Neighborhood Design Policies

The following is a compilation of policies and other design guidance from adopted neighborhood and area plans, outside the Central City Plan District, that convey the community’s aspirations regarding the design of residential infill development. Neighborhood plan text that has been adopted by ordinance and serves as City policy is shown in quotations. Text shown in italics is not adopted City policy, but highlights neighborhood plan content that clarifies community design aspirations.
Albina Community Plan (1993)

“Protect and improve the livability of the residential neighborhoods within the Albina Community. Direct new development to those areas that have experienced or are experiencing a loss of housing. Ensure the compatibility of new development with nearby housing. ...Promote increases in residential density without creating economic pressure for the clearance of sound housing.”

(Policy Area I: Land Use—Policy B: Livable Neighborhoods)

“Review new infill development to ensure that it reinforces the neighborhood’s positive characteristics.”

(Policy Area I: Land Use—Policy B: Livable Neighborhoods, Objective 3)

“Improve the physical appearance of Albina. Enhance the desirable and distinctive characteristics of the Albina Community and its individual residential, commercial and employment districts. ...Create a safe and pleasant environment for pedestrians. Strengthen the pattern of green that exists throughout the Albina Community.”

(Policy IX: Community Image and Character—Policy B: Urban Design)

“Protect and enhance Albina’s historic and cultural characteristics and encourage compatible, quality development.”

(Policy IX: Community Image and Character—Policy B: Urban Design, Objective 8)

Arbor Lodge Neighborhood Plan (1993)

“Maintain the single dwelling residential character of Arbor Lodge while allowing for the development of multi-dwellings in appropriate areas.”

(Policy 2: Housing)

“Encourage infill developments in the neighborhood that are attractive and compatible with the surrounding area.”

(Policy 2: Housing, Objective 3)

“Provide a variety of housing types for neighborhood residents with different incomes, needs and physical abilities.”

(Policy 2: Housing, Objective 5)

Boise Neighborhood Plan (1993)

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

(Policy II: Housing)

“Allow development of alternative housing types in Boise.”

(Policy II: Housing, Objective 5)

“...Encourage compatible infill development of vacant land by improving the image of the neighborhood and marketing development opportunities in Boise.”

(Policy III: Neighborhood Maintenance and Image)

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

(Policy III: Neighborhood Maintenance and Image, Objective 3)
Brentwood-Darlington Neighborhood Plan (1992)

“Support multifamily development only where services are available and adequate... when the following conditions are met: a. sanitary sewer services are available, b. adjacent streets are paved, c. transit service is available within ¼ mile, and d. the site review criteria of this plan and other applicable code requirements are met.”

(Policy 4: Housing, Objective 3)

Site review criteria includes guidelines calling for preservation of trees, preservation of solar access, consideration of privacy, etc.)

Bridgeton Neighborhood Plan (1997)

“Ensure that all new development enhances the river, natural and village character of Bridgeton.”

(Policy 1B: Neighborhood Design, Objective 1)

“Encourage a mix of housing types that are compatible with Bridgeton’s casual lifestyle.”

(Policy 1B: Neighborhood Design, Objective 2)

“Promote a streetscape that reflects and enhances Bridgeton’s sense of community on the water and on the land.”

(Policy 1B: Neighborhood Design, Objective 3)

“Ensure that all new harborside developments open directly onto the promenade for public accessibility.”

(Policy 1B: Neighborhood Design, Objective 4)

“Encourage developers to meet the voluntary neighborhood design guidelines....”

(Policy 1B: Neighborhood Design, Objective 5)

The plan’s implementing action items include: “Encourage developers to include representatives of the neighborhood association early in their development design process” (H11); “Work with developers and builders to ensure design, lighting and landscaping which is in character with the neighborhood and which integrates in a cohesive manner with the neighborhood, the multi-use character of the street, and the river” (H13); and “Encourage a variety of building designs which are also in character with the neighborhood. This could be achieved through the use of different paint, sidings, plantings, window and door treatment, eaves, and lighting” (H14).

