
Glossary

The Comprehensive Plan uses clear, everyday language as much as possible. Words and terms in the glossary have the specific meaning stated below when used in the Comprehensive Plan, unless the context clearly indicates another meaning. Words not included in this Glossary are defined by their dictionary meaning, or in some cases, by their meaning in state or federal law.

Accountability: The ability to identify and hold public officials responsible for their actions.

Access: 1) The ability to approach or make use of transportation facilities, parks and open space, public infrastructure, or businesses and services that are open to the public. Good access means within close proximity (up to ½ mile) that is free from physical barriers for those with limited mobility. 2) Providing a wide variety of information and involvement opportunities, activities, and settings as part of meaningful community engagement in public decision-making.

Accessory dwelling unit: A second dwelling unit on a lot with a house, attached house, or manufactured home. The second unit is created auxiliary to, and is always smaller than, the house, attached house, or manufactured home. The unit includes its own independent facilities including provisions for sleeping, cooking, and sanitation, and is designed for occupancy by one or more people independent of the primary dwelling unit.

Active transportation: Transportation that involves physical activity, including walking, biking, and using transit.

Adaptive management: A dynamic planning and implementation process that applies scientific principles, methods, and tools to incrementally improve management activities. Management strategies change as decision makers learn from experience and better information, and as new analytical tools become available. Adaptive management can involve frequent modification of planning and management strategies, goals, objectives, and benchmarks.

Adopt: This directs the City to adopt a specific plan or regulation.

Affordable housing: Housing that serves extremely low, very low, and low-income households. In determining affordability, the cost of housing, utilities, and transportation are considered. The U.S. Department of Housing and Urban Development (HUD) defines “affordable” as housing that costs no more than 30 percent of a household’s monthly income.

Aggregate resources: Naturally occurring concentrations of stone, rock, sand and gravel, decomposed granite, lime, pumice, cinders and other naturally occurring solid materials used in road building.

Archaeological resource: Part of the physical record of an indigenous or other culture. Archaeological resources are material remains of past human life or activity, including, but not limited to, monuments, symbols, tools, facilities, technological by-products, and dietary by-products. As defined under state law, archaeological objects are more than 75 years old.

Asset management: The continuous cycle of asset inventory, condition, and performance assessment that aims to provide cost-effective provision of a desired level of service for physical assets. Asset management includes planning, design, construction, maintenance, operation, rehabilitation, and replacing assets on a sustainable basis, while considering social, economic, and environmental impacts.

Best practice: An activity that has proven its effectiveness in multiple situations and may have applicability in other situations.

Bird-friendly building design: Structural design approaches that reduce the risk of mortality or harm to resident and migratory birds. Approaches may include window and building façade treatments that deter bird strikes (such as patterned glass or reduced exterior glass), exterior and interior lighting designs that direct light downward or otherwise avoid light spill, and turning lights off at night during specified periods.

Brownfield: Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Carbon emissions: Carbon dioxide and other greenhouse gas equivalents from the mining and use of fossil fuels in homes, industry, business, transportation, and electricity generators.

Centers: Places with concentrations of commercial and community services, housing, gathering places, and transit connections. Centers provide services to surrounding neighborhoods and are intended to be enhanced as places because they are a focus of housing and job growth. There are four types of centers with varying functions, levels of activity, and scales and intensities of development:

- **Central City:** Corresponds to the Central City plan district, which serves as the region's premier center, anchoring an interconnected system of centers.
- **Gateway Regional Center:** Corresponds to the Gateway plan district, East Portland's largest center, which is intended to be enhanced as an employment and community service hub within the area and region.
- **Town Centers:** Large centers that serve a broad area of the city and have an important role in accommodating growth. They provide a full range of commercial and community services, high-density housing, mid-rise commercial and mid-rise mixed-use buildings (typically up to five to seven stories in height), are served by high-capacity transit connections, and have a substantial employment component. Town Centers provide housing opportunities for enough population to support a full-service business district.
- **Neighborhood Centers:** Centers that primarily serve adjacent neighborhoods and provide opportunities for additional housing and low- to mid-rise commercial and mixed-use buildings (typically up to three to five stories in height). They provide a range of local commercial and community services and transit connections. Neighborhood

Centers provide housing opportunities for about half the population needed to support a neighborhood business district.

