

**ORDINANCE No. 1 7 8 4 5 2**  
**As Amended**

Adopt and implement the St. Johns/Lombard Plan (Ordinance; amend Title 33)

The City of Portland Ordains:

Section 1. The Council finds:

1. Portland's *Comprehensive Plan* was adopted on October 16, 1980, acknowledged for compliance with Statewide Planning Goals on May 3, 1981, and again on January 25, 2000, 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) 197.628 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 ensure 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, establishes a community and neighborhood planning process for the review and update of the Portland Comprehensive Plan Map.
5. Portland *Comprehensive Plan* Goal 3, Neighborhoods, calls for preserving and reinforcing the stability, diversity, residential quality, and economic vitality of the City's neighborhoods, while allowing for increased density.
6. Neighborhood and area plans serve as components of the *Comprehensive Plan* and are intended to promote patterns of land use, urban design, infrastructure facilities and services that encourage and contribute to the economic, social, and physical health, welfare, and safety of the neighborhood and the city.
7. The area plan is an advisory document for directing and managing change over time. The adopted vision statement, policies, objectives, and zoning implementation measures of the *St. Johns/Lombard Plan* will serve as an official guide to decision-making, public deliberation, and investments.
8. Information used for the formulation of the policies and objectives of the *St. Johns/Lombard Plan* was based on Portland land use, natural resource, and public

- infrastructure inventories, economic and transportation analyses, public comments from workshop and open house events, and other meetings, presentations and events.
9. The Bureau of Planning developed *the St. Johns/Lombard Plan* with participation from interested neighborhood and business associations, property owners, business persons and citizens and with cooperation from other bureaus and agencies.
  10. Public involvement and outreach activities included regular consultation with citizen and technical advisory groups, neighborhood walks, visioning and urban design workshops, and open houses. Staff also attended numerous neighborhood and business association meetings and convened special-purpose advisory groups to assist in crafting and evaluating plan proposals.
  11. The four neighborhood and two business associations in the plan study area each named a representative to the project's citizen working group (CWG). In addition, six "at-large" members were selected through an open application process to form a twelve-person working group. The group began meeting in March 2002 and has met over twenty times over the course of the project. Citizen working group members are listed at the beginning of the *St. Johns/Lombard Plan*. These representatives informed staff on neighborhood and business issues and other matters related to the project and reviewed components and drafts of the *St. Johns/Lombard Plan* throughout its formulation.
  12. A technical advisory group (TAG) composed of representatives from public service providers, city agencies, and other governments and organizations participated in the review of components and drafts of the *St. Johns/Lombard Plan* throughout its formulation. Members of the TAG are listed at the beginning of the *St. Johns/Lombard Plan*.
  13. The *St. Johns/Lombard Plan* provisions reinforce community development efforts by encouraging the involvement of residents, businesses, and organizations into activities that benefit the St. Johns and Lombard Street commercial areas and their surrounding neighborhoods.
  14. *St. Johns/Lombard Plan* provisions implement or are consistent with the Statewide Planning Goals, the Oregon Transportation Planning Rule, the Region 2040 Plan, the Metro Urban Growth Management Functional Plan, and the Portland Comprehensive Plan, as explained in the *Recommended St. Johns/Lombard Plan: Findings Report* attached as Exhibit B and incorporated as part of this ordinance. These rules, policies, plans, provide a basis for integrating new residential, commercial and employment activities into the study area.
  15. The *St. Johns/Lombard Plan* includes an urban development concept and implementation action charts, which are adopted by resolution. The action charts represent a commitment from public and private groups to help implement the *St. Johns/Lombard Plan*.