Brooklyn Neighborhood Plan (1991)

“Work with community development corporations to develop and build on vacant land in a way complementary to neighborhood goals.”

(Policy 4: Housing, Objective 4.4[5])

The Housing Policy introduction states: “the character of infill development, which the neighborhood supports, should be compatible with the character of the neighborhood.”

“Strongly encourage developers to accommodate a variety of family sizes when building multifamily housing.”

(Policy 4: Housing, Objective 4.4[6])
**Buckman Neighborhood Plan** (1991)

“Maintain and improve the quality and urban character of Buckman’s physical environment and attract compatible development.”

(Policy 1: Urban Design and Livability)

“Encourage new development and renovation of existing structures to meet Buckman commercial and residential architectural guidelines.”

(Policy 1: Urban Design and Livability, Objective 1.5)

“Work with developers early in the design process to comment on their plans…”

(Policy 1: Urban Design and Livability, Objective 1.6[A])

“Work with realtors and developers to attract development compatible with the neighborhood.”

(Policy 1: Urban Design and Livability, Objective 1.6[B])

“Use the design review process in the CEID to encourage development that is compatible with the surrounding area and encourage voluntary design review in the rest of the neighborhood.”

(Policy 1: Urban Design and Livability, Objective 1.11)

The plan states that: “The (Buckman design) guidelines are intended to maintain and enhance those desirable qualities which make Buckman a unique historic neighborhood: the tree-lined streets and the variety of late 19th and early 20th century building styles…. The guidelines are intended to ensure maximum compatibility of new buildings with historic buildings, not to build “new old buildings” or be exact duplicates of older styles.”

**Centennial Neighborhood Plan** (1996)

“Enhance Centennial’s livability by protecting, maintaining and improving the quality and suburban character of the physical environment.”

(Policy 2: Community Design and Livability)

“Encourage development projects to meet the voluntary design guidelines included in this plan for the Centennial Neighborhood.”

(Policy 2: Community Design and Livability, Objective 1)

*The voluntary design guidelines for multi-family development place priorities on providing shared outdoor recreation areas, minimizing the prominence of parking, limiting privacy impacts on adjacent single-family areas, and encourage builders to limit building height to respond to the neighborhood’s predominantly single-family character.*

“Support planning, design, and site development that enhances livability, provides connectivity, and reduces traffic impacts.”

(Policy 2: Community Design and Livability, Objective 3).

“Encourage development to be compatible with the character of the neighborhood.”

(Policy 2: Community Design and Livability, Objective 5).

“Enhance and preserve the established residential character of Centennial.”

(Policy 4: Housing, Objective 2).
Concordia Neighborhood Plan (1993)
“Encourage rehabilitation and infill construction consistent with the character and architecture of the neighborhood.”

(© Policy 2: Housing, Objective 10)

“Reinforce the identity and character of the Concordia Neighborhood. Use design features in building rehabilitation and new construction which enhance neighborhood attractiveness and livability. Design streetscapes and site layouts to promote safety and encourage pedestrian use of the streets.”

(© Policy 7: Design).

“Support the use of the Ten Essentials (for North/Northeast Portland Housing) design guidelines to promote compatible residential rehabilitation and design.”

(© Policy 7: Design, Objective 2).

Prologue to the plan’s voluntary design guidelines states: “New construction and the alteration of existing buildings should be thoughtfully designed to respect adjacent historic development, be compatible with the existing building’s form and pattern, and provide an overall standard of quality. Where changes in scale and form are unavoidable, the use of shared design elements from surrounding buildings can ensure that new development is compatible with the surrounding area.”

“Encourage the revitalization of the NE Alberta and NE 42nd Avenue project areas. Support new construction and development which is compatible with existing neighborhood architecture and styles.”