Centers and corridors: When used together, “centers and corridors” refers generally to places where development is concentrated, including the Central City and the Gateway Regional Center, Town Centers, and Neighborhood Centers, and along Civic Corridors and Neighborhood Corridors, and at Transit Station Areas.

City: City is capitalized when it refers specifically to City of Portland government. When it is used to designate a geographic area it is not capitalized.

City Greenways: A system of distinctive pedestrian- and bicycle-friendly green streets and trails, enhanced by lush tree canopy and landscaped stormwater facilities that support active living by expanding recreational opportunities and making it easier and more attractive to reach destinations across the city. City Greenways are a network that includes the following types of infrastructure:

1. Enhanced greenway corridors are distinctive green streets with extensive tree canopy and landscaped stormwater facilities that provide connections between major centers, schools, parks, natural areas, and the rivers.
2. Trails are often located along rivers or through natural areas, providing pedestrian and bicycle connections.
3. Heritage parkways are iconic streets or segments of streets with elements such as linear parkways, scenic views, and distinctive landscaping or street design.
4. Neighborhood greenways are an extensive network of streets with low volumes of motor vehicle traffic that are prioritized for bicycles and pedestrians, working in conjunction with the rest of the City Greenways system to extend the system into all neighborhoods.

Clustered housing/clustered services: This is a non-traditional housing model that refers to housing that is built, planned, or organized to offer long-term living services. Housing options range from cottages to multi-unit high rises and can be on single lots or campus settings. In most cases the service provider, rather than the housing provider, is responsible for delivery of services.

Cohousing: This is a non-traditional housing model that is designed to foster an intentional community and cooperation, while preserving independence. Cohousing combines the autonomy of private dwellings with the advantages of community living by clustering private residences near shared facilities. The members typically design and manage all aspects of their community.

Community: A group of people with a shared sense of identity or belonging.

Complete neighborhood: A neighborhood where people have safe and convenient access to the goods and services needed in daily life, which include a variety of housing options, grocery stores and other commercial services, high-quality public schools, and parks. Complete neighborhoods are also easily accessible by foot, wheelchair, bike, and transit for people of all ages and abilities.

Complete streets: Complete streets provide accessibility to all users of the right-of-way regardless of age, ability, or mode of transportation. They are designed and operated to make better places and to enable safe access for all modes, including people walking and bicycling, those using a mobility device, motorists, and transit riders.

Conflict with: Incompatible or irreconcilable with.

Consider: Take into account when planning or making decisions.

Continue: Persist in an activity or process.

Coordinate: Work together with others toward a common goal; collaborate.

Corridor: An area that may be a single major street, or a broad mobility corridor that provides connections for a range of transportation modes (transit, pedestrians, cyclists, freight, motor vehicles, and so forth), not necessarily on the same street. There are three types of corridor:

- **Civic Corridor:** These are a prioritized subset of the city's most prominent transit and transportation streets. They connect centers, provide regional connections, and include segments where commercial development and housing are focused. Civic Corridors are intended to continue their important transportation functions while providing livable environments for people, and evolving into distinctive places that are models of ecological design.
- **Neighborhood Corridor:** Main streets that connect neighborhoods with each other and to other parts of the city. They support neighborhood business districts and provide housing opportunities close to local services, amenities, and transit lines. They are streets that include a mix of commercial and higher-density housing development. They have less intense development and transportation function than Civic Corridors.
- **Freight Corridor:** Primary routes into and through the city that support Portland as an important West Coast hub and a gateway for international and domestic trade. These facilities are integral to the growth of traded sector businesses such as manufacturing, warehousing, and distribution industries.