16. The Notice of Proposed Action and copies of the *St. Johns/Lombard Plan* were mailed to the Oregon Department of Land Conservation and Development as required by ORS 197.610 on July 1, 2003.
17. Written notice of the September 9, 2003 Portland Planning Commission and September 4, 2003 Portland Design Commission public hearings on the *Proposed St. Johns/Lombard Plan* was mailed to 1262 interested parties on August 4, 2003. Measure 56 notification of the September 9, 2003 Portland Planning Commission and September 4, 2003 Portland Design Commission public hearings on the *Proposed St. Johns/Lombard Plan* was mailed to all property owners affected by changes to the base zone or allowed uses of property on August 12, 2003 and August 15, 2003.
18. On September 4, 2003, the Portland Design Commission held a public hearing on the *Proposed St. Johns/Lombard Plan*. The Design Commission discussed the Plan at public meetings on December 4, 2003 and January 15, 2004, and recommended that City Council adopt the design-related provisions of the *Recommended St. Johns/Lombard Plan* as amended.
19. On September 9, 2003, the Portland Planning Commission held a public hearing on the *Proposed St. Johns/Lombard Plan*. The Planning Commission discussed the Plan at public meetings on October 14, 2003, November 25, 2003, December 9, 2003, and January 13, 2004. On January 13, 2004, the Planning Commission recommended that City Council adopt the *Recommended St. Johns/Lombard Plan*.
20. Written notice of the March 17, 2004 City Council public hearing on the *Recommended St. Johns/Lombard Plan* was mailed to individuals who testified at the Planning Commission and Design Commission hearings and other interested individuals on February 25, 2004. A Measure 56 notification of the March 17, 2004 City Council public hearing on the *Recommended St. Johns/Lombard Plan* was mailed to all property owners potentially affected by Planning Commission recommended amendments to the base zoning or allowed use of property (where such recommended amendments differed from the *Proposed St. Johns/Lombard Plan*) on February 20, 2004.
21. The Vision Statement, Policies, Goals and Objectives, Master Street Plan, design review provisions and zoning measures of the *St. Johns/Lombard Plan* will serve as an official guide to public and private decision-making and investment in the plan area.
22. It is in the public interest that the recommendations contained in the *St. Johns/Lombard Plan* be adopted to direct change in the study area. These recommendations are consistent with Statewide Planning Goals, Metro's Functional Plan and the City's Comprehensive Plan for the reasons stated in the findings in Exhibit B.

NOW, THEREFORE, the Council directs:

- a. The *Planning Commission Recommended St. Johns/Lombard Plan*, dated February 2004 and contained in the attached Exhibit A, is hereby adopted.
- b. Amend Ordinance No. 150580, Portland's *Comprehensive Plan*, to augment the Comprehensive Plan Vision with the Vision included in the *St. Johns/Lombard Plan*, and incorporate by reference in Policy 3.6, Neighborhood Plans, the Planning Goals, Objectives, and Policies of the *St. Johns/Lombard Plan*, as shown in Exhibit A.
- c. The Portland Comprehensive Plan Map and the Zoning Map of the City of Portland are amended, as shown in Exhibit A.
- d. The *Community Design Guidelines* are amended as shown in Exhibit A. The Desired Characteristics and Traditions statements included in Exhibit A will be used by design review bodies as extensions of Community Design Guideline P1, Plan Area Character, in the *St. Johns Plan District*.
- e. Title 33, Planning and Zoning of the Code of the City of Portland, Oregon, is amended as shown in Exhibit A.
- f. The commentary in Exhibit A is adopted as legislative intent and as further findings.
- g. Exhibit B, *Recommended St. Johns/Lombard Plan: Findings Report*, which contains findings on applicable statewide planning goals, the Metro functional plan, and Portland Comprehensive Plan, is adopted as findings of fact.
- h. Adopt the Master Street Plan of the *St. Johns/Lombard Plan* as a supporting document of the *Comprehensive Plan* and direct the Office of Transportation to incorporate the St. Johns/Lombard Master Street Plan and an implementing objective into *Comprehensive Plan Policy 11B* during the next update to the *Transportation System Plan*.

Section 2. This Ordinance shall be in full force and effect 45 days after Council adoption.

Passed by the Council,

MAY 26 2004

Mayor Vera Katz  
Barry Manning  
March 17, 2004

GARY BLACKMER  
Auditor of the City of Portland

By   
Deputy