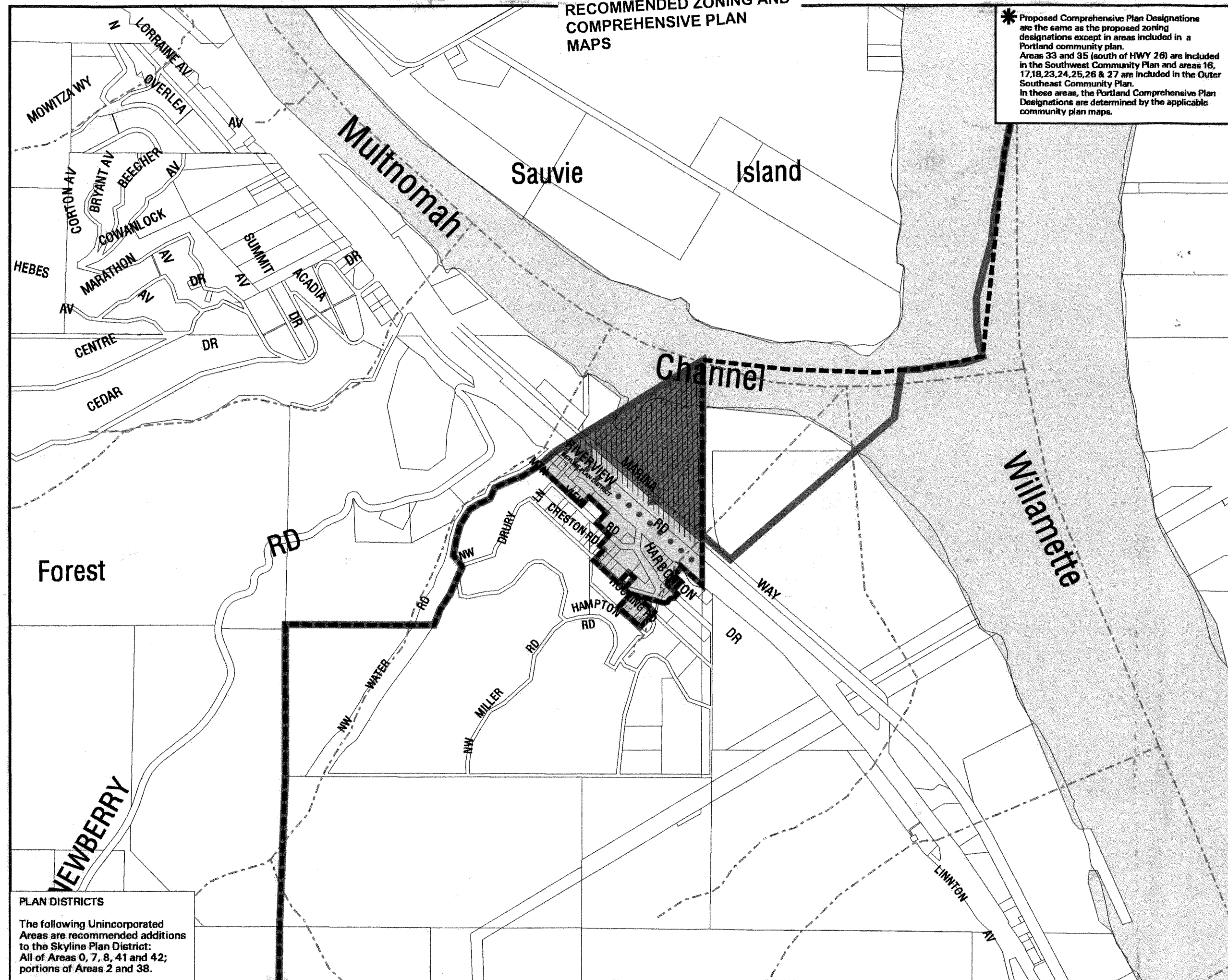
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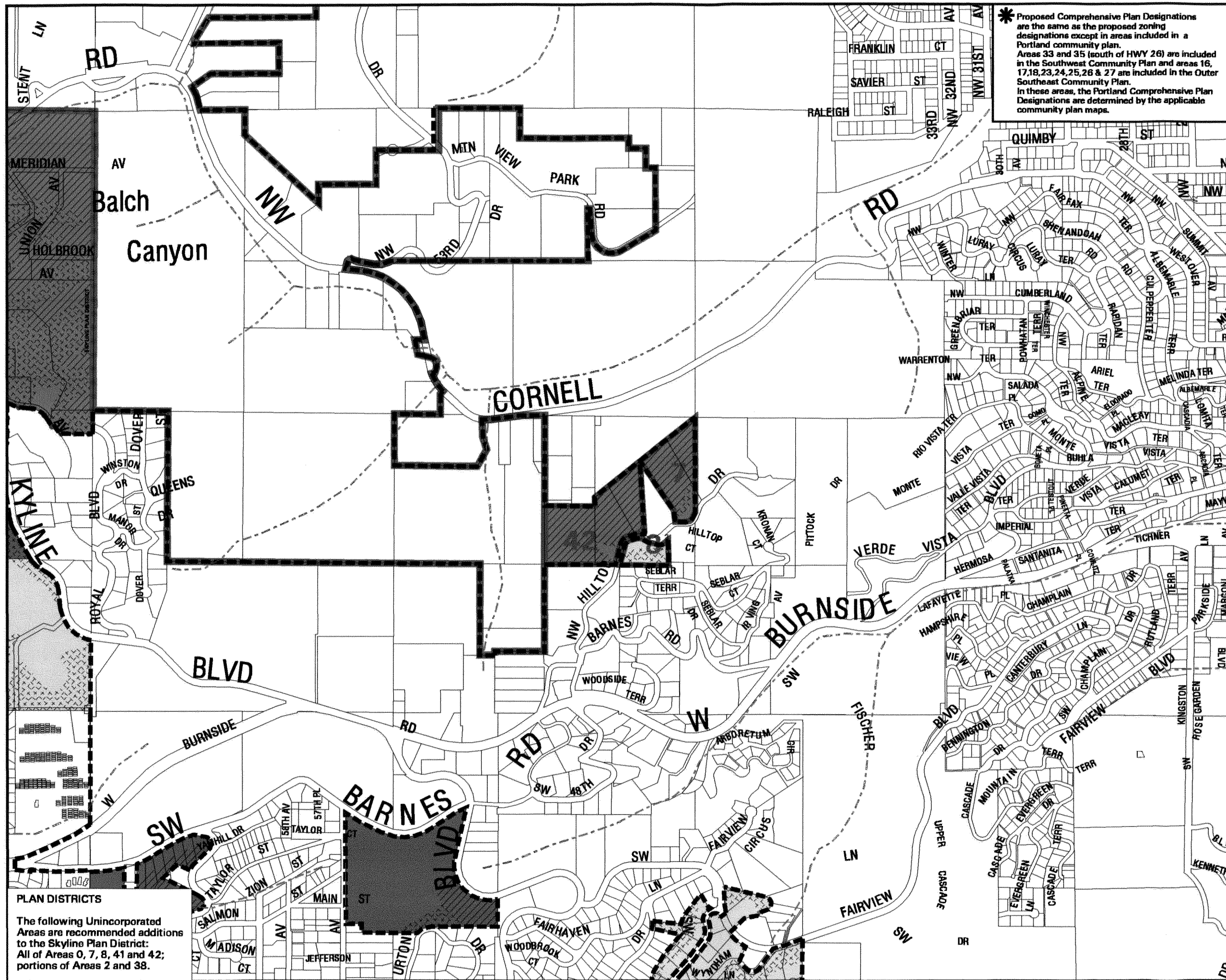
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Information System**

**EXHIBIT A:
RECOMMENDED ZONING AND
COMPREHENSIVE PLAN
MAPS**



PLAN DISTRICTS

The following Unincorporated Areas are recommended additions to the Skyline Plan District:
All of Areas 0, 7, 8, 41 and 42;
portions of Areas 2 and 38.



* Proposed Comprehensive Plan Designations are the same as the proposed zoning designations except in areas included in a Portland community plan. Areas 33 and 35 (south of HWY 26) are included in the Southwest Community Plan and areas 16, 17, 18, 23, 24, 25, 26 & 27 are included in the Outer Southeast Community Plan. In these areas, the Portland Comprehensive Plan Designations are determined by the applicable community plan maps.

August 21, 2001

Multnomah County Unincorporated Areas

Map B

Recommended City Zoning & Comprehensive Plan Designations *

Legend

- City Boundary
 - Urban Growth Boundary (UGB)
 - Unincorporated Area Boundary (UIA)
 - Stream
 - Plan District Boundary
- #### Recommended City Zoning Designations
- Open Space (OS)
 - Residential Farming (RF)
 - Single Dwelling Residential 20,000 (R20)
 - Single Dwelling Residential 10,000 (R10)
 - Single Dwelling Residential 7,000 (R7)
 - Single Dwelling Residential 5,000 (R5)
 - Office Commercial 1 (CO1)
 - General Employment 1 (EG1)
 - General Industrial 2 (IG2)
 - Environmental Conservation Overlay (c Zone)
 - Environmental Protection Overlay (p Zone)
 - Willamette River General Overlay (WRG)



INFORMATION SOURCES:
Zoning: Originally produced by Oregon Dept. of Revenue. Modified and updated by Multnomah County Assessment & Taxation and Portland Dept. of Transportation. Updated through July 2001. Accuracy +/- 1 foot.
Urban Growth Boundary: Source: Digitized by Metro, updated by Washington County (JULY & Metro (Nov. 23, 1992). Registered to taxlot base. Updated by Metro (Aug. 2000).
City Boundary: Digitized by Portland Department of Transportation. Updated by PDOT and Bureau of Planning, October 2000. Registered to taxlot base maps.
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PLAN DISTRICTS
The following Unincorporated Areas are recommended additions to the Skyline Plan District:
All of Areas 0, 7, 8, 41 and 42;
portions of Areas 2 and 38.

Map C

Recommended City Zoning & Comprehensive Plan Designations *

City Boundary

Urban Growth Boundary (UGB)

Unincorporated Area Boundary (UIA)

Stream

Plan District Boundary

Recommended City Zoning Designations

Open Space (OS)

Residential Farming (RF)

Single Dwelling Residential 20,000 (R20)

Single Dwelling Residential 10,000 (R10)

Single Dwelling Residential 7,000 (R7)

Single Dwelling Residential 5,000 (R5)

Office Commercial 1 (CO1)

General Employment 1 (EG1)

General Industrial 2 (IG2)

Environmental Conservation Overlay (c Zone)

Environmental Protection Overlay (p Zone)

Willamette River General Overlay (WRG)

Scale: 1" = 800'

INFORMATION SOURCES:

Footnote: Originally produced by Oregon Dept. of Revenue.
Modified and updated by Multnomah County Assessment &
Taxation and Portland Dept. of Transportation. Updated
through July 2001. Accuracy - +/- 1 foot.

Urban Growth Boundary:
Source: Digitized by Metro, updated by Washington
County DLIIT & Metro (Nov. 23, 1992). Registered
to tablet base. Updated by Metro (Aug. 2000).

City Boundary:
Digitized by Portland Department of Transportation.
Updated by PDOT and Bureau of Planning, October 2000.
Registered to txdot base maps.

Zoning:
Digitized from bureau zoning maps by Roy F. Weston,
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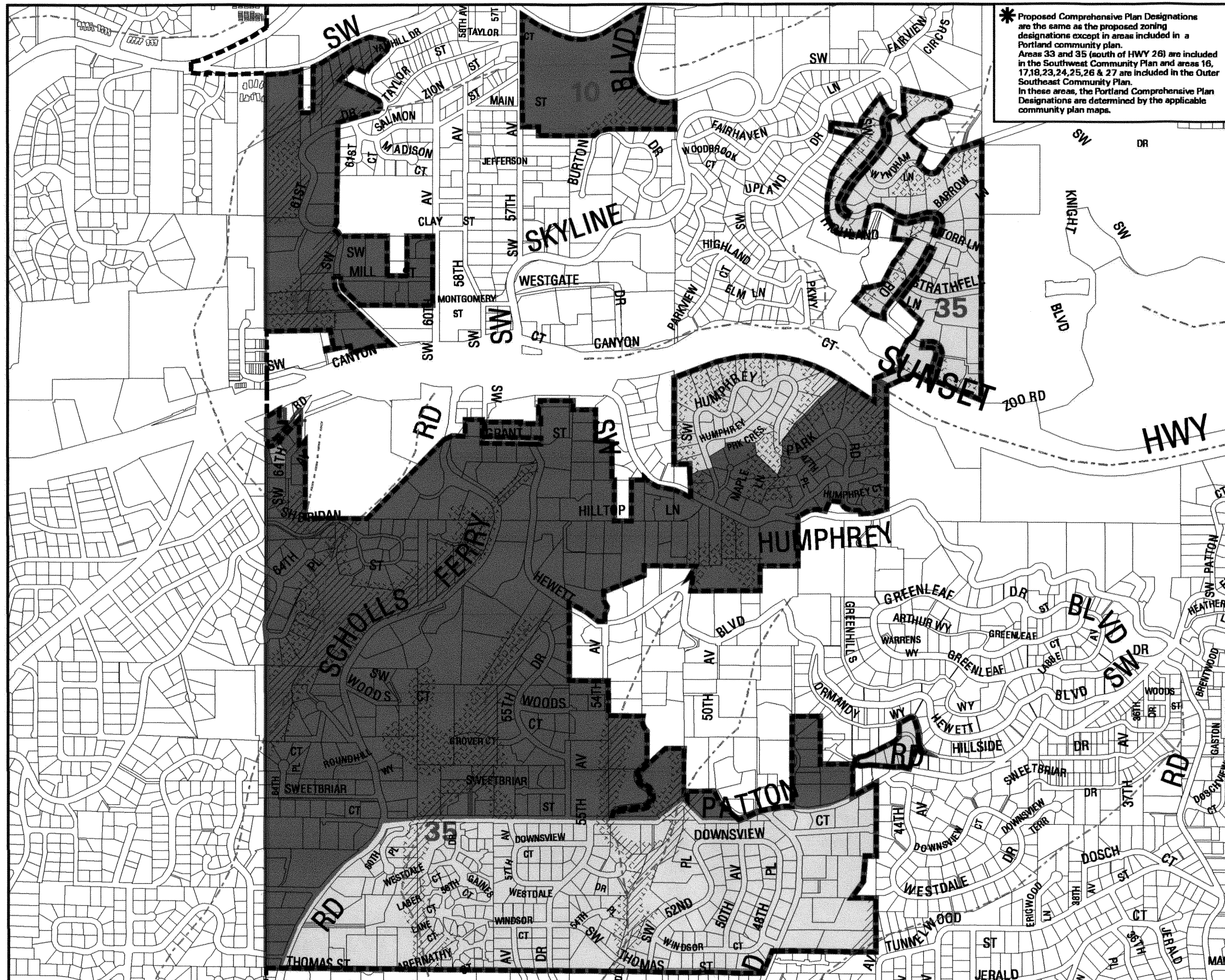


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*** Proposed Comprehensive Plan Designations are the same as the proposed zoning designations except in areas included in a Portland community plan. Areas 33 and 35 (south of HWY 26) are included in the Southwest Community Plan and areas 16, 17, 18, 23, 24, 25, 26 & 27 are included in the Outer Southeast Community Plan. In these areas, the Portland Comprehensive Plan Designations are determined by the applicable community plan maps.**

PLAN DISTRICTS

The following Unincorporated Areas are recommended additions to the Skyline Plan District:
All of Areas 0, 7, 8, 41 and 42;
portions of Areas 2 and 38.



* Proposed Comprehensive Plan Designations are the same as the proposed zoning designations except in areas included in a Portland community plan. Areas 33 and 35 (south of HWY 26) are included in the Southwest Community Plan and areas 16, 17, 18, 23, 24, 25, 26 & 27 are included in the Outer Southeast Community Plan. In these areas, the Portland Comprehensive Plan Designations are determined by the applicable community plan maps.

August 21, 2001

Multnomah County Unincorporated Areas

Map D

Recommended City Zoning & Comprehensive Plan Designations *

Legend

- City Boundary
- Urban Growth Boundary (UGB)
- Unincorporated Area Boundary (UIA)
- Stream
- • • Plan District Boundary
- Recommended City Zoning Designations**
- Open Space (OS)
- Residential Farming (RF)
- Single Dwelling Residential 20,000 (R20)
- Single Dwelling Residential 10,000 (R10)
- Single Dwelling Residential 7,000 (R7)
- Single Dwelling Residential 5,000 (R5)
- Office Commercial 1 (CO1)
- General Employment 1 (EG1)
- General Industrial 2 (IG2)
- Environmental Conservation Overlay (c Zone)
- Environmental Protection Overlay (p Zone)
- Willamette River General Overlay (WRG)

Scale: 1" = 800'

0' 400' 800' 1200'

INFORMATION SOURCES:

Taxlots: Originally produced by Oregon Dept. of Revenue. Modified and updated by Multnomah County Assessment & Taxation and Portland Dept. of Transportation. Updated through July 2001. Accuracy: +/- 3 feet.

Urban Growth Boundary: Source: Digitized by Metro, updated by Washington County DUT & Metro (Rev. 23, 1992). Registered to taxlot base. Updated by Metro (Aug. 2000).

City Boundary: Digitized by Portland Department of Transportation. Updated by PDOT and Bureau of Planning, October 2000. Registered to taxlot base maps.

Zoning: Digitized from bureau zoning maps by Roy F. Weston, Inc. for Portland Planning Bureau. Registered to taxlots. Updated by Planning through June 2001.

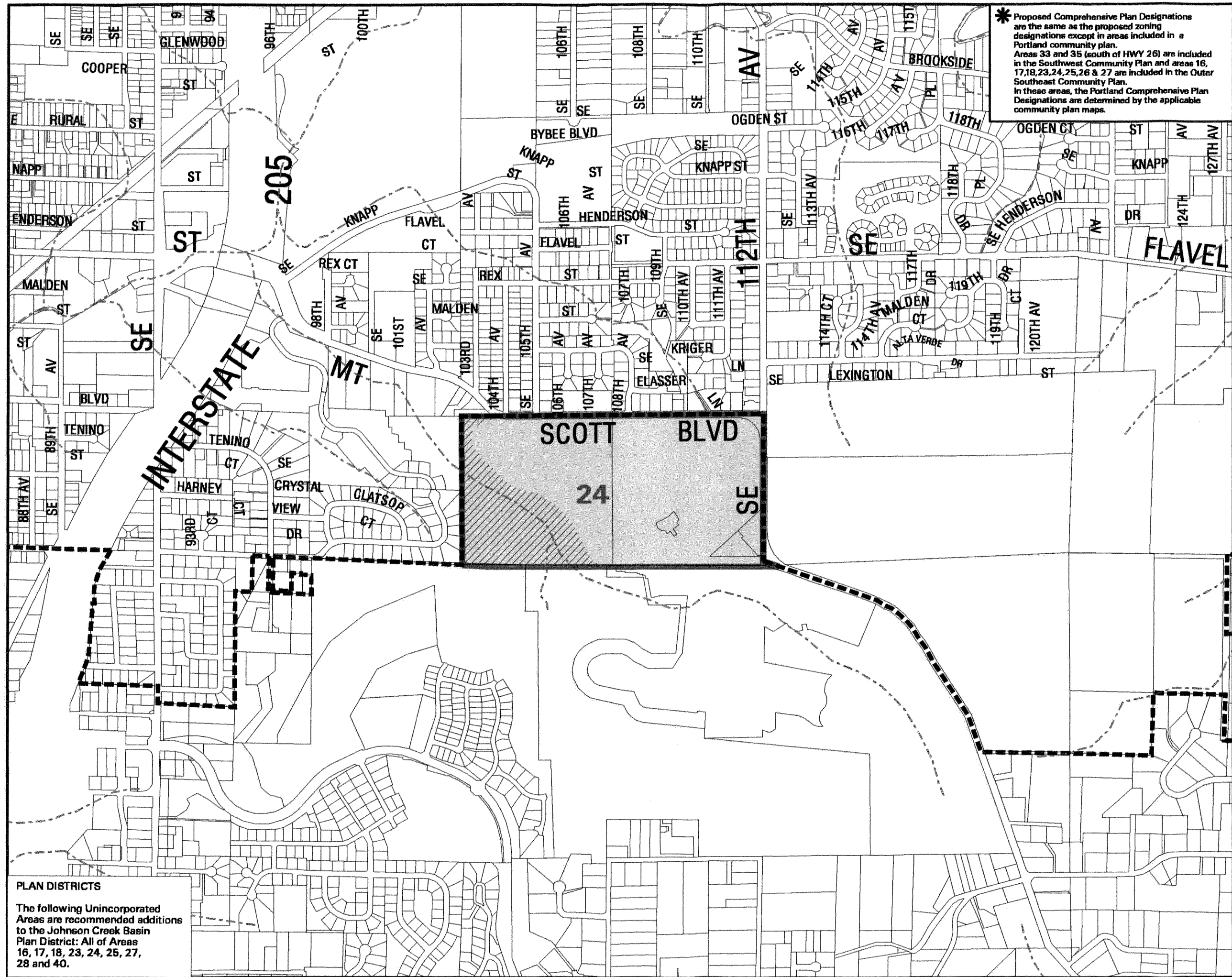
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* Proposed Comprehensive Plan Designations are the same as the proposed zoning designations except in areas included in a Portland community plan. Areas 33 and 35 (south of HWY 26) are included in the Southwest Community Plan and areas 16, 17, 18, 23, 24, 25, 26 & 27 are included in the Outer Southeast Community Plan. In these areas, the Portland Comprehensive Plan Designations are determined by the applicable community plan maps.

August 21, 2001

Multnomah County Unincorporated Areas

Map E

Recommended City Zoning & Comprehensive Plan Designations *

Legend

- City Boundary
 - Urban Growth Boundary (UGB)
 - Unincorporated Area Boundary (UIA)
 - Stream
 - ... Plan District Boundary
- Recommended City Zoning Designations**
- Open Space (OS)
 - Residential Farming (RF)
 - Single Dwelling Residential 20,000 (R20)
 - Single Dwelling Residential 10,000 (R10)
 - Single Dwelling Residential 7,000 (R7)
 - Single Dwelling Residential 5,000 (R5)
 - Office Commercial 1 (CO1)
 - General Employment 1 (EG1)
 - General Industrial 2 (IG2)
 - Environmental Conservation Overlay (c Zone)
 - Environmental Protection Overlay (p Zone)
 - Willamette River General Overlay (WRG)

Scale: 1" = 800'

0' 400' 800' 1200'

INFORMATION SOURCES:

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Urban Growth Boundary: Source: Digitized by Metro, updated by Washington County (DLIT & Metro (Nov. 23, 1992). Registered to taxlot base. Updated by Metro (Aug. 2000).

City Boundary: Digitized by Portland Department of Transportation. Updated by PDOT and Bureau of Planning, October 2000. Registered to taxlot base maps.

Zoning: Digitized from bureau zoning maps by Roy F. Weston, Inc. for Portland Planning Bureau. Registered to taxlots. Updated by Planning through June 2001.

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Map F

Recommended City Zoning & Comprehensive Plan Designations *

City Boundary

Urban Growth Boundary (UGB)

Unincorporated Area Boundary (UIA)

Stream

Plan District Boundary

Recommended City Zoning Designations

Open Space (OS)

Residential Farming (RF)

Single Dwelling Residential 20,000 (R20)

Single Dwelling Residential 10,000 (R10)

Single Dwelling Residential 7,000 (R7)

Single Dwelling Residential 5,000 (R5)

Office Commercial 1 (CO1)

General Employment 1 (EG1)

General Industrial 2 (IG2)

Environmental Conservation Overlay (c Zone)

Environmental Protection Overlay (p Zone)

Willamette River General Overlay (WRG)

0' 400' 800' 1200'

Footnote: Originally produced by Oregon Dept. of Revenue.
Modified and updated by Multnomah County Assessment &
Taxation and Portland Dept. of Transportation. Updated
through July 2001. Accuracy - +/- 1 foot.

Urban Growth Boundary:
Source: Digitized by Metro, updated by Washington County DUT & Metro (Nov. 23, 1992). Registered to land base. Updated by Metro (Aug. 2000).

City Boundary:
Digitized by Portland Department of Transportation.
Updated by PDOT and Bureau of Planning, October 2000.
Registered to tnsdot base maps.

Zoning:
Digitized from bureau zoning maps by Roy F. Weston,
Inc. for Portland Planning Bureau. Registered to
taxlots. Updated by Planning through June 2001.

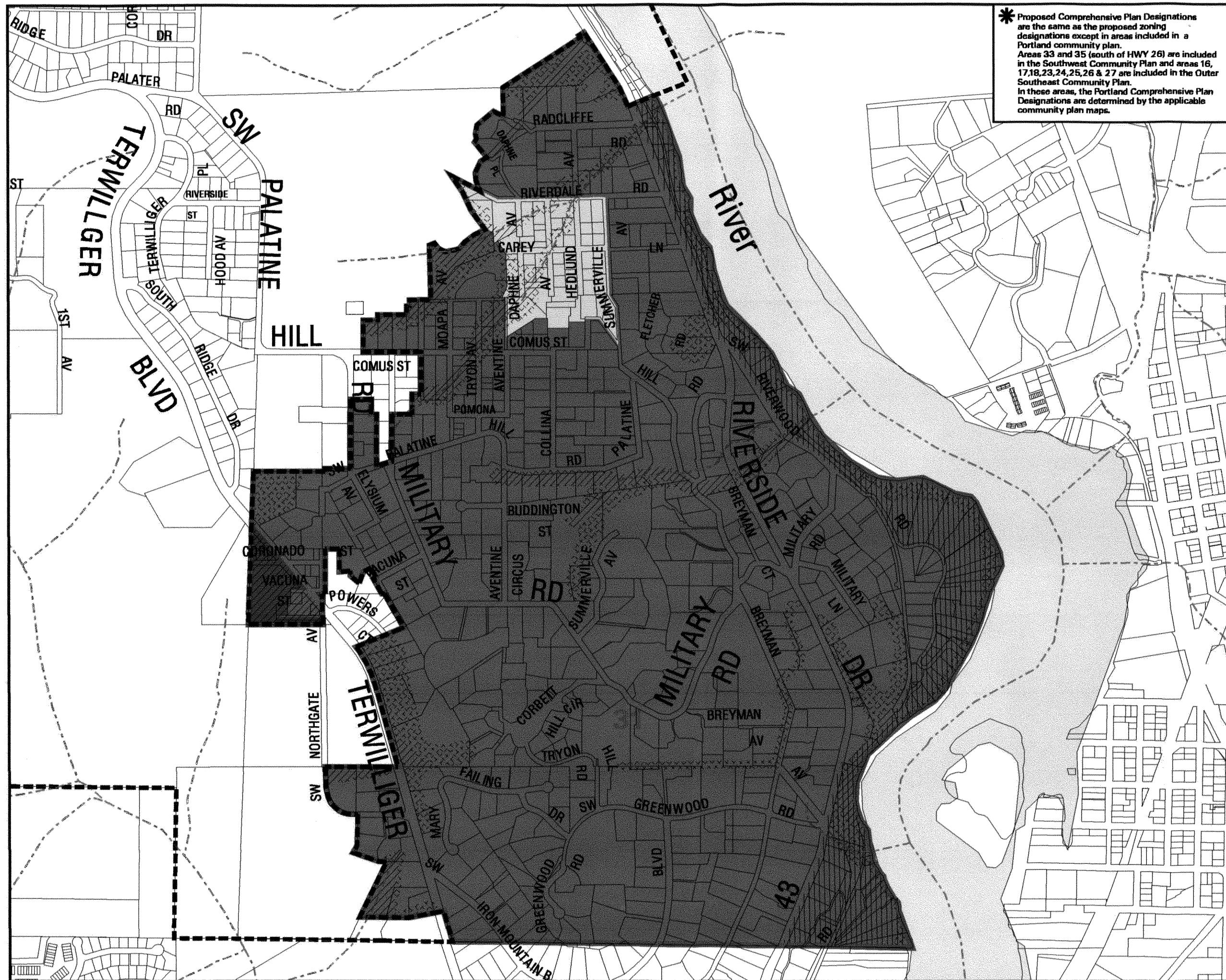
All data compiled from source materials at different scales. For more detail, please refer to the source materials or *City and District Street and Township*.

The information on the map was derived from digital databases on the City of Portland, Bureau of Planning GIS. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions, or positional accuracy, and therefore, there are no warranties which accompany this product. However, notification of any errors will be appreciated.



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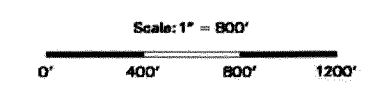
The following Unincorporated Areas are recommended additions to the Johnson Creek Basin Plan District: All of Areas 16, 17, 18, 23, 24, 25, 27, 28 and 40.



* Proposed Comprehensive Plan Designations are the same as the proposed zoning designations except in areas included in a Portland community plan. Areas 33 and 35 (south of HWY 26) are included in the Southwest Community Plan and areas 16, 17, 18, 23, 24, 25, 26 & 27 are included in the Outer Southeast Community Plan. In these areas, the Portland Comprehensive Plan Designations are determined by the applicable community plan maps.

Recommended City Zoning & Comprehensive Plan Designations *

- Legend**
- City Boundary
 - Urban Growth Boundary (UGB)
 - Unincorporated Area Boundary (UIA)
 - Stream
 - Plan District Boundary
- Recommended City Zoning Designations**
- Open Space (OS)
 - Residential Farming (RF)
 - Single Dwelling Residential 20,000 (R20)
 - Single Dwelling Residential 10,000 (R10)
 - Single Dwelling Residential 7,000 (R7)
 - Single Dwelling Residential 5,000 (R5)
 - Office Commercial 1 (CO1)
 - General Employment 1 (EG1)
 - General Industrial 2 (IG2)
 - Environmental Conservation Overlay (c Zone)
 - Environmental Protection Overlay (p Zone)
 - Willamette River General Overlay (WRG)



INFORMATION SOURCES:

Taxlots: Originally produced by Oregon Dept. of Revenue. Modified and updated by Multnomah County Assessment & Taxation and Portland Dept. of Transportation. Updated through July 2001. Accuracy +/- 1 foot.

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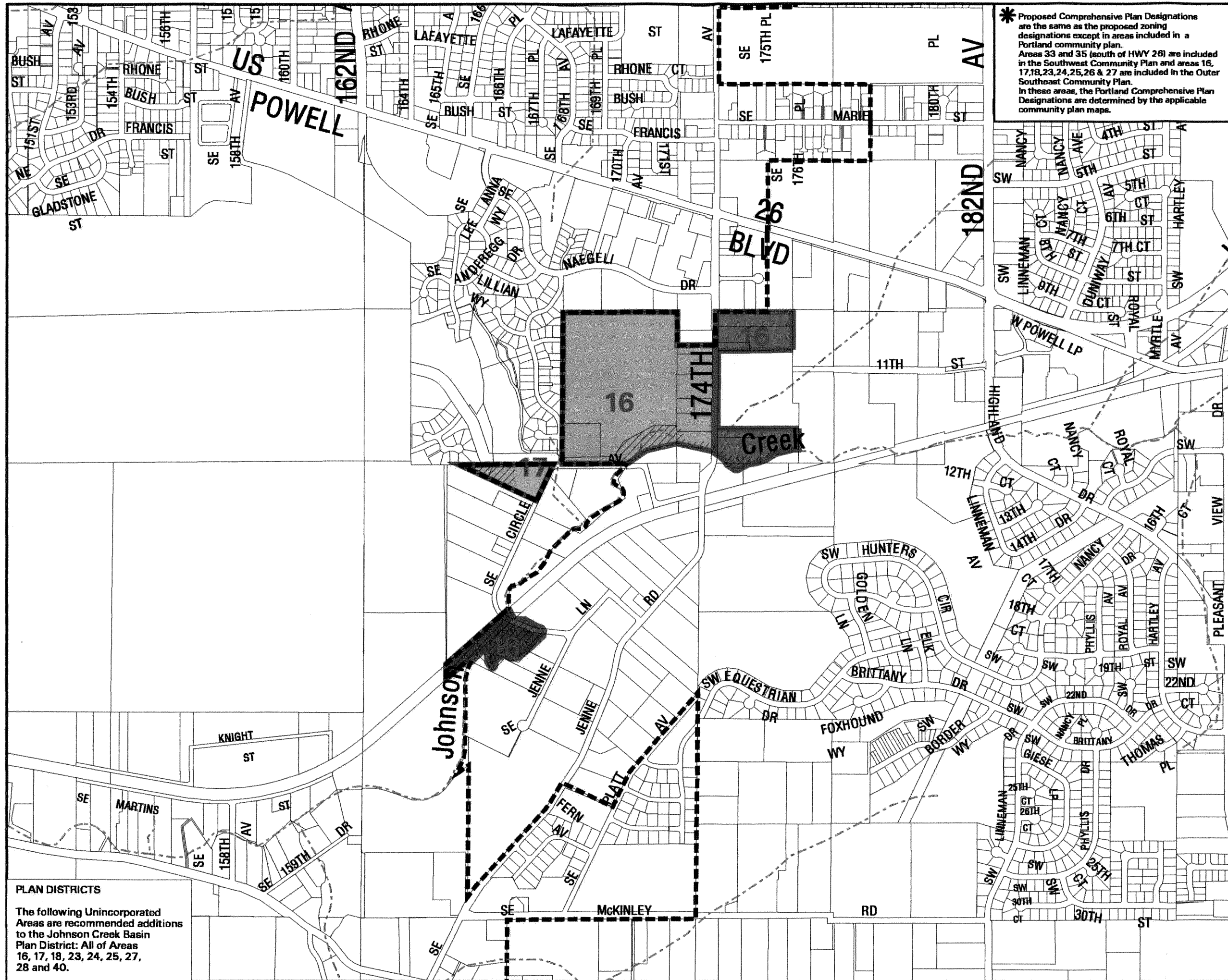
City Boundary: Digitized by Portland Department of Transportation. Updated by PDOT and Bureau of Planning, October 2000. Registered to taxlot base maps.

Zoning: Digitized from bureau zoning maps by Roy E. Weston, Inc. for Portland Planning Bureau. Registered to taxlots. Updated by Planning through June 2001.

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August 21, 2001

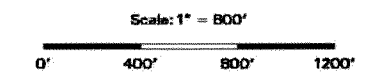
Multnomah County Unincorporated Areas

Map H

Recommended City Zoning & Comprehensive Plan Designations *

Legend

- City Boundary
 - Urban Growth Boundary (UGB)
 - Unincorporated Area Boundary (UIA)
 - Stream
 - Plan District Boundary
- Recommended City Zoning Designations**
- Open Space (OS)
 - Residential Farming (RF)
 - Single Dwelling Residential 20,000 (R20)
 - Single Dwelling Residential 10,000 (R10)
 - Single Dwelling Residential 7,000 (R7)
 - Single Dwelling Residential 5,000 (R5)
 - Office Commercial 1 (CO1)
 - General Employment 1 (EG1)
 - General Industrial 2 (IG2)
 - Environmental Conservation Overlay (c Zone)
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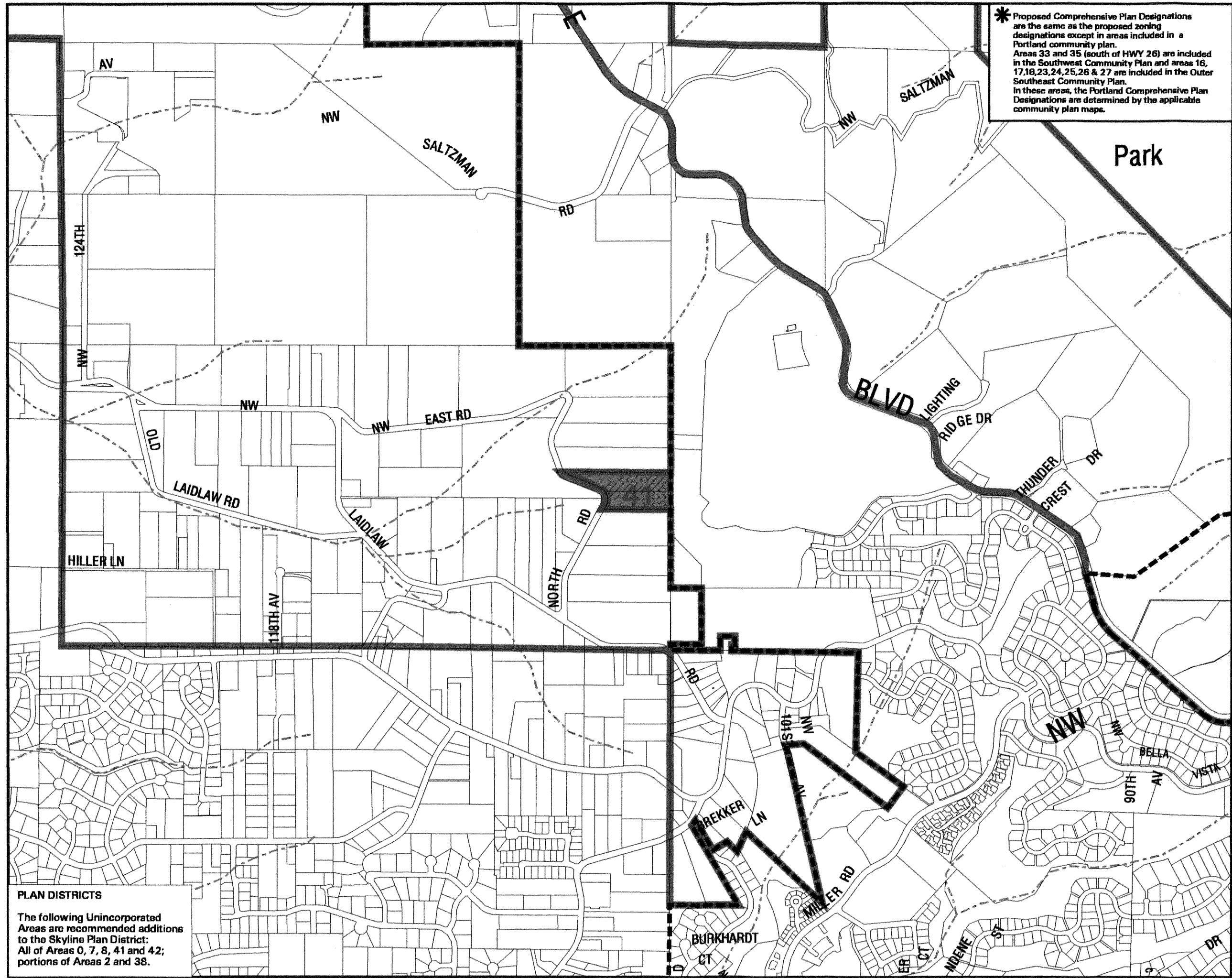
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August 21, 2001

Multnomah County Unincorporated Areas

Map J

Recommended City Zoning & Comprehensive Plan Designations *

Legend

- City Boundary
 - Urban Growth Boundary (UGB)
 - Unincorporated Area Boundary (UIA)
 - Stream
 - Plan District Boundary
- Recommended City Zoning Designations**
- Open Space (OS)
 - Residential Farming (RF)
 - Single Dwelling Residential 20,000 (R20)
 - Single Dwelling Residential 10,000 (R10)
 - Single Dwelling Residential 7,000 (R7)
 - Single Dwelling Residential 5,000 (R5)
 - Office Commercial 1 (CO1)
 - General Employment 1 (EG1)
 - General Industrial 2 (IG2)
 - Environmental Conservation Overlay (c Zone)
 - Environmental Protection Overlay (p Zone)
 - Willamette River General Overlay (WRG)

Scale: 1" = 800'

0' 400' 800' 1200'

INFORMATION SOURCES:

Taxlots: Originally produced by Oregon Dept. of Revenue. Modified and updated by Multnomah County Assessment & Taxation and Portland Dept. of Transportation. Updated through July 2001. Accuracy: +/- 1 foot.

Urban Growth Boundary: Source: Digitized by Metro, updated by Washington County OLUT & Metro (Box 23, 1292). Registered to taxlot base. Updated by Metro (Aug. 2000).

City Boundary: Digitized by Portland Department of Transportation. Updated by PDOT and Bureau of Planning, October 2000. Registered to taxlot base maps.

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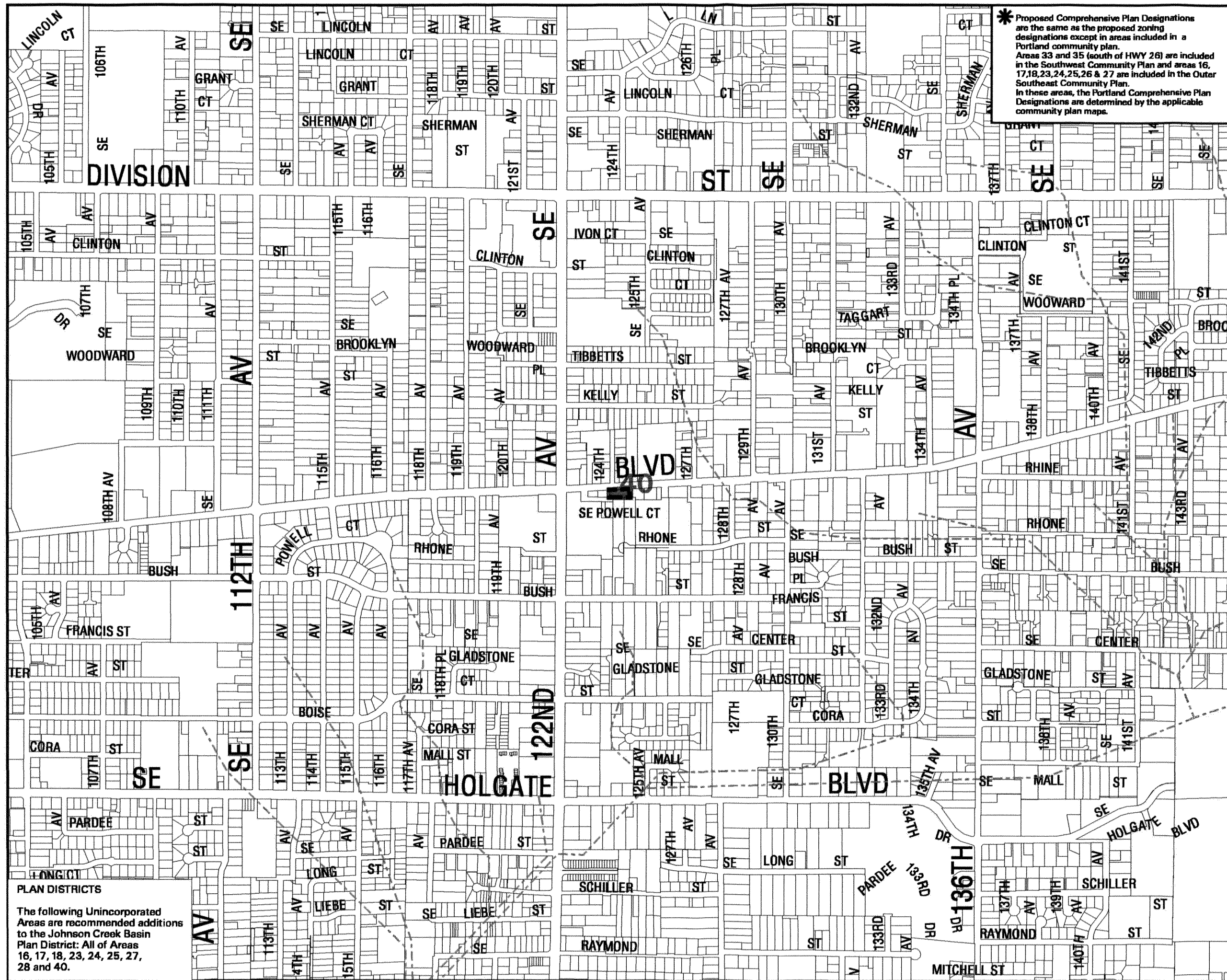
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PLAN DISTRICTS

The following Unincorporated Areas are recommended additions to the Skyline Plan District:
All of Areas 0, 7, 8, 41 and 42;
portions of Areas 2 and 38.



* Proposed Comprehensive Plan Designations are the same as the proposed zoning designations except in areas included in a Portland community plan. Areas 33 and 35 (south of HWY 26) are included in the Southwest Community Plan and areas 16, 17, 18, 23, 24, 25, 26 & 27 are included in the Outer Southeast Community Plan. In these areas, the Portland Comprehensive Plan Designations are determined by the applicable community plan maps.

August 21, 2001

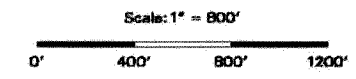
Multnomah County Unincorporated Areas

Map K

Recommended City Zoning & Comprehensive Plan Designations *

Legend

- City Boundary
 - Urban Growth Boundary(UGB)
 - Unincorporated Area Boundary(UIA)
 - Stream
 - Plan District Boundary
- Recommended City Zoning Designations**
- Open Space (OS)
 - Residential Farming (RF)
 - Single Dwelling Residential 20,000 (R20)
 - Single Dwelling Residential 10,000 (R10)
 - Single Dwelling Residential 7,000 (R7)
 - Single Dwelling Residential 5,000 (R5)
 - Office Commercial 1 (CO1)
 - General Employment 1 (EG1)
 - General Industrial 2 (IG2)
 - Environmental Conservation Overlay (c Zone)
 - Environmental Protection Overlay (p Zone)
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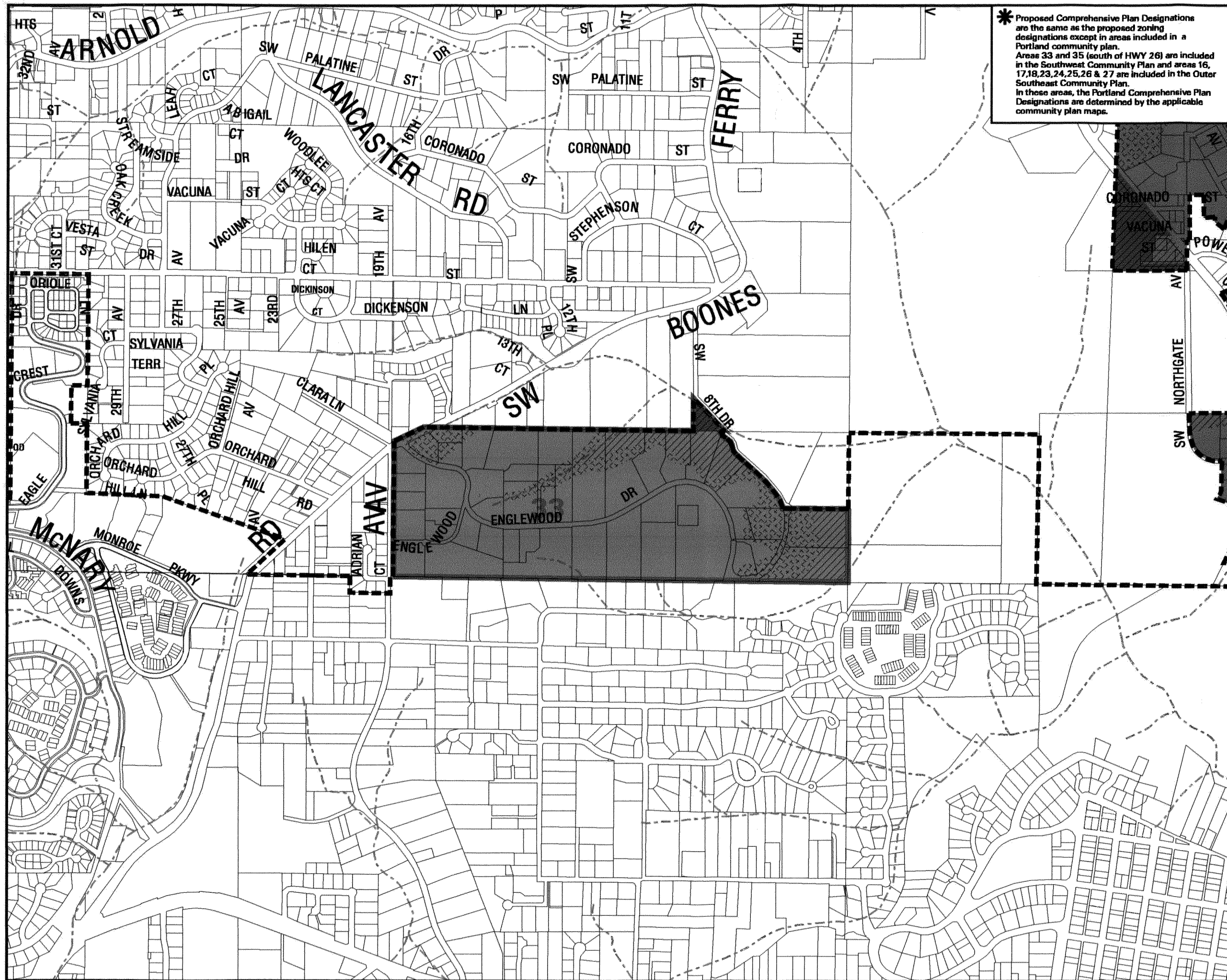
Zoning: Digitized from bureau zoning maps by Roy F. Weston, Inc. for Portland Planning Bureau. Registered to taxlots. Updated by Planning through June 2001.

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Recommended City Zoning & Comprehensive Plan Designations *

- Legend**
- City Boundary
 - Urban Growth Boundary (UGB)
 - Unincorporated Area Boundary (UIA)
 - Stream
 - Plan District Boundary
- Recommended City Zoning Designations**
- Open Space (OS)
 - Residential Farming (RF)
 - Single Dwelling Residential 20,000 (R20)
 - Single Dwelling Residential 10,000 (R10)
 - Single Dwelling Residential 7,000 (R7)
 - Single Dwelling Residential 5,000 (R5)
 - Office Commercial 1 (CO1)
 - General Employment 1 (EG1)
 - General Industrial 2 (IG2)
 - Environmental Conservation Overlay (c Zone)
 - Environmental Protection Overlay (p Zone)
 - Willamette River General Overlay (WRG)

Scale: 1" = 800'

0' 400' 800' 1200'

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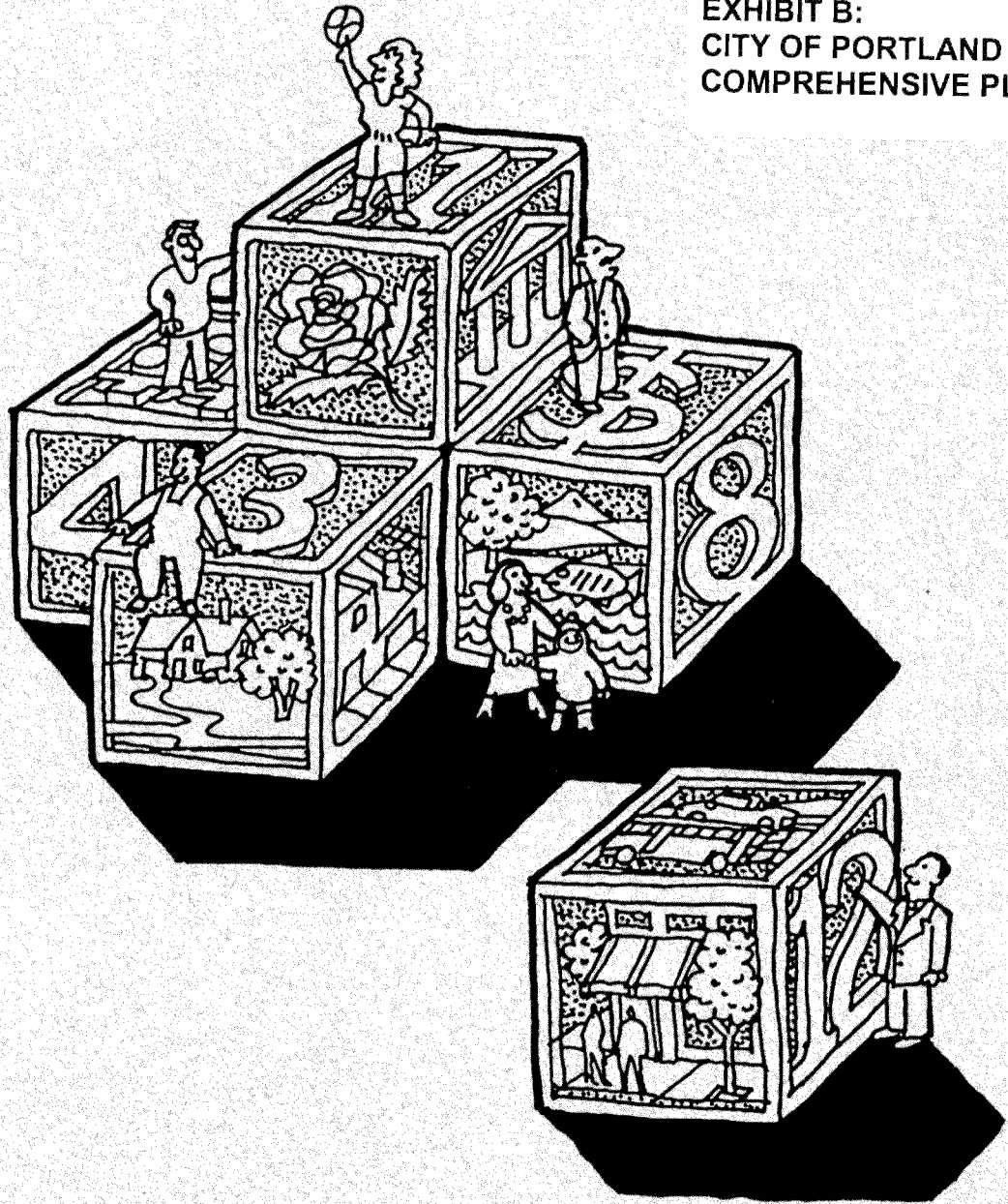
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COMPREHENSIVE PLAN GOALS AND POLICIES

EXHIBIT B:
CITY OF PORTLAND
COMPREHENSIVE PLAN



**CITY OF PORTLAND
BUREAU OF PLANNING
PORTLAND, OREGON**

**Adopted: October 1980
Latest Revision: January 1999**

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COMPREHENSIVE PLAN GOALS AND POLICIES

CITY OF PORTLAND, OREGON

**Adopted by Ordinance No. 150580
October 1980**

Latest Revision: January 1999

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PREFACE

On October 16, 1980, the Portland City Council adopted a Comprehensive Plan for the City, including Goals, Policies, Objectives and a Plan Map, to guide the future development and redevelopment of the City.

The Comprehensive Plan was intended to be dynamic, able to inspire, guide, and direct growth in the City while also responding to change through amendment and refinement. Since adoption, the Goals, Policies and Objectives of the Plan have been amended to respond to new circumstances, special studies, new technology, and changes in state land use regulations. This document contains the latest revisions to the Goals, Policies, and Objectives to reflect these changing conditions.

This document also contains "A Vision of Portland's Future." The vision statement was adopted by City Council with the Comprehensive Plan, and provides a synopsis of Portland's expectations for the future.

The introduction to the original Comprehensive Plan Goals and Policies document is also included. While it is dated, it nevertheless contains much useful information and represents an important reference point to the Plan's original formulation and adoption.

Appendix A, Amendments to Ordinance 150580, also provides a useful reference point. This section provides a chronology of goal and policy amendments to the original Comprehensive Plan beginning in 1981 shortly after the Plan's adoption and continuing to the present. It lists each ordinance number, date, topic, and project name. Appendix A will be updated with future reprints of this document.

INTRODUCTION

(to original Comprehensive Plan Goals and Policies document)

What the Plan Does

The purpose of the Comprehensive Plan is to provide a coordinated set of guidelines for decision-making to guide the future growth and development of the city. Development of methods to implement these guidelines is also required if the Plan is to accomplish the desired results. The plan provides the city with:

- A set of Land Use and Public Facilities Goals and Policies to guide the development and redevelopment of the city.
- A Comprehensive Plan Map and a set of regulations for development, including a revised Zoning Code, to carry out the Policies.
- A guide for the major public investments required to implement the Plan.
- A process for review and amendment of the Plan.

State and Regional Policies and Requirements

Comprehensive planning in Oregon was mandated by the 1973 Legislature with the adoption of Senate Bill 100 (ORS Chapter 197). Under this Act the State Land Conservation and Development Commission (LCDC) was created and directed to adopt state-wide planning Goals and Guidelines. These Goals and Guidelines were adopted by LCDC in December 1974 and became effective January 1, 1975.

The intent and authority of the state-wide planning Goals and Guidelines was described in 1973 in *The State Journal*:

"Goals are intended to carry the full force of authority of the state to achieve the purposes . . . of the Act. Goals are regulations and the basis for all land use decisions relating to that goal subject.

Guidelines . . . are suggested directions that would aid local governments in activating the mandated goals. They are intended to be instructive, directional and positive, but not limiting local governments to a single course of action when some other course would achieve the same result . . . ".

Under state law, comprehensive plans and any ordinances or regulations implementing the plans must comply with the state-wide planning Goals.

LCDC adopted nineteen state-wide goals, of which fourteen apply to Portland. The remaining Goals apply only to coastal areas or outside a designated urban growth boundary. The applicable Goals are:

1. Citizen Involvement
2. Land Use Planning
4. Forest Lands
5. Open Space, Scenic and Historic Areas and Natural Resources
6. Air, Water and Land Resources Quality
7. Areas Subject to Natural Disaster and Hazards
8. Recreational Needs
9. Economy of the State
10. Housing
11. Public Facilities and Services
12. Transportation
13. Energy Conservation
14. Urbanization
15. Willamette River Greenway

The Comprehensive Plan has been prepared, in part, to satisfy the requirements and Goals of the Land Conservation and Development Commission. The fourteen LCDC Goals which apply to Portland are addressed in various sections of the Plan, some as individual topic areas, while others are combined into broader sections. The LCDC requirements for Housing, Economy, Transportation, Energy, Urbanization and Public Facilities and Services remain as individual sections. The other LCDC goals are combined into broader sections. The development of the Comprehensive Plan Map and various Zoning Code provisions also reflect the requirements of the LCDC Goals and Guidelines. The LCDC Goal for the Willamette River Greenway is addressed by creation of a special overlay zoning category to meet the objectives of the Goal.

The 1973 Legislature also adopted Senate Bill 769. The Act has expanded the powers of the Columbia Region Association of Governments (CRAG) and granted CRAG authority to "coordinate regional planning in metropolitan areas" and to "establish a representative regional planning agency to prepare and administer a regional plan" (ORS 197.705). The Comprehensive Plan is consistent with Regional Goals and Objectives adopted by CRAG and now being administered by the Metropolitan Service District (Metro). Metro replaced CRAG as the official planning agency in 1979.

The comprehensive planning activities of surrounding jurisdictions have been considered in the development of the Comprehensive Plan, including Multnomah, Washington and Clackamas counties, and the cities of Lake Oswego, Milwaukie, Gresham and Beaverton. Additional coordination will occur through Metro, including any that is necessary with special districts.

Land Use Goals and Policies

The Land Use Goals and Policies provide a written framework for future program and funding decisions related to urban development, as well as addressing a broad range of urban issues. The ten land use elements in Portland's Plan are:

- Goal 1: Metropolitan Coordination
- Goal 2: Urban Development
- Goal 3: Neighborhoods
- Goal 4: Housing
- Goal 5: Economic Development
- Goal 6: Transportation
- Goal 7: Energy
- Goal 8: Environment
- Goal 9: Citizen Involvement
- Goal 10: Plan Implementation and Review Process.

There are a number of major policy areas which have recently been addressed as separate issues. Policies for transportation, housing, energy and economic development were all adopted by City Council prior to adoption of the Comprehensive Plan and served as the basis for these Plan elements.

The Arterial Streets Classification Policy (ASCP), adopted in June 1977, has been incorporated as the major policy framework of the Transportation element of the Comprehensive Plan. The six policy statements adopted by City Council in March 1978 as the Housing Policy for the City of Portland have been included in the Housing element of the Plan, and the Energy goal and policies adopted by City Council in August 1979 as the Energy Policy for the City of Portland comprise the Energy element of the Plan. Similarly, the Economic Development policies adopted by City Council in March 1980 as the Economic Development Policy for the City of Portland (revised, 1988) have been included in the Economic Development element of the Plan.

The remaining Land Use Goals and Policies have been developed by Bureau of Planning staff with participation by other bureaus. Guidance for these Policies was obtained from the citizen involvement activities to date, local agencies, State and Metro requirements.

The Goals and Policies of the Comprehensive Plan provide the context and guidance for future City programs, major capital projects and other funding decisions. These Goals and Policies respond to the needs and conditions which exist presently and will provide the initial guidance for decision-making during the next twenty years. Where major development decisions are being proposed, State law requires consistency with the Comprehensive Plan. Physical conditions, economic factors, environmental considerations and citizen's attitudes do not remain static, but change over time. Therefore, these Goals and Policies must be reviewed periodically and be modified when necessary to respond to changing conditions.

Public Facilities Goals and Policies

Public Facilities and Services is the eleventh element in Portland's Plan. The Public Facilities Goals and Policies guide how the City spends money each year to maintain and construct the physical facilities and public services which are necessary to support the implementation of the Land Use Policies and the Comprehensive Plan Map. Facilities and services include public rights-of-way, sanitary and stormwater services, water services, parks, fire and police services. The Policies for these sections were developed in cooperation with the Department of Public Works and the Bureaus of Water, Parks, Fire and Police. The Policies on schools were developed by planning staff after advice and review by the Portland School District #1 staff.

No comprehensive plan can be effective unless there is close coordination with the provision of urban facilities and services. Primary facilities, such as water and sewer service, must be planned and programmed to support the level of land use activities proposed by the Plan. Public facilities are expensive and must be scheduled in a highly effective and efficient manner. The Capital Improvements Program (CIP) is an ongoing planning and budgeting process for allocating the City's funds for construction and maintenance of these facilities and services. The Comprehensive Plan provides basic guidance to the City bureaus concerning the future location and densities of housing, commercial and industrial activity. City Council budget decisions on CIP project proposals serve to implement the physical facility and public service requirements for the future consistent with the objectives of the Plan.

Comprehensive Plan Map

The Comprehensive Plan Map shows the type, location and density of land development and redevelopment permitted in the future. It was developed by applying the Land Use Goals and Policies to all land within the city. In the specific application of a land use designation to property, many factors were taken into account: topography and other physical features; existing land use and zoning; specific recommendations from public review of various drafts of the Comprehensive Plan; adopted City policies having land use impacts; adopted neighborhood plans; and existing and proposed redevelopment activities.

The Plan Map is not the same as the Zoning Map, in either a legal sense or in its effect. The Plan Map is an official description of where and to what level **future** zoning should be permitted. It shows a pattern for future development which will accomplish the purposes of the Goals and Policies. In a landmark decision, the Oregon Supreme Court, in *Baker vs. the City of Milwaukie*, established that zoning must comply with the limits set by a comprehensive plan. Thus, the land use designations of a comprehensive plan are "superior" to a zoning map. In other words, the Zoning Map cannot allow land uses which are more intensive than those allowed by the Comprehensive Plan Map.

There is an important distinction that needs to be established about the use of the Comprehensive Plan Map. Much of the area of the city will retain the same land use designation and zoning that currently exists. There are, however, many areas in the city which are recommended to be "downzoned", that is, changed to a more restrictive zoning category such as from a multifamily residential zone to a single-family residential zone. Where this is recommended, the *Baker vs. the City of Milwaukie* decision requires that the downzoning may be acted upon as a legislative action, rather than quasi-judicial, and may be accomplished at the time of Plan adoption as a single action.

The reverse case, however, is not required. When the Comprehensive Plan Map identifies an area or parcel of land as appropriate for a less restrictive use, zoning will only be changed on a case-by-case basis, using the standard zoning procedures. Since the Plan Map designates the most intense uses allowable for property, zoning classifications which are more restrictive are not "inconsistent" with the Comprehensive Plan. This issue was addressed by the Oregon Court of Appeals in a case Called *Maracci vs. the City of Scappoose*, 26 OR App 131 (1976). A portion of this court decision addresses this issue very well. According to *Maracci*:

"*Baker vs. the City of Milwaukie*, 21 OR 500 (1975), does not stand for the proposition that every land use determination must at all times literally comply with the applicable comprehensive plan.

In *Baker*, the Supreme Court only held it was improper to permit new development that was lawful under a zoning ordinance, but more intensive than allowed by the comprehensive plan.

In other words, the comprehensive plan only establishes a long-range maximum limit on the possible intensity of land use; a plan does not simultaneously establish an immediate minimum limit on the possible intensity of land use. The present use of land may, by zoning ordinance, continue to be more limited than the future use contemplated by the comprehensive plan.

If the applicable comprehensive plan contains no timetable or other guidance on the question of when more restrictive zoning ordinances will evolve toward conformity with the more permissive provisions of the plan . . . we hold that determination of when to conform more restrictive zoning ordinances with the plan is a legislative judgment to be made by a local government body and only subject to limited judicial review for patent arbitrariness."

In adopting a comprehensive plan, a governing body necessarily makes a great number of legislative and policy judgments about what the future use of land might and should be. It is just as much a legislative judgment when the local government body is called upon to decide whether 'the future has arrived' and it is therefore appropriate to conform the zoning with the planning."

Taking the approach of doing all "downzoning" when the Plan is adopted (required by law) but not processing the "upzoning" until requested, follows the logic of the court and keeps existing uses, which are more restrictive than allowed by the Comprehensive Plan Map, from being prematurely "forced out" of an area. For example, the Plan Map may designate an area as appropriate for future apartment use. If the land is currently zoned and developed for single-family houses, it would remain zoned for single-family use until such time as the private market determined that it was economically feasible to redevelop the land for multifamily use and application for a zone change was submitted and approved.

The Plan Map provides a clear description of where zoning changes may and may not be granted and up to what classification they may be approved. Applications for change must still prove that the particular parcel of land is appropriate for redevelopment at a particular time as required by the *Fasano* decision. The Plan Map provides guidance for these decisions at a relatively fine level of detail. Considerations such as whether the request is in the public interest at a particular time or whether there are other more

suitable sites available for the use within the jurisdiction must still be proven through the quasi-judicial process of zoning.

There are some locations in the city which may be appropriate for more intense use of the land in the fairly near future, i.e., within five years. However, there are other areas which may not be appropriate for more intense uses for ten, fifteen or every twenty years. Such areas may have severe development problems, such as poor streets. Special environmental problems may need to be overcome prior to granting zoning changes, such as use of special development techniques for areas with steep slopes or problem soil conditions. In such cases, the solution of these considerations must be proven prior to approval of zoning to the highest level permitted by the Comprehensive Plan Map.

For example, if an area is designated as appropriate for a large commercial use, but there were presently inadequate sanitary sewers to service such uses, storm drainage or parking problems and inadequate internal traffic circulation, these conditions would have to be remedied by either public or private action before the Planning Commission or City Council should grant zoning changes to the industrial designation. Even with these existing conditions, the land use designation of the Comprehensive Plan is appropriate for the future because the area may have excellent access to major transportation facilities, be adjacent to similar existing uses, be presently undeveloped land, provide relief for a shortage of such uses and have other factors which make the other uses less appropriate. The determination of when the overall conditions are right for changing the zoning in such an area would remain in the hands of the Planning Commission and City Council.

The Zoning Code

The Zoning Code (Title 33 of the Code of the City of Portland) is not a part of the Comprehensive Plan. Rather, it is the major implementation tool of the Comprehensive Plan Map. Since the Map is the application of the Goals and Policies to specific locations within the city, the Zoning Code must be consistent with the land use designations and provide the definitions and standards for implementing the Comprehensive Plan.

The LCDC Goals and Guidelines require ". . . ordinances controlling the use and construction on the land, such as building codes, sign ordinances, subdivision and zoning ordinances . . ." be adopted to carry out the Plan. The proposals for modifying the Zoning Code are necessary to accomplish the basic aims of the Comprehensive Plan's Goals, Policies and Plan Map.

Review and Updating of the Plan

No comprehensive plan or map can remain completely appropriate for twenty years. People's attitudes and desires change as well as economics and technology. Portland's Comprehensive Plan will undergo a major review every five years to assure that it remains an up-to-date and workable framework for development. These reviews will include technical evaluations, a report on the Plan's progress and citizen involvement to evaluate the Plan's effectiveness. Formal hearings will be held before the Planning Commission and, if significant changes appear to be desirable, recommendations for amendments will be heard by the City Council who may then formally modify the Plan.

If rapidly changing conditions indicate that reconsideration of the Plan's Goals and Policies is warranted between the regular five-year review periods, modifications to the Plan may be initiated by the City Council or Planning Commission at any time. Any citizen or group may request the Council or Commission to initiate a Plan amendment but formal direction for study may only come from these official bodies.

Modifications to the Comprehensive Plan Map may be requested by affected property owners. The Planning Commission may reject the request if, in its opinion, the request violates the intent of the Plan. Criteria for guiding such a determination will be based on considerations such as the extent of the change in classification, the proximity to similar classifications, the character of the area, the level of municipal services and the overall effect of the intent and purpose of the Plan.

When a Map amendment request is submitted, appropriate zoning may be requested and processed concurrently, thereby not requiring two separate processing procedures and, therefore, twice the time. If the Comprehensive Plan Map change is granted, the zoning may be acted upon immediately afterward.

The regular review process for amendments to the Plan and requests for modifying the Land Use Plan will require notification of affected citizens and groups and a formal public hearing. The procedures will be the same as for standard zoning change requests. In the case of a major Plan review, citizen involvement activities of a more extensive nature will be used.

Designing Portland's Comprehensive Plan

The first task in writing a comprehensive plan is deciding upon the planning process, the specific time schedule and list of steps that the participants will follow, from initial research to final plan adoption and implementation.

In designing the process for Portland's planning effort, there were two important constraints to consider. One was time and the other was money. The initial deadline, imposed by the LCDC for completion of a comprehensive plan, was July 1979. There was a possibility for extension to December 1979, and at the latest, July 1980. LCDC was willing to allocate funds for comprehensive planning, but the amount would decrease each year until the final deadline of 1980.

Citizen involvement in land use planning is mandated by LCDC Statewide Planning Goal 1, Citizen Involvement. This Goal requires the formation of a Committee for Citizen Involvement to be responsible for "assisting the governing body with the development of a program that promotes and enhances citizen involvement in land use planning, assisting in the implementation of the citizen involvement program and evaluating the process being used for citizen involvement."

The Portland Committee for Citizen Involvement (CCI) was formed in January 1976 and drafted a citizen participation report outlining procedures for citizen involvement in the comprehensive planning process, which was adopted by the City Council in March 1976.

While considering the best method for developing a comprehensive plan for Portland, Bureau of Planning staff met with planning directors throughout the region to learn of their experiences. The opinions of City bureau administrators and their staff were solicited. In addition, the CCI hosted a meeting to which representatives from neighborhood associations, civic groups and trade organizations were invited to discuss

Portland's planning process. There were several proposals under consideration and the Planning staff attended or sponsored close to 60 meetings to talk about the problems and benefits of each one.

Finally, a recommendation was presented to the Portland Planning Commission at a public hearing in March 1977 and a comprehensive planning process was adopted by City Council on May 4, 1977 by Resolution No. 31870.

It is difficult to anticipate every contingency in designing a series of steps to follow and our planning process was no exception. When interested citizens tried to work within the process it became apparent that some amendments were needed. Citizen concerns centered around lack of time for citizen review, apparent absence of City policy coordination and insufficient individual neighborhood planning.

The Committee for Citizen Involvement invited neighborhood associations and other interested groups to attend a November 1977 meeting to record their concerns and to suggest changes to the planning process. The CCI then recommended process revisions to the Planning Commission and the Planning staff. During December, January and February the staff worked with citizens to iron out differences and a revised planning process was adopted by City Council on March 22, 1978 (Resolution No. 32066). The amended process added three important elements:

- Each of the City's neighborhood associations would receive a "neighborhood planning kit" to allow them to record localized problems and concerns which they would like to see addressed in the Comprehensive Plan.
- The first draft of the Bureau of Planning recommendation would include elements of other city policy proposals relevant to the comprehensive plan.
- After completion of the first draft plan an additional six months would be provided for citizen review prior to formal public hearings.

The preparation of the Comprehensive Plan has taken close to three years and has, as its foundation, an extensive public involvement effort. Since the fall of 1977, surveys, publications, workshops, conferences and meetings have focused on soliciting response to two questions:

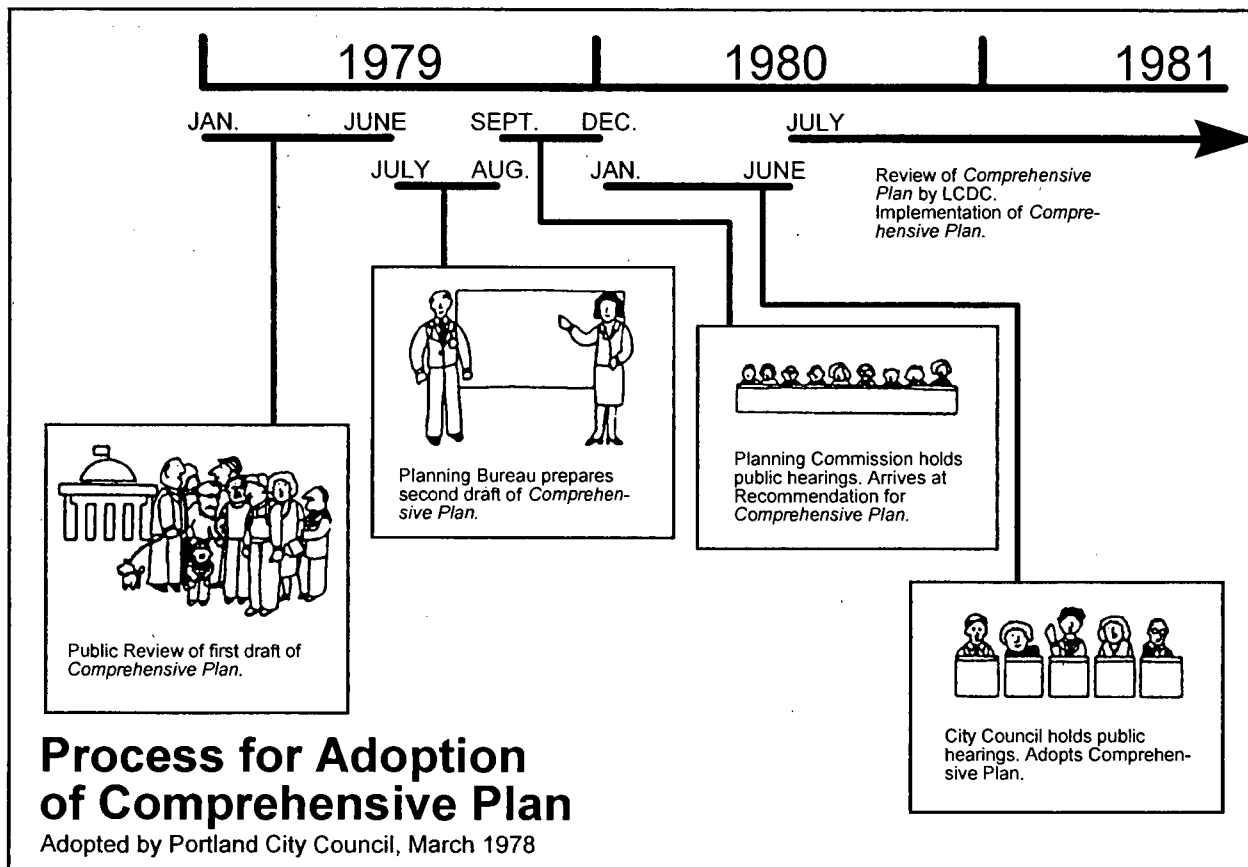
1. What goals are most important for the city to accomplish?
2. What kind of comprehensive plan will best accomplish those goals?

Since no one plan can hope to accomplish all goals equally well, Bureau of Planning staff prepared three different plans, or alternatives, to initiate discussion of these questions. Neighborhood associations, working together in planning districts, were asked to review the three alternatives and to determine if an additional alternative was necessary to provide an adequate range of choice for public discussion.

In April 1978, all alternatives for each district were published in *City Planner: District Editions* and distributed to over 33,000 people. Included with the *District Editions* was an Opinion Poll asking the respondents to check the most important goals or qualities from a list of 32 and to rate the alternative that he or she felt best achieved those important qualities.

The results of the Opinion Polls and an analysis of other responses, including testimony from a series of town hall meetings hosted by the Planning Commission in late spring of 1978, were considered along with adopted or proposed city policy and state and regional requirements in the preparation of a first draft of a comprehensive plan—the Discussion Draft.

Publication of the *Discussion Draft Comprehensive Plan* in January 1979 marked the beginning of the second major citizen involvement effort in the development of Portland's Comprehensive Plan. During the January to June review period, the Discussion Draft was the subject of over 80 staff-attended neighborhood, business and service group meetings, two citizen conferences and nine Planning Commission-hosted town hall meetings.



The first citizen conference, in February 1979, consisted of an overview of the newly published Discussion Draft and a series of workshops on specific Draft elements. Many suggestions for changes were received during the spring following the first conference, and a second conference was held in May 1979 to solicit citizen opinions for changing some aspects of the Discussion Draft. The nine town hall meetings, hosted by members of the Planning Commission, were held from February to April in various high schools around the city. Testimony and forms submitted at the meetings are part of the citizen response record.

Public response to the Draft was received by the Planning staff from other sources, including questionnaires as part of the Discussion Draft, public comment and map response forms received at meetings and through the mail, official statements from neighborhood, civic and business organizations and discussion with city, county, regional and state staff.

The *Proposed Comprehensive Plan* was reflective of many of the citizen responses to the Discussion Draft. As a result, Goals and Policies have been added to and modified; proposed revisions to the Zoning Code have been refined; and a significant number of requested Comprehensive Map changes have been considered and adopted.

From September to October 1979, the Planning Commission conducted eight public hearings throughout the city to receive testimony on the Proposed Comprehensive Plan and Zoning Code revisions. During the public hearings numerous recommendations for changes in the Goals and Policies, the Plan Map and Zoning Code revisions were submitted by individual citizens, business people and representatives of special interest groups. In a subsequent series of work sessions the Planning Commission took under advisement the staff recommendations, the public testimony and individual requests for amendments to the Proposed Comprehensive Plan.

The *Recommended Comprehensive Plan* adopted by the Planning Commission on November 8, 1979 was submitted to the City Council in January 1980. The City Council considered the Planning Commission's recommendation at public hearings beginning in February 1980. On October 16, 1980, the City Council passed Ordinance No. 150580 adopting the *City of Portland Comprehensive Plan*.

A VISION OF PORTLAND'S FUTURE

Portland is more than a geographic area—it is a way of life. Many characteristics combine to provide the unique livability of the city: the physical setting of hills, trees and rivers, accented by snowcapped peaks on the horizon; a dynamic urban setting, enhanced by the intense yet human character of the Downtown; an active seaport a hundred miles from the ocean; thriving businesses and industries providing diversified employment; and a variety of neighborhoods, each unique in character, allowing for a broad range of lifestyles.

The passage of time inevitably brings changes. Portland today differs from the city of twenty or a hundred years ago; it differs from the city of yesterday. The future seems to be arriving at an ever-increasing pace and in ways that could damage the character and livability of the urban area. Portland **is** an urban area — a fact that cannot change. The task facing us is to retain the most important characteristics of our city in the face of changes we cannot control and by managing, as well as possible, those forces we can control. We must accept some changes or we run the risk of losing all the things that make Portland "one of America's most livable cities".