Cost burdened households: According to the U.S. Department of Housing and Urban Development (HUD), any household that spends more than 30% of its income on housing is categorized as a “cost burdened household.” Because they are burdened by housing costs, such households may have difficulty affording other necessities such as food, clothing, transportation, and medical care.

Critical infrastructure: Systems that are essential for the functioning of society and the economy, including energy generation, transmission and distribution; telecommunications; water supply and wastewater; transportation systems; public health; and security and emergency response services.

Cultural resource: Aspects of cultural systems that contain significant information about a culture. These resources include, but are not limited to, districts, sites, buildings, structures, and objects that are associated with people, cultures, and human activities and events, either in the present or in the past.

Design: Determine the shape or configuration of something. This verb is used for physical outcomes for which the City will establish parameters for plans and through implementation.

Discourage: To try to deter or prevent from happening.

Displacement: Households or businesses involuntarily forced to move from a neighborhood because of increasing market values, rents, or changes in the neighborhood’s ability to meet basic needs in the case of households or erosion of traditional client base in the case of businesses.

Ecodistricts: Areas, typically located in centers, where energy, water, and resource efficiency approaches are undertaken at a district scale, sometimes including district energy systems and other shared systems.

Ecological function: The physical, chemical, and biological functions of a watershed such as flow conveyance and storage, channel dynamics, nutrient cycling, microclimate, filtration, control of pollution and sedimentation, water quality, terrestrial and aquatic habitat, and biodiversity.

Ecosystem services: The contribution of ecosystem conditions and processes to human well-being, including the production of goods and processes that control variability, support life, enrich cultural life, and preserve options. Examples include pollination of trees and plants, climate regulation, flood mitigation, stormwater management, clean air and water, recreational opportunities, and satisfaction of aesthetic and spiritual needs.

Enable: To supply with the means, knowledge, or opportunity; make able.

Encourage: Promote or foster something that people or other organizations are already doing or could do.

Ensure: To make something certain; to make sure that something will happen or be available.

GLOSSARY

Environmental justice: The fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

Equity: Equity is when everyone has access to the opportunities necessary to satisfy their essential needs, advance their well-being, and achieve their full potential.

Establish: Create something, such as a program or project, that does not yet exist.

Expand: Make something that already exists more extensive.

Evaluate: Assess the range of outcomes, and identify costs and benefits.

Facilitate: To make something easier; to help bring about or make run more smoothly.

Family wage: The minimum income necessary, depending on family size, for a person working forty hours a week to meet their basic needs, such as housing, food, health care, childcare, and transportation.

Foster: This directs the City to encourage or guide the incremental development of something over a long period of time.

Gentrification: An under-valued neighborhood that becomes desirable, resulting in rising property values and changes to demographic and economic conditions of the neighborhood. These changes include a shift from lower-income to higher-income households, and often there is a change in racial and ethnic make-up of the neighborhood's residents and businesses.

Green infrastructure: Public or private assets — either natural resources or engineered green facilities — that protect, support, or mimic natural systems to provide stormwater management, water quality, public health and safety, open space, and other complementary ecosystem services. Examples include trees, ecoroofs, green street facilities, wetlands, and natural waterways.

Green street: A green street is a landscaped street side planter or bioswale that captures stormwater runoff from the street and allows it to soak into the ground as soil and vegetation filters out pollutants.

Guide: Shape or direct actions over time to achieve certain outcomes. This verb is used when the City has a role in shaping outcomes, but implementation involves multiple other implementers and actions taking place over a long period of time.

Habitat Corridor: Natural and built areas that provide safe, healthy places for resident and migratory fish and wildlife species that live in and move through the city. As a system they link habitats in Portland and the region, facilitating safe fish and wildlife access and movement through and between habitat areas. Enhanced habitat corridors are places where there is existing significant fish or wildlife habitat, as identified in the Natural Resource Inventory, and where habitat connectivity will be improved over time. Potential habitat corridors will be established over time. They are places where habitat features and functions (e.g., trees,

vegetation, nesting and perching sites and food, etc.) will be integrated into generally more developed areas of the city.