(© Policy 7: Design, Objective 3)

Corbett, Terwilliger, and Lair Hill Policy Plan (1977)
“Preserve the existing residential neighborhoods (Lair Hill, Corbett and Terwilliger) by maintaining the existing dwellings and stimulating compatible housing development and supporting services.”

(© Plan Policy)
**Creston Kenilworth Neighborhood Plan (1998)**

“Promote development that is pedestrian-friendly, has human scale and contributes in its design and form to the livability of the neighborhood.”

(Policy 4A: Land Use, Urban Design and Historic Preservation)

“Step down new larger development built along the corridors to the scale of the existing adjacent buildings in the established residential areas.”

(Policy 4A: Land Use, Urban Design and Historic Preservation, Objective 4.3)

“Promote good design in areas where intense commercial and multifamily development will occur, especially along the SE Powell, SE Foster, SE Thirty-ninth, SE Fifty-second and SE Holgate corridors.”

(Policy 4A: Land Use, Urban Design and Historic Preservation, Objective 4.12)

“Encourage developers to follow the design themes in Creston Kenilworth’s urban design concept and be consistent with the voluntary design guidelines.”

(Policy 4A: Land Use, Urban Design and Historic Preservation, Objective 4.13)

The voluntary design guidelines “are intended to ensure maximum compatibility of new buildings with the existing,” with a focus on continue architectural features of Streetcar-Era buildings, such as building siting, foundation height, roof forms, exterior siding material, front façade elements, etc. Regarding existing mid-20th century apartment buildings, the design guidelines state: “Apartment structures built in the 50s and 60s, often referred to as motel style, are common in Creston Kenilworth. These structures can be adopted to better integrate with the neighborhood’s character through parking lot and landscaping redesign, window trim addition, and modification of architectural details.”

“Encourage a diversity of housing types that serve a range of income levels and types of households.”

(Policy 5C: Housing)

“Encourage developers, realtors and contractors to build a variety of housing types such as accessory dwelling units, co-housing, duplexes, rowhouses and mixed-use buildings.”

(Policy 5: Housing, Objective 5.3)

“Encourage new housing and remodels to be well-designed and friendly to pedestrians.”

(Policy 5: Housing, Objective 5.4)

**Cully Neighborhood Plan (1992)**

“Maintain and improve the quality and historic character of the neighborhood’s existing physical environment while attracting compatible development.”

(Policy 2B: Urban Design and Historic Preservation)
Attached residential and multifamily residential zones must meet the following: (1) Have direct access to an arterial or collector street; (2) Avoid routing of through traffic on local neighborhood streets; (3) Have public transit available or planned to be available within one-quarter mile of the site; and (4) Be designed to be compatible with existing residential uses by the use of design features such as buffering, landscaping, screening, and building orientation.

(Policy 4: Housing Location, Section A)
The plan’s design guidelines include calls for the use of landscaping as a key design feature, new development in scale with the existing community, and preservation of natural features.

Eliot Neighborhood Plan (1993)
“Require new development in the neighborhood to be compatible with the area’s historic character.”

(Policy 1: Historic Conservation and Urban Design, Objective B)
“Develop housing in the neighborhood that is designed to complement Eliot’s historic character.”

(Policy 1: Historic Conservation and Urban Design, Objective D)
“Ensure that new multidwelling housing in Eliot is designed to respect existing single-dwelling residential patterns.”

(Policy 3: Housing, Objective E)
“Ensure that new housing in Eliot is designed to capitalize on, complement and emphasize the neighborhood’s historic character.”

(Policy 3: Housing, Objective F)
“Rehabilitate historic buildings and promote creation of historically compatible housing in Eliot.”

(Policy 3: Housing, Objective I)

Foster-Powell Neighborhood Plan (1996)
“Ensure an adequate supply of housing at a variety of prices and rents by promoting new home ownership opportunities, improvement of the existing housing stock, responsible rental property ownership, and the development of compatible infill housing.”

(Policy 4: Housing)
“Encourage the construction of new infill housing that is compatible with the neighborhood. Require design review or conformance to compatibility guidelines for development not currently allowed in existing residential zones.”