The qualities that make Portland so livable continue to draw more households to the city. Energy resources, particularly petroleum products, are becoming both more expensive and more scarce. Land and housing costs continue to increase, as do the costs for providing needed public facilities and services. Planning for the future must respond to these factors while preserving the city's economic health and livability.

Portland has historically developed into a land use pattern that is, and can continue to be, basically sound. The early cities of East Portland, St. Johns, Albina, Sellwood and Linnton now form a series of commercial, industrial and residential centers within Portland. The trolley lines that joined these cities to downtown Portland and to such "suburban" communities as Multnomah, Lents, Woodlawn, Kenton and Sunnyside, became major transportation corridors still used today. Downtown Portland developed as the major activity center of the metropolitan region, providing a financial, retail, industrial, cultural and residential core that is still alive and energetic, and must remain so. Well established, close-in industrial and distribution areas provide diverse employment opportunities close to a broad range of housing options.

The Comprehensive Plan calls for maintaining this basic development pattern while providing direction for responding to the future's demands. The proposed land use pattern limits the more intense residential densities to areas which reinforce the workability of public transit. The commercial centers along transit corridors are designed for new land uses which are not highly dependent on the automobile. A "new" type of single-family housing type allows some increase in density, reduces land and construction costs per unit and yet retains the qualities of the traditional single-family neighborhoods that now exist.

Provisions are included which allow more efficient use of larger homes and vacant land, encourage apartment developments to be more compatible with other residential uses, promote energy conservation, strengthen and protect industrial areas, preserve and enhance environmental quality in the city and stabilize existing neighborhoods from uncontrolled development speculation and deterioration. While to some people, any change appears to lessen livability, the Plan is designed to keep this change reasonable. In these ways, more affordable housing opportunities and more employment opportunities can be made available to encourage and provide for the needs of a diverse

population. More effective use of public facilities is possible, more people can be closer to existing employment and shopping services, costly urban sprawl can be reduced and public transit can be more accessible to more people.

In the year 2000 the Downtown skyline will be different, with new development reaching upward, as well as unique, older areas being preserved. Both of these characteristics must work together to keep the city center alive. Residential areas will retain their individual character but with some increase in density to reduce urban sprawl, increase energy efficiency and provide more affordable housing options. Neighborhoods will generally remain single-family oriented with owner-occupied houses, both detached and attached, strengthening neighborhood stability. Opportunities for rental units will cluster around corridors and centers which have good access for public transit to and from employment centers and shopping. Commercial and industrial activities will remain active and dynamic as existing firms continue to grow and new firms choose Portland as their home.

Portland's history and character have provided a sound foundation for the continued development of the city. The city must build on that foundation as we meet the challenges of the future and respond in a manner which retains that unique "Portland" character.

The Comprehensive Plan Vision Statement has been augmented by the Vision Statements adopted with other Plans developed and adopted following enactment of this Comprehensive Plan. Vision statements of these later plans add detail to the Comprehensive Plan Vision and provide more specific guidance for the sub-areas of Portland these subsequent plans have focused on. Other plans including vision statements which are added to this Comprehensive Plan Vision are:

- The Central City Plan, Adopted by Ordinance No. 160606 (March 1988).
- Albina Community Plan, Adopted by Ordinance No. 166786 (July 1993).
- Concordia Neighborhood Plan, Adopted by Ordinance No. 166786 (July 1993).
- Eliot Neighborhood Plan, Adopted by Ordinance No. 166786 (July 1993).
- Humboldt Neighborhood Plan, Adopted by Ordinance No. 166786 (July 1993).
- Irvington Neighborhood Plan, Adopted by Ordinance No. 166786 (July 1993).
- Kenton Neighborhood Plan, Adopted by Ordinance No. 166786 (July 1993).
- King Neighborhood Plan, Adopted by Ordinance No. 166786 (July 1993).
- Piedmont Neighborhood Plan, Adopted by Ordinance No. 166786 (July 1993).
- Sabin Neighborhood Plan, Adopted by Ordinance No. 166786 (July 1993).
- Woodlawn Neighborhood Plan, Adopted by Ordinance No. 166786 (July 1993).
- Richmond Neighborhood Plan, Adopted by Ordinance No. 168280 (November 1994).
- Woodstock Neighborhood Plan, Adopted by Ordinance No. 169488 (November 1995).

1 METROPOLITAN COORDINATION

GOAL:

- 1 The Comprehensive Plan shall be coordinated with federal and state law and support regional goals, objectives and plans adopted by the Columbia Region Association of Governments and its successor, the Metropolitan Service District, to promote a regional planning framework.**

POLICIES & OBJECTIVES:

1.1 Urban Growth Boundary

Support the concept of an Urban Growth Boundary for the Portland metropolitan area.

1.2 Urban Planning Area Boundary

Identify and adopt an Urban Planning Area Boundary outside the current city limits. Land use within the boundary will be maintained by the City in cooperation with other local jurisdictions. Proposals for annexation to the city will be considered within the Urban Planning Area Boundary if consistent with the Urban Growth Boundary. The City will conclude agreements with abutting jurisdictions to coordinate and monitor land use.

1.3 Urban Services Boundary ¹

The City shall establish and maintain, in cooperation with neighboring jurisdictions, an Urban Services Boundary for the City of Portland that defines a rational service area within which the City can meet the service needs most effectively and at the lowest cost. The Urban Services Boundary shall be consistent with the regional Urban Growth Boundary and may be amended from time to time in accordance with the Comprehensive Plan.

1.4 Intergovernmental Coordination

Insure continuous participation in intergovernmental affairs with public agencies to coordinate metropolitan planning and project development and maximize the efficient use of public funds.

1.5 Compliance with Future Metro Planning Efforts ²

Review and update Portland's Comprehensive Plan to comply with the regional Framework Plan adopted by Metro.

¹ Amended by Ordinance No. 155002, August 1983

² Amended by Ordinance No. 170136, May 1996

2 URBAN DEVELOPMENT

GOAL:

- 2 Maintain Portland's role as the major regional employment, population and cultural center through public policies that encourage expanded opportunity for housing and jobs, while retaining the character of established residential neighborhoods and business centers.**

POLICIES & OBJECTIVES:

2.1 Population Growth

Allow for population growth within the existing city boundary by providing land use opportunities that will accommodate the projected increase in city households by the year 2000.

2.2 Urban Diversity

Promote a range of living environments and employment opportunities for Portland residents in order to attract and retain a stable and diversified population.

2.3 Annexation ³

Phase the annexation program of the City to allow for the incorporation of urban and urbanizable land in a manner that is consistent with the Comprehensive Plan and the Urban Growth Boundary as administered by the Metropolitan Service District, provides smooth transition in urban services, establishes logical city boundaries and promotes coordinated capital improvements programming. Annex land within the Urban Services Boundary in accordance with this Policy and Policy 11.1. Annexations outside the Urban Services Boundary will not be accepted.

2.4 Urban Lands

The City shall encourage as regional policy that urban and urbanizable areas in the Portland metropolitan area shall be in an incorporated city.

2.5 Future Urban Areas ⁴

Do not extend urban services to areas within the Urban Services Boundary which are designated future urban areas. Provide exceptions only to correct declared health hazards and violations of pollution control laws.

³ Amended by Ordinance No. 155002, August 1983

⁴ Amended by Ordinance No. 163770, January 1991

Objectives:

A. Future Urban Areas

Designate, as future urban areas, (1) all areas beyond the Urban Growth Boundary, and (2) areas within the Urban Growth Boundary for which the extension of services would not be cost effective or would not be environmentally acceptable as determined by a detailed facility study.

B. Replacement Areas

Identify areas which could replace areas designated pursuant to (A) (2) above, and cooperate with the Metropolitan Service District and interested city and county governments to include these areas within the Urban Service Boundary.

2.6 Open Space

Provide opportunities for recreation and visual relief by preserving Portland's parks, golf courses, trails, parkways and cemeteries. Establish a loop trail that encircles the city, and promote the recreational use of the city's rivers, creeks, lakes and sloughs.

2.7 Willamette River Greenway Plan

Implement the Willamette River Greenway Plan which preserves a strong working river while promoting recreation, commercial and residential waterfront development along the Willamette south of the Broadway Bridge.

2.8 Forest Lands

Limit density in areas with forested lands consistent with the City's land use policies and the Urban Growth Boundary.

2.9 Residential Neighborhoods

Allow for a range of housing types to accommodate increased population growth while improving and protecting the city's residential neighborhoods.

2.10 Downtown Portland

Reinforce the downtown's position as the principal commercial, service, cultural and high density housing center in the city and the region. Maintain the downtown as the city's principal retail center through implementation of the Downtown Plan.

2.11 Commercial Centers

Expand the role of major established commercial centers which are well served by transit. Strengthen these centers with retail, office, service and labor-intensive industrial activities which are compatible with the surrounding area. Encourage the retention of existing medium and high density apartment zoning adjacent to these centers.

2.12 Transit Corridors ⁵

Provide a mixture of activities along major transit routes and Main Streets to support the use of transit. Encourage development of commercial uses and allow labor-intensive industrial activities which are compatible with the surrounding area. Increase residential densities on residentially-zoned lands within one-quarter mile of existing and planned transit routes to transit-supportive levels. Require development along transit routes to relate to the transit line and pedestrians and to provide on-site pedestrian connections.

2.13 Auto-Oriented Commercial Development ⁶

Allow auto-oriented commercial development to locate on streets designated as Major City Traffic Streets by the Arterial Streets Classifications and Policies. Also allow neighborhood level auto-oriented commercial development to locate on District Collector Streets or Neighborhood Collector Streets near neighborhood areas where allowed densities will not support development oriented to transit or pedestrians. Where neighborhood commercial uses are located on designated transit streets, support pedestrian movement and the use of transit by locating buildings and their entrances conveniently to transit users, pedestrians, and bicyclists and providing on-site pedestrian circulation to adjacent streets and development.

2.14 Industrial Sanctuaries

Provide industrial sanctuaries. Encourage the growth of industrial activities in the city by preserving industrial land primarily for manufacturing purposes.

2.15 Living Closer to Work ⁷

Locate greater residential densities near major employment centers, including Metro-designated regional and town centers, to reduce vehicle miles traveled per capita and maintain air quality. Locate affordable housing close to employment centers. Encourage home-based work where the nature of the work is not disruptive to the neighborhood.

2.16 Strip Development

Discourage the development of new strip commercial areas and focus future activity in such areas to create a more clustered pattern of commercial development.

2.17 Transit Stations and Transit Centers ⁸

Encourage transit-oriented development patterns at light rail transit stations and at transit centers to provide for easy access to transit service. Establish minimum residential densities on residentially-zoned lands within one-half mile of light rail transit stations and one-quarter mile of transit centers that support the use of transit. The design and mix of land uses surrounding light rail transit stations and transit centers should emphasize a pedestrian- and bicycle-oriented environment and support transit use.

⁵ Amended by Ordinance No. 170136, May 1996

⁶ Ibid.

⁷ Ibid.

⁸ Ibid.

2.18 Transit-Supportive Density⁹

Through the community planning process, establish average minimum residential densities of 15 units per acre within one-quarter mile of existing and planned transit streets, Main Streets, town centers, and transit centers. Establish average minimum residential densities of 25 units per acre within one-half mile of light rail stations and regional centers. Establish minimum floor area ratios for non-residential development at light rail centers of 0.5:1. Where these densities are not realistic or desirable due to existing, well-established development patterns or environmental constraints, use other methods to increase densities such as encouraging infill through accessory units in single-family zones or increased density on long-vacant lots.

2.19 Infill and Redevelopment¹⁰

Encourage infill and redevelopment as a way to implement the Livable City growth principles and accommodate expected increases in population and employment. Encourage infill and redevelopment in the Central City, at transit stations, along Main Streets, and as neighborhood infill in existing residential, commercial and industrial areas.

2.20 Utilization of Vacant Land

Provide for full utilization of existing vacant land except in those areas designated as open space.

2.21 Existing Housing Stock

Provide for full utilization of larger single-family homes with conditions that preserve the character of the neighborhood and prevent speculation.

2.22 Mixed Use

Continue a mechanism that will allow for the continuation and enhancement of areas of mixed use character where such areas act as buffers and where opportunities exist for creation of nodes or centers of mixed commercial, light industrial and apartment development.

2.23 Buffering¹¹

When residential zoned lands are changed to commercial, employment, or industrial zones, ensure that impacts from nonresidential uses on residential areas are mitigated through the use of buffering and access limitations. Where R-zoned lands have a C, E, or I designation, and the designation includes a future Buffer overlay zone, zone changes will be granted only for the purpose of expanding the site of an abutting nonresidential use.

2.24 Terwilliger Parkway Corridor Plan¹²

Preserve and enhance the scenic character of the Terwilliger Parkway, Terwilliger Boulevard and Terwilliger Trail by implementing the Terwilliger Parkway Corridor Plan and the Terwilliger Parkway Design Review Guidelines.

⁹ Added by Ordinance No. 170136, May 1996

¹⁰ Ibid.

¹¹ Amended by Ordinance No. 163608, November 1990

¹² Added by Ordinance No. 155244, October 1983

2.25 Central City Plan ¹³

Encourage continued investment within Portland's Central City while enhancing its attractiveness for work, recreation and living. Through the implementation of the Central City Plan, coordinate development, provide aid and protection to Portland's citizens, and enhance the Central City's special natural, cultural and aesthetic features.

2.26 Albina Community Plan ¹⁴

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.

2.27 Outer Southeast Community Plan ¹⁵

Promote the economic vitality, diverse residential character, environmental quality, and livability of Outer Southeast Portland by including the Outer Southeast Community Plan as a part of this Comprehensive Plan.

¹³ Added by Ordinance No. 160606, March 1988; see Central City Plan (1988) for complete text of the Central City Plan Vision, Goal, Policies and Further Statements

¹⁴ Added by Ordinance No. 166786, July 1993; Readopted by Ordinance No. 167054, September 30, 1993

¹⁵ Added by Ordinance No. 169763, January 1996.

3 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**
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 Commission.

3.6 Neighborhood Plan ¹⁶

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

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. ¹⁷
- 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. ¹⁸

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.

¹⁶ The following plans are included under this policy:

- a. Corbett-Terwilliger-Lair Hill Policy Plan (1977) incorporated into plan by Ordinance No. 150580
- b. Marquam Hill Policy Plan (1977) incorporated into plan by Ordinance No. 150580
- c. Northwest District Policy Plan (adopted 1975, revised 1977) incorporated into plan by Ordinance No. 150580
- d. Downtown Plan (adopted 1972, updated 1980) incorporated into plan by Ordinance No. 150580
- e. Cully/Parkrose Community Plan (1986) Ordinance No. 158942
- f. Hazelwood Community Plan (1986) Ordinance No. 159284
- g. Kerns Neighborhood Action Plan (1987) Ordinance No. 159894
- h. Sullivan's Gulch Neighborhood Action Plan (1987) Ordinance No. 159897
- i. Wilkes Community and Rockwood Corridor Plan (1987) Ordinance No. 160174
- j. Hosford-Abernethy (HAND) Neighborhood Action Plan (1988) Ordinance No. 160471
- k. Powellhurst Community Plan (1988) Ordinance No. 161499
- l. Centennial Community Plan (1988) Ordinance No. 161500
- m. Brooklyn Neighborhood Plan (1992) Ordinance No. 163982; Readopted by Ord. #167767.
- n. Buckman Neighborhood Plan (1991) Ordinance No. 164489
- o. Cully Neighborhood Plan (1992) Ordinance No. 164922
- p. Brentwood/Darlington Neighborhood Plan (1992) Ordinance No. 165071
- q. Arbor Lodge Neighborhood Plan (1993) Ordinance No. 166786; Readopted by Ordinance No. 167054
- r. Boise Neighborhood Plan (1993) Ordinance No. 166786; Readopted by Ordinance No. 167054
- s. Concordia Neighborhood Plan (1993) Ordinance No. 166786; Readopted by Ordinance No. 167054
- t. Eliot Neighborhood Plan (1993) Ordinance No. 166786; Readopted by Ordinance No. 167054
- u. Humboldt Neighborhood Plan (1993) Ordinance No. 166786; Readopted by Ordinance No. 167054
- v. Irvington Neighborhood Plan (1993) Ordinance No. 166786; Readopted by Ordinance No. 167054
- w. Kenton Neighborhood Plan (1993) Ordinance No. 166786; Readopted by Ordinance No. 167054
- x. King Neighborhood Plan (1993) Ordinance No. 166786; Readopted by Ordinance No. 167054
- y. Piedmont Neighborhood Plan (1993) Ordinance No. 166786; Readopted by Ordinance No. 167054
- z. Sabin Neighborhood Plan (1993) Ordinance No. 166786; Readopted by Ordinance No. 167054
- aa. Woodlawn Neighborhood Plan (1993) Ordinance No. 166786; Readopted by Ordinance No. 167054
- bb. Richmond Neighborhood Plan (1994) Ordinance No. 168280.
- cc. Woodstock Neighborhood Plan (1995) Ordinance No. 169488.
- dd. Downtown Community Association Residential Plan (1996) Ordinance 170347
- ee. Bridgeton Neighborhood Plan (1997) Ordinance 171238
- ff. Hillsdale Town Center Plan (1997) Ordinance 171699
- gg. Sellwood-Moreland Neighborhood Plan (1998) Ordinance 171849

¹⁷ Added by Ordinance No. 169488, November 1995

¹⁸ Added by Ordinance No. 171849, April 1998

3.8 Albina Community Plan Neighborhoods ¹⁹

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.
- 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.

¹⁹ Added by Ordinance No. 166786, July 1993; Readopted by Ordinance No. 167054

- 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 ²⁰

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.

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.

²⁰ Added by Ordinance No. 169763, January 1996

- 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.

4 HOUSING ²¹

GOAL:

- 4 Enhance Portland's vitality as a community at the center of the region's housing market by providing housing of different types, tenures, density, sizes, costs, and locations that accommodate the needs, preferences, and financial capabilities of current and future households.**

POLICIES & OBJECTIVES – HOUSING SUPPLY:

4.1 Housing Availability

Ensure that an adequate supply of housing is available to meet the needs, preferences, and financial capabilities of Portland's households now and in the future.

Objectives:

- A.** Designate sufficient buildable land for residential development to accommodate Portland's share of regional household growth to reduce the need for urban growth boundary expansions.
- B.** Develop new relationships and mechanisms that increase private investment in, and production of, housing.
- C.** Consider the cumulative impact of regulations on the ability of housing developers to meet current and future housing demand.
- D.** Encourage the efficient use of existing housing.
- E.** Encourage the efficient use of infrastructure by focusing well-designed new and redeveloped housing on vacant, infill, or under-developed land.
- F.** Encourage housing design that supports the conservation, enhancement, and continued vitality of areas of the city with special scenic, historic, architectural or cultural value.
- G.** Facilitate the redevelopment of surface parking lots zoned for residential and mixed-uses to accommodate housing and mixed-use development.
- H.** Create alternatives to the demolition, without replacement, of structurally sound housing on residentially zoned property.
- I.** Reduce nonregulatory barriers to the development of vacant residentially zoned sites.
- J.** Limit residential development in areas designated as industrial sanctuaries.

²¹ Amended by ordinance No. 172954 (January 15, 1999) which replaced the entire goal and policies.

4.2 Maintain Housing Potential

Retain housing potential by requiring no net loss of land reserved for, or committed to, residential, or mixed-use. When considering requests for amendments to the *Comprehensive Plan* map, require that any loss of potential housing units be replaced.

Objectives:

- A.** Allow the replacement of housing potential to be accomplished by such means as: 1) rezoning (and redesignating) existing commercial, employment, or industrial land to residential; 2) rezoning (and redesignating) lower density residential land to higher density residential land; and 3) rezoning to the CM zone; or 4) building residential units on the site or in a commercial or employment zone if there is a long term guarantee that housing will remain on the site.
- B.** Allow for the mitigation of the loss of potential housing units with a housing pool credit system.

4.3 Sustainable Housing

Encourage housing that supports sustainable development patterns by promoting the efficient use of land, conservation of natural resources, easy access to public transit and other efficient modes of transportation, easy access to services and parks, resource efficient design and construction, and the use of renewable energy resources.

Objectives:

- A.** Place new residential developments at locations that increase potential ridership on the regional transit system and support the Central City as the region's employment and cultural center.
- B.** Establish development patterns that combine residential with other compatible uses in mixed-use areas such as the Central City, Gateway Regional Center, Station Communities, Town Centers, Main Streets, and Corridors.
- C.** Encourage the development of housing at transit-supportive densities near transit streets, especially where parks or schools are present, to ensure that the benefits of the public's investment in those facilities are available to as many households as possible.
- D.** Foster flexibility in the division of land and the siting of buildings, and other improvements to reduce new development's impacts on environmentally sensitive areas.
- E.** Use resource efficient technologies and materials in housing construction that increase the useful life of new and existing housing.

POLICIES & OBJECTIVES – SAFETY AND QUALITY:

4.4 Housing Safety

Ensure a safe and healthy built environment and assist in the preservation of sound existing housing and the improvement of neighborhoods.

Objectives:

- A.** Ensure safe housing for Portland's citizens of all income levels.
- B.** Encourage the return of abandoned housing to useful and safe occupancy.
- C.** Ensure the safety of the general public by requiring owners to repair substandard housing or as a last resort, demolish dangerous housing.

4.5 Housing Conservation

Restore, rehabilitate, and conserve existing sound housing as one method of maintaining housing as a physical asset that contributes to an area's desired character.

Objectives:

- A.** Require owners, investors, and occupants, to be responsible for maintenance of the housing stock.
- B.** Encourage the adaptive reuse of existing buildings for residential use.

4.6 Housing Quality

Encourage the development of housing that exceeds minimum construction standards.

Objectives:

- A.** Promote housing that provides air quality, access to sunlight, and is well protected from noise and weather.
- B.** Ensure that owners, managers, and residents of rental property improve the safety, durability, and livability of rental housing.
- C.** Protect housing from excessive off-site impacts including pollution, noise, vibration, odors, and glare.
- D.** Limit conflicts between existing business areas and housing caused by traffic and parking, noise, and signage.

POLICIES & OBJECTIVES – HOUSING OPPORTUNITY:

4.7 Balanced Communities

Strive for livable mixed-income neighborhoods throughout Portland that collectively reflect the diversity of housing types, tenures (rental and ownership) and income levels of the region.

Objectives:

- A.** Achieve a distribution of household incomes similar to the distribution of household incomes found citywide, in the Central City, Gateway Regional Center, in town centers, and in large redevelopment projects.
- B.** Maintain income diversity within neighborhoods by 1) allowing a mix of housing types and tenures, including houses, houses on smaller lots, small houses, duplexes, attached housing, accessory dwelling units, multi-dwelling housing, and mixed-use developments; and 2) ensure that income diversity is maintained over the long-term.
- C.** Promote the development of mixed-income housing that may include a mix of housing types.
- D.** Encourage housing opportunities for extremely low and very low-income households (below 50% MFI) in all neighborhoods to avoid their concentration in any one area.
- E.** Actively encourage the dispersal of housing with on-site social services throughout the city.
- F.** Support public and private actions that improve the physical and social environment of areas that have experienced disinvestment in housing, that have a concentration of low-income households, or that lack infrastructure.
- G.** Encourage the development and preservation of housing that serves a range of household income levels at locations near public transit and employment opportunities.
- H.** Improve the balance in the city's population by attracting a proportionate share of the region's families with children in order to encourage stabilized neighborhoods and a vital public school system.
- I.** Expand homeownership opportunities for existing residents in neighborhoods with homeownership rates lower than the regional average.
- J.** Expand multi-dwelling and rental housing opportunities in neighborhoods with homeownership rates higher than the regional average.
- K.** As neighborhoods evolve, discourage the involuntary displacement of low-income residents from their community, while expanding housing opportunities to create more balanced communities.

4.8 Regional Housing Opportunities

Ensure opportunities for economic and racial integration throughout the region by advocating for the development of a range of housing options affordable to all income levels throughout the region.

Objectives:

- A. Advocate for the development of a regional "fair share" strategy for meeting the housing needs of low, moderate, and higher-income households and people in protected classes in cities and counties throughout the region.
- B. Support regulations and incentives that encourage the production and preservation of housing that is affordable at all income levels throughout the region.
- C. Work with Metro and other jurisdictions to secure greater regional participation in addressing the housing needs of people who are homeless, low-income or members of protected classes.

4.9 Fair Housing

Ensure freedom of choice in housing type, tenure, and neighborhood for all, regardless of race, color, age, gender, familial status, sexual orientation, religion, national origin, source of income or disability.

Objectives:

- A. Support programs that increase opportunities for minorities, low-income people, and people in protected classes to gain access to housing throughout the region.
- B. Prohibit discrimination in selling, renting, leasing, or subleasing residential real estate on the basis of an individual's race, color, age if over 18, gender, marital status, familial status, sexual orientation, religion, national origin, source of income, or disability.
- C. Reduce barriers to the siting of housing for the elderly or people with disabilities at residential locations throughout the city that have access to needed social services and transit while recognizing that different populations have different needs.
- D. Ensure the development of housing accessible to people with physical limitations, and the adaptation of existing homes to improve accessibility for people with disabilities.

4.10 Housing Diversity

Promote creation of a range of housing types, prices, and rents to 1) create culturally and economically diverse neighborhoods; and 2) allow those whose housing needs change to find housing that meets their needs within their existing community.

Objectives:

- A. Keep Portland inviting to households with children by ensuring through public and private action the availability of housing that meets their needs throughout the city.
- B. Support homeownership opportunities in new multi-dwelling housing by encouraging the creation of condominiums, cooperatives, mutual housing associations, and limited equity cooperatives.
- C. Accommodate a variety of housing types that are attractive and affordable to potential homebuyers at all income levels.
- D. Encourage the production of a range of housing types for the elderly and people with disabilities, including but not limited to independent living, assisted living, and skilled nursing care facilities.

- E. Support opportunities for renter households by providing a range of housing types, sizes, and rent levels throughout the city.
- F. Increase the public school population in Portland, preventing widespread school closures, and the consequent underutilization of public facilities.

POLICIES & OBJECTIVES – HOUSING AFFORDABILITY:

4.11 Housing Affordability

Promote the development and preservation of quality housing that is affordable across the full spectrum of household incomes.

Objectives:

- A. Include strategies and actions that encourage the provision of housing affordable to all income levels in neighborhood, and community plans, and other area plans that pertain to housing.
- B. Ensure the availability of housing that meets the needs of all Portland households.
- C. Encourage the development and use of housing construction technologies that streamline the housing construction process, reduce development costs and environmental impacts, and produce sound and durable housing.
- D. Promote conservation programs and energy-efficient practices and programs that reduce housing operating costs for energy, sewer, and water usage.
- E. Work in partnership with the Housing Authority of Portland to preserve its portfolio of federally assisted housing at rents levels affordable to extremely and very low-income households.
- F. Pursue adequate financial resources to develop, maintain and preserve housing and housing assistance programs for households whose needs are not met by the housing market.
- G. Narrow the gap between housing costs and income.

4.12 Housing Continuum

Ensure that a range of housing from temporary shelters, to transitional, and to permanent housing for renters and owners is available, with appropriate supportive services for those who need them.

Objectives:

- A. Plan and coordinate the provision of housing opportunities for households-whose needs are not met by the private for-profit market.
- B. Promote the preservation and development of a sufficient supply of transitional and permanent housing affordable to extremely low-income individuals and households with children in order to reduce or prevent homelessness.
- C. Provide opportunities throughout the city for emergency shelters and transitional housing for people who are homeless.

- D. Stimulate production of a variety of housing types that are affordable and responsive to the needs of very low, low, moderate, and middle-income households.
- E. Expand opportunities for first-time homebuyers.

4.13 Humble Housing

Ensure that there are opportunities for development of small homes with basic amenities to ensure housing opportunities for low-income households, members of protected classes, households with children, and households supportive of reduced resource consumption.

Objectives:

- A. Ensure that regulations facilitate the option of development of small homes.
- B. Reduce barriers to the development and finance of small homes.

4.14 Neighborhood Stability

Stabilize neighborhoods by promoting: 1) a variety of homeownership and rental housing options; 2) security of housing tenure; and 3) opportunities for community interaction.

Objectives:

- A. Promote and maintain homeownership options within neighborhoods.
- B. Promote housing opportunities that build a sense of community, civic involvement and neighborhood pride.
- C. Protect, preserve, and restore the City's single-room occupancy (SRO) and low-income housing.
- D. Encourage the retention of existing rental housing at rent levels affordable to area residents.
- E. Increase opportunities for construction, acquisition, or preservation of housing affordable to area residents in locations where rising property values and gentrification contribute to their involuntary displacement.
- F. Require the property owner to assist in the relocation of low-income residents whenever multi-dwelling buildings are converted to condominiums.
- G. Promote good neighbor relationships between housing developers and their neighbors.
- H. Enable people who are elderly to remain in their own neighborhoods as their needs change by supporting shared housing, accessory dwellings, smaller homes, adult foster homes, and other assisted residential living arrangements.
- I. Allow the city's housing to be adapted to enable households to remain in the same home or neighborhood through all their different life cycles.
- J. Preserve existing mobile home parks.
- K. Enhance the quality of the design of new infill residential development.

4.15 Regulatory Costs and Fees

Consider the impact of regulations and fees in the balance between housing affordability and other objectives such as environmental quality, urban design, maintenance of neighborhood character, and protection of public health, safety, and welfare.

Objectives:

- A.** Improve housing affordability by imposing the lowest permit fee, or system development charge necessary to recover cost of city services delivered in a cost effective manner.
- B.** Achieve greater predictability in project decision timelines, outcomes, and costs.
- C.** Allow reduced parking requirements for housing where the parking demand is reduced and impacts are minimal.

5 **ECONOMIC DEVELOPMENT** ²²

GOAL:

- 5 Foster a strong and diverse economy which provides a full range of employment and economic choices for individuals and families in all parts of the city.**

POLICIES & OBJECTIVES:

5.1 Urban Development and Revitalization

Encourage investment in the development, redevelopment, rehabilitation and adaptive reuse of urban land and buildings for employment and housing opportunities.

Objectives:

- A.** Ensure that there are sufficient inventories of commercially and industrially-zoned, buildable land supplied with adequate levels of public and transportation services.
- B.** Support programs and policies which serve to maintain Downtown Portland and the Lloyd District as the major regional employment, cultural, business, and governmental center. Implement the Central City Plan and carry out the urban development goals of the Comprehensive Plan.
- C.** Retain industrial sanctuary zones and maximize use of infrastructure and intermodal transportation linkages with and within these areas.
- D.** Provide for a diversity of housing types and price ranges to meet the varied needs of Portland citizens, including market, moderate and low income housing.
- E.** Define and develop Portland's cultural, historic, recreational, educational and environmental assets as important marketing and image-building tools of the city's business districts and neighborhoods.
- F.** Recognize and support environmental conservation and enhancement activities for their contribution to the local economy and quality of life for residents, workers and wildlife in the city.

5.2 Business Development

Sustain and support business development activities to retain, expand and recruit businesses.

Objectives:

- A.** Develop incentives for businesses to locate and stay in Council-designated target areas. Encourage Council-designated target industries to locate, stay and expand within the City, particularly in the target areas.

²² Amended by Ordinance No. 168142 (September 21, 1994) which replaced the entire goal and policies.

- B. Incorporate economic considerations in long-range planning activities undertaken by the Bureau of Planning.
- C. Advocate with Metro, Tri-Met, and other agencies conducting regional planning to consider economic concerns in their land use and transportation planning activities.
- D. Ensure citizen involvement in the policy development and decision-making process on publicly-funded economic development projects and activities.

5.3 Community-Based Economic Development

Support community-based economic development initiatives consistent with this Comprehensive Plan and compatible with neighborhood livability.

Objectives:

- A. Assist broadly-based community coalitions to implement development objectives and programs of adopted community or neighborhood plans. Coalition interests include, at a minimum, City-recognized neighborhood and business associations, as well as businesses, residents, educators, service providers, and other groups and individuals.
- B. Coordinate activities with other governments, resource organizations and service providers to implement adopted community and neighborhood plan objectives, programs and actions.
- C. Evaluate the impact of zoning regulations and procedures on neighborhood businesses and retailers using the community and neighborhood planning process. Involve affected business district associations and neighborhood associations in that evaluation.
- D. Encourage consensus-building activities at the community and neighborhood levels which enhance neighborhood livability and promote economic vitality.

5.4 Transportation System ²³

Promote a multi-modal regional transportation system that encourages economic development.

Objectives:

- A. Support regional transportation improvements to facilitate the efficient movement of goods and services in and out of Portland's major industrial and commercial areas. Ensure access to intermodal terminals and related distribution facilities.
- B. Support the maintenance and efficient use of the transportation infrastructure for local, national, and international distribution of goods and services.
- C. Work closely with public agencies, such as Tri-Met, and the private sector to deliver an efficient and effective transportation system and network. Improve transit connections between residential communities and work sites.
- D. Support transit-supportive development and redevelopment along designated transit streets and in the vicinity of light rail stations.

²³ Amended by Ordinance No. 170136, May 1996

- E.** Promote safe and pleasant bicycle and pedestrian access to and circulation within commercial areas. Provide convenient, secure bicycle parking for employees and shoppers.
- F.** Encourage a wide range of goods and services in each commercial area in order to promote air quality and energy conservation.
- G.** Pursue special opportunities for alternative modes of transportation to serve as attractors themselves. Such projects include water taxis, streetcars and bicycle/pedestrian facilities and amenities.
- H.** Pursue transportation and parking improvements that reinforce commercial, industrial and residential districts and promote development of new commercial, industrial, and residential districts.

5.5 Infrastructure Development

Promote public and private investments in public infrastructure to foster economic development in Council-designated target areas.

Objectives:

- A.** Define the roles and functions of each target area in the context of City-wide and subarea economic development goals. Using a participatory process, prepare an economic development plan for each target area which responds to the City's overall economic development goals and identifies infrastructure projects. Participants will include, at a minimum, affected business and neighborhood associations, local businesses and citizens.
- B.** Ensure that service bureaus consider the economic development policies of this Comprehensive Plan in capital budgeting.
- C.** Facilitate the development of attractions that will generate new investment, spending and tourism.
- D.** Build public and private partnerships to link public infrastructure development to other development plans.
- E.** Use public investment as a catalyst to foster private development in Council-designated target areas.

5.6 Area Character and Identity Within Designated Commercial Areas

Promote and enhance the special character and identity of Portland's designated commercial areas.

Objectives:

- A.** Encourage cooperative efforts by area business, business associations and neighborhood associations to define and enhance the character and identity of commercial areas.
- B.** Reinforce the character and identity of commercial areas as neighborhood focal points.
- C.** Promote voluntary improvements to the physical environment within commercial areas that are attractive to customers and visitors.

- D. Implement crime prevention measures, including design improvements, in commercial areas to increase the safety of business people, employees and customers and to maintain and promote neighborhood patronage.
- E. Work with local businesses, neighbors and property owners, as well as City-recognized business and neighborhood associations, to identify and designate historical landmarks, Historic Districts and Historic Conservation Districts within commercial areas.
- F. Support public and private improvements and maintenance actions which help enhance a commercial area's identity and provide a safe and attractive physical environment.

5.7 Business Environment Within Designated Commercial Areas

Promote a business environment within designated commercial areas that is conducive to the formation, retention and expansion of commercial businesses.

Objectives:

- A. Promote business, economic growth, formation of capital and the creation and retention of jobs in designated commercial areas.
- B. Encourage new commercial businesses to locate in established commercial areas. Where suitable sites in those areas are not available, encourage those businesses to locate in other designated commercial areas.
- C. Sustain the role of designated commercial areas in providing shopping and employment opportunities for city residents.
- D. Promote the concentration of commercial activities in areas so designated by community and neighborhood plans.
- E. Concentrate the expansion of commercial and mixed use activities near the intersections of Major City Traffic or Transit Streets as designated by the Transportation Element, and near Major Transit streets.
- F. Encourage the retention and development of higher density housing and mixed use development within commercial areas.

5.8 Diversity and Identity in Industrial Areas

Promote a variety of efficient, safe and attractive industrial sanctuary and mixed employment areas in Portland.

Objectives:

- A. Recognize and promote the variety of industrial areas in Portland through development regulations which reflect the varied physical characteristics of the city's industrial areas. Distinguish between older developed areas and newer, less developed ones.
- B. For each industrial zone, establish specific development requirements, while providing a mechanism to allow modification of the regulations when the proposed project design meets the purpose of the regulation.
- C. Promote industrial parks by permitting increased development and use flexibility, after reviews to ensure that the purposes of industrial zoning regulations are met.

- D. Within industrial districts, allow some lands designated for commercial or mixed employment. Provide for this while maintaining the overall industrial orientation of the districts.
- E. Create mixed employment areas which encourage a broad range of employment opportunities by permitting a mix of industrial and commercial activities. Prevent land use conflicts within the mixed employment areas through the use of development standards and by limiting conflicting types of development.
- F. For activities which tend to have substantial off-site impacts or demands on public services, limit the zones where they are permitted outright, and require additional reviews where they may be appropriate.
- G. In determining allowable uses in zones, permit industrial activities outside of industrial sanctuaries when the activity, scale and physical development of the use are compatible with the intent of the base zone.

5.9 Protection of Non-industrial Lands

Protect non-industrial lands from the potential adverse impacts of industrial activities and development.

Objectives:

- A. Where possible, use major natural or man-made features as boundaries and buffers for industrial areas.
- B. When industrial zoned lands abut residential zoned lands, and there are no natural boundaries, apply special buffer overlay zone provisions to ensure that development is compatible.
- C. Use off-site impact standards to ensure industrial activities will not cause nuisance effects on lands whose zoning permits residences.
- D. Prevent hazardous conditions by ensuring that larger users of hazardous materials are located away from residential areas and that all users of hazardous materials meet applicable building, fire and other safety codes and regulations.

5.10 Columbia South Shore

Encourage the development of the Columbia South Shore as an industrial employment district which attracts a diversity of employment opportunities while protecting significant environmental resources and maintaining the capacity of the area infrastructure to accommodate future development.

Objectives:

- A. Designate the bulk of the South Shore district for industrial development opportunities, particularly large sites (over 30 acres).
- B. Allow a mix of business park and industrial development near the Airport Way and I-205 interchange, along Airport Way, and at entrances to the South Shore Industrial District.
- C. Protect and enhance the scenic and environmental qualities of Marine Drive, the area's sloughs, areas providing significant wildlife habitat, and archaeological resources. Adopt a Columbia South Shore Cultural Resources Protection Plan. ²⁴

²⁴ Amended by Ordinance 169953, April 1996.

- D.** Protect ground water resources, particularly the city's domestic water supply.
- E.** Designate and build recreation facilities in the Columbia South Shore for walkers, hikers, runners, bicyclists, and canoeists. Improve bicycle and pedestrian connections between the district and residential areas to the south.
- F.** Protect the transportation capacity of the area's highways and roads through both review of individual projects and identification and construction of new facilities which increase the system's capacity.
- G.** Recognize the importance of Portland International Airport and other regional transportation facilities to the South Shore district.

6 **TRANSPORTATION**²⁵

GOAL:

- 6 Provide for and protect the public's interest and investment in the public right-of-way and transportation system by encouraging the development of a balanced, affordable and efficient transportation system consistent with the Arterial Streets Classifications and Policies by:**²⁶
- **Providing adequate accessibility to all planned land uses;**
 - **Providing for the safe and efficient movement of people and goods while preserving, enhancing, or reclaiming neighborhood livability;**
 - **Minimizing the impact of inter-regional and longer distance intra-regional trips on city neighborhoods, commercial areas, and the city street system by maximizing the use of regional trafficways and transitways for such trips;**
 - **Reducing reliance on the automobile and per capita vehicle miles traveled;**
 - **Guiding the use of the city street system to control air pollution, traffic, and livability problems;**
 - **Maintaining the infrastructure in good condition.**

POLICIES & OBJECTIVES:

District Policies, Street Classifications, Maps, Truck and Beautification Policies, Implementation Section and a Glossary are also adopted as part of the Comprehensive Plan and are contained in the document, *Transportation Element of the Comprehensive Plan*.

6.1 Intergovernmental Coordination²⁷

Coordinate long range transportation planning activities by participating in Metro's management of funds and resources. Coordinate transportation facilities and improvements with development activities, both public and private, and with regional transportation and land use plans in order to achieve maximum benefit with the limited available funds. Coordinate with affected state and federal agencies, local governments, special districts, and providers of transportation services in the development of the Transportation System Plan. Update the Transportation Element of the Comprehensive Plan to be consistent with the City and Regional Transportation System Plans and the Transportation Planning Rule.

²⁵ Amended by Ordinance No. 165851 (October 1992) which replaced the entire goal and all of its policies with new policies which incorporated the City's Arterial Streets Classification Policy into the Comprehensive Plan.

²⁶ Amended by Ordinance No. 170136, May 1996

²⁷ Ibid.

6.2 Regional and City Travel Patterns

Inter-regional traffic should use the Regional Transit and Trafficway system. Major City Traffic Streets, District Collectors, and Neighborhood Collectors should not be designed or managed to serve as alternative routes for regional trips. Collectors should serve as the distributor of local traffic to and from Major City Traffic Streets. Local Service Traffic Streets should not carry excess traffic from Collector Streets or experience high traffic volumes or speed.

6.3 No New Regional Trafficways

The Regional Trafficway system within the City of Portland is complete. Any future increases in regional traffic should be accommodated by improvements to the existing trafficways and not by building new corridors for circumferential freeways within the City. Specifically, the proposed Western Bypass should not be extended north of U. S. 26 into the City, through Forest Park, and across the Willamette and Columbia Rivers.

6.4 Coordinate Land Use and Transportation Planning ²⁸

Coordinate land use planning with transportation planning. The Transportation Element of the Comprehensive Plan will guide the land use planning and transportation project development process. In reviewing land use requests done as Goal Exceptions, Comprehensive Plan Map Amendments, Zone Changes in Compliance with the Comprehensive Plan, Conditional Uses and Master Plans, the Transportation Goal and Policies 6.1 through 6.29, the District Policies, the Classification Descriptions, and the Maps are used as mandatory approval criteria.

6.5 Neighborhood Collector and Local Service Street Traffic Management

Manage traffic on Neighborhood Collectors and Local Service Streets according to the hierarchy established in Chapter 2 of the Transportation Element, Arterial Streets Classifications and Policies, and the land uses they serve. Measures taken by Bureau of Traffic Management, within the criteria of both the Collector Recovery and Neighborhood Traffic Management Programs, to manage traffic on Neighborhood Collectors and Local Service Streets should encourage non-local traffic to use streets with higher traffic classifications and should not significantly divert traffic to other nearby streets of the same or lower classification.

6.6 Urban Form ²⁹

Support a regional form composed of mixed-use centers served by a multi-modal transportation system. New development should be served by interconnected public streets which provide safe and convenient pedestrian, bicycle and vehicle access. Street and pedestrian connections should be provided to transit routes and within and between new and existing residential, commercial, and employment areas and other activity centers.

6.7 Public Transit ³⁰

Develop transit as the preferred form of person trips to and from the Central City, all regional and town centers, and light rail stations. Enhance access to transit along Main Streets and transit corridors. Transit shall not be viewed simply as a method of reducing peak-hour, work-trip congestion on the automobile network,

²⁸ Ibid.

²⁹ Ibid.

³⁰ Ibid.

but shall serve all trip types. Reduce transit travel times on the primary transit network, in the Central City, and in regional and town centers, to achieve reasonable travel times and levels of reliability, including taking measures to allow the priority movement of transit on certain transit streets. Support a public transit system that addresses the special needs of the transportation disadvantaged.

6.8 Regional Rail Corridors ³¹

Assign priority to the funding and development of the regional mass transit system to reduce both the need for new regional traffic facilities and reliance on the automobile. Decisions on light rail transitway alignments and their connections to other regional facilities will be based on individual corridor studies. Regional Transitway designations in the northern and southern corridors represent alternative alignments for future light rail transitways. The Transportation Element will be amended to show the chosen alignment as determined by the Draft Environmental Impact Statement process and as adopted by City Council. Funding decisions for light rail transit corridors should be based upon the population being served, the opportunities for redevelopment, and the traffic congestion problems in the corridors.

6.9 Transit-Oriented Development ³²

Reinforce the link between transit and land use by increasing residential densities on residentially-zoned lands and encouraging transit-oriented development along Major City Transit Streets and Regional Transitways, as well as in activity centers, at existing and planned light rail transit stations, and at transit centers in conformance with the Comprehensive Plan and Zoning Code.

Objectives:

- A.** Make the existence or ease of providing transit to office buildings and other major employment centers a major consideration in approving locations for these activities.
- B.** Locate all new medium and high-density development in transit-oriented developments. Require all major developments along transit lines to orient to the transit line and provide either a transit stop on site or connection to a transit stop.
- C.** Provide infrastructure needed to support public and private transit-oriented development. Design transit routes and transit facilities to support transit use by providing bus stops, pullouts and shelters, pedestrian facilities, and other similar improvements.
- D.** The highest priority is the development of effective feeder bus or van pool service for regional transit access; the lowest priority is park and ride lots.
- E.** Consider Park and Ride lot locations where:
 - (1) transit ridership is increased;
 - (2) vehicle miles traveled are reduced;
 - (3) the surrounding area is not negatively impacted; and

³¹ Ibid.

³² Ibid.

(4) transit supportive development is not hampered.

- F.** A monitoring system for tracking park and ride use of public streets should be initiated by the city in areas near transit stations. The area parking permit program (APPP) should be used to control on-street park and ride activity when the APPP criteria are met.

6.10 Barrier-Free Design

Transportation facilities shall be accessible to all people. All improvements to the transportation system (traffic, transit, bicycle and pedestrian) in the public right-of-way shall comply with the Americans With Disabilities Act of 1990.

6.11 Pedestrian Transportation ³³

Plan and complete a pedestrian network that increases the opportunities for walking to shopping and services, institutional and recreational destinations, employment, and transit.

Objectives:

- A.** Promote walking as the mode of choice for short trips by giving priority to the completion of the pedestrian network that serves Pedestrian Districts, neighborhood shopping, schools, and parks.
- B.** Support walking to transit by giving priority to the completion of the pedestrian network that serves transit centers, stations, and stops; by providing adequate crossing opportunities at transit stops; and by planning and designing pedestrian improvements that allow adequate space for transit stop facilities.
- C.** Improve the quality of the pedestrian environment by implementing pedestrian design guidelines to ensure that new public and private development meets a pedestrian quality standard and by developing special design districts for Pedestrian Districts and Main Streets.
- D.** Increase pedestrian safety and convenience by identifying and analyzing high pedestrian collision locations; by making physical improvements, such as traffic calming, signal improvements, and crossing improvements in areas of high pedestrian use; and by supporting changes to adopted statutes and codes that would enhance pedestrian safety.
- E.** Encourage walking by developing educational programs for both motorists and walkers and by supporting and participating in encouragement events for walkers.
- F.** Explore a range of funding options for pedestrian improvements to supplement reliance on general transportation revenues.

6.12 Bicycle Transportation ³⁴

Make the bicycle an integral part of daily life in Portland, particularly for trips of less than five miles, by implementing a bikeway network, providing end-of-trip facilities, improving bicycle/transit integration, encouraging bicycle use, and making bicycling safer.

³³ Ibid.

³⁴ Ibid.

Objectives:

- A.** Complete a network of bikeways that serves bicyclists' needs, especially for travel to employment centers, commercial districts, transit stations, institutions, and recreational destinations.
- B.** Provide bikeway facilities that are appropriate to the street classifications, traffic volume and speed on all rights-of-way.
- C.** Maintain and improve the quality, operation, and integrity of bikeway network facilities.
- D.** Provide short- and/or long-term bicycle parking in commercial districts, along Main Streets, in employment centers and multifamily developments, at schools and colleges, in industrial developments, at special events, in recreational areas, and transit facilities such as light rail stations and park-and-ride lots.
- E.** Provide showers and changing facilities for commuting cyclists. Support development of such facilities in commercial buildings and at "Bike Central" locations.
- F.** Increase the number of bicycle-transit trips. Support Tri-Met's "Bikes On Transit" program.
- G.** Develop and implement education and encouragement plans aimed at youth, adult cyclists, and motorists. Increase public awareness of the benefits of bicycling and of available resources and facilities.
- H.** Promote bicycling as transportation to and from school.

6.13 Transportation Demand Management ³⁵

Require the use of transportation demand management techniques such as carpooling, ridesharing, flexible work hours, telecommuting, parking management, and employer-subsidized transit passes to mitigate the impact of development-generated traffic in land use reviews. Require a percentage of employee parking spaces to be set aside for preferential carpool/vanpool parking.

6.14 Parking Management

To achieve environmental and transportation policy objectives, the parking supply shall be managed to take into account both transportation capacity and parking demand. Implement measures to achieve Portland's share of the mandated 10 percent reduction (per the Transportation Rule) in parking spaces per capita within the metropolitan area over the next 20 years. Through the land use process, these measures should include restrictions on the development of new spaces and the redevelopment of existing parking spaces for other uses.

6.15 On-Street Parking Management ³⁶

Manage the supply, operations and demand for parking and loading in the public right-of-way to encourage economic vitality, traffic safety, and livability of residential neighborhoods. Parking in the right-of-way, in general, should serve land uses in the immediate area. Maintain existing on-street parking in older neighborhoods where off-street parking is inadequate. Parking for individuals, or

³⁵ Ibid.

³⁶ Ibid.

at specific locations, is not guaranteed by this policy. However, the City should act to protect parking, first for residents and second for customers and visitors.

6.16 Off-Street Parking

Off-street parking will be the primary source of parking supply. The zoning code shall require private development of adequate, but not excessive, off-street parking for all land uses. The CM, CS, CN1, EX, RX, or CX zones are placed near existing or future transit service. The City will not require the private development of off-street parking in these zones because growth in access is expected to be met primarily by transit, bicycles, and pedestrians.

6.17 Institutional Parking

Encourage institutions to regulate parking facilities to first provide short-term parking for users, and secondly, to use demand management to minimize the amount of employee parking required. In approving land use changes for institutions, parking impacts on surrounding residential areas shall be mitigated.

6.18 Clean Air and Energy Efficiency

Encourage the use of all modes of travel that contribute to clean air and energy efficiency.

6.19 Multimodal ³⁷

Coordinate the planning, development, and interconnection of all modes of passenger transportation. Portland International Airport is the hub air passenger facility; direct connections for all modes should be provided to the airport. Union Station is the hub of the multi-modal Transportation Center located in the North Downtown area and should serve as the primary passenger rail and inter-city bus terminal in the Portland metropolitan area, providing direct connections between passenger rail, light rail, vintage trolley, intra-city buses, taxis, and airport bus shuttles.

6.20 Northwest Corridor Passenger Rail Service

Expand Northwest Corridor passenger rail service between Eugene, Portland, Seattle, and Vancouver B. C. Cooperate with the State of Washington and Province of British Columbia to explore the feasibility of high speed train service.

6.21 Freight Intermodal Facilities and Freight Activity Areas ³⁸

Develop and maintain a multimodal transportation system for the safe and efficient movement of goods within the city.

Objectives:

- A.** Coordinate the planning and development of marine-related land use and aviation facilities with the Port of Portland as well as other affected agencies, groups, and individuals.
- B.** Preserve the public and private investment in the freight network.
- C.** Consider the need for freight movement when conducting multimodal transportation studies.

³⁷ Ibid.

³⁸ Ibid.

- D. Support development of a Lower Albina overcrossing, to be constructed as a Neighborhood Collector, to improve freight movement and access between North Interstate and the Lower Albina District. The exact alignment will be determined as part of project development of the overcrossing.

6.22 Right-of-Way Opportunities

Preserve existing and abandoned rail rights-of-way and examine their potential for future rail freight, passenger service, or recreational trail uses. Acquire or control parcels of land that may be needed in the future for any transportation purpose when the opportunity arises through sale, donation, or land use action.

6.23 South of Portland River Crossing

A new bridge crossing the Willamette River should be located south of the City of Portland to serve suburban travel demand between Clackamas and Washington Counties. The Sellwood Bridge should also be replaced, but be designed to connect Southeast and Southwest Portland neighborhoods.

6.24 Market-Based Congestion Management

Advocate a regional, market-based system to price or charge for an auto trip during the peak hours. The pricing strategies should be set based on the environmental and social costs of single-occupant commuters.

6.25 Access Management

The City will work with ODOT on a case-by-case basis as they develop access management agreements for state highways within the City. Local street connections to arterials from new subdivisions should be designed with adequate spacing to provide for local access to the arterial, while at the same time minimizing conflicts with through traffic.

6.26 Central City Transportation Management Plan ³⁹

Include as part of the Comprehensive Plan the Central City Transportation Management Plan Goals, policies, and objectives; and the street classifications descriptions and maps.

6.27 Adequacy of Transportation Facilities ⁴⁰

Ensure that amendments to the Comprehensive Plan or land use regulations which change allowed land uses, including goal exceptions, map amendments, zone changes, conditional uses, and master plans, and which significantly affect a transportation facility, are consistent with the identified function, capacity, and level of service of the facility.

6.28 Public Involvement ⁴¹

Carry out a public involvement process that is consistent with Metro guidelines and provides information about transportation issues and processes to citizens, especially to those traditionally under-served by transportation services.

³⁹ Added by Ordinance No. 169535, December 1995

⁴⁰ Added by Ordinance No. 170136, May 1996

⁴¹ Ibid.

6.29 Transportation Education ⁴²

Publicize activities and the availability of resources and facilities to encourage use of alternate modes of travel to the automobile. Implement educational programs that promote transportation choices and safety for all modes of travel and that recognize the need for developing and maintaining a comprehensive transportation system that supports freight as well as passenger movements.

6.30 Street Vacations ⁴³

Allow street vacations only when there is no existing or future need for the right-of-way, the established city street pattern will not be significantly interrupted, and the functional purpose of nearby streets will be maintained. Evaluate opportunities and the need for a bikeway, walkway, or other transportation use when considering vacation of a street. Where pedestrian and bicycle facilities are needed, the first preference is to retain public right-of-way for these uses. If retaining right-of-way is not feasible, a public easement can be required along with public improvements where they will preserve or enhance circulation needs.

⁴² Ibid.

⁴³ Ibid.

7 ENERGY ⁴⁴

GOAL:

- 7 Promote a sustainable energy future by increasing energy efficiency in all sectors of the city by ten percent by the year 2000.**

POLICIES & OBJECTIVES:

7.1 The Role of the City

The City Energy Office shall take a lead role in developing new energy-saving programs and assist other city bureaus with energy programs and policies. The Energy Office in coordination with the Office of Intergovernmental Affairs will seek funding from city, state, federal, and regional agencies, utilities, and others to implement, monitor, and evaluate programs.

Other city bureaus also shall develop policies and programs that affect energy use. Many of the programs will be developed with assistance from the Energy Office and then integrated into the budgets and work plans of the appropriate city bureaus. The City will consider public and private benefits and costs in the development of programs.

The City Energy Commission shall be an advocate for energy efficiency and advise the City Council on energy policies and programs.

Objectives:

Two-Year Action Plan

- A.** Compile and update basic data on the sources, uses and costs of energy within the city and related air quality, solid waste, and environmental data.
- B.** Review major city policies and programs in the early stages of development to encourage energy efficiency.
- C.** Work with neighborhoods to include energy policies as a part of revitalization efforts, in neighborhood plans, and in the Neighborhood Needs process.
- D.** Compile information on new energy technologies, policies, and programs that may prove helpful to Portland's economy and environment.
- E.** Participate in the utilities' least-cost planning processes. Advocate the role of cities in the development and delivery of conservation and renewable resources.
- F.** Implement local programs that reduce the level of greenhouse gases to help meet the State's goal of a 20 percent reduction in emissions by 2005.

⁴⁴ The Energy Policy for Portland, originally adopted by Ordinance No. 148251, August 1979, was incorporated into the Comprehensive Plan by Ordinance 150580, October 1980. The Goal, policies, and objectives were entirely replaced by Ordinance No. 162975, April 1990

- G.** Support Public Utility Commission regulatory changes to encourage more utility investments in energy efficiency.
- H.** Support stricter federal energy efficiency appliance standards.
- I.** Review and update Energy Policy Two-Year Action Plan every two years.
- J.** Actively solicit funding for energy efficiency projects to leverage city dollars and efforts.

Long-Term Plan

- K.** Evaluate and update the Energy Policy every five years.
- L.** Support efforts to develop a Northwest energy research institute to provide technical and policy research for the substantial energy industry located in Portland.
- M.** Develop and promote energy education materials for the general public, elementary and secondary schools, and libraries.
- N.** Investigate opportunities for supporting energy programs through utility franchise agreements.

7.2 Energy Efficiency in City-Owned Facilities

The City shall promote cost-effective energy savings (simple paybacks of ten years or less) in municipally-owned buildings and facilities and take advantage of utility, state, and federal technical and financial assistance programs.

Objectives:

Two-Year Action Plan

- A.** Determine total energy use and costs for municipal facilities and set up a system to track use and costs for major city facilities.
- B.** Identify energy-saving measures including opportunities for the use of renewable resources in city government buildings and facilities and seek funding for improvements. Use the Oregon Department of Energy (ODOE) Small-Scale Energy Loan Program, as appropriate.
- C.** Develop an energy-saving incentive program to encourage efficiency in city government by returning a portion of the money saved to the participating bureaus and for other energy projects.
- D.** Establish a set-aside fund for financing energy efficiency projects in city government buildings and facilities. Target the fund to 6/100ths of one percent of the City's General Fund.
- E.** Provide energy education materials to city employees to encourage energy efficiency at work and home.
- F.** Promote the use and design of energy efficient street lighting systems, and continue to convert street lights to be more energy efficient.
- G.** Promote the use of life-cycle costing in purchasing decisions made by the City.

Long-Term Plan

- H.** Increase municipal energy efficiency by ten percent by the year 2000 by reducing total energy use in city-owned buildings, facilities, and fleet.
- I.** Promote a reduction in artificial lighting and the increased use of daylighting in all new construction or major remodeling of city buildings and facilities.
- J.** Investigate the budget process for increasing the priority of capital improvements that reduce energy operating costs.
- K.** Where practicable, exceed the energy efficiency standards of the Oregon building code for new municipal buildings, facilities and major improvements. Cost-effective energy efficiency measures shall be taken, such as energy efficient lighting, high-efficiency motors and appliances, district heating and cooling systems, and the use of renewable resources.

7.3 Energy Efficiency in Residential Buildings

The City shall encourage energy efficiency in existing residences, focusing on the most energy-wasteful units, by helping to develop and promote public/private partnerships, utility, local, state, and federal programs. The City also shall promote energy efficient new housing by enforcing the energy saving standards in the state building code.

Objectives:

Two-Year Action Plan

- A.** Facilitate the weatherization of 8,000 low-income, multifamily units through the City's Multifamily Weatherization Program by 1992.
- B.** Expand the Multifamily Weatherization Program to include single-family rental homes, when funding is available.
- C.** Actively promote utility-sponsored energy efficiency programs for Portland homeowners.
- D.** Identify ways to meet the weatherization needs of elderly residents. Provide services in conjunction with agencies that serve the elderly.
- E.** Better serve low-income households, including Section 8 recipients, by coordinating with social service agencies and utilities through programs such as the Block-By-Block Weatherization Program and the Low-Income Energy Assistance Program. Investigate ways to share costs with property owners.
- F.** Promote energy efficient new construction by actively supporting the inclusion of cost-effective residential energy-saving measures for all home heating fuels in the State Building Code. The code should be similar to the Northwest Power Planning Council's Model Conservation Standards.
- G.** Support the development of a uniform home energy rating system to provide information on the energy performance of new and existing homes.
- H.** Investigate requiring energy audits for any residential structure receiving financing from the Portland Development Commission.
- I.** Avoid lost conservation opportunities by encouraging property owners to install all cost-effective weatherization measures when weatherizing their rental properties.

Long-Term Plan

- J.** Identify ways to encourage local lenders to promote energy-efficient homes by counting future energy savings as income when determining the size of a home loan.
- K.** Investigate options for time-of-sale weatherization for residential properties.
- L.** Facilitate the weatherization of 20,000 low-income multifamily units by the year 2000.

7.4 Energy Efficiency through Land Use Regulations

The City shall promote residential, commercial, industrial, and transportation energy efficiency and the use of renewable resources.

Objectives:

Two-Year Action Plan

- A.** Promote land use patterns that increase energy efficiency in buildings and transportation systems by making energy efficiency a critical element when developing new zoning regulations and modifying old regulations and the comprehensive map. This objective applies to the following long-range planning efforts:
 - (1) Downtown, regional and neighborhood commercial service centers and central industrial areas with a balance of complementary retail and employment activities. Locate them near major arterials and transit lines.
 - (2) Medium and high-density residential zones in and adjacent to the downtown core. Develop other general commercial centers and medium-density residential zones adjacent to neighborhood service centers.
 - (3) Housing adjacent to employment areas.
 - (4) Planned unit developments to include mixed uses.
 - (5) Zero lot line/common wall construction in designated low and medium density residential zones.
 - (6) Buildable "substandard" lots.
 - (7) Secondary rental units in single-family, owner-occupied homes.
- B.** Promote density, location, and mix of land uses that decrease the length of required daily trips and encourage the consolidation of related trips.
- C.** Promote medium to high density residential near proposed transit stations and medium density residential development along major transit routes.
- D.** Reduce energy consumed for space heating residential buildings by promoting the construction and renovation of attached single and multifamily dwelling units.
- E.** Promote tree planting as a way to reduce summer cooling loads and air pollution, making sure the trees do not cause the need for additional street lighting.

Long-Term Plan

- F.** Investigate the potential for energy savings from solar access standards for commercial buildings and multifamily housing.
- G.** Work with other governments in the region to promote both mass transit and compact urban growth.

7.5 Energy Efficiency in Commercial and Industrial Facilities

The City shall encourage energy efficiency in existing commercial buildings and institutions by facilitating utility, local, state, and federal financial and technical assistance.

Objectives:

Two-Year Action Plan

- A.** Help 100 Portland businesses access existing utility, state, and federal financial and technical assistance programs by 1992.
- B.** Actively support utility programs for commercial and industrial energy efficiency.
- C.** Support the amendment of the ODOE Business Energy Tax Credit program to offer up-front energy efficiency tax credits for businesses, similar to the incentives offered to multifamily building owners.
- D.** Continue to promote the inclusion of cost-effective commercial energy saving measures in the state building code, similar to the Northwest Power Planning Council's Model Conservation Standards, and require that commercial building designers submit energy code compliance forms with their applications for building permits.
- E.** Train Bureau of Buildings plans examiners to review plans for compliance with the commercial energy code with emphasis on lighting code requirements.

Long-Term Plan

- F.** Provide information to developers, architects, builders, and others interested in improving energy efficiency in new construction.
- G.** Help local schools, hospitals, and other public and nonprofit groups to participate in state, federal, and utility-sponsored energy efficiency programs.
- H.** Help set up training for businesses, schools, and institutions on operation and maintenance, energy accounting, life-cycle costing and other energy efficient management practices. Target small and medium businesses and major energy-using buildings.
- I.** Explore opportunities for promoting solar energy use and daylighting in commercial buildings.
- J.** Work with industry to identify opportunities for improving energy efficiency in process applications, including waste-heat recovery for cogeneration and district heating and cooling. Promote applicable state, federal, and utility programs or incentives.
- K.** Study the impacts of reducing Multnomah County personal property tax for new investments in energy efficient equipment.

- L.** Encourage district heating and cooling, and renewable resources in new commercial and institutional buildings.
- M.** Study and provide information to the development community on the costs and benefits of certification of commissioning of air balancing, controls, and HVAC equipment in commercial buildings. (Commissioning means that energy systems in new buildings are certified to work the way they were designed in the original plans.)

7.6 Energy Efficient Transportation ⁴⁵

Provide opportunities for non-auto transportation including alternative vehicles, buses, light rail, bikeways, and walkways. The City shall promote the reduction of gasoline and diesel use by conventional buses, autos and trucks by increasing fuel efficiency and by promoting the use of alternative fuels.

Objectives:

Two-Year Action Plan

- A.** Conduct an alternative fuels demonstration project in conjunction with appropriate utility, local, and state government agencies.
- B.** Initiate the amendment of current ODOE Business Energy Tax Credit and Small-Scale Energy Loan Program legislation to include financial incentives for transportation options that reduce greenhouse gases and improve air quality.
- C.** Support efforts to ensure the energy efficiency of the transit system, including good street maintenance and transportation system management.
- D.** Promote shared recreational use of school facilities and city parks, close-in recreation opportunities, and improved scheduling of events to reduce recreation-related transportation needs.
- E.** Promote the construction of a regional light rail transit system.
- F.** Support efforts to remove the limitation in the State Constitution affecting local vehicle registration fees. Additional fees could be used for non-highway projects such as alternatives to auto-based transportation, if local voters authorize.
- G.** Support an increase in the federal mileage standards for new cars.
- H.** Promote walking and bicycle commuting by developing bikeways and walkways, encouraging spot hazard improvements on city streets, providing bicycle lockers at transit centers and park-and-ride lots, implementing bicycle commuter services such as long-term bicycle parking, showers, and changing facilities, and promoting covered walkways/sidewalks.

Long-Term Plan

- I.** Work with the private and public sectors to increase the number of preferentially located parking spots available for carpools. Work with Tri-Met to promote their availability.

⁴⁵ Amended by Ordinance No. 170136, May 1996

- J. Match carpool riders and provide transit information to city employees. Promote public/private partnerships to increase employee ride-share, transit use, and flex-time.
- K. Investigate offering reduced cost bus passes to city employees and encourage similar action by the state, Multnomah County, and private employers.
- L. Promote and provide technical assistance on alternative fuels for downtown business fleets.
- M. Support changes in federal tax laws to increase deductions for employer paid transit.
- N. Promote efficient transportation options for commuting between northwest urban centers.

7.7 Telecommunications as an Energy Efficiency Strategy

The City shall research and support telecommunication opportunities that reduce the need for travel.

Objectives:

Two-Year Action Plan

- A. Develop a telecommunications policy for internal city use.
- B. Examine city-wide telecommunications needs with local businesses, agencies, and developers.

Long-Term Plan

- C. Investigate opportunities for city employees to allow off-site work and telecommuting, when appropriate.
- D. Work with neighborhood commercial districts to identify and put into use telecommunication applications.
- E. Investigate opportunities for a "24-hour City Hall" to provide information by computer access on city activities, services, hearings, and cultural/recreational events.

7.8 Energy Supply

The City shall promote conservation as the energy resource of first choice. The City shall also support environmentally acceptable, sustainable energy sources, especially renewable resources such as solar, wind, hydroelectric, geothermal, biomass (wood, farm and municipal waste), cogeneration, and district heating and cooling.

Objectives:

Two-Year Action Plan

- A. Investigate and advocate opportunities for competitive bidding to "sell" conservation to utilities or the Bonneville Power Administration (BPA). The City could operate conservation programs and deliver "saved energy" in the form of less electricity or gas used. Assist the Oregon Public Utility Commission (PUC), and others on the development of competitive bidding policies.

- B. Promote the continued long-term production and use of methane at city-owned facilities, such as the St. Johns Landfill and Columbia Boulevard Wastewater Treatment Plant.
- C. Develop an energy supply assessment for the city, including solar, biomass, and opportunities for using district heating and cooling, when funding is available.

Long-Term Plan

- D. Develop an energy contingency plan based on the state's plan to protect against fuel shortages.
- E. Investigate the potential for using the city's groundwater system and wastewater treatment plant for district heating and cooling.

7.9 Waste Reduction and Recycling

The City shall promote energy-saving activities such as 1) reduced use of excess materials, such as packaging; 2) recovery of materials from the waste stream for direct reuse and remanufacture into new products; 3) recycling; and 4) purchase of products made from recycled materials.

Objectives:

Two-Year Action Plan

- A. Continue to support both city and intergovernmental efforts in the recycling of office wastepaper and other recyclable materials, the curbside recycling program and composting.
- B. Set up recycling programs for 500 multifamily buildings and 20 downtown commercial buildings by 1992.
- C. Help local businesses develop markets for recyclable materials.
- D. Develop a plan, including targets and a schedule, to increase residential recycling.

Long-Term Plan

- E. Promote economic reprocessing and reuse of asphalt removed from city streets. Promote the use of recycled asphalt and rubber (from tires) for paving.
- F. Promote voluntary recycling of major glass, metal and wood products at construction and demolition sites.
- G. Investigate opportunities for waste to energy and other waste recovery technologies.
- H. Support activities to help METRO reach its goal of a 56 percent waste reduction in the METRO area by 2010.

8 ENVIRONMENT

GOAL: ⁴⁶

- 8 Maintain and improve the quality of Portland's air, water and land resources and protect neighborhoods and business centers from detrimental noise pollution.**

POLICIES & OBJECTIVES – AIR QUALITY:

8.1 Interagency Cooperation – Air Quality ⁴⁷

Continue to cooperate with public agencies concerned with the improvement of air quality, and implement state and regional plans and programs to attain overall state and federal air quality standards. Cooperate and work with Metro and the State Department of Environmental Quality in efforts to maintain federal ambient air quality standards for ozone and carbon monoxide on a long-term basis.

8.2 Central City Transportation Management Plan ⁴⁸

The Central City Transportation Management Plan will guide future city efforts in maintaining air quality standards in the central business district and allow for expanded employment and housing opportunities throughout the Central City.

8.3 Air Quality Maintenance Strategies ⁴⁹

Implement the action elements of the Central City Transportation Management Plan and ozone maintenance plan that will provide for long-term maintenance of air quality standards.

8.4 Ride Sharing, Bicycling, Walking, and Transit ⁵⁰

Promote the use of alternative modes of transportation such as ridesharing, bicycling, walking, and transit throughout the metropolitan area.

POLICIES & OBJECTIVES – WATER QUALITY:

8.5 Interagency Cooperation – Water Quality

Continue cooperation with federal, state and regional agencies involved with the management and quality of Portland's water resources.

8.6 Wastewater Systems

Operate, plan and regulate wastewater systems as designated in Metro's "Waste Treatment Management Component."

⁴⁶ Amended by Ordinance No. 153326, June 1982

⁴⁷ Amended by Ordinance No. 169535, December 1995

⁴⁸ Ibid.

⁴⁹ Ibid.

⁵⁰ Ibid.

8.7 Land Use and Capital Improvements Coordination

Maintain coordination of land use planning and capital improvement to insure the most efficient use of the city's sanitary and stormwater run-off facilities.

8.8 Groundwater Protection ⁵¹

Conserve domestic groundwater and surface water resources from potential pollution through a variety of regulatory measures relating to land use, transportation, and hazardous substances.

Objectives:

A. Hazardous substances

Control the storage, manufacture, use, transportation, and disposal of hazardous substances, especially in groundwater sensitive areas used for water supplies.

B. Groundwater sensitive areas

Conserve groundwater sensitive areas, such as aquifer recharge areas and areas of influence.

POLICIES & OBJECTIVES—LAND RESOURCES:

8.9 Open Space

Protect Portland Parks, cemeteries and golf courses through an Open Space designation on the Comprehensive Plan Map.

8.10 Drainageways ⁵²

Regulate development within identified drainageways for the following multiple objectives.

Objectives:

A. Stormwater runoff

Conserve and enhance drainageways for the purpose of containing and regulating stormwater runoff.

B. Water quality and quantity ⁵³

Protect, enhance, and extend vegetation along drainageways to maintain and improve the quality and quantity of water.

C. Wildlife

Conserve and enhance the use of drainageways where appropriate as wildlife corridors which allow the passage of wildlife between natural areas and throughout the city, as well as providing wildlife habitat characteristics including food, water, cover, breeding, nesting, resting, or wintering areas.

⁵¹ Added by Ordinance No. 160890, June 1988

⁵² Amended by Ordinance No. 160890, June 1988

⁵³ Amendment adding this objective pending action on Fanno Creek, expected Fall 1993

8.11 Special Areas ⁵⁴

Recognize unique land qualities and adopt specific planning objectives for special areas.

Objectives:

A. Balch Creek Watershed

Protect and preserve fishery, wildlife, flood control, and other natural resource values of the Balch Creek Watershed through the application of special development standards and approval criteria in the environmental overlay zones.

B. East Buttes, Terraces and Wetlands ⁵⁵

Conserve wildlife, forest and water resource values and the unique geology of East Portland through implementation of the East Buttes, Terraces and Wetlands Conservation Plan.

C. Fanno Creek Watershed ⁵⁶

Conserve fishery, wildlife, flood control, and water quantity and quality values of the Fanno Creek Watershed through implementation of the Fanno Creek and Tributaries Conservation Plan.

D. Johnson Creek Basin ⁵⁷

Protect and preserve the scenic, recreation, fishery, wildlife, flood control, water quality, and other natural resource values of the Johnson Creek basin through application of environmental overlay zones and implementation of the Johnson Creek Basin Protection Plan.

E. Northwest Hills ⁵⁸

Protect and preserve forest, wildlife and watershed resources through implementation of the Northwest Hills Natural Areas Protection Plan.

F. Skyline West ⁵⁹

Conserve wildlife, forest and water resource values of the Skyline planning area through implementation of the Skyline West Conservation Plan.

G. Southwest Hills ⁶⁰

Protect and preserve fish and wildlife, forest, and water resources through implementation of the Southwest Hills Resources Protection Plan.

H. Willamette River Greenway

Protect and preserve the natural and economic qualities of lands along the Willamette River through implementation of the city's Willamette River Greenway Plan.

8.12 National Flood Insurance Program

Retain qualification in the National Flood Insurance Program through implementation of a full range of floodplain management measures.

⁵⁴ Amended by Ordinance No. 163770, January 1991

⁵⁵ Added by Ordinance No. 166572, June 1993.

⁵⁶ Added by Ordinance No. 167293; January 1994

⁵⁷ Added by Ordinance No. 164472, July 1991

⁵⁸ Added by Ordinance No. 164517, July 1991

⁵⁹ Added by Ordinance No. 168154, September 1994

⁶⁰ Added by Ordinance No. 165002, January 1992

8.13 Natural Hazards

Control the density of development in areas of natural hazards consistent with the provisions of the City's Building Code, Chapter 70, the Floodplain Ordinance and the Subdivision Ordinance.

8.14 Natural Resources ⁶¹

Conserve significant natural and scenic resource sites and values through a combination of programs which involve zoning and other land use controls, purchase, preservation, intergovernmental coordination, conservation, and mitigation. Balance the conservation of significant natural resources with the need for other urban uses and activities through evaluation of economic, social, environmental, and energy consequences of such actions.

Objectives:

A. Acquisition Program for Significant Resources ⁶²

Prepare and maintain a long-range list of properties, in order of priority, desirable for public acquisition in order to insure long term natural resource conservation. Actively solicit donations of property or easements to protect and enhance identified resources.

B. Intergovernmental Coordination

Notify and coordinate programs with affected local, state, and federal regulatory agencies of development proposals within natural resource areas.

C. Impact Avoidance ⁶³

Where practical, avoid adverse impacts to significant natural and scenic resources.

D. Mitigation

Where adverse impacts cannot be practicably avoided, require mitigation or other means of preservation of important natural resource values. The following order of locational and resource preference applies to mitigation:

1. On the site of the resource subject to impact, with the same kind of resource;
2. Off-site, with the same kind of resource;
3. On-site, with a different kind of resource;
4. Off-site, with a different kind of resource.

E. Soil Erosion Control

Protect natural resources where appropriate from sediment and other forms of pollution through the use of vegetation, erosion control measures during construction, settling ponds, and other structural and non-structural means.

⁶¹ Policy 8.13 Sensitive Natural Areas deleted and Policies 8.14 through 8.18 added by Ordinance No. 160890, June 1988

⁶² Amended by Ordinance No. 163957, March 1991

⁶³ Ibid.

- F. Pruning to Maintain and Enhance Views** ⁶⁴
Actively manage the pruning and cutting of trees and shrubs on public lands or on non-public areas with scenic designations to maintain and enhance scenic views which may be impacted by vegetation.
- G. Improving Turnouts along Scenic Routes and at Viewpoints** ⁶⁵
Improve and maintain turnouts along scenic corridors and at identified viewpoints throughout Portland.
- H. Bike and Pedestrian Routes** ⁶⁶
Enhance the value and beauty of Portland's bicycle and pedestrian routes by locating them to take advantage of significant viewpoints, scenic sites, and scenic corridors.
- I. Consideration of Scenic Resources in Street Vacations** ⁶⁷
Require the preservation and maintenance of existing and potential view corridors and viewpoints when approving street vacations. Require view easements within or near street vacations where access to viewpoints or view corridors is desired.
- J. Consideration of Scenic Resources in Planning Process** ⁶⁸
Ensure that master plans and other planning efforts include preservation and enhancement of significant scenic resources.
- K. Enhancing View Corridors** ⁶⁹
Improve the appearance of views along designated view corridors by placing utility lines underground.

8.15 Wetlands/Riparian/Water Bodies Protection ⁷⁰

Conserve significant wetlands, riparian areas, and water bodies which have significant functions and values related to flood protection, sediment and erosion control, water quality, groundwater recharge and discharge, education, vegetation, and fish and wildlife habitat. Regulate development within significant water bodies, riparian areas, and wetlands to retain their important functions and values.

Objectives:

- A. Wetland/water body Buffer**
Conserve significant riparian, wetland, and water body natural resources through the designation and protection of transition areas between the resource and other urban development and activities. Restrict non-water dependent or non-water related development within the riparian area.

⁶⁴ Added by Ordinance No. 163957, March 1991

⁶⁵ Ibid.

⁶⁶ Ibid.

⁶⁷ Ibid.

⁶⁸ Ibid.

⁶⁹ Ibid.

⁷⁰ Policy 8.13 Sensitive Natural Areas deleted and Policies 8.14 through 8.18 added by Ordinance No. 160890, June 1988

B. Water Quality

Maintain and improve the water quality of significant wetlands and water bodies through design of stormwater drainage facilities.

C. Stormwater and Flood Control

Conserve stormwater conveyance and flood control functions and values of significant riparian areas within identified floodplains, water bodies, and wetlands.

D. Fish ⁷¹

Balch Creek cutthroat trout will be maintained in a range at least as extensive as their range in 1987 and at a population of at least 2,000.

8.16 Uplands Protection ⁷²

Conserve significant upland areas and values related to wildlife, aesthetics and visual appearance, views and sites, slope protection, and groundwater recharge. Encourage increased vegetation, additional wildlife habitat areas, and expansion and enhancement of undeveloped spaces in a manner beneficial to the city and compatible with the character of surrounding urban development.

Objectives:

A. Wetland/water body Buffer

Provide protection to significant wetland and water body natural resources through designation of significant upland areas as a buffer between the resource and other urban development and activities.

B. Slope Protection and Drainage

Protect slopes from erosion and landslides through the retention and use of vegetation, building code regulations, erosion control measures during construction, and other means.

C. Wildlife Corridors

Conserve and enhance drainageways and linear parkways which have value as wildlife corridors connecting parks, open spaces, and other large wildlife habitat areas, and to increase the variety and quantity of desirable wildlife throughout urban areas.

8.17 Wildlife ⁷³

Conserve significant areas and encourage the creation of new areas which increase the variety and quantity of fish and wildlife throughout the urban area in a manner compatible with other urban development and activities.

Objectives:

A. Natural resource areas

Regulate activities in natural resource areas which are deemed to be detrimental to the provision of food, water, and cover for fish and wildlife.