Habitat-friendly development: Strategies to provide habitat for and prevent harm to native resident and migratory wildlife. Examples include habitat-oriented ecoroofs, bridges, buildings, and sites, including features such as nest platforms and bat boxes. Strategies also involve development design and practices that: limit the amount of light, noise, vibration, and other disturbance that negatively affect wildlife and wildlife habitat, especially during vulnerable wildlife life cycles (such as mating/nesting season and migration); improve wildlife access and passage, by limiting fencing, roads, culverts and other barriers between important habitats (desirable feeding and watering sites, for example); and minimize the impact of construction on and in rivers.

High-capacity transit: High capacity transit is public transit that has an exclusive right of way, a non-exclusive right of way, or a combination of both. Vehicles make fewer stops, travel at higher speeds, have more frequent service, and carry more people than local service transit such as typical bus lines. High-capacity transit can be provided by a variety of vehicle types including light rail, commuter rail, streetcar, and bus.

High-density housing: Refers generally to higher-density housing that is mid- to high-rise in building scale.

High performance and green homes: High performance and green homes conserve energy and water, are healthier for the occupants and the environment, have lower utility bills, manage stormwater, and are more durable and adapt to the long-term needs of their residents through design that accommodates people of all ages and abilities. To ensure performance, high performance and green homes must be assessed and rated by a third-party green building certification program.

High-rise: Buildings more than 10 stories in height.

High-risk infrastructure: Infrastructure assets that have a high risk of failure, based on the likelihood and consequence of that failure.

Historic resource: A structure, place, or object that has a relationship to events or conditions of the human past. Historic resources may be significant for architectural, historical, and cultural reasons. Examples include historic landmarks, conservation landmarks, historic districts, conservation districts, and structures or objects that are identified as contributing to the historic significance of a district, including resources that are listed in the National Register of Historic Places. Structures, places, and objects that are included in historic inventories are potential historic resources.

Housing + transportation (H+T) cost burden: A household's ability to afford a house or apartment is most often measured by calculating the percentage of household income devoted to housing costs, the single biggest expense for most households. However, transportation costs are typically the second-biggest draw on household income. Current thinking suggests

that to get a true measure of household cost burden, you need to combine housing (H) and transportation (T) cost. The measure for the Portland Metro area is that households spending more than 50 percent of their income on housing and transportation are considered cost burdened.

Hydrologic: Of or pertaining to water.

Hydrologic cycles: The movement of water on, in, and above the earth.

Implement: To put something into effect.

Improve: Make the current situation better; increase; enhance; expand services or facilities; to become better in terms of quality or condition.

Income self-sufficiency: Households with adequate income, based on family type, to cover local costs of basic needs, such as housing, food, health care, childcare, and transportation.

Include: Incorporate as part of a whole.

Infrastructure: Consists of assets in two general networks that serve whole communities—transportation modalities (roads, rail, etc.) and utilities. These are necessary municipal or public services, provided by the government or by private companies and defined as long-lived capital assets that normally are stationary and can be preserved for a significant number of years. Examples are streets, bridges, tunnels, drainage systems, water and sewer lines, pump stations and treatment plants, dams, and lighting systems. Beyond transportation and utility networks, Portland includes buildings, green infrastructure, communications, and information technology as necessary infrastructure investments that serve the community.

Inner Ring districts: Parts of the Inner Neighborhoods that are within walking distance of the Central City, as shown on the Pattern Areas map in the Chapter 3, Urban Form.

Invest: Spend money and/or other resources.

Lessons learned: Insights drawn from past actions, projects, and operations that are applied to or inform current and future projects. Lessons can be positive or negative, in that they may recommend that an approach be replicated or avoided in the future.

Level of service: A defined standard against which the quality and quantity of service can be measured. A level of service can take into account reliability, responsiveness, environmental acceptability, customer values, and cost.

Limit: Minimize something or the effects of something.

Living wage: The minimum income necessary for a person working forty hours a week to meet their basic needs, such as housing, food, health care, childcare, and transportation.