(Policy 4: Housing, Objective 3)
Hazelwood Community Plan (1986)

“Promote the development of a variety of housing types.”

(Policy 5: Housing, Objective 1)

“Assure that all new developments—single and multi-family housing, commercial and business—are planned and constructed to minimize adverse impact on the community and neighborhood, including traffic and traffic patterns.”

(Policy 6: Community Design and Livability, Objective 1)

“Encourage development projects to meet the voluntary design guidelines included in Appendix C of this plan for the Hazelwood Neighborhood.”

(Policy 6: Community Design and Livability, Objective 2)

The voluntary design guidelines call for multi-family projects to be set back from sidewalks, use landscaping for screening and for aesthetics, use building materials that blend with those of nearby owner-occupied housing, provide open space and recreation areas, and include adequate on site parking.

Hillsdale Town Center Plan (1997)

“Enhance Hillsdale’s character and livability as an attractive urban village by fostering urban design excellence.”

(Policy 4: Urban Design) Implementing “Actions” include: “Create voluntary design guidelines for design elements not addressed in the Community Design Guidelines and Community Design Standards. Provide examples of the desired attributes of single family and multidwelling housing” (UD2); “Design residential developments to respect the scale, visual quality, privacy, security needs, and character of existing neighborhoods” (UD11); and “Encourage projects which function well, use suitable materials, and whose scale is appropriate and compatible” (UD12).

Hollywood and Sandy Plan (2000)

“Ensure that new commercial and mixed-use development along Sandy Boulevard and Broadway, and along the edges of the Hollywood District, step down and relate to the scale and character of the adjacent established residential areas.”

(Policy 1: Land Use, Urban Design and Historic Preservation, Objective 8)

“Encourage new development that fosters a pedestrian-friendly and attractive environment particularly along the Enhanced Pedestrian Streets of Sandy between 37th and 47th Avenues, and 42nd Avenue from Tillamook to the Hollywood Transit Center.”

(Policy 1: Land Use, Urban Design and Historic Preservation, Objective 11)
“Protect and improve existing housing while providing the opportunity of new housing for people of all ages and income levels.”
(Policy 2: Housing)

“Promote the opportunity for owner occupancy of single-family homes and cooperative or condominium ownership of multifamily dwellings.”
(Policy 2: Housing, Objective 2.6)

Humboldt Neighborhood Plan (1993)
“Maintain a link between Humboldt’s historic past and the present through the preservation of its historic development patterns and structures and through the promotion of architectural compatibility and excellence.”
(Policy 5: Urban Design and Historic Preservation)

“Require new buildings to respect and respond to the special architectural qualities of the Humboldt Neighborhood and the City of Portland.”
(Policy 5: Urban Design and Historic Preservation, Objective 4)

Irvington Neighborhood Plan (1993)
“Ensure that new residential construction is architecturally compatible with the neighborhood’s historic character.”
(Policy II: Historic and Neighborhood Preservation, Objective 3)

“Provide diversity in the type and density of housing within the neighborhood in order to ensure an adequate supply of safe, attractive housing at a variety of prices and rents.”
(Policy III: Housing)

“Encourage the replacement of unsound structures with infill development which is in keeping with the character of surrounding properties.”
(Policy III: Housing, Objective 8)
Kenton Neighborhood Plan (1993/2001)
“Ensure that new residential and commercial development is compatible with Kenton’s historic character.”

(Policy 6: Historic and Natural Resources, Objective 4)

“Provide a quality urban environment with compatible residential, commercial and retail uses and service amenities.”

(Policy 9: Neighborhood Commercial Areas)

“Encourage new development which provides a mixture of residential and commercial uses and is compatible with the surrounding area.”

(Policy 9: Neighborhood Commercial Areas, Objective 9.2)

King Neighborhood Plan (1993)
“Promote building designs that ensure crime prevention through environmental design and protect streets, open spaces, and architectural integrity of the neighborhood.”