⁷¹ Added by Ordinance No. 168698; April 1995

⁷² Policy 8.13 Sensitive Natural Areas deleted and Policies 8.14 through 8.18 added by Ordinance No. 160890, June 1988.

⁷³ Ibid.

- B. City-wide**
Encourage the creation or enhancement of fish and wildlife habitat throughout the city.
- C. City Parks**
Protect existing habitat and, where appropriate, incorporate new fish and wildlife habitat elements into park plans and landscaping.

8.18 Natural Resources Management Plans ^{74 75}

The development of natural resource management plans for large parcels or areas is encouraged. Overlapping plan and permit requirements for natural resource management plans and developments therein will be minimized. Plans approved through the regulations of the Environmental zones are deemed to be in compliance with Policies 8.9 through 8.17.

POLICIES & OBJECTIVES – NOISE:

8.19 Noise Abatement Construction Requirements

Reduce and prevent excessive noise and vibration in attached residential dwelling through construction requirements.

8.20 Noise Abatement Strategies

Reduce and prevent excessive noise levels from one use which may impact another use through on-going noise monitoring and enforcement procedures.

8.21 Portland International Airport Noise Impact Area ⁷⁶

Ensure compatible land use designations and development within the noise impacted area of the Portland International Airport while providing public notice of the level of aircraft noise and mitigating the potential impact of that noise within the area.

Objectives:

- A.** Promote land use compatibility within the noise impact area by prohibiting new residential development in areas within the 1977 Ldn 68 or higher noise contour and by limiting the maximum residential zoning and Comprehensive Plan Map designations to R10 in R-designated areas and R1 in C-zoned areas located between the 1983 Ldn 65 and the 1977 Ldn 68 noise contours.
- B.** Minimize the potential impact of aircraft noise on those living and working within the noise impact area by requiring sound insulation to achieve a day/night average interior noise level of 45 dBA for most structures.
- C.** Provide documentation of the level of aircraft noise to developers of residential property within the noise impact area and require their acknowledgment and acceptance of that level of aircraft noise through the completion of a noise disclosure statement and the dedication of a noise easement to the Port of Portland prior to construction.

⁷⁴ Ibid.

⁷⁵ Amended by Ordinance No. 163608, November 1990

⁷⁶ Added by Ordinance No. 158055, December 1985

POLICIES & OBJECTIVES – AGGREGATE RESOURCES: 77

8.22 Aggregate Resources

Protect aggregate resources sites for current and future use, where there are no major conflicts with urban needs, or these conflicts may be resolved.

8.23 Aggregate Mining Impacts

Ensure that the development of aggregate resources limits adverse environmental impacts and impacts on adjacent land uses as practically as possible.

8.24 Reclamation of Aggregate Sites

Ensure the reclamation of mining sites in a manner compatible with the surrounding land uses, natural conditions and public safety.

POLICIES & OBJECTIVES – RF EMISSIONS: 78

8.25 Visual Impacts

Reduce the visual impact of radio and television broadcast facilities in close proximity to residential areas.

8.26 Health and Safety

Protect the health and safety of the citizens from the adverse impacts of radio and television broadcast emissions.

⁷⁷ Policies 8.22 through 8.24 added by Ordinance No. 153326, June 1982

⁷⁸ Policies 8.25 and 8.26 added by Ordinance No. 160049, August 1987

9 CITIZEN INVOLVEMENT

GOAL:

- 9 Improve the method for citizen involvement in the on-going land use decision-making process and provide opportunities for citizen participation in the implementation, review and amendment of the adopted Comprehensive Plan.**

POLICIES & OBJECTIVES:

9.1 Citizen Involvement Coordination

Encourage citizen involvement in land use planning projects by actively coordinating the planning process with relevant community organizations, through the reasonable availability of planning reports to city residents and businesses, and notice of official public hearings to neighborhood associations, business groups, affected individuals and the general public.

9.2 Comprehensive Plan Review

Implement a process for complete review of the Comprehensive Plan on a five year basis which provides opportunities for active involvement by the city's residents, businesses and organizations.

9.3 Comprehensive Plan Amendment

Allow for the review and amendment of the adopted Comprehensive Plan which insures citizen involvement opportunities for the city's residents, businesses and organizations.

9.4 Intergovernmental Cooperation

Promote citizen involvement in land use decisions initiated by other governmental agencies.

10 **PLAN REVIEW AND ADMINISTRATION**

GOAL:

- 10 Portland's Comprehensive Plan will undergo periodic review to assure that it remains an up-to-date and workable framework for land use development. The Plan will be implemented in accordance with State law and the Goals, Policies and Comprehensive Plan Map contained in the adopted Comprehensive Plan.**

POLICIES & OBJECTIVES:

10.1 Comprehensive Plan Review ⁷⁹

Implement a process for the review of the Comprehensive Plan goals, policies, objectives, and implementation provisions on a periodic basis.

10.2 Comprehensive Plan Map Review

Implement a community and neighborhood planning process for review and update of the Comprehensive Plan Map. This community and neighborhood planning process will include land use and demographic data collection and analysis and a citizen involvement process. Community and neighborhood plans will be used to evaluate the Plan's effectiveness and will include necessary proposals for amendments to the Comprehensive Plan Map as appropriate. Complete a total review and update of the Comprehensive Plan Map using the community and neighborhood planning process as the update vehicle by the end of 2004.

10.3 Long Range Planning Framework ⁸⁰

Adopt the land use goals and policies as the long range planning framework and guide to the development and redevelopment of the city.

10.4 Comprehensive Plan Map ^{81 82}

The Comprehensive Plan Map is the official long-range planning guide for uses and development in the city. The Comprehensive Plan Map uses the designations listed below. The designations state the type of area each is intended for, general uses and development types desired, and the corresponding zone or zones which implement the designation. Comprehensive Plan Map designations are shown on the Official Zoning Maps.

⁷⁹ Policy 10.1 was amended, a new policy 10.2 was added, and policies 10.2 through 10.13 were renumbered by Ordinance No. 167650, May 11, 1994.

⁸⁰ Policies 10.3 through 10.10 and Policy 10.13 were amended or reordered by Ordinance No. 163608, November 1990. See Appendix A for more detailed information on the changes.

⁸¹ Ibid.

⁸² Amended by Ordinance No. 170136, May 1996

- (1) **Open Space**
This designation is intended for lands that serve an open space function, primarily public lands, but also some private areas. Lands intended for open space designation include parks, natural areas, golf courses, and cemeteries. The corresponding zone is OS.
- (2) **Farm and Forest**
This designation is intended for agricultural and forested areas in the city which are presently deficient in public services. Agriculture, forestry and extremely low density single-dwelling residential and agriculture will be the primary uses. The maximum density is generally one unit per two acres. The corresponding zone is RF.
- (3) **Limited Single-Dwelling**
This designation is intended for areas with long term service limitations and significant development constraints. Single-dwelling residential will be the primary use. The maximum density is generally 2.2 units per acre. The corresponding zone is R20.
- (4) **Low Density Single-Dwelling**
This designation is intended for areas with public services but which are subject to significant development constraints. Single-dwelling residential will be the primary use. The maximum density is generally 4.4 units per acre. The corresponding zone is R10.
- (5) **Medium Density Single-Dwelling**
This designation is intended for areas with adequate public services but minor development constraints. Single-dwelling residential will be the primary use. The maximum density is generally 6.2 units per acre. The corresponding zone is R7.
- (6) **High Density Single-Dwelling**
This designation continues Portland's most common pattern of single-dwelling development. It is intended for areas with good public services and no development constraints. Single-dwelling residential will be the primary use. The maximum density is generally 8.7 units per acre. The corresponding zone is R5.
- (7) **Attached Residential**
This designation is intended for areas with complete public services and without development constraints. It allows a mixture of housing types of a single-dwelling character, including attached houses. Allowed densities for attached houses are higher than for detached housing. The maximum density is generally 17.4 units per acre for attached housing. To allow the fulfillment of these densities, the allowed scale of these projects should be allowed to be greater than for other single-dwelling housing structure types. The corresponding zone is R2.5.

- (8) **Townhouse Multi-Dwelling**
This designation is intended for areas with good public services, no development constraints, and larger development sites. It permits a mixture of housing types of a single-dwelling character including multi-dwelling structures which also have this character. The maximum density is generally 14.5 units per acre, but may go up to 21 units per acre in some situations. The allowed scale of development is similar to that for attached single-dwelling housing. The corresponding zone is R3.
- (9) **Low Density Multi-Dwelling**
This designation continues a common development pattern for low density multi-dwelling mixed with single-dwelling housing types. It is intended for areas with good public services and no development constraints. It may be used on larger development sites, or on smaller sites near arterials, transit service, or commercial areas. The maximum density is generally 21.8 units per acre, but may go up to 32 units per acre in some situations. The allowed scale of the development is greater than for single-dwelling housing. The corresponding zone is R2.
- (10) **Medium Density Multi-Dwelling**
This designation continues a common development pattern for medium density apartments. It is intended for areas with good public services, including being well served by transit, and no development constraints. It may be used for lands near arterials, transit streets, or commercial areas. The maximum density is generally 43 units per acre, but may go up to 65 units per acre in some situations. The scale of the development is intended to reflect the allowed densities while being compatible with nearby single-dwelling areas. The corresponding zone is R1.
- (11) **High Density Multi-Dwelling**
This designation allows high density multi-dwelling structures and structures of an intense scale. It is intended for areas with good public services including transit, no development constraints, and a close proximity to commercial areas. Maximum density is based on a floor area ratio, not on a units per square foot basis. Densities will range from 80 to 125 units per acre. The corresponding zone is RH.
- (12) **Central Residential**
This designation allows the highest density and most intensely developed multi-dwelling structures. Limited amounts of commercial uses are also allowed as part of new development. The designation is intended for the most built-up parts of the city which have the highest levels of public services. Development will generally be oriented to pedestrians. Maximum density is based on a floor area ratio, not on a units per square foot basis. Densities allowed exceed 100 units per acre. The corresponding zone is RX. The Design overlay zone will be applied in conjunction with the RX zone.

(13) Institutional Campus ⁸³

This designation is intended for large institutional campuses that serve a population from a larger area than the neighborhood or neighborhoods in which the campus is located. Institutions eligible for the institutional campus designation include medical centers, colleges, schools and universities. Uses allowed within an area with the institutional campus designation are those that are part of the institution, accessory to the institution and/or are associated with the mission of the campus. The designation, in concert with an approved impact mitigation plan, is intended to foster the growth of the institution while ensuring the continued livability of surrounding residential neighborhoods and the viability of nearby business areas. A key aspect of the institutional campus designation is the establishment of a campus growth boundary as part of the impact mitigation plan. The area carrying an institutional campus designation reflects the maximum area that the institution is allowed to develop on under the City's Comprehensive Plan.

Two or more institutions located together may be considered a campus and receive the institutional campus designation if they share a common impact mitigation plan. Expansion of the institution beyond the area designated as an institutional campus requires a comprehensive plan amendment and an update of the campus impact mitigation plan. The corresponding zone is IR (Institutional Residential).

(14) Neighborhood Commercial

This designation is intended to allow neighborhood-oriented commercial uses in and adjacent to residential areas. In more densely developed neighborhoods, development should be oriented to pedestrians. In less densely developed neighborhoods, development may be more auto-oriented. In both cases, the allowed intensity of development is low to maintain compatibility with the residential areas, and development is oriented to pedestrians, bicycles, and transit where high quality transit service is available. The corresponding zones are Neighborhood Commercial 1 (CN1) and Neighborhood Commercial 2 (CN2).

(15) Office Commercial

This designation is intended for situations where a range of office uses may be appropriate, but not a broader spectrum of commercial uses. It is intended for low intensity development on small sites in or near residential areas, and for low and medium intensity developments near arterial streets. The corresponding zones are Office Commercial 1 (CO1) and Office Commercial 2 (CO2).

(16) Urban Commercial

This designation is intended for more developed parts of the city near relatively dense residential areas. A full range of retail, service, and business uses are allowed serving a local and a larger market area. It is

⁸³ Added by Ordinance No. 166786, July 1993

intended primarily for areas which are served by transit. Development should have a strong orientation to pedestrians. It is also intended to allow commercial development in some areas while maintaining housing opportunities. The corresponding zones are Mixed Commercial/Residential (CM) and Storefront Commercial (CS).

(17) General Commercial

This designation allows a full range of commercial uses having a local or regional market. Development will mostly have an auto-orientation, but along streets where high quality transit service is available, development will also be oriented to pedestrians, bicycles, and transit. It is intended for arterial streets and to be used for developing areas and for larger, older areas which already have an auto-oriented development style. The corresponding zone is General Commercial (CG).

(18) Central Commercial

This designation is intended to be the city's most physically intense commercial designation. The have the highest designation is intended for the most developed parts of the city which levels of public services. It allows a full range of commercial uses. The designation encourages development that is supportive of a pedestrian orientation. The corresponding zone is CX. The Design overlay zone will be applied in conjunction with the CX zone.

(19) Mixed Employment

This designation is intended for areas where a wide variety of employment opportunities are encouraged in an industrial-type setting. Industrial uses are allowed with few limitations. Commercial uses are allowed, but are limited in intensity so as to not overburden public services and to maintain adequate industrial development opportunities. Residential development is restricted to prevent conflicts with the other uses. The corresponding zones are General Employment 1 (EG1) and General Employment 2 (EG2).

(20) Central Employment

This designation is intended to provide for mixed-use areas in an overall industrial-type setting. The designation is intended for very developed parts of the city which have the highest levels of public services. It allows a full range of industrial and commercial uses. Residential uses are allowed but should be compatible with the surrounding nonresidential development. The intensity of development will be higher than in other employment designations and most commercial designations. The corresponding zone is EX. The Design overlay zone will be applied in conjunction with the EX zone.

(21) **Industrial Sanctuary**

This designation is intended for areas where City policy is to reserve land for existing and future industrial development. A full range of industrial uses are permitted and encouraged. Nonindustrial uses are limited to prevent land use conflicts and to preserve land for industry. The corresponding zones are General Industrial 1 (IG1), General Industrial 2 (IG2), and Heavy Industrial (IH).

10.5 Corresponding Zones and Less Intense Zones ⁸⁴

Corresponding zones are zones which best implement a Comprehensive Plan Map designation. Base zones must either be the zone corresponding to the designation, or be a zone less intense than the corresponding zone. When the Comprehensive Plan Map is amended legislatively and the underlying base zones are more intensive than allowed by the amended Plan Map, the zones are automatically changed to corresponding zones. When the Comprehensive Plan Map is amended through a quasi-judicial review and the underlying base zone is more intensive than allowed by the amended Plan Map, the zone must be changed to a corresponding zone as part of the review. In either situation, when the underlying base zone is less intensive than the corresponding zone, the underlying zone may remain. Base zones that are corresponding, less intense, and more intense for each designation are shown in Table 10.4-1. (See next page)

10.6 Amendments to the Comprehensive Plan Goals, Policies, and Implementing Measures ⁸⁵

The Planning Commission must review and make recommendations to the City Council on all proposed amendments to the Comprehensive Plan Goals and Policies and implementing ordinances.

10.7 Amendments to the Comprehensive Plan Map ⁸⁶

The Planning Commission must review and make recommendations to the City Council on all legislative amendments to the Comprehensive Plan Map. Quasi-judicial amendments to the Comprehensive Plan Map will be reviewed by the Hearings Officer prior to City Council action, using procedures stated in the zoning code. For quasi-judicial amendments, the burden of proof for the amendment is on the applicant. The applicant must show that the requested change is: (1) Consistent and supportive of the appropriate Comprehensive Plan Goals and Policies, (2) Compatible with the land use pattern established by the Comprehensive Plan Map, (3) Consistent with the Statewide Land Use Planning Goals, and (4) Consistent with any adopted applicable area plans adopted as part of the Comprehensive Plan.

⁸⁴ Amended by Ordinance No. 163608, November 1990

⁸⁵ Ibid.

⁸⁶ Ibid.

Table 10.4-1 CORRESPONDING AND LESS INTENSE ZONES FOR EACH DESIGNATION

Plan Map Designations	OS	RF	R 20	R 10	R7	R5	R 2.5	R3	R2	R1	RH	RX	IR	CN 1	CN 2	CO 1	CO 2	CM	CS	CG	CX	EG 1	EG 2	EX	IG 1	IG 2	IH
Open Space	C																										
Farm and Forest	•	C																									
Limited SD	•	•	C																								
Low Density SD	•	•	•	C																							
Medium Density SD	•	•	•	•	C																						
High Density SD	•	•	•	•	•	C																					
Attached Residential	•	•	•	•	•	•	C																				
Townhouse Residential	•	•	•	•	•	•	•	C																			
Low Density MD	•	•	•	•	•	•	•	•	C																		
Medium Density MD	•	•	•	•	•	•	•	•	•	C																	
High Density MD	•	•	•	•	•	•	•	•	•	•	C			•		•											
Central Residential	•	•	•	•	•	•	•	•	•	•	•	C		•	•	•	•										
Institutional Campus	•	•	•	•	•	•	•	•	•	•	•	•	C	•	•	•	•	•	•	•							
Neigh. Commercial	•	•	•	•	•	•	•	•	•	•			•	C	C	•											
Office Commercial	•	•	•	•	•	•	•	•	•	•			•			C	C										
Urban Commercial	•	•	•	•	•	•	•	•	•	•			•	•	•	•	•	C	C								
General Com.	•	•	•	•	•	•	•	•	•	•			•	•	•	•	•	•	•	C							
Central Com.	•	•	•	•	•	•	•	•	•	•	•	•		•	•	•	•	•	•	•	C	•	•	•	•	•	•
Mixed Employ.	•	•	•	•	•	•	•							•	•	•	•					C	C		•	•	•
Central Employ.	•	•	•	•	•	•	•	•	•	•	•	•		•	•	•	•	•	•	•		•	•	C	•	•	•
Industrial Sanctuary	•	•	•	•	•	•	•																		C	C	C

C = Corresponding zone for the designation

• = Less intense zone for the designation

Blank Cell = Zone too intensive for the designation

When the requested amendment is from a residential designation to a commercial, employment, or industrial designation, or from the urban commercial designation to another commercial, employment, or industrial designation, the following additional criterion must be met: The requested designation will not result in a net loss of potential housing units. Replacement of potential housing units may be accomplished through any of the following means:

- a) Rezoning and redesignating existing commercial, employment, or industrial land off site to residential;
- b) Rezoning and redesignating lower-density residential land off site to higher-density residential land;
- c) Rezoning on or off site to the CM zone;
- d) Building residential units on the site or in a commercial or employment zone off site, if there is a long term guarantee that housing will remain on the site; or
- e) Any other method that results in no net loss of potential housing units.

10.8 Zone Changes ⁸⁷

Base zone changes within a Comprehensive Plan Map designation must be to the corresponding zone stated in the designation. When a designation has more than one corresponding zone, the most appropriate zone will be applied based on the purpose of the zone and the zoning and general land uses of surrounding lands. Zone changes must be granted when it is found that public services are presently capable of supporting the uses allowed by the zone, or can be made capable prior to issuing a certificate of occupancy. The adequacy of services is based on the proposed use and development. If a specific use and development proposal is not submitted, services must be able to support the range of uses and development allowed by the zone. For the purposes of this requirement, services include water supply, sanitary sewage disposal, stormwater disposal, transportation capabilities, and police and fire protection.

10.9 Land Use Approval Criteria and Decisions ⁸⁸

The approval criteria that are stated with a specific land use review reflect the findings that must be made to approve the request. The approval criteria are derived from and are based on the Comprehensive Plan. A proposal that complies with all of the criteria is in conformance with the Comprehensive Plan and will be approved. A proposal that can comply with the criteria with mitigation measures or limitations will be approved with the necessary conditions. A proposal that cannot comply with the criteria will be denied.

10.10 Amendments to the Zoning and Subdivision Regulations ⁸⁹

Amendments to the zoning and subdivision regulations should be clear, concise, and applicable to the broad range of development situations faced by a growing, urban city.

⁸⁷ Ibid.

⁸⁸ Ibid.

⁸⁹ Ibid.

Objectives:

- A.** Promote good planning by:
 - Effectively and efficiently implementing the Comprehensive Plan;
 - Addressing present and future land use problems;
 - Balancing the benefits of regulations against the costs of implementation and compliance; and
 - Assuring that Portland remains competitive with other jurisdictions as a location in which to live, invest, and do business.
- B.** Assure good administration of land use regulations by:
 - Keeping regulations simple;
 - Using clear and objective standards where ever possible;
 - Maintaining consistent procedures and limiting their number;
 - Establishing specific approval criteria for all land use reviews;
 - Emphasizing administrative procedures for land use reviews; and
 - Avoiding overlapping reviews.
- C.** Strive to improve the code document by:
 - Using clear language;
 - Maintaining a clear, logical organization;
 - Using a format and page layout that eases use of the document by lay-people as well as professionals; and
 - Using tables and drawings to add clarity and to shorten the document.

10.11 Enforcement ⁹⁰

Develop mechanisms for better enforcement of conditions of approval for quasi-judicial reviews.

10.12 Long Range Parks Plan

The Bureau of Planning and the Park Bureau shall develop a long range parks plan for the City which will provide standards for location of park and recreation facilities and identify areas of facility deficiencies in neighborhood, district and city-wide recreational parks and programs.

10.13 Design Review ⁹¹

Develop recommendations for Council consideration for additional areas where design review would be appropriate and prepare design review standards for both existing and proposed areas.

10.14 Columbia River ⁹²

Develop a plan for Portland's frontage along the Columbia River to protect, conserve, maintain, and enhance the scenic, natural, historical, economic, and recreational qualities of Portland's Columbia river bank.

⁹⁰ Ibid.

⁹¹ Ibid.

⁹² Added by Ordinance No. 163957, March 1991

11 PUBLIC FACILITIES

GENERAL GOAL & POLICIES

GOAL:

- 11 A Provide a timely, orderly and efficient arrangement of public facilities and services that support existing and planned land use patterns and densities.**

POLICIES & OBJECTIVES:

11.1 Service Responsibility ⁹³

- A.** Within its boundaries of incorporation, the City of Portland will provide, where feasible and as sufficient funds are available from public or private sources, the following facilities and services at levels appropriate for all land use types:

- (1) streets and other public ways;
- (2) sanitary and stormwater sewers;
- (3) police protection;
- (4) fire protection;
- (5) parks and recreation;
- (6) water supply;
- (7) planning, zoning, buildings and subdivision control.

The City of Portland should encourage the planning efforts of those agencies providing the following services:

- (8) public schools;
- (9) public health services;
- (10) justice service;
- (11) solid waste disposal;
- (12) energy and communication services;
- (13) transit services.

- B.** Outside its boundaries of incorporation, the City of Portland shall:

- (1) Acknowledge the City's role as principal provider of urban services within the City's established Urban Services Boundary and plan for the eventual delivery of urban services according to a phased program of improvements meeting the service needs of individual areas.
- (2) Coordinate closely with other jurisdictions providing services within the established Portland Urban Services Boundary to ensure continuing delivery of effective and efficient urban services.

⁹³ Amended by Ordinance No. 155002, August 1983

- (3) Consider requests for delivery of services within the Urban Services Boundary wherever the following conditions exist:
 - Residents or property owners within an area to be served desire delivery of services by the City of Portland.
 - The City can meet the new demands without diminishing its ability to serve existing City of Portland residents and businesses.
 - The City can supply the needed services most effectively and efficiently.
 - The City can expect to recapture its service investment.
 - (4) Deliver services within the Urban Services Boundary by means of annexation to Portland, or, on an interim basis, through alternative approaches that are demonstrated to be in the best long-term interest of both the City and future service areas.
 - (5) Consider delivery of services to areas outside the established City of Portland Urban Services Boundary only where the City determines that there is a clearly defined need for each service, that expansion of the Urban Services Boundary and full-service provision by the City are not appropriate, that the conditions in number (3), above, are met and that improved services may be expected to enhance the City's ability to meet the service needs of existing city residents and businesses.
- C.** The City shall initiate and maintain a public education program within the Portland Urban Services Boundary to inform residents and property owners of the need, benefits and costs to deliver City of Portland services within that area. The City will coordinate this public education program with similar efforts by service providers and community organizations operating in the Portland metropolitan area.
- D.** The City shall provide for a process of public participation in the implementation of this policy, assuring that property owners, residents, and existing community organizations in areas affected by proposed changes in service delivery have opportunity to review and comment on plans for such changes.

11.2 Orderly Land Development

Urban development should occur only where urban public facilities and services exist or can be reasonably made available.

11.3 Orderly Service Extension ⁹⁴

The improvement and expansion of one urban public facility or service should not stimulate development that significantly precedes the City's, or other appropriate jurisdiction's, ability to provide all other necessary urban public facilities and services at uniform levels.

⁹⁴ Ibid.

11.4 Capital Efficiency

Maximum use of existing public facilities and services should be supported through encouraging new development to occur at the maximum densities allowed by the Comprehensive Plan and through the development of vacant land within presently developed areas.

11.5 Cost Equitability

To the maximum extent possible, the costs of improvement, extension and construction of public facilities should be borne by those whose land development and redevelopment actions made such improvement, extension and construction necessary. A procedure is to be established that defines the responsibility for improvements of individual projects.

11.6 Public Facilities System Plan ⁹⁵

Develop and maintain a coordinated Public Facilities System Plan that provides a framework for the provision of urban public facilities and services within Portland's Urban Services Boundary. This plan will be consistent with the designated land uses and density of the applicable plan. A 20-year time schedule should, if practical, be established as part of the Public Facilities System Plan to address vacant, buildable land, and the cost to increase facilities to meet projected population growth. This schedule, if developed, becomes the basis for the capital improvement programs and for future upzoning. The Transportation System Plan, when adopted, becomes the Public Facility System Plan for transportation.

11.7 Capital Improvement Program ⁹⁶

The capital improvement program will be the annual planning process for major improvements to existing public facilities and the construction of new facilities. Planning will be in accordance with the framework provided by the Public Facilities System Plan and the Transportation System Plan.

PUBLIC RIGHTS-OF-WAY GOAL & POLICIES

GOAL:

- 11 B Preserve the quality of Portland's land transportation system; protect the City's capital investment in public rights-of-way through continuing high quality maintenance and improvement programs; and carry out street improvements in accordance with identified needs, balancing limited resources among neighborhoods, commerce and industry. ⁹⁷**

POLICIES & OBJECTIVES:

11.8 Maintenance

First priority for the expenditure of general fund revenues on public rights-of-way will be to maintain and prevent deterioration of the existing street system.

⁹⁵ Amended by Ordinance No. 170136, May 1996

⁹⁶ Ibid.

⁹⁷ Ibid.

11.9 Transit Corridors

High priority will be given to improvements which promote more effective public transportation for those streets functioning as transit corridors.

11.10 Street Improvements ⁹⁸

Allow improvements to public rights-of-way only if consistent with the street classifications in the Arterial Streets Classifications and Policies.

11.11 Local Service Street Improvements ⁹⁹

Construct local service streets in accordance with existing and planned neighborhood land use patterns and accepted engineering standards, including the provision of sidewalks on most streets. Sidewalks should be on both sides of the street except where physical or topographic conditions render it impracticable. Construct local residential streets to minimize pavement width and total right-of-way width consistent with the operational needs of the facility and taking into account the needs of both pedestrians and vehicles.

11.12 Transit Improvements ¹⁰⁰

Construct or modify transit streets to promote more efficient and effective public transportation and improve access for pedestrians to transit. Construct transit streets so that transit vehicle movement is not significantly impaired or made unsafe by street width, turning radii or other physical constraints.

11.13 Bicycle Improvements ¹⁰¹

Provide bikeway facilities appropriate to the street classifications, traffic volume, and speed in the design and construction of all new or reconstructed streets. Where the appropriate bikeway facility cannot be provided on the street, provide alternative access for bicycles on parallel streets. Bicyclist safety should be the highest priority in the design of all bikeway facilities.

11.14 Public Bicycle Parking ¹⁰²

Provide for safe short-term and safe, sheltered long-term bicycle parking in the right-of-way and in publicly-owned garages throughout the Central City and in other areas of the City where needed.

11.15 Pedestrian Improvements on Arterials ¹⁰³

Provide for safe pedestrian movement along all new or reconstructed streets classified as Neighborhood Collectors or above (other than controlled access roadways). Develop additional pedestrian walkways where needed for safe, direct access to schools, parks and other community facilities.

⁹⁸ Ibid.

⁹⁹ Ibid.

¹⁰⁰ Ibid.

¹⁰¹ Ibid.

¹⁰² Ibid.

¹⁰³ Ibid.

11.16 Local Improvement Districts ¹⁰⁴

Encourage the formation of local improvement districts (LIDs) in currently developed areas to make street improvements, including sidewalks, drainage, and street trees, where feasible.

11.17 New Construction

Require that construction of new streets is of high quality structural materials in order to minimize future maintenance costs.

SANITARY AND STORMWATER FACILITIES GOAL & POLICIES

GOAL:

- 11 C Insure an efficient, adequate and self-supporting wastewater collection treatment and disposal system which will meet the needs of the public and comply with federal, state and local clean water requirements.**

POLICIES & OBJECTIVES:

11.18 Maintenance

Maintain and improve the existing sanitary and storm sewer system through preventive maintenance and on-going appraisal.

11.19 Improvement

Require improvement of the existing sewer system in those areas adversely affected by overloaded sewer systems.

11.20 Combined sewer overflows

Control and reduce combined sewer overflows.

11.21 Sub-Surface Disposal

Discourage the development of on-site sub-surface waste disposal systems on lots smaller than two acres in size.

11.22 Sewer Connections

Require all new developments within the city limits to be connected to sanitary sewers except those that can be provided with acceptable sub-surface disposal, if a sewer is not available.

11.23 New Construction

In the development of new sewer systems, give priority to those unsewered areas developed at urban densities where health hazards or demand exist.

11.24 Treatment

Operate city treatment facilities to meet or exceed state effluent standards.

¹⁰⁴ Ibid.

11.25 Stormwater Management

Integrate master planning for stormwater management with other city activities to achieve adequate drainage and to minimize pollution and erosion problems.

11.26 Impervious surfaces

Where necessary, limit the increase of Portland's impervious surfaces without unduly limiting development in accordance with the Comprehensive Plan.

SOLID WASTE GOAL & POLICIES

GOAL:

11 D Provide for adequate solid waste disposal.

POLICIES & OBJECTIVES:

11.27 Disposal ¹⁰⁵

Participate in the preparation and implementation of the Metropolitan Service District's Solid Waste Management Plan as appropriate.

11.28 Recycling and Energy Recovery

Support the development and utilization of solid waste recycling and energy recovery systems, if cost effective.

WATER SERVICE GOAL & POLICIES

GOAL:

11 E Insure that reliable and adequate water supply and delivery systems are available to provide sufficient quantities of high quality water at adequate pressures to meet the existing and future needs of the community, on an equitable, efficient and self-sustaining basis.

POLICIES & OBJECTIVES:

11.29 Source

Maintain and safeguard the Bull Run watershed as the primary water supply source for the community, with water quality preservation taking precedence over all other uses.

11.30 Quality

Maintain the quality of the water supply at its current level, which exceeds all state and federal water quality standards and satisfies the needs of both domestic and industrial consumers.

¹⁰⁵Amended by Ordinance No. 151360, April 1981

11.31 Alternate Source

Insure a reliable supply of water to the community through the development and maintenance of an alternate source (groundwater) for use during emergencies or periods of extremely high demand.

11.32 Maintenance

Maintain storage and distribution facilities in order to protect water quality, insure a reliable supply, assure adequate flow for all user needs, and minimize water loss.

11.33 Storage

Maintain city storage capacity of at least three times the average daily use of city users. Additional storage capacity contracted by outside-city water users will also be maintained.

11.34 Fire Protection

Install and maintain public fire hydrants with adequate flow to serve the fire protection needs of all city residents and businesses.

11.35 Design and Community Impact

Design water facilities to be compatible with the area in which they are located.

11.36 Outside User Contracts

Secure long-term contracts with outside-city water purveyors in order to improve long-term water supply planning.

11.37 Outside User Benefits

Require water users outside the city that benefit from a new improvement to finance that portion of the improvement constructed for their benefit.

11.38 Outside User Storage

Require water purveyors, with whom the City has a contract, to provide storage of at least three times the average daily use of their community or to compensate the City for the additional cost of maintaining such storage within the City system.

11.39 Equitability

Establish water rates based on the cost of providing water service in an equitable manner.

11.40 Water Pressure

Provide water at standard pressures (40 to 110 lbs. per square inch) to all users whenever possible.

11.41 Energy Conservation

Pursue system improvements, efficiencies in operation and maintenance of facilities to reduce and conserve energy.

PARKS AND RECREATION GOAL & POLICIES

GOAL:

- 11 F Maximize the quality, safety and usability of parklands and facilities through the efficient maintenance and operation of park improvements, preservation of parks and open space, and equitable allocation of active and passive recreation opportunities for the citizens of Portland.**

POLICIES & OBJECTIVES:

11.42 Master Development Plans

Maintain master development plans for city parks that address user group needs, development priorities, development and maintenance costs, program opportunities, financing strategies and citizen involvement.

11.43 Maintenance

Provide programmed preventive maintenance to all city park and recreational facilities in a manner which reduces unplanned reactive maintenance and emphasizes the use of scheduled service delivery.

11.44 Capital Programming

Maintain a long-range park capital improvement program that balances acquisition, development and operations; provides a process and criteria for capital improvement project selection; and emphasizes creative and flexible financing strategies.

11.45 Improvements

Base the priorities for improvement and development of parklands on documented needs and the following criteria: low long-term maintenance costs, location in deficient areas, broad community support, location adjacent to schools and other public facilities, support of neighborhood stabilization and community development projects and policies, and consistency with park master development plans.

11.46 New Parkland

Increase the supply of parkland, giving priority to: areas where serious geographical and service level deficiencies exist, land acquisition necessary to complete the "Forty Mile Loop" system, acquisition of lands appropriate for park development which have been declared surplus by other public agencies, and acquisition of environmentally unique areas and natural drainageways.

11.47 Self-Sustaining Special Facilities

Provide financially self-sustaining special facilities for motor sports, golf and indoor tennis.

11.48 Other Special Facilities

Develop and operate special recreational facilities which respond to identified public needs, can be programmed to insure maximum use, and can be financially self-sustaining.

11.49 Aquatics Facilities

Provide aquatics facilities in conjunction with School District #1.

11.50 Recreation Programs

Provide recreation programs and services including cultural, educational, historical, health and physical fitness, and sports (competitive and non-competitive) as required to meet a balanced program which includes the needs of the specially handicapped and the elderly within existing resources.

11.51 Public/Private Opportunities

Support private development and operation of single-use recreation facilities which meet an identified public need and the City's recreational objectives.

PUBLIC SAFETY GOALS & POLICIES***FIRE GOAL & POLICIES******GOAL:***

- 11 G Develop and maintain facilities that adequately respond to the fire protection needs of Portland.**

POLICIES & OBJECTIVES:**11.52 Service Level**

Provide a uniform level of fire protection throughout the city through a combination of both prevention and suppression activities.

11.53 New Service

As areas are annexed into the city, evaluate the level of fire protection and take action, as funds are available, to insure that these new areas receive the same level of fire protection provided to the rest of the city.

11.54 Mutual response

Continue to participate in mutual response agreements among fire districts and departments as long as the agreement provides equal and reciprocal benefits and enhances the ability of the City to provide uniform levels of fire protection throughout the city.

11.55 Contracts

Contracts for City fire protection services to outside-city businesses, residences, fire departments and districts should be initiated only if negotiations for annexations or mutual response agreements are not successful. Contracts, when established, should be coordinated with the annexation policy of the City and should provide an incentive for annexation.

11.56 Emergency Access

Require streets to be of high structural quality, sufficient width, and keep maintained to insure access of emergency and service equipment.

POLICE GOAL & POLICIES:

GOAL:

- 11 H Develop and maintain facilities that allow police personnel to respond to public safety needs as quickly and efficiently as possible.**

POLICIES & OBJECTIVES:

11.57 Service Level

Meet a three-minute average response time for calls for the protection of life and property, and a five-minute average response time for calls for service. As new areas are annexed into the city, evaluate the level of police protection and take action, as funds become available, to insure that these new areas receive the same level of police protection provided to the rest of the city.

11.58 New Service

As the fringe areas of the city develop sufficiently to generate the necessary general fund tax revenues, provide new personnel and equipment to insure the same level of service provided to the rest of the city.

11.59 Crime Prevention

Reduce citizen fear of and susceptibility to crime through increasing awareness of crime prevention methods and involving the entire community in crime prevention programs.

SCHOOLS GOAL & POLICIES

GOAL:

- 11 I Enhance the educational opportunities of Portland's citizens by supporting the objectives of Portland School District #1 and adjacent districts through assistance in planning educational facilities.**

POLICIES & OBJECTIVES:

11.60 Maximize investments

Support school district facility and program investments in redeveloping neighborhoods through the City's allocation of housing assistance and park improvement investments.

11.61 Safety

Provide traffic improvements, such as sidewalks and bikeways, to promote safe routes to schools where attendance area reorganization requires longer travel distances for students.

11.62 City Schools Policy

Maintain on-going coordination with Portland School District #1 to achieve the goals and policies of the adopted City Schools Policy.

12 URBAN DESIGN ¹⁰⁶

GOAL:

- 12 Enhance Portland as a livable city, attractive in its setting and dynamic in its urban character by preserving its history and building a substantial legacy of quality private developments and public improvements for future generations.**

POLICIES & OBJECTIVES:

12.1 Portland's Character

Enhance and extend Portland's attractive identity. Build on design elements, features and themes identified with the City. Recognize and extend the use of City themes that establish a basis of a shared identity reinforcing the individual's sense of participation in a larger community.

Objectives:

- A.** Give form to the City and extend the intimate and human scale that typifies Portland. Preserve public access to light and air by managing and shaping the mass, height and bulk of new development. Retain the variety of alternative routes between locations that is produced by using a small block size. Focus new development at locations where necessary services already exist such as near light rail transit stations and along transit streets.
- B.** Preserve and enhance the character of Portland's neighborhoods. Encourage the development of attractive and unique characteristics which aid each neighborhood in developing its individual identity.
- C.** Enhance the sense Portlanders have that they are living close to nature. Improve access to the City's rivers, lakes, creeks and sloughs. Establish a system of trails that connect Portland's urbanized areas with nearby woods, forests, meadows, wetlands and riparian areas. Increase the degree to which natural areas and public open spaces penetrate the City. Extend forest and water corridors and join them to provide a network of fish and wildlife habitat areas that mesh with the City's parks, open spaces and circulation system for pedestrians. Design new development to enhance the natural environment that is so much a part of Portland's character.
- D.** Expand the use of street furniture. As new street furniture is needed, incorporate Portland design themes into its design. Examples include the City's ornamental drinking fountains, street lighting standards and other features that are designed specifically for this City. Opportunities for the employment of such motifs include utility hole covers, water meter covers, bus shelters and street signs.
- E.** Integrate into private and public development projects appropriate thematic design elements that reinforce Portland's desired identity. Examples of design themes include "The City of Roses," the spirit of Portlandia, the Great Blue Heron, ornamental street lighting standards, basalt street pavers, bridges and bridge

¹⁰⁶Added by Ordinance No. 166786; Readopted by Ordinance No. 167054

crossings, gateways, fountains and water features, which identify or enhance Portland's character as an attractive and unique place.

- F.** Encourage innovative design solutions in private development projects that add diversity and depth to Portland's character. New development is an opportunity to add to Portland's character giving themes.
- G.** Extend urban linear features such as linear parks, park blocks and transit malls. Celebrate and enhance naturally occurring linear features such as rivers, creeks, sloughs and ridge-lines. Tie public attractions, destinations and open spaces together by locating them in proximity to these linear features. Integrate the growing system of liner features into the City's transportation system, including routes and facilities for pedestrians, bicyclists and boaters.
- H.** Preserve and enhance existing public viewpoints, scenic sites and scenic corridors. As new development occurs, take advantage of opportunities to create new views of Portland's rivers, bridges, the surrounding mountains and hills, and the Central City skyline.
- I.** Encourage the use of materials and a quality of finish work which reinforce the sense of this City as one that is built for beauty and to last. Reflect this desire in both public and private development projects.

12.2 Enhancing Variety

Promote the development of areas of special identity and urban character. Portland is a city built from the aggregation of formerly independent settlements. The City's residential, commercial and industrial areas should have attractive identities that enhance the urbanity of the City.

Objectives:

- A.** Promote the use of strong design features located in distinct areas of the City that help to define the area's character. Developers should consider the character enhancing role of color and light.
- B.** Enhance the residential scale of Portland's neighborhoods while accommodating the growth allowed by the City's Comprehensive Plan. Encourage the development of a distinct and attractive urban identity in each of Portland's neighborhoods. As each new community plan is created, give consideration to how it links to and coordinates with urban design elements of adjacent areas.
- C.** Foster the development of an attractive urban character along Portland's commercial streets and in its commercial districts. Accommodating pedestrians as shoppers and visitors in commercial areas is a major priority of development projects. Commercial areas should allow the development of a mixture of uses, including residential uses. Add new building types to established areas with care and respect for the context that past generations of builders have provided.

12.3 Historic Preservation

Enhance the City's identity through the protection of Portland's significant historic resources. Preserve and reuse historic artifacts as part of Portland's fabric. Encourage development to sensitively incorporate preservation of historic structures and artifacts.

Objectives:

- A.** Preserve and accentuate historic resources as part of an urban environment that is being reshaped by new development projects.
- B.** Support the preservation of Portland's historic resources through public information, advocacy and leadership within the community as well as through the use of regulatory tools.
- C.** Maintain a process that creates opportunities for those interested in the preservation of Portland's significant historic resources to participate in the review of development projects that propose to alter or remove historic resources.
- D.** Maintain and periodically update the inventory of Portland's potentially significant historic resources.
- E.** Protect potentially significant historic structures from demolition until the City can determine the significance of the structure and explore alternatives to demolition.
- F.** Preserve artifacts from structures and sites that are historically, architecturally and/or culturally significant and seek to reintroduce these artifacts into the City's streetscape and building interiors.

12.4 Provide for Pedestrians

Portland is experienced most intimately by pedestrians. Recognize that auto, transit and bicycle users are pedestrians at either end of every trip and that Portland's citizens and visitors experience the City as pedestrians. Provide for a pleasant, rich and diverse experience for pedestrians. Ensure that those traveling on foot have comfortable, safe and attractive pathways that connect Portland's neighborhoods, parks, water features, transit facilities, commercial districts, employment centers and attractions.

Objectives:

- A.** Providing for pedestrians should be a primary mode of transportation throughout the City. Ensure that the safety and convenience of pedestrians are not compromised by transportation improvements aimed at motor vehicle traffic. Movement patterns for pedestrians should contribute to Portland's sense of community and provide for connections between areas of the City.
- B.** Enhance the environment occupied by Portland's pedestrians. Seek to enrich these places with designs that express the pleasure and hold the pleasant surprises of urban living.
- C.** Provide Portland's sidewalks with buffering from auto traffic and auto parking areas; provide trees that will shade sidewalks on hot days; provide sidewalks of adequate width to accommodate the pedestrians that future development is expected to generate; provide convenient connections from sidewalks to parks, developments, and attractions; and ensure that the pedestrian circulation system is safe and accessible to children, seniors and the disabled (including the blind).
- D.** Reinforce commercial areas that include a storefront character and/or are on transit streets by requiring development to be oriented to pedestrians.
- E.** Complete the 40-Mile Loop and Willamette Greenway trails and establish links between these trails and Portland's residential neighborhoods and parks.

- F. Link Portland's trails and parks to the system of greenspaces being created for the metropolitan region.
- G. Retain rights for pedestrian access and circulation when considering requests for street vacations. Preserve existing pedestrian routes and protect routes needed by pedestrians in the future. Ensure that street vacations do not reduce access to light and air or the intimate scale that is so much a part of Portland's character.

12.5 Promote the Arts

Humanize the City through promotion of the arts and excellence in design. Encourage the placement of art at locations that are visible to the public. Expand Portland's collection of public art. Punctuate the community with works of art used to emphasize focal points, mark transitional locations, celebrate public buildings and to enhance the City's sidewalks, open spaces, plazas and parks.

Objectives:

- A. Provide a part of the construction cost of public projects for the purchase and installation of art.
- B. Create incentives for the provision of public art as part of private development projects.
- C. Emphasize important places, transitions and gateways within Portland by celebrating them with works of art. Use art to add interest to the experience of the City's citizens and to accent locations such as transit stations, sidewalks, streets, parks and building lobbies that are visited by many people.
- D. Foster the growth of the public art collection within Portland that is part of our legacy to the City's future.

12.6 Preserve Neighborhoods

Preserve and support the qualities of individual neighborhoods that help to make them attractive places. Encourage neighborhoods to express their design values in neighborhood and community planning projects. Seek ways to respect and strengthen neighborhood values in new development projects that implement this Comprehensive Plan.

Objectives:

- A. Encourage new developments to respond to the positive qualities of the place where they are to be built and to enhance that place through their development. Developers should consider the character enhancing role played by the use of color and light.
- B. Respect the fabric of established neighborhoods when undertaking infill development projects.
- C. While accommodating increased density build on the attractive qualities that distinguish the area. Add new building types to established area with care and respect for the context that past generations of builders have provided.

12.7 Design Quality

Enhance Portland's appearance and character through development of public and private projects that are models of innovation and leadership in the design of the built environment. Encourage the design of the built environment to meet standards of excellence while fostering the creativity of architects and designers. Establish design review in areas that are important to Portland's identity, setting, history and to the enhancement of its character.

Objectives:

- A.** Establish design districts and historic design districts for areas of attractive character within the City. Use design zones to enhance the character of the area. Establish guidelines of design acceptability that ensure continuation of each design district's desired character. Design guidelines should make the public's objectives for the design review process clear to those developing property.
- B.** Continue the design review process to ensure public review of public and private development proposals at locations linked with Portland's character, setting, history, identity and image. Consider the details of development projects as well as the impacts of the project as a whole.
- C.** Provide clear guidelines of design acceptability that share the public's concern and objectives for the design review process with developers and designers. Use examples to illustrate a variety of ways to achieve compliance with each design guideline.
- D.** Consider the application of the design review requirement to parts of Portland expected to experience significant change.
- E.** Foster innovative design solutions that meet the guidelines of design acceptability. Use the design review process to encourage the generation of creative and innovative design solutions. Recognize that an innovative design solution may require exceptions to specific design guidelines to accommodate designs of great quality and sensitivity to Portland's character.
- F.** Establish development standards that foster compatible design solutions in areas not subject to design review. Identify and establish standards aimed at improving how development projects fit into the community.
- G.** Create incentives for developers and designers to voluntarily submit their project for design review. Consider allowing adjustments to quantitative development standards as an incentive for voluntarily going through design review.
- H.** Establish specific zoning requirements that further the implementation of the Urban Design Goal and the Goal's associated policies and objectives.

12.8 Community Planning

When community and/or neighborhood plans are developed include consideration of urban design issues as a part of them. Use consideration of urban design issues to help establish, preserve and enhance the identity and character of each community plan's study area.

Objectives:

- A.** Consider as part of the development of community plans the following urban design issues: the need for new design zones; the protection of significant historical resources; the location of major and minor points of transition, gateways and focal points; the protection and enhancement of scenic resources; the location of existing public attractions; good locations for possible new attractions; the locations of trails, pedestrian paths and bicycle routes and paths; the location of existing open spaces; and the need for new public open spaces.
- B.** Use urban design considerations to guide the evolution of the character of these areas. As each new community plan is created, give consideration to how it links to and coordinates with urban design elements of adjacent areas.
- C.** Explore the potential for linkages between a community plan's urban design elements and other planning strategies that have been or are being created. Include consideration of open space, scenic, cultural and historic resources, and environmental areas.
- D.** Include in new community plans conceptual proposals for future development projects that stimulate the imagination and help identify the community plan's development objectives.
- E.** Use the creation of new design districts-and zoning standards to reduce the likelihood of conflicts between new and existing developments. Address problems that emerge when new infill development is at greater density than existing development.
- F.** Support the development of voluntary, or suggested, design guidelines and distribute them to those considering development projects. Use these guidelines to foster the growth of consistent development patterns that reinforce the desired character of Portland's neighborhoods and the City as a whole.
- G.** Use the community and neighborhood planning processes to help establish, enhance and preserve the area's character and identity and to foster the evaluation and protection of significant historic resources.

APPENDIX A

Amendments to Ordinance No. 150580

Ord. No.	Adoption Date	Summary of Change	Name of Project
151360	April 1981	Amended Policy 11.28, Disposal	NA
152724	January 1982	Amended Policy 10.8, Zoning Upon Plan Adoption	NA
152903	February 1982	Amended Policy 10.8 Zoning Upon Plan Adoption	NA
153326	June 1982	Amended Goal 8, Environment Amended Policy 8.13, Sensitive Natural Areas Added Policy 8.16, Aggregate Resources Added Policy 8.17, Aggregate Mining Impacts Added Policy 8.18, Reclamation of Aggregate Sites	Goal 5 Compliance
154627	June 1983	Added Policy 5.9, Area Character and Identity Added Policy 5.10, Land Use Added Policy 5.11, Transportation Added Policy 5.12, Business Environment	Commercial District Policy Study
155002	August 1983	Amended Policy 1.3, Urban Service Boundary Amended Policy 2.3, Annexation Amended Policy 11.1, Service Responsibility Amended Policy 11.3, Orderly Service Extension	Urban Services Study
155244	October 1983	Added Policy 2.22, Terwilliger Parkway Corridor Plan	Terwilliger Parkway Corridor Study
155569	February 1984	Added Policy 6.10, Transit Station Area Planning	Transit Station Area Planning Program
157664	July 1985	Amended Policy 10.7 by renumbering subparagraph (18) Downtown Manufacturing to (22), adding new (18) Mixed Employment, and adding (21) Industrial Sanctuary	Industrial Zoning Code Improvement Project
157665	July 1985	Added Policy 2.23, Northwest Triangle District	Northwest Triangle Report
158055	December 1985	Added Policy 8.16, Portland International Airport Noise Impact Area, and renumbered 8.16 through 8.18 to 8.17 through 8.19	Noise Zone Update

Ord. No.	Adoption Date	Summary of Change	Name of Project
158110	December 1985	Added Policy 5.13, Locational Opportunities for Industrial Firms Added Policy 5.14, Diversity and Identity in Industrial Areas Added Policy 5.15, Protection of Non-Industrial Lands	Industrial Zoning Code Improvement Project
158421	April 1986	Amended Policy 10.7, Comprehensive Plan Map, by adding a new subparagraph (8), Townhouse Multifamily and renumbering subparagraphs (8) through (22) to (9) through (23)	Zoning Code Improvement Project: Additions of Comparable County Regulations (County Alignment Zones)
159564	April 1987	Added Policy 5.16, Columbia South Shore Amended Policy 10.7, Comprehensive Plan Map, by renumbering subparagraphs (18) through (22)	Columbia South Shore Study
160049	August 1987	Added Policy 8.20, Visual Impacts Added Policy 8.21, Health and Safety	Radio Frequency (RF) Regulatory Review Project
160606	March 1988	Added Policy 2.24, Central City Plan Amended Policy 10.7, Comprehensive Plan Map by amending subparagraph (12) Central Residential, amending subparagraph (17) Central Commercial, renumbering subparagraph (18) Light Manufacturing to (20), adding subparagraph (18) Commercial Employment, renumbering subparagraph (21) Mixed Employment to (19), deleting subparagraphs (19) General Manufacturing and (20) Heavy Manufacturing	Central City Plan

Ord. No.	Adoption Date	Summary of Change	Name of Project
160890	June 1988	<p>Renumbered Policy 8.8, Open Space to 8.9</p> <p>Added Policy 8.8, Ground Water Protection</p> <p>Renumbered Policy 8.10, Willamette River Greenway to 8.11</p> <p>Renumbered Policy 8.11 National Flood Insurance Program to 8.12</p> <p>Renumbered Policy 8.12, Natural Hazards to 8.13</p> <p>Amended and Renumbered Policy 8.9, Drainageways to 8.10</p> <p>Deleted Policy 8.13, Sensitive Natural Areas</p> <p>Added Policy 8.14, Natural Resources</p> <p>Added Policy 8.15, Wetlands/Riparian/Water Bodies Protection</p> <p>Added Policy 8.16, Uplands Protection</p> <p>Added Policy 8.17, Wildlife</p> <p>Added Policy 8.18, Natural Resources Management Plans</p> <p>Renumbered Policies 8.14-8.16 (Noise) to 8.19-8.21</p> <p>Renumbered Policies 8.17-8.19 (Aggregate Resources) to 8.22-8.24</p> <p>Renumbered Policies 8.20 & 8.21 (RF Emissions) to 8.25 & 8.26</p> <p>Added definitions to Glossary</p>	Environmental Regulations
161000	June 1988	<p>Amended Goal 5, Economic Development</p> <p>Deleted Policies 5.1 through 5.8</p> <p>Added Policy 5.1, Business Retention and Recruitment</p> <p>Added Policy 5.2, Economic Environment</p> <p>Added Policy 5.3, Coordination</p> <p>Added Policy 5.4, Social Environment</p> <p>Added Policy 5.5, International Image</p> <p>Added Policy 5.6, Special Opportunities</p> <p>Added Policy 5.7, Marketing and Image</p> <p>Added Policy 5.8, Public/Private Partnership</p> <p>Added Policy 5.9, District Economic Development</p> <p>Added Policy 5.10, Central City</p> <p>Added Policy 5.11, Equalization of Economic Opportunity</p> <p>Added Policy 5.12, Environment, Energy and Transportation</p> <p>Renumbered Policies 5.9-5.16 to 5.13-5.20</p>	Economic Development Policy Update
161335	October 1988	<p>Deleted Policy 10.2, Annual Report</p> <p>Renumbered Policies 10.3-10.13 to 10.2-10.12</p>	Work Reduction and Revenue Enhancement Proposal

Ord. No.	Adoption Date	Summary of Change	Name of Project
161770	April 5, 1998	Added a new Exhibit C, "List of Significant Projects", to the Comprehensive Plan	Public Facilities Plan
162975	April 1990	Replaced Goal 7, Energy and all the policies and objectives	Energy Goal & Policy Update
163530	October 1990	Added Policy 4.9, Vacant and Abandoned Housing and Community Revitalization	Vacant and Abandoned Buildings Task Force Report
163608	November 1990	<p>Amended and Renamed Policy 2.13, Auto-Oriented Commercial</p> <p>Amended Policy 2.21, Buffering</p> <p>Added Policy 4.8, Maintain Housing Potential</p> <p>Amended Policy 8.18, Natural Resources Management Plans</p> <p>Deleted Policy 10.2, Interim Plan Review and Amendment and replaced with Policies 10.5, Amendments to the Comprehensive Plan Goals, Policies, and Implementing Measures and with Policy 10.6, Amendments to the Comprehensive Plan Map</p> <p>Deleted Policy 10.3, Comprehensive Plan Map Amendments and replaced with Policy 10.6, Amendments to the Comprehensive Plan Map</p> <p>Renumbered Policy 10.4, Long Range Planning Framework to 10.2</p> <p>Deleted Policy 10.5, Public Facilities</p> <p>Amended and Renumbered Policy 10.6, Comprehensive Plan Map to 10.3</p> <p>Deleted Policy 10.7, Zoning Upon Plan Adoption and replaced with Policy 10.4, Corresponding Zones and Less Intense Zones</p> <p>Deleted Policy 10.8, Revised Zoning Code and replaced with Policy 10.4, Corresponding Zones and Less Intense Zones, and with Policy 10.7, Zone Changes</p> <p>Renumbered Policy 10.9, Design Review to 10.12</p> <p>Amended Policy 10.10, Enforcement</p> <p>Deleted Policy 10.12, Sign Review</p> <p>Added Policy 10.8, Land Use Approval Criteria and Decisions</p> <p>Added Policy 10.9, Amendments to Zoning and Subdivision Regulations</p>	Zoning Code Rewrite Project
163770	January 1991	<p>Deleted Policy 2.5, Natural Resource Area</p> <p>Added Policy 2.5, Future Urban Areas</p> <p>Deleted Policy 8.11, Willamette River Greenway</p> <p>Added Policy 8.11, Special Areas</p>	Balch Creek Watershed Protection Plan

Ord. No. Adoption
Date

Summary of Change

Name of Project

163957	March 1991	Amended Policy 8.14, Natural Resources by amending Objective A. Acquisition Program for Significant Resources, and Objective C. Impact Avoidance, and by adding Objective F. Pruning to Maintain and Enhance Views, Objective G. Improving Turnouts along Scenic Routes and at Viewpoints, Objective H. Bike and Pedestrian Routes, Objective I. Consideration of Scenic Resources in Street Vacations, Objective J. Consideration of Scenic Resources in Planning Process, and Objective K. Enhancing View Corridors. Added Policy 10.13, Columbia River	Scenic Resources Protection Plan
164244	July 1991	Amended Policy 8.21, Portland International Airport Noise Impact Area by amending Objective A.	Noise Zone Update
164472	July 1991	Amended Policy 8.11, Special Areas by adding a new policy area.	Johnson Creek Basin Protection Plan
164517	July 1991	Amended Policy 8.11, Special areas by adding a new policy area. Amended part of Policy 8.18, by deleting last sentence. Amended Policy 10.3, Comprehensive Plan Map, 2-7	Northwest Hills Natural Areas Protection Plan
165002	January 1992	Amended Policy 8.11, Special Areas by adding a new policy area	Southwest Hills Resource Protection Plan
165851	October 1992	Amended and replaced Goal 6, Transportation	Transportation Element, COP Comprehensive Plan, Incorporating the ASCP (Arterial Streets Classification Policy), Office of Transportation
166786 and 167054	July 28, 1993, & Sept. 30, 1994	Amended Goal 2. by adding a new Policy 2.25 reflecting the adoption of the Albina Community Plan. Amended Goal 3 by adding a new Policy 3.8 with Objectives A through K reflecting the adoption of 11 neighborhood plans developed with the Albina Community Plan. Adopted a new Goal 12, Urban Design with 8 policies and associated objectives. Readopted subsequent to an appeal to LUBA. City prevailed in all appeals.	Albina Community Plan
166834	August 4, 1993	Amended Objective C of Policy 5.20 to establish timeline for the Columbia South Shore Cultural Resources Protection Plan.	Columbia South Shore Development Standards
167293	January 19, 1994	Amended Policy 8.11 adding an objective C, reflecting the adoption of the Fanno Creek Tributaries Conservation Plan	Fanno Creek Tributaries Conservation Plan

Ord. No.	Adoption Date	Summary of Change	Name of Project
167650	May 11, 1994	Amended Policy 10.1, added a new Policy 10.2 and renumbered other policies in Goal 10 to reflect the addition of the new 10.2. These changes establish the Community Planning Program as the City's process for updating the Comprehensive Plan Map.	Community and Neighborhood Planning Program
167767	June 9, 1994	Amended Brooklyn Neighborhood Plan	City Life Project (LCP)
168142	Sept. 21, 1994	Amended and replaced Goal 5, Economic Development, and associated policies.	Economic Development Policy Project (see also "Prosperous Portland" with PDC)
168280	Nov. 9, 1994	Adopted Richmond Neighborhood Plan, amended Vision Statement and Policy 3.6.	Richmond Neighborhood Plan
168698	April 12, 1995	Amended Policy 8.15 by adding an Objective D; reflecting protection of Balch Creek cutthroat trout.	Environmental Zone Streamline Project
168702	April 12, 1995	Repealed Policy 2.23, Northwest Triangle District and Objectives	University District and River District Plans
169488	Nov. 15, 1995	Adopted Woodstock Neighborhood Plan, amended Vision Statement and Policy 3.6.	Woodstock Neighborhood Plan
169535	December 6, 1995	Added new Policy 6.26, Central City Transportation Management Plan; amended Policies 8.1 through 8.4 to reflect current attainment of air quality standards, the replacement of the Downtown Parking and Circulation Policy with the CCTMP, and to include promotion of several alternative modes.	Central City Transportation Management Plan (CCTMP)
169763	Jan. 31, 1996	Adopted Outer Southeast Community Plan, added Policies 2.26 and 3.9.	Outer Southeast Community Plan
169953	April 3, 1996	Amended Policy 5.10.	Cultural Resources Protection Plan for Columbia South Shore
168698	April 17, 1996	Added Objective D to Policy 8.15.	Environmental Zone Streamline Project
170136	May 8, 1996	Update of Transportation Element amended multiple policies, objectives	Update of Transportation Element
170347	June 1996	Adopted Downtown Community Association Residential Plan and amended Policy 3.6	Downtown Community Association Residential Plan
171238	June 4, 1997	Adopted Bridgeton Neighborhood Plan and amended Policy 3.6	Bridgeton Neighborhood Plan
171699	October 22, 1997	Adopted Hillsdale Town Center Plan and amended Policy 3.6	Hillsdale Town Center Plan
171849	December 10, 1997	Adopted Sellwood-Moreland Neighborhood Plan and amended Policy 3.6 by adding Objective B.	Sellwood-Moreland Neighborhood Plan
172954	January 15, 1999	Replaced Goal 4, Housing and all the policies and objectives	Comprehensive Plan Housing Policy

APPENDIX B

GLOSSARY

Amenity Package:

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

Annexation:

The process by which a municipality or other governing authority absorbs surrounding land and brings it under its jurisdiction.

Arterial Streets Classification Policy:

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

Auto-oriented Land Uses:

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

Baker v. City of Milwaukie:

A landmark zoning decision in Oregon which found that the comprehensive plan, whether adopted by ordinance or resolution, is the controlling document regulating land uses and that the zoning ordinance must be consistent with the principles and specifications established therein.

Building Codes:

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

Bureau of Planning:

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

Capital Improvements Program (CIP):

A five-year program to identify improvement projects which may result in a major expenditure of public funds for such facilities as sewers, streets and parks.

Center:

A medium- to high-density concentration of apartment and/or commercial land uses.

Central Business District (CBD):

The business code of a city which contains the major concentration of retail, office and service functions.

Citizen Involvement:

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

Columbia Region Association of Governments (CRAG):

The regional planning agency whose functions were merged into the reorganized Metropolitan Service District (Metro).

Committee for Citizen Involvement (CCI):

An advisory board of citizens responsible for designing and evaluating citizen involvement opportunities in the comprehensive planning process.

Community Development:

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

Conditional Use:

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

Corridor:

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

Cumulative Zoning:

A system for zoning that begins with a low-intensity land use, such as a large-lot, single-family detached home and permits more intensive uses with each step up the ladder. At each step of the ladder not only are the uses for that step allowed but so are the uses for the steps below. The most intense zone, at the top of the ladder, would permit all uses below. Portland's Zoning Code is generally cumulative, some exceptions are found in the most intense zones.

Density:

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

Downzoning:

A change from the current zoning classification of land to reduce the intensity or density of development permitted. The opposite is upzoning.

Drainageway :¹⁰⁷

An open linear depression, whether manmade or natural, for the collection and drainage of surface water. It may be permanently or temporarily inundated.

Ecologically and Scientifically Significant Natural Areas: ¹⁰⁸

Land and water that has substantially retained its natural character but is not necessarily completely natural or undisturbed, which is significant for historical, scientific, paleontological or natural features.

¹⁰⁷ Added by Ordinance No. 160890, June 1988

¹⁰⁸ Added by Ordinance No. 160890, June 1988

Effluent:

Discharged sewage.

Fasano v. Washington County Board of Commissioners:

A landmark zoning decision in Oregon which found that:

- 1) small scale zoning decisions affecting only a limited number of individuals must be recognized as quasijudicial rather than legislative in nature;
- 2) such changes shall be granted only where (a) the change would be in conformance with the comprehensive plan; (b) there is a public need for the change; (c) the public need is best met by the proposed change; and (d) the change conforms to the general welfare standards in the enabling legislation;
- 3) the party seeking the change must bear a graduated burden of proof; and
- 4) stricter procedures must be followed in such quasijudicial hearings than are used in legislative hearings, according to guidelines established by the court.

Fish and Wildlife Habitat Areas: ¹⁰⁹

Lands which contain significant food, water, or cover for native terrestrial and aquatic species of animals. Lands included are forests, open fields, riparian areas, wetlands and water bodies.

Floodplain:

Areas which are dry in some seasons but inundated when heavy rain, snow melt, tide, increased rate of surface runoff or other conditions cause streams or rivers to overflow their normal channels. A 100-year floodplain is an area that would be submerged by a flood likely to occur once every 100 years. Federal Insurance Administration has declared that 100-year floodplain areas require special controls. Standards for development in 100-year floodplains, which are specified in the federal Flood Hazard Insurance Act, must be met for a jurisdiction to qualify for federal flood insurance assistance.

Floodway: ¹¹⁰

The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. The actual floodway boundaries are computer-activated and approximate. These boundaries are depicted on the Floodway Map. Boundaries for other water courses may be subject to identification by the Sewage System Administrator. The width of the floodway for unidentified water courses should not be less than 15 feet.

Flood Desynchronization: ¹¹¹

Modification of the timing of stormwater runoff from various parts of a watershed through water retention, detention or other means which will result in a decrease in flood elevations.

Floor Area Ration (FAR):

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

¹⁰⁹ Added by Ordinance No. 160890, June 1988

¹¹⁰ Added by Ordinance No. 160890, June 1988

¹¹¹ Added by Ordinance No. 160890, June 1988

Groundwater Sensitive Areas: 112

Areas from which groundwater is replenished and the flow enables contaminants to be carried into aquifers (aquifer recharge areas), or areas of an aquifer in which the groundwater level and flow characteristics are influenced by the withdrawal of groundwater (areas of influence).

Hazardous Substances: 113

Substances which could threaten human health, as are described in City Code ?33.455.125, Use of Hazardous Materials and in the Resource Conservation and Recovery Act of 1976 (Federal Register 40 CFR 261.33) and the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (Federal Register 40 CFR Part 302, Table 302.4).

Historic District:

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

Impervious Surface:

Solid surfaces, such as streets, parking lots and roofs, which prevent the absorption of rain into the soil, thereby increasing the amount of stormwater runoff.

Incubator Industry:

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

Infill:

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

Infrastructure:

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

Intensity:

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

Interceptor:

Large sewer pipes that divert the flow of sewage from entering a river or creek and carry it to a treatment facility.

Labor-intensive:

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

112 Added by Ordinance No. 160890, June 1988

113 Added by Ordinance No. 160890, June 1988

Land Conservation and Development Commission (LCDC):

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

Land Use:

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

Local Improvement District (LID):

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

Major Traffic Street:

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

Manufactured Housing:

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

Metropolitan Service District (Metro):

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

Mitigate: ¹¹⁴

To rectify, repair or compensate for impacts which result from other actions.

Nonconforming Use:

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

Office of Neighborhood Associations:

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

Overlay Zones:

Overlay zones are special "supplementary" restrictions on the use of land beyond the requirements in the underlying zone. A parcel of land may have more than one overlay zone.

¹¹⁴ Added by Ordinance No. 160890, June 1988

Plat:

A map or chart of a city, town section or subdivision, indicating the location and boundaries of individual properties.

Portland City Council:

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

Portland City Planning Commission:

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

Portland Metropolitan Region:

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

Principal Use:

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

Purveyor:

A city or district responsible for the supply of a product or service. In this document, a city or district engaged in supplying water.

Resource Enhancement: 115

Modification of a natural resource or resources to improve the quality or quantity of the resource and resource values. It can include actions that result in increased animal and plant species, increased numbers of types of natural habitat and/or increased amount of area devoted to natural habitat. It may also include improvements in scenic views and sites, increased capacity for stormwater detention or other improvements to resource values.

Riparian Areas: 116

Lands which are adjacent to rivers, streams, lakes, ponds and other water bodies. They are transitional between aquatic and upland zones, and as such, contain elements of both aquatic and terrestrial ecosystems. They have high water tables because of their close proximity to aquatic systems, soils which are usually largely of water-carried sediments and some vegetation that requires free (unbound) water or conditions that are more moist than normal.

Rowhouses:

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

Short Tons:

An amount equal to 2,000 pounds. The term's use in this document refers to the volume of air pollutants.

115 Added by Ordinance No. 160890, June 1988

116 Added by Ordinance No. 160890, June 1988

Sound Transmission Classification (STC):

A measure that is equal to the number of decibels (dB) a sound is reduced as it passes through material. Decibels are a statistical measure of sound or vibrations in the air.

Standard Metropolitan Statistical Area (SMSA):

A U.S. Census Bureau term describing a geographic area consisting of one or more cities of 50,000 population or more and the contiguous counties which are economically and socially integrated with the county containing the central city. Portland is the central city for the SMSA consisting of Multnomah, Washington and Clackamas counties in Oregon and Clark County in Washington.

Stormwater Runoff:

The water which is not absorbed into the ground during and after a storm which then flows over the land.

Subdivision:

The process of dividing a given area of land into sites, blocks or lots with streets or roads and open spaces; also, an area so divided.

Transit-oriented Land Uses:

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

Uniform Building Code:

See: **Building Codes**

Uplands: 117

Lands not characterized by the presence of riparian areas, water bodies or wetlands.

Upzoning:

A change from the current zoning classification of land to increase the intensity or density of development permitted. The opposite is downzoning.

Urban Growth Boundary:

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

Water Bodies: 118

Permanently or temporarily flooded lands which may lie below the deepwater boundary of wetlands. Water depth is such that water, and not the air, is the principal medium in which prevalent organisms live, whether or not they are attached to the bottom. The bottom may sometimes be considered nonsoil or the water may be too deep or otherwise unable to support emergent vegetation. Water bodies include rivers, streams, creeks, sloughs, drainageways, lakes and ponds.

117 Added by Ordinance No. 160890, June 1988

118 Added by Ordinance No. 160890, June 1988

Wetland: 119

An area that is inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include swamps, marshes, bogs and similar areas.

Variance and Adjustment:

The granting of relief from the terms or conditions of a building or zoning law by a public agency vested with the power to authorize it. The granters of a variance usually require a showing that the controlling zoning regulations inflict a special hardship on the owner of the property in question. An example is where conformance to depth or width standards applied to an odd-shaped lot would prevent the owner from placing a home on his or her property unless the variance were granted. Portland's new zoning code (adopted in 1990 and effective on January 1, 1991) eliminated variances. Exceptions to development standards are allowed through an adjustment process. Adjustments differ from variances in that they may be granted when the proposed development meets the purpose of the provision to which an adjustment is requested. A showing of hardship is not required for an adjustment.

Zoning:

In general, the demarcation of a city by ordinance into zones and the establishment of regulations to govern the use of the land and the location, bulk, height, shape, use and coverage of structures within each zone.

119 Added by Ordinance No. 160890, June 1988

APPENDIX C

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**EXHIBIT C:
PROPOSED REGION 2040
DESIGN TYPE MAPS**

**Multnomah County - Portland Compliance Project
Proposed Region 2040 Design Type Maps**

Multnomah County
Compliance Project

Map 1 of 6

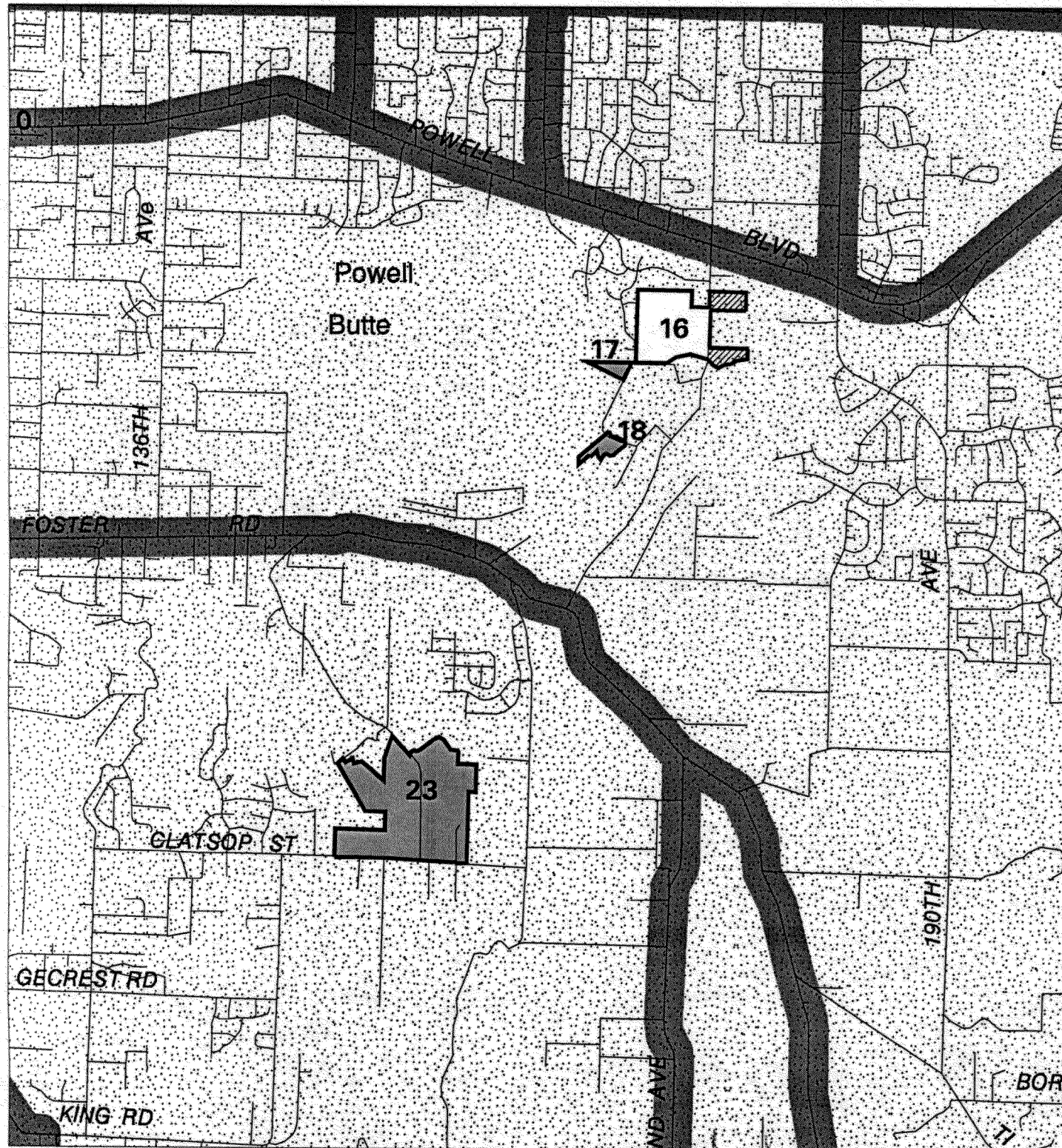
REGION 2040
COMPLIANCE
DESIGN TYPES

-  Site Boundary
-  Corridor
-  Inner Neighborhood
-  Outer Neighborhood
-  Employment Area



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June 05, 2001

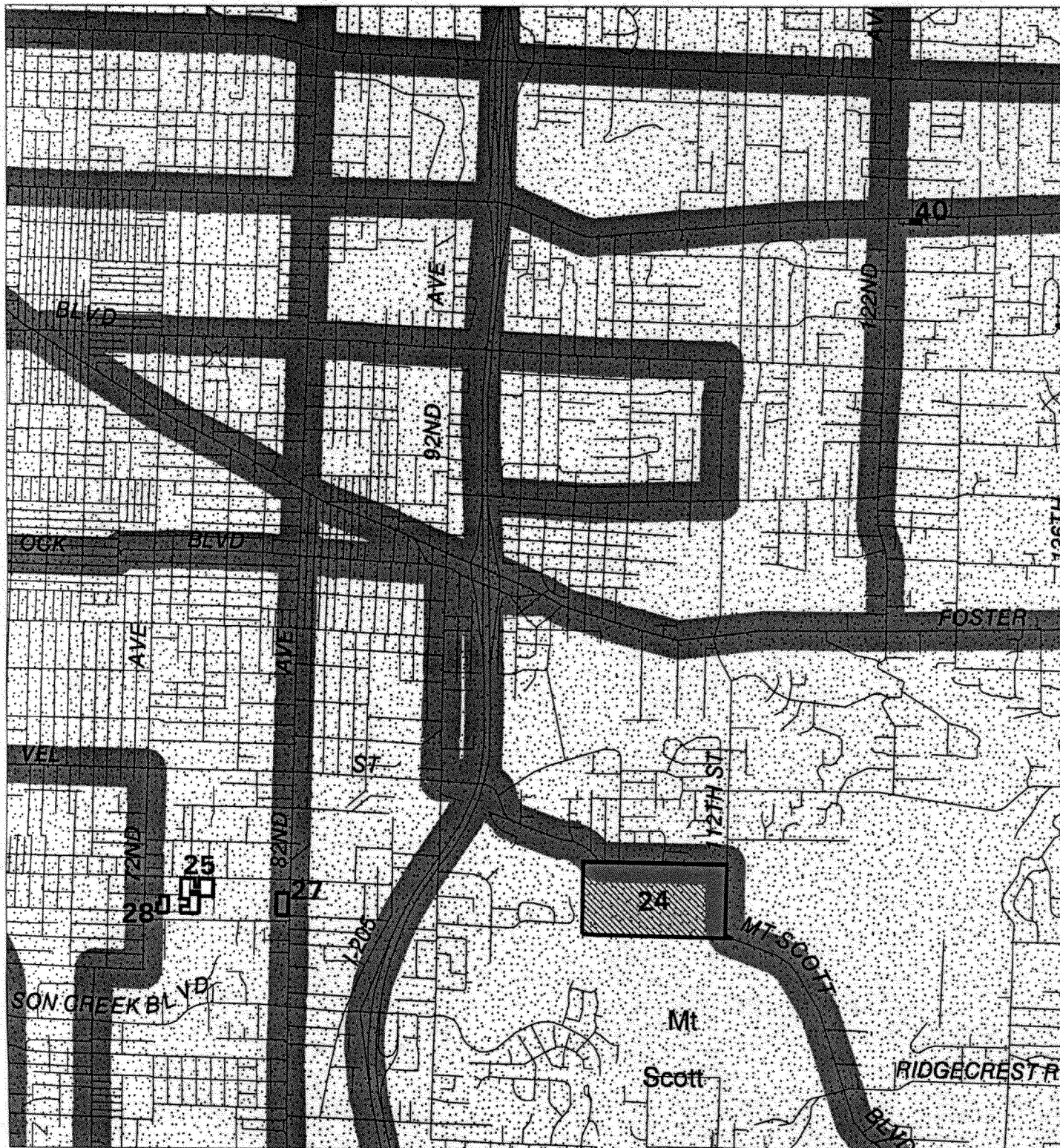


Multnomah County
Compliance Project

Map 2 of 6

REGION 2040
COMPLIANCE
DESIGN TYPES

-  Site Boundary
-  Corridor
-  Inner Neighborhood
-  Outer Neighborhood
-  Open Space







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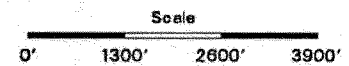
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Multnomah County
Compliance Project

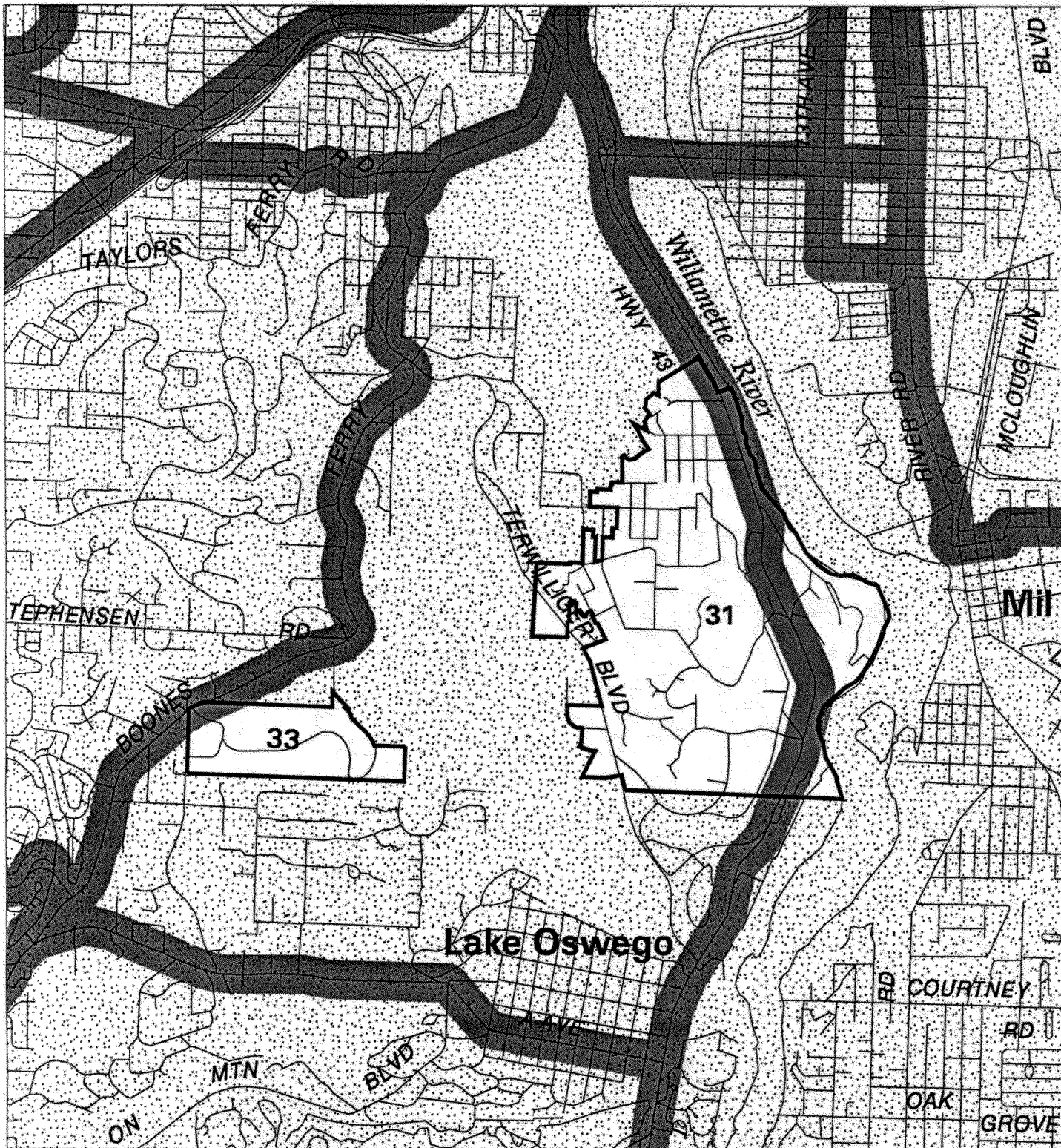
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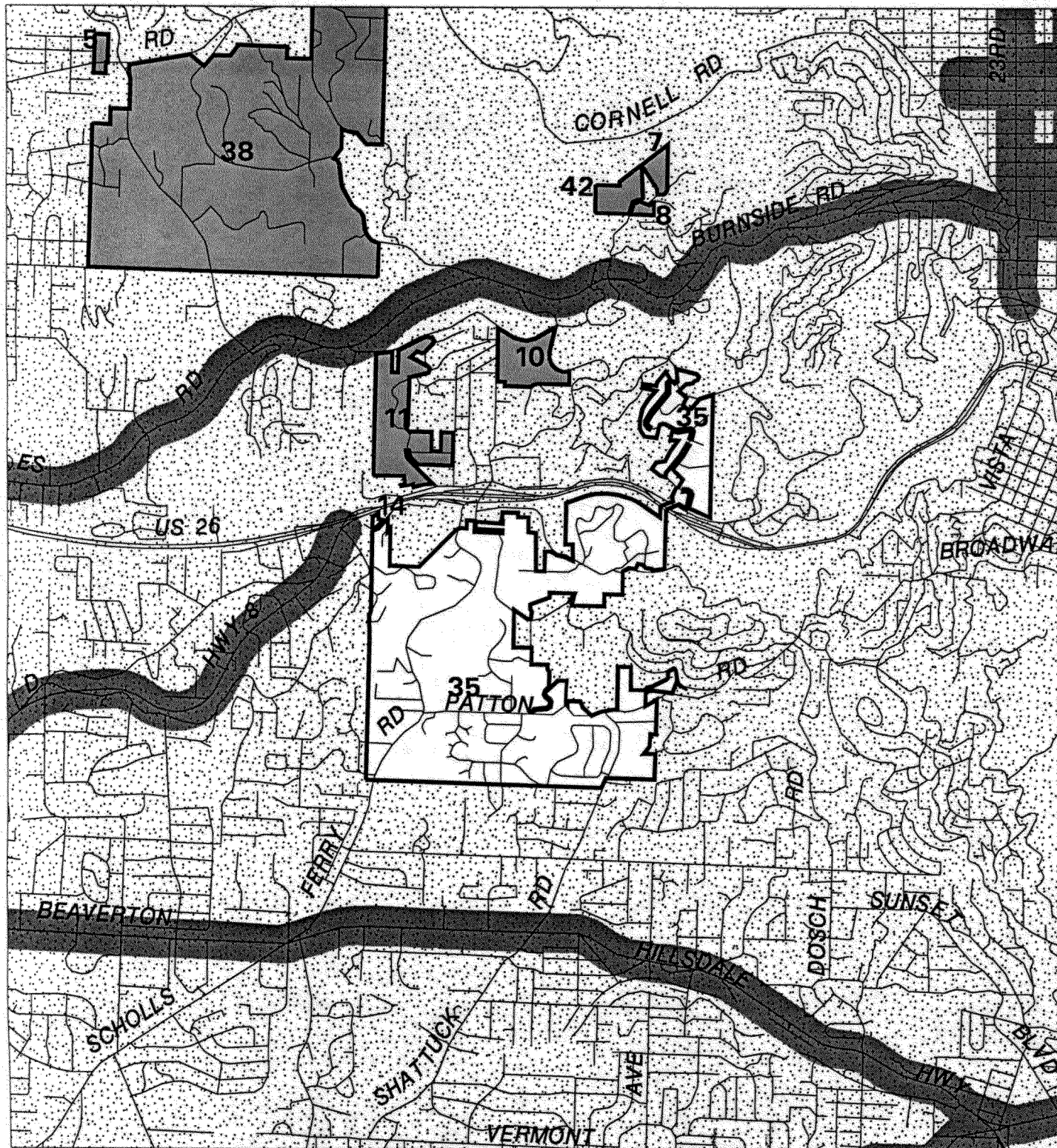
REGION 2040
COMPLIANCE
DESIGN TYPES

-  Site Boundary
-  Corridor
-  Inner Neighborhood
-  Outer Neighborhood



June 05, 2001









Multnomah County
Compliance Project

Map 4 of 6

REGION 2040
COMPLIANCE
DESIGN TYPES

-  Site Boundary
-  Corridor
-  Inner Neighborhood
-  Outer Neighborhood







Scale
0' 1300' 2600' 3900'

June 05, 2001

Multnomah County
Compliance Project

Map 5 of 6

REGION 2040
COMPLIANCE
DESIGN TYPES

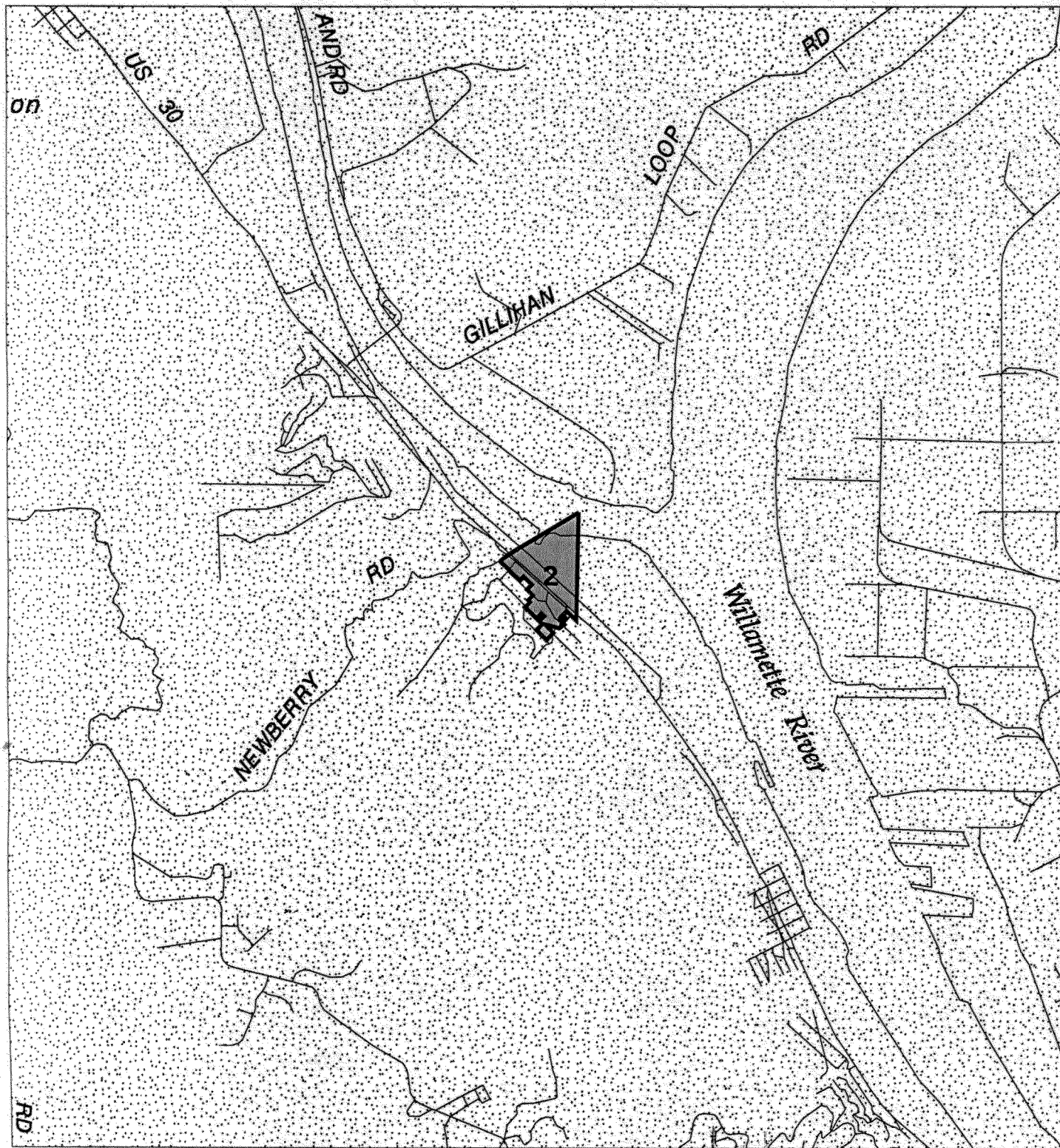
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Scale
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June 05, 2001









Multnomah County
Compliance Project

Map 6 of 6

REGION 2040
COMPLIANCE
DESIGN TYPES

-  Site Boundary
-  Corridor
-  Inner Neighborhood
-  Outer Neighborhood



Scale
0' 1300' 2600' 3900'

June 05, 2001



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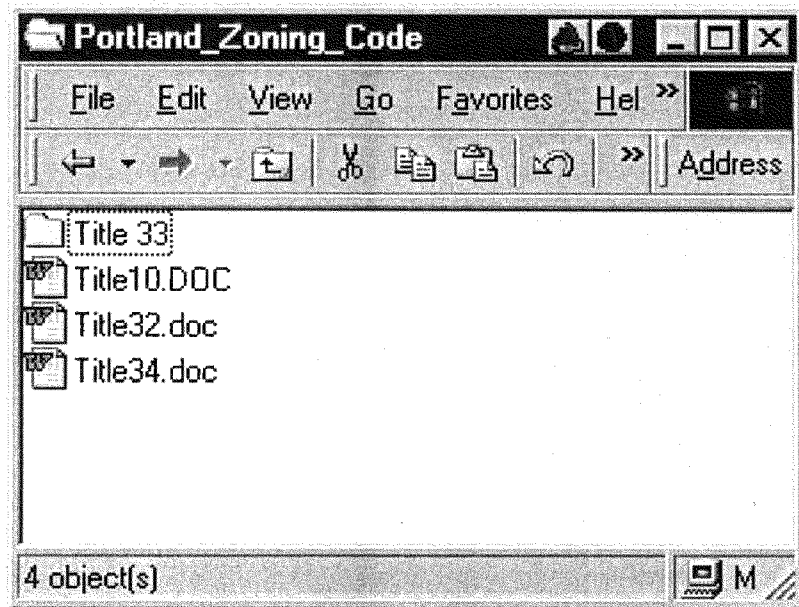
Portland Zoning Code

08 / 17 / 01

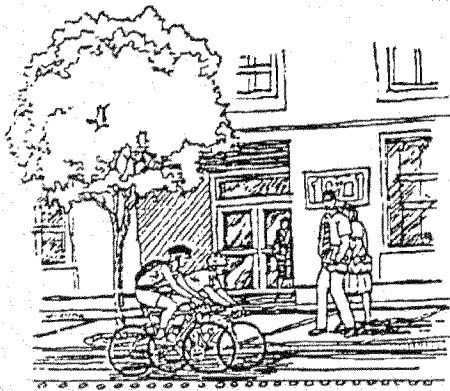
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CITY OF PORTLAND CODE
TITLES: 10, 32, 33 and 34**



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Adopted
**OUTER SOUTHEAST
COMMUNITY PLAN**



City of Portland
Bureau of Planning
Portland, Oregon
March 25, 1996

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).
- If you have a disability and need accommodation, please call 823-7700 (TDD 823-6868). Persons needing a sign language interpreter must call at least 48 hours in advance.

Funding for the Bureau of Planning's participation was provided as a part of the Outer Southeast Community Plan project. Financial support was provided by the Portland Bureau of Housing and Community Development (Federal Community Development Block Grant funds), the Portland Department of Transportation (Regional Rail Program), the Portland Bureau of Environmental Services, and the City of Portland's General Fund.

**Adopted
OUTER SOUTHEAST
COMMUNITY PLAN**

**Adopted on January 31, 1996
by Portland City Council
Ordinance No. 169763**

**Action Charts Adopted by
Resolution 35491**

**City of Portland
Bureau of Planning**

March 25, 1996

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The Bureau of Planning appreciates the time given to the Outer Southeast Community Plan by each member of the Committee.



City of Portland
Vera Katz
Mayor

To the Citizens of Portland:

We are pleased to present the Outer Southeast Community Plan. The Plan represents a tremendous effort by the citizens of Outer Southeast Portland to create a guide for the future of this part of our community over the next 20 years. Citizens came together in neighborhood associations and coalitions, business coalitions and nonprofit organizations to contribute to the Plan. Individuals gave generously of their time in meetings with city staff and in public hearings before the Portland Planning Commission and the City Council. To all those who participated, we owe thanks.

This document represents the culmination of a planning process; but more importantly it marks the beginning of the real life of a community plan--implementation. We now have a statement of the values and priorities that will help focus private and public investment in Outer Southeast to make the vision a reality. We look forward to continuing to work with you as we keep the plan and its vision alive in the policies and decisions that affect this special part of our community.

Sincerely,

Vera Katz
Mayor

Charlie Hales
Commissioner

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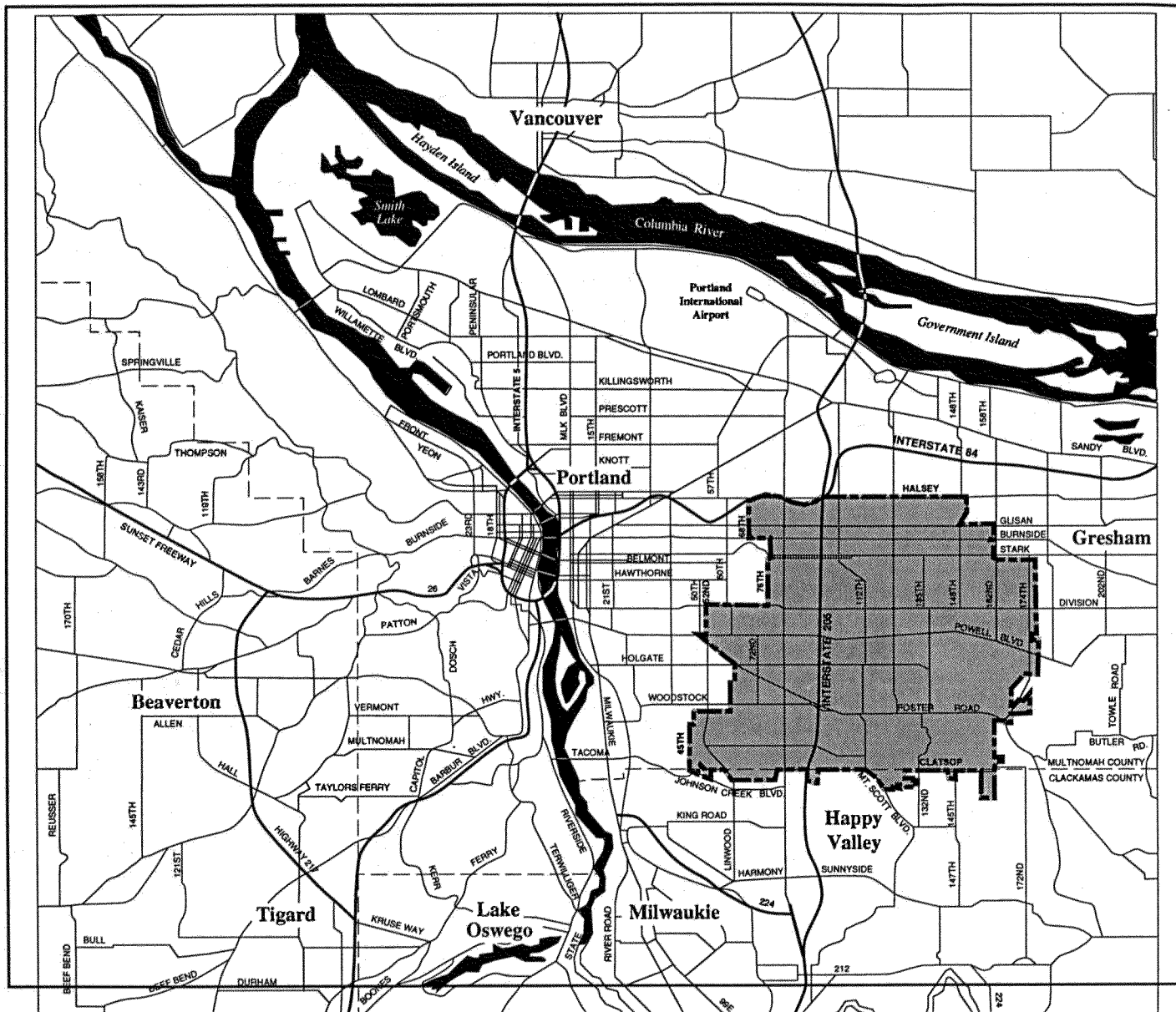
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ONE MILE

Outer Southeast Community Plan March, 1996

ADOPTED OUTER SOUTHEAST COMMUNITY PLAN

MAP 1

Vicinity Map

Legend



Outer Southeast Community Plan Boundary

Summary

The Outer Southeast Community Plan will guide growth and development in one of Portland's fastest growing areas until the year 2015. A combination of older city neighborhoods, former small towns, farmland, and suburbs, the outer southeast is developing an urban form and requires a blueprint for growth. Over the next two decades, thousands of new residents are expected to move into the 28-square-mile plan area. The plan provides a guide to accommodating new housing and jobs in ways that do not increase traffic congestion, damage the livability of existing neighborhoods, or degrade natural and scenic resources.

For three years, residents, business owners, and representatives of local institutions and community groups have worked with City staff to identify outer southeast's strengths, problems, and opportunities and to fashion a vision for its future. Many have testified at public hearings and written the Planning Commission and the City Council about plan proposals and mapping. Many ideas and requests for changes from citizens and community groups have been incorporated into the plan. The City Council's Adopted Outer Southeast Community Plan is the result.

The plan represents a joint effort by outer southeast citizens and the City to ensure that the area will grow in a way that preserves its best features and benefits all who live, work, and do business there. To this end, it contains policies and objectives relating to transportation, housing, the environment, economic development, public safety, neighborhood livability, and urban design. It also includes projects and programs that local governments, community, neighborhood and business groups have committed to carry out to improve the economy and livability of the area.

The Outer Southeast Community Plan is the third in a series of eight community plans that will update Portland's Comprehensive Plan, adopted in 1980. The Central City and the Albina Community Plans preceded it. Plans for Southwest and Inner Southeast Portland are in progress. In addition to this document, City Council adopted ten neighborhood plans, a business plan, amendments to two plan districts and a new comprehensive plan and zoning map for outer southeast.

The plan addresses six policy areas. The objectives of each policy area are carried out by projects, programs and regulations listed in the action charts. Regulations include references to Comprehensive Plan Map and zoning patterns, expanded Johnson Creek and Gateway plan district boundaries and new plan district requirements. The policy areas are as follows:

Economic Development

The plan changes land use patterns to aid the expansion of existing businesses and to attract new businesses to outer southeast. The plan has a goal of creating 6,000 new jobs over the next 20 years with the emphasis on family-wage jobs. New job creation is supported by encouraging more intense use of land zoned for

commercial and industrial uses and applying the Institutional Campus designation to large institutions. The creation of a Regional Center at Gateway and a Town Center at Lents will also create employment opportunities for outer southeast residents. Finally, the plan supports the revitalization of older business districts, industrial areas and commercial strips by expanding the depth of business zoning.

Housing

The potential to construct 14,000 new housing units is created by the residential Comprehensive Plan and zoning designations on the adopted plan map. This number of units will accommodate current residents and 20,000 new residents. This is 5,000 more units than were likely to be built under the Comprehensive Plan and zoning designations in effect before the plan was adopted. Many residential areas have been zoned to allow attached single- or multi- family housing where good public transportation and nearby shopping exist. The Alternative Design Density overlay zone has been applied within one-quarter mile of streets with current or anticipated transit service. This overlay zone allows alternative development types in exchange for meeting design standards in single-family residential areas. For example, row houses on vacant lots and accessory rentals over garages in certain areas are allowed.

Transportation

An important plan objective is reducing the need for automobile travel which would, in turn, reduce resulting traffic congestion and air pollution. Using public transit, walking, and bicycling are promoted in the plan by a combination of changes to Comprehensive Plan designations, new plan district regulations, and urban design proposals. In residential areas, higher housing densities are allowed along streets with planned or existing transit service. More connecting streets are encouraged in underdeveloped areas. More intense commercial and mixed-use developments are promoted to improve the pedestrian environment in the regional and town centers and around the MAX light rail stations.

Open Space and Environment

Protecting natural resources and providing new open space are important features of the plan. The plan area contains Kelly and Powell Buttes, the north side of Mt. Scott, Johnson Creek and associated wetlands, all of which have been the subject of Planning Bureau studies and the application of environmental zoning. Expanded Johnson Creek Basin plan district regulations provide for continued protection of Johnson Creek and a transfer of development rights process to take development pressure off these environmentally-sensitive areas. Additional plan district regulations specifically regulate development in the 100-year flood plain of Johnson

Creek. A large, new, open space area, similar to Forest Park, is proposed for the undeveloped portions of the north side of Mt. Scott. Plan district regulations will also provide for a landscaped buffer along the Springwater Corridor to enhance this important addition to the 40-Mile-Loop trail system.

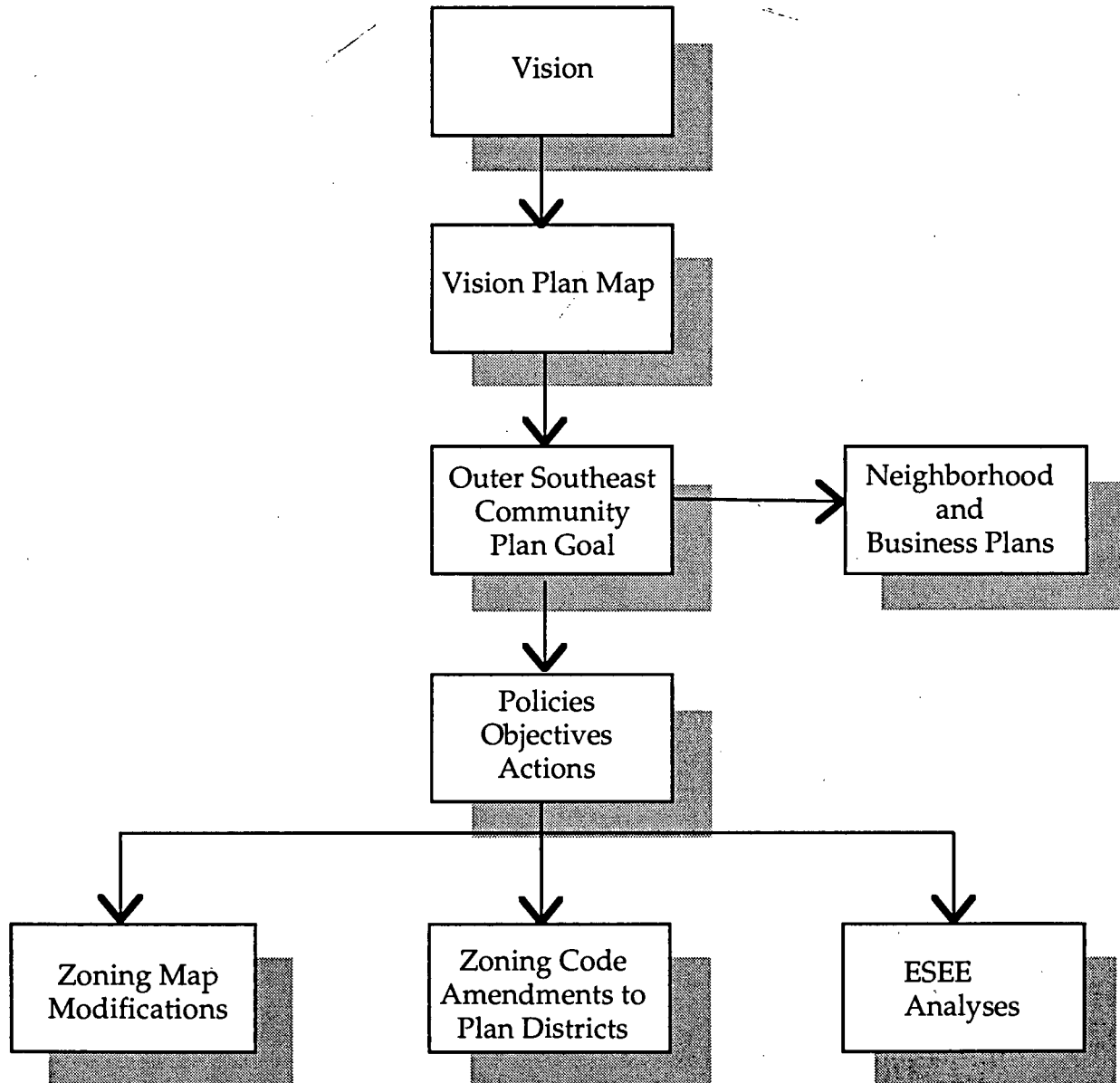
Public Safety

The public safety policy emphasizes reducing crime through design of the built environment and landscaping. Crime Prevention through Community Design principles incorporated into this policy include building design to provide "eyes on the street" with ground floor windows facing the sidewalk and building entrances. Maximizing visibility when providing landscaping and lighting on a site is another example. The plan also promotes mixed-use development in commercial districts so that people are present throughout the day and night to provide natural surveillance which can prevent crime.

Urban Design

The urban design policy reinforces character-giving elements in the plan area and promotes the emergence of new ones. Three new pedestrian districts have been designated in the plan area in Montavilla, at 122nd and Burnside, and in the Gateway Regional Center. Open area requirements of the expanded Gateway Plan district regulations reinforce a pedestrian-oriented built environment in the last of these three districts. In addition, a north-south set of park blocks is proposed to provide a focus for the Gateway Regional Center. Design review of new development will be required in the Regional Center, the Lents Town Center, and the intersection of 82nd Avenue and Foster Road to encourage more urban pedestrian-oriented development in these centers.

Plan Components Diagram



How the Outer Southeast Community Plan is Organized

This section explains how the plan is organized and what parts of it have become part of Portland's Comprehensive Plan. Portions of the plan adopted by ordinance have been made part of the Comprehensive Plan. Items adopted by resolution have not. The parts of the plan are:

Background. Description of the plan area, planning process and major plan features. This section is informational only.

A Perfect Vision for Outer Southeast in 2020. Description of a desired future for outer southeast in the Year 2020. The vision was adopted as an addition to Portland's Comprehensive Plan Vision by ordinance.

Vision Plan Map. Explanation of the purpose and designations of the Vision Plan Map. The Vision Plan Map illustrates one way to reach the desired future described in the vision and reflects many of the actions from the plan's action charts. The Vision Plan Map is illustrative only and was not adopted.

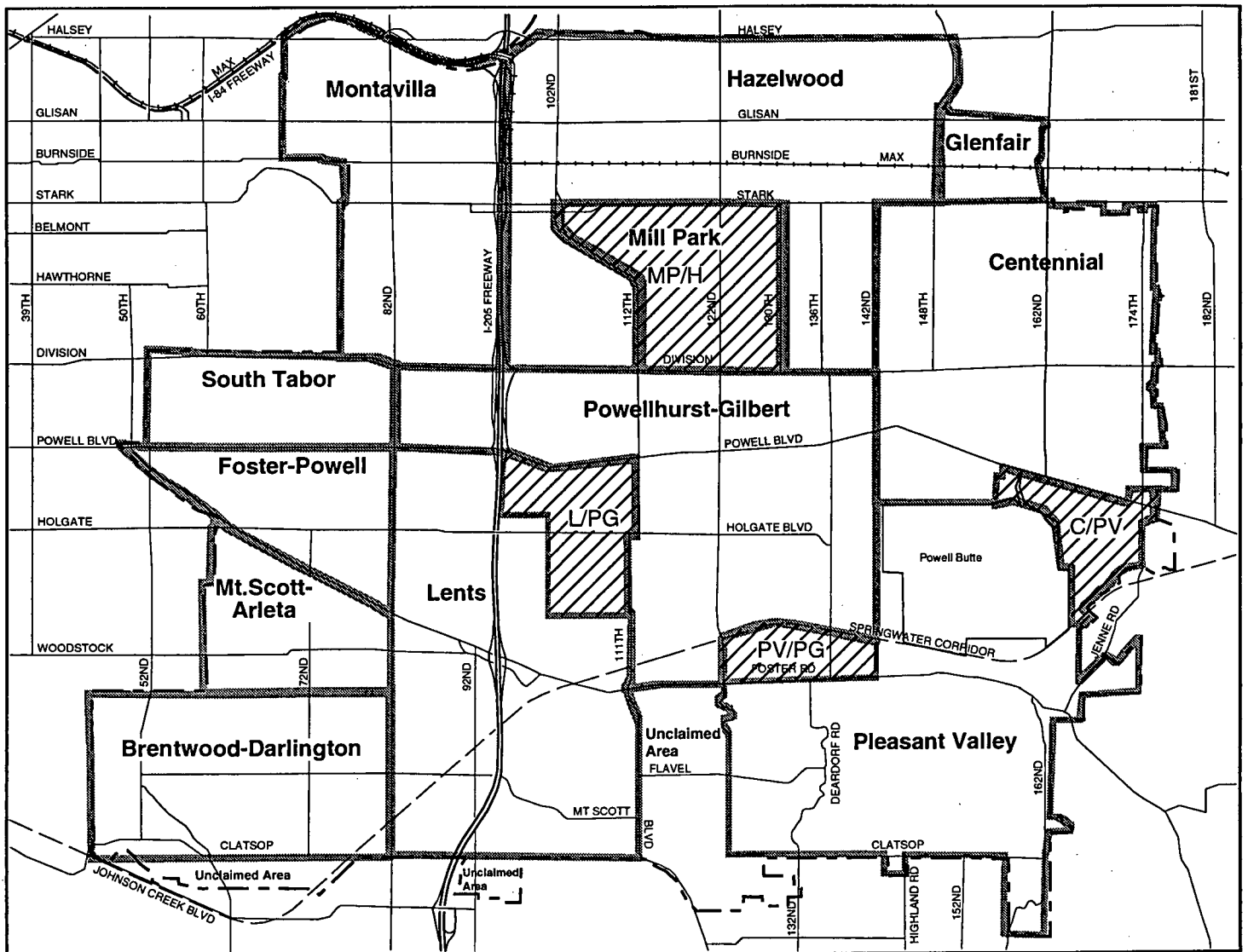
Policies and Objectives. Six community-wide policy areas address the primary issues that affect the Outer Southeast Community Plan area: Economic Development, Transportation, Housing, Open Space and Environment, Urban Design, and Public Safety. Subarea policies apply to the eight subareas into which the plan area is divided. The policy area and subarea goals and objectives were adopted by ordinance.

Action charts. Specific strategies that implement the objectives. Action items are assigned a time frame for action (immediate, ongoing, short- or long-range) and an implementation leader or leaders. Action items were adopted by resolution.

Maps. Functional maps accompany many policies and show some of the proposals on the action charts in this document. Maps also provide a geographic context for actions that are site-specific. These maps are informational and are not adopted.

Adopted Comprehensive Plan and zoning designations have been incorporated into the City's zoning maps.

There are also illustrations throughout the Outer Southeast Community Plan. These illustrations convey an artist's conception of how a specific new development or improvement might appear. They are not intended to suggest a certain development or the way a particular development should look. They may function as a starting point for implementation or stimulate other ideas.



Outer Southeast Community Plan March, 1996

ADOPTED

OUTER SOUTHEAST COMMUNITY PLAN

MAP 2

Outer Southeast Neighborhoods

Legend

- Outer Southeast Community Plan Boundary
- Neighborhood Boundaries within Outer Southeast Community Plan Boundary
- Neighborhood Overlap Areas

Background

Why the Outer Southeast Community Plan Was Done

By the year 2015, Portland expects to attract over 100,000 new residents. The Outer Southeast Community Plan area is likely to receive a sizable portion this growth in population because it has a large supply of vacant land and an excellent transportation grid. To absorb new residents and attract new businesses, planning was needed to guide future development of both underdeveloped parts of the plan area as well as older areas that have been part of the City for over 50 years.

Planning for new growth, development, and redevelopment has been a pressing need in certain areas of outer southeast. West of the I-205 freeway, pockets of older housing need repair, and older commercial strips along Foster Road and 82nd Avenue need rehabilitation and revitalization. On both sides of I-205, older commercial areas on major east-west streets such as Stark and Division are in need of upgrading and more intense development. East of I-205, the Mid-County Sewer Project increased the value of land so that small subdivisions of new housing are springing up in areas that lack paved streets and sidewalks. For Johnson Creek and its flood plain, flooding and the degradation of water quality are continuing problems.



The First Montavilla 4th of July Parade, 1911
Oregon Historical Society #OrHi 54272

The Outer Southeast Community Plan Area

Outer southeast includes about one-fifth of the City's land area and contains about one-fifth of the City's population and housing. The area has large parcels of undeveloped residential land and large underdeveloped industrial sites such as the approximately 120 acre Freeway Land Company site south of Foster Road. Outer southeast contains over twenty four parks, as well as major recreational and natural resources - Powell and Kelly Buttes, Mt. Scott, the Springwater Corridor, the Glendoveer Golf Course, and Johnson Creek.



Downtown Lents
Oregon Historical Society #PGE 130-39

The Outer Southeast Community Plan area contains three regional shopping centers and a number of neighborhood commercial districts. The Gateway District, in combination with Mall 205 and the Portland Adventist Medical Center, is the largest commercial area between Portland's Central City and Gresham. Located at the junction of the MAX light rail line and the I-205 freeway, Gateway has been designated a Regional Center by Metro.

Boundaries

The Outer Southeast Community Plan generally covers an area defined by neighborhood boundaries on the west, City boundaries on the east and south, and the Banfield Freeway and Halsey Street on the north. Map 1 identifies the boundary of the Community Plan.

Neighborhoods

Outer southeast includes 11 City neighborhoods: Brentwood-Darlington, Centennial, Foster-Powell, Hazelwood, Lents, Mill Park, Montavilla, Mt. Scott-Arleta, Pleasant Valley, Powellhurst-Gilbert, and South Tabor. Map 2 identifies neighborhoods within the plan area.



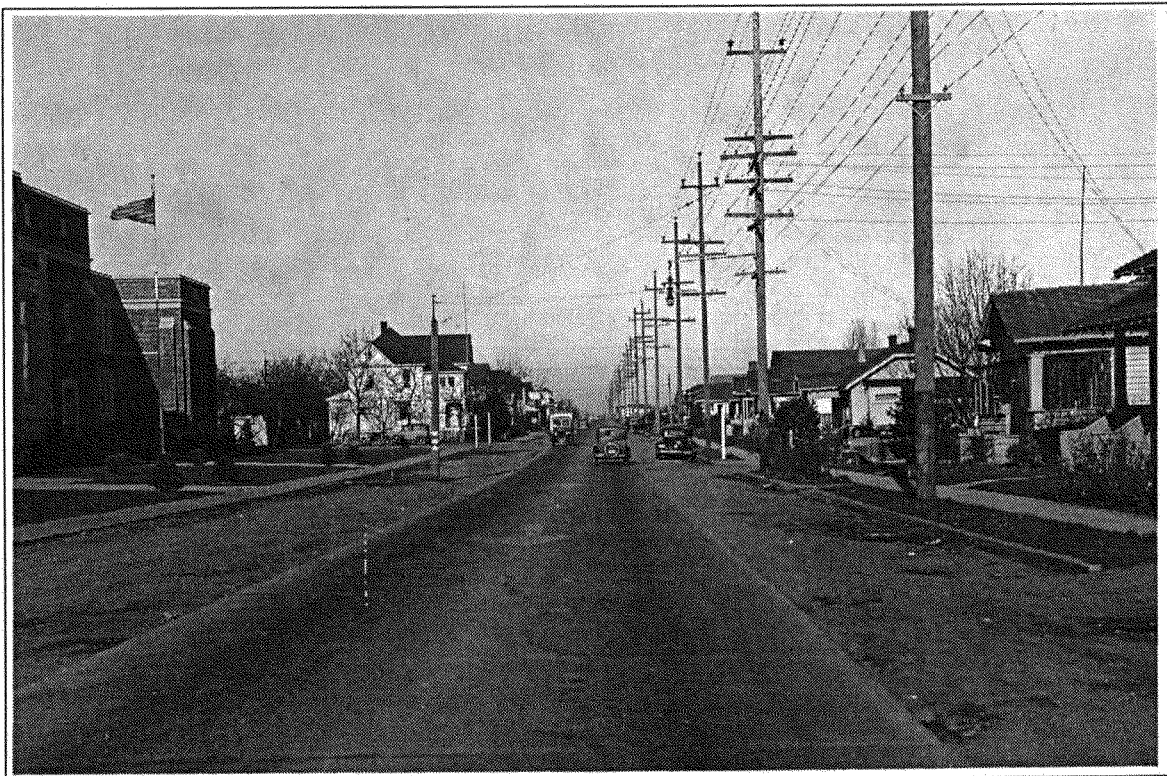
Mt. Scott, as seen from the Johnson Ranch, 1906
Oregon Historical Society #Pope 398

Outer Southeast Community Plan Subareas

The Outer Southeast Community Plan area and population are quite large. Development patterns, topography and degree of urbanization vary considerably within outer southeast from one part to another. To deal with the plan area's size and to make the variety of issues more manageable, outer southeast has been divided into eight subareas:

1. Traditional Urban Neighborhoods
2. The 82nd to I-205 Corridor
3. Lents Town Center
4. Gateway Regional Center
5. MAX Light Rail Transit Corridor
6. Suburban Neighborhoods
7. Mixed-Era Neighborhoods, and
8. Mt. Scott/Johnson Creek

See Subarea map on page 22.



NE 82nd between Couch and Davis Streets. Vestal School is on the left.
Oregon Historical Society #COP 02062

Coordination with Citywide and Regional Planning

Community Plans and Portland's Comprehensive Plan

The City uses community plans to update its Comprehensive Plan, adopted in 1980. The State of Oregon requires that all cities and counties update their plans periodically. The Outer Southeast Community Plan is the third community plan prepared by the City of Portland. The first, the Central City Plan, adopted in 1988, covers Portland's commercial core. The second, the Albina Community Plan, adopted in 1993, covers Inner North-Northeast Portland. City Council has adopted Community Planning Benchmarks to ensure consistency in the content of the community plans.



SE Foster Road and 64th Avenue in 1924.
Oregon Historical Society #OrHi 44744

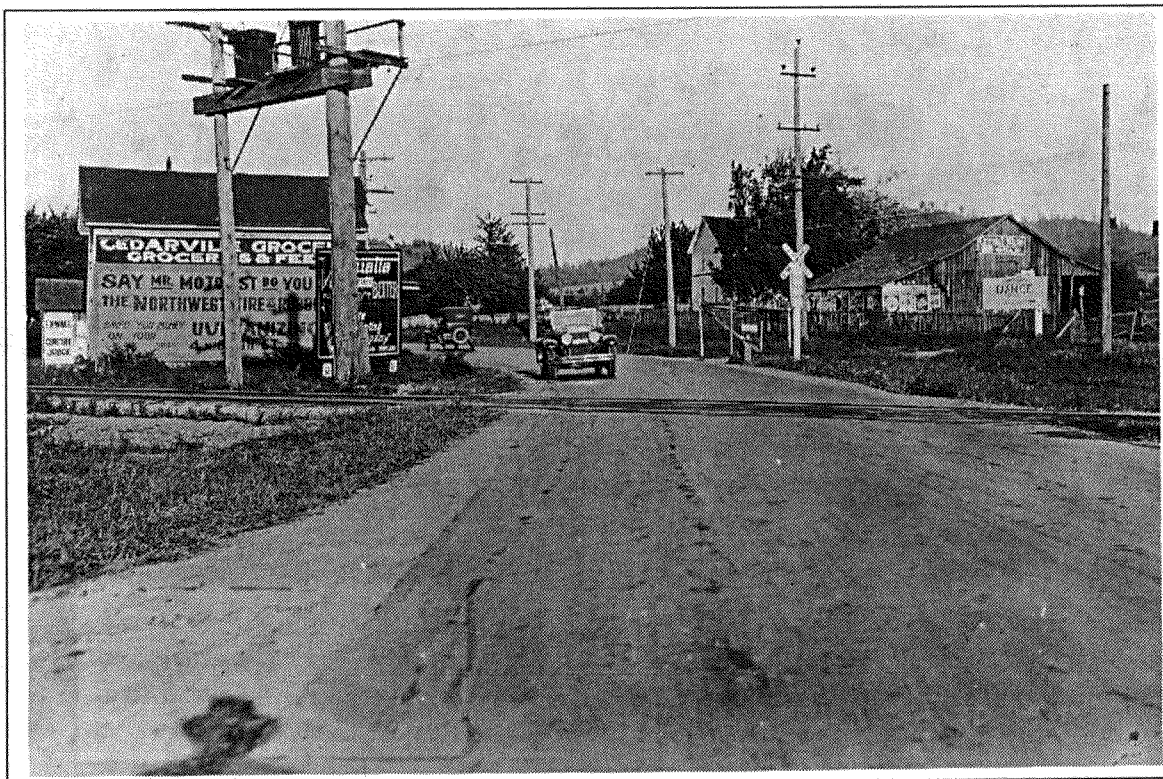
The Comprehensive Plan governs the City's land use planning. The State of Oregon requires that each city and county have a Comprehensive Plan to guide growth and development. The plan ensures that community livability is protected and provides development certainty. The Comprehensive Plan and zoning map designations govern how land can be used. Zoning determines where uses can locate, as well as height, building bulk, parking, site design, and landscaping. Comprehensive Plan map designations are for long-range land use. For the most

part, Comprehensive Plan map designations on the adopted plan map correspond with zoning designations.

Metropolitan Planning

Metro, the governing body for the Portland metropolitan area, is in the process of planning for growth in the region over the next 45 - 50 years. The population is expected to grow by 500-750,000 people. On December 8, 1994 the Metro Council adopted its Region 2040 Growth Concept and accompanying map. The Growth Concept establishes the form for long term growth management of the metropolitan area. It notes areas where the Urban Growth Boundary might expand, the densities needed to accommodate projected growth within the boundary, transportation corridors, Regional and Town Centers, and areas to be protected as open space.

Many of Metro's growth concepts have been incorporated into the Outer Southeast Community Plan. The community plan provides detail and elaborates on the growth concepts in the outer southeast area. The 2040 plan designation of the Regional Center at Gateway was influenced by the Outer Southeast Community Plan process.

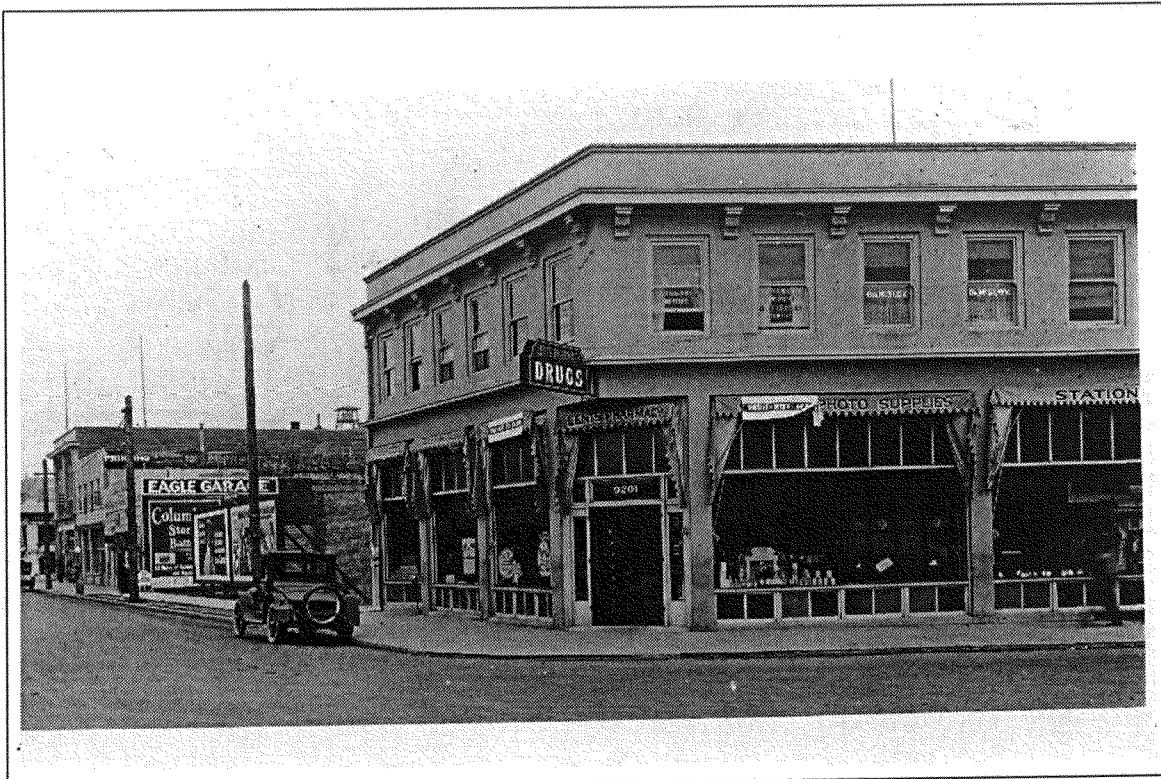


SE Powell Valley Road at Tinneman Junction
Oregon Historical Society #OrHi 87870

The following are some of the Metro 2040 Plan Growth Concepts that are also features of the Outer Southeast Community Plan:

- Regional Centers: Gateway Regional Center.
- Town Centers: Lents Town Center.
- Main Streets: Portions of Foster Road, Division, Woodstock, Glisan, 82nd and 122nd.
- Employment Areas: The Freeway Land site and the industrial area surrounding Beggar's Tick Marsh.
- Station Communities: all the MAX light rail stations.
- Corridors: Halsey, Burnside, Stark, Division, Powell, Foster, 82nd, and 122nd.
- Urban Reserves: A portion of the Mt. Scott/Johnson Creek Subarea.
- Open Space: A portion of the Mt. Scott/Johnson Creek Subarea has been designated as potential Forest Park East.
- High Capacity Transit: The I-205 corridor from Gateway south to the plan area boundary.
- Inner Neighborhoods: All southeast neighborhoods.

Many of these features are illustrated on the Vision Plan Map. Many form the basis for Comprehensive Plan Map designations. All of the above terms are defined in Appendix 1: Glossary. Appendix 4: Vision Plan Map Elements further explains some of the features of Metro 2040's growth concepts that have been incorporated into the Outer Southeast Community Plan.



Lents, circa 1925, Oregon Historical Society #37294

The Planning Process

The process of drafting a community plan involves talking and listening to the community about what they want to happen. Citizens must be consulted about how best to meet the state and local mandates for their area. Below is a summary of the planning process that led to the adoption of the Outer Southeast Community Plan.

Approval of a Process

In August 1992, the Portland Planning Commission adopted a plan process which set out the study area boundary, the scope of the plan and its objectives, and strategies for citizen participation. The *Process Document* contains decisions reached on these topics.

Information Gathering

Background information on the plan area was gathered and Planning Bureau staff held a series of workshops in the Fall of 1992. The purpose was to find out what residents and business owners in Outer southeast thought were the area's assets, problems and opportunities. In early 1993, A *Background Report* and map packet was published.

Two committees were formed at this time to advise City staff on the direction of the plan:

- A **Citizen Advisory Committee (CAC)**, consisting of representatives from each of the neighborhood and business associations and the ROSE community development corporation, represented the views of residents and businesses.
- A **Technical Advisory Committee (TAC)**, composed of City Bureaus and other governmental agencies, which will help carry out plan proposals, commented on their feasibility.

Review of the Alternatives

After the background information was collected and analyzed and citizen's comments compiled, two alternative land use concepts for the plan area were drafted. Staff also prepared a questionnaire to accompany the two alternatives. The alternatives illustrated two different ways in which the plan area could develop. One was to disperse new housing and businesses throughout outer southeast. The other was to concentrate them in specific locations. These were meant to be a starting place for discussion about the development of the area. To generate as much response as possible, the questionnaire and alternative maps were published

as a tabloid and sent to 70,000 households and businesses. The Planning Commission then held hearings on the alternative concepts in March and April, 1994.

The Proposed Plan

After the hearings, it was decided that more direction from the public was needed before drafting the proposed plan. Four workshops were held in the Fall of 1995 to solicit comment on Tentative Proposed Zoning maps and a Workshop Booklet. The latter contained proposed policies for proposed subareas. All the information received from these workshops, as well as comments from CAC and TAC members, correspondence, and concerns raised at meetings were taken into consideration when drafting the Proposed Plan and map.



Planning Commission Hearings on the Proposed Plan

The Planning Commission held two public hearings on March 14 and 28th, 1995, to take testimony on the Proposed Outer Southeast Community Plan at the Portland Adventist Medical Center auditorium. An *Amendments Document* was produced that included the changes to the proposed plan requested at the hearings along with written requests that had been sent to the Planning Commission.

The Planning Commission took tentative action on the amendment requests in May and held a public hearing on their tentative actions on June 20, 1995. They made amendments of their own that were included in a second version of the Amendments Document. They took final action on the amendments at meetings on July 11 and August 8, 1995.

The Recommended Plan

After final actions were taken on the amendments, the Planning Commission directed the Planning Bureau staff to make revisions in the Proposed Outer Southeast Community Plan, including the proposed neighborhood and business plans. The approved amendments were made to the proposed plan and the result was the Planning Commission's Recommended Plan.

City Council Hearings

City Council held two hearings to receive public testimony on the Planning Commission's Recommended Plan. The first was held in outer southeast at Portland Adventist Medical Center on November 8, 1995, and the second in Council Chambers on November 15, 1995.

Planning Bureau Staff compiled written and oral requests for changes to the plan into an amendments document for review by City Council members. On January 11, 1996 the Council took action on all but two amendment requests. These requests dealt with recommended zoning in the Glenfair Neighborhood and the area around 122nd and Division. On March 20 the Council took action on the Glenfair request. Council deferred action on the 122nd and Division request until June 5, 1996.

City Council Adoption

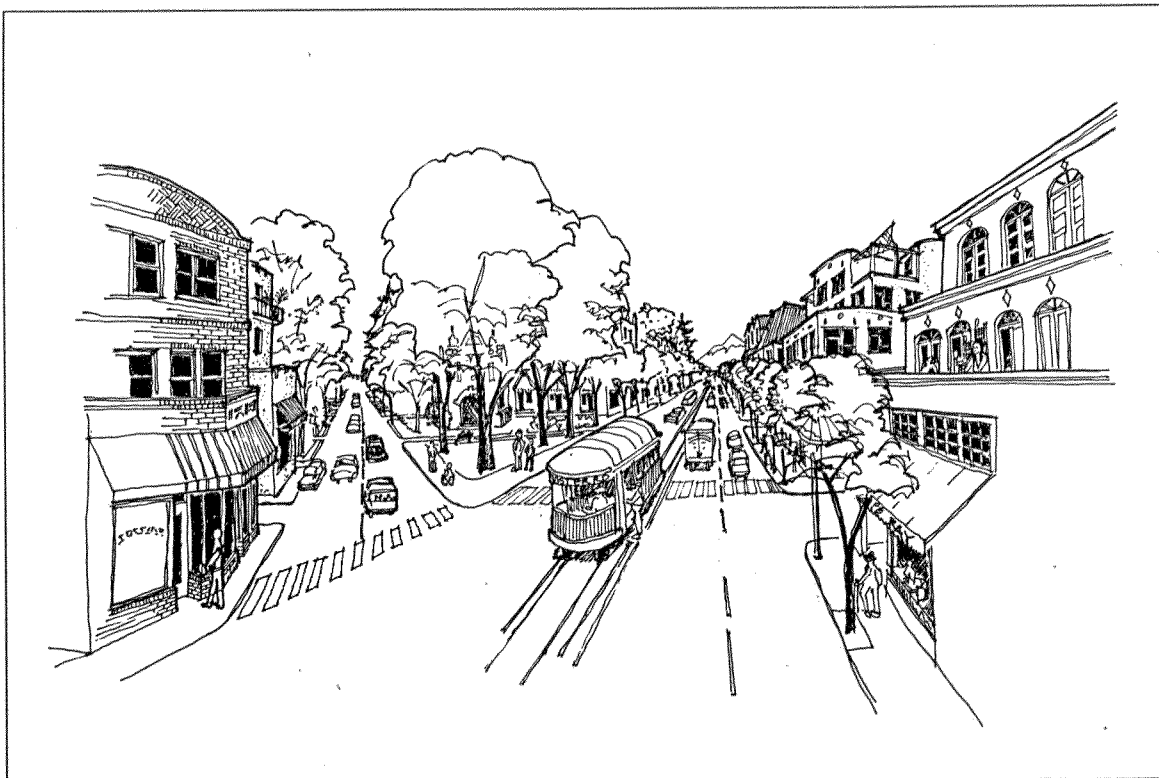
The City Council adopted the Outer Southeast Community Plan and the business and neighborhood plans as part of the City's Comprehensive Plan on January 31, 1996. The ten neighborhood plans are for the Centennial, Foster-Powell, Hazelwood, Lents, Mt. Scott-Arleta, Mill Park, Montavilla, Pleasant Valley, Powellhurst-Gilbert, and South Tabor neighborhoods. The Outer Southeast Business Coalition drafted the Outer Southeast Business Plan.

The Outer Southeast Community Plan

A Perfect Vision for Outer Southeast Portland in 2020

By the year 2020, the Outer Southeast Community Plan area's character has coalesced into a clear, distinct, and positive identity. Its homes, businesses, and institutions have been well-maintained or upgraded and the area provides a variety of attractive living and working environments. Its newer homes and businesses have been built with respect for the characteristics of the surrounding areas. New developments have stimulated the redevelopment and rehabilitation of lower-quality buildings, which in turn have spurred additional upgrading. This spiral of improvement is continuing into the future.

The outer southeast remains a fine place for individuals and families of all income levels to live, raise their children, and enjoy neighborhood camaraderie. Street trees shade neighborhood streets. Property owners have landscaped and made other improvements that have made neighborhoods more pleasant. Streets have been paved and sidewalks added; the entire area is safer and cleaner.



At the crossroads of Foster Road and Holgate Boulevard
Courtesy of Southeast Uplift, Drawn by Cynthia Bankey, Architect

Business and neighborhood associations have sponsored tree-planting projects. The City, Metro, community civic groups, and Tri-Met have added street furniture and transit shelters along major commercial streets and shopping centers. These efforts have made the area's streets and business areas more enjoyable for shopping and relaxing with friends. Pedestrians are shielded from heavy traffic areas by the street trees and street furniture.

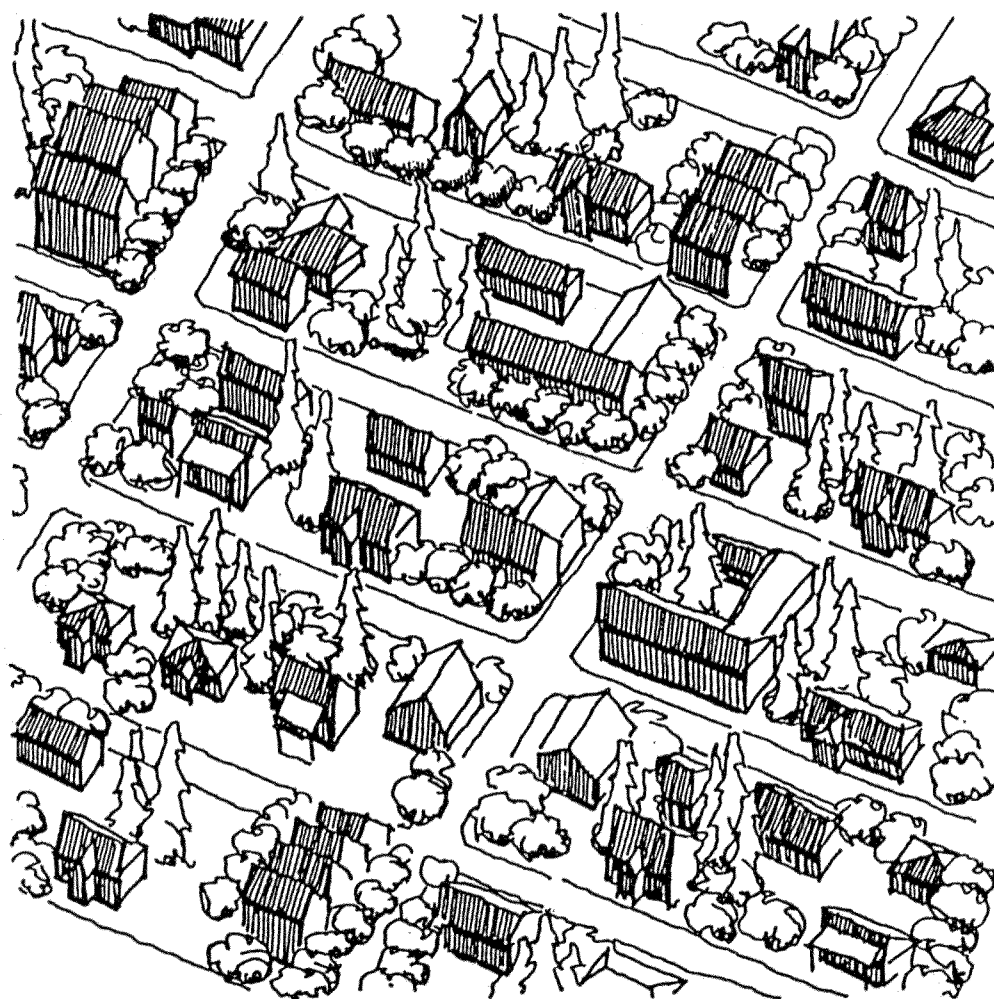
Special places in outer southeast, such as Johnson Creek, the Buttes, and Mt. Scott, are protected for their resource value and the enjoyment of the City's citizens. Problems with flooding, erosion, and pollution are solved. The Springwater Corridor continues to attract both residents and visitors, who monitor its health and help protect it from encroachment.

Newly-arrived Oregonians, whether immigrating from other countries or from other parts of the United States, find the outer southeast area to be one of the region's better bargains and locations for housing. New residents bring with them different traditions, making this part of Portland exciting, as residents and businesses explore new ways of living, playing, and working together.

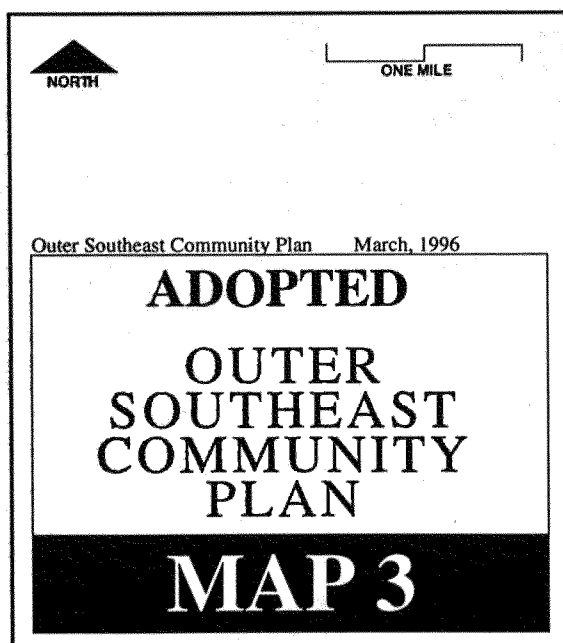
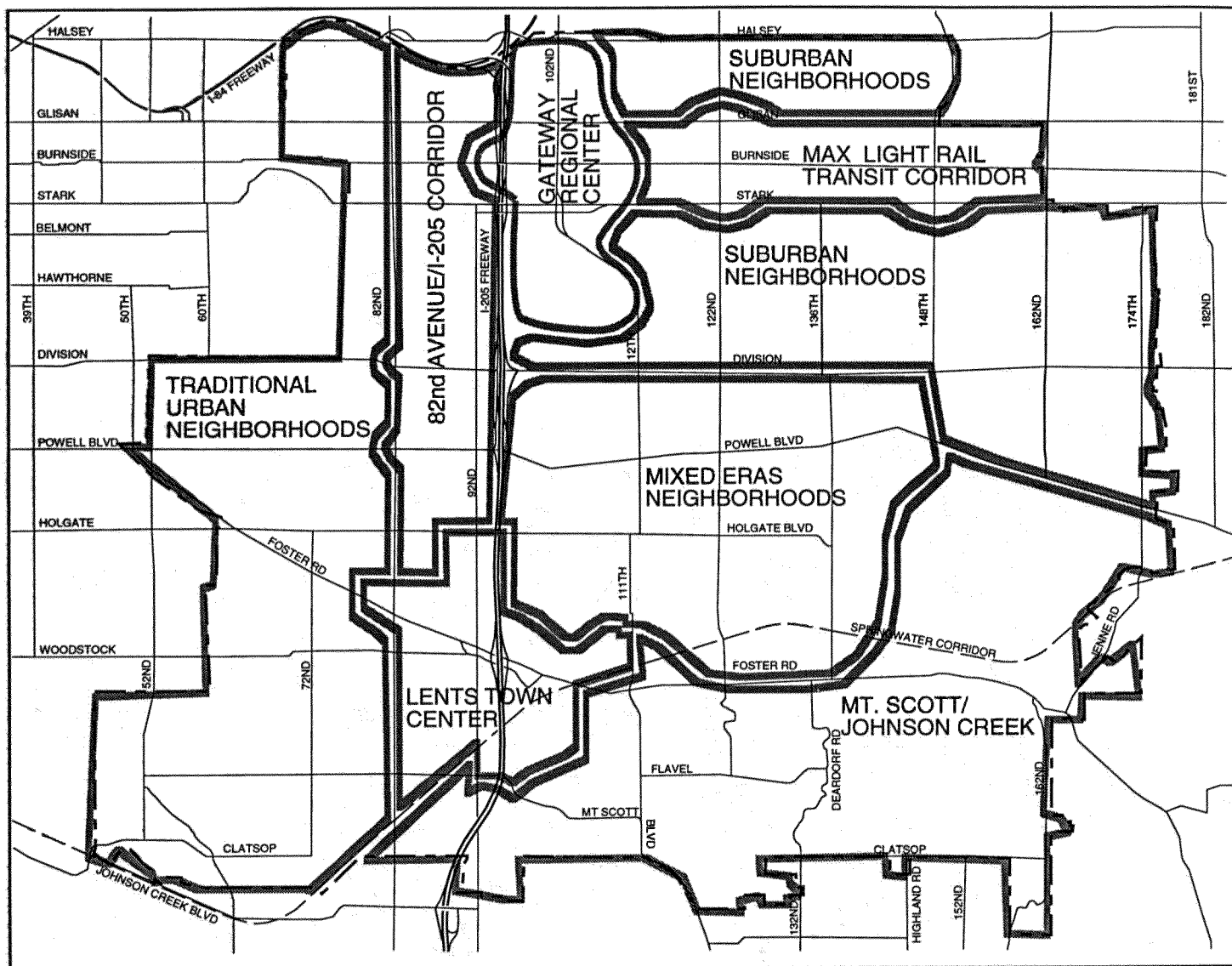
The community's streets have remained safe, and become safer as residents and businesses work as partners with crime prevention agencies.

Outer southeast Portland has been blessed with a grid transportation and street pattern, that makes every mode of transportation easy to use. This pattern benefits transit riders, bicyclists, and pedestrians. Transit service continues to improve, keeping pace with the growth of the area's households and jobs.

Residents and businesses have demonstrated that they care about their neighborhoods and community by investing their time and energy in the Outer Southeast Community Plan's implementation.



From *Neighborhood Building Blocks: Design Guidelines for Outer Southeast Portland* by Portland Community Design



Outer Southeast Community Subareas

Legend

- - - - Outer Southeast Community Plan Boundary
 ————— Subarea Boundaries

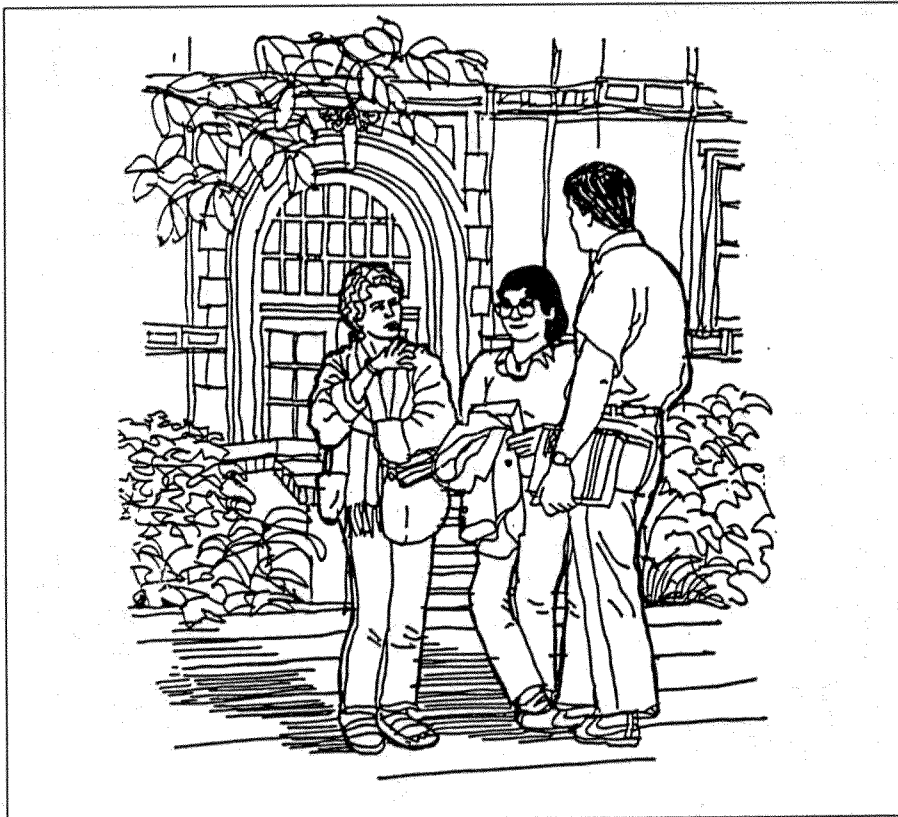
Outer Southeast Subareas: Looking Back with Perfect Vision From 2020

Traditional Urban Neighborhoods. The predominant character of this area builds on the large number of buildings remaining from earlier development periods. Bungalows, farmhouses, and small attractive Victorians have been preserved and renovated, giving the neighborhoods a charm usually only found in older neighborhoods closer to the river. Businesses along Foster and Powell have successfully emerged from auto-dominance to a more friendly mix of local and regional services, retail shops and offices, some fronting directly on the now pedestrian-friendly streets and some oriented to side and back parking.



Renovated homes along main streets provide an attractive means to integrate shops and offices in the existing neighborhood fabric.

The 82nd - I-205 Corridor. Formerly dominated by auto traffic, this corridor has experienced the most profound change in outer southeast Portland. From an aging commercial strip, this subarea has transitioned into a hub of business, transportation and educational activity. Building on the established institutions of Marshall High School, Portland Community College, Cascade College, and the Multnomah Bible College, residents and businesses have successfully built links with these and other vocational, trade, and collegiate schools in the region.



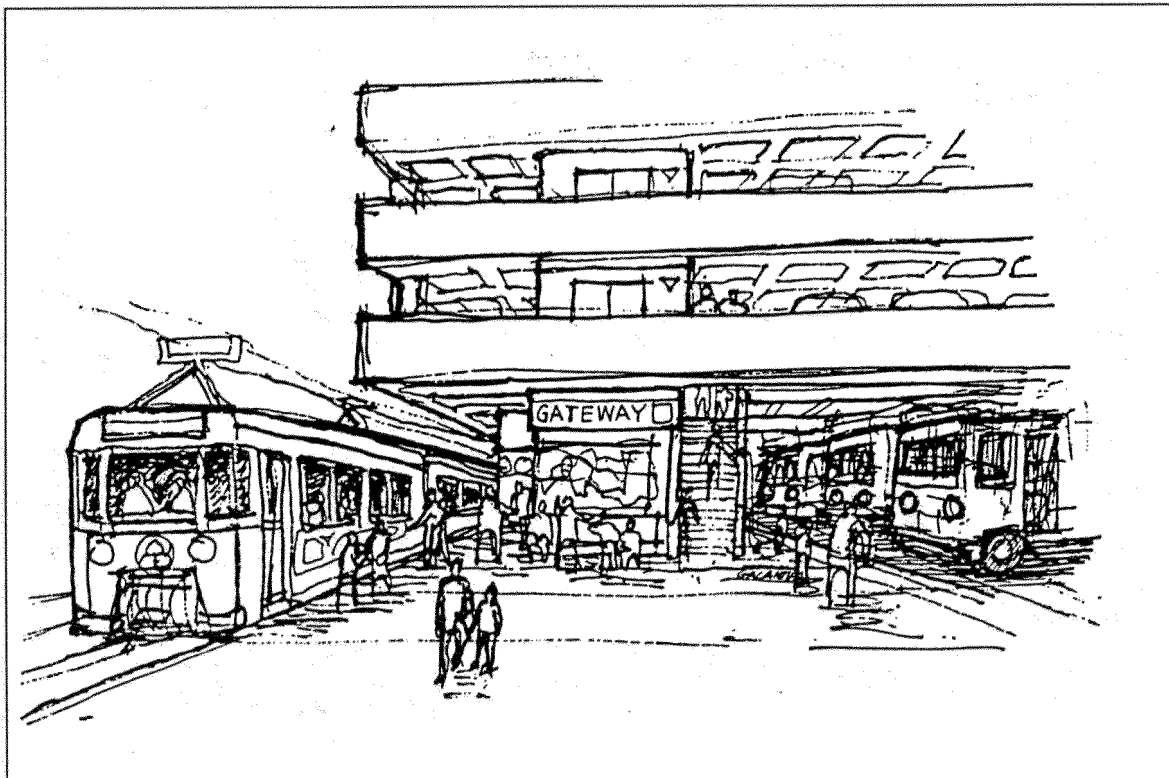
There are three colleges in the 82nd Avenue/I-205 Corridor Subarea.

Lents Town Center. Having made the transition to an “urban village” and area-wide employment center, the Lents Town Center has become the region’s showpiece. Framed by traditional and alternative forms of housing and blessed with a variety of recreational opportunities, open spaces, and parks, the Town Center was challenged to meet the needs of both environmental constraints and economic imperatives. Its success encourages residents and businesses to invest in the area and shoppers to visit.



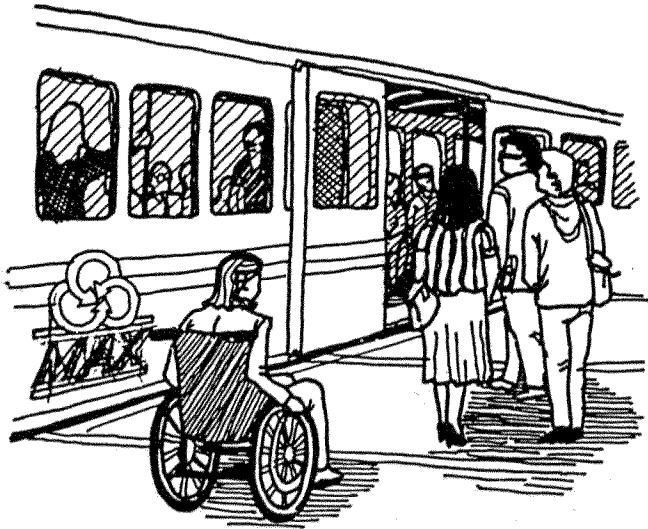
A 2020 vision of Lents looking east on Foster Road. Courtesy of the Regional Rail Summit Charette, 1992

Gateway/Mall 205 Regional Center. Growing dramatically, Gateway has added many multi-storied buildings with ground floor restaurants and trendy retail shops, as was anticipated in 1995. Modern transit stations let passengers off at locations sheltered from the strong east winds and driving winter rains. Beyond the stations lie the heart of this exciting new employment, commercial, and entertainment district, anchored by major retailers and office complexes. The park blocks are the focus of development and offer open space and relaxation for the growing population of residents, workers, and visitors.



A future light rail transit stop in the Gateway Regional Center.

MAX LRT Corridor. All along the line, folks now walk, bike, and pursue sociable and recreational activities with their neighbors. Apartment, condominium, and row house developments grow up around the area's light-rail transit stations with their lively sidewalk environments. Retail and office establishments, day care centers, gyms, and local shopping centers attract residents who live here for ease of access to the greater metropolitan area.



In mixed use development shopkeepers provide a watchful eye during business hours while residents are away at work.



Suburban Neighborhoods. This subarea has seen the least change. Its stable neighborhoods have seen modest infill housing. Some owners have decided to take advantage of the City's policy to allow "mother-in-law" apartments in existing homes. A number of row houses and apartment complexes have been built near transit streets. Residents find that developers have constructed dwellings that "fit" with similar buildings nearby and enhance public safety.



The Cherry Blossom Cottage is a local landmark in the Mill Park Neighborhood.

Mixed-Eras Neighborhoods. Similar in nature to the Suburban Neighborhoods Subarea, this subarea experienced a high growth rate. The area was expected to grow quite a bit, because of the construction of the sewers, and also because lots were large enough to make new developments financially attractive to owners. That is, indeed, what has happened. Renovation of older homes improved the area's image in the larger community. Small neighborhood businesses such as groceries, audio and video rentals, day care, and beauty salons have opened within walking distance of home.



Large lots have been divided into smaller blocks with narrow streets, sidewalks, and street trees. This provides a cozy streetscape with safe walkways to stores and public transit.
Courtesy of Southeast Uplift, Drawn by Cynthia Bankey, Architect

Mt. Scott/Johnson Creek. A large new east Forest Park on the north slope of Mt. Scott echoes west side park development and provides an attractive open space focus for all of southeast Portland. This area has become a major link in Metro's Greenspace Program, a band of open space that now encircles the entire region, as well as the 40 Mile Loop.

See the next section on the Vision Plan Map for more detailed proposals.



Johnson Creek flows through the Mt. Scott/ Johnson Creek Subarea.

The Vision Plan Map

The Vision Plan Map shows one way to make the Vision on the preceding pages a reality. The Vision Plan Map serves as a standard against which to measure desired change in outer southeast in the coming decades. It provides a framework within which to think about issues and concerns. It is a generalized blueprint for growth. The Vision Plan goes beyond what is possible through zoning and the limitations of market value.

This map and its elements take what people have said from the beginning — that they like this part of town — and, acknowledging mandates, identifies possibilities not immediately evident in the Comprehensive Plan map. The Vision Plan illustrates important elements of the Vision. These are:

- 1) dividing the plan area into eight subareas, each with its own distinctive character;
- 2) focusing intense development at Gateway and Lents, along main streets, and at nodes;
- 3) identifying land for parks and open spaces; and
- 4) identifying and locating urban design features.

Two compelling map features are the **Gateway Regional Center** and the **Lents Town Center** with a Mixed Used Employment Center at the Freeway Land Company site. (The Freeway Land Company site has been added to the town center as part of the plan.) Thriving commercial and employment centers, both with high-density housing, parks, and waterways, are envisioned.

Gateway will be the centerpiece for outer southeast, situated at the convergence of two freeways and the MAX line. Its success as an identifiable center relies heavily upon the development of the park blocks and focal points envisioned in the Plan.

The Lents Town Center, with its historic buildings, is advantageously situated. Both Johnson Creek and the Springwater Corridor run through it. Beggar's Tick Marsh is within its boundaries as is the Freeway Land site with its as an employment center.

The Vision Plan Map recognizes that, generally, most outer southeast streets are auto-oriented corridors. Although some portions of the major streets west of I-205 had trolley lines on them at the beginning of the century, new development expanded into the country because the automobile made it more accessible.

This Vision Plan Map envisions a transition to a more pedestrian-friendly environment by widening sidewalks and adding street trees. Some of these streets will be a new kind of "Main Street" with buildings placed next to the sidewalk with

ground floor windows and entrances facing the street. The idea behind changing the character of the streets in this way is to make them belong to walkers, bicyclists, and transit users as well as automobile drivers. Transforming our major streets to be more attractive to foot traffic is good economic sense.

On the Vision Plan Map a **major park and open space area** is envisioned on the **north slope of Mt. Scott**, a counterpoint to Forest Park in northwest Portland. While such an effort would require land purchases or donations, the proposal echoes that of Forest Park by the Olmstead Brothers, who suggested the original scheme of parks for the City (Washington Park, Terwilliger Parkway, etc.).

See Appendix 4: Vision Plan Elements for a more detailed explanation of elements of the vision.



Outer Southeast Community-wide Policies

Community-wide policies provide the overall framework for the Outer Southeast Community Plan. The emphasis is on more efficient use of commercial and industrial land, additional opportunity to build new housing, and land use patterns that support alternative means of travel — transit, bicycling and walking. These policies present the rationale for changes to the Comprehensive Plan map and amendments to the Zoning Code. Other City programs that support these objectives are also mentioned.

An introduction describing major features and defining key words precedes each of the six policy areas. This is intended for explanation only. The policy and the objectives have been adopted by ordinance. The action charts have been adopted by resolution. Particular projects, programs, and regulations are listed along with a time line and implementors of these actions.



OSE's tall trees and abundant landscaping help to unify the variety of styles and scales that are prevalent in the area.

From Neighborhood Building Blocks: Design Guidelines for Outer Southeast Portland by Portland Community Design

Economic Development Policy Introduction

Providing opportunities for local good-paying jobs and promoting vital commercial and industrial areas in the neighborhoods are important objectives of this policy. Increasing the disposable income of residents helps ensure that local businesses will succeed. If these businesses have enough income to upgrade their appearance and expand available goods and services, they will be able to draw more customers from both within and outside the community and provide more jobs.

New Job Creation

A majority of residents in the outer southeast neighborhoods have incomes below the City median income. More of these residents need jobs that pay a family wage. Metro's definition of a **family wage job** is "A permanent job with an annual income greater than or equal to the average annual covered wage in the region."¹ The plan area must attract businesses that provide these kinds of jobs.

The goal for new job creation in the Outer Southeast Community Plan is 6,000 new jobs over the next 20 years. Promoting more intense use of land currently zoned for commercial and industrial use is how this plan will aid the creation of new jobs. A primary goal of the Outer Southeast Community Plan is to encourage more labor-intensive businesses to locate on available land. Also, the Portland Development Commission will be targeting outer southeast for "workforce development." This means creating community networks to connect outer southeast residents with job opportunities and job training.

A Regional Center

One of the most important proposals is creating a "**Regional Center**" in the area from the Gateway Shopping Center to the Portland Adventist Medical Center area. Metro defines a "Regional Center" as a major employment center with good access by mass transit. High-density housing and more intense commercial uses including office buildings are encouraged in the area. The application of the **Institutional Campus** designation provides certainty that Portland Adventist Medical Center, outer southeast's largest employer, can grow.

¹ The Oregon State Employment Division puts the average covered wage for the Portland metropolitan region for 1993 at \$26,683. This comes out to almost \$13.00 an hour.

Revitalizing Commercial and Industrial Areas

Some of outer southeast's commercial and industrial areas are underused. These areas include parts of 82nd Avenue and older industrial areas. Older neighborhood commercial districts such as Foster Road west of 82nd Avenue and Montavilla are in need of physical improvements. Lack of parking spaces and room for businesses to expand are both serious problems. Neighborhood residents are concerned that more successful businesses will move out of these districts, taking their jobs with them.

Reusing Land in Older Auto-oriented Commercial Strips

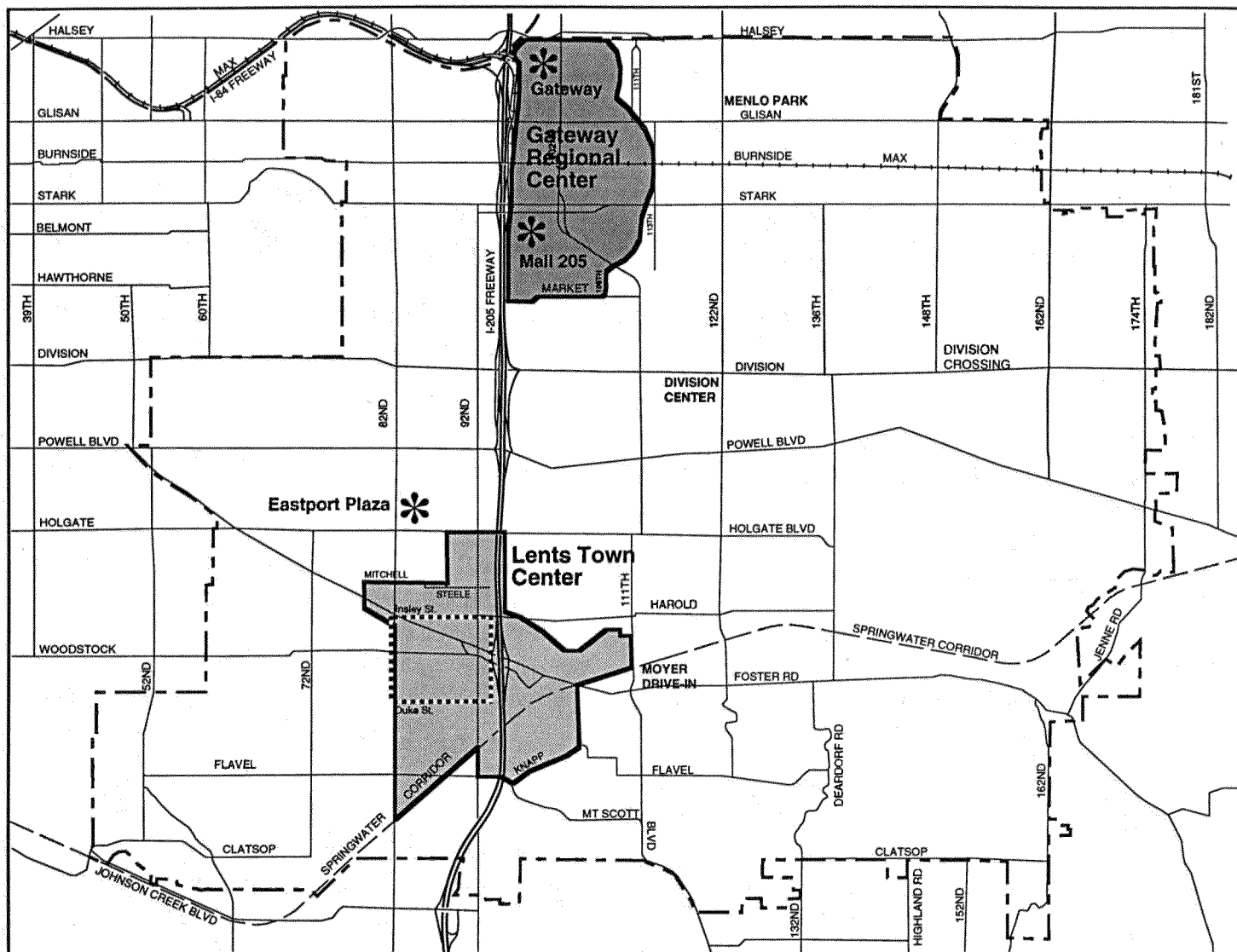
To attract higher-paying jobs to the area, some commercial land was rezoned so that more industrial businesses can locate in outer southeast. Large sites at 82nd and Foster were zoned Central Employment so that a wider range of uses can locate there when the area around this intersection redevelops. The south end of 82nd was zoned for General Employment uses, allowing more and larger industrial businesses.


Industrial Areas


Industrial areas such as Prunedale and the area south of Kelly Butte were zoned to attract more labor-intensive businesses. General Employment zoning, EG, was applied to both areas to allow a wider range of uses, including industrial. The Freeway Land Company site was zoned a combination of EG and Heavy Industrial, IH. This will allow office and commercial uses to locate on the outside edges of the site and the continuation of heavy industrial uses in the interior. Both Prunedale and the southern portion of the Freeway Land site have Comprehensive Plan designations of Central Employment to allow them to develop more intensely in the future.

Neighborhood Business Districts

In the older neighborhood commercial districts, both public and private efforts are being made to improve business retention and allow business expansion. The depth of zoning was increased along Foster Road so that existing businesses can expand. The Portland Development Commission has funded a storefront improvement project in Lents and has targeted the business district for loans and other kinds of assistance. A revitalization plan for Lents is being drafted by the ROSE Community Development Corporation in cooperation with local business owners.



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
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MAP 4

Economic Development Policy Map

Legend

-  Outer Southeast Community Plan Boundary
-  PDC Target Commercial Area
-  Major Shopping Centers
-  Regional Center
-  Lents Town Center

Economic Development Policy:

Improve the vitality of outer southeast business districts and employment centers. Ensure that they grow to serve the needs of outer southeast residents, attract customers from throughout the region, and generate family wage jobs for residents.

Objectives:

1. Foster the revitalization of older business districts including Foster Road, 82nd Avenue, and the former downtowns of Lents and Montavilla.
2. Promote the reuse and redevelopment of vacant, underused, or dilapidated commercial sites on arterials along both sides of I-205.
3. Create up to 6,000 new jobs in the outer southeast area by encouraging development of commercial and industrial areas.
 - a. Increase the range of uses allowed in portions of commercial strips that are likely to redevelop. This would include more light industrial uses with fewer restrictions on size.
 - b. Maintain a supply of land on which industrial uses can locate.
 - c. Provide certainty for medical and education institutions, encouraging them to grow and foster related businesses nearby.
 - d. Encourage the development of a regional center in the area from the Gateway Shopping Center to the Portland Adventist Medical Center.
 - e. Encourage the development of the Lents Town Center at the I-205/Foster Road interchange.
4. Promote the retention and growth of existing businesses to increase the number of jobs they provide.
5. Recruit businesses that provide family-wage jobs.
6. Provide outer southeast residents with information and access to family-wage job opportunities.

Economic Development Policy Action Chart:

#	Actions	Time				Implementors
		Adopted With Plan	On- going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
ED1	Identify portions of older commercial areas that need commercial facade improvements and seek funding for them.		X			BAs, PDC, BHCD, ROSE
ED2	Look for opportunities to expand City programs for storefront improvement and business development.		X			PDC
ED3	Support the development of a regional center in the Gateway Shopping Center to Portland Adventist Medical Center area as designated in Metro's 2040 Plan.		X			BOP, Metro
ED4	Assist in the redevelopment of the Freeway Land Development Corporation site for high density employment opportunities.			X		PDC, BHCD
ED5	Expand Portland Community College's 82nd Avenue facility and meet more of the job training and educational needs of the area's residents.				X	PCC
ED6	Create a network of community organizations that help connect outer southeast residents to jobs.			X		PDC
ED7	Support the development of a Town Center at Lents as designated in Metro's 2040 Plan.				X	OSEBC
ED8	Advocate for additional business opportunity and development at the intersection of SE 52nd and Flavel when the Brentwood-Darlington Neighborhood Plan is updated.				X	B-DNA
	PROGRAMS					
ED9	Provide planning and technical assistance to local business associations working to improve the area's business districts and employment centers.		X			BOP, PDC, State
ED 10	Seek funding to support programs providing educational and developmental assistance and investment capital for area businesses.			X		BHCD, PDC, BAs, ROSE
ED 11	Maintain an accessible inventory of vacant and redevelopable industrial sites in the community.		X			PDC, BAs
ED 12	Consider maintaining an accessible inventory on vacant and redevelopable commercial sites.			X		PDC, BAs
ED 13	Coordinate public programs for businesses with City's First Source Agreement Employment Policy.			X		PDC

Economic Development Policy Action Chart:

#	Actions	Time				Implementors
		Adopted With Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	REGULATIONS					
ED 14	Increase the depth of zoning to 200' in certain locations along Foster Road and 82nd Avenue to allow existing businesses to expand.	X				BOP
ED 15	Use the "b" buffer overlay zone to improve the compatibility of new full block development with adjacent residentially zoned areas.	X				BOP
ED 16	Rezone portions of existing commercial strips to allow a greater variety of employment uses to increase their potential for creating family-wage jobs.	X				BOP
ED 17	Maintain a supply of land designated for Industrial Sanctuary in the southern part of the plan district	X				BOP
ED 18	Zone some smaller underused general industrial areas to employment use to allow for more intense development of a broader range of uses. These include Prunedale and an area along Powell Boulevard south of Kelly Butte.	X				BOP
ED 19	Apply the institutional designation to large institutional uses to encourage them to stay and expand in the plan area. These are Portland Adventist Medical Center, Franklin High School, David Douglas High School, PCC 82nd Avenue Campus, Marshall High School, and Multnomah Bible College.	X				BOP

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Transportation Policy Introduction

A good network of major streets and two interstate highways serve the Outer Southeast Community Plan area. In most of the plan area, the location of major east-west and north-south streets form a grid every half mile to a mile. This street grid allows traffic to move through the area without serious congestion. This may not be the case in the future, however, since the area is expected to grow. Preventing future traffic congestion will depend on increased use of alternative modes of transportation: public transit use, bicycling and walking. Reducing auto dependency is not just a desirable goal — it is a requirement. The State of Oregon's Transportation Planning Rule requires the City to reduce the amount of auto use by 20% in the next 30 years.

Low-density residential neighborhoods and dispersed shopping and employment centers generate traffic. The further apart our destinations, the more likely we will travel by automobile and the longer those trips will be. More intense development will reduce the need for driving by providing support for frequent transit service and amenities such as sidewalks and street trees. This policy encourages more compact development, particularly around the light rail stations, streets with bus service, and commercial areas.

Housing on or near Streets with Transit Service

Increasing housing along streets with bus service is the most important strategy for reducing auto use in the Outer Southeast Community Plan area. Streets with current or planned public transit service are called "transit streets" in the Transportation Element of Portland's Comprehensive Plan. All the major arterials in outer southeast, as well as a number of minor through-streets known as collectors, are transit streets. "Major" transit streets have more frequent bus service. The greatest housing densities are located along these streets. On "Minor" transit streets, bus service is not as frequent or is planned but not yet available. Lower-density multifamily and high-density single-family housing densities designations were applied along these streets.

The plan also promotes the development of more housing around MAX light rail stations. The zoning encourages attached housing, such as row houses and multifamily housing. Light rail makes it easier for residents to commute easily to Portland's Central City and Gresham. MAX will soon tie into the west-side light rail line allowing quicker commuting to employment centers in Washington County. According to the Metro 2040 plan, some form of high-capacity transit is planned for I-205. Housing densities have been increased where transit stops would be located — adjacent to the freeway where it intersects with major streets.

Connecting Streets

Improved connections among smaller local streets can reduce driving distances. West of I-205, a local street grid is in place. However, more suburban and rural areas east of I-205 need better street connections. In some places, long blocks have no connecting east-west or north-south streets for a half mile or more. New single-family homes are being built on flag lots and small subdivisions are being created around short cul-de-sacs in the interior of long blocks. The lack of connecting streets makes walking and bicycling difficult. Getting to transit service is also more complicated. Expanded Johnson Creek Basin and Gateway Plan District regulations will address this problem.

Neighborhood Commercial

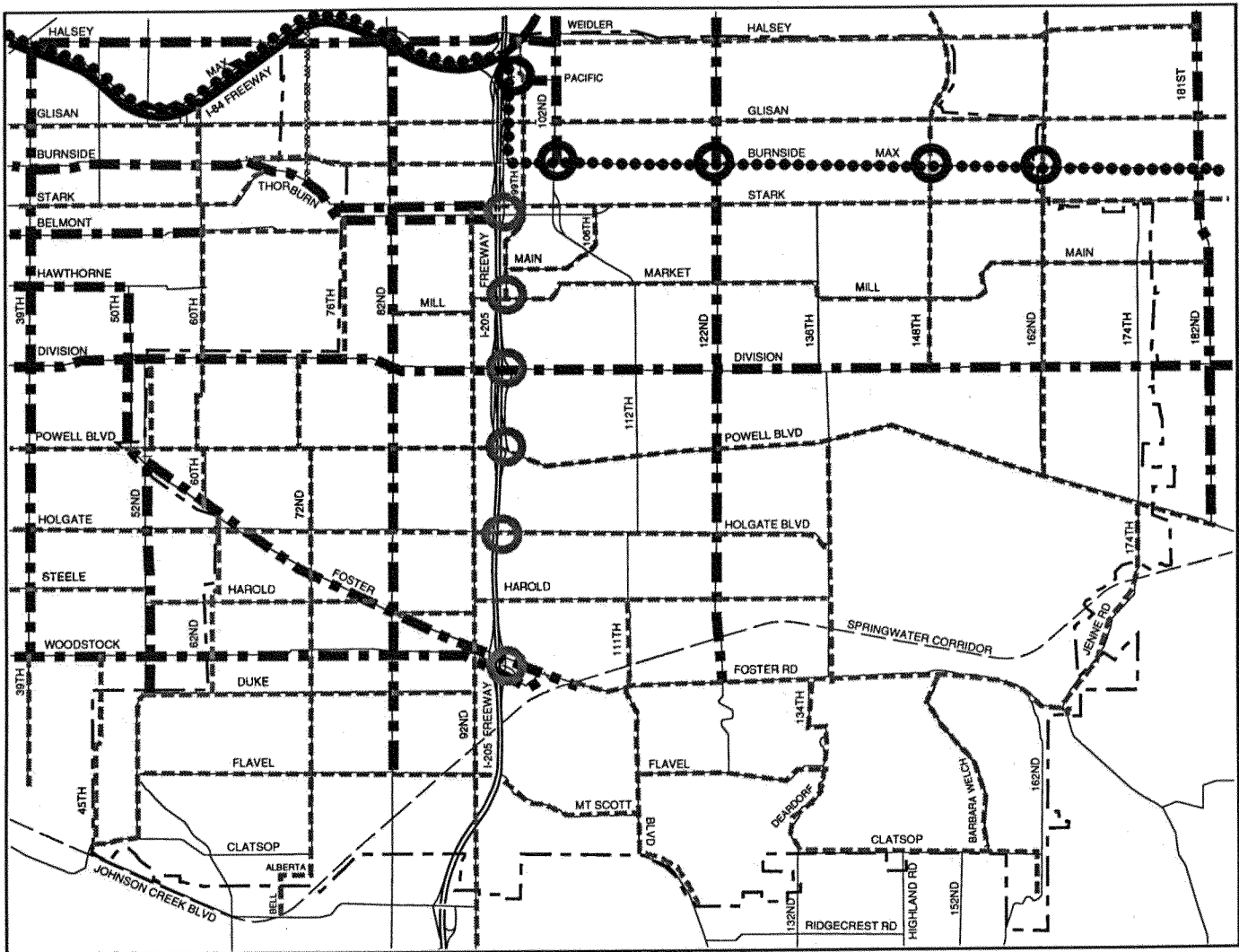
Locating neighborhood commercial uses in residential areas away from commercial strips and shopping centers reduces reliance on the automobile. Several small nodes of neighborhood commercial zoning have been created east of 122nd in residential areas. Residents will be able to walk or bike to a convenience store or small grocery store to buy a quart of milk or a loaf of bread instead of driving.


Through Traffic in Residential Neighborhoods


Keeping pass-through traffic out of residential areas as the population grows helps preserve the livability of outer southeast neighborhoods. The area's neighborhood associations have been instrumental in identifying streets with excessive traffic and speeding and which are in need of traffic management devices such as speed bumps. This policy addresses reducing traffic on local residential streets generally. The neighborhood plans drafted as part of the outer southeast planning process deal with the issue of excess traffic and speeding on residential streets more specifically.

Truck Routes

Industrial areas need good truck access so that materials can be delivered, and goods shipped efficiently, without creating traffic problems in surrounding neighborhoods. In outer southeast, most industrial areas are located just east of I-205. The largest of these is the Freeway Land Company site just south of Foster Road and east of I-205. If this site develops more intensely in the future, traffic improvements may need to be made. Conflicts between truck traffic going to this site and recreational use of the Springwater Corridor will need to be resolved.



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MAP 5

Transportation Policy Map

Legend

-  Outer Southeast Community Plan Boundary
-  Regional Transitway
-  Major Transit Streets
-  Minor Transit Streets
-  Existing Transit Stations
-  Proposed Transit Stations

Source:
Transportation Element
City of Portland Comprehensive Plan
City of Portland
Office of Transportation
October, 1992

Transportation Policy:

Ensure that streets in outer southeast form a network that provide for efficient travel throughout the community and to other parts of Portland and the region. Reduce congestion and pollution caused by the automobile by creating land use patterns that support transit, bike, and pedestrian travel.

Objectives:

1. Reduce the amount of automobile driving done by area residents by making it more convenient to use public transit.
 - a. Increase housing densities within one-quarter mile of transit streets.
 - b. Encourage a mix of multifamily housing and shopping opportunities in areas with good transit service.
2. Support better mass transit service by creating opportunities to develop higher-density housing on or near streets with public-transit service or planned public-transit service. Ensure that this housing blends in with that of surrounding residential areas.
3. Ensure that outer southeast residents have adequate public transportation to job sites.
4. Pursue and plan for high-capacity transit on I-205, with a Lents station.
5. Increase housing densities where streets cross I-205 to support development of a future high capacity transit facility such as a light-rail line or express bus service.
6. Keep through-traffic on freeways and arterials and off local streets.
7. Create through streets at frequent intervals.
8. Seek ways of providing connections for limited auto access and for full pedestrian and bike access when practical difficulties prevent full street improvements.
9. Ensure adequate truck access to industrial sites so that raw materials can be delivered and products shipped. However, keep truck traffic out of residential areas when possible.

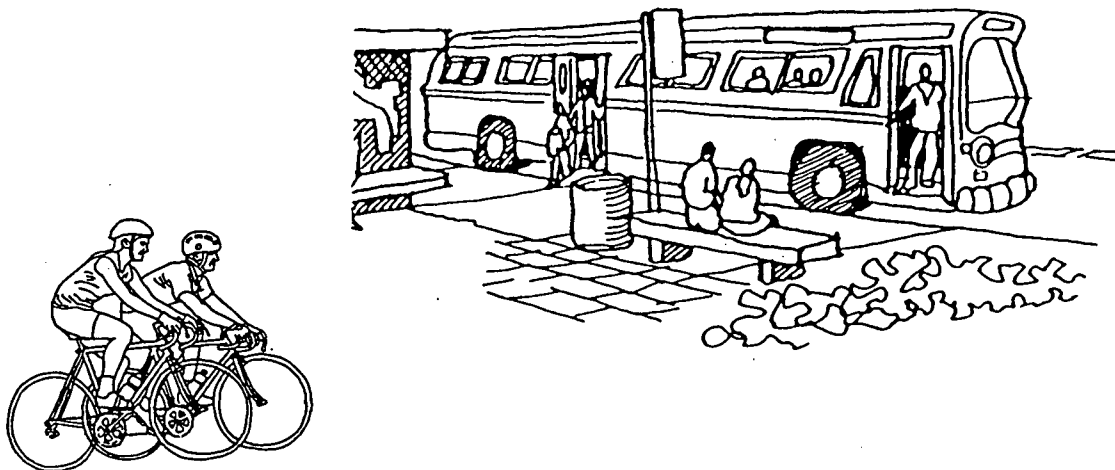
Transportation Policy Action Chart:

#	Actions	Time				Implementors
		Adopted With Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
T1	Evaluate truck access to industrial areas east of I-205 as a part of the Transportation System Plan process. Areas of concern include the industrial areas on either side of Foster Road.		X			PDOT, PDC, Pvt.
T2	Request that PDOT conduct a study and make recommendations to resolve conflicts between truck access to industrial areas on either side of Foster Road east of I-205 and recreational use of the Springwater Corridor.			X		PDC, Parks, BAs, Pvt.
	PROGRAMS					
T3	Assess the adequacy of public transit routes and schedules to job centers. Ensure that residents have access to employment and industrial centers during all shifts.			X		TM, PDC, BAs
T4	Request that the classification of Powell Boulevard as a Neighborhood Collector east of I-205 be reviewed during the Transportation System Plan process.			X		NAs
T5	Improve safety for pedestrians and bicyclists traveling along Powell east of I-205.				X	ODOT, PDOT
T6	Investigate ways to provide lighting for pedestrians beyond what is currently available in order to encourage walking as an alternative mode of travel.			X		PDOT
T7	Investigate alternatives to street lighting which will improve pedestrian safety.			X		PDOT
	REGULATIONS					
T8	Apply the "a" overlay to single-family residential areas within 1/4 mile of all transit streets and lower density areas near the MAX light rail line east of Gateway.	X				BOP
T9	Zone some small areas Mixed Use: near MAX light rail stations, 72nd Avenue west of Mt. Scott Park and along Woodstock between 82nd Avenue and 91st Avenue .	X				BOP
T10	Increase the amount of Medium and Low Density Multi-Dwelling zoning along streets where there is frequent bus service — 82nd Avenue, 122nd Avenue, and Woodstock west of I-205.	X				BOP

Transportation Policy Action Chart:

#	Actions	Time				Implementors
		Adopted With Plan	On- going	Next 5 Yrs	6 to 20 Yrs	
	REGULATIONS (CONT.)					
T11	Zone additional areas near I-205 Attached Residential, R2.5, and Low Density Multi-Dwelling, R2. This will create transit-supportive densities and increase the likelihood that high-capacity transit service will be developed.	X				BOP
T12	Develop regulations which require connections in order to create a complete street network as part of the Land Division Code rewrite project.			X		BOP, PDOT
T13	Require new public streets to connect to existing streets and create a circulation network.			X		BOP

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Housing Policy Introduction

The Portland metropolitan area has become an attractive place to live and do business. As a result, 500,000 to 700,000 people are expected to move here in the next two decades and the Outer Southeast Community Plan has a target of absorbing at least 20,000 of these new residents. A major challenge for the outer southeast community will be absorbing new population growth in a way that improves — not detracts from — the outer southeast's livability.

Population Growth and Its Effects

Growth will be beneficial to the outer southeast community in many ways. New housing will be constructed and existing housing values will increase. As housing values increase, residents will want to improve their properties to preserve their valuable asset. Local businesses and shopping centers will have more customers. This may spur the revitalization of commercial areas that have been in decline and transform them into lively, attractive shopping areas and community gathering places.

In some ways, however, growth will be problematic if not managed. Traffic congestion may become more of a problem and demand for public services and parks will grow. Most importantly, housing will probably become more expensive. Some plan area residents may find affordable housing scarce. The adopted plan poses solutions to some problems caused by growth.

New Housing Construction

About 14,000 housing units will be needed in the next 20 years to house both new and existing residents in smaller households ². Some additional units will be needed to keep the vacancy rate from becoming too low. The adopted zoning allots more land to attached single-family housing and low-density multifamily housing than the previous zoning because row houses, townhouses, and apartment housing are likely to be in greater demand. Developers can design these units to be either owner- or renter-occupied.

Most of the Outer Southeast Community Plan area is, and will remain, in single-family residential use. In the eastern part of the plan area, opportunity for constructing single-family homes is created by increasing the single-family housing densities in areas with sewers and other public services. In established residential

² Household size for the outer southeast census tracts is projected to shrink from 2.57 persons in 1990 to 2.31 persons in 2015 according to Metro's projections.

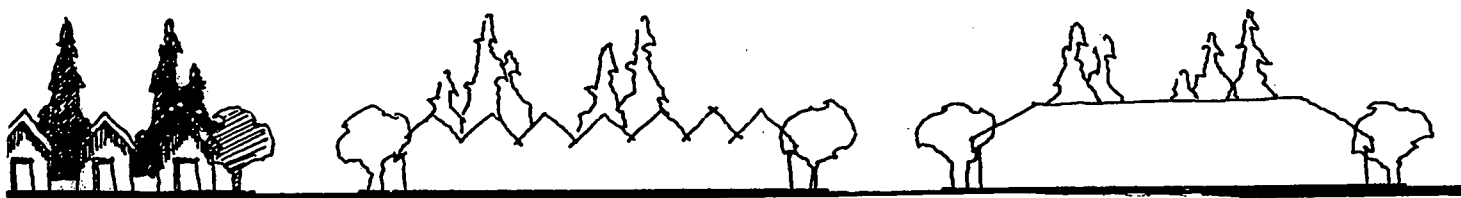
areas, the emphasis will be on maintaining and improving the housing stock and infill housing. Application of the Alternative Design Density overlay zone will allow denser infill in exchange for meeting design standards to ensure a good fit into established neighborhoods.

Preserving Existing Housing and Retaining Affordability

One of the most attractive features of the Outer Southeast Community plan area is the affordability of its existing housing.³ Well-maintained, existing housing is often more affordable than new housing. Older housing contributes to the charm and character of established neighborhoods. The workmanship and materials used in some older homes can not be duplicated without great expense today. Some of this housing, however, is in need of repair and a facelift, particularly west of I-205. The aim of many of the housing actions is to improve existing housing.

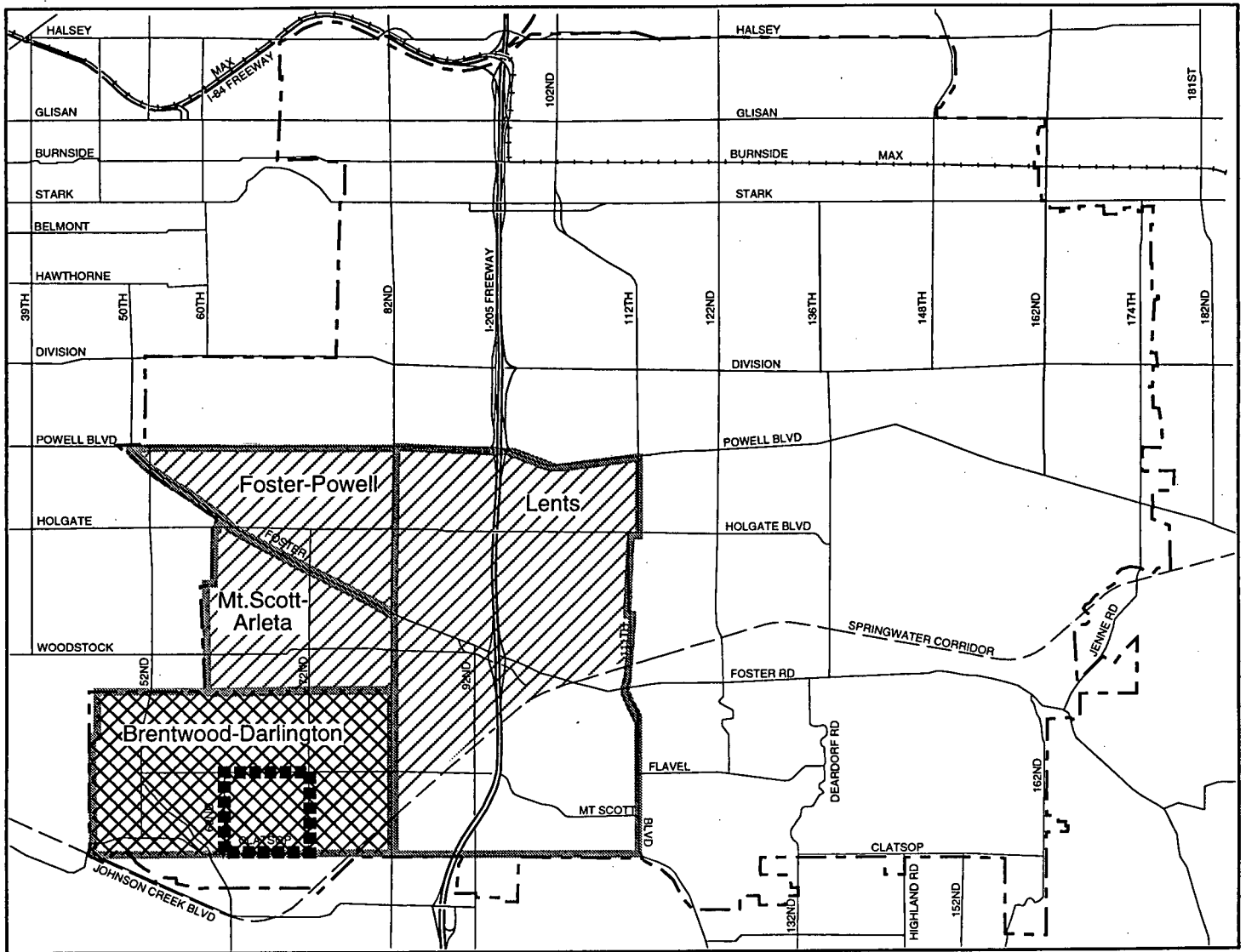
City Programs and Nonprofit Organizations

The City has a number of programs to help home owners and landlords improve their properties. The Portland Development Commission (PDC) makes housing rehabilitation loans available to households with limited incomes and to landlords who agree to rent to those with limited incomes. Limited property tax abatements are available to home owners for repairs to their current homes or for new construction in certain City neighborhoods. These particular neighborhoods are called "distressed areas" and are chosen on the basis of income and the need for housing rehabilitation. Support of community development corporations and nonprofit housing providers is also important to affordable housing. Groups like ROSE and Human Solutions keep a permanent supply of affordable housing in the community.



From Neighborhood Building Blocks: Design Guidelines for Outer Southeast Portland by Portland Community Design

³ Housing is considered to be affordable when total housing expenses for a household including utilities cost no more than 30% of its income. This standard is the same whether a household earns \$10,000 a year or \$100,000 a year, and whether the occupants are owners or renters.






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MAP 6

Outer Southeast Community Plan March, 1996

Housing Policy Map

Legend

- Outer Southeast Community Plan Boundary
-  PDC Target Housing Area
- ROSE Target Neighborhoods
-  Former "Distressed Area" Designation for Limited Tax Abatement
-  Adopted "Distressed Area" Designation for Limited Tax Abatement

Housing Policy:

Provide a variety of housing choices for outer southeast community residents of all income levels by maintaining the existing sound housing stock and promoting new housing development.

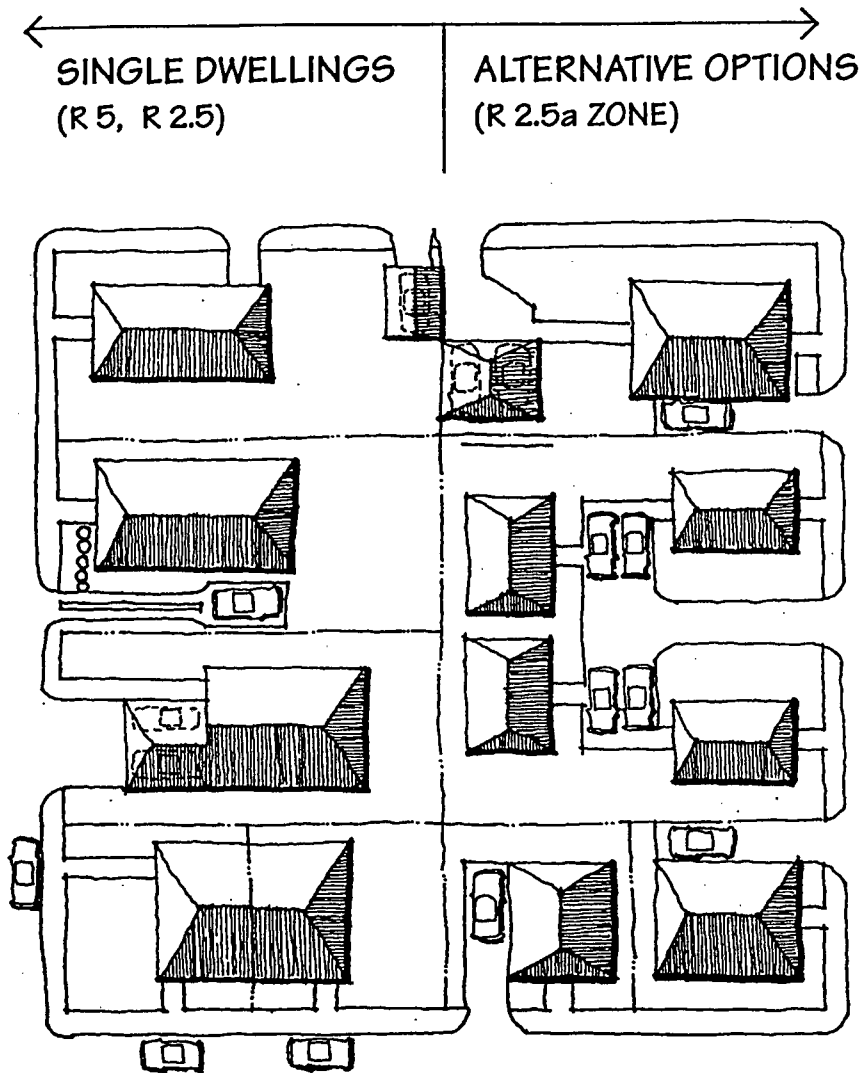
Objectives:

1. Construct 14,000 new housing units in the Outer Southeast Community Plan area by 2015.
2. Stimulate production of new housing units by both private and nonprofit housing producers to accommodate expected population growth.
3. Increase opportunity for building more single-family housing in outer southeast neighborhoods.
4. Promote construction of attached housing designed to be owner-occupied to accommodate smaller households.
5. Increase opportunities for multifamily housing in areas convenient to shopping and transit.
6. Encourage property owners to maintain and improve their homes so that established neighborhoods remain stable and attractive.
7. Preserve and increase the supply of housing affordable to households below the median income.
 - a. Rehabilitate at least 100 housing units a year owned or rented by those with limited incomes.
 - b. Support community development corporations and other nonprofit housing providers.
 - c. Preserve existing mobile home parks.

Housing Policy Action Chart:

#	Actions	Time				Implementors
		Adopted With Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
H1	Designate Foster-Powell, Mt. Scott/Arleta and the northern 2/3 of Lents as "distressed areas" so that new single-family housing construction and rehabilitation are eligible for a limited tax abatement. Retain the "distressed area" designation for Brentwood-Darlington.	X				BOP
H2	Provide information about the availability of the ten-year "distressed area" limited tax abatement available in designated neighborhoods.			X		BOB, BOP, PDC
	PROGRAMS					
H3	Provide information on rehabilitation loan programs for low- to moderate- income home owners in designated areas.			X		PDC, NAs
H4	Provide information on rehabilitation loan programs for rental property owners who rent to low- to moderate- income tenants in designated areas.			X		PDC, NAs
H5	Make loans to improve at least 100 housing units for low-to moderate-income households a year.		X			PDC
H6	Continue to provide financial and technical support for local community development corporations and nonprofit housing providers.		X			PDC, BHCD
H7	Fund nonprofit housing providers to construct or rehabilitate housing units with more than two bedrooms for low- to moderate-income large families.			X		Nonprofits, PDC
	REGULATIONS					
H8	Zone areas R5 that were previously R7 where public services are available and large lots can be partitioned.	X				BOP
H9	Zone additional areas to R2.5 to provide opportunity for attached single-family housing that is owner-occupied.	X				BOP
H10	Retain existing R2 zoning on mobile home parks and existing R3 on mobile home parks in the Suburban Neighborhoods subarea.	X				BOP

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Minimize the amount of paving
-Use single curb cuts at the street edge.

3 Units:

-Duplex with studio apartment above garage. (One unit must be owner occupied)

Double lots provide opportunities for shared driveways.

4 Clustered Units:

-Shared driveway with special paving doubles as "courtyard".
-Possibility of separate ownership
-All entries visible from the street.

Corner Duplex:

(Subdivided 50 x 100 lot)
-Keep driveways away from corners.

From *Neighborhood Building Blocks: Design Guidelines for Outer Southeast Portland* by Portland Community Design

Open Space and Environment Policy Introduction

The growing population of outer southeast will need places to play and connect with nature. Adequate parks, open spaces, and community centers are crucial to the area's livability. Protecting the natural and built environment is also important. This includes protecting the water quality of Johnson Creek and improving the appearance of residential neighborhoods.

New Parks and Open Spaces

Outer southeast contains some of Portland's major natural and scenic resources — Kelly and Powell Buttes, Mt. Scott, and Johnson Creek and its associated wetlands. Acquiring new open spaces in and around these places will help preserve and protect them as well as provide recreational opportunities for residents. The Bureau of Environmental Services has acquired lands close to Johnson Creek and Beggar's Tick Marsh for wetland protection and flood storage. These sites might also be used for passive recreational uses. The top of Kelly Butte could be developed with better hiking trails.

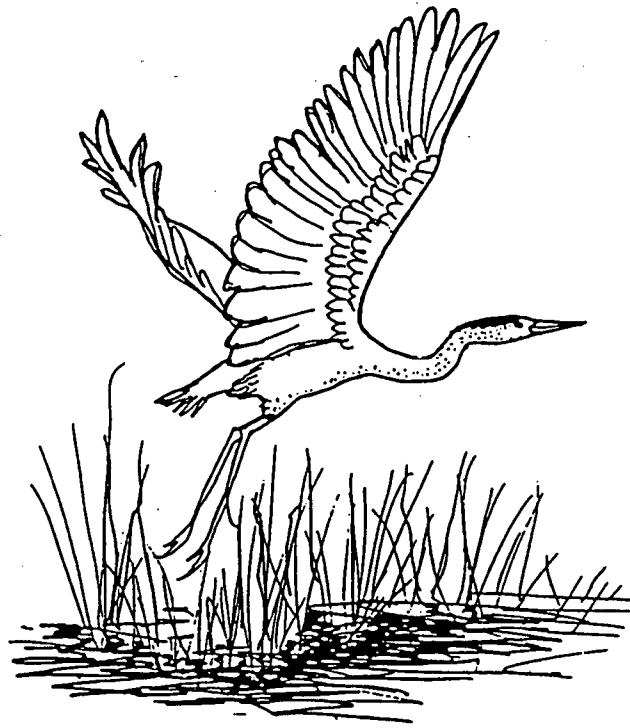
The Vision Plan Map identifies several other park acquisition sites not currently owned by the City or other local governments. These include: the landfill at 155th and Main and most of the gravel pit at 106th and Division; a large swath of land on the north side of Mt. Scott; an area east of Beggar's Tick Marsh on either side of the Springwater Corridor; and a couple of parcels that would connect Gilbert School with the Springwater Corridor.

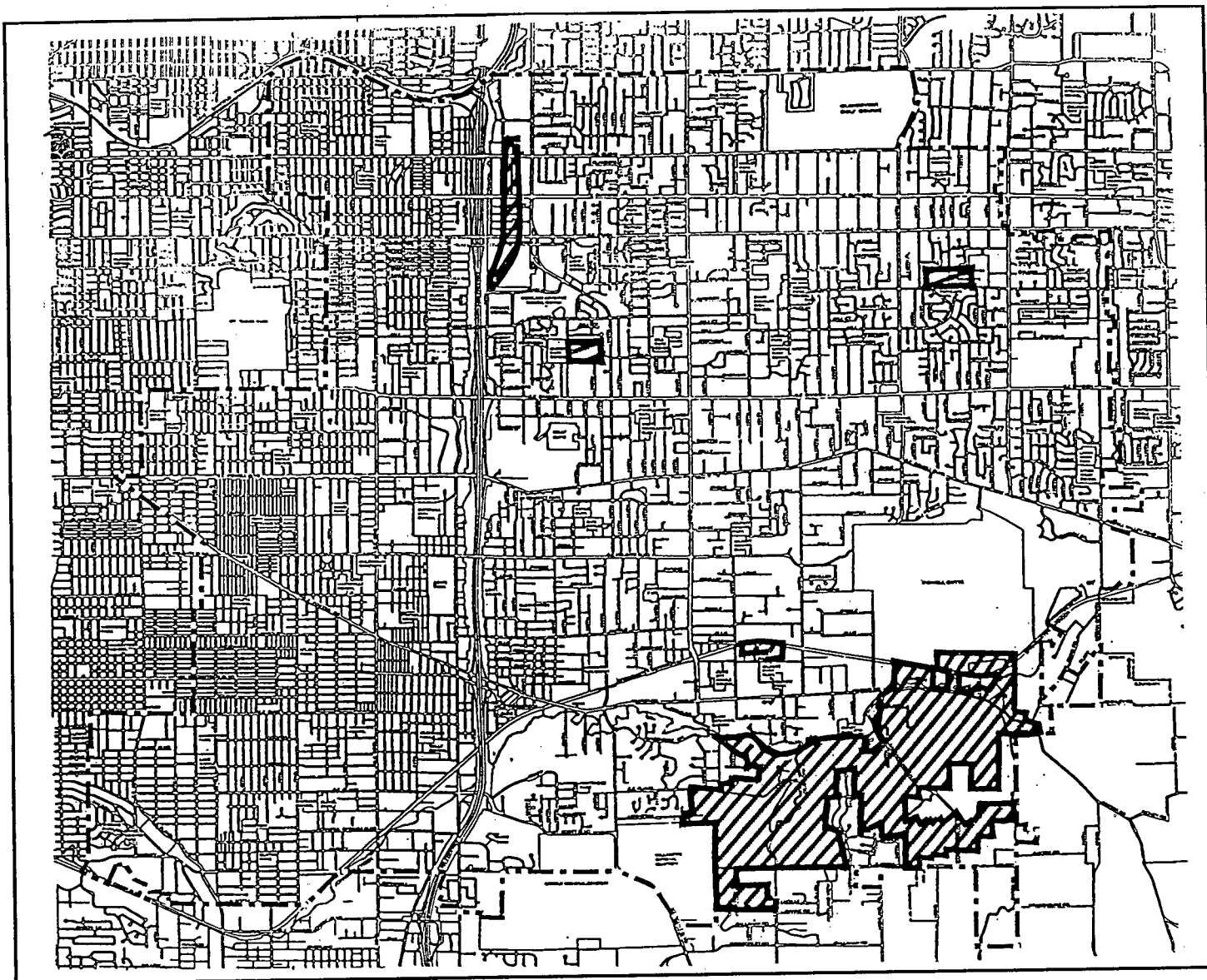
Environmental Protection and Flood Control

Environmental issues within the outer southeast community range from the preservation and management of unique and significant habitats and open spaces to watershed protection and flood control in the Johnson Creek Basin. A number of studies undertaken by the City have included parts of the outer southeast. They have guided the application of **environmental zones** designed to protect natural resources. The *East Butte, Terraces and Wetland Conservation Plan* evaluated natural resources on Kelly Butte, in Beggar's Tick Marsh, and the Glendoveer Golf Course.

The *Johnson Creek Basin Protection Plan* evaluated natural resources in the Powell Butte, Mt. Scott, and Johnson Creek areas. The *Johnson Creek Basin Protection Plan* replaced the Powell Butte/Mt. Scott Plan District with the **Johnson Creek Basin Plan District**. The plan district was created to ensure that development does not increase stormwater runoff or otherwise damage natural resources. It was applied in areas of the basin with steep slopes and impermeable soils and along Johnson Creek.

In May 1995, the Johnson Creek Corridor Committee published its *Johnson Creek Resources Management Plan*. This plan proposes measures to be taken to enhance Johnson Creek water quality and riparian areas and to aid flood control. Several actions in this policy and the Mt. Scott/Johnson Creek Subarea Policy are tied to the management plan recommendations.





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Outer Southeast Community Plan March, 1996

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MAP 7

Open Space and Environment Policy Map

Legend

- Outer Southeast Community Plan Boundary
-  Proposed Park Acquisition

Open Space and Environment Policy:

Provide parks and open spaces to meet projected recreational needs of outer southeast residents. Create a sense of connection with the natural environment. Protect natural resources by reducing the impact of development on them.

Objectives:

1. Acquire new parks and open spaces and build new community centers to meet the recreational needs of current and future residents.
2. Reinforce Johnson Creek, the Boring Lava Hills, and Kelly Butte as significant natural and scenic resources.
3. Improve access to sites for recreational and open space opportunities, especially in the riparian areas of the Johnson Creek corridor.
4. Establish a network of bicycle and pedestrian connections between outer southeast's parks, open spaces, and the Springwater Corridor.
5. Ensure convenient and safe access from residential areas to neighborhood parks.
6. Protect and enhance the Springwater Corridor as a recreational trail.
7. Protect and improve water quality within the Johnson Creek Basin.
 - Improve flood plain management.
 - Encourage responsible flood plain development.
8. Maintain Johnson Creek and all related waterways in as natural condition as possible.
9. Improve the appearance and livability of outer southeast neighborhoods.
10. Encourage residents and businesses to minimize their impact on the environment through recycling.

Open Space and Environment Policy Action Chart:

#	Actions	Time				Implementors
		Adopted With Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
OS1	Acquire additional parks in park-deficient areas.				X	Parks, Metro, BHCD
OS2	Build a community center east of I-205 to serve the needs of the newly-developing areas of the outer southeast. Include a senior center and an outdoor pool at this facility.			X		Parks
OS3	Improve pedestrian and bicycle links between major parks and recreation facilities.			X		PDOT, Parks
OS4	Improve streets and sidewalks between residential neighborhoods and neighborhood parks.			X		BHCD
OS5	Identify areas in need of additional street trees and obtain funding or seek donations of trees.		X			BA's, NAs, FOT, BHCD, Pvt.
OS6	Acquire land to enhance the water quality and flood water storage of Johnson Creek. Allow low-intensity recreational uses in appropriate areas.		X			BES, Parks
OS7	Incorporate information on the 100-year flood plain of Johnson Creek into the Environmental Handbook, including construction methods that avoid filling, minimize filling, and involve balanced cut and fill.			X		BOP
OS8	Develop a process to create a multi-jurisdictional approach to comprehensive watershed management. Include the cities of Portland Gresham, and Milwaukie as well as Multnomah and Clackamas Counties in this effort. Fully analyze the flood, water quality, and stormwater management causes, impacts, economics, responsibilities, and solutions.			X		BES
	PROGRAMS					
OS9	Continue community youth recreation programs.		X			Parks, Community organizations
OS 10	Find additional resources for enforcement of building and zoning codes in outer southeast neighborhoods.			X		NAs, BHCD
OS 11	Provide financial assistance for neighborhood clean-ups that are community initiated.		X			NAs, BHCD, BES
OS 12	Find funding for yard and exterior house maintenance for low-income homeowners.			X		BHCD

Open Space and Environment Policy Action Chart:

#	Actions	Time				Implementors
		Adopted With Plan	On- going	Next 5 Yrs	6 to 20 Yrs	
	PROGRAMS (CONT.)					
OS 13	Encourage the participation of households and businesses in recycling.		X			BES, NAs
OS 14	Implement pollution-source-reduction education and compliance programs aimed at improving the water quality of Johnson Creek.			X		BES, HUD
OS 15	Encourage the restoration of the historic marshes in Lents as a combination of flood storage and passive recreation resource.		X			BES and JCWC*
OS 16	Promote the restoration of public lands where needed by revegetating sites with native vegetation.		X			BES and JCWC
OS 17	Develop a public education, awareness, and citizen involvement program about the 100-year flood plain of Johnson Creek and strategies to reduce flooding and water-quality impacts.			X		BES
OS 18	Develop a multi-bureau approach to advise applicants, residents, etc. about requirements within the 100-year flood plain of Johnson Creek.			X		BES
OS 19	Develop and implement a strategy for an enhanced property acquisition program. Consider acquiring properties in the following order: 1. Lands within the floodway, 2. Lands within the 10-year flood plain and 3. Lands within the 100-year flood plain.				X	BES
OS 20	Identify opportunity sites and projects which mitigate water quality and flooding problems while offering community amenities such as recreation and employment areas.		X			BES, Parks & PDC
OS 21	Encourage the revegetation of private lands near streams, especially in areas of large-scale redevelopment such as the Freeway Land Development Corporation site.		X			BES
OS 22	Encourage enhancement and restoration of public and private riparian lands in accordance with the recommendations of the Johnson Creek Resources Management Plan (JCRMP).		X			BES

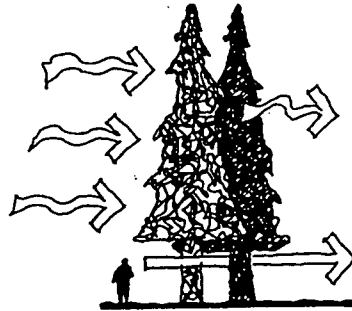
* The JCWC is the Johnson Creek Watershed Council. It is the successor to the Johnson Creek Corridor Committee.

Open Space and Environment Policy Action Chart:

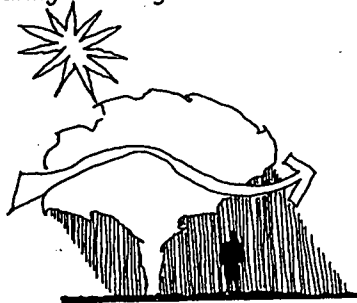
#	Actions	Time				Implementors
		Adopted With Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	REGULATIONS					
OS 23	Implement the JCRMP to improve flood plain management and water quality of Johnson Creek and its tributaries.			X		BES & JCWC*
OS 24	Create regulations to increase and improve on-site stormwater management designs that rely heavily on landscaping.			X		BES
OS 25	Enforce local ordinances that require landlords to provide garbage pick-up services to residential rental properties.		X			BOB
OS 26	Create "balanced cut and fill" regulations for development in the 100-year flood plain.			X		BES
OS 27	Redefine and remap the 100-year flood plain boundary of Johnson Creek. Encourage prompt adoption by FEMA (Federal Emergency Management Administration).			X		Local cities and counties, U.S. Army Corps of Engineers
OS 28	Zone new properties purchased by Metro and Parks for open space.		X			BOP
OS 29	Prepare and implement a comprehensive management approach, including a Johnson Creek Comprehensive Flood Management Plan, that: <ul style="list-style-type: none"> • minimizes or reduces flooding and water quality problems, • seeks to satisfy multiple objectives, and • provides for new development safe from flooding impacts. 			X		BES
OS 30	Adopt provisions which facilitate cluster housing through the Title 34 Rewrite Process.			X		BOP
OS 31	Rewrite portions of Title 24 Chapters 24.50 and 24.70 to better address flood impacts from filling and excavation.			X		BES & BOB

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SOME MERITS OF TREES:



- Break the wind.
- Help unify buildings of different styles & sizes.



- Define and organize space.
- Create a sense of enclosure and privacy.
- Provide shade and cooling.
- Buffer pedestrians from cars.



- Evolve with the seasons.
- Beautify the streetscape.
- Allow winter light through.

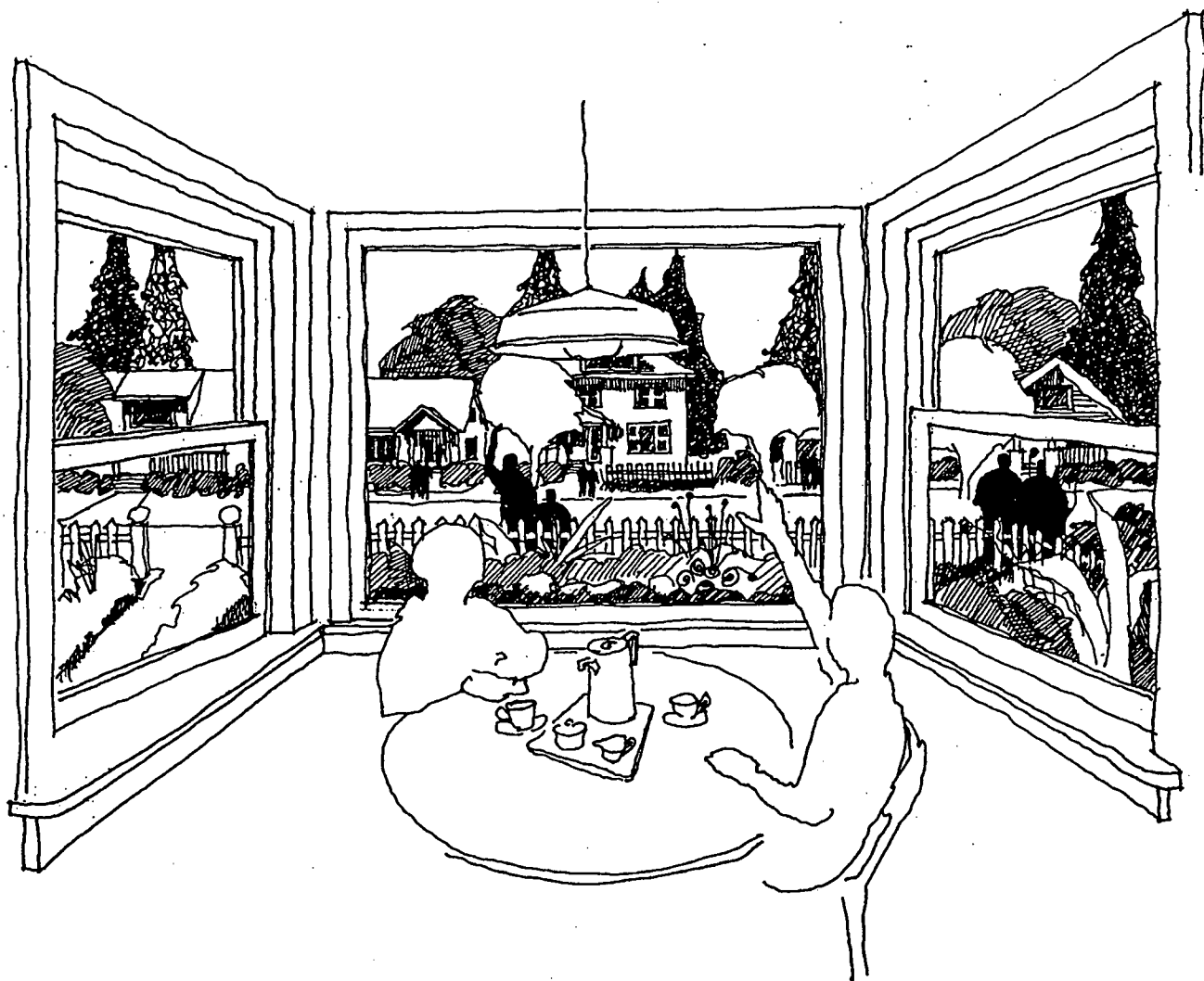
From *Neighborhood Building Blocks: Design Guidelines for Outer Southeast Portland* by Portland Community Design

Urban Design Policy Introduction

The Urban Design Policy, objectives, and actions relate to the look, character, and feel of the outer southeast community. They reinforce its identity and character by shaping transportation systems, preserving historic resources, and promoting quality design. Design overlay zones and plan districts contain standards and guidelines intended to achieve these urban design objectives. The Beautification Policy of the Transportation Element promotes the improvement of the appearance of the right-of-way. The Urban Design Policy carries out many of the proposals of the Outer Southeast Community Vision Plan Map and is the most forward looking of the policies.

The Outer Southeast Community Plan area embraces several diverse settings. The Urban Design Policy recognizes the unique identity of each setting by dividing the community into subareas (see Vision Plan Map). Characteristics such as land use, street layout, transit corridors, geographic features, and business districts determine the creation of the subareas. Design objectives and actions are also found in the subarea policies.

Physical features are divided into three character-giving elements in this policy. They are **Places, Paths, and Edges and Gateways**. The Montavilla business district is an example of a place; the Springwater Corridor, a path; and I-205 freeway, an edge. In the Urban Design Policy, proposals are made to enhance and protect these elements and add new expressions of the urban design elements. Examples are the Gateway Regional Center, Lents Town Center, village squares, and main streets. See the Vision Plan Map and its Legend for additional adopted design features.



Provide generous windows and make active rooms at the front of the house.

From Neighborhood Building Blocks: Design Guidelines for Outer Southeast Portland by Portland Community Design



A recent view of Lents looking east on Foster Road
 Courtesy of the Regional Rail Summit Charrette, 1992



A 2020 vision of Lents looking east on Foster Road
 Courtesy of the Regional Rail Summit Charrette, 1992

Urban Design Policy:

Foster a sense of place and identity for the Outer Southeast Community Plan area by reinforcing existing character-giving elements and encouraging the emergence of new ones as envisioned in the Vision Plan.

Objectives:

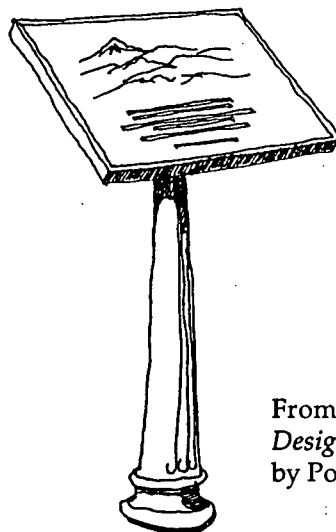
1. Establish a high profile "regional center" in the area from Gateway to the Portland Adventist Medical Center with an infrastructure that is supportive of high-intensity development for living, working, and recreating.
2. Establish a "town center" at Lents. Promote mixed-use development with a streetscape that provides pedestrian amenities. Reinforce the existing pedestrian district at Lents.
3. Encourage Eastport Plaza, Gateway Shopping Center, Mall 205, and the commercial nodes at 122nd and Stark and 122nd and Division to establish focal points and village squares within their boundaries.
4. Promote "main street" development on portions of Foster Road, Glisan Street, and Woodstock Boulevard, on Division and Stark Streets, and 82nd and 122nd Avenues. Locate buildings with entrances off the sidewalk. Encourage sidewalk cafes, display windows, benches, street trees, awnings, small scale signs that are directed to the pedestrians, and on-street parking. (*See Vision Plan Map*)
5. Protect the natural and scenic resources of Johnson Creek, Powell and Kelly Buttes, and Mt. Scott. Reinforce the Springwater Corridor. These features serve as important edges in the Outer Southeast Community Plan area.
6. Embrace urban design proposals as put forth in each Outer Southeast Community Neighborhood Plan.
7. Promote a street network which reinforces the unique character of each subarea (*See Subarea Introduction*).

#	Actions	Time				Implementors
		Adopted With Plan	On- going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
UD1	Place public art at major transit stops, village squares, attractions, gateways, and pedestrian districts.				X	RACC, NA
UD2	Reinforce attractions at locations shown on the Vision Plan.				X	BOP, Pvt.
UD3	Stimulate gateway developments at locations noted on the Vision Plan. Embellish these transition points with features such as sculptures and fountains, special right-of-way improvements, landscaping, and storefronts located adjacent to the sidewalk.				X	PDOT, BOP, Pvt.
UD4	Establish pedestrian districts in Montavilla, Gateway and at 122nd and Burnside.			X		BOP, PDOT
UD5	Publish and distribute a handbook of development prototypes for compatible infill residential projects, contemporary main streets, village squares, gateways, and pedestrian districts. Seek resources to include sites from outer southeast in the proposed handbook.			X		BOP, PCD
	REGULATIONS					
UD6	Amend the Transportation Element to show Gateway, Montavilla, and 122nd and Burnside as pedestrian districts.	X				BOP, PDOT
UD7	Employ the design overlay zone at Foster Road and 82nd Avenue to facilitate the creation of community gateways and focal points.	X				BOP
UD8	Employ the design overlay zone at Gateway Shopping Center, Mall 205, Prunedale and Portland Adventist Medical Center to promote attractive, pedestrian-oriented urban development in the proposed Regional Center.	X				BOP
UD 9	Develop and implement policies to encourage an interconnected street system, as part of the Johnson Creek Plan District regulations.	X				BOP, PDOT

Urban Design Action Chart:

#	Actions	Time				Implementors
		Adopted With Plan	On- going	Next 5 Yrs	6 to 20 Yrs	
	REGULATIONS (CONT.)					
UD 10	Establish appropriate block standards for each subarea as part of the Transportation System Plan (TSP).			X		BOP, PDOT
UD 11	Develop a "road plan" which reinforces the character of each subarea as part of the Transportation System Plan (TSP).			X		BOP, PDOT
UD 12	Employ the design overlay zone around the I-205/Foster interchange to promote attractive, pedestrian-oriented development in the proposed Town Center and to encourage a wide variety of mixed employment and residential uses.	X				BOP
UD 13	Apply (specifically tailored) supplemental design standards to main streets as part of the Transportation Planning Rule.			X		BOP, PDOT
UD 14	Expand the Gateway Plan District to include Mall 205, Portland Adventist Medical Center and the MAX corridor	X				BOP

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*From Neighborhood Building Blocks:
Design Guidelines for Outer Southeast Portland
by Portland Community Design*

Plaques explaining natural features
or commemorating historic events.

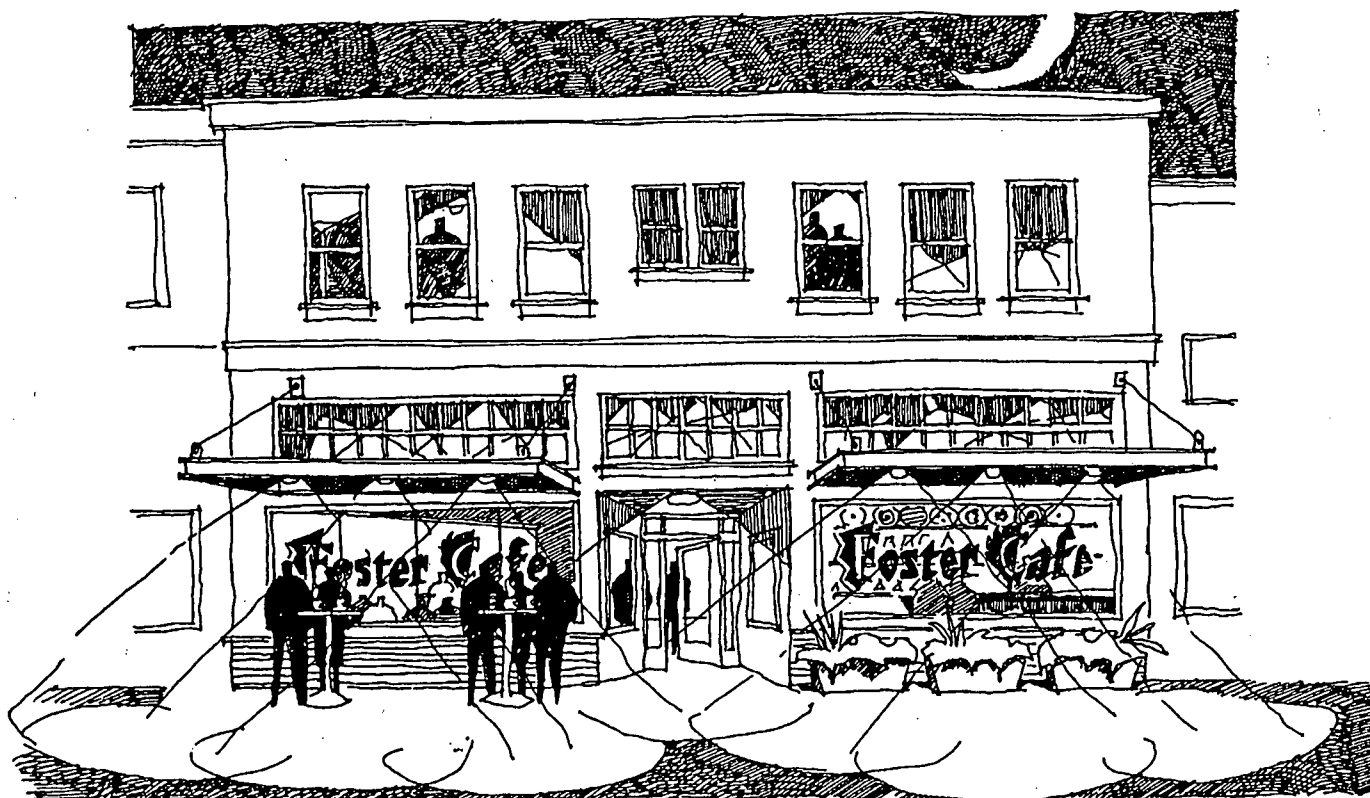
Public Safety Policy Introduction

The residents and business people of the Outer Southeast Community Plan area place a high priority on reducing crime levels. The occurrence of property crimes such as burglary, car theft, and vandalism has been growing in outer southeast Portland. Lowering crime levels is an important factor in enhancing livability while accommodating growth. Portland and Multnomah County officials and citizens have given top priority to public safety and security. Nationwide, lessening opportunity for crime and increasing feelings of security and safety of residents is encouraged through environmental design.

Crime Prevention Through Environmental Design

Recent studies have demonstrated that the proper design and effective use of the built environment can lead to a reduction in the incidence and fear of crime, and an improvement in the quality of life. Natural surveillance, natural access control and territorial reinforcement are key principles of Crime Prevention Through Environmental Design (CPTED). Natural surveillance concerns the placement of physical features, activities, and people to maximize visibility. Natural access control relates to the physical guidance of people coming and going from a space by the judicious placement of entrances, exits, fencing, landscaping, and lighting. Territorial reinforcement concerns the use of physical attributes that express ownership, such as fences, pavement treatments, art, signs, and landscaping. Maintenance allows for the continued use of a space for its intended purpose. It also serves as an additional expression of ownership and prevents loss of visibility from overgrown landscaping and obstructed or inoperative lighting.

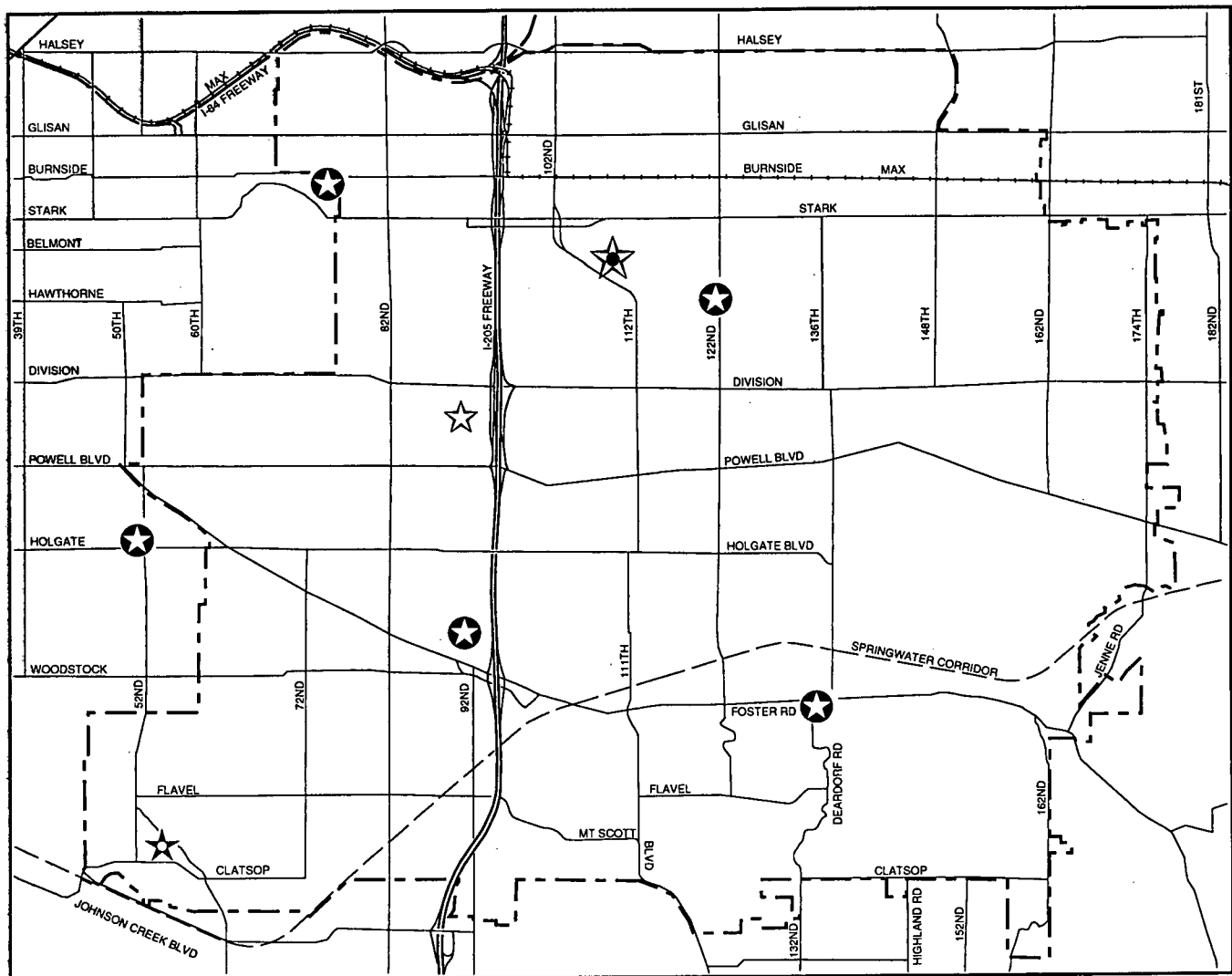
Use generous transparent windows to allow casual surveillance of the sidewalk pedestrians and cars.



Cafes & Restaurants increase nighttime activities & security.

Residential units above commercial spaces add an around the clock human presence to the street and the neighborhood.

From *Neighborhood Building Blocks:*
Design Guidelines for Outer Southeast Portland
by Portland Community Design



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COMMUNITY
PLAN

MAP 8

Outer Southeast Community Plan March, 1996

Public Service Policy Map

Legend

- Outer Southeast Community Plan Boundary
- ★ Fire Protection & Emergency Services
- ☆ State Police
- ☆ Brentwood-Darlington Safety Action Team
- ☆ New East Precinct

Public Safety Policy:

Apply CPTED ⁴principles to both public and private development projects. Encourage land use arrangements and street patterns that provide more eyes on the street. Encourage site layouts and building designs that encourage proprietary attitudes and natural surveillance over shared and public spaces.

Objectives:

1. Promote a mix of development and uses at focal points and attractions that provide round-the-clock surveillance.
2. Encourage building designs that restrict access to areas vulnerable to crime such as building entrances, sidewalks, parking lots, and loading and delivery areas. The following are examples of how to carry out this idea.
 - a. Provide opportunities for retail uses on the ground floor perimeter of the building adjacent to public areas. Encourage sidewalk cafes and coffee shops with windows overlooking sidewalks and parking lots.
 - b. Locate windows in building walls that abut such public areas as sidewalks, plazas, parks, and parking lots.
 - c. Situate windows so that building users can easily watch over sidewalks, parking, and entrances. This will also make it easier to watch activities inside and facilitate police patrol.
 - d. Locate and design entrances so that they can be watched from both the street and from inside the building.
 - e. Control access to loading and delivery areas, unless these areas can be easily watched from either inside the building, the street, or both.
 - f. Situate areas intended for exterior activities, displays, products and produce so that they can be easily watched from inside the building and from the street.
 - g. Illuminate walkways so that they can be easily seen from both the street and inside the building.

⁴Crime Prevention Through Environmental Design

3. Encourage development of new detached and attached residences with porches, balconies, and windows that overlook the street. Set the garage back from the front of the building.
4. Keep the Springwater Corridor visible from surrounding commercial, industrial, and residential areas to increase the safety of those using the trail. Discourage landscaping such as continuous rows of conifers that would block the view of the corridor.
5. Encourage the construction of streets that connect in undeveloped or underdeveloped parts of the plan area to facilitate the movement of police and fire emergency vehicles throughout the area.
6. Promote connections that provide for pedestrians, bicycles, and motorized vehicles. Avoid pedestrian-only connections in order to enhance surveillance over sidewalks.

Public Safety Action Chart:

#	Actions	Time				Implementors
		Adopted With Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
PS1	Publish voluntary guidelines and standards for residential, commercial and industrial developments that incorporate Crime Prevention Through Environmental Design (CPTED) principles.			X		BOP, PPB
PS2	Require the construction of through streets where possible in the Johnson Creek Basin and expanded Gateway Plan Districts.	X				BOP, PPB
PS3	Encourage landscaping that allows the Springwater Corridor to be visible from surrounding residential, business and industrial districts.	X				BOP, PPB

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Subarea Policy Introduction

To deal with the variety of issues in the Outer Southeast Community Plan area, it was divided into smaller subareas with similar characteristics. Creation of the subareas helped the Commission and others involved in the process to more easily understand the plan area and its problems and opportunities which vary widely from place to place. For example, protection of natural resources and constraints to development are major issues in the Mt. Scott/Johnson Creek subarea but not in the relatively flat Suburban Neighborhoods Subarea. How large underused sites, such as the gravel pit at 106th and Division, should be redeveloped is an issue in the Mixed-Era and Suburban Neighborhoods Subareas but not in the Traditional Neighborhoods. The Lents Town Center subarea was created to give it more emphasis in the plan.

The Community-wide Policies dealt with overall goals such as creating new job opportunities, providing new housing, and reducing auto dependency. The subarea policies contain specific proposals that address these broad goals along with objectives and actions relating to unique aspects of the subareas. Included with each subarea policy is an introduction describing subarea features and the main issues addressed.

Street Connectivity

Enhancing street connectivity is a special concern in the Mixed-Eras Neighborhoods, MAX Corridor, and Gateway Regional Subareas. There are many places in these three subareas where streets do not connect to a grid. This makes walking, bicycling, and getting to public transit stops more difficult. The Gateway area contains two auto-oriented shopping centers and commercial strip development on the east-west arterials — Halsey, Glisan and Stark and Washington Streets. Walking around these areas is difficult because many local streets have been vacated and turned into surface parking lots. The existing major streets are difficult to cross because they are wide and have heavy traffic. Some residential areas in the eastern portion of the MAX Light Rail Corridor are sparsely developed and lack connecting streets. The Mixed-Eras Neighborhoods are semi-rural. A common development pattern consists of long superblocks with very large lots, often a half acre. On some blocks, there are no connecting streets for up to a half mile.

Development patterns in these subareas encourage car travel. As this area develops more intensely, it is important to create street patterns conducive to walking, bicycling, and using public transit. If a connecting grid of streets is not constructed, increased traffic and poorer air quality will result. On the next page is a description of the future development pattern desired in each subarea.

Gateway Regional Center

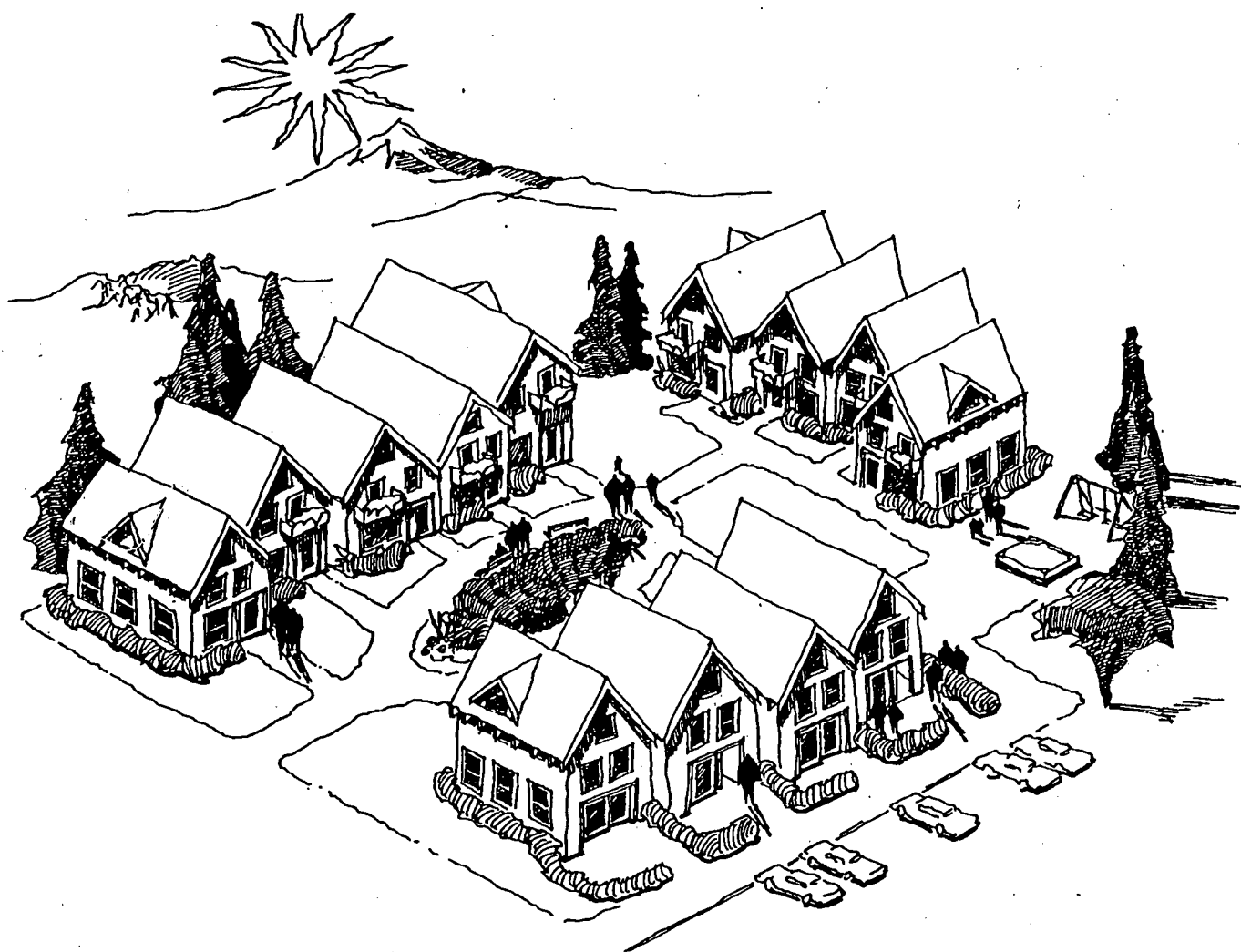
This area is slated for intense development. High-rise structures and urban street amenities such as outdoor cafes, specialty shops, restaurants, display windows, and plazas are envisioned. A tight street grid of 200' x 400' blocks heightens pedestrian opportunities in terms of movement, interaction, visual stimulation, variety, and choice. With numerous corners, the small block structure generates a more vibrant, pedestrian-oriented environment with storefronts, shopping windows, and meeting places such as cafes.

MAX LRT Corridor

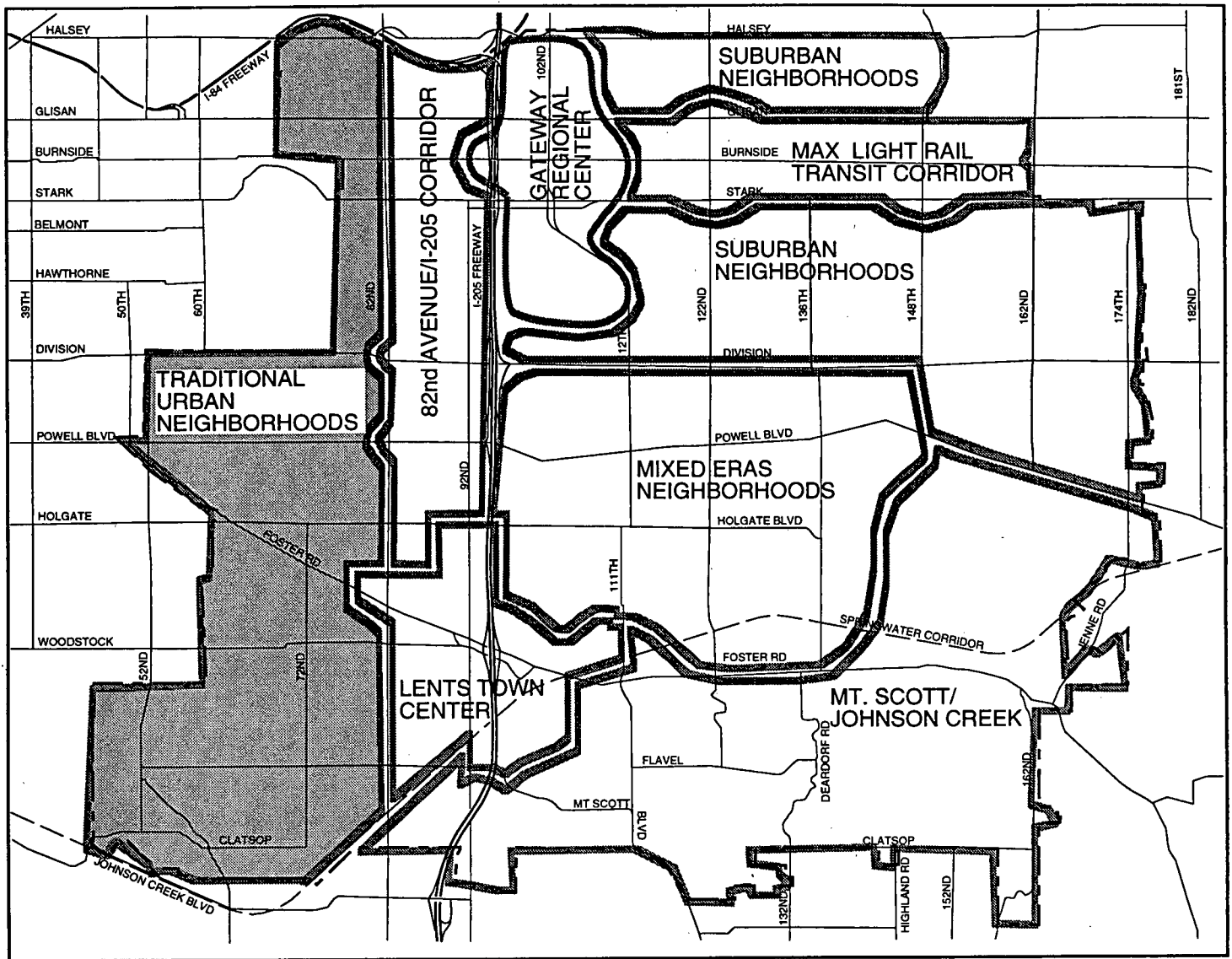
This area is roughly bounded by SE Stark and NE Glisan Streets. Between these two arterials are some dead-end streets and land-locked parcels. Although the street numbering system is based on the 200-foot block, most existing through streets run from north to south and skip one or two blocks between. An outcome of this street pattern is long, narrow, oversized lots. These are already being divided into flag lots and mini-subdivisions (especially since sewers have recently been installed). Since lot lines often align, the possibility for street connections is good and the area lends itself to creating a smaller grid. East-west connections are desirable. Fully-developed streets with sidewalks, street trees, and parking on both sides are envisioned as land division occurs.


Mixed-Era Neighborhoods


This area contains fewer arterials, placing additional pressure on the few through streets that exist. Additional local connections are needed to disperse auto traffic in this subarea, to promote bicycle and pedestrian travel and fill in the street grid. It lacks connecting streets and a block structure which provides a pedestrian-oriented neighborhood fabric. This area contains very large underutilized parcels of varying shapes and sizes. Since sewers have recently been installed, this area is being quickly divided into smaller lots. Often lot lines do not align and achieving street connections is problematic. Alternative ways to make connections are needed in this area.



From *Neighborhood Building Blocks: Design Guidelines for Outer Southeast Portland* by Portland Community Design




NORTH


ONE MILE

Outer Southeast Community Plan March, 1996




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MAP 9

Traditional Urban Neighborhoods Subarea

Legend

-  Outer Southeast Community Plan Boundary
-  Subarea Boundaries
-  Traditional Urban Neighborhoods Subarea

Subarea Policy I:

Traditional Urban Neighborhoods

The Traditional Urban Neighborhoods Subarea is the plan area west of 82nd Avenue. The older neighborhoods, north of Duke Street, have a distinctly urban character with an established system of streets and alleys, small lots, and developed parks. This area has been a part of the City of Portland since 1908. Common housing styles are the bungalow, Cape Cod, and colonial revivals which were popular in the early decades of this century. These are interspersed with ranch-style houses built more recently. The commercial districts along Stark Street in Montavilla and Foster Road west of 82nd grew up along the old street car lines. Many of the older buildings along these streets come out to the sidewalk and are two and three stories high. Some are historic resources.

South of Duke lies the Brentwood-Darlington neighborhood which developed as a more rural area. Although its development dates from the early 1880s, it did not become part of the city until the 1980s. Portions of the neighborhood lack paved streets and sewers and most of its parks need to be more fully improved.

Main Issues Addressed:

Housing:

- **Preservation and rehabilitation of existing housing** is encouraged in this area since much of the housing was built before World War II.
- **New housing opportunity** is located near streets with good transit service to decrease auto driving and help support neighborhood business districts. The "a" overlay and Low Density Multi-Dwelling and Attached Residential zoning designations are applied through the area.

Economic Development:

- **The neighborhood business districts-** along Foster Road, Stark and Glisan Streets west of 82nd Avenue — are in need of revitalization. They have been treated as **Traditional Main Streets**. Storefront Commercial zoning has been either retained or applied in these districts to preserve the turn-of-the-century development style and improve the pedestrian environment. A pedestrian district was designated around Stark Street in Montavilla. The zoning has been widened along Foster Road to allow existing businesses to expand.

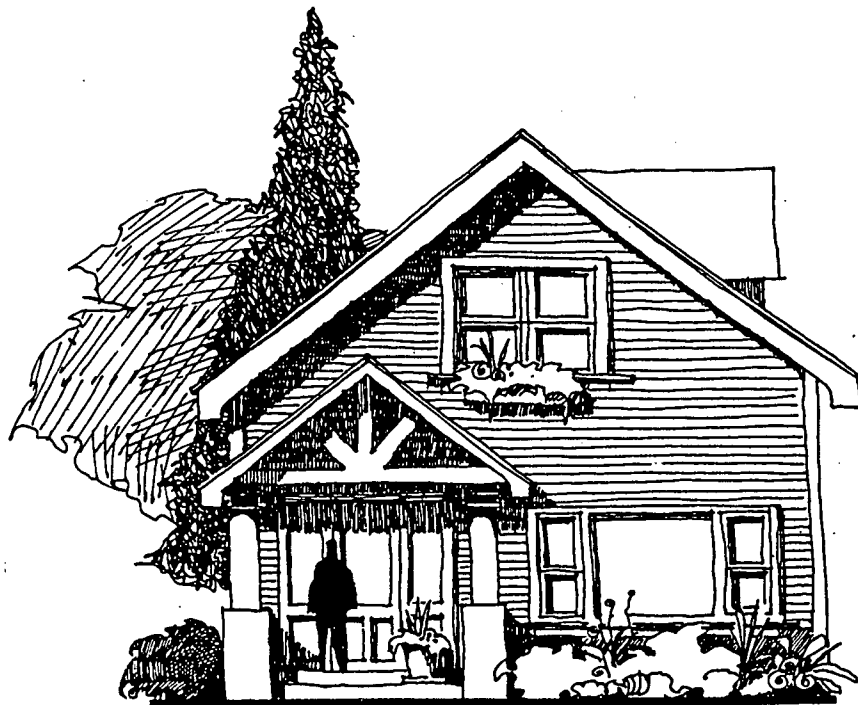
Subarea Policy I:

Traditional Urban Neighborhoods

Preserve the fabric of these traditional residential neighborhoods and streetcar era commercial districts. Promote construction of new housing on or near transit streets and "Main Street" development on portions of Foster Road, Stark, and Glisan Streets. Encourage infill development.

Objectives:

1. Encourage "Main Street" development on Foster Road between Holgate and 72nd Avenues, Stark Street between 78th and 82nd Avenues, and Glisan Street between 68th and 80th.
2. Provide opportunities for businesses to expand by extending the depth of business zoning along Foster Road.
3. Create opportunities for new multifamily housing along streets with transit service.
4. Encourage compatible infill at densities which support transit on vacant lots in established residential areas.

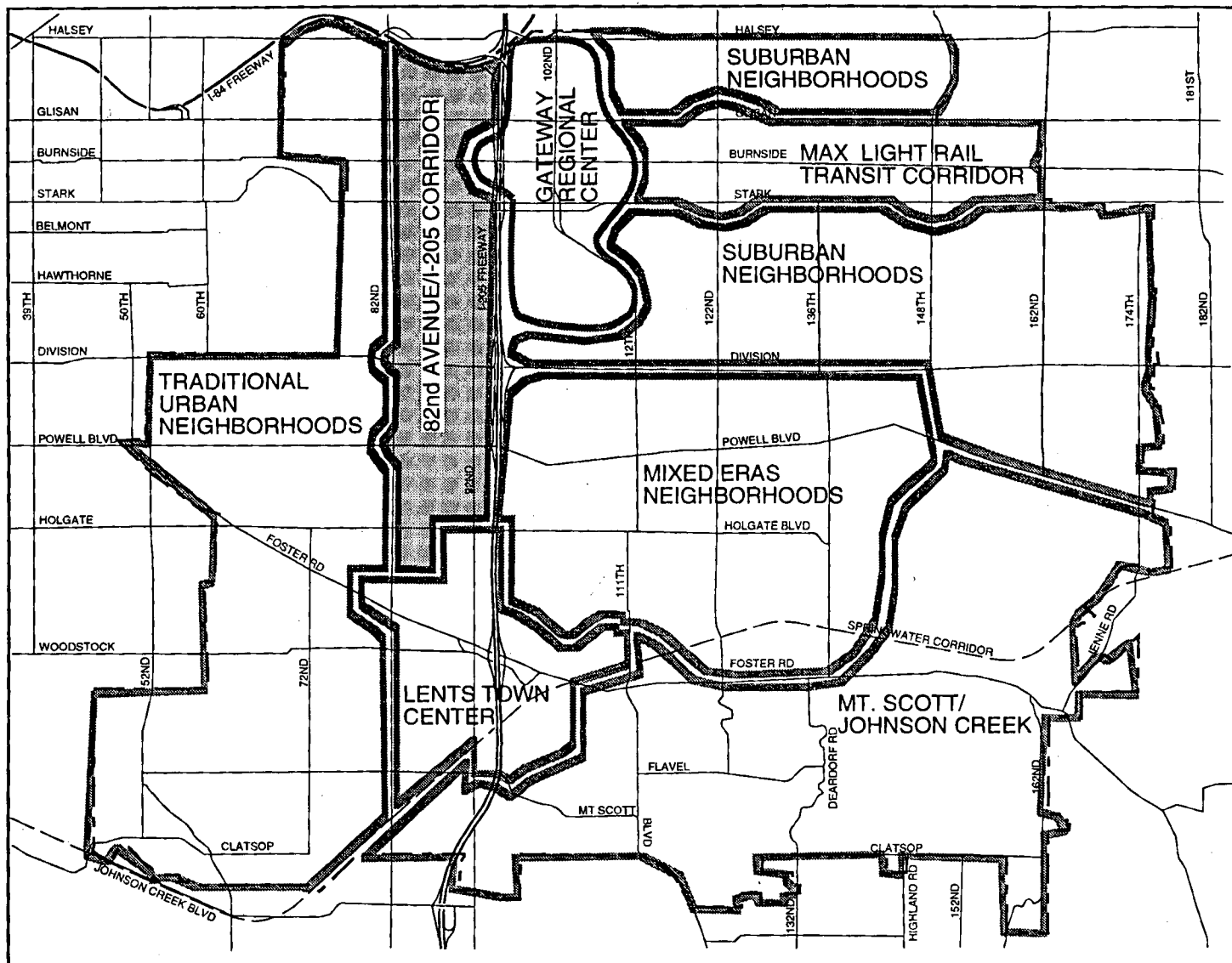


From *Neighborhood Building Blocks: Design Guidelines for Outer Southeast Portland* by Portland Community Design

Traditional Urban Neighborhoods Action Chart:

#	Actions	Time				Implementors
		Adopted With Plan	On- going	Next 5 Yrs	6 to 20 Yrs	
	REGULATIONS					
TU1	Zone portions of Foster Road between 62nd and 72nd Avenue for "Main Street" development by expanding the Storefront Commercial, CS, zoning where compatible with existing development.	X				BOP
TU2	Create a pedestrian district in Montavilla. Consider 80th Avenue as a pedestrian walkway as part of the Transportation System Plan.	X				BOP, PDOT
TU3	Designate the commercial area from 69th to 80th Avenues along Glisan to Storefront Commercial, CS.	X				BOP
TU4	Increase zoning depth of General Commercial, CG, and Central Employment, EX, along Foster Road to allow existing businesses to expand, create full block zoning in certain locations, and reduce conflicts between nonresidential and residential uses.	X				BOP
TU5	Zone the area south of Stark-Washington couplet Low and Medium Density Multi-Dwelling, R1 and R2, to reinforce the proposed pedestrian district provide additional housing close to shopping and transit.	X				BOP
TU6	Zone vacant commercial land on the south side of Powell Boulevard to Medium Density Multi-Dwelling, R1.	X				BOP
TU7	Apply the "a" overlay to single-family residential areas to promote compatible infill at slightly higher densities. Allow detached carriage houses in mapped areas that are within one-quarter mile of transit streets and areas with alleys.	X				BOP
TU8	Apply the Attached Residential, R2.5 zone, in areas with alleys to promote attached development with parking in the rear.	X				BOP

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SOUTHEAST
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PLAN

MAP 10

Outer Southeast Community Plan March, 1996

82nd Avenue/I-205 Corridor Subarea

Legend

- Outer Southeast Community Plan Boundary
- Subarea Boundaries
- 82nd Avenue/I-205 Corridor Subarea

Subarea Policy II:

82nd Avenue/I-205 Corridor

The 82nd Avenue/I-205 Corridor Subarea is bordered by two of the plan area's major transportation routes — 82nd Avenue on the west and the I-205 Freeway on the east. Eighty-second Avenue is the only north-south street in the district that runs uninterrupted all the way to Clackamas County except for the freeway. Eighty-second Avenue also has excellent transit service (approximate 10-15 minute intervals), and is the longest commercial strip in the plan area. Along or just east of 82nd Avenue are a number of educational institutions - Marshall High School, Portland Community College, Cascade College, Multnomah Bible College and several elementary and middle schools.

Main Issues Addressed:

Economic Development:

- **Commercial strip zoning** along 82nd Avenue has been broken up to promote revitalization. Industrial uses are now allowed along some portions of the strip. The zoning is widened to 200' in certain locations to encourage business expansion. **Eighty-second Avenue** is designated in the plan as a **Contemporary Main Street**. Areas adjacent 82nd Avenue are zoned for more housing so that there is a better market for local businesses.

Transportation:

- The location of **high capacity transit along the I-205 freeway** is supported by zoning the adjacent areas **Low Density Multi-Dwelling**. The siting of light rail or express bus service will depend on increasing potential ridership in the area.
- **Housing densities** have been increased along streets with **good transit service** to promote transit use and decrease auto traffic.

Education

- **Large educational institutions** are encouraged to grow and expand by the application of the **Institutional Campus** designation. Keeping these schools and colleges in the subarea will make it possible for residents to attend high school and pursue higher education and job training close to where they live.

Subarea Policy II:

82nd Avenue/I-205 Corridor

Promote the revitalization of 82nd Avenue. Increase the number and variety of jobs provided in these areas. Enlarge the market for local retail and service businesses by increasing housing opportunity.

Objectives:

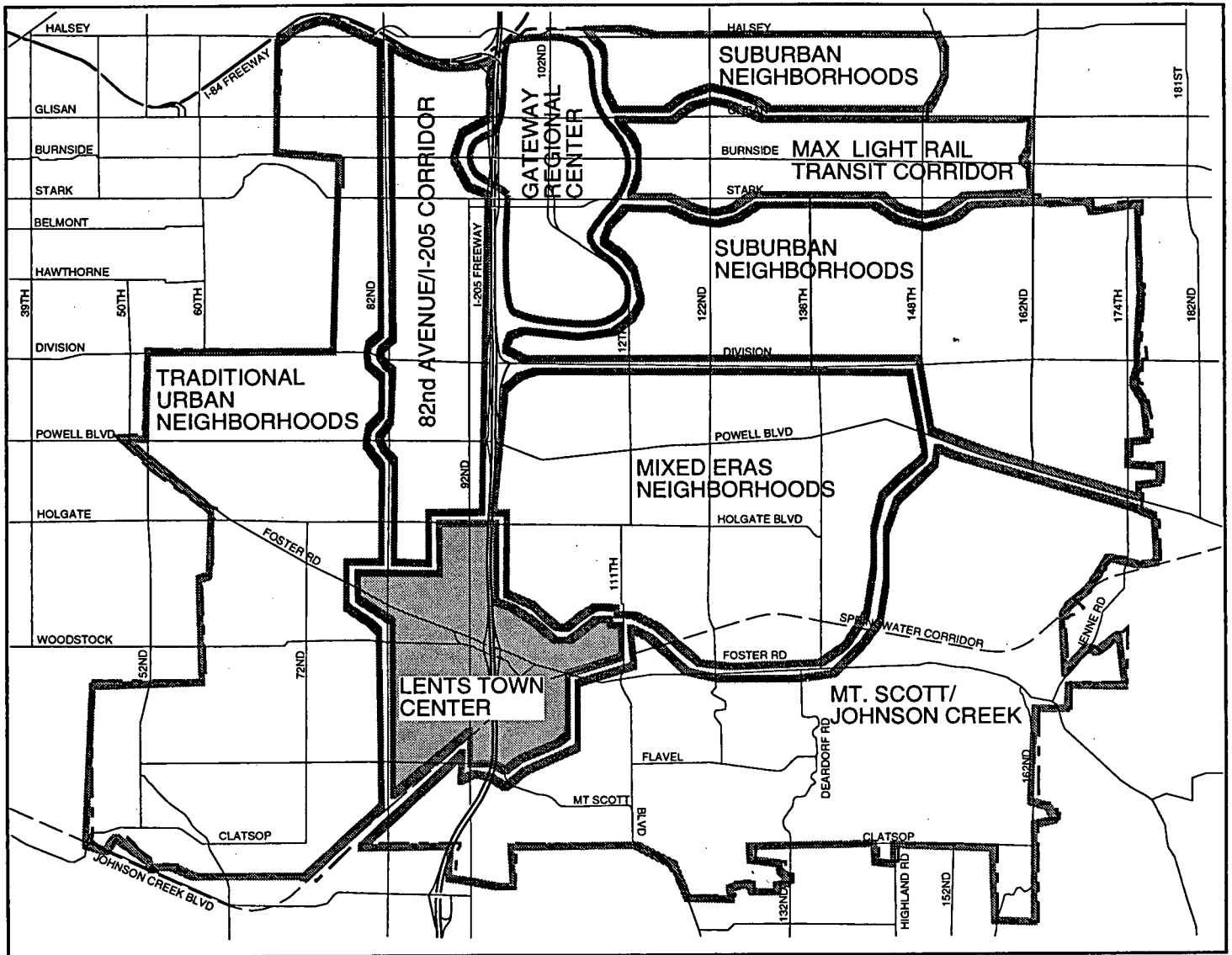
1. Allow industrial as well as commercial uses at 82nd Avenue and Foster Road and improve the appearance of this node.
2. Allow a greater range of employment uses in the area south of Foster along 82nd Avenue.
3. Allow businesses additional room to expand at certain locations along 82nd Avenue.
4. Designate an area on the south end of 82nd Avenue for multifamily housing. This will take land out of competition for commercial development and provide more housing near shopping and transit.
5. Designate areas for multifamily housing adjacent to the commercial areas on either side of 82nd Avenue to support transit use and local businesses.
6. Create opportunity for higher-density residential development along transit streets and in areas with vacant residential land.

82nd Avenue/I-205 Corridor Action Chart:

#	Actions	Time				Implementors
		Adopted With Plan	On- going	Next 5 Yrs	6 to 20 Yrs	
	REGULATIONS					
C1	Zone the commercial node on 82nd Avenue and Foster Road to Central Employment with a design overlay, EXd.	X				BOP
C2	Zone portions of 82nd Avenue south of Foster Road to General Employment, EG.	X				BOP
C3	Increase the depth of zoning to 200' feet in certain areas along 82nd Avenue.	X				BOP
C4	Zone a node on 82nd Avenue to Medium Density Multi-Dwelling zoning, R1, south of Foster Road.	X				BOP
C5	Zone areas adjacent General Commercial areas along 82nd Avenue to Medium and Low Density Multi-Dwelling, R1 and R2.	X				BOP
C6	Zone areas along Stark Street, Division Street and Foster Road Low and Medium Density Multi-Dwelling, R1 and R2.	X				BOP

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ADOPTED
OUTER
SOUTHEAST
COMMUNITY
PLAN

MAP 11

Outer Southeast Community Plan March, 1996

Lents Town Center Subarea

Legend

- Outer Southeast Community Plan Boundary
- Subarea Boundaries
- Lents Town Center Subarea

Subarea Policy III:

Lents Town Center

The Lents Town Center (LTC) is a special target area within the plan area. LTC roughly combines Lents Town Center with the Mixed Use Employment Center just to the east on Metro's 2040 Growth Concept map. Within its boundaries lie the former downtown of Lents, the Springwater Corridor, Johnson Creek, and the 120-acre Freeway Land Company site (also known as Publisher's Paper, Dwyer and Smurfit), the largest undeveloped industrial property in the Outer Southeast Community Plan area. (Map on facing page) The Lents Town Center is also currently the focus of city programs aimed at improving the incomes and housing of area residents. The Portland Development Commission has declared a portion of Lents as an Outer Southeast Target Area for housing and workforce development.

Reasons for Creating a Town Center at Lents:

- Metro designated the area around the I-205 interchange as a Town Center and the Freeway Land Company site as a Mixed Use Employment Center in its 2040 Growth Concept Plan. Such a designation gives a distinct boundary to the area and creates a sense of place and identity.
- The Town Center designation could provide a basis for strategies to disburse funds and other forms of assistance.
- Lents has historically functioned as a Town Center.
- Strong support exists from the area's neighborhood and business associations, other interest groups, individual businesses and residents, and state, regional and local agencies for efforts to revitalize the area, as evidenced by their participation in the development of the Lents Town Center.
- Severe environmental constraints due to Johnson Creek and its flood plain demand that development be accomplished in a coordinated manner to ensure the most productive use of the land.
- As the last remaining undeveloped freeway exit along I-205 within the Urban Growth Boundary, close to the airport, this area is ripe for major attention.
- Should a high-capacity transit line be constructed along I-205, a transit station likely would be located within the boundaries.

Lents Town Center Policy:

Foster the development of a Lents Town Center that attracts employment opportunities, residential density, and recreational activities while reducing adverse environmental impacts.

Objectives:

1. Ensure that Plan designations and zoning are flexible enough to allow a wide range of:
 - Commercial and residential uses in the historic downtown portion of the Town Center.
 - Commercial, industrial, and higher density residential uses, including business parks, high-tech centers, institutions, and destination activities, east of I-205.
 - Employment opportunities throughout the area.
2. Focus public resources on the development of the Town Center as a commercial, residential and employment center.
3. Address flood plain and other environmental issues so that industrial and commercial uses do not have an adverse impact on Johnson Creek and surrounding wetlands.
4. Ensure a wide range of housing in terms of structure, ownership, rental patterns, and price.
5. Provide a coordinated pedestrian, bicycle, automobile, and transit infrastructure that will support increased economic and residential development.

Lents Town Center Action Chart:

#	Actions	Time				Implementors
		Adopted With Plan	On- going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
TC1	Prepare a coordinated Action Plan for the revitalization and rehabilitation of the Lents Town Center. Possible objectives include: <ul style="list-style-type: none"> • Assembling land for development around the I-205/Foster interchange. • Targeting business assistance and site development services to the area. • Incorporating the amenities of Johnson Creek and the adjacent Springwater Corridor into development concepts. • Incorporating the historic nature of the old Downtown Lents into development concepts. • Including a distinct gateway and focal point. • Special paving, street furniture, lighting and other amenities for the Pedestrian District. 			X		OSEBC (lead) Others: BOP, BES, PDC, PDOT, Parks, Metro, ROSE, Owners, Businesses
TC2	Identify Johnson Creek flood plain safeguard measures for new development. Advise and provide information for landowners and other stakeholders regarding opportunities and constraints related to protection of the flood plain.			X		BES
TC3	Address site contamination in the Springwater Corridor within the Town Center boundaries. Advise and provide information for landowners and other stakeholders regarding opportunities and constraints related to water quality issues.		X			BES, PDC, DEQ, HUD
TC4	Develop a transportation plan for the Lents Town Center, and involve strategic agencies, business owners and residents.			X		PDOT, BOP, ODOT, OSEBC, BA, NA
TC5	Locate and design the future high capacity transit station in a manner which reinforces and becomes an integral part of the Lents Town Center.				X	TM, Metro, PDOT
TC6	Work with appropriate agencies to assemble land for development around the I-205 Interchange and in the Woodstock/Foster Boulevard couplet area.				X	OSEBC
TC7	Request that a study be done to determine if transportation infrastructure improvements around the I-205 / Foster interchange can enhance the development of the Lents Town Center.			X		OSEBC
TC8	Work with the appropriate agencies to define real and perceived environmental constraints for the Freeway Land Company site.			X		OSEBC

#	Actions	Time				Implementors
		Adopted With Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	REGULATIONS					
TC9	Encourage Metro to focus on Lents as a prototype Town Center. It is a major element of the plan, is supported by the proposed zoning, and is slated for additional, site-specific planning.			X		OSEBC
T10	Develop a Town Center space in Downtown Lents to serve as a focal point for community events.				X	OSEBC
TC11	Increase multifamily housing densities around the I-205 interchange by expanding the R1 zone where reasonable.	X				BOP
TC12	Link historic Downtown Lents to sites east of I-205 through application of the EXd zone and extension of the Pedestrian District.	X				BOP
TC13	Create design standards for the EXd zone in the Lents Town Center that emphasize a pedestrian-friendly environment.	X				BOP
TC14	Designate the southern portion of the Freeway Land Company site as Central Employment (EXd) on the Comprehensive Plan Map to increase employment opportunities, a mixture of uses, and better design. As an interim measure, zone the site a combination of General Employment (EG2) and Heavy Industrial (IH) to allow existing uses to remain conforming.	X				BOP

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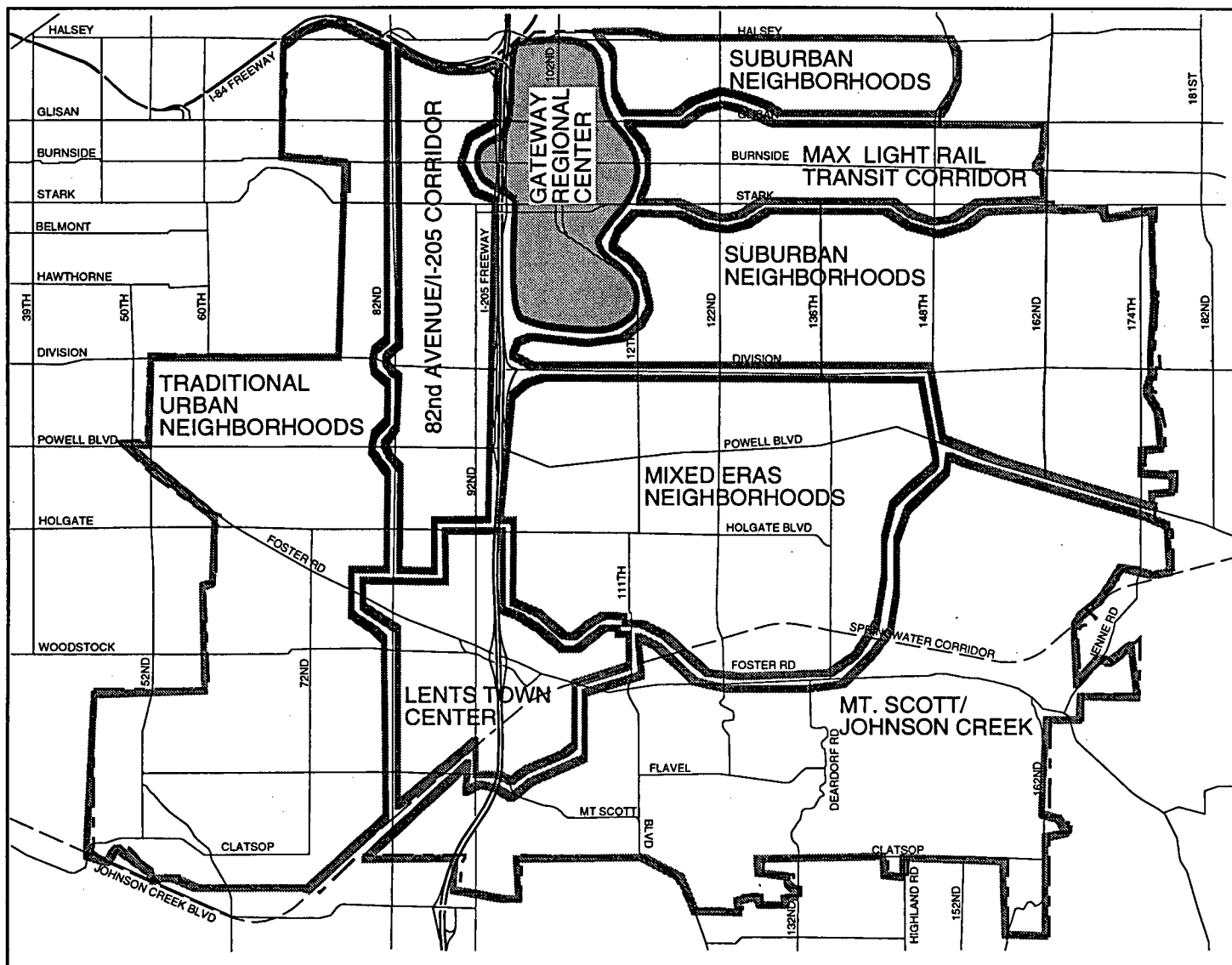



From *Neighborhood Building Blocks: Design Guidelines for Outer Southeast Portland* by Portland Community Design

Neighborhoods signs & street names help to establish a "sense of place"



From *Neighborhood Building Blocks: Design Guidelines for Outer Southeast Portland* by Portland Community Design



 NORTH

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MAP 12

Gateway Regional Center Subarea

Legend

- Outer Southeast Community Plan Boundary
- Subarea Boundaries
-  Gateway Regional Center Subarea

Subarea Policy IV:

Gateway Regional Center

Gateway/Mall 205 Subarea is anchored in the north by the Gateway Shopping Center and in the south by the Portland Adventist Medical Center. The MAX Light Rail runs through this area with a station at the Gateway Shopping Center and another at 102nd and Burnside.

This area is the largest commercial and employment center between Portland's Central City and Gresham. It includes two shopping centers — Gateway and Mall 205. Portland Adventist Medical Center is the area's largest employer and adds to the area's vitality. This area also contains restaurants, hotels, offices, and, in the Prunedale area, light industrial activities.

Main Issues Addressed:

Economic Development:

- The Outer Southeast Community Plan supports Metro's designation of this area as a "**Regional Center.**" A mixture of office buildings, retail and service uses, and high density residential development is encouraged. The Central Commercial and Employment Zones designations are adopted for this area to promote intense development.
- **Design review** will be required for areas zoned **Central Commercial** and **Central Employment** to improve its appearance and to foster a more urban pedestrian-oriented development pattern.

Open Space:

- The creation of a set of **park blocks** through the new regional center is proposed by acquiring land between 99th and 100th Avenues. This area is expected to have the most intense growth in the future and it is currently is considered park-deficient.

Housing:

- The development of **affordable housing** for low- to moderate-income households will be important in this area since it will be an employment center and is well served by transit.

Subarea Policy IV:

Gateway Regional Center

Foster the development of this area as a "Regional Center." Attract intense commercial and high-density residential development capable of serving several hundred thousand people. Promote an attractive urban environment by creating better pedestrian connections and providing more public open space.

Objectives:

1. Promote more intense development, including office buildings, civic and cultural facilities, and hotels, in the Gateway and Mall 205 shopping districts.
2. Provide an infrastructure that is supportive of high-intensity development for living, working, and recreating.
3. Provide a pleasant and diverse pedestrian experience by providing connecting walkways within a structure to adjacent sidewalk areas.
4. Strive for a 200' by 400' foot street grid pattern throughout the district. Surround each block with sidewalks, street trees, and on-street parking, except where it would interfere with the efficient operation of MAX.
5. Create a sidewalk environment which is safe, convenient, and attractive. Enliven the environment, creating vitality and interest, with building walls with windows and display windows.
6. Discourage surface parking lots.
7. Address the area's park deficiency by developing park blocks from north of Pacific Street to south of Stark Street between 99th and 100th Avenues. Mark each end of the park blocks with dramatic focal points such as an arch, fountain, or other art form.
8. Zone the Prunedale industrial area to allow a wider range of uses which generate jobs. Ensure that development is compatible with the surrounding area.
9. Stimulate high-density residential development throughout the Gateway subdistrict.

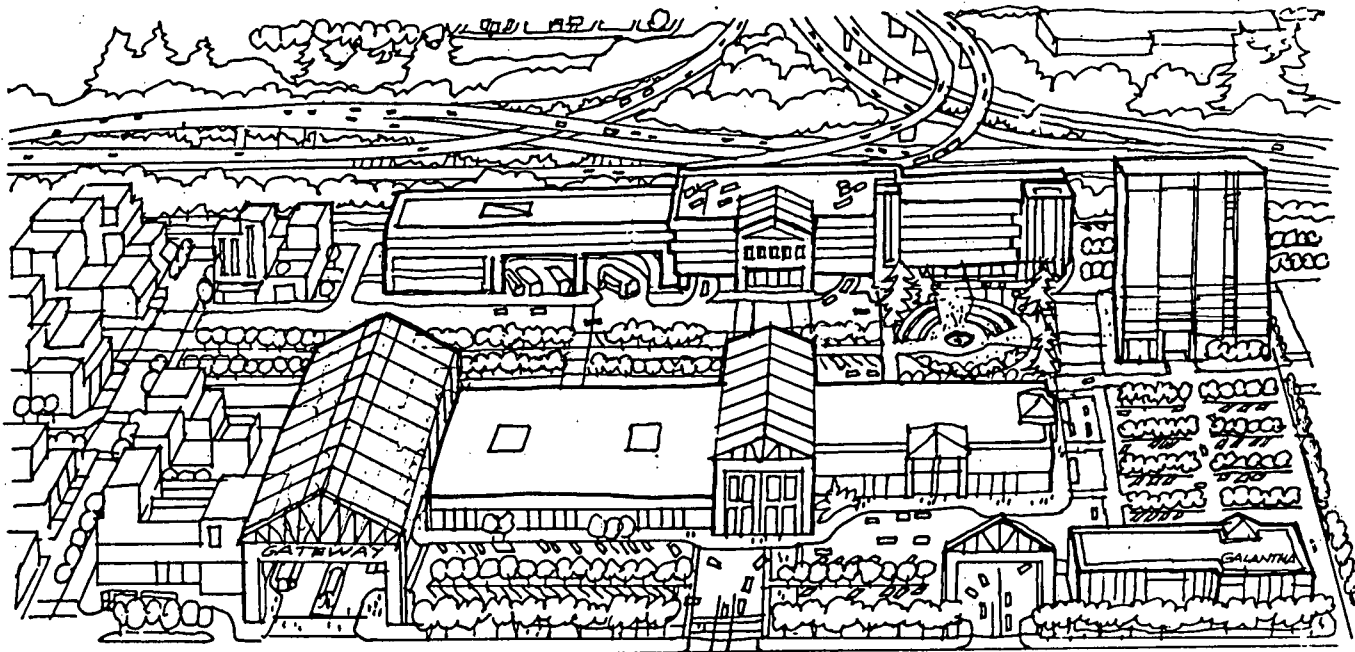
Gateway Regional Center Action Chart:

#	Actions	Time				Implementors
		Adopted With Plan	On-going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
RC1	Create a linear set of park blocks between 99th and 100th Avenues, the Gateway and Mall 205 Shopping Centers.			X		BOP, Parks
RC2	Construct housing in the 102nd Avenue transit station area for all income levels, including units affordable for low to moderate income households.			X		PDC
	REGULATIONS					
RC3	Expand and rename the Gateway Plan District to cover the entire subarea. Include as some of its provisions: <ul style="list-style-type: none"> • Reducing the minimum density for RH zoned areas within the Plan District. • Ensuring that pedestrian amenities are included in the development of new or remodeled parking lots. • Establishing a Gateway Center Subdistrict with provisions such as an open area requirement to facilitate the 200' by 400' street grid system with sidewalks, street trees and on-street parking, ground floor windows, retail opportunity, required building lines, pedestrian plazas. • Add design review requirements to all RH, R1 and R2 zones. 		X			BOP
RC4	Apply the Central Commercial, CXd zone, to the Gateway and Mall 205 Shopping Centers to allow for more intense future commercial and residential development.		X			BOP
RC5	Establish design review for large projects in the CXd zone.		X			BOP

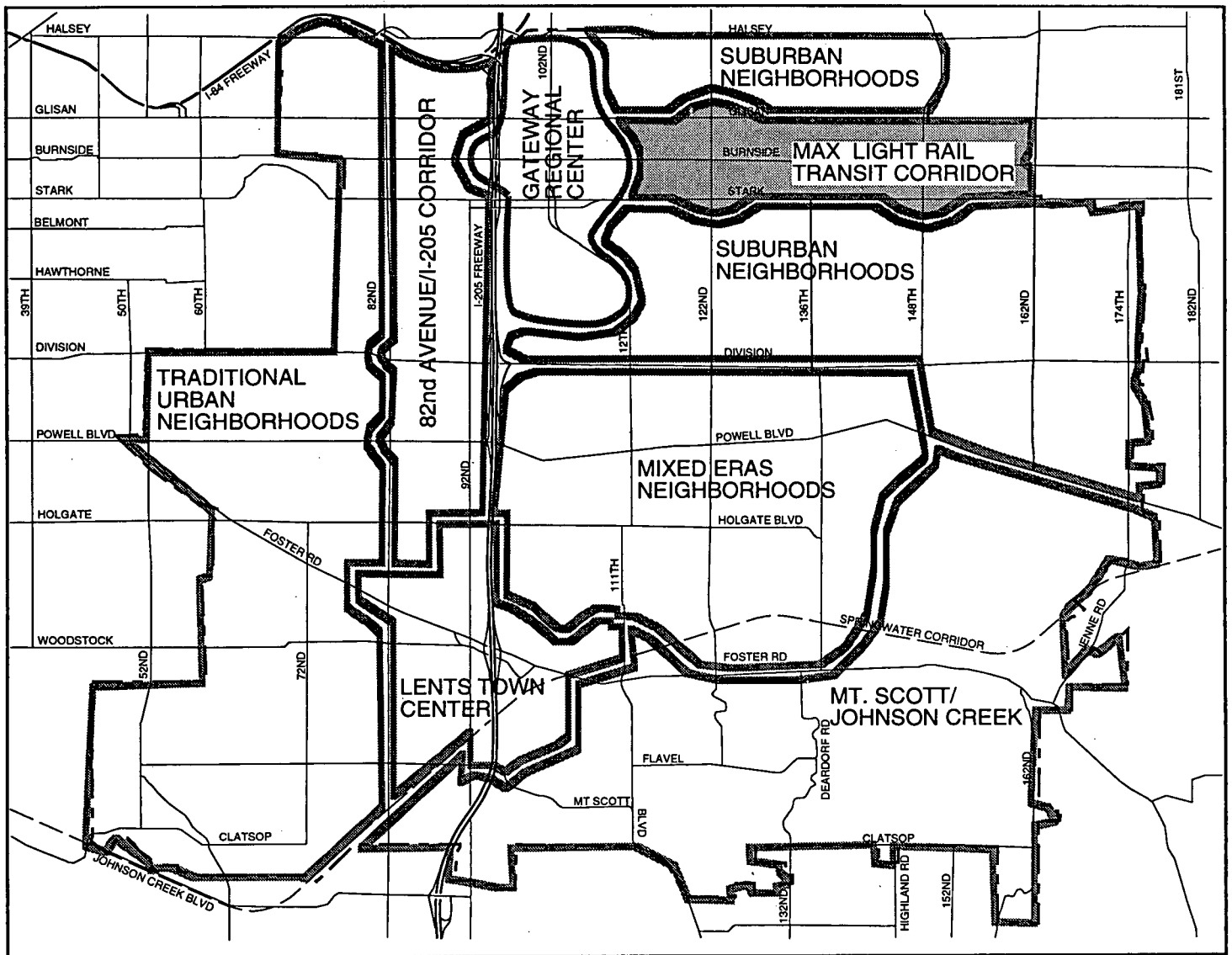
Gateway Regional Center Action Chart:

#	Actions	Time				Implementors
		Adopted With Plan	On- going	Next 5 Yrs	6 to 20 Yrs	
	REGULATIONS (CONT.)					
RC6	Develop design standards and guidelines in the CXd zone. Require development to be oriented to the street and provide pedestrian amenities. Discourage on-site surface parking (especially between the building and the street) and encourage on-street parking.			X		BOP
RC7	Designate the Prunedale industrial area Central Employment (EXd) to encourage more intense future development. As an interim measure, apply the Employment (EG) zone to reinforce its role as an employment center while allowing existing uses to remain conforming.	X				BOP

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The Gateway district is the largest commercial center between Portland's Central City and Gresham. Gateway, with increased building heights, a transit center, apartment housing to the south and a "village square" to the north, is pictured.



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MAP 13

Max Light Rail Transit Corridor Subarea

Legend

- Outer Southeast Community Plan Boundary
- Subarea Boundaries
- Max Light Rail Transit Corridor Subarea

Subarea Policy V:

MAX LRT Corridor

The MAX light rail line runs through the plan area down I-205 freeway and then east along Burnside Street. The MAX Light Rail Transit (LRT) Corridor Subarea is the area surrounding it for roughly one-quarter mile on either side east of the Gateway area. There are three light rail stations in this corridor. They are located along Burnside at 122nd, 148th and at 162nd Avenues. These station areas are surrounded by a mix of commercial activities and housing.

The light rail facility represents an investment of several hundred million dollars. New private investment at higher densities is needed which takes advantage of and reinforces the light-rail transit stations. On the Vision Plan Map, Station Communities are envisioned to grow up around light rail stations. These would be pedestrian-oriented areas with a mix of housing and retail shops and services.

Main Issues Addressed:

- Transportation:**
- **Housing densities are increased** in some areas around **transit stations** to support the light rail line and reduce the need for car trips.
 - Areas immediately adjacent to the light rail stops have been designated for mixed commercial and residential use and storefront commercial uses to provide **shopping opportunities close to transit**. Parking is not required and development is pedestrian-oriented.
- Urban Design:**
- The expanded Gateway Plan District will require **minimum density standards** for Low Density Multi-Dwelling zoned areas to encourage the station areas to become dense urban environments.

Subarea Policy V:

MAX LRT Corridor

Ensure that private development reinforces and is reinforced by the public light rail investment by encouraging development of intense commercial and dense residential uses near the MAX light rail stations.

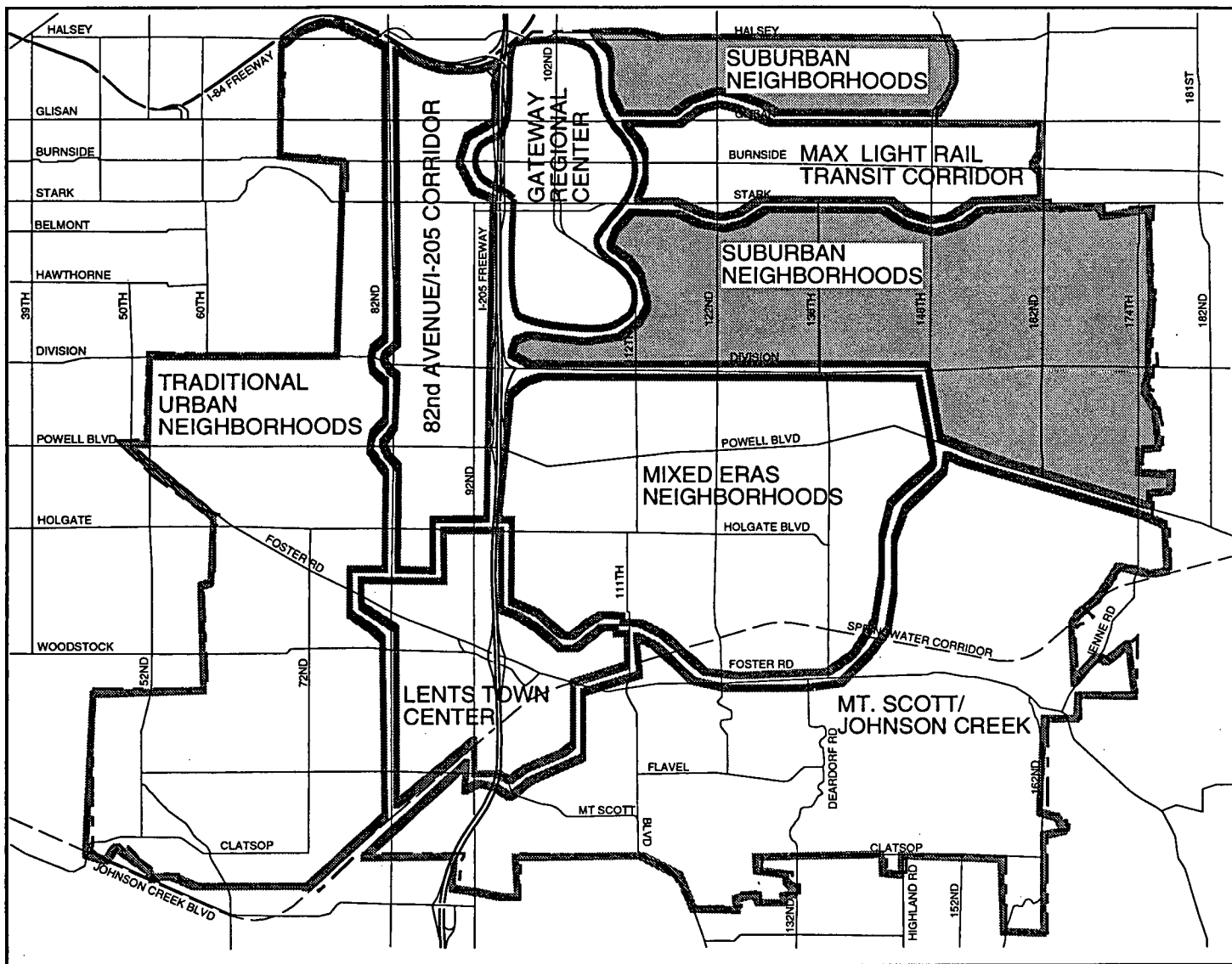
Objectives:


1. Encourage the redevelopment of large underused or auto-oriented sites along 122nd Avenue to a mixture of commercial and residential uses.
2. Improve the pedestrian orientation of buildings and streets around light rail stations.
3. Increase housing densities within one-quarter mile of a transit stop to at least medium-density multifamily, as the appropriate opportunity arises, and apply transit-supportive zones to commercially-zoned land.
4. Increase housing densities within one-half mile of the light rail stations to at least the higher density single family designations as the appropriate opportunity arises.
5. Establish through connections at approximately 400-foot intervals from east to west and north to south directions as the opportunity exists.
6. Provide sidewalks and separate them from traffic by street trees and parked cars wherever possible.

MAX LRT Corridor Action Chart:

#	Actions	Time				Implementors
		Adopted With Plan	On- going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
LR1	Consider the Glenfair Neighborhood as an impact area where the zoning is unlikely to need updating during the Outer Northeast Community Plan.				X	BOP
	REGULATIONS					
LR2	Include all of the MAX Light Rail Corridor subarea in the expanded Gateway Plan District. Use the plan district regulations to: <ul style="list-style-type: none"> • Lower the minimum density requirement for High Density Residential, the RH zone, adjacent to light rail stations to 30 dwelling units an acre. • Require a minimum density of 15 housing units per acre in areas zoned R2. • Designate "required housing areas" in selected commercially-zoned areas near the 122nd Avenue light rail station as part of a plan district. • Add design review requirements to all RH, R1 and R2 zones. 	X				BOP
LR3	Zone commercial areas to Mixed Use, CM, or Storefront Commercial, CS, within 1/4 mile of transit stations at 122nd and 148th Avenues.	X				BOP

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
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MAP 14

Suburban Neighborhoods Subarea

Legend

- Outer Southeast Community Plan Boundary
- Subarea Boundaries
-  Suburban Neighborhoods Subarea

Subarea Policy VI:

Suburban Neighborhoods

The Suburban Neighborhoods Subarea consists of the post-World War II suburbs. Here, farm lands were completely covered with subdivisions of single-family homes in the 1950s and 1960s. This area is now entirely within the City of Portland and receives urban services. Although there is some vacant land in this subarea, many subdivisions are fully developed. Outside of Pleasant Valley and southern Lents, most of the newer, higher-valued housing in the plan area is located here.

The transportation grid in this area is excellent and transit service is available along arterials. Shopping areas, mobile home parks and multifamily housing are also located along the arterials. They include Halsey, Glisan, Stark, and Division Streets and 122nd Avenue.

Main Issues Addressed:

- Transportation:** • Frequent transit service is being encouraged on Division Street, a Major Transit Street, by increasing the amount of multifamily housing allowed.
- Open Space and Environment:** • The landfill at 155th Avenue and Main has been designated as a possible park acquisition site. The landfill is located in an area that has been designated "parks deficient" in the Park Futures Plan.
- Housing:** • Much of this subarea is already developed and opportunities to construct new housing are needed. The gravel pit at 106th Avenue and Division Street provides such an opportunity and most of it has been rezoned for high density single-family use.

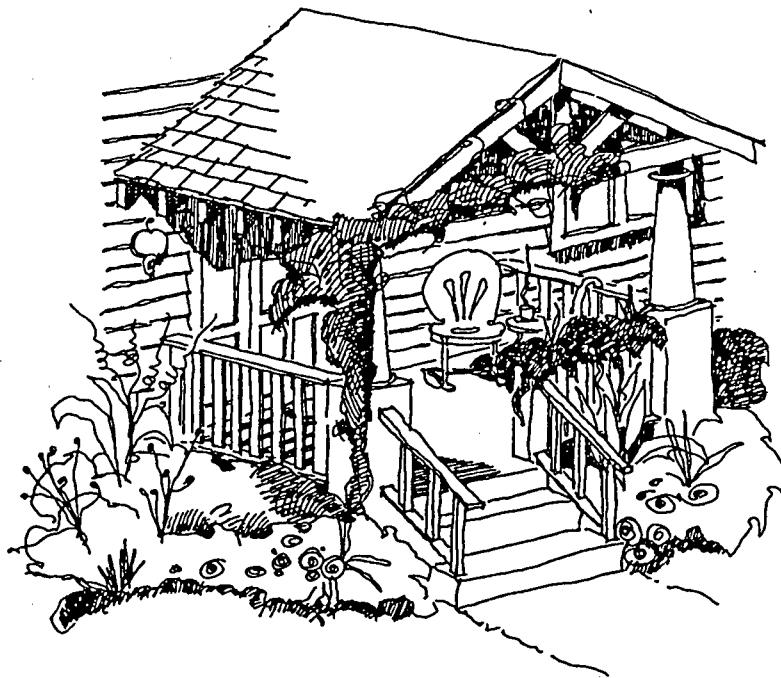
Subarea Policy VI:

Suburban Neighborhoods

Enhance established suburban neighborhoods by improving connections to transit and shopping, reinforcing transit, providing new open space and focusing development on infill and opportunity sites.

Objectives:

1. Increase single-family housing densities where there are a number of vacant or underused lots.
2. Increase the density of areas that are currently zoned multifamily on streets with transit service. Locate higher densities on streets with more frequent transit service.
3. Redevelop large vacant or underused "opportunity" sites for high density housing.
4. Evaluate "opportunity sites" for possible acquisition as park land.

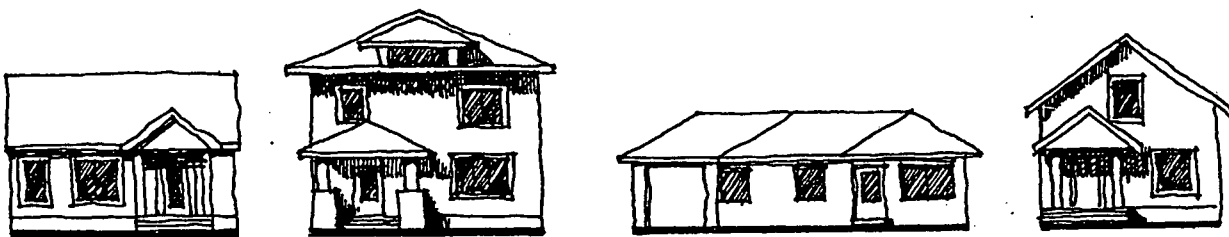


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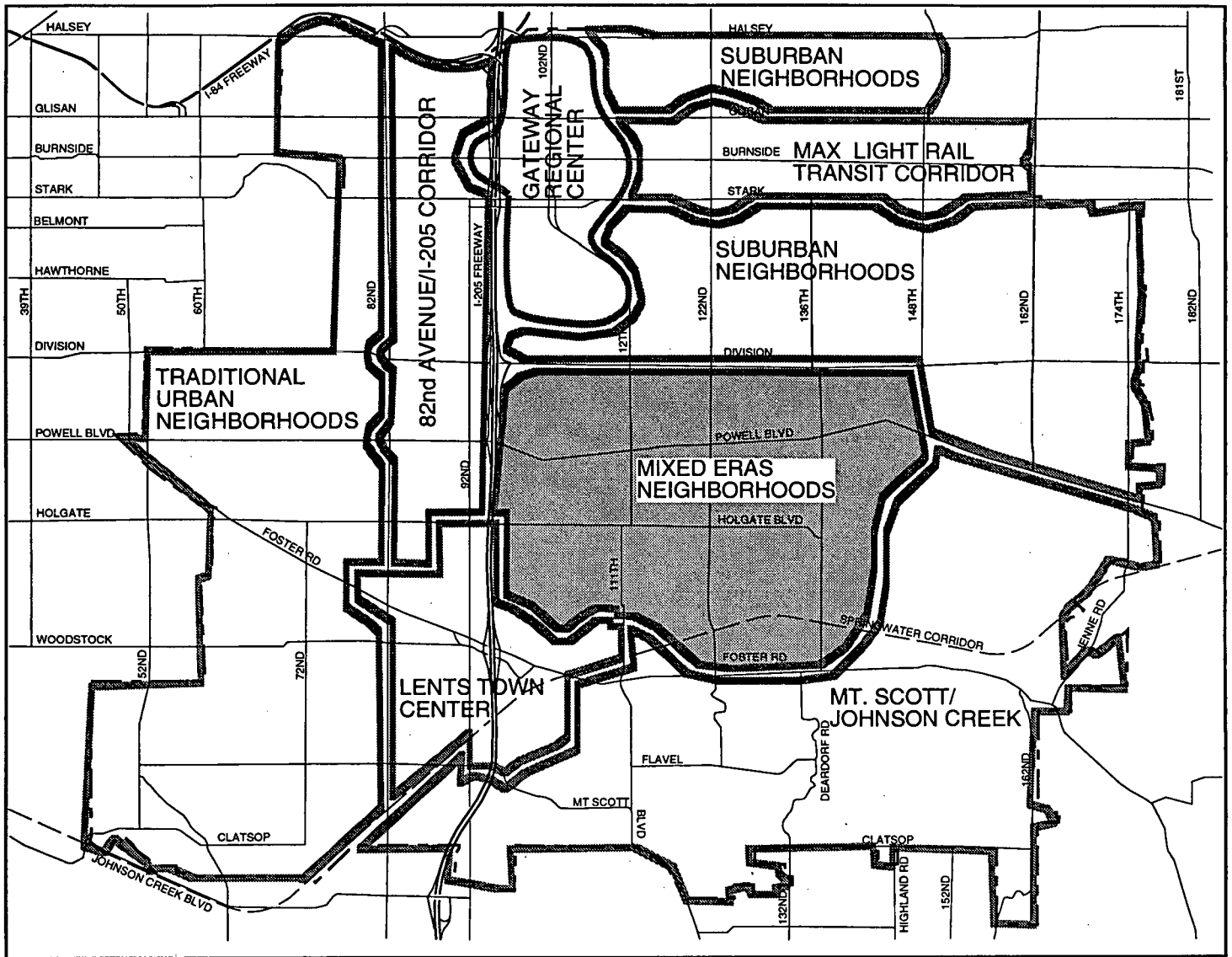
Suburban Neighborhoods Action Chart:

#	Actions	Time				Implementors
		Adopted With Plan	On- going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
S1	Designate the landfill at 155th and Main as a possible park acquisition site.	X				Parks
S2	Designate the residentially zoned portion of the Gravel pit at 106th and Division as a possible park acquisition site.	X				
	REGULATIONS					
S3	Zone Medium Density Single-Dwelling, R7, areas with large lots or vacant properties to High Density Single-Dwelling, R5.	X				BOP
S4	Repeal the portion of the Glendoveer Plan District that is in the Outer Southeast Community Plan area.	X				BOP
S5	Zone areas along transit streets Low and Medium Density Multi-Dwelling, R2 and R1 except areas that are currently zoned for Townhouse Residential, R3.	X				BOP
S6	Zone the gravel pit at 106th and Division for General Commercial near Division Street and High Density Single-Dwelling, R5, further north.	X				BOP

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MAP 15

Mixed Eras Neighborhoods Subarea

Legend

- Outer Southeast Community Plan Boundary
- Subarea Boundaries
- Mixed Eras Neighborhoods Subarea

Subarea Policy VII:

Mixed-Era Neighborhoods

The Mixed-Era Neighborhoods Subarea lies east of the I-205 freeway, south of Division Street, north of the Springwater Corridor and west of 148th Avenue. Much of this area was annexed to the City of Portland in the mid-1990s. East of about 111th Avenue is a semi-rural area. Single-family homes on large narrow lots and a considerable amount of vacant land are located on large "superblocks" with few connecting streets. This area is rapidly filling in with new housing on flag lots and in small subdivisions in cul-de-sacs. No street grid is being constructed. Much of this area is also in the 100-year flood plain which places constraints on the type of development that can occur.

Most commercial uses are located along Powell Boulevard and Division Street. There are shopping centers at the intersections of some major north-south streets — Division Center at 122nd Avenue and Division Street, a large new Fred Meyer at 148th Avenue and Division Street and Powell Villa at 122nd Avenue and Powell Boulevard. There is also a large piece of underused, industrially-zoned land south of Kelly Butte. Kelly Butte is the largest undeveloped open space in the subarea. Ed Benedict Park, which is located nearby, is not yet completed.

Main Issues Addressed:

- Transportation:**
- Providing for **orderly urban development** is important in this subarea. **Connecting streets** make it easier to get around by foot or bicycle.
 - **More frequent transit service** is being supported along 122nd Avenue, which is designated a Major Transit Street, by increasing the amount of multifamily housing allowed.
- Open Space and Environment:**
- Protecting environmentally-sensitive areas on Kelly Butte is addressed by the creation of **transfer of development rights** for this and other areas.
 - The amount and type of **development** that should be allowed in the **100-year flood plain** are addressed in new Johnson Creek Basin Plan District regulations.

Subarea Policy VII:

Mixed-Era Neighborhoods

Provide for the orderly development of new housing at urban densities and ensure that residential areas are served by convenient neighborhood commercial centers and transit.

Objectives:

1. Increase the single-family housing opportunity in areas where there are large lots and vacant properties suitable for development.
2. Encourage new multifamily housing to locate along neighborhood collectors with transit service.
3. Encourage multifamily housing to be developed along 122nd Avenue.
4. Promote new streets that form a network that accommodates an efficient development pattern, regular lot patterns, multi-modal capability, and multiple access for emergency vehicles.
5. Use alternative street standards to achieve connectivity where standard city streets are not possible due to lot configuration, existing development, etc.
6. Create a new neighborhood commercial center near 136th Avenue and Holgate Boulevard.
7. Develop the area along Powell Boulevard south of Kelly Butte for a wider range of employment uses.
8. Improve unfinished parks and develop Kelly Butte as a passive recreational resource.
9. Reduce the potential for flooding and water quality problems.
10. Ensure that potential development permitted by the Comprehensive Plan within the Johnson Creek flood plain does not contribute to the Johnson Creek flooding problem.

Mixed-Era Neighborhoods Action Chart:

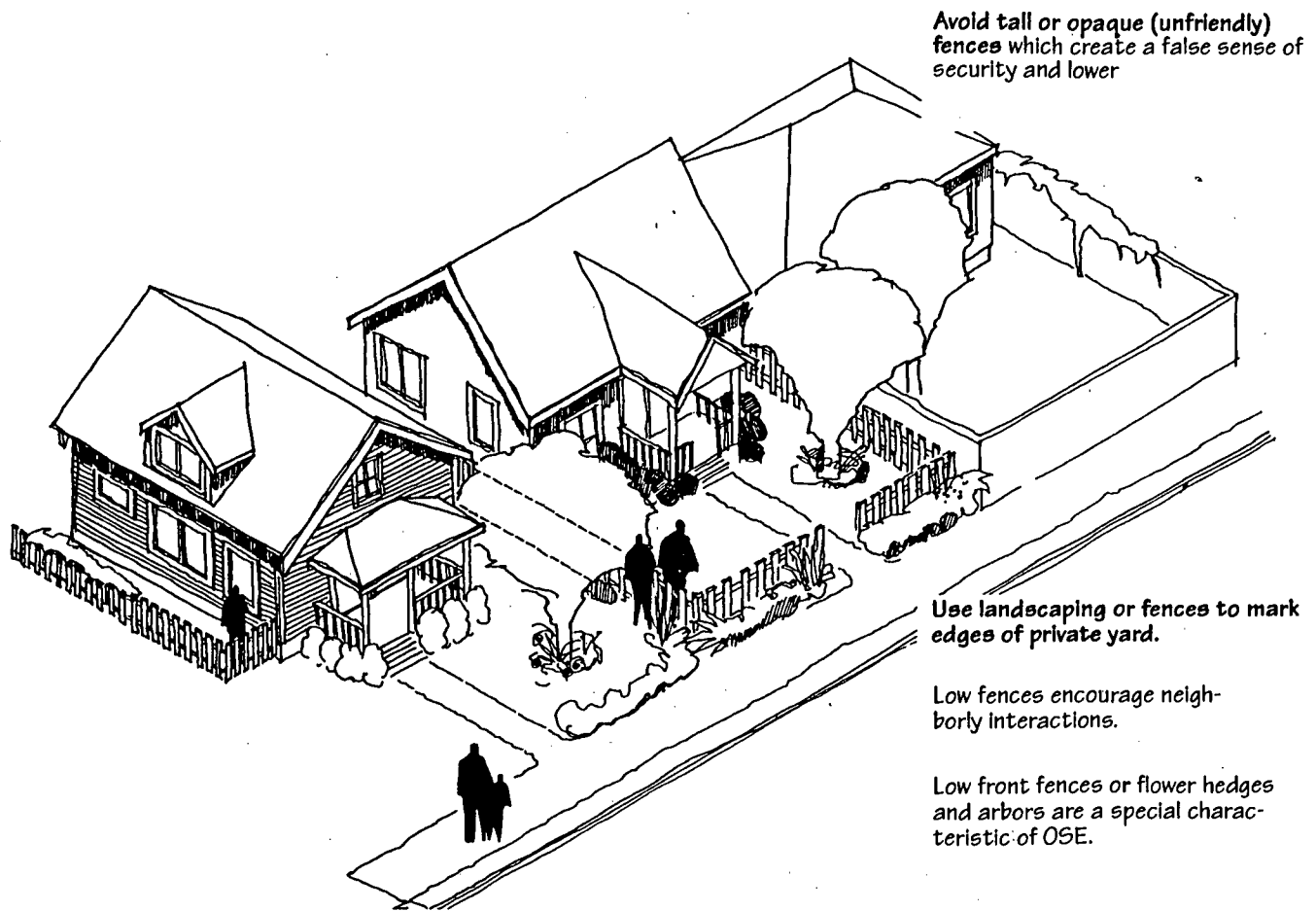
#	Actions	Time				Implementors
		Adopted With Plan	On- going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS:					
MN1	Improve trails on the top of Kelly Butte so they may be used as a passive recreational resource.			X		Parks
MN2	Complete the development of Ed Benedict Park.			X		Parks
	REGULATIONS					
MN3	Rezone areas with large or vacant lots that are Medium Density Single-Dwelling, R7, to High Density Single-Dwelling, R5 or R5a.	X				BOP
MN4	Develop standards which allow for alternatives to standard city streets as part of the Land Division Code rewrite project.			X		BOP, PDOT
MN5	Include the Mixed Neighborhoods in the north area of Johnson Creek Plan District to: <ul style="list-style-type: none"> • Apply development standards specific to the Johnson Creek flood plain and • Create incentives for full urban service development except for areas within the flood plain. 	X				BOP
MN6	Zone areas along 136th Avenue and Holgate Boulevard outside the 100-year flood plain of Johnson Creek for Low Density Multi-Dwelling, R2, to provide new housing opportunity close to transit.	X				BOP
MN7	Zone a small area at 136th Avenue and Holgate Boulevard to Neighborhood Commercial.	X				BOP

Mixed-Era Neighborhoods Action Chart:

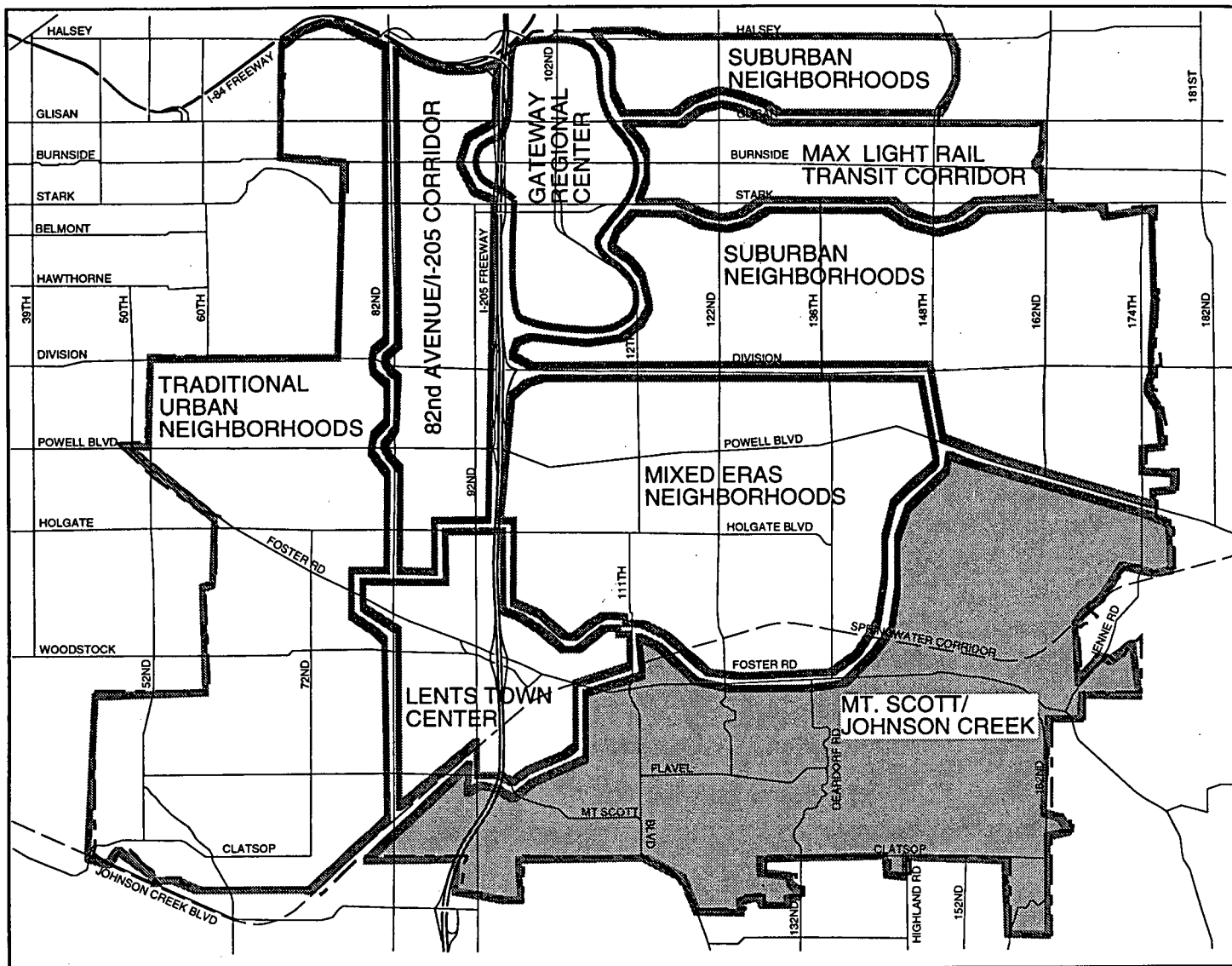
#	Actions	Time				Implementors
		Adopted With Plan	On- going	Next 5 Yrs	6 to 20 Yrs	
	REGULATIONS					
MN8	Zone areas along Powell Boulevard to Low Density Multi-Dwelling, R2, to provide more housing opportunity close to transit.	X				BOP
MN9	Zone strips on either side of 122nd Avenue between Powell Boulevard and the Springwater Corridor to Medium Density Multi-Dwelling, R1.	X				BOP
MN 10	Zone the industrial land south of Kelly Butte to General Employment, EG, to create more job opportunities.	X				BOP
MN 11	Include Kelly Butte in the Johnson Creek Plan District and create a provision allowing for transfer of development rights for environmentally-zoned areas.	X				BOP


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The careful design of adjacent front yards allows people to relate to each other and to the street.



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MAP 16

Mt. Scott/Johnson Creek Subarea

Legend

-  Outer Southeast Community Plan Boundary
-  Subarea Boundaries
-  Mt. Scott/Johnson Creek Subarea

Subarea Policy VIII:

Mt. Scott/Johnson Creek

The largely undeveloped Mt. Scott/Johnson Creek Subarea is in the southeastern portion of the plan area. It contains hundreds of acres of vacant land, significant natural areas, open spaces and trails including Johnson Creek, the Springwater Corridor, the northern slope of Mt. Scott, Beggar's Tick Marsh, and Powell Butte. The largest supply of industrially-zoned land in the plan area is located here next to Johnson Creek.

Steep, forested slopes, and flooding problems have constrained development in this area. The buttes are low lava hills with soil types unique to this area of Portland. They are particularly prone to instability. To the north, Johnson Creek is located at the base of these slopes and periodically overflows its banks.

In addition to natural constraints, public services are not presently available in portions of the area. Two notable deficiencies are public sewers in some places and an adequate street system. Most of the roads in the area are old farm-to-market roads and are becoming congested due to the growing volume of commuter traffic — Foster, Deardorf, Barbara Welch, and Jenne Roads.

Main Issues Addressed:

Housing:

- Increased housing densities area allowed only for **attached development with full urban services** - water, sewer, streets, and sidewalks.

Open Space and Environment:

- The Johnson Creek Basin Plan district boundaries have **been expanded**. New regulations for development in the 100-year flood plan, a transfer of development rights process and requirements for a landscaped buffer along the Springwater Corridor have been added.
- A large area on the **north side of Mt. Scott** has been designated for **future open space acquisition**. Most of the designated land is covered by environmental zones. Keeping it from being developed will help protect Johnson Creek.

Subarea Policy VIII:

Mt. Scott/Johnson Creek

Protect the natural character of the area while providing for orderly urban development. Provide for the recreational needs of this newly developing area and locate new housing opportunity near Powell Butte.

Objectives:

1. Protect and improve the Johnson Creek Corridor and its tributaries as a natural drainage way, a wildlife corridor, and a naturally forested area.
2. Maintain significant open spaces in the uplands surrounding Johnson Creek and reduce stormwater runoff from development.
3. Protect the natural and scenic character of the Springwater Corridor as development occurs on sites adjacent to the Corridor.
4. Improve public access to the Springwater Corridor.
5. Create zoning incentives which encourage the orderly urbanization of environmentally constrained and unserved areas.
6. Create additional opportunity for higher-density housing on vacant land near Powell Butte.
7. Provide for future recreational needs as this area develops.
8. Evaluate an area between Powell Butte and Clatsop Street for possible acquisition as park land.
9. Provide for continued development of water supply and distribution facilities at Powell Butte which are in conformance with the environmental zoning and the continued use of the property for a nature park.

Mt. Scott/Johnson Creek Action Chart:

#	Actions	Time				Implementors
		Adopted With Plan	On- going	Next 5 Yrs	6 to 20 Yrs	
	PROJECTS					
EC1	Provide incentives to property owners along Johnson Creek to improve riparian areas.			X		State, JCWC
EC2	Preserve historic resources in the Johnson Creek watershed.			X		BOP, BES
EC3	Consider acquiring an area between Gilbert School and the Springwater Corridor as a public open space.				X	Parks, Metro
EC4	Create a new "Forest Park East" with boundaries as identified on the Vision Plan Map.				X	Parks, Metro
EC5	Include the unincorporated area west of Jenne Road in the Johnson Creek Basin Plan District, if it is annexed by Portland and Metro amends the Urban Growth Boundary to include it. This area was studied and analyzed as Site #270 J as part of the Johnson Creek Basin Protection Plan adopted by City Council in 1991.				X	BOP
	PROGRAMS					
EC6	Work with partners in the public and private sector to address site contamination in the Springwater Corridor between 82nd and 122nd Avenues.			X		HUD, PDC, DEQ
EC7	Conduct a new study within the next three years to consider the refinement of the environmental zoning in the Johnson Creek Basin.			X		BES, BOP
EC8	Zone additional area around Powell Butte for multifamily and high-density single-family housing.	X				BOP

Mt. Scott/Johnson Creek Action Chart:

#	Actions	Time				Implementors
		Adopted With Plan	On- going	Next 5 Yrs	6 to 20 Yrs	
	REGULATIONS					
EC9	Expand the Johnson Creek Basin Plan District to include the Springwater Corridor, natural drainage areas owned by the City east of SE 111th Avenue and north of the Springwater Corridor, and Kelly Butte. As part of the Plan District: <ul style="list-style-type: none"> • Create density incentives for providing full urban services in undeveloped areas. • Create a transfer of development rights process which allows the transfer of development density from areas covered by environmental zones and in the 100-year flood plain to other areas within the plan district. • Protect the scenic quality of the Springwater Corridor by restricting development just adjacent to the pathway. • Provide a density incentive for providing attached residential in the Johnson Creek Plan District regulations. 	X				BOP
EC10	Rezone the areas on either side of Foster Road that are now General Employment, EG, to General Industrial, IG, with the exception of the area east of 109th Avenue and north of Beggar's Tick Marsh.	X				BOP
EC11	Use City-owned properties off Brookside Drive and at 111th Avenue and Harold Street for water retention and flood control. Zone the area near 111th and Harold, Open Space.			X		BES
EC12	Revise the Powell Butte Master Plan to direct continued and coordinated use of Powell Butte as key water system facility and as a nature park.			X		PWB, Parks, BOP

Note: Action Charts were approved by Portland City Council by resolution. They are a starting place. All actions have an identified implementor. They 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.

Implementors of Plan Action Items

This is a directory of the abbreviations used for potential implementors of action items in both the Community-wide and Subarea Policy action charts. Identified implementors for actions have expressed interest and support with the understanding that some actions may need to be adjusted and others replaced with more feasible proposals.