Low-density areas: Refers generally to residential areas outside centers and corridors that are predominantly zoned for single-dwelling housing and lower-density multi-dwelling housing.

Low-impact development: Strategies to reduce the environmental impact of development on natural systems, including hydrology and vegetation. These strategies include using paving and roofing materials that reduce impervious area; clustered or small lot development that reduces disturbance area; vegetated stormwater management that mimics pre-development site hydrology; alternative road layout and narrower streets; natural area protection; and landscaping with native plants.

Low and moderate income: Typically based on annual Median Family Income (MFI) limits published by HUD. Households earning: 0-30% MFI are “extremely low-income”; 31-50% MFI are “very low-income”; 51-80% MFI are “low-income”; 81-120% MFI are “moderate-income”.

Low-rise: Buildings up to four stories in height.

Maintain: Keep what you have; conserve; preserve; continue.

Mid-rise: Buildings from five to 10 stories in height.

Needed housing units: Statewide Planning Goal 10 defines needed housing units as housing types determined to meet the need shown for housing within an urban growth boundary at particular price ranges and rent levels. The term also includes government-assisted housing. For cities having populations larger than 2,500 people and counties having populations larger than 15,000 people, "needed housing units" include (but are not limited to) attached and detached single-family housing, multiple-family housing, and manufactured homes, whether occupied by owners or renters.

Neighborhoods: Broad areas of the city that typically include residential, commercial, and mixed-use areas. Neighborhoods are physical communities located outside of the Central City and large industrial areas. In general, the word “neighborhoods” is not intended to refer to specific neighborhood association geographies.

Neighborhood business districts: Commercial areas outside the Central City, usually adjacent to neighborhood residential areas. A subset of neighborhood business districts are designated as centers, which, in addition to their commercial functions, are prioritized as a focus for residential growth and community amenities and services. Other neighborhood business districts allow residential development, providing additional housing options close to services, but are not a prioritized focus for this growth.

Non-traditional housing types: Housing types and models that do not conform to existing practices or standards of housing development and household living. A unit can be non-traditional based on its construction materials or the living arrangements of its occupants. Cohousing is one non-traditional housing type.

Older adults: Population over 65 (as defined by the Age-Friendly City Action Plan).

Pattern Areas: Five primary geographies in Portland that have differing physical characteristics, needs, and assets. Each of these areas has unique topographies and natural features, patterns

and types of development, street and other infrastructure characteristics, and histories that have shaped their urban form. The five primary Pattern Areas are:

- **Central City:** This area corresponds to the Central City plan district and is also a major center.
- **Inner Neighborhoods:** This area includes inner portions of the city that originally developed during the streetcar era, prior to World War II. It includes a large part of the city east of the Willamette River, extending roughly to 82nd Avenue, and also the inner westside “flats,” located between the river and the West Hills.
- **Western Neighborhoods:** This area includes the West Hills (Tualatin Mountains) and areas to the west.
- **Eastern Neighborhoods:** This area includes eastern portions of the city, mostly located east of 82nd Avenue and largely annexed to Portland in the 1980s and 1990s.
- **Industrial and River:** This area includes land along the Columbia River and Columbia Slough, and areas along the Willamette River north of the Central City.

Permanently affordable housing: This refers to a housing status which means that a certain unit, whether rented or owned, continues to remain affordable to lower income households. A variety of programs and strategies are used to keep the unit mostly below market price. For example, properties with homes that are rented are owned and operated by nonprofit charitable corporations that agree to hold this real estate to provide affordable shelter in perpetuity. Similarly, for homeownership units, the land remains public while the unit is sold below market price with restrictions on resale.

Placemaking: The collaborative act of identifying current or creating new, distinctive public environments or places to be experienced by people. These places build on existing assets that include physical, social, or natural characteristics.

Plans and investments: Legislatively adopted land use plans, zoning maps, zoning regulations, comprehensive plan map designations, and changes to the List of Significant Projects.

Portlanders: People who live, work, do business, own property, or visit Portland, including people of any race, ethnicity, sex, gender or gender identity, sexual orientation, belief system, political ideology, ability, socioeconomic status, educational status, veteran status, place of origin, language spoken, age, or geography.

Prevent: Don't allow at all; stop from happening; prohibit.

Prime industrial land: According to Statewide Land Use Planning Goal 9, land that is suited for traded sector industries and possesses site characteristics that are difficult or impossible to replace elsewhere in the region.

Prioritize: To treat something as more important than something else. Policies that use this verb must identify the thing that will be treated as more important, and the thing that will be treated as less important.

Priority populations: For housing, a program implementation approach designed to improve access and outcomes and eliminate disparities based on race and ethnicity for those who currently and have historically been under-served.

Prosperity: When the term prosperity is used, it includes prosperity for households not just for businesses.

Protect: To defend or guard against loss, injury, or destruction.

Provide: To supply, offer, or make available. The City must be able to supply the item or service in question.

Public realm: The system of publicly accessible spaces that is made up of parks and other open spaces, streets, trails, public or civic buildings, and publicly-accessible spaces in private buildings (such as lobbies or courtyards). This system works with, and is framed by, adjacent development and building edges that help energize and define the public spaces of streets, sidewalks and parks.

Reduce: Have less of something than in the current situation.

Remove: To do away with; eliminate.

Require: Compel; demand something.

Residential areas: Predominantly residential areas located outside centers, civic corridors, and transit station areas.

Resilience/resiliency: The capability to anticipate, prepare for, respond to, and recover from significant multi-hazard threats with minimum damage to social well-being, the economy, and the environment.

Restore: Recreate elements that are missing; move something back to its original condition; rehabilitate.

Shared governance: Shared decision making between the community and the City of Portland. Shared governance is based on partnerships, equity, accountability, and community ownership. This model empowers all Portlanders to have a voice in decision making, thus encouraging diverse and creative input that will help advance the vision and goals of the City of Portland.

Short-term supply of employment land: According to Statewide Land Use Planning Goal 9, suitable land that is ready for construction within one year of an application for a building permit or request for service extension. Engineering feasibility is sufficient to qualify land for short-term supply, and funding availability is not required.

Strive: Devote serious effort or energy to; work to achieve over time.

Support: To keep from weakening.

Traded sector: A business sector consisting of companies that compete in markets extending beyond the metropolitan region. These companies include exporters to markets outside the region, suppliers to regional exporters, and businesses whose products substitute for regional imports.

Transit Station Areas: Areas within ½ mile of light rail and other high-capacity transit stations. Some transit station communities are located within centers or civic corridors and are subject to policies for those types of places.

Transparency: Reliable, relevant, and timely publicly available information about government activities and decision making.

Under-served: People and places that historically and currently do not have equitable resources, access to infrastructure, healthy environments, housing choice, etc. Disparities may exist both in services and outcomes.

Under-represented: People and communities that historically and currently do not have an equal voice in institutions and policy-making, and have not been served equitably by programs and services.

Universal Design principles: Underlying Universal Design is the principle that buildings and their sites should be built or renovated in ways that can work for all — for a “universal” population. People have varying abilities, temporary or permanent, throughout life. Rather than doing special or separate design to accommodate differences in age and ability, Universal Design principles foster design that works for all. The seven principles of Universal Design are equitable use, flexibility in use, simple and intuitive use, perceptible information, tolerance for error, low physical effort, and size and space for approach and use.

Urban heat island: The urban heat island effect is a measurable increase in ambient urban air temperatures resulting primarily from the replacement of vegetation with buildings, roads, and other heat-absorbing infrastructure. The heat island effect can result in significant temperature differences between rural and urban areas.

Utilize: To put to use; to make practical or worthwhile use of. Conveys intention to apply a resource toward a purpose.

Watershed: A watershed is the area that catches rain and snow and drains into a corresponding river, stream, or other waterbody. It is a geographic area that begins at ridge tops (highest elevations) and ends at a river, lake, or wetland (lowest elevation). Within a watershed, there can also be sub-watersheds. These drainage areas are smaller and are defined by their tributaries.