(Policy I: Urban Design, Objective 2)

“Encourage developers to consider and conform to design standards for new developments in the King Neighborhood.”

(Policy I: Urban Design, Objective 4)

Action chart cites “The 10 Essentials for North/Northeast Portland Housing” for this guidance.

“Encourage visual vitality by allowing a variety of housing types where compatibility of scale, bulk and design can be assured.”

(Policy II: Housing, Objective 1)

“Encourage development of alternative housing types that promote efficient land use.”

(Policy II: Housing, Objective 2)
**Lents Neighborhood Plan** (1996)

“Encourage a sense of community pride in Lents by maintaining, restoring and rehabilitating existing homes and taking advantage of opportunities to build a variety of new housing.”

(Policy 6: Housing)

“Recreate small-town historic Lents neighborhood.”

(Policy 7: Neighborhood Livability, Objective 5).

Implementing Action Item L10 states “Try to ensure that the scale of new development is compatible with the surrounding residential and commercial areas.”

**Mill Park Neighborhood Plan** (1996)

“Preserve the character of the existing housing stock in Mill Park while emphasizing the continued development of single-dwelling housing in areas where they currently exist.”

(Policy 5: Housing)

“Encourage developers to build new housing that is compatible in size and design with the current housing stock in the immediate surroundings.”

(Policy 5: Housing, Objective 2).

**Montavilla Neighborhood Plan** (1996)

“Preserve and improve Montavilla’s existing housing stock and build new housing for people of all ages, income levels and physical abilities.”

(Policy 1: Housing and Neighborhood Livability)

“Encourage developers to construct new buildings that are compatible with nearby buildings in the neighborhood.”

(Policy 2: Historic Preservation and Urban Design, Objective 4)

“Encourage Montavilla residents and the Montavilla Neighborhood Association to provide voluntary design review and technical support for new developments and renovations in the neighborhood.”

(Policy 2: Historic Preservation and Urban Design, Objective 5)

“Encourage ‘Main Street’ type developments along portions of NE Glisan, SE Division, 82nd and SE Stark as a means of accommodating more people and businesses along transit streets.”

(Policy 3: Transportation, Objective 12).
Mt. Scott-Arleta Neighborhood Plan (1996)

“Encourage development projects and alterations to respect the bulk, form, setbacks, and detailing of surrounding buildings.”

(Policy 1: Urban Design, Objective 3)

“Improve Mt. Scott-Arleta’s supply of housing by protecting existing homes and encouraging the construction of a variety of attached housing types on infill lots. New housing should blend into the neighborhood and meet the needs of residents of various ages, income levels, and backgrounds.”

(Policy 2: Housing and Livability)

“Encourage the dispersion of many small-scale attached housing (i.e., rowhouses, multiplexes, courtyard housing, etc.) throughout the neighborhood, rather than large apartment complexes in a few places.”

(Policy 2: Housing and Livability, Objective 1)

“Encourage infill housing to be similar to the height, bulk and setback of adjacent homes. Advocate for front porches on all houses to enhance public safety. Porches should be emphasized and garages should not dominate the house.”

(Policy 2: Housing and Livability, Objective 5)
Neighborhood Design Policies

Northwest District Plan (2003)

“Retain the district’s existing housing stock and mix of types and tenures. Promote new housing opportunities that reflect the existing diversity of housing and support a population diverse in income, age, and household size.”

(Policy 5: Housing)

“Respect the urban design principles and architectural qualities that define the district’s human-scaled, pedestrian-oriented character.”

(Policy 7: Urban Design)

“Integrate new development with the existing urban fabric by acknowledging the scale, proportions, orientation, quality of construction and other architectural and site design elements of the building’s immediate area.”

(Policy 7, Urban Design Objective A)

“Preserve and enhance the distinct character of different parts of the Northwest District.”

(Policy 7, Urban Design Objective C)

The implementing “Desired Characteristics and Traditions” statement for the Nob Hill Residential Areas, which have multidwelling zoning, call for new development to “utilize design elements that distinguish the residential side streets from the more intensely hard-scape main streets, with street frontages divided into distinct components that continue the established fine-grain urban pattern. Development should also acknowledge the scale, proportions, and street orientation of existing Pre-World War II structures and continue the areas’ diverse range of building typologies.”

“Foster a continuous frontage of buildings and active uses along main streets and the Portland Streetcar line.”

(Policy 7, Urban Design Objective E)

“Encourage new development on main streets and the Portland Streetcar line to include additions to the public realm, such as additional sidewalk width, a public square, or other open space.”

(Policy 7, Urban Design Objective F)

“Encourage building designs that consider solar access impacts on streets and other public spaces.”

(Policy 7, Urban Design Objective G)

“Discourage the creation of new vehicle areas between the fronts of residential buildings and streets.”

(Policy 7, Urban Design Objective I)
**Outer Southeast Community Plan** (1996)

“Promote construction of attached housing designed to be owner-occupied to accommodate smaller households.”

(Housing Policy, Objective 4)

“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.”

(Urban Design Policy)

*Implementing Action Item UD5 calls for Planning Bureau involvement in a project to “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.”*

“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.”

(Urban Design Policy, Objective 4)

*This objective refers to the plan’s “Vision Plan Map,” regarding which the plan states: “The Vision Plan Map recognizes that, generally, most outer southeast streets are auto-oriented corridors. …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.”*

“Apply CPTED principles 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.”

(Public Safety Policy)

*Public Safety Policy Objective 2 lists potential ways of achieving this policy, including locating windows in building walls that abut sidewalks, placing porches or balconies to overlook streets, setting back garages, and building new streets to provide better emergency vehicle access.*

“Encourage compatible infill at densities which support transit on vacant lots in established residential areas.”

(Subarea Policy I: Traditional Urban Neighborhoods, Objective 4).

“Provide a pleasant and diverse pedestrian experience by providing connecting walkways within a structure to adjacent sidewalk areas.”

(Subarea Policy IV: Gateway Regional Center, Objective 3)

“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.”

(Subarea Policy IV: Gateway Regional Center, Objective 5)

“Discourage surface parking lots.”

(Subarea Policy IV: Gateway Regional Center, Objective 6)

“Improve the pedestrian orientation of buildings and streets around light rail stations.”

(Subarea Policy V: MAX LRT Corridor, Objective 2)
“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.”

(Subarea Policy VII: Mixed-Era Neighborhoods, Objective 4)

“Use alternative street standards to achieve connectivity where standard city streets are not possible due to lot configuration, existing development, etc.”

(Subarea Policy VII: Mixed-Era Neighborhoods, Objective 5)

**Piedmont Neighborhood Plan** (1993)

“Encourage new residential developments to be consistent with the existing character of the neighborhood.”

(Policy 1: Housing, Objective 4)

“Require new development in and adjacent to the Piedmont Historic Design Zone to be compatible with the area’s historic character.”

(Policy 3: Historic Preservation, Objective 3)

**Pleasant Valley Neighborhood Plan** (1996)

“Retain and reinforce the open space characteristics and identity of the neighborhood.”

(Policy 4: Housing and Neighborhood Livability, Objective 1)

“Assure a wide variety of housing types, while retaining the character of Pleasant Valley.”

(Policy 4: Housing and Neighborhood Livability, Objective 2)

**Portsmouth Neighborhood Plan** (2002)

“Improve Portsmouth neighborhood’s appearance by maintaining property, keeping the neighborhood clean, and planting more green and landscaped areas. Encourage new development to be compatible with the existing character of the neighborhood.”

(Policy 4B: Neighborhood Livability—Neighborhood Appearance)

“Encourage developers to construct buildings that are compatible with the neighborhood’s voluntary design guidelines.”

(Policy 4: Neighborhood Livability, Objective 5)

implementing Action Item NL15 calls for “Building Blocks for Outer Southeast Neighborhoods” to serve as the voluntary design guidelines.

“Encourage buildings and landscaping along Lombard Street that create a safe, pleasant environment for pedestrians.”

(Policy 6: Business Growth and Development, Objective 3)

“Provide a variety of housing types for neighborhood residents with different incomes, needs, desires, and physical abilities.”

(Policy 8: Housing, Objective 1)

“Encourage ‘visitability’ to residential buildings. (Homes that have a ground floor living area, dining area, and bathroom accessible to people with disabilities.)”

(Policy 8: Housing, Objective 8).
Powellhurst-Gilbert Neighborhood Plan (1996)
“Encourage infill residential development while assuring compatibility with the surrounding area.”
(Goal C)
“Assure that the new housing which is developed is both livable and a good neighbor to existing development.”
(Goal D)
“Improve the neighborhood and encourage and allow for diversity in the type and density of housing within the neighborhood.”
(Policy 4: Housing and Neighborhood Livability)
“Encourage the replacement of unsound structures with higher density infill development which is in keeping with the character of surrounding properties.”
(Policy 4: Housing and Neighborhood Livability, Objective 3)
“Use design elements such as landscaping, screening and building orientation to ensure good design of new development and cohesive commercial areas.”
(Policy 5: Historic Preservation and Urban Design, Objective 5)

Richmond Neighborhood Plan (1994)
“Accommodate anticipated population growth through ‘main street’ development (mixed residential/commercial uses along major transit streets) or other construction methods that retain or enhance existing neighborhood character.”
(Policy 4: Housing, Objective 4.4)

Sabin Neighborhood Plan (1993)
“Foster the preservation and development of affordable, quality housing that is compatible with the existing single-family character and socio-economic diversity of the Sabin Neighborhood. Enhance a sense of pride and commitment to the community.”
(Policy 1: Housing)
“Allow housing densities compatible with Sabin’s existing community character. Establish development standards that reflect this character.”
(Policy 1: Housing)

“Accommodate growth and change in a manner that fosters the area’s sense of place as a small town and main street within the city. Take advantage of its unique setting near the Willamette River, and support development of vital commercial areas.”

(Policy 1: Land Use and Placemaking)

“Strengthen the identity of the St. Johns and Lombard Street areas through development and community activities that integrate and build on the area’s distinctive history and architecture.”

(Policy 2: History and Identity)

Adopted design review provisions call for infill development in residential areas to reflect features of Streetcar Era houses, continue front setback patterns, provide a pedestrian orientation, and to locate parking toward the rear of buildings. These provisions also call for development in downtown St. Johns to respond to its small-town character and pedestrian-friendly environment, while development in hillside residential areas should acknowledge and celebrate the hillside topography.

“Provide for a broad range of well-designed and compatible housing to accommodate local and regional housing needs, and to support development of vital town center and main street commercial areas.”

(Policy 5: Housing)

Sellwood-Moreland Neighborhood Plan (1998)

“Respect the character of Sellwood-Moreland by sensitively integrating new development with the historic elements of the community.”

(Policy 1: Historic Preservation, Objective 3)

“Preserve the predominantly pedestrian scale and design of the neighborhood’s residential areas, emphasizing the street as an important public open space element.”

(Policy XI: Residential Areas)

“Ensure a mix of housing units to serve the needed range of types, sizes and income levels that will accommodate a socially and economically diverse neighborhood population.”

(Policy XI: Residential Areas, Objective 1)
South Tabor Neighborhood Plan (1996)

“Preserve and improve existing housing while providing opportunities for new housing attractive to long-term, responsible residents.”

(Policy 1: Housing)

“Encourage the construction and possible conversion of a variety of housing types.”

(Policy 1: Housing, Objective 2)

“Encourage owner occupancy.”

(Policy 1: Housing, Objective 4)

“Encourage site and design review to promote functional, safe and attractive developments which are compatible with surrounding development