BA	Business Associations
BES	Bureau of Environmental Services
BHCD	Bureau of Community Development
BOB	Bureau of Buildings
BOP	Bureau of Planning
DEQ	Department of Environmental Quality, State of Oregon
HUD	Department of Housing and Urban Development, U.S.
JCWC	Johnson Creek Watershed Council (formerly the Johnson Creek Corridor Committee)
Metro	Metro (formerly the Metropolitan Service District)
NA	Neighborhood Association
ODOT	Oregon Department of Transportation
OSEBC	Outer Southeast Business Coalition
Parks	Bureau of Parks and Recreation
PCC	Portland Community College
PCD	Portland Community Design
PDC	Portland Development Commission
PDOT	Portland Office of Transportation
PPB	Portland Police Bureau
Pvt.	Private property owners - business and home owners
PWB	Portland Water Bureau
RACC	Regional Arts and Culture Council (formerly Metropolitan Arts Commission)
ROSE	Revitalize Outer Southeast Community Development Corporation
State	State of Oregon
TM	Tri-County Metropolitan Transportation District of Oregon

Appendices

Appendix 1: Glossary

Most of the definitions used in this Glossary can be found in the following publications:

- Portland Comprehensive Plan Goals and Policies
- Portland Zoning Code (Title 33)
- East Buttes, Terraces and Wetlands Conservation Plan, July, 1993
- Region 2040 Growth Concept, adopted by the Metro Council on 12/8/94
- Regional Urban Growth Goals and Objectives, Metro, September 26, 1991
- Planning and Design for Transit, Tri-Met, 1993

For more information or, in some cases, an expanded definition, see listed publications.

Accessory Rental:

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

Affordable Housing:

Housing with rents or mortgage costs that are 30% or less of the gross monthly income of a household.

Amenity Package:

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

Attached Residential:

Individual dwelling units sharing a common wall, commonly known as rowhouses. The lot line between two units is along the common wall.

Attraction:

Institution or recreational facility open to the public designed to attract people from both within and outside the Plan Area. An example of a major attraction would be the Portland Adventist Medical Center, because it draws people from throughout the Metropolitan area. An example of a minor attraction would be the Holgate Library, which draws residents from several neighborhoods.

Auto-oriented Land Uses:

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

Background Document:

A one-volume publication by the Portland Bureau of Planning providing factual information on the Outer Southeast Community Plan Area. Printed in March, 1993, it included census data and information on transportation, housing, commercial areas, opportunity sites, and urban services in the plan area.

Base Zone:

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

Benchmark:

Measures of results rather than efforts. Indicators of progress towards long-range strategic goals and a checklist of the community's social, economic, and environmental health.

Block Watch:

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

Block Homes:

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

Bonus Density:

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

Building Codes:

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

Bureau of Planning:

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

Capital Improvement Program (CIP):

A five-year program to identify improvement projects which may result in a major expenditure of public funds for such facilities as sewers, streets, and parks.

Center:

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

Citizen Advisory Committee:

A group of representatives from neighborhood, business, and local non-profit organizations that review proposed plan elements and advise the Outer Southeast Community Plan staff.

Citizen Involvement:

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

Cluster development:

Subdivision containing houses with some or all of the lots reduced below the minimum lot sizes, but where the overall project meets the density standard for the zone.

Community Development:

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

Community Gardens:

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

Community Policing:

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

Community Reinvestment Act:

This 1977 federal law requires that banks and thrifts invest in the neighborhoods that they serve.

Comprehensive Plan:

The current adopted Comprehensive Plan for the City of Portland. This land-use plan is intended to guide the future growth and development of the City. In 1973, The State Legislature adopted Senate Bill 100 (ORS 197) which mandates comprehensive land use planning by Oregon's cities and counties. Portland's plan was approved or "acknowledged" by the state in 1981. The City's Zoning Code is a major implementation tool of the Comprehensive Plan but is not part of the plan.

Conditional Use:

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

Corridors:

A three to five block wide area running along the length of a major transit street which is designated for medium-density apartment and commercial land uses. Typical new developments would include rowhouses, duplexes, and one-to-three-story office and retail buildings, and average 25 persons per acre.

Cul-de-sac:

A local street terminating in a dead-end turnaround.

Curb Ramps:

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

Density:

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

Design Guidelines:

A set of design parameters for development which apply within a design district, subdistrict, or overlay zone. They are adopted as public statements of intent and are used to evaluate the acceptability of a project's design.

Design Review:

Used to evaluate architectural compatibility, building placement on a site, dimensions, height and bulk, and exterior alterations.

Desired Character:

The preferred and envisioned character, usually of an area, based on the purpose statement or character statement of the base zone, overlay zone, or plan district. It also includes the preferred and envisioned character based on any adopted area plans or design guidelines for an area.

Drainageway:

An open linear depression, whether man-made or natural, for the collection and drainage of surface water. It may be permanently or temporarily inundated.

Ecologically Significant Natural Areas:

Land and water that has substantially retained its natural character, but is not necessarily completely natural or undisturbed, and which is significant for its natural features.

Employment areas:

Metro identified two types of employment areas. Industrial areas would be set aside primarily for industrial activities. Mixed Use Employment areas mix various types of employment and include some residential development.

Enhance:

To raise to a higher degree, improve quality or available capacity, intensify, or magnify.

Environmental Zones:

Zoning designation applied to particular lands to protect and conserve natural resources and resource values. *See Appendix 2, Description of Zoning Designations, for more information.*

Environmentally Sensitive Areas:

Areas which contain significant natural resources and/or resource values which may warrant protection.

Family Wage Job: A permanent job with an annual income greater than or equal to the average annual covered wage in the region. The most current average annual covered wage information from the Oregon Employment Division shall be used to determine the family wage job rate for the region or for counties within the region.

Fish and Wildlife Habitat Areas:

Lands which contain significant food, water, or cover for native terrestrial and aquatic species of animals. Examples include forests, fields, riparian areas, wetlands, and water bodies.

Flag Lot:

A lot located behind another lot that has normal street frontage. A flag lot includes a strip of land that goes out to the street and is generally used for an access drive.

Floodplain:

Areas which are dry in some seasons but inundated when heavy rain, snow melt, tide, increased rate of surface runoff or other conditions cause streams or rivers to overflow their normal channels.

Floodway:

The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Floor Area Ratio (FAR):

The amount of floor area in relation to the amount of site area, expressed in square feet. For example, on a 40,000 square foot block with 6:1 FAR, the maximum floor area of building would be 240,000 square feet. This might translate into a 30-story apartment building with each floor containing 8,000 square feet if the height limits allowed it.

Focal Point:

Community meeting places such as neighborhood commercial centers. *See Appendices 3 and 4 for a more complete definition.*

Forty Mile Loop:

A recreational trail system planned to link Portland's major parks and natural areas. The proposed trail is now much longer than forty miles and some of it has been developed. In the Outer Southeast Community Plan Area, the Springwater Corridor is part of the Forty Mile Loop.

Freeway Land Company site:

Industrial Sanctuary site southeast of the I-205 and Foster interchange. Also known as the Dwyer, Publisher's Paper, and Smurfit site.

Gateway:

Points of transition in the plan area. They mark changes of identity such as those between neighborhoods and may be emphasized by signs, street tree plantings, or works of art. *See Appendices 3 and 4 for a more complete definition.*

High Capacity Transit (HCT):

Transit routes that may be either a road designated for frequent bus service or a light-rail line.

Historic District:

An area containing a number of lots, blocks, and buildings that has special historical, architectural or cultural significance as part of the heritage of the city.

Historical Landmark:

A building, portion of a building, site, tree, statue, sign or other object or space that the City has recognized for its special historic, cultural, or architectural merit. This is the highest rank for a historic resource.

Home Occupation:

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

Household:

One or more persons related by blood, marriage, legal adoption or guardianship, or one or more handicapped persons, plus not more than five additional persons, who live together in one dwelling unit.

Housing Opportunity:

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

Incubator Industry:

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

Industrial Sanctuary:

A Comprehensive Plan designation for areas where the City policy is to reserve land for existing and future industrial development. Nonindustrial uses are limited to prevent land-use conflicts and to preserve land for industry.

Infill Development:

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

Infrastructure:

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

Inner Neighborhoods:

A Metro Region 2040 Growth Concept definition, it includes areas in Portland and the older suburbs that are primarily residential, close to employment and

shopping areas, and have slightly smaller lot sizes and higher population densities than in outer neighborhoods. All of the area within Outer Southeast Community Plan are considered inner neighborhoods.

Institutional Campus:

A medical or educational institution and associated uses, on a site at least five acres in area.

Intensity:

The amount or magnitude of a use on site or allowed in a zone. Generally, it is measured by floor area. It may be measured by such things as number of employees, amount of production, trip generation or hours of operation. The more activity, the greater the intensity of use.

Labor-intensive:

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

Land Bank:

Acquiring land to be reserved for some future purpose.

Land Conservation and Development Commission (LCDC):

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

Land Use:

The way in which land is used - the activities that take place. They are generally either residential, commercial, industrial, institutional or open space. Housing construction, population growth, traffic flow, and job development are influenced by the way land is used.

Light Rail Line:

A public rail transit line that usually operates at grade level and that provides high capacity, regional-level transit service.

Light Rail Routes or Corridors:

Location of existing and proposed light-rail transit improvements. A proposed light rail line is being considered along the I-205 corridor between the Gateway Regional Center and Portland International Airport.

Local Improvement District (LID):

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

Low-Income Household:

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

Main Streets:

Neighborhood shopping areas along street or at an intersection, sometimes having a unique character that draws people from outside the area.

Major Traffic Street:

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

Manufactured Housing:

Housing that is shipped to the site either as a completed unit or as a number of complete sections or rooms which can be joined on-site with a minimum of effort. A manufactured home is constructed in accordance with federal manufactured housing construction and safety standards in effect after June 15, 1976.

MAX:

Metropolitan Area Express Light Rail line which links the Central City with east Portland and Gresham.

Metro:

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

Metropolitan Housing Rule:

This rule requires that the opportunity exist for at least 50% of new development to be attached single family and/or multifamily. New development is required to average at least 10 units per acre. Land with environmental constraints such as slopes over 25%, in the 100-year floodplain, or in public ownership is not included in the density calculations.

Mixed-Use:

Development that combines residential uses with commercial or industrial uses.

Mobile Home:

A dwelling unit constructed off-site and which is not constructed to the standards of the uniform building code. Mobile homes include residential trailers and manufactured homes.

Mobile Home Park:

Two or more mobile homes which are located on a single site for 30 days or more and intended for residential use.

Neighborhood Traffic Management Program:

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

Neighborhood Watch:

See Block Watch

Node:

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

Nonconforming Use:

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

Office of Neighborhood Associations:

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

Open Space:

Lands, public or private, which serve an open space function. They include parks, natural areas, golf courses, and cemeteries, but they may also include wetlands and flood plains, stream and trail corridors, and largely undeveloped upland areas.

Opportunity Sites:

Opportunity sites generally refers to places where a neighborhood can be improved by the development of housing. It focuses on the potential for neighborhood improvements, rather than on specifying appropriate heights, densities or styles of new development. Opportunity sites can be small or large scale. They range from vacant, weedy, abandoned lots, to under-utilized or boarded-up commercial properties, to large tracts of land that may be in transition such as rail yards and extinct gravel pits. They are places that neighborhood residents would generally identify as "eyesores."

Orderly urban development:

Development which occurs only where urban public facilities and services exist or can reasonably be made available.

Outer Southeast Community Plan Area:

A twenty-eight square mile area in Outer Southeast Portland and unincorporated Multnomah County. Its boundaries are approximately 52nd on the west, Halsey street on the north, the urban services boundary on the east and the Clackamas County line on the south. It contains eleven neighborhoods- Brentwood, Darlington, Centennial, Foster-Powell, Hazelwood, Lents, Mill Park, Montavilla, Mt. Scott-Arleta, Pleasant Valley, Powellhurst-Gilbert, and South Tabor. It also contains a small portion of the Wilkes neighborhood.

Overlay Zones:

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

Park Blocks:

A series of small blocks in the center of the right-of-way used as open space. These blocks can be planted with grass and trees similar to those on SE 72nd Avenue from Holgate to Foster Road.

Pedestrian Districts:

A Transportation Element designation for areas of heavy pedestrian usage, such as neighborhood commercial areas. It is intended that the district contain street space for pedestrian activities and good access to transit stops and parking facilities.

Pedestrian-Friendly:

A "walkable" environment which includes amenities, such as trees and sidewalk furniture; sidewalks wide enough to allow pedestrians to get from one place to another safely; well-defined setbacks and porches in residential areas; and windows and display areas along sidewalks, numerous building entries, awnings and signs oriented to the walkers in commercial areas.

Pedestrian-Oriented Development:

Development designed with a primary emphasis on the sidewalk and on pedestrian access to the site and building, rather than on auto access and parking areas. Buildings are generally placed close to the street and main entrances oriented to the street sidewalk.

Pedestrianway and/ or Bikeway:

These are routes for pedestrians and bicyclists. Special paving, street trees, street furniture, street crossing signals, sidewalk widening and street closures, where appropriate, enhance their safety and attractiveness.

Planned Unit Development (PUD):

A type of development that is based on a comprehensive design that addresses the entire complex of land, structures, and uses as a single project.

Portland City Council:

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

Portland City Planning Commission:

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

Portland Metropolitan Region:

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

Principal Use:

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

Prunedale:

Small industrial area east of I-205 between Stark and Burnside.

Public Recreational Trail:

A trail which increases recreational opportunities, connects recreational sites such as major parks, and increase public access to water features and to viewpoints. The Springwater Corridor is such a trail.

Recognized Organization:

A neighborhood, community, business, or industrial association, or organization recognized or listed by the Office of Neighborhood Associations.

Regional Center:

Areas of mixed residential and commercial use that serve around a hundred thousand people and are easily accessible by different types of transit.

Regional Transitway:

A transitway intended to provide frequent, high-speed, high capacity, express and limited service for inter-regional and inter-district trips. The MAX Corridor is a Regional Transitway.

Residential Trailers:

A mobile home which was not constructed in accordance with federal manufactured housing construction and safety standards in effect after June 15, 1976.

Resource Enhancement:

The modification of a natural resource or resources to improve the quality or quantity of the resource and resource values.

Rezone:

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

Riparian Areas:

Lands which are adjacent to rivers, streams, lakes, ponds, and other water bodies.

Rowhouses:

Single-family houses built on narrow lots and without side yards. These houses are built to the property line and can give the impression of a row of houses. *See Attached Residential.*

Runoff:

Storm water runoff, is the water which is not absorbed into the ground during and after a storm which then flows over the land.

Scenic Corridor:

A linear scenic resource, which may include streets, bikeways, trails, or waters through parks, natural areas, or urban areas.

Scenic View:

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

Scenic Viewpoint:

A location from which to enjoy a scenic view. Scenic viewpoints are those identified and protected by Portland's Scenic Resources Protection Plan.

Skinny Streets:

Streets of 20-26 foot widths in residential areas. Until recently, the City of Portland required residential streets to be up to 32 feet wide. Skinny streets help preserve neighborhood livability, while maintaining emergency access to homes.

Special Needs:

Residents, such as the physically handicapped, who need additional assistance to participate in the life of the community.

Station Communities:

Nodes of development centered around a light rail or high-capacity transit station which feature a high-quality pedestrian environment. Each station community encompasses an area approximately one-half mile from a station stop and would average 45 persons per acre.

Superblock:

A continuous area, either in single or multiple ownership, which may include a vacated street and which has a total gross site area in private property of at least 75,000 square feet.

Supplemental Compatibility Standards:

Objective standards which do not require discretion in determining compliance with design review.

Technical Advisory Committee:

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

Town Center:

Areas of mixed residential and commercial use that serve tens of thousands of people.

Transfer of Development Rights:

The transfer of the potential number of dwelling units that would be allowed in the base zone on the site from sites that have been designated for protection through the application of the Environmental Protection overlay zone. The number of allowable dwelling units is transferred to areas that can accommodate the additional density. This reduces development pressure on the protected sites while containing safeguards so that the transferred density is developed appropriately at the receiving sites.

Transit Corridor:

A light rail street or a street with 10-minute bus service or feeder bus service provided by Tri-Met.

Transit-Oriented Land Uses:

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

Transit-Supportive Development:

Development which has sufficient 1) project density in terms of employees or residents per square acre, 2) number of trips serviceable by transit, 3) adequate mix of uses to allow for multiple trips within walking distance of one another, and/or 4) pedestrian-oriented design characteristics.

Transportation Element of the Comprehensive Plan:

Goal 6 of the Portland Comprehensive Plan. It includes the Arterial Streets Classifications and Policies, which classifies the City's streets based on their optimal traffic and transit functions and dictates what types of automobile, truck, transit, bicycle, and pedestrian use should be emphasized on each street and how future street improvements and public and private development relate to those uses.

Transportation Planning Rule:

This rule requires a 20% reduction in per capita auto miles traveled over the next 30 years. This means pedestrian, bike, and public transit use must be increased and auto trips reduced.

Tri-Met:

The agency which provides transit services to the Portland metropolitan region.

Urban Growth Boundary:

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

Urban Renewal District:

The designated area to receive improvements.

Urban Reserves:

Land set aside outside the present Urban Growth Boundary for future growth.

Urban Services Boundary:

The service area established and maintained by the City of Portland, in cooperation with neighboring jurisdictions, within which the City can meet the service needs most effectively and at the lowest cost.

Urban Services:

Facilities and services provided by the City of Portland within its boundaries. These include streets and other public ways; sanitary and stormwater sewers; police and fire protection; parks and recreation; water supply; and planning, zoning, buildings and subdivision control.

Village Squares:

These are Neighborhood Focal Points which are accessible by foot from one or more neighborhoods. Housing, shops and offices surround this open public plaza area. *See Appendices 3 and 4 for more information.*

Wetlands:

An area that is inundated or saturated by surface or ground water at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include swamps, marshes, bogs and similar areas.

Appendix 2: Previous Publications

Since the Outer Southeast Community Plan process began in January, 1992, the following documents have been prepared. Some documents are out of print.

City of Portland, Bureau of Planning:

Approved Outer Southeast Community Plan Process, August 11, 1992

Background Report, March, 1993

Entering Outer S.E. Portland, a tabloid sent to 70,000 homes and businesses, January, 1994

Alternatives Discussion Draft, February, 1994.

Includes the following Issue Papers:

- Benefits of Density
- Design Review
- Mixed commercial/Residential Zoning
- Public Services
- Proposed Urban Conservation Overlay Zone
- Environmental Zoning and Upland Water Quality
- Future Land Division and Right-of-Way Access

Draft Technical Papers, May, 1994 (unpublished):

- Summary of Issues: Information and Analysis from the Panel Discussions
- Open Space and Environment Issues
- Transportation Information and Issues
- Business Revitalization and Employment Issues
- Housing Issues
- Regional Context

Proposed Outer Southeast Community Plan, February 1995

Includes the following Issue Papers:

- Benefits of Density

Proposed Centennial, Foster-Powell, Hazelwood, Lents, Mill Park, Montavilla, Mt. Scott-Arleta, Pleasant Valley, Powellhurst-Gilbert, and South Tabor Neighborhood Plans, February, 1995

Outer Southeast Business Plan, February, 1995

Proposed Environmental Zoning Study and Recommendations, February, 1995

Housing Unit Projections Appendix (to the Proposed OSCP), March 22, 1995

Recommended Outer Southeast Community Plan, October, 1995

Includes the following Issue Papers:

- Benefits of Density
- Affordable Housing

Recommended Centennial, Foster-Powell, Hazelwood, Lents, Mill Park, Montavilla, Mt. Scott-Arleta, Pleasant Valley, Powellhurst-Gilbert, and South Tabor Neighborhood Plans, October, 1995

Recommended Outer Southeast Business Plan, October, 1995

Recommended Housing Unit Projections Appendix November, 1995

Maps:

Current Zoning, May, 1993

Current Land Use, May, 1993

Redevelopment Opportunities, May 1993

Owner-Occupancy Patterns, May 1993

Alternative #1: Dispersion Concept, January, 1994 (Not published)

Alternative #2: Concentration Concept, January, 1994 (Not published)

Tentative Proposed Zoning, September, 1994 (Not published)

Proposed Comprehensive Plan Map, February 1995

Proposed Vision Plan Map, February 1995

Housing Alternatives For Our Neighborhoods, American Institute of Architects, Portland Chapter, and the Portland Planning Bureau, 1994

Blending Housing into Our Neighborhoods, American Institute of Architects, Portland Chapter, and the Portland Planning Bureau, 1994

Appendix 3: Urban Design Elements

The Urban Design Policy, objectives and actions relate to the look, character, and feel of outer southeast neighborhoods. They affect the identity and character of an area by shaping transportation systems, preserving historic resources, and promoting quality design. Design overlay zones and plan districts contain standards and guidelines intended to achieve these urban design objectives. The Beautification Policy of the Transportation Element affects the appearance of the right-of-way.

The Outer Southeast Community embraces several diverse settings. The Urban Design Policy recognizes the unique identity of each setting by dividing the community into subareas (see Vision Plan Map). Land use, street layout, transit corridors, geographic features, and business districts are a few of the characteristics which form the basis of the subareas. Design objectives and actions, each unique to an area, are found in the applicable subarea policy.

In a broader sense, three urban design elements establish community identity for the Outer Southeast Community. These elements are:

1. Places (centers, attractions, focal points, and districts)
2. Paths (main streets, transit corridors, and bike and pedestrian routes)
3. Edges and Gateways.

All of these elements already exist in such places as Montavilla, Kelly Butte, Springwater Corridor, and Johnson Creek. A primary goal of the Urban Design Policy is to enhance and protect them.

A further goal of the policy is to create other distinctive areas through the use of urban design elements. These areas include Gateway Regional Center, Lents Town Center, village squares, and main streets.

Fundamental design elements are described below along with the other elements derived from them. See the Vision Plan Map and Appendix 4, the Vision Plan Elements, for additional proposed design features.

Places

Places include centers, attractions, focal points, and pedestrian districts.

The Outer Southeast Plan proposes the Gateway-to-Portland Adventist Medical Center area as a major center with intense development. As such, it will provide a focus and sense of identity for the entire community. Metro's Region 2040 Plan proposes Gateway as a **Regional Center** and Lents as a **Town Center**. Smaller than regional centers, town centers are areas of mixed residential and commercial use serving tens of thousands of people. Another Region 2040 Plan element which has been incorporated into the Outer Southeast Community Plan is **Station Communities**. These centers are proposed at MAX light-rail stations. They feature a high-quality pedestrian environment and include an area approximately one-half mile from the transit stop. Higher densities are proposed within this area.

Attractions are parks, community centers, libraries, schools, churches, and cemeteries. Existing outer southeast neighborhood attractions include Mt. Scott Community Center, Midland Library, Marshall High School, Willamette National Cemetery, and Leach Botanical Garden. These are shown as major and minor attractions on the Vision Plan Map.

Focal Points include village squares, fountains, and plazas. This is where people gather for meetings, social activities, flea markets, carnivals, and other events. Typically, such plazas or parks are enclosed by buildings or arcades. The most successful focal points contain sculptures and fountains. Some shopping malls become village squares when they are used for community events. Eastport Plaza, Mall 205, and Gateway hold annual carnivals and open air markets. Village squares are shown as focal points on the Vision Plan Map.

Pedestrian Districts are areas of either heavy foot traffic or where such activity is desired or anticipated. Such districts contain street space for pedestrian activities, transit stops, and parking facilities. Lents is already designated by the Transportation Element as a Pedestrian District. The Gateway Regional Center, Mall 205, Montavilla, and the MAX transit station area at 122nd and Burnside intersection are proposed as new pedestrian districts in the Vision Plan Map. Although no Historic Districts are proposed for outer southeast, the policy calls for identification and protection of historic resources.

Paths

Paths connect centers, attractions, focal points, and districts with main streets, transit corridors and streets, bikeways, pedestrian routes, and recreational trails. The Springwater Corridor is a natural connector which winds through the southern part of the outer southeast community. Encouraging a street grid with sidewalks makes pedestrian movement easier.

The "**Main Street**" concept is derived from Metro's Region 2040 Plan. The Outer Southeast Community Plan envisions two types of main streets; traditional and contemporary models. Both are special types of streets with wide sidewalks lined by storefronts and frequent transit. Street trees, awnings, sidewalk cafes, and on-street parking are desired features. The **Traditional Main Street** are commercial districts developed during the streetcar-era. Some buildings have retail is on the street level with residential above they are close together and often share a common theme. This vision is appropriate for Foster Road, Glisan Street, and Woodstock Blvd. The **Contemporary Main Street** is proposed for 82nd and 122nd Avenues, and Division and Stark Streets. Here the primary focus is transit ridership, as well as pedestrian comfort and safety. The nature of these streets is different than the Traditional model. Currently, buildings are spaced farther apart with large parking lots separating the sidewalk from building entrances. Four to five lanes of vehicular traffic moving at higher speeds is common to these main streets. The design goal for Contemporary Main Streets is to move buildings closer to the street with entrances opening directly onto the sidewalk while still providing convenient parking.

Transit Corridors and Streets serve an area extending one quarter-mile from the street. The Outer Southeast Community Plan proposes denser development within this area. Transit streets include both Major and Minor Transit Streets as identified in the Transportation Element of the Comprehensive Plan. Design objectives stress breaking up large blocks with streets and sidewalks.

Recreation Trails, Bikeways and Pedestrianways

Recreation trails are intended to increase recreational opportunities while connecting major attractions and centers. Design objectives which enhance safety and attractiveness for bikeways and pedestrianways include: street trees between the sidewalk and street, benches, crosswalks with signals, and sidewalk widening. These designations are in the Transportation Element of Portland's Comprehensive Plan.

Gateways and Edges.

Gateways and edges define perimeters and mark transitions from one area to another with different physical characteristics.

Gateways may be entrances to the city or a neighborhood. Transition points may be marked by special signs, street lighting, building forms, landscaping, arches, or works of art. The Vision Plan Map shows places where gateways are proposed or presently exist.

Edges are physical features which mark the boundary of a district or neighborhood. Edges are formed by abrupt changes in topography, street pattern or development pattern. Edges may be boulevards, parks or parkways, creeks or lakes, or hillsides. Some edges in outer southeast are the Springwater Corridor, Johnson Creek, Mount Scott, Kelly Butte and the I-205 freeway. These edges contribute a sense of place to your neighborhood. However, boundaries of highways and waterways can also form barriers. Though edges are important in defining the outer limits of a community, they cannot be allowed to fragment the community itself by blocking free movement within the community.

Appendix 4: Vision Plan Elements

The Vision Plan Map graphically illustrates the themes of the Outer Southeast Community Plan. It provides a framework for Comprehensive Plan policy and zoning decisions and is intended to be a blueprint for growth. The Vision Plan Map incorporates many of the urban design features of Metro's Region 2040 Plan.

The **Gateway Regional Center** spans the area from the Gateway shopping center to Portland Adventist Medical Center. The plan envisions a large retail, residential, and employment center serving hundreds of thousands of people to be served by high capacity transit service.

The **Lents Town Center**, a diverse area of housing, jobs, shopping, and play with mixed residential and commercial uses serving tens of thousands of people, would be located of the I-205/Foster Road interchange. The proposed **Mixed-Use Employment Center** on the east side of the freeway, is combined with the Town Center in the adopted plan to create the Lents Town Center Subarea.

Main Streets are pedestrian-friendly streets lined with businesses and residences. The Vision Plan identifies two types of Main Streets: Traditional and Contemporary models. Both are special kinds of streets with ample sidewalks lined by storefronts and frequent transit. Street trees, awnings, sidewalk cafes and on-street parking are attractive features which can enhance Main Streets.

Traditional Main Streets are commercial districts built in the streetcar-era where retail is on the street level, often with residential development above. Buildings are close together and often share a common design theme. The Vision Plan Map foresees Foster Road, Glisan Street, and Woodstock Boulevard transitioning into traditional main streets.

Contemporary Main Streets focus on transit ridership, pedestrian comfort and safety. These streets are different from the traditional model because:

- Buildings are spaced further apart with parking lots which may separate the sidewalk from some building entrances.
- Four to five lanes of vehicular traffic are common to these main streets.

The design goal for Contemporary Main Streets is to move buildings closer to the street with entrances opening directly onto the sidewalk while still providing convenient parking. The Vision Plan Map foresees that all or parts of 82nd and 122nd Avenues, and Division and Stark Streets will transition into Contemporary Main Streets.

Transit Corridors are areas within three and one-half blocks of a frequent bus or light rail route. Pedestrian amenities such as adequate lighting, crosswalks, and tree-lined sidewalks will encourage use of public transit. Higher densities within this corridor will support these amenities as well as the maintenance of frequent transit service. Both residential and retail/office development are concentrated within the corridor. Frequent bus service (every 10 minutes) is planned for **High Frequency Transit Corridors**. These corridors extend out one-quarter mile on either side of the transit street.

The MAX light rail line is identified in the Transportation Element of Portland's Comprehensive Plan as a "Regional Transitway" and as an existing Light Rail Line in Metro's 2040 Plan. the Plan indicates a proposed **Light Rail alignment** connecting the Gateway Regional Center to the Portland International Airport.

The I-205 Corridor from Gateway Center to the Clackamas Town Center is proposed for **High Capacity Transit**. High Capacity Transit could take various forms, including a light rail line or bus lanes in a dedicated right-of-way.

Station Communities, a Metro 2040 Plan concept, are areas with high density developments. They are proposed for MAX light rail stations and the area 1/2 mile out from the stations. Featuring a mixture of offices, retail establishments, and a full range of housing types, these communities are to be enhanced with high-quality pedestrian-oriented surroundings.

Proposed Transit Stations along the I-205 Corridor were identified in the Transportation Element of Portland's Comprehensive Plan. These stations may serve future light rail transit or other high capacity transit facilities.

Transit Streets provide or are intended to provide transit service. They include both Major and Minor Transit Streets identified in the Transportation Element of the Comprehensive Plan, and serve an area 1/4-mile from the street.

Public Attractions identify existing facilities which draw patrons and participants. They include parks, recreation centers, schools, shopping centers, cemeteries, and hospitals.

Major Attractions draw patrons and participants from throughout the City, region, or state. Outer southeast major attractions include Powell Butte, Leach Botanical Gardens, Portland Adventist Medical Center, Glendoveer Golf Course, Willamette National Memorial Cemetery, Gateway Center, and Mall 205.

Minor Attractions draw patrons from an area smaller than the entire City. Examples of outer southeast minor attractions are the Mt. Scott, Montavilla, and Brentwood/Darlington Community Centers; David Douglas, Centennial, Franklin, and Marshall High Schools; and the Midland Library.

Gateways are major entrance points with a high degree of visibility and sense of transition. Improvements may include landscaping, public art, gateway structures, special lighting, and signs.

Major District Gateways mark entrances to the outer southeast community and, in some cases, the City of Portland.

Neighborhood Gateways mark a transition into a neighborhood or other special areas such as pedestrian districts.

Other features of the Vision Plan include focal points, pedestrian districts and village squares. **Focal Points** serve as meeting places or landmarks. Some examples are neighborhood parks, pedestrian districts, and village squares.

Neighborhood Focal Point and Village Squares serve as neighborhood meeting places and are points of reference. **Village Squares** are a type of focal point. They are accessible by foot from one or more neighborhoods. Housing, shops, and offices surround a public plaza, which may be a common area with trees and lawn. They are places where people go to meet informally with others, to shop and recreate. Village Squares often include small parks or plazas. A well planned Village Square enhances the pedestrian environment. All focal points provide a good location for public art.

Recreation Trails connect recreational sites such as major parks and increase public access to viewpoints and Johnson Creek. Recreational Trail designations are listed in the Transportation Element of Portland's Comprehensive Plan.

Pedestrian Districts are neighborhood focal points and commercial districts. Amenities such as benches, wider sidewalks, street trees, plazas, and sidewalk cafes are encouraged.

Pedestrianways and bikeways may be linear open spaces such as the Firland Avenue park blocks, the I-205 bike route, or the Springwater Corridor. Trees, benches and crossing signals should be placed to enhance safety and attractiveness.

Bike Routes and Pedestrian Paths are routes where future improvements will emphasize enhancements for pedestrians and bicyclists. Improvements which promote safety and attractiveness include: street trees between the sidewalk and street, benches, crosswalks with signals, and sidewalk widening. Pedestrian paths and bikeways shown are those designated by the Transportation Element of Portland's Comprehensive Plan.

Pedestrian Districts emphasize ease of movement and use of the right-of-way for pedestrians. These districts are located in areas planned for dense development and a mixture of activities. They provide a center for the neighborhood.

Improvements targeted for pedestrian districts include: sidewalk widening, street trees, curb extensions at crosswalks, and crosswalk markings. Pedestrian districts are included as a part of the Transportation Element of Portland's Comprehensive Plan. Four **pedestrian districts** are included in the Plan: Lents, Montavilla, the Gateway Regional Center, and the area around the 122nd Avenue Light Rail Station at Burnside.

Open Spaces are shown on the Vision Plan Map because of the significant role they play in defining an area's character. Park improvements, proposed sites for Open Space Acquisition, proposed Park Blocks, areas deficient of open space, and sites identified and funded for park improvement are shown on the Vision Plan.

City Parks and Open are publicly owned or have been committed to open space use. They include parks, golf courses, cemeteries, and plazas and are designated as open spaces by the City's Comprehensive Plan. Use of the property for other activities will require a Comprehensive Plan amendment and zone change.

Park Improvements are public park locations where improvements are called for by the Plan. **Proposed Open Space Acquisition areas** are locations where the plan calls for development of additional public open space. Methods other than park development may be used. These methods include partial street closures, incentives for private open space development, and private plaza and open space developments. While the plan calls for creation of open space at these locations, it does not require that development be for open space. These sites are zoned for various uses and nothing in the plan is intended to prevent the owner's use of the property for other uses permitted by the site's zoning and the Comprehensive Plan designation.

The Plan proposes that open space be acquired for a series of **Proposed Park Blocks** extending approximately one mile long. The park blocks connect a focal point in the Gateway Shopping area to another at Mall 205. These end points are envisioned to be celebrated with features such as a sculpture, arch, or fountain.

Open Space Deficient Areas are identified as needing additional parks. The Park Bureau is proposing **Park Improvements** on some sites.

Scenic Viewpoints are identified and protected by Portland's Scenic Resources Protection Plan. Protection and enhancement of these scenic resources improves the appearance of Portland; creates attractive entrances to the City and subareas within the City; and makes Portland a more pleasant place to live, work, and visit. These scenic viewpoints are part of the City's inventory of significant scenic resources and are reflected in zoning code restrictions adopted to implement the City's Scenic Resources Protection Plan.

Subareas: The plan area was divided into the following eight subareas in recognition of the diversity in character within the Outer Southeast Community:

Traditional Urban Neighborhoods, 82nd/I-205 Corridor, Lents Town Center, Gateway Regional Center, MAX LRT Corridor, Suburban Neighborhoods, Mixed Eras Neighborhoods, and Mt. Scott/Johnson Creek. They were divided using such elements as land division patterns and street layout, transit corridors, physical constraints, geographic features, development patterns, proposed transportation corridors, and employment centers.

**Appendix 5: Ordinance and Resolution
Adopting the Outer Southeast
Community Plan**

ORDINANCE No. 169763

Adopt the Outer Southeast Community Plan and ten neighborhood plans, one business plan, and implementing zoning code and map amendments.
(Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. The Portland Comprehensive Plan was adopted on October 6, 1980 by Ordinance No. 150580, acknowledged for compliance with Statewide Planning Goals on May 3, 1981, and updated as a result of periodic review in June 1988, January 1991, March 1991, September 1992, and May 1995.
2. Oregon Revised Statutes (ORS) 197.640 requires cities and counties to review their comprehensive plans and land use regulations periodically and make changes necessary to keep plans and regulations up-to-date and in compliance with Statewide Planning Goals and State laws. Portland is also required to coordinate its review and update of the Comprehensive Plan and land use regulations with State plans and programs.
3. Portland Comprehensive Plan Goal 10 (Plan Review and Administration), states that the Comprehensive Plan will undergo periodic review to assure that it remains an up-to-date and workable framework for land use development.
4. Portland Comprehensive Plan Policy 10.2 (Comprehensive Plan Map Review) implements a community and neighborhood planning process for the review and update of the Portland Comprehensive Plan Map.
5. Portland Comprehensive Plan Policy 3.6 (Neighborhood Plan) encourages the creation of neighborhood plans to address issues and opportunities on a scale which is more refined and more responsive to neighborhood needs than can be attained under the broad outlines of the City's Comprehensive Plan. The Outer Southeast Community Neighborhood and Business Plan's vision statement, policies, objectives, and implementation measures will serve as a component of the City's Comprehensive Plan.

6. As part of its budgeting process for FY 1992/93, the City Council directed the Bureau of Planning to facilitate the development of major planning efforts for Outer Southeast Portland and prepare such projects for City Council consideration. The Bureau of Planning provided staff for the Outer Southeast Community Planning process in FY 1992/93, FY 1993/94, FY 1994/95 and FY 1995/96.
7. Throughout the process of developing the Outer Southeast Community Plan, the Planning Bureau staffed a Technical Advisory Committee (TAC) composed of representatives from public service providers, city agencies, and other government agencies. This committee actively participated in the systematic and periodic review of Plan components and drafts. Members of the Community Plan TAC are: METRO, Multnomah County, Portland Office of Transportation, Bureau of Environmental Services, Bureau of Buildings, Fire Bureau, Bureau of Housing and Community Development, Bureau of Parks and Recreation, Portland Police Bureau, Portland Development Commission, Bureau of Water, and Office of Neighborhood Associations. These agencies support the adoption of the Recommended Outer Southeast Community Plan. Most of these organizations are also listed as Implementors within the Action Charts for the Outer Southeast Community Plan and accompanying Neighborhood and Business Plans.
8. An Outer Southeast Citizen's Advisory Committee (CAC) was formed to advise the staff on the Plan direction and to represent the interests of residents, businesses, community service providers, property owners, institutions, and community groups.
9. The Outer Southeast Citizen Advisory Committee, Outer Southeast Community Business Coalition, local service providers and institutions, and other interested community members actively participated in the Plan's development throughout the process.
10. The community information used for the formulation of the policies and objectives of the Outer Southeast Community Plan was based on 1960-1990 census information from the U.S. Department of Commerce, Bureau of Census and Population. The Background Report (attached as Exhibit Q) includes information on existing conditions such as demographics, transportation, commercial viability and new development, opportunity sites, housing condition and affordability, infill housing, and urban services.
11. Planning Bureau staff involved outer southeast citizens and community groups throughout the planning process for the Outer Southeast Community Plan.

12. The Outer Southeast Community Plan has exceeded State and local notification requirements, participation requirements and City Benchmark goals. Neighborhood-wide surveys, attendance at and sponsorship of community-wide and neighborhood meetings and workshops, and the Planning Commission and City Council public hearings maximized opportunities for citizen involvement throughout the plan development process and thereby complies with State LCDC Goal Number One.
13. The Planning Commission held a public hearing and approved a revised process for the Outer Southeast Community Plan on August 11, 1992. The Commission approved the process with some modification of the citizen involvement process. A document outlining the proposed process was available to the public prior to the Planning Commission's public hearing. The Commission adopted a proposal to establish steering committees in each neighborhood to provide advice to the Planning Bureau about the Community, Business, and Neighborhood Plan and implementing measures.
14. The Approved Outer Southeast Community Plan Process document containing the adopted plan area boundary, scope, and objectives of the plan and work program, including citizen involvement, was published and made available in August 1992. The Outer Southeast Community Plan process is consistent with the City Council-approved Community and Neighborhood Planning benchmarks adopted by Council May 11, 1994 (Ordinance No. 167650).
15. An Outer Southeast Community Plan mailing list was compiled for use in notification of meetings, workshops, and hearings related to the plans and implementing measures. The list included all outer southeast neighborhood and business associations, the names and addresses of those attending meetings or workshops, and the names and addresses of individuals who contacted the Planning Bureau asking to be added to the list. The mailing list had 2,088 names as of November 1995.
16. Flyers announcing the initial round of eleven public workshops were mailed to interested persons, hand-delivered by neighborhood associations to local residents and businesses, and left at libraries and coalition offices.
17. Planning Bureau staff, in conjunction with outer southeast neighborhood associations held eleven public workshops to determine the beliefs of those living and doing business in outer southeast regarding the area's assets, problems, and opportunities.

This was a step in the information-gathering phase of the planning process. Flyers announcing the workshops were mailed to individuals on a compiled mailing list, hand-delivered by neighborhood associations to local residents and businesses, and left at libraries.

18. Ten neighborhoods, excluding Brentwood-Darlington, were given the option of drafting neighborhood plans in conjunction with the Outer Southeast Community Plan. Brentwood-Darlington's Neighborhood Plan was adopted by Council by Ordinance No. 165071 in January of 1992. Nine neighborhood steering committees drafted neighborhood plans in the spring of 1993. The remaining neighborhood, Centennial Community Association, formed a neighborhood steering committee and drafted a plan in 1994. Vision Statements, policies, and objectives in these neighborhood plans will be adopted as part of the Outer Southeast Community Plan and incorporated into the Portland Comprehensive Plan.
19. A Background Document attached as Exhibit Q contains census information and issue papers relating to the outer southeast community plan area and was published in March of 1993. It was accompanied by a Land Use and Current Zoning Map and another map depicting Redevelopment Opportunities and percentage of Owner-Occupancy.
20. To foster citizen participation in recently annexed areas, a letter including an informational packet was sent to all property owners in the outer southeast community plan area who were in the Annexation Project area in July 1994. This letter contained a map of the Outer Southeast Community Plan area and encouraged participation in the planning process.
21. Planning Bureau staff held two district-wide workshops, September 15 and 18, 1993, to obtain public comment on two preliminary land-use alternatives for the outer southeast. These workshops were advertised in The Oregonian and a notice was disseminated via the Outer Southeast Community Plan mailing list.
22. A color brochure containing two alternative land use concept maps, a questionnaire, information on how to participate in the planning process and a list of hearings and neighborhood workshops was mailed in January of 1994 to every mailing address in the Plan area, over 68,000 addresses, which included renters, property owners, businesses and institutions. Over 1,300 people filled out the questionnaire and returned it to the Planning Bureau. This was a 2%

response rate. In addition to workshop results, this information was used by staff in evaluating the two alternatives.

23. An Alternatives Discussion Draft presenting policies, objectives, implementation actions, and an explanation of the alternative concepts featured in the tabloid was published in February 1994. It was made available to the public at the Planning Bureau, Southeast Uplift, and East Portland District Coalition offices.
24. Planning Bureau staff held an informational meeting on the Alternatives Discussion Draft report and the Alternative Land Use Concepts presented in the tabloid on February 22, 1994. The Planning Commission conducted two public hearings, March 1 and 8, 1994, on these alternatives concepts. The dates, times, and places of the meetings were noted in the tabloid which was mailed to over 68,000 households and businesses in the Plan area. Concurrently, eight neighborhood workshops were also held in March and April of 1994.
25. A proposed Comprehensive Plan Map and Vision Plan Map were prepared in August of 1994, along with a Workshop Booklet which contained proposed policies, objectives, and code amendments. The Workshop Booklet was made available to the public before the workshops sponsored by the Planning Bureau. The Planning Bureau held four six-hour workshops on successive Saturdays beginning September 10, 1994, at different locations in the plan district. The purpose of the workshops was to explain and receive comments from community residents and business owners on the Plan Maps, policies, objectives, and code amendments.
26. Planning Bureau staff published the Proposed Outer Southeast Community Plan in February 1995. It included a Comprehensive Plan Map, Vision Plan Map, Community-wide policies, objectives and implementation actions, Subarea policies, objectives, and implementation actions, Ten neighborhood plans (Centennial, Foster-Powell, Hazelwood, Lents, Mt. Scott-Arleta, Mill Park, Montavilla, Pleasant Valley, Powellhurst-Gilbert, and South Tabor), an Outer Southeast Business Plan, Title 33 amendments to the Johnson Creek and Gateway Plan Districts, an Environmental Zoning Study and Recommendation, and a Housing Unit Projection Report.
27. The Outer Southeast Community Plan includes action charts and a Vision Plan Map which are adopted by resolution. The action charts represent a commitment from public, private, and non-profit groups to help the neighborhood implement the policies and objectives of the Outer Southeast Community Plan. Each listed implementor has

agreed to the assigned action item by verbal consent or by submitting a letter of support.

28. Each of the proposed neighborhood plans were approved by their respective neighborhood associations and made available to the public in February along with the Community Plan. They were available to the public at the Planning Bureau and the Southeast Uplift and East Portland District Coalition along with the Proposed Outer Southeast Community Plan.
29. The Planning Commission conducted two public hearings on the proposed plans, maps and implementing measures. These hearings were held at Portland Adventist Medical Center Auditorium on March 14 and 28, 1995, in the evening so that as many citizens as possible could attend. The Medical Center is a centrally-located meeting place in the outer southeast plan area. Each individual on the Outer Southeast Community Plan mailing list was notified of these hearings. About 80 people testified at these hearings; at least an equal number attended the hearings but did not testify.
30. Over 320 amendments to the plan and map were requested. An Amendments Document with the Planning Commission's tentative actions was published in two volumes in June 1995 and made available to the public. One volume contained amendment requests that were either tentatively approved or revised by the Commission. The other contained amendment requests that had been tentatively dropped. Owners of property proposed to be down-zoned were notified in May, 1995, of this tentative action and informed of their opportunity to respond in writing or at the upcoming public hearing on June 20, 1995. At that hearing, the Planning Commission took public testimony on its tentative decisions on the amendments. The Planning Commission took final action on the amendments at their public meetings on July 11 and August 8, 1995. They recommended that the Council adopt the Proposed Outer Southeast Community Plan and accompanying neighborhood and business plans and implementation measures as amended by the Planning Commission on July 11 and August 8, 1995 as part of the City's Comprehensive Plan, Zoning Map, and Zoning Code.
31. The recommendation of the Planning Commission for adoption of the Outer Southeast Community Plan and accompanying Neighborhood, and Business Plans and implementation measures is in conformance with Portland's Comprehensive Plan and with the Statewide Planning Goals as more fully set forth in the Report and Recommendation of the Planning Commission. The findings for the Outer Southeast Community Plan are contained in Exhibit M which

is attached hereto and incorporated by reference as part of this Ordinance.

32. Portland City Council held two hearings, November 8 and 15, 1995, to consider the Planning Commission's Recommended Outer Southeast Community Plan, Neighborhood Plans, Business Plan, Comprehensive Plan Map, Zoning Maps, and implementing measures. The first hearing was at Portland Adventist Medical Center and the second hearing was held in City Council Chambers in the afternoon. Notification was sent to all those on the Outer Southeast Community mailing list.
33. The recommendation of the Planning Commission to adopt the Outer Southeast Community, Neighborhood, and Business Plans and implementation measures is in conformance with Portland's Comprehensive Plan and with the Statewide Planning Goals as more fully set forth in the Report and Recommendation of the Planning Commission. The findings for the Outer Southeast Community Plan are contained in Exhibit M which is attached hereto and incorporated by reference as part of this Ordinance.
34. The Notice of Proposed Action and three copies of the recommended Outer Southeast Community, Neighborhood and Business Plans, and implementation measures were mailed to the Oregon Department of Land Conservation and Development on September 22, 1995, as required by ORS 197.610.
35. City Council held a public hearing on the amendment requests to the recommended plan and map on December 20, 1995. An amendments document was made available to the public at and before the hearing. The City Council took final action on the amendment requests on January 11, 1996 thereby amending the Recommended Outer Southeast Community Plan, Comprehensive Plan and Vision Plan Maps, and the implementing measures.
36. The Addendum to Johnson Creek Basin Protection Plan (ESEE) is contained in Exhibit N which is attached hereto and incorporated by reference as findings which are part of this Ordinance. This analysis refers to sites which were annexed into the City of Portland on July 1, 1994. The sites are adjacent to existing environmentally-zoned properties in the City. The Johnson Creek Basin Protection Plan (ESEE) was adopted by City Council in 1991 (Ordinance No. 164472).
37. The Albina Design Guidelines attached hereto as Exhibit R and Supplemental Compatibility Standards (33.295) attached hereto as Exhibit S and adopted by City Council as part of the Albina

Community Plan in 1993 (Ordinance No. 166786) are incorporated by reference as part of this Ordinance and will be applied to all design zones in the Outer Southeast Community Plan area until such time as the Community Design Guidelines and updated Compatibility Standards are adopted by Council and take effect.

38. The Recommended Outer Southeast Community Plan, is attached as Exhibit A and the following Neighborhood and Business Plans attached as Exhibits B through L. (Centennial; Exhibit B. Foster-Powell; Exhibit C. Hazelwood; Exhibit D. Lents; Exhibit E. Mill Park; Exhibit F. Montavilla; Exhibit G. Mt. Scott-Arleta; Exhibit H. Pleasant Valley; Exhibit I. Powellhurst-Gilbert; Exhibit J. South Tabor; Exhibit K. Outer Southeast Business Plan; Exhibit L). and Outer Southeast Community Plan Findings, Exhibit M.; Addendum to Johnson Creek Basin Protection Plan (ESEE), Exhibit N; Vision Plan Map, Exhibit O; Comprehensive Plan Map, Exhibit P; Background Report, Exhibit Q; Albina Design Guidelines, Exhibit R; Supplemental Compatibility Standards (33.295), Exhibit S; Pedestrian District, Exhibit T; Council Approved Amendments to the Recommended Outer Southeast Community Plan (Exhibit A), Exhibit U and; Amendments to Title 33, Planning and Zoning, a part of the Municipal Code of the City of Portland, Exhibit V. Exhibits A through V are attached hereto and hereby incorporated by reference.
39. The Planning Commission recommended City Council adoption of The Outer Southeast Community Plan with a Plan Vision; six community-wide policies and objectives, and actions for implementation relating to economic development, transportation, housing, open space and environment, urban design, and public safety; eight subarea policies, objectives, and actions for implementation; amendments to comprehensive plan map designations, official zoning maps, and zoning code changes; and ten neighborhood plans and one business plan with policies, objectives, and actions for implementation as part of the Comprehensive Plan.
40. The Planning Commission recommended designation of Foster-Powell, Mt. Scott-Arleta, the northern 2/3 of Lents, and Brentwood-Darlington as "distressed areas" for a limited property tax abatement for new single-family housing construction and rehabilitation.
41. The Outer Southeast Community Plan provides a vision, programs, and regulations to guide the growth and development of an approximately 28 square-mile area of the City of Portland. The Plan has been developed in close cooperation with the 10 neighborhood associations, the outer southeast business coalition, and many civic organizations that take an interest in the area. Citizen involvement

in this planning effort has been guided by the Southeast Uplift (SEUL) and East Portland District Coalition (EPDC). The Plan provides mechanisms for managing the area's growth, fostering new investment, coordinating the delivery of services, and enhancing the area's livability and image in the larger community. It is, therefore, in the public interest for the Outer Southeast Community Plan to be adopted as a part of the City's Comprehensive Plan and implemented through the enactment of the zoning code and map amendments that accompany the Plan.

NOW THEREFORE, The Council directs:

- a. Ordinance 150580, City of Portland Comprehensive Plan is amended to incorporate:
 1. The Recommendations of the Planning Commission on the Outer Southeast Community Plan and its attached Exhibits A through L as amended by Council in Exhibit U. These include: a vision statement; six community-wide policies and objectives relating to economic development, transportation, housing, open space and environment, urban design, and public safety; eight Subarea policies and objectives; and amendments to the Comprehensive Plan Map.
 2. As part of the Comprehensive Plan's vision statement, the Outer Southeast Community Plan Vision Statement, as shown in Exhibit A, pages 35 through 48.
 3. A new Policy 2.26, Outer Southeast Community Plan, as shown on page 129 of Exhibit A. Policy 2.26 incorporates the Outer Southeast Community Plan into Portland's Comprehensive Plan.
 4. A new Policy 3.10, as shown on page 130 of Exhibit A and as changed and amended by Council, incorporates the Outer Southeast Community Neighborhood and Business Plans into the Comprehensive Plan along with 11 associated objectives, shown on pages 130 and 131 of Exhibit A.
 5. The Neighborhood and Business Plans listed below are adopted and supersede previously prepared Community Plans for Hazelwood, Powellhurst, and Centennial. The Hazelwood Community Plan adopted in 1986 (Ordinance No. 159284), Powellhurst Community Plan adopted in 1988 (Ordinance No. 161499), and Centennial Community Plan adopted in 1988 (Ordinance No. 161500), which are hereby repealed.

- A. The Centennial Neighborhood Goal is adopted as part of the vision of the Comprehensive Plan; and the Plan's policies 1 through 6 and the objectives associated with each of these policies, as shown in Exhibit B and as changed or amended by Council.
- B. The Foster-Powell Neighborhood Plan's policies 1 through 7 and the objectives associated with each policy, as shown in Exhibit C and as changed or amended by Council.
- C. The Hazelwood Neighborhood Plan's policies 1 through 7 and the objectives associated with each policy, as shown in Exhibit D and as changed or amended by Council.
- D. The Lents Neighborhood Plan's Vision Statement and policies 1 through 8 and the objectives associated with each policy, as shown in Exhibit E and as changed or amended by Council.
- E. The Mill Park Neighborhood Plan's Vision Statement and policies 1 through 5 and the objectives associated with each policy, as shown in Exhibit F and as changed or amended by Council.
- F. The Montavilla Neighborhood Plan's "Montavilla in 2015: A Vision Statement" and policies 1 through 6 and the objectives associated with each policy, as shown in Exhibit G and as changed or amended by Council.
- G. The Mt. Scott-Arleta Neighborhood Plan's "A Vision for Mt. Scott-Arleta's Future" and policies 1 through 6 and the objectives associated with each policy, as shown in Exhibit H and as changed or amended by Council.
- H. The Pleasant Valley Neighborhood Plan's "A Vision for the Pleasant Valley Neighborhood" and policies 1 through 7 and the objectives associated with each policy, as shown in Exhibit I and as changed or amended by Council.
- I. The Powellhurst-Gilbert Neighborhood Plan's Goals A through O and policies 1 through 6 and the objectives associated with each policy, as shown in Exhibit J and as changed or amended by Council.
- J. The South Tabor Neighborhood Plan's policies 1 through 7 and the objectives associated with each policy, as shown in Exhibit K and as changed or amended by Council.

- K. The Outer Southeast Business Plan's "Vision for Outer Southeast Businesses" and policies 1 through 4 and the objectives associated with each policy, as shown in Exhibit K and as changed or amended by Council.
5. The Addendum to Johnson Creek Basin Protection Plan (ESEE) is attached hereto as Exhibit N and incorporated by reference as findings which are part of this Ordinance.
6. The Outer Southeast Community Plan Findings is attached hereto as Exhibit M and incorporated by reference as findings which are part of this Ordinance.
- b. The Official Zoning Maps of the City of Portland are hereby amended to reflect the zoning and Comprehensive Plan Designations shown in Exhibit A (attached to this Ordinance) and all changes and amendments approved by the Council in Exhibit U. The amended maps are presented in a Section of the Exhibit following page 189 and titled "The Zoning Maps." The zoning section and quarter-section maps included in Exhibit A are incorporated into this Ordinance by this reference. These maps are also modified to maintain unchanged the City's approval of LUR 95-00431 ZC.
- c. Title 33, Planning and Zoning, and Title 34, Subdivision and Partition Regulations, two parts of the Municipal Code of the City of Portland, are hereby amended to incorporate all changes and amendments approved by the Council in Exhibits U and V. These include amendments to the Gateway and Johnson Creek Basin. The explanatory commentary presented in italic text within Exhibit V is hereby incorporated as a finding in this Ordinance.
- d. The Transportation Element of Portland's Comprehensive Plan adopted by City Council in 1992 (Ordinance No. 165851) and as later amended is amended to reconfigure the Pedestrian District boundary at Lents and add new Pedestrian Districts at Montavilla, Gateway Regional Center, and Ventura Park, as shown on the Pedestrian District Maps, attached hereto and incorporated by reference as Exhibit T.
- e. The Outer Southeast Community Plan Findings Report, attached hereto as Exhibit M, is hereby adopted and incorporated by a reference as findings which are a part of this ordinance. This incorporation includes Exhibit N, ESEE, and those other documents listed in the Findings Report that provide the factual basis, analysis and conclusions supporting many of the findings included in the Findings Report.
- f. The Albina Design Guidelines is attached hereto as Exhibit R and Supplemental Compatibility Standards (33.295) is attached hereto as Exhibit S have been previously adopted by City Council as part of the Albina

Community Plan in 1993 by Ordinance No. 166786 are incorporated by reference as part of this Ordinance and will be applied to all design zones in the Outer Southeast Community Plan area until such time as the Community Design Guidelines and updated Compatibility Standards are adopted by Council and take full force and effect.

- g. The Planning Commission's designation of Foster-Powell, Mt. Scott-Arleta, the northern 2/3 of Lents as "distressed areas" for a limited property tax abatement for new single-family housing construction and rehabilitation is hereby adopted.
- h. The Outer Southeast Community Plan Action Charts and the Action Charts included in the Neighborhood and Business Plans adopted by this ordinance are adopted separately by resolution. The Action Charts are not adopted by this ordinance.
- i. The Outer Southeast Community Plan Vision Plan Map is adopted separately by resolution and is not adopted by this ordinance.
- j. On January 11, 1996 the Council considered Amendment Requests and determined that it would defer action on proposed zoning for the areas shown on Amendment Requests 24 and 51 until March 20, 1996. A hearing to consider Amendment Requests 24 and 51 will be held on March 20, 1996. Zoning for the sites shown in Amendment Requests 24 and 51 is not amended by this ordinance but will be adopted by a separate ordinance following the hearing on March 20, 1996.
- k. The City Council authorizes and directs the Bureau of Planning to make corrections to the Outer Southeast Community Plan and accompanying Neighborhood and Business Plan in order to correct typographical errors and to ensure parallel construction.
- l. To allow adequate time to prepare and distribute plans, zoning code replacement pages, and to update the City's Official Zoning Map, this Ordinance will take full force and effect at 12:01 AM on March 25, 1996.

Passed by the Council,

Commissioner Hales
Gerald D Brock, Ph.D., AIA, AICP
January 24, 1996

Auditor of the City of Portland
By

Deputy

RESOLUTION No. 35491

Adopt the Vision Plan Map and Action Charts for the Outer Southeast Community Plan and Neighborhood and Business Plans developed with and as part of the Outer Southeast Community Plan. (Resolution).

WHEREAS, the Comprehensive Plan Map of the Outer Southeast Community Plan is a part of the Comprehensive Plan, the Vision Plan Map is not part of the Comprehensive Plan.

WHEREAS, the Vision Plan Map is attached as Exhibit O and is intended as an illustrative diagram to show how the various themes of the Outer Southeast Community relate to each other. Plan features and elements support policies and objectives and are referred to in the Action Charts (Exhibit A). While realization of the Outer southeast community Plan would be enhanced through development of these features and elements, there may be other ways than those proposed to achieve the desired ends.

WHEREAS, the policy elements of the Outer Southeast Community Plan are adopted by ordinance as a part of the Comprehensive Plan, the Action Charts are not part of the Comprehensive Plan.

WHEREAS, the Outer Southeast Community Plan, is attached as Exhibit A and the following Neighborhood and Business Plans are attached as Exhibits B through L. (Exhibit B. Centennial; Exhibit C. Foster-Powell; Exhibit D. Hazelwood; Exhibit E. Lents; Exhibit F. Mill Park; Exhibit G. Montavilla; Exhibit H. Mt. Scott-Arleta; Exhibit I. Pleasant Valley; Exhibit J. Powellhurst-Gilbert; Exhibit K. South Tabor; Exhibit L. Outer Southeast Business Plan).

WHEREAS, the Action Charts consist of lists of ideas for capital projects and ongoing programs.

WHEREAS, the Action Charts describe the proposed projects, programs and regulatory actions. They identify an appropriate time frame for implementation and identify public, non-profit and private agencies and partnerships to lead or oversee the implementation of the item.

WHEREAS, the Action Charts also suggest changes in the City's land use regulations and zoning map. These changes in the City's land use regulations are adopted separately by ordinance.

WHEREAS, the City Council has adopted the Recommended Outer Southeast Community Plan vision, policies, and objectives, as amended by Council in Exhibit U, as part of the City of Portland Comprehensive Plan.

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 of the City

of Portland adopt the Vision Plan Map (Exhibit O) and the Action Charts of the Recommended Outer Southeast Community Plan, Neighborhood and Business Plan, as amended by Council (as shown in Exhibits A through L), and that:

- a. The Vision Plan Map (Exhibit O) is adopted by Council as an illustrative diagram to show how the various themes of the Outer Southeast Community relate to each other.
- b. The implementation actions associated with the Recommended Outer Southeast Community Plan Action Charts are approved by Council as a starting place for the revitalization of the Outer Southeast Community.
- c. Proposals for projects and programs approved by this resolution are understood to be a starting place. All actions have an identified implementor. They will be 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.
- d. The City Council authorizes the City agencies identified on the action charts as Implementors, to engage in activities aimed at implementing the projects and programs called for on the Outer Southeast Community, Neighborhood, and Business Plan action charts.

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 to make corrections to the action charts of the Outer Southeast Community Plan, Neighborhood and Business Plans in order to correct typographical errors and to ensure parallel construction.

Adopted by the Council,
Commissioner Charlie Hales
Gerald D. Brock, Ph.D., AIA, AICP: gdb

BARBARA CLARK
Auditor of the City of Portland
By

Deputy



Southwest Community Plan

Vision, Policies and Objectives

City of Portland
Bureau of Planning
Portland, Oregon



July 2000

The Bureau of Planning is committed to providing equal access to information and hearings. If you need special accommodation, please call Donah Baribeau at 823-7831 (TTY 823-6868).

Southwest Community Plan

Adopted by City Council, July 13, 2000
Ordinance No. 174667

Vision, Policies and Objectives



City of Portland
Bureau of Planning
Portland, Oregon

July 2000

ACKNOWLEDGMENTS

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Charlie Hales, Commissioner of Public Safety
Dan Saltzman, Commissioner of Public Affairs
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I. Introduction

Background

On July 13, 2000, the City Council voted to adopt this set of policies for the *Southwest Community Plan (SWCP)*. This vote closes a chapter of a long and eventful process – interrupted by a year-long hiatus – that involved incredible time and commitment of Planning Commissioners, Southwest residents and business representatives, neighborhood associations, City staff, and other interested people. This document, the *Southwest Community Plan Vision, Policies and Objectives*, represents a starting point for the City Council to build upon as the underpinnings of any future components of the *Southwest Community Plan*.

The *Southwest Community Plan (SWCP)* area (see Figure 1.1) encompasses approximately 19.5 square miles, generally bordered on the north by the Sunset Highway/I-405, on the east by the Willamette River, on the south by the Multnomah/Clackamas County line, and on the west by the Multnomah/Washington County line. Two unincorporated areas of Multnomah County were included within the SWCP area. The areas are in the northwest corner of the plan boundary, south of the Sunset Highway, and in the southeast corner of the plan boundary, south of SW Stephenson Road, adjacent to the Multnomah/Clackamas County line. Both areas are within the city's adopted Urban Services Boundary (USB). The SWCP boundary also includes several small areas in eastern Washington County adjacent to the Portland city boundary. Not included within the SWCP boundary were the Portland Downtown area and the northern portion of the Corbett-Terwilliger-Lair Hill neighborhood known as the North Macadam subdistrict.

When first scoped in 1994, the *Southwest Community Plan* was to include several pieces that, in combination, would set a 20-year framework for Southwest Portland to govern decisions regarding land use, transportation, public facilities and services, environmental protection, housing and public safety. The multi-year project became controversial – since the project began there have been three major changes in the planning process, based largely on citizen concerns.

In July 1998, following significant public involvement and public discussion, the Planning Commission began its decision-making process on a proposed vision, set of policies and objectives, proposed Comprehensive Plan/zoning map for Southwest Portland, and other plan elements. A tentative decision on the vision, policies and objectives was reached on July 14, 1998. After scores of hours of deliberations, the Planning Commission also made tentative decisions on approximately two hundred requested amendments to the neighborhood associations' proposed update of the Comprehensive Plan/zoning map. While tentative decisions about mapping were made for most of the *Southwest Community Plan* area, the Planning Commission recognized the immense amount of time and effort still ahead. This recognition, combined with an already-full schedule of other Council-directed and priority projects,



Southwest Community Plan

prompted the Planning Commission to halt work indefinitely on the plan on August 11, 1998.

During the time the plan was on hold, everyone involved – citizens, staff and Planning Commissioners alike – had an opportunity to reflect on why the *Southwest Community Plan* process was so difficult, contentious and time-consuming. Out of this reflection emerged some fresh, creative rethinking about ways to proceed with the process. A unique process that emphasized trust and collaboration was put in place.

In the meantime, several important City initiatives addressing issues of importance to Southwest citizens were advanced or completed, including efforts related to stormwater management, erosion and sedimentation control, endangered species protection and recovery, and redesign of the Local Improvement District (LID) process.

Shortly after the Planning Commission suspended its work on the plan, a citizens' task force was formed by the Southwest Neighborhoods, Inc. (SWNI) to advocate for completion of the *Southwest Community Plan*. Over the subsequent months, the Task Force, composed of representatives of neighborhood associations within Southwest Portland, met regularly. After reviewing the vision, policies and objectives tentatively adopted by the Planning Commission, the group began drafting and refining an alternative set of plan policies that more closely reflected the thinking of the Task Force members.

In August 1999, City staff met with the Task Force and, through collaborative discussions, developed a process to formally revive the *Southwest Community Plan*. The revised process called for moving plan elements forward on separate tracks, with the community plan policies identified as the first track to proceed. The new and unique process created a path that allowed for both the Planning Commission's policies *and* the Task Force's alternative set of policies to move forward to City Council for consideration. Most participants supported this process as a way to continue City work on the plan.

With Planning Commission and City Council support, City staff proceeded with this new process to move forward on the policy component of the *Southwest Community Plan*. The Planning Commission voted on September 21, 1999, to recommend a few minor revisions to its tentatively adopted set of policies and to forward the set, as revised, to the City Council for formal consideration.

In accordance with the revised process endorsed by both the Planning Commission and the City Council, Council considered the Task Force's document in addition to Planning Commission's recommended policies. In some areas the two documents were similar; in other areas they differed significantly. Both documents were available for public review, and both were discussed at City Council public hearings on May 17, 2000; June 1, 2000; and June 29, 2000. For procedural reasons, the City Council considered the Task Force document as a set of requests to amend the Planning Commission's recommended policies. The policy document adopted by City Council on July



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13, 2000 melds many aspects of the two policy proposals the Council considered.

In endorsing the revised process, the Planning Commission and the City Council believed that successful completion of the policy phase of the *Southwest Community Plan* was a vital prerequisite for continuing on with any subsequent phases of the plan, such as the Comprehensive Plan/zoning map. This set of policies provides the foundation upon which any additional plan components will be built.

How This Document is Organized

The Land Use and Urban Form policy is the first policy in this document. This is an umbrella policy under which all others fit. This policy is followed by the Public Facilities policy. All remaining policies and objectives are organized by topic alphabetically. There is no implied priority in the remaining policies, because all fit together to meet the needs of residents and businesses within the *Southwest Community Plan* area.

What are Policies and Objectives?

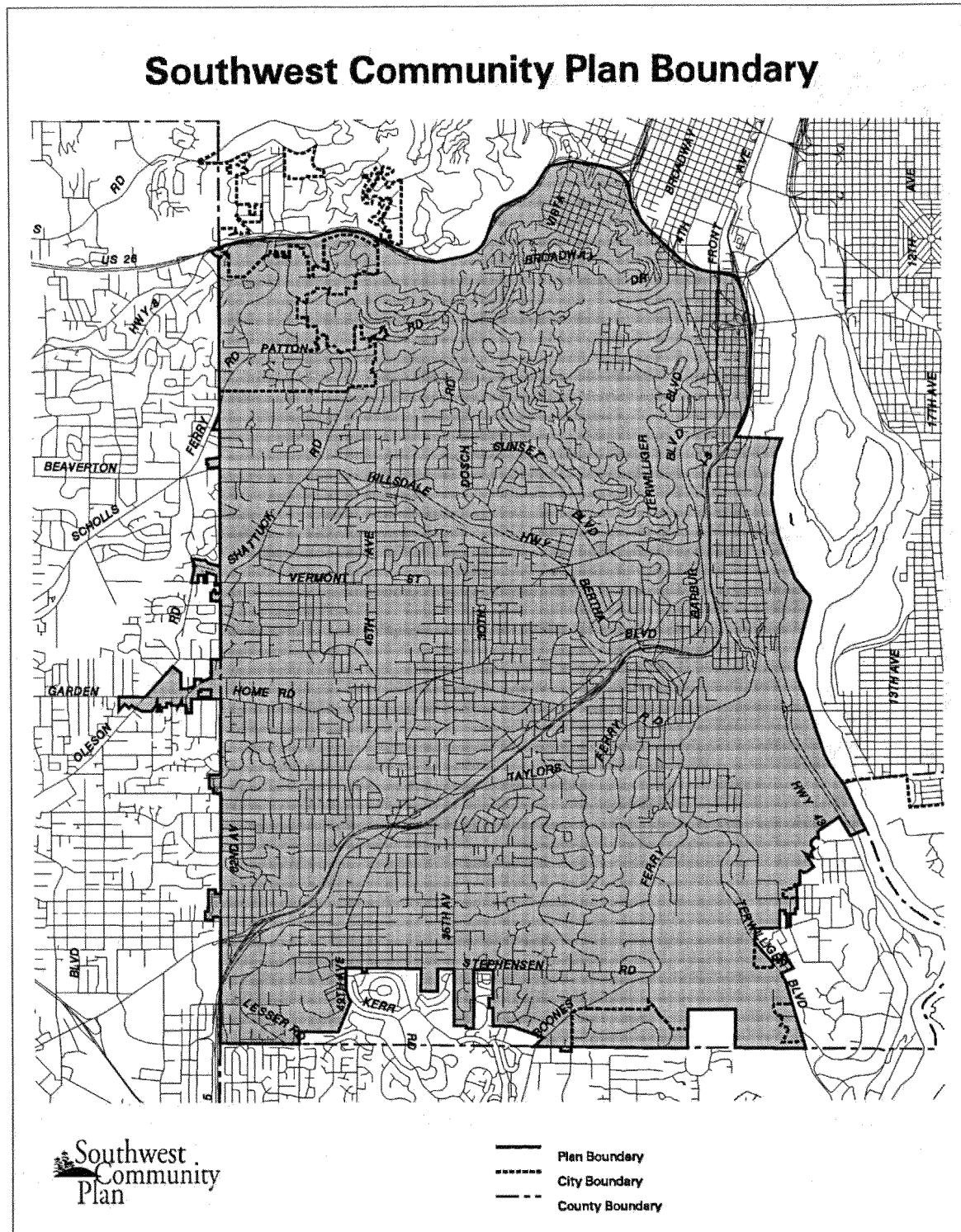
Policies are broad statements that set preferred courses of action. Adopted policies guide and direct community planning decisions regarding land use, the provision of public services (such as parks and transportation), and community-based improvements. Policies need to be specific enough to help determine whether or not a proposed project or program would advance community values expressed in the goals.

Objectives are specific statements that carry out a plan in the short term. Objectives are measurable benchmarks that can be used to assess incremental progress in achieving the broader purposes expressed in policies.

NOTE: *The City Council has recommended that a separate land use plan be developed in the future for an area that would include the area currently known as the West Portland Town Center. This future planning process would update the Comprehensive Plan/zoning map for the area as well as a significant length of the Barbur Boulevard Corridor. The process would also include a review of the appropriateness of the town center designation, and could result in a change in that designation. The boundaries to determine where any designation would be applicable will be determined in that planning process. Until such a plan is completed, the town center designation for the area is conceptual only and is not intended to govern decisions affecting the areas. When that planning process is completed, the Southwest Community Plan policies may be amended through a public process to be consistent with that plan. All references to the West Portland Town Center are marked with an asterisk (*).*



Figure 1.1: Study Area





II. Vision for Southwest Portland

Southwest Portland encompasses 18 neighborhoods that reflect considerable diversity in demographics, residential character, terrain and infrastructure, commercial and business enterprises, and public and private facilities and institutions. During its early history, the City of Portland developed to the east and north of the downtown area on the western bank of the Willamette River.

At the same time, the large geographic area of Southwest Portland developed as farm towns, with dairies and farming communities as focal points of growth well into the twentieth century. Most of Southwest Portland was annexed to the City of Portland in the 1950s, and much of its infrastructure and character reflects its rural beginnings even in the late 1990s.

Also in the late 1990s, Southwest Portland had several thriving commercial nodes – along Southwest Capitol Highway at Hillsdale and Multnomah; along Southwest Barbur Boulevard from Terwilliger to the edge of the City of Tigard; along Southwest Macadam; in Burlingame at Terwilliger and Taylors Ferry Road, and along Beaverton-Hillsdale Highway. By 2020, these commercial nodes have evolved further into vital focal points for community activities and commercial and retail services, while retaining elements of their valued historical community character.

Macadam Avenue, already a major urban thoroughfare in 1997, changed significantly with the development of the North Macadam District. Residents and visitors to the Portland metro area now enjoy riverfront access via the Willamette Greenway Trail. The Greenway provides recreational, environmental, aesthetic, walking and bicycling opportunities. The Greenway is easily accessible from Macadam Boulevard and links with Tom McCall Waterfront Park in Portland's downtown.

Hillsdale Town Center's vital and growing urban commercial core supports small businesses, housing and pedestrian activities. It is an engaging place – friendly, lively, inviting and safe with a diversity of residents which help create a strong community identity and spirit.

Capitol Highway, a fully tree-lined street with sidewalks from Hillsdale to West Portland Park, beckons people to walk or bike in safety between the Hillsdale Town Center and Portland Community College.

Multnomah Village has retained its charm, partially through an historic district designation, even as merchants expand and new businesses begin. The village area has continued to prosper and attract neighborhood and community residents. Local gathering spots offer opportunities for friends and neighbors to meet, providing a small town atmosphere that residents continue to treasure.

The Barbur Boulevard corridor is becoming a successful center for business and housing. With transit service and streetscape improvements, the area has



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attracted growing numbers of pedestrian-oriented retail and commercial services, as well as a variety of housing opportunities for people of all ages and income levels.

To the west, Beaverton-Hillsdale Highway is changing, as the community responds to the increased urbanization of Washington County and City of Beaverton. In the future, Beaverton-Hillsdale is more than a highway. The existing higher density residential areas are supported by a range of land uses and building types that enhance pedestrian activities. Where possible, ground floor retail with housing above is developed. This retail is neighborhood oriented, serving the additional housing and surrounding neighborhoods. These regional and more local land uses are supported by transit service that provides frequent service. The Raleigh Hills Town Center ties the cities of Beaverton and Portland together, offering both residents and commuters a variety of goods and services.

The Garden Home Main Street has completed its evolution into a thriving market and residential area serving both Portland and Beaverton neighborhoods. The completed Fanno Creek Greenway Trail runs through it, providing an attractive pedestrian and bicycle connection between the 40-Mile Loop Trail and the Tualatin River.

West Portland Town Center* is becoming a successful center for employment and housing. Its adjacent population has helped create its distinctive offices, shopping opportunities, and homes that attract people of all ages and income levels.

By 2020, the forested hills and dales of Southwest Portland and its intricate network of rills, creeks, and streams have been preserved or restored to allow an abundant return of native fish and a sustaining habitat for birds and other small wildlife. A program of watershed-based planning has allowed the development of stormwater management that respects and retains the area's strong natural character while accommodating growth.

Through initiatives of Southwest citizens in the 1990s, an interconnected system of pathways and trails has developed by 2020 that includes public streets and off-street links, and provides miles and miles of walking opportunities throughout Southwest Portland. Pedestrians enjoy the urban trail system and the streams, forest canopy, and hilly terrain that have always distinguished Southwest Portland. Signage and a detailed walking tour map invite residents and visitors alike to discover and use routes that were formerly unknown or inaccessible to the public.

Throughout Southwest Portland, residents find a diversity of housing and transportation choices. People continue to live close to major commercial/retail corridors in higher-density housing that has allowed preservation of the lower-density inner neighborhoods. Citizens and businesses have diverse and efficient transportation within and throughout the



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Southwest and take advantage of public transit that links these centers with one another and with the rest of the metropolitan area.

Neighbors, visitors, and employees enjoy the Southwest for its natural areas, open spaces, views and vistas, parks and plazas, walkways and parkways, and luxuriant greenery. By 2020, the Southwest is no longer park deficient, and considerably more parkland has been purchased to provide outdoor recreation and natural resource protection. Southwest parks serve a variety of community needs including appropriate passive and active recreation and environmental protection based on the value of their natural resources, the need for recreation and the context of the park. The character of the Terwilliger Parkway, long considered the "jewel in the crown" of Portland, has been extended to Tryon Creek State Park. Recreational users of Terwilliger now enjoy bike and pedestrian paths, benches, interpretive signage, and a "corridor of green" from downtown Portland to Lake Oswego.

By 2020, infrastructure issues progress to a resolution that allows improvements tailored to the setting, past development, and the specific needs of each neighborhood. The City is committed to infrastructure improvement and planning that allows much of the treasured character of each neighborhood to be preserved, while allowing it to integrate the necessary growth in the new millennium.

The strong identification of Southwest residents with the natural environment has guaranteed their involvement in the longevity of the community's values throughout the life of the *Southwest Community Plan*. This energy and diligence by Southwest residents in creating and enhancing the special places of Southwest continues to strengthen the quality of life for all who live here.





III. Policies and Objectives for Southwest Portland

Land Use and Urban Form

Enhance Southwest Portland's sense of place as a community and a collection of distinct neighborhoods. Accommodate Southwest Portland's share of regional growth while protecting the environment in all areas. Encourage the realization of compact, transit and pedestrian-friendly, mixed-use centers while responding to the need for a range of housing types and prices. Outside of the mixed-use areas, allow infill housing opportunities which increase neighborhood diversity, stability and home ownership while limiting redevelopment.

I. Community-wide Objectives

1. Ensure compatibility of new development with Southwest Portland's positive qualities.
2. Encourage innovative designs in public and private development that are in harmony with the natural character of Southwest Portland.
3. Ensure that zoning designations represent densities that are likely to be achieved.
 - (a) Focus new housing and employment opportunities in "mixed-use areas" in Southwest Portland: in town centers, main streets, and at designated areas along corridors.
 - (b) Encourage redevelopment that has clear public benefit, fewer adverse consequences, minimal environmental limitations and adequate infrastructure.
 - (c) Ensure that development and redevelopment occurring outside of mixed-use areas respects the scale and the desired neighborhood character identified in individual neighborhood plans.
4. Through the shared efforts of residents, institutions, businesses, and public agencies, enhance the level of community responsibility for, and involvement in, a secure, safe and diverse environment.
5. Support protection of historic and scenic resources in Southwest Portland.



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6. Develop zoning, subdivision and design tools to promote infill development that is compatible with the desired character of established residential areas.
7. Encourage medical and educational institutions to appropriately house students and work cooperatively with affected neighborhood associations to minimize negative livability impacts on adjacent residents.
8. Support efficient utilization of public lands for achieving compatible multiple objectives, where appropriate.
9. Land use patterns near existing parks in Southwest should consider the desired neighborhood character, service level of the park, and accessibility as well as the potential impact on sensitive environmental areas.



II. Additional Objectives for Mixed-Use Areas

A. General Objectives

1. Define boundaries of main streets and town centers through a public process in a way that supports commercial viability, meets Metro's 20 year allocations, and helps the city meet its housing goals.
2. Create land use patterns that support transit and foster a positive environment for pedestrians in Southwest Portland's town centers, main streets, and at designated areas along corridors.
3. Encourage development within main streets and town centers that enhances commercial vitality and the desired characteristics of these areas.
4. Encourage employment and housing growth in Southwest Portland's town centers, main streets, and at designated areas along corridors, while effectively managing stormwater runoff and protecting creeks and waterways.
5. Ensure that plan designations and zoning in mixed-use areas are flexible enough:
 - (a) to allow a wide range of commercial, high density residential, and employment opportunities.
 - (b) that, when subsequent master plan processes are begun, such designations will not act as a hindrance to the planning effort.
6. Balance the need for higher density residential and mixed-use development with the preservation of single family detached homes on small lots in the town centers, main streets and corridors, to promote a diversity of housing options in these areas.
7. Enhance the natural resource, recreational and aesthetic values of streams, stream corridors and open spaces within town centers and main streets.
8. Enhance the environment for pedestrians in Southwest Portland's town centers, main streets, and transit corridors.
9. Link mixed-use areas with an interconnected transportation network and transit services.
10. Give priority to public funding for future infrastructure improvements in Southwest Portland that will address deficiencies and support employment and housing growth, to the town centers, main streets, and



transit corridors, including improvements that will support “nodes” of pedestrian and transit activity along the corridors.



B. Town Center Objectives

Town centers serve areas greater than and may have a character distinct from the surrounding neighborhoods. Town centers take a variety of shapes and forms. They contain buildings which may be larger than those in surrounding neighborhoods with a style and design that gives the town center its own sense of place. Its core contains the highest density employment, commercial and residential uses and developments. Moving outward, uses and buildings become increasingly less dense, with the edges compatible and inviting to nearby neighborhoods. Town centers are transportation hubs, with convenient locations for making transit connections. Town centers in Southwest Portland are Hillsdale, Raleigh Hills, and West Portland.*

1. When increasing residential and employment density in Southwest Portland, place the highest density within town centers.
2. Within the boundaries of town centers, create transitions along the edges that respect the planned density, design, scale and character of the contiguous neighborhoods.
3. Include the following in any future individual town center master plans:
 - (a) identification of major employers and businesses and what they need to succeed in that location;
 - (b) analysis of changes due to active intervention programs as well as market trend changes;
 - (c) analysis of infrastructure improvements, including the necessity for increased connectivity within the town center required for rapid high density growth, the need for regional stormwater management facilities, and identification of likely funding mechanisms;
 - (d) district-wide entertainment possibilities;
 - (e) identification of the character distinctive to the particular town center; and
 - (f) identification of and assistance to individuals, businesses and organizations committed to improvements within the town center.
4. Encourage public/private partnerships to address the infrastructure needs in town centers.



C. Main Street Objectives

Main streets are a part of and provide services to the neighborhoods within which they are located. Generally linear in form, main streets contain buildings whose height, scale, and designs are appropriate for their neighborhoods and uses which are a mix of residential and neighborhood-scale commercial. While main streets typically serve the surrounding community, they may develop a regional specialization. They may have a village or urban character. Their growth and development will occur in tandem with changes to the surrounding neighborhood. Main streets in Southwest Portland are Garden Home, Macadam, and Multnomah.

1. Respect the planned density, design, scale and character of the contiguous neighborhood when increasing residential and employment density within main streets.
2. Ensure transportation connections, community interaction, pedestrian rhythm and orientation, and frequent and accessible transit service within and between the main street and the surrounding neighborhood(s).
3. Include the following in any future individual main street master plans:
 - (a) identification of desirable neighborhood-scale businesses as well as those which might draw from a more regional market and what they need to succeed in that location;
 - (b) analysis of market trend changes;
 - (c) analysis of infrastructure improvements needed and likely funding mechanisms to transition the main street to a higher density within 20 years;
 - (d) local entertainment possibilities;
 - (e) identification of the character of the particular main street and means by which the area will change incrementally; and
 - (f) identification of and assistance to individuals, businesses and organizations committed to improvements within the main street.



D. Corridor Objectives

Corridors are transportation routes that connect mixed-use areas to each other and to other parts of the region. They are designated for increased growth and development during the next 20 years. They may or may not currently contain transit services, but as development occurs, they will become increasingly convenient to access public transportation. They are linear, but contain nodes - usually intersections - which are most appropriate for locating concentrated development. Almost all corridors need infrastructure improvements to attain a high-quality pedestrian and bicycle environment. Corridors in Southwest Portland are Barbur Boulevard, Beaverton-Hillsdale Highway, Capitol Highway, Multnomah Boulevard, and Terwilliger-Boones Ferry Road.

1. Encourage transit-supportive concentrations of housing and employment density at appropriate locations.
2. Emphasize a high-quality pedestrian and bicycle environment and convenient access to public transportation along corridors.
3. Encourage the development of "nodes" of employment, commercial and housing opportunity along transit corridors.
4. Provide regional and on-site stormwater management facilities that mitigate the effects of runoff from transportation infrastructure.
5. Provide connections between transit corridors and nearby schools and public park facilities.



III. Special Areas

A. Willamette River Greenway

1. Protect the Willamette River and the Willamette River Greenway by supporting Statewide Goal 15 (Willamette River Greenway), the *Willamette Greenway Plan*, its regulations, resolutions and vision.
2. Foster the completion of the Willamette Greenway trail through the *Southwest Community Plan* area and its connection to other Southwest bicycle and pedestrian routes.

B. Other Special Areas

1. Enhance the scenic qualities of Terwilliger Boulevard and the Terwilliger Boulevard extension not currently within the Terwilliger design overlay zone.



Public Facilities

Ensure adequate public facilities for both existing and new development through equitable funding mechanisms.

Objectives

1. Evaluate current deficiencies in public facilities.
2. Develop a long-range plan and strategies to improve public facilities consistent with *Southwest Community Plan* objectives.
3. Ensure that the provision of new public facilities maintains or enhances the functions of existing public facilities.
4. Develop a process involving public participation to find equitable mechanisms for funding improvements to inadequate infrastructure and additional infrastructure needed for new development.
5. Develop land use patterns and public facilities that protect natural water courses, and consider the impacts of landslides and earthquakes.





Citizen Involvement

Ensure that the policies and objectives of the *Southwest Community Plan* are used to guide the collaborative actions of the city and Southwest citizens for the next 20 years. Involve citizens integrally in the *Southwest Community Plan* from concept through evaluation and revision.

Objectives

1. Create partnerships based on a collaborative, consensus-seeking, community-based approach between community organizations, neighborhood and business associations, city bureaus and officials, all implementing bodies, and individual citizens when creating, developing, or implementing policies and programs for the *Southwest Community Plan* or Southwest area.
2. Establish clarity as to the roles, rights, responsibilities, and degree of accountability of the participants, including city officials, bureau directors, staff, citizen leadership, organizations, and individuals for creation, development, and implementation of policies or programs for the *Southwest Community Plan* or Southwest area.
3. Address community concerns and goals during creation, development, implementation, monitoring, evaluation, and revision of the *Southwest Community Plan*.
4. Identify, strengthen, and use communication links between the Planning Commission, City Council, city staff, and citizens throughout the creation, development, and implementation of the *Southwest Community Plan*. Ensure that citizens receive responses from policymakers, including the rationale for decisions.
5. Use the *Southwest Community Plan* policies and objectives to create, develop, implement or evaluate new citywide policies, programs, or project proposals to ensure that the concerns of the Southwest community are addressed.
6. Engage the Southwest community and all relevant stakeholders in discussion of the economic and demographic factors that could affect the current and future needs of development, business, and in the creation, development and successful implementation of the *Southwest Community Plan*.
7. Support the activities of recognized organizations when creating, developing, or implementing policies or programs for the *Southwest Community Plan* or Southwest area.



8. Review the progress of the *Southwest Community Plan* in concert with the citizens of Southwest Portland through ongoing monitoring and periodic evaluation of plan implementation, including refinement or modification of implementing actions with public input as circumstances change.
9. Obtain active participation from Southwest neighborhood associations, business associations, and other community-based organizations by soliciting recommendations from their leadership for participation on any citizen advisory committee to engage in any phase or facet of the *Southwest Community Plan* or plan area. Seek balance and variety on all citizen advisory committees.



Economic Development

Maintain and build upon Southwest Portland's position to attract and support economically viable neighborhood and regional employment centers. Foster businesses and commercial developments that are compatible with the desired scale and character of each center. The most desirable businesses include those which predominantly provide family-wage jobs.

Objectives

1. Foster the development of new jobs in Southwest Portland by encouraging development of new businesses in commercial and employment areas.
2. Support educational and medical institutions in enhancing the quality of education they provide and research they conduct.
3. Support opportunities for startup and in-home business and telecommuting as a way of reducing vehicle miles traveled while promoting economic diversification.
4. Attract investment that contributes to the range of commercial, civic and community services desired in each employment center.
5. Encourage locally-owned and managed businesses and properties.
6. Encourage the construction of residential units as a component of new commercial and employment developments.
7. Encourage the provision of ground floor retail and services in office buildings and in multifamily housing projects.
8. Support activities that increase the linkage between local job opportunities and job training and school-to-work transition programs in the high school and community college.
9. Assist businesses, business associations, and neighborhoods to organize. Encourage each to:
 - (a) Identify the range of goods and services needed to serve the Southwest market.
 - (b) Create a favorable climate for new and existing businesses to provide a wide range of goods and services to the Southwest market.



Southwest Community Plan

- (c) Establish a trusting and productive relationship with neighbors and neighborhood associations.



Housing

Provide a variety of affordable housing choices adequate to meet the needs of current and future Southwest residents. Regard the existing housing stock as one resource to meet this need. Encourage development of housing types that will increase home ownership opportunities for Southwest residents.

Objectives

Housing Supply and Quality

1. Provide opportunities to achieve the development of new housing units over the next 20 years to accommodate new residents and the shift to smaller households.
2. Provide for diversity of size, type, and affordability of housing to meet the needs of young adults, small and large families, empty nesters, the elderly, and others.
3. Increase opportunity for building more detached single family housing by reducing minimum lot sizes and encouraging the construction of smaller size houses.
4. Encourage property owners to maintain and improve their homes and rental properties so that established neighborhoods remain stable and attractive as infill and redevelopment occur.

Affordability and Home Ownership

5. Encourage public and private developers to vary the affordability, type and size of units in new housing developments to foster the development of inclusive communities.
6. Aid Southwest residents of varying income levels to become homeowners, particularly first-time homebuyers.
7. Increase the supply of affordable rental housing of all types for families. This includes units with three or more bedrooms.
8. Increase Southwest Portland's supply of housing affordable to households below the median income.
9. Encourage the provision of an adequate supply of mixed-income housing so that those working in Southwest can live near where they work.





Parks, Recreation and Open Space

Enrich neighborhoods and the Southwest community as a whole with ample, accessible, and well-maintained parks and open space. Preserve and enhance the natural habitat features of Southwest Portland's parks and open spaces. Ensure a wide range of recreational opportunities for Southwest citizens.

Objectives

1. Create new parks and open spaces in Southwest Portland to meet current and future needs for parks, recreation and open space at levels that meet or exceed standards adopted by the City.
2. Preserve natural areas for wildlife habitat, environmental and scenic values.
3. Promote the voluntary acquisition of environmentally-sensitive areas by public and nonprofit agencies.
4. Maintain and enhance existing parks, recreational programs, and community centers in Southwest Portland to serve current and future residents.
5. Encourage removal of invasive species in parks and natural areas.
6. Encourage and support community stewardship programs for Southwest Portland's parks and natural areas.
7. Consider and encourage provisions for parks, recreation facilities, and common open space areas in new subdivisions in Southwest Portland.
8. (a) Protect Tryon Creek State Park as a regionally significant natural and recreational resource.

(b) Protect other natural areas, parks, and riparian corridors as significant natural and recreational resources.
9. Promote active participation of citizens in the creation of all plans for parks and open spaces in Southwest Portland.
10. Establish criteria, through a citizen involvement process, for determining when changes to Southwest parks or open spaces should be preceded by appropriate parks plans.
11. Encourage the development of well-designated, well-maintained trails and bicycle paths in Southwest Portland as recreational opportunities.



12. Encourage biological diversification by restoring, enhancing, and managing parkland for a variety of specific landscape and habitat types, with preference for native species where appropriate.
13. Promote and provide safe and convenient trails and bicycle paths from Southwest neighborhoods to the Willamette River.
14. Ensure that public facilities are planned and developed in accordance with the Public Facilities policy herein.
15. Promote a continued partnership with schools and other stakeholders in the use of parks, recreational areas and open spaces in Southwest Portland.



Public Safety

Enhance the level of community responsibility for a secure and safe living environment through shared efforts of residents, public agencies, institutions, and businesses. Maintain a high level of public safety and security for residents, employees, and businesses.

Objectives

1. Ensure coordinated, prompt, adequate, effective, and efficient police and fire protection and emergency response in Southwest Portland.
2. Consider topography, accessibility, and Southwest community needs in the siting and design of new public safety facilities.
3. Inform residents, students and business community members about crime prevention, and encourage them to work together on crime prevention programs and projects.
4. Inform and encourage participation by the community in fire prevention, landslide, and flood risk prevention, and emergency-preparedness programs.
5. Encourage community-based programs aimed at accident prevention and medical incident intervention.
6. Encourage the development of street patterns and standards that provide adequate emergency vehicle access and quick response times. Ensure adequate ingress and egress especially to public safety facilities, which should have alternate routes in the event that disaster blocks primary access routes.
7. Encourage site layouts and building designs that encourage proprietary attitudes and natural surveillance over shared and public spaces.
8. Promote development patterns that promote pedestrian safety in commercial areas.





Transportation

Provide a balanced, multimodal transportation system in Southwest Portland that encourages increases in transit use and pedestrian accessibility and connectivity, discourages non-local traffic in residential areas, manages congestion, and focuses on improving and maintaining arterial and local streets.

Objectives

1. Support the development of pedestrian facilities, including safe crosswalks, identified in the Pedestrian Master Plan and the SW Trails maps on arterials and local streets, at major intersections and bus stops, on unimproved rights-of-way, and across public and private lands where appropriate to provide connections between residential areas and activity centers.
2. Enhance access for bicyclists by developing and completing bicycle facilities on designated bikeways within and to activity centers and by adding public bicycle parking where needed.
3. Improve circulation for transit, automobiles and truck traffic by constructing direct interchanges between regional trafficways and major city traffic streets, by improving accessibility to activity centers, and by providing better connectivity of major streets and operations of multimodal intersections.
4. Improve intradistrict and interdistrict transit service in the peak and off-peak periods to serve residential areas, town centers, main streets, and activity centers, particularly those in the Southwest district, and add transit facilities and pedestrian ways to enhance access to transit.
5. Support major institutions in neighborhoods, including Oregon Health Sciences University, Portland Community College, and Lewis and Clark College, by encouraging the provision of high-quality transit service and facilities to serve them; requiring transportation demand management programs to mitigate impacts on neighborhoods, and improving the adjacent and internal pedestrian facilities surrounding and within to enhance access.
6. Reinforce the primary transportation functions of designated scenic drives and parkways.
7. Develop additional pedestrian facilities within the Hillsdale, Multnomah and Johns Landing Pedestrian Districts.



Southwest Community Plan

8. Adopt new pedestrian districts and develop pedestrian facilities in Southwest activity centers as area plans are completed and appropriate zoning is adopted.
9. Encourage pedestrian activity and include on-street parking in town centers and along main streets to support their economic vitality.
10. Use a broad range of cost-effective approaches taking into consideration existing topography and drainage patterns and protection of the natural environment when building and maintaining pedestrian ways and streets in Southwest to reflect their varying functions, classifications, and character.
11. Evaluate the transportation impacts on neighborhoods and arterials when changing the development potential of an area.
12. Analyze potential transportation impacts and require appropriate mitigation measures for new development consistent with review processes and provisions of the City Code.
13. Evaluate and test a toolbox of street designs and materials to carry out the Southwest transportation objectives.
14. Improve coordination among bureaus, agencies, and jurisdictions, and seek partnerships to implement Southwest transportation objectives and finance projects.
15. Address safety and congestion concerns through a combination of enforcement, education, and encouragement of legal behavior, emphasizing safety on arterials and both safety and livability on residential streets.
16. Inventory the existing status and condition of the major elements of the transportation system including pedestrian and transit users' safety.
17. Establish goals and benchmarks to measure progress towards street improvement and provision of pedestrian and transit facilities.
18. Take into consideration the existing condition of streets in the vicinity of a site, as well as their planned function, when considering quasi-judicial land use changes that rely on adequacy of services as an approval criterion.
19. Facilitate citizen participation in transportation planning, project prioritization, and project development and implementation including a dynamic dialogue model soliciting input from the broadest possible audience and using the knowledge and resources of Southwest citizens.



Southwest Community Plan

20. Support the volunteer efforts of residents, businesses, and organizations in carrying out activities that promote accomplishment of the transportation objectives and enhance the Southwest community.





Watershed

Protect and enhance Southwest Portland's environment and natural resources on a watershed by watershed basis. Integrate stormwater management into land use planning and development in a way that prevents net degradation of water quality, aquatic, streamside and riparian habitats and ecosystems, and plant and animal habitats throughout the stream corridor.

Objectives

1. Manage stormwater runoff on a watershed-wide basis to:
 - (a) Prevent any net degradation of water quality, aquatic and streamside plant and animal habitats and ecosystems, channel stability, or watershed health.
 - (b) Minimize risk to public safety, private property, and public infrastructure.
 - (c) Reduce the volume, velocity and pollutant load of stormwater runoff entering streams.
 - (d) Improve dry season stream flows, particularly in headwater areas.
2. Integrate stormwater management solutions for individual properties into an overall Watershed Management Plan.
3. Base stormwater management on the following core values: water quality and quantity, aquatic and streamside plant and animal habitats and ecosystems, soil, stream and slope stability, and the scenic, educational and recreational values of Southwest Portland's natural areas and streams.
 - (a) Integrate land and infrastructure planning and development so as to achieve the core values.
 - (b) Enact and strengthen land development regulations, the permit process, and enforcement, consistent with protection of the core values, to achieve City goals.
 - (c) Reflect the core values through improved planning, codes, enforcement, incentives, capital improvement projects, community stewardship, and interbureau and interjurisdictional cooperation.

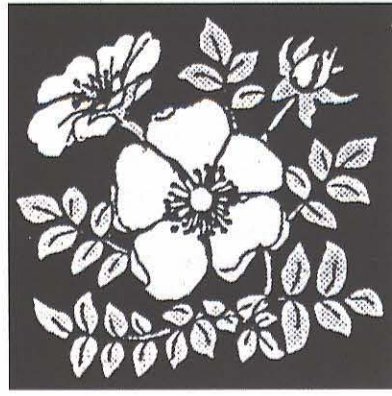


4. Promote the maintenance and restoration of the urban forest canopy and use of native vegetation in headwater areas, within upland forests, and along riparian and wildlife corridors.
5. Protect the structural stability and riparian conditions of stream corridors, water quality and the needs of aquatic and riparian wildlife and vegetation.
6. Create conditions which support the recovery of threatened, endangered, and other sensitive species and remove streams from water quality-limited listings.
7. Provide incentives, as properties are redeveloped and facilities renovated, for using new technology and management practices to improve degraded streams.
8. Support the Combined Sewer Overflow reduction and other multi-objective projects and encourage "green solutions" - projects that include planting of vegetation - to reduce stormwater, pesticide, fertilizer, and other pollutant runoff into the Willamette River.
9. Integrate floodplain values of the Willamette River with developments and uses along the Willamette Greenway.
10. Promote the restoration and protection of vegetated riparian corridors as a means to restore and preserve water quality and aquatic streamside plant and animal habitats and ecosystems.
11. Protect and restore Southwest watersheds as described in Objectives 1 through 10 above by adopting and enforcing new land use regulations. These new regulations may require the amendment of existing base or overlay zone requirements, or adoption of new development standards or plan districts.
12. Ensure that public facilities are planned and developed in accordance with the Public Facilities policy herein.

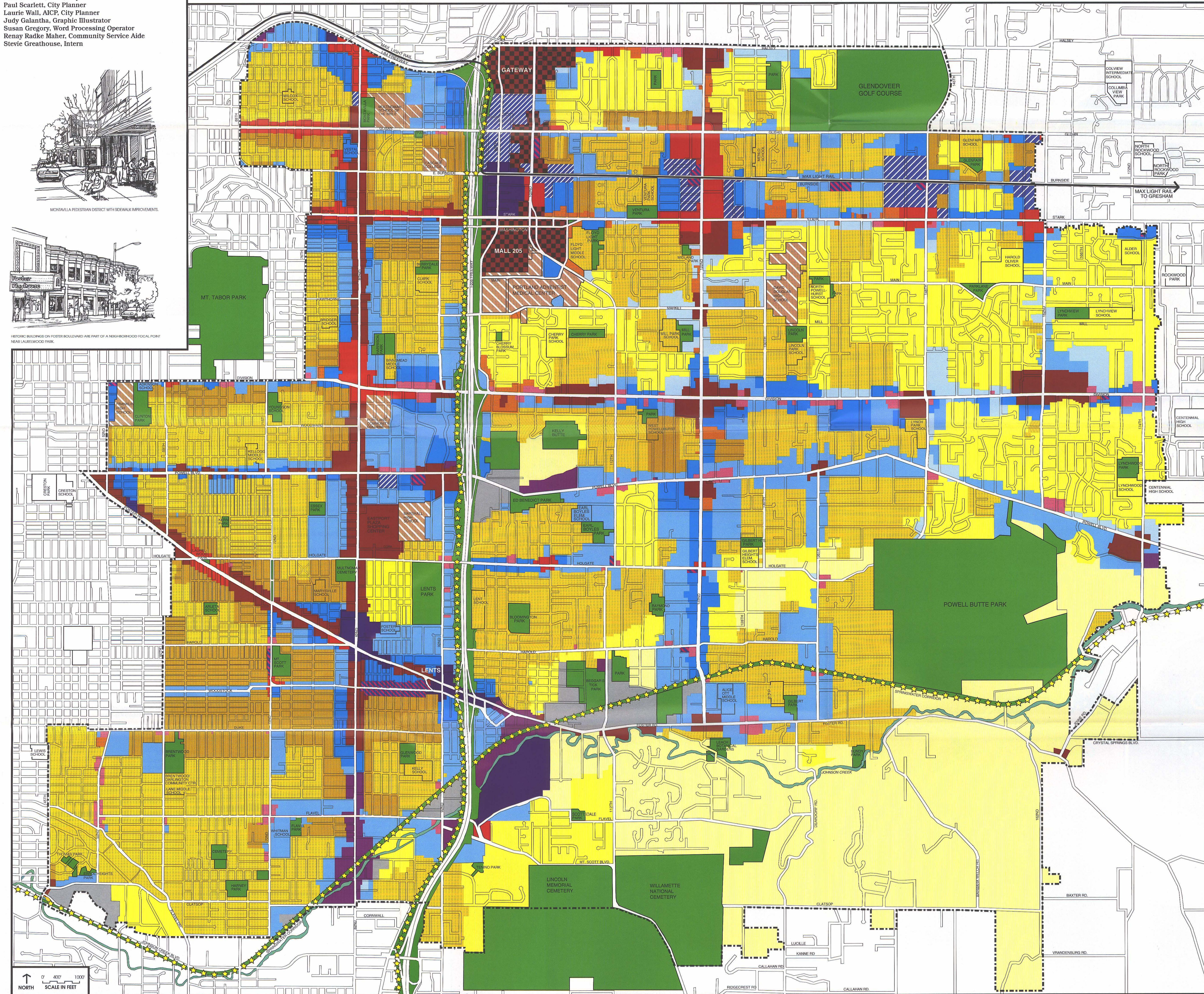
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OUTER SOUTHEAST COMMUNITY PLAN Adopted Comprehensive Plan Map



Comprehensive Plan Map

The **Comprehensive Plan Map** guides growth and development, protects community livability, and provides certainty for those wishing to develop their land. The Outer Southeast Community Plan was adopted by Portland's City Council on January 31, 1996, by Ordinance 168763 and Resolution 35491, becoming part of Portland's Comprehensive Plan.

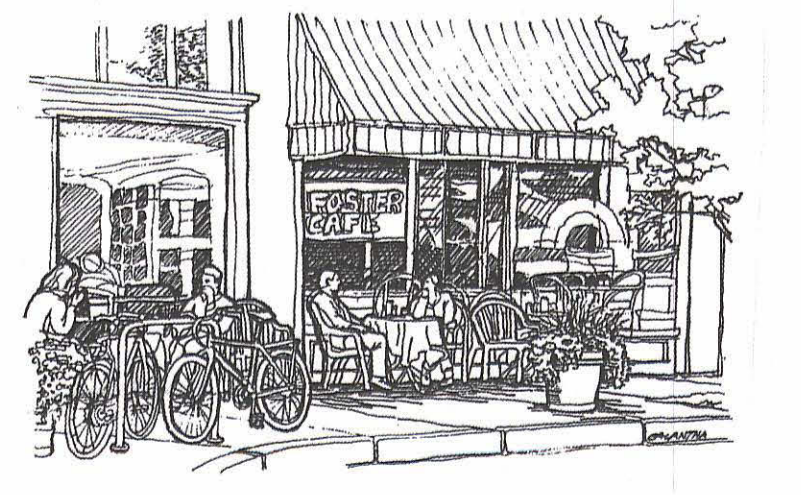
The Outer Southeast Community Plan is the third community plan undertaken by Portland to update our 1980 Comprehensive Plan. The Outer Southeast Community Plan covers nearly twenty percent of the City's 150 square mile area.

The Outer Southeast Community Plan's land use designations are shown on this map. They are policy statements in the Comprehensive Plan. Each designation corresponds with one or more zones. Portland's official zoning maps identify the specific zone and uses allowed for each lot. Zones include provisions that regulate the use of land and some aspects of design including the size, placement, height, and setbacks of buildings, and the required amount and location of off-street parking. The official zoning maps also include overlay zone and plan district boundaries. Overlay zones and plan districts supersede other zoning regulations, adding or removing requirements from the set that each proposal must meet. In the Outer Southeast Community Plan area the Gateway and Johnson Creek Basin Plan Districts include regulations that address specific constraints and opportunities.

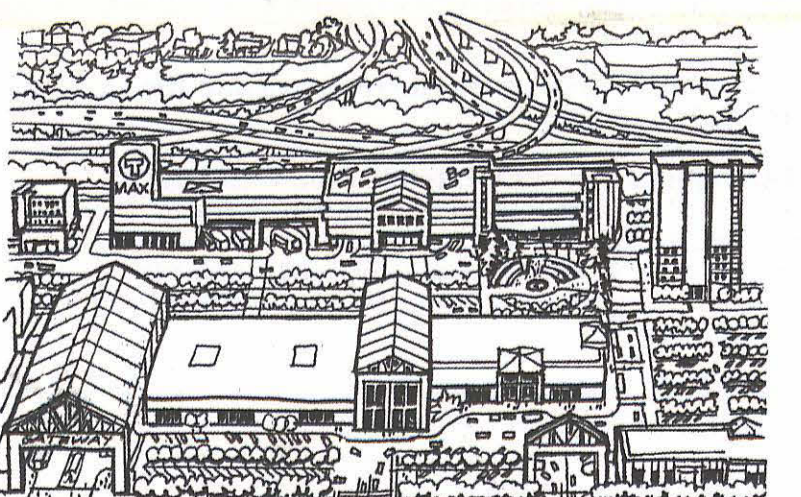
The Comprehensive Plan map designation corresponds with property's zoning except at a few locations. At these locations Portland is not legislatively changing the zones unless these changes are found to be needed to meet the plan's housing objectives. A neighborhood's production of housing will be examined in 2006 to determine if the up-zoning is needed. If the neighborhood's housing targets are not being achieved, areas with a denser Comprehensive Plan designation than zone may be legislatively upzoned to encourage additional housing construction.

The land use designations shown on this map are generalized. For exact information on current Comprehensive Plan map designations, zones, overlay zones, and plan district requirements, please check with the Portland Planning Bureau staff in the Permit Center or on the Internet:

Permit Center
Portland Building, First Floor
1120 SW Fifth Avenue
Portland, Oregon 97204-1966
Internet: www.ci.portland.or.us



MAIN STREETS WILL ENJOY APPLE TREES FOR OUTDOOR CAFES, STREET TREES, AND PARKINGS. SIDEWALKS AND PARKING WILL BE IMPROVED AND FREQUENT TRANSIT SERVICE IS PROVIDED.



VISION OF GATEWAY REGIONAL CENTER LOOKING WEST SHOWING A TRANSIT HUB, PROPOSED LINEAR PARK, BIODIVERSITY, AND MIXED HIGH-DENSITY RESIDENTIAL AND RETAIL DEVELOPMENT.

Comprehensive Plan Designations

The Comprehensive Plan designations described below are accompanied by a listing of the corresponding zone or zones. Some Comprehensive Plan designations correspond with more than one zone. For example, the Urban Commercial designation may be implemented by either the Mixed Commercial (CM) or the Storefront Commercial (CS) zones.

Designations shown on this map are generalized and represent the designation at a specific point in time. Zones and zoning requirements change from time to time. The information on this map provides an overview of the pattern of development types allowed by the Outer Southeast Community Plan. Those planning to develop a specific property will need to check with the City to confirm the current requirements and allowances for each particular parcel.

OPEN SPACE

Uses such as parks, natural areas, golf courses, and cemeteries are allowed.

OS - Open Space

SINGLE-DWELLING RESIDENTIAL

Allows single-family houses including attached or rowhouses. Minimum lot sizes are represented by the number after the "R". Example: R5 = 5,000 sq.ft. lots.

R5 - Residential 5,000

R7 - Residential 7,000

R10 - Residential 10,000

ATTACHED RESIDENTIAL

Allows single-family houses including attached houses. Minimum lot sizes are represented by the number after the "R". Example: R2.5 = 1 unit per 2,500 square foot lot for attached unit development.

R2.5 - Residential 2,500

MULTI-DWELLING RESIDENTIAL

Allows apartments, rowhouses, duplexes and single family houses. Mobile home parks are allowed in the R2 and R3 zones. Except for RH, density is indicated by the number after the "R". Example: R2 allows 1 unit per 2,000 square feet. RH requires a minimum of at least one unit per 1500 square feet of lot area. The maximum density in the RH zone is much greater and varies depending on the RH zoned property's location.

R3 - Residential 3,000

R2 - Residential 2,000

R1 - Residential 1,000

RH - High Density Residential

INSTITUTIONAL RESIDENTIAL

Large institutional campuses such as medical centers, colleges, high schools, and universities are allowed. Residential development is also allowed. The IR zone will be applied only when it is accompanied by the "d" Design Overlay zone.

IR - Institutional Residential

NEIGHBORHOOD COMMERCIAL

Allows smaller scale neighborhood-oriented commercial uses in and adjacent to residential areas. CN1 is more oriented to the pedestrian than CN2. Allows residential uses as well as commercial.

CN1, CN2 - Neighborhood Commercial

OFFICE COMMERCIAL

Gives preference to office over commercial uses. CO1 is intended to blend into residential areas. CO2 allows for more intense developments located near arterial streets. These zones permit residential as well as commercial development.

CO1, CO2 - Office Commercial

URBAN COMMERCIAL

A full range of retail, service, and business uses are allowed serving local and larger market areas. Urban Commercial is intended primarily for areas which are served by transit. The corresponding zones are Storefront Commercial (CS) and Mixed Commercial (CM). Development should have a strong orientation to pedestrians and allow commercial development in some areas while maintaining housing opportunities. Buildings must be near sidewalks and no parking is required. CM requires that 50 percent of new developments are devoted to residential use.

CS - Storefront Commercial

CM - Mixed Commercial

GENERAL COMMERCIAL

This designation allows a full range of commercial uses having local to regional markets. Development will mostly be auto-oriented. CG is intended for arterial streets and to be used for developing older and larger, older areas which already have an auto-oriented development style. Residential development is permitted.

CG - General Commercial

CENTRAL COMMERCIAL

Intended to be the City's most physically intense commercial designation. It is intended for the most developed parts of the city which have the highest levels of public service. CX allows a full range of commercial uses and encourages development that is oriented to pedestrians. Residential uses are permitted.

CX - Central Commercial

MIXED EMPLOYMENT

Intended for areas where a wide variety of employment opportunities are encouraged in an industrial setting. Industrial uses are allowed with few limitations. Commercial uses are allowed, but limited in intensity so as to not overburden public services and to maintain adequate industrial development opportunities. Residential development is restricted to prevent conflicts with other uses.

EG1, EG2 - General Employment

CENTRAL EMPLOYMENT

Provides for mixed-use areas in an over all industrial-type setting. The designation is intended for very developed parts of the city which have the highest levels of public services. It allows a full range of industrial and commercial uses. Residential uses are also allowed. The intensity of development will be higher than in other employment designations and most commercial designations. The Design overlay zone will be applied in conjunction with the EX zone.

EX - Central Employment

INDUSTRIAL SANCTUARY

Intended for areas where City policy is to reserve land for existing and future industrial development. A full range of industrial uses are permitted and encouraged. Non industrial uses are limited to prevent land use conflicts and to preserve land for industry.

IG1, IG2, IG3 - Industrial Sanctuary

WATER FEATURES

Johnson Creek serves as an important environmental resource and identity-giving element and traverses the entire Outer Southeast Community.

Water Features

OUTER SOUTHEAST COMMUNITY PLAN BOUNDARY

Community Plan Boundary

Bureau of Planning
City of Portland
April 1997

Subareas

The plan area has been divided into Subareas in recognition of the diversity in character within the Outer Southeast Community.

Traditional Urban Neighborhoods developed early in the 20th century along farm-to-market roads and trolley lines. Most have a traditional grid street pattern with small blocks, often with alleys. Housing in a wide variety of styles line neighborhood streets. Streetcar era commercial districts are located along SE Foster Road west of 72nd Avenue and in the historic downtowns of Lents and Montavilla.

82nd Avenue / I-205 Corridor includes many educational institutions such as Marshall High School, Portland Community College, Cascade College, and the Multnomah School of the Bible. A variety of land uses and housing types coexist in this area. The area has a traditional grid street pattern and some unimproved streets.

Lents Town Center is designated a Town Center by the Region 2040 Concept Plan. This subarea contains the former downtown of Lents and the area that surrounds it. The 120-acre Freeway Land Conveyance site, the largest undeveloped industrial property in the Outer Southeast, is located in the eastern portion of this subarea.

Gateway Regional Center is identified as a Regional Center in the Region 2040 Concept Plan. Two major shopping facilities (Gateway Shopping Center and Mall 205) anchor this subarea. Gateway is a major transportation hub. It is located at the crossing of two interstate freeways and the MAX light rail line.

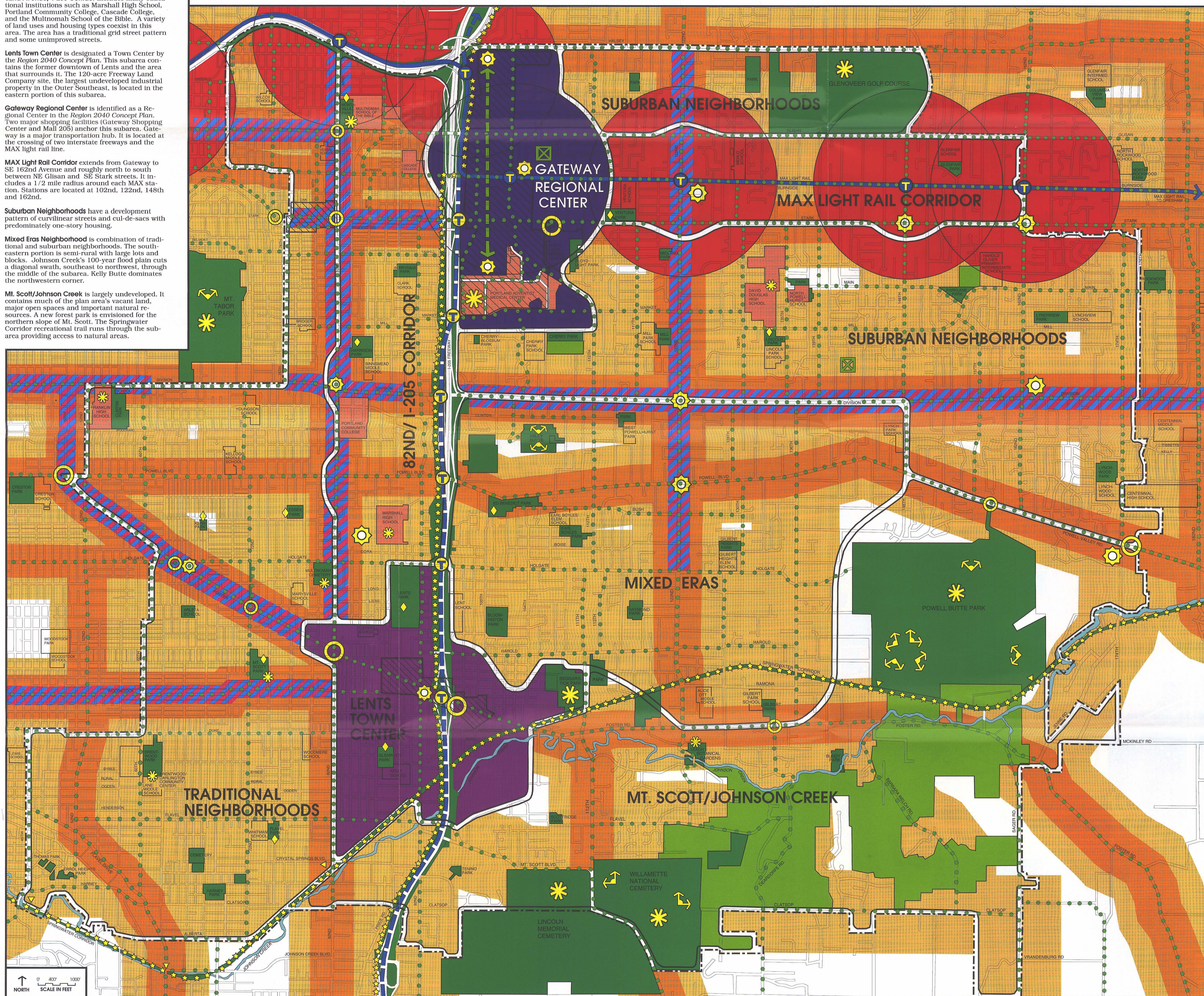
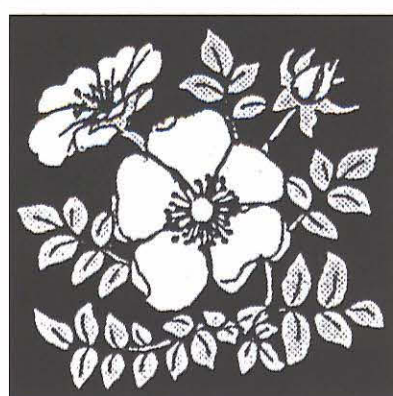
MAX Light Rail Corridor extends from Gateway to SE 162nd Avenue and roughly north to south between NB Glisan and SE Stark streets. It includes a 1/2 mile radius around each MAX station. Stations are located at 102nd, 122nd, 148th and 162nd.

Suburban Neighborhoods have a development pattern of curvilinear streets and cul-de-sacs with predominantly one-story housing.

Mixed Eras Neighborhood is combination of traditional and suburban neighborhoods. The south-eastern portion is semi-rural with large lots and blocks. Johnson Creek's 100-year flood plain cuts a diagonal swath, southeast to northwest, through the middle of the subarea. Kelly Butte dominates the northwestern corner.

Mt. Scott/Johnson Creek is largely undeveloped. It contains much of the plan area's vacant land, major open spaces and important natural resources. A new forest park is envisioned for the northern slope of Mt. Scott. The Springwater Corridor recreational trail runs through the subarea providing access to natural areas.

OUTER SOUTHEAST COMMUNITY PLAN Adopted Vision Plan Map



Vision Plan Map Legend

The Vision Plan Map illustrates several themes of the Outer Southeast Community Plan. These elements help implement the Plan's policies and objectives. Realization of the Outer Southeast Community Plan will be enhanced through development of these elements. There are often other ways to achieve the desired ends. Generally these features and elements are not part of the City's Comprehensive Plan. When an element is part of the Comprehensive Plan it is so noted.

The following plan elements are common to Metro's 2040 Growth Concept Plan:

REGIONAL CENTER
The Gateway Regional Center is planned to consist of mixed residential and commercial uses that will serve hundreds of thousands of people. Gateway is easily accessible by different types of transportation.

Gateway Regional Center

TOWN CENTER
The Lents Town Center is planned for a mix of residential and commercial uses that will serve tens of thousands of people. Lents will become an urban mixed use area.

Lents Town Center

MAIN STREETS
The Vision Plan Map identifies two types of Main Streets—Traditional and Contemporary. Main Streets have frequent transit service and ample sidewalks lined by storefronts. Street trees, awnings, sidewalk cafes and on-street parking are attractive features which enhance Main Streets.

Traditional Main Streets are reminiscent of the streetcar-era commercial districts. Buildings have retail space at the street level, often with residential or office uses above. Buildings are close together and often share a common design theme. The plan foresees streets such as Foster Road, Glisan Street, and Woodstock Boulevard continuing and building on their traditional Main Street development patterns.

Contemporary Main Streets focus on transit ridership, pedestrian comfort and safety. These streets are different from the Traditional Main Streets. Buildings are spaced further apart. Parking lots may separate the sidewalk from some building entrances. Four to five lanes of vehicular traffic are common. The goal for Contemporary Main Streets is to move buildings closer to the street with entrances opening directly onto the sidewalk while still providing convenient parking. The Plan foresees that all or parts of 82nd and 122nd Avenues, and Division and Stark Streets will transition into Contemporary Main Streets.

Main Streets

HIGH FREQUENCY TRANSIT CORRIDORS
Frequent bus service (every 10 minutes) is planned for these corridors. These corridors extend out up to one-quarter mile on either side of the transit street. Residential and retail/office development are concentrated within the corridor.

Transit Corridors

TRANSIT SERVICE AREA
These areas are within a quarter mile of transit service. Transit Service Areas include Regional and Town Centers, Station Areas, Main Streets, and Transit Corridors. They also include areas where development is predominantly single dwelling. Because these areas are convenient to transit, some increase in density is encouraged.

Transit Service Area

EXISTING LIGHT RAIL LINES & STATIONS
The MAX light rail line is identified in the Transportation Element of Portland's Comprehensive Plan as a Regional Transitway and as an Existing Light Rail Line in Metro's Region 2040 Concept Plan. A light rail alignment connecting the Gateway Regional Center to the Portland International Airport is also proposed.

Existing MAX Light Rail Line & Station

PROPOSED HIGH CAPACITY TRANSIT LINE
High Capacity Transit could take various forms, including a light rail line or bus lanes in a dedicated right-of-way. High Capacity Transit is proposed in the I-205 Corridor from Gateway Center to the Clackamas Town Center.

Proposed High Capacity Transit Line

PROPOSED TRANSIT STATIONS
These proposed transit stations along the I-205 Corridor are identified in the Transportation Element of Portland's Comprehensive Plan. These stations may serve future light rail transit or other high capacity transit facilities.

Proposed Transit Station

STATION COMMUNITIES
Station communities are areas with high density developments. They include parks, recreation centers, schools, shopping centers, cemeteries, and hospitals.

MAX LRT Station Communities

The following plan elements are part of the Outer Southeast Community Plan but are not part of the Region 2040 Growth Concept:

PUBLIC ATTRACTIONS
Attractions are existing facilities which draw patrons and participants. They include parks, recreation centers, schools, shopping centers, cemeteries, and hospitals.

Major Attractions draw patrons and participants from the City, Region, or State. These include Powell Butte, Leach Botanical Gardens, Portland Adventist Medical Center, Glendoveer Golf Course, Willamette National Cemetery, Gateway Center, & Mall 205.

Minor Attractions draw patrons from a smaller portion of the City. Examples of Outer Southeast minor attractions are Mt. Scott, Montavilla, and Brentwood/Darlington Community Centers; David Douglas, Centennial, Franklin, and Marshall High Schools; and the Midland Library.

GATEWAYS
These are major entrance points with a high degree of visibility and sense of transition. Improvements may include landscaping, public art, gateway structures, special lighting and signs.

Major District Gateways mark entrances to the Outer Southeast Community and, in some cases, the City of Portland.

Neighborhood Gateways mark a transition into a neighborhood or other special areas such as pedestrian districts.

NEIGHBORHOOD FOCAL POINTS / VILLAGE SQUARES
Neighborhood focal points serve as neighborhood meeting places. They are points of reference. Village squares are a type of focal point. They are places where people go to meet informally with others, to shop and recreate. Village squares often include small parks or plazas. A well planned village square enhances the pedestrian environment. Focal points provide a good location for public art.

Neighborhood Focal Point / Village Square

RECREATION TRAILS
These trails increase recreational opportunities. They connect recreational sites such as major parks and increase public access to viewpoints and Johnson Creek. Recreational Trail designations are listed in the Transportation Element of Portland's Comprehensive Plan. The I-205 corridor and the Springwater Corridor contain bike paths and recreation trails. The Springwater Corridor is also designated as a Portland Scenic Corridor.

Recreation Trail

WALKWAYS
Walkways are routes where future improvements will emphasize enhancements for pedestrians and bicyclists. Improvements which enhance safety and attractiveness include: street trees between the sidewalk and street, benches, crosswalks with signals, and sidewalk widening. Walkways and bikeways shown are those designated by the Transportation Element of Portland's Comprehensive Plan.

PEDESTRIAN DISTRICTS
Pedestrian districts emphasize ease of movement and use of streets for pedestrians. These districts are located in areas planned for dense development and a mixture of activities. They provide a center for the neighborhood. Improvements planned for pedestrian districts include: sidewalk widening, street trees, curb extensions at crosswalks, and crosswalk markings. Pedestrian districts are included as a part of the Transportation Element of Portland's Comprehensive Plan.

Pedestrian Districts included in the Plan are: Lents, Montavilla, the Gateway Regional Center, and the area around the 122nd Avenue Light Rail Station at Burnside.

MAJOR INSTITUTIONS
These institutions have major campuses that serve large populations drawn from several neighborhoods. Medical centers, colleges, and high schools have been given the Institutional Campus designation to foster their growth while ensuring that the impacts on surrounding areas are mitigated.

Medical Centers, Colleges and High Schools

OPEN SPACE
Open spaces are shown on the Vision Plan Map because of the significant role they play in creating an area's character. Park improvements, proposed sites for Open Space Acquisition, proposed Park Blocks, areas deficient of Open Space, and sites identified and funded for park improvement are shown on the Vision Plan.

City Parks and Open Space
These sites are publicly owned or have been committed to open space use. They include parks, golf courses, cemeteries, and plazas and are designated as open spaces by the City's Comprehensive Plan. Use of the property for other activities will require a Comprehensive Plan amendment and zone change.

Park Improvements
These are public park locations where improvements are called for by the Plan.

Proposed Open Space Acquisition
These are locations where the Plan calls for development of additional public open space. Methods other than park development may be used. These methods include partial street closures, incentives for private open space development, and private plaza and open space developments. While the Plan calls for creation of open space at these locations, it does not require that development be for open space. These sites are zoned for various uses and nothing in the Plan is intended to prevent the owner's use of the property for other uses permitted by the site's zoning and the Comprehensive Plan designation.

Proposed Park Blocks
The Plan proposes that open space be acquired for a series of park blocks extending approximately one mile long. The park blocks connect a focal point in the Gateway Shopping area to another at Mall 205. These end points are envisioned to be celebrated with features such as a sculpture, arch, or fountain.

Open Space Deficient Areas
These locations are identified as needing additional parks.

SCENIC VIEWPOINTS
These scenic viewpoints are identified and protected by Portland's Scenic Resources Protection Plan. Protection and enhancement of these scenic resources improves the appearance of Portland, creates attractive entrances to the City and subareas within the City, and makes Portland a better place to live, work, and visit. These scenic viewpoints are part of the City's inventory of significant scenic resources and are reflected in zoning code restrictions adopted to implement the City's Scenic Resources Protection Plan.

Scenic Viewpoint

WATER FEATURE
Johnson Creek is an important environmental resource and identity-giving element. It traverses the entire Outer Southeast Community. Other smaller creeks and drainages are also identified.

Water Feature

PLAN AREA BOUNDARY
Outer Southeast Community Plan Boundary

Bureau of Planning
City of Portland
April 1997

PROPOSED SOUTHWEST COMMUNITY PLAN COMPREHENSIVE PLAN / ZONING MAP

Southwest Community Plan

DESCRIPTION OF PROPOSED MAP

What is the proposal? How was it developed?

The primary product of the Southwest Community Plan project is an update to the City of Portland's Comprehensive Plan/Zoning Map. The Comprehensive Plan/Zoning Map guides growth, development, and conservation; protects community livability; and provides certainty for those wishing to develop their land. This proposal integrates work done previously by southwest neighborhood associations and Planning Commissioners with new information about environmental resources and site-specific issues.

What is zoning?

Portland's official Zoning Atlas and Zoning Code identify specific base zones for each lot. Base zones guide new development by determining allowed uses and densities, and some aspects of design including the size, placement, height, and setbacks of buildings.

What are Comprehensive Plan designations?

Base zones correspond to and implement Comprehensive Plan designations. Some Comprehensive Plan designations have more than one implementing zone. For example, the Urban Commercial Comprehensive Plan designation can be implemented by either the Mixed Commercial (CM) zone or the Storefront Commercial (CS) zone. The map legend (below) describes both the Comprehensive Plan designations and the corresponding zones.

What about overlay zones?

Overlay zones and plan districts provide additional specificity to address unique types of land use situations. Their elements supplement or supersede certain aspects of the base zone regulations. This map indicates areas that currently have, or are planned to have, the 'd' Design Overlay zone applied. Other overlay zones, such as environmental overlay zones and the Scenic Overlay zone, are not indicated on this map because they are not proposed to change as part of the Southwest Community Plan process.

NOTE: Lot lines and rights-of-way
The geographic data used to create this map were originally produced by the Oregon Department of Revenue, and modified and updated by Multnomah County Assessment and Taxation. It identifies lot data, and does not necessarily represent what exists on the ground. For instance, a planned right-of-way may be shown on the map where there is currently no paved street. This is not a mapping error; it is a reflection of the difference between lot data and the actual built environment.

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Portland, OR 97201-5350

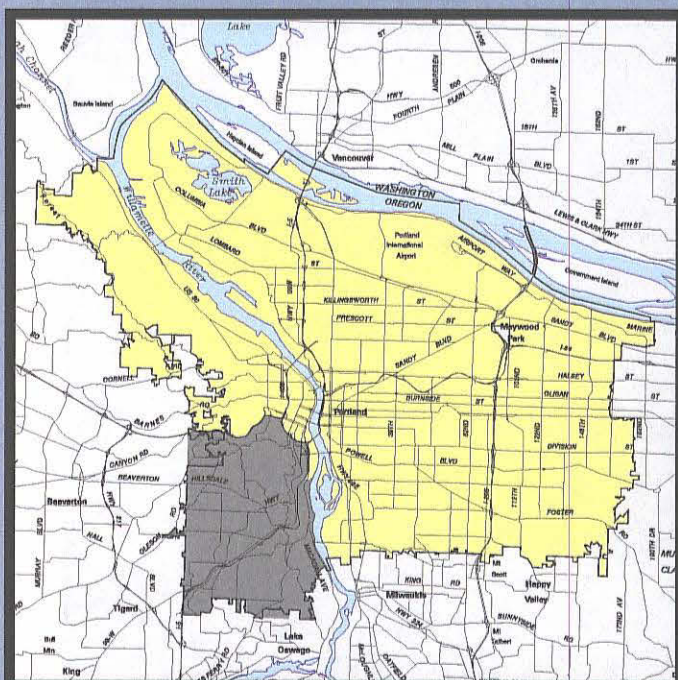


To learn more about the Southwest Community Plan or about the proposed zoning:

- Visit the SWCP Web page at <http://www.planning.ci.portland.or.us/BOP2001/Pages/SWCP/swcpTOC.html>
- Visit the City Zoning Map Web page at <http://www.planning.ci.portland.or.us/sections/sections.html>
- Send an e-mail to SWCP project staff at swcp@ci.portland.or.us
- Call the SWCP Info Line at 503-823-1349

Marquam Hill Plan Envelope
Existing Comprehensive Plan/zoning designations are shown for the facilities associated with the Oregon Health Sciences University (OHSU) and Veterans Hospital (within the boundary). A separate long-range planning process, the Marquam Hill Plan, will examine issues relating to institutional development and update the Comprehensive Plan/Zoning Map for this area.
For information about the Marquam Hill Plan project, call Matt Wickstrom at 503-823-7729.

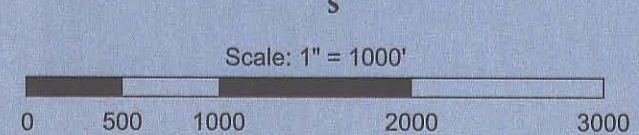
COMPREHENSIVE PLAN / ZONING DESIGNATIONS



AREA MAPPED



Scale: 1" = 1000'



COMPREHENSIVE PLAN / ZONING

Only designations that are indicated on the maps are provided in the legend.

OPEN SPACE

Allows uses such as parks, natural areas, community centers, and cemeteries.

OS — Open Space

SINGLE-DWELLING RESIDENTIAL

Allows single-family houses. Minimum lot sizes are represented by the number following the "R." For example R5 requires a minimum lot size of 5,000 square feet.

- R20 — (Residential 20,000) Limited Single-Dwelling
- R10 — (Residential 10,000) Low Density Single-Dwelling
- R7 — (Residential 7,000) Medium Density Single-Dwelling
- R5 — (Residential 5,000) High Density Single-Dwelling
- R2.5 — (Residential 2,500) Attached Single-Dwelling

MULTI-DWELLING RESIDENTIAL

Allows apartments, rowhouses, duplexes and single-family houses. Except for RH, density is indicated by the number following the "R." For example R2 allows one unit per 2,000 square foot. RH densities are based on a floor area ratio, rather than the number of units per square foot.

- R2 — (Residential 2,000) Low Density Multi-Dwelling
- R1 — (Residential 1,000) Medium Density Multi-Dwelling
- RH — High Density Multi-Dwelling

INSTITUTIONAL RESIDENTIAL

Allows large institutional campuses such as medical centers, colleges, high schools, and universities. This designation also allows residential uses.

IR — Institutional Residential

NEIGHBORHOOD COMMERCIAL

Allows small-scale neighborhood-oriented commercial uses in and adjacent to residential areas. CN1 is focused toward the pedestrian while CN2 is more auto-oriented. These designations also allow residential uses.

- CN1 — Neighborhood Commercial
- CN2 — Neighborhood Commercial

OFFICE COMMERCIAL

Gives preference to office uses over other commercial uses. The intent of CO1 is to blend into residential areas. CO2 allows the location of more intense developments near major streets. These designations also allow residential uses.

- CO1 — Office Commercial
- CO2 — Office Commercial

URBAN COMMERCIAL

Allows a full range of retail, service, and business uses that serve local and regional markets. The intended location of Urban Commercial is primarily in areas served by transit. The corresponding zones are Storefront Commercial (CS) and Mixed Commercial (CM). Development should have a strong pedestrian focus. The Mixed Commercial zone allows commercial uses while requiring 50 percent of new development to include residential uses. The Storefront Commercial zone allows, but does not require, residential uses.

- CS — Storefront Commercial
- CM — Mixed Commercial

GENERAL COMMERCIAL

Allows a full range of commercial uses that have local to regional markets. Development is predominantly auto-oriented. The intended placement of the CG designation is on major streets in developing areas and for large older areas with an established auto-oriented development pattern. This designation also allows residential uses.

CG — General Commercial

CENTRAL COMMERCIAL

Allows a full range of commercial uses. This is the City's most intense designation, intended for the most developed parts of the city with the highest level of public services. The CX zone encourages pedestrian-oriented development. This designation also allows residential uses.

CX — Central Commercial

MIXED EMPLOYMENT

Allows industrial uses with few limitations. This designation is intended for areas where a variety of employment opportunities are encouraged in an industrial setting. Commercial uses are allowed, but are limited in intensity so as to not overburden public services and to preserve industrial development opportunities. Residential uses are restricted to prevent conflicts with other uses.

EG1 — General Employment

DESIGN OVERLAY

The 'd' Design Overlay zone promotes the conservation,

enhancement, and continued vitality of areas with special scenic, architectural, or cultural value. It is also intended to promote infill development that is compatible with the neighborhood. This is achieved by applying the 'd' Design Overlay zone and in some instances creating design districts (such as the Macadam Plan District and Hillsdale Plan District). Certain changes to property within this overlay zone require design review or compliance with the Community Design Standards, and may also be required to meet specific design district standards.

d — Design Overlay

TOWN CENTER / MAIN STREET BOUNDARIES

These are the boundaries proposed for the Garden Home, Macadam and Multnomah Main Streets. A revised boundary is proposed for the Hillsdale Town Center. Boundaries for the Raleigh Hills and West Portland Town Centers are not shown. Future planning processes will determine the exact nature and location of these mixed-use areas.

Proposed Main Street and Town Center Boundaries
Note: Both the Hillsdale Plan District and the Hillsdale Town Center have the same proposed boundaries

- City of Portland Boundary
- Southwest Community Plan Boundary
- Neighborhood Boundaries
- Envelopes

MAY 23, 2001

SOUTHWEST COMMUNITY PLAN REFERENCE MAPS



POLICIES

These policies were adopted by the Portland City Council in July 2000. They will go into effect, along with accompanying objectives, when the Southwest Community Plan Comprehensive Plan / Zoning Map is adopted by City Council (expected Fall 2001). The Comprehensive Plan / Zoning Map must be consistent with these policies and other relevant city, Metro and state policies and regulations.

Land Use and Urban Form

Enhance Southwest Portland's sense of place as a community and a collection of distinct neighborhoods. Accommodate Southwest Portland's share of regional growth while protecting the environment in all areas. Encourage the realization of compact, transit and pedestrian-friendly, mixed-use centers while responding to the need for a range of housing types and prices. Outside of the mixed-use areas, allow infill housing opportunities which increase neighborhood diversity, stability and home ownership while limiting redevelopment.

Public Facilities

Ensure adequate public facilities for both existing and new development through equitable funding mechanisms.

Citizen Involvement

Ensure that the policies and objectives of the Southwest Community Plan are used to guide the collaborative actions of the city and Southwest citizens for the next 20 years. Involve citizens integrally in the Southwest Community Plan from concept through evaluation and revision.

Economic Development

Maintain and build upon Southwest Portland's position to attract and support economically viable neighborhood and regional employment centers. Foster businesses and commercial developments that are compatible with the desired scale and character of each center. The most desirable businesses include those which predominantly provide family-wage jobs.

Housing

Provide a variety of affordable housing choices adequate to meet the needs of current and future Southwest residents. Regard the existing housing stock as one resource to meet this need. Encourage development of housing types that will increase home ownership opportunities for Southwest residents.

Parks, Recreation and Open Space

Enrich neighborhoods and the Southwest community as a whole with ample, accessible, and well-maintained parks and open space. Preserve and enhance the natural habitat features of Southwest Portland's parks and open spaces. Ensure a wide range of recreational opportunities for Southwest citizens.

Public Safety

Enhance the level of community responsibility for a secure and safe living environment through shared efforts of residents, public agencies, institutions, and businesses. Maintain a high level of public safety and security for residents, employees, and businesses.

Transportation

Provide a balanced, multimodal transportation system in Southwest Portland that encourages increases in transit use and pedestrian accessibility and connectivity, discourages non-local traffic in residential areas, manages congestion, and focuses on improving and maintaining arterial and local streets.

Watershed

Protect and enhance Southwest Portland's environment and natural resources on a watershed by watershed basis. Integrate stormwater management into land use planning and development in a way that prevents net degradation of water quality, aquatic, streamside and riparian habitats and ecosystems, and plant and animal habitats throughout the stream corridor.



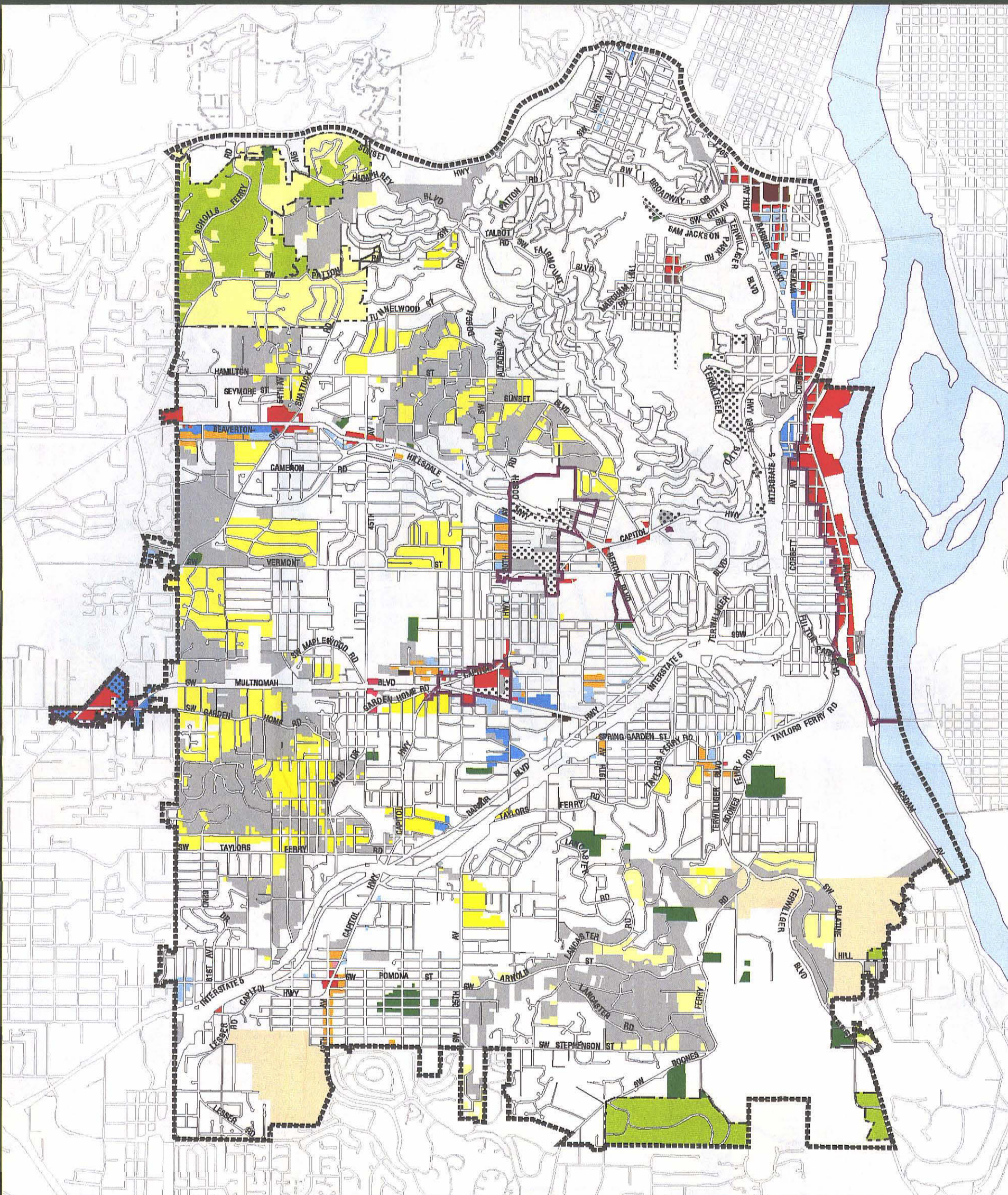
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To learn more about the Southwest Community Plan or about the proposed zoning:

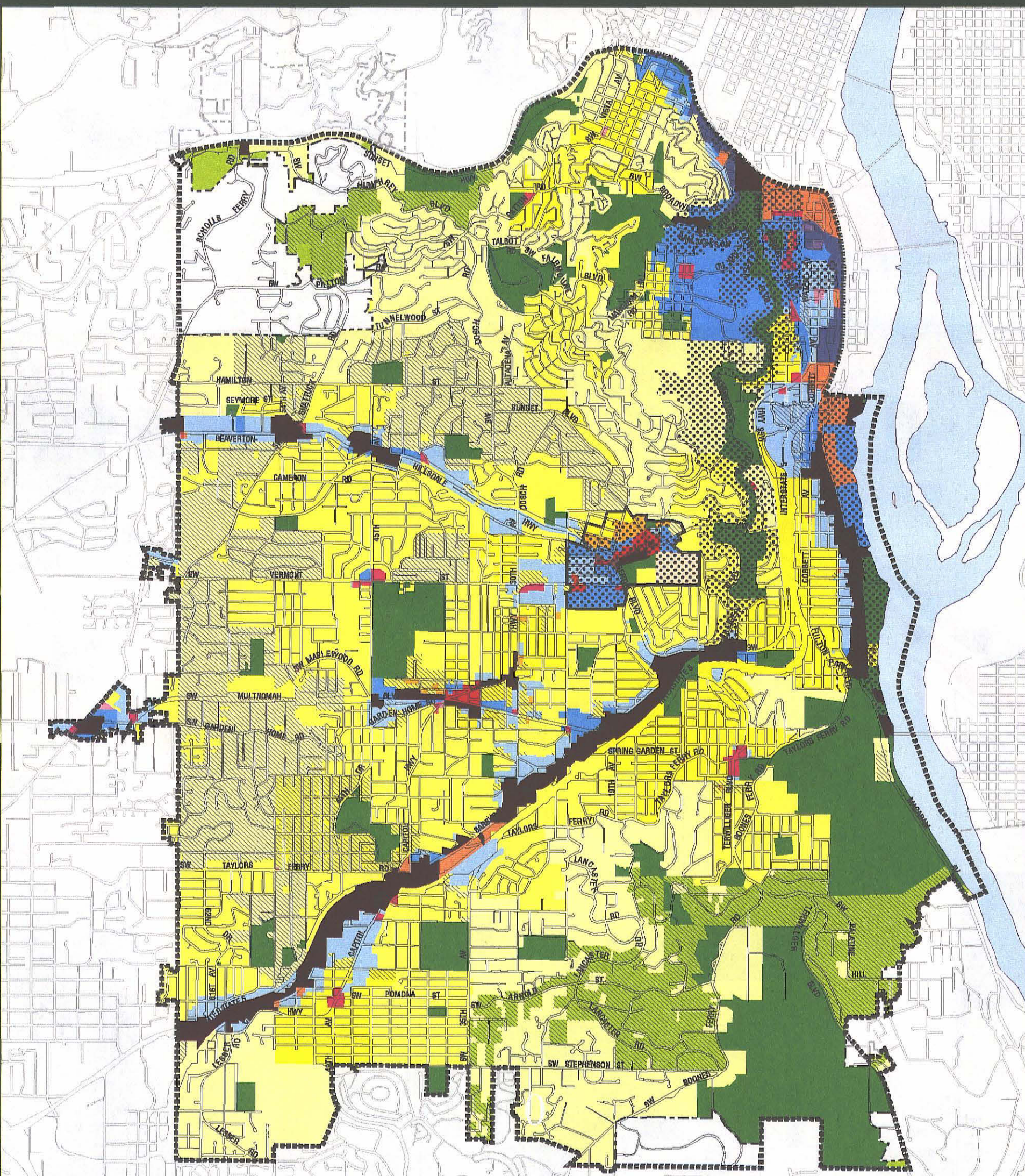
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- Visit the City Zoning Map Web page at <http://www.planning.ci.portland.or.us/sections/sections.html>
- Send an e-mail to SWCP project staff at swcp@ci.portland.or.us
- Call the SWCP Info Line at 503-823-1349

Proposed Changes to Comprehensive Plan / Zoning Designations



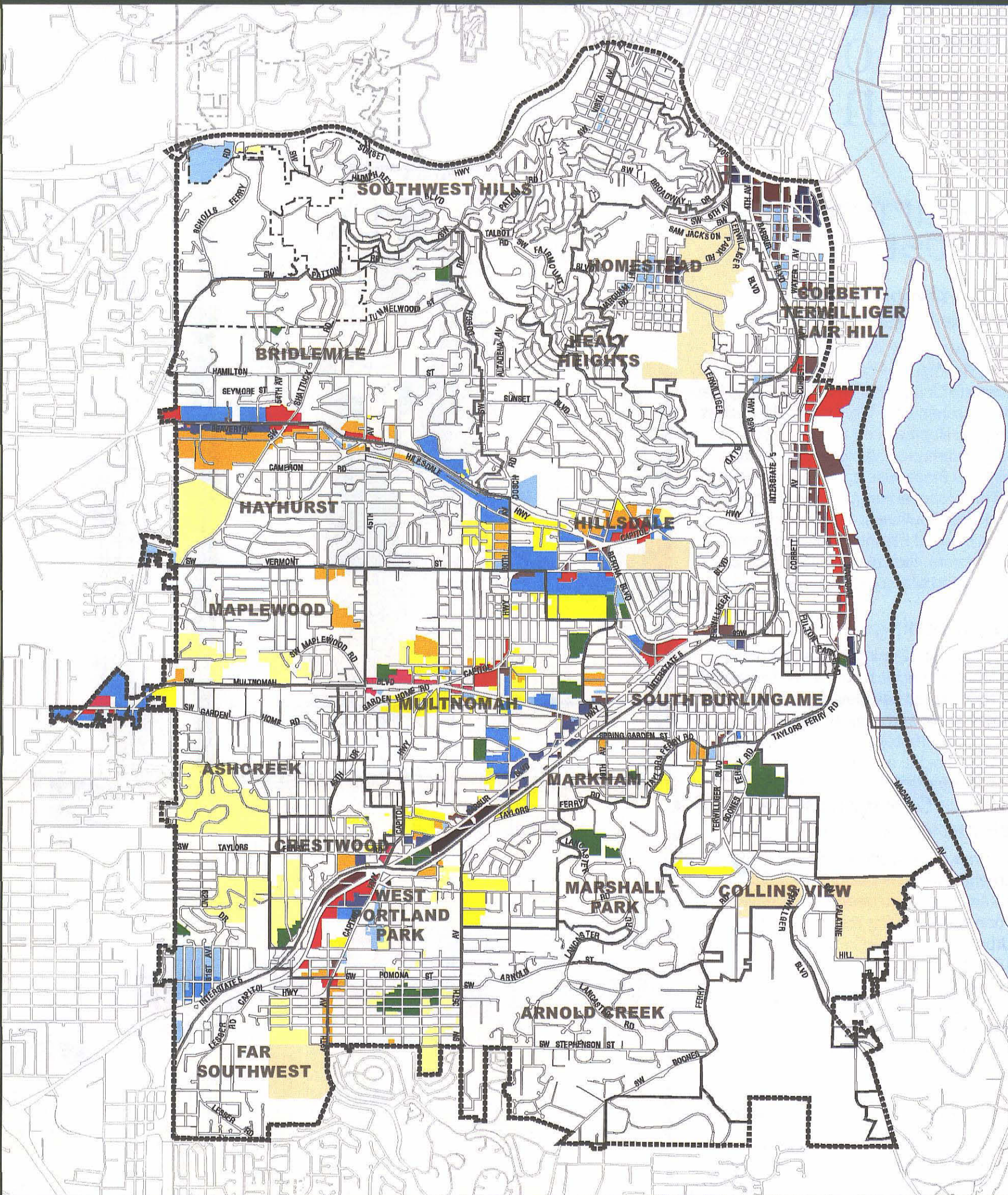
This map indicates only those properties proposed for changes to the base zone, the 'd' Design Overlay zone, and/or the Comprehensive Plan designations as part of the Southwest Community Plan. It also indicates properties proposed for inclusion in the Garden Home, Macadam, and Multnomah Main Streets and the Hillsdale Town Center boundary.

Existing Comprehensive Plan / Zoning Map



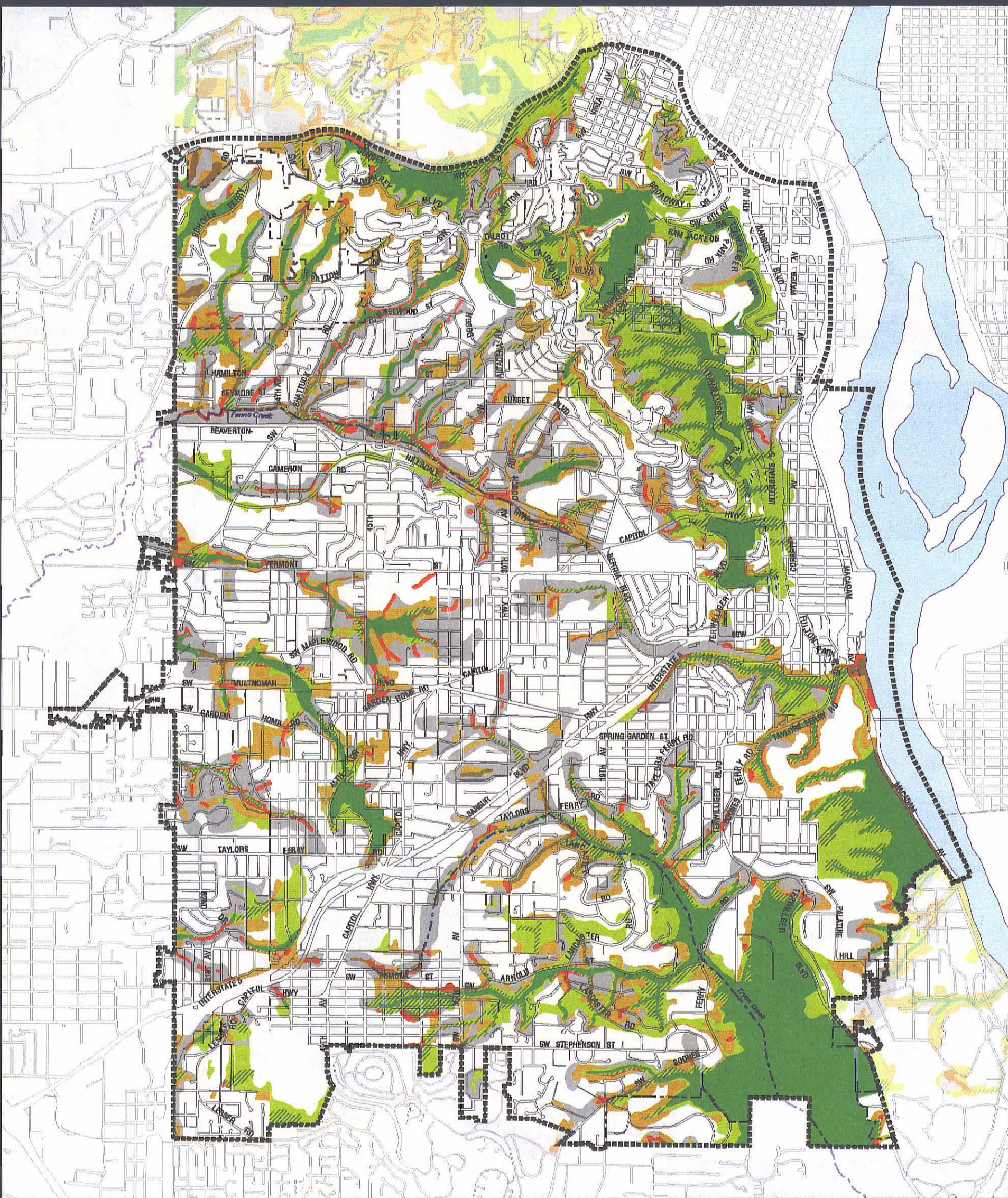
This map indicates the existing zoning for land within the Southwest Community Plan boundaries. Parcels with Comprehensive Plan designations that differ from the existing zoning are indicated. Properties within the current Hillsdale Town Center boundary and properties with existing 'd' Design Overlay zone are also shown on this map.

Neighborhoods' Proposed Comprehensive Plan / Zoning Map (1997)



This map illustrates the Comprehensive Plan / zoning changes proposed by Southwest Portland neighborhood associations in 1997. It reflects the community's desire to directly influence how and where growth and conservation should occur over the next twenty years. Some neighborhoods have revised their proposals since this map was originally published and some errors have been identified. This map is provided for reference purposes only.

Southwest Portland Draft Resource Significance Map (April 2001)



NOTE: The Draft Resource Significance Map is not a zoning map and has no regulatory authority.

Bureau of Planning used information from the Draft Resource Significance Map as a tool when developing the Proposed Southwest Community Plan Comprehensive Plan / Zoning Map. The Draft Resource Significance Map indicates the outcome of an inventory of riparian areas in Southwest Portland. This map represents one step in a multi-stage planning process to revise the City's environmental zoning code.

The Draft Resource Significance Map identifies areas with functional riparian value for stream health. This includes existing environmental overlay zones and other areas where the City is considering the possible expansion of these zones. Any potential expansion is intended to improve protection and conservation of riparian habitat features important to fish species listed under the Endangered Species Act (ESA) as well as other riparian wildlife.

For more information about efforts to update the environmental overlay zones call 503-823-FISH or e-mail project staff at ezone@ci.portland.or.us

COMPREHENSIVE PLAN / ZONING DESIGNATIONS

OPEN SPACE

OS — Open Space

SINGLE-DWELLING RESIDENTIAL

R20 — (Residential 20,000) Limited Single-Dwelling
R10 — (Residential 10,000) Low Density Single-Dwelling
R7 — (Residential 7,000) Medium Density Single-Dwelling
R5 — (Residential 5,000) High Density Single-Dwelling
R2.5 — (Residential 2,500) Attached Single-Dwelling

MULTI-DWELLING RESIDENTIAL

R3 — (Residential 3,000) Low Density Multi-Dwelling
R2 — (Residential 2,000) Low Density Multi-Dwelling
R1 — (Residential 1,000) Medium Density Multi-Dwelling
RH — High Density Multi-Dwelling
RX — Central Residential

INSTITUTIONAL RESIDENTIAL

IR — Institutional Residential

NEIGHBORHOOD COMMERCIAL

CN1 — Neighborhood Commercial
CN2 — Neighborhood Commercial

OFFICE COMMERCIAL

CO1 — Office Commercial
CO2 — Office Commercial

URBAN COMMERCIAL

CS — Storefront Commercial
CM — Mixed Commercial

GENERAL COMMERCIAL

CG — General Commercial

CENTRAL COMMERCIAL

CX — Central Commercial

MIXED EMPLOYMENT

EG1 — General Employment

DESIGN OVERLAY

d — Design Overlay

COMPREHENSIVE PLAN AND ZONING DESIGNATIONS DIFFER

Areas where zoning is not consistent with the Comprehensive Plan designations

PROPOSED CHANGE TO COMPREHENSIVE PLAN DESIGNATION

The Comprehensive Plan designation is proposed to change to match the existing zoning

TOWN CENTER / MAIN STREET BOUNDARIES

Proposed Main Street and Town Center Boundaries
Existing Hillsdale Town Center and Plan District Boundary

OTHER BOUNDARIES

City of Portland Boundary
Southwest Community Plan Boundary
Neighborhood Boundaries

DRAFT RESOURCE SIGNIFICANCE MAP LEGEND

Existing environmental protection overlay zone
Existing environmental conservation overlay zone
Existing conservation overlay zones with multiple highly significant functional values (to be evaluated for conversion to a protection zone)

Additional riparian areas identified with significant functional values

"a" quality areas — multiple highly significant resource functions

"b" quality areas — multiple significant resource functions

"c" quality areas — significant resource function present

Other riparian areas where few existing resource functions are present, but where land use practices may have significant influence on riparian functions

Major Streams



MAY 23, 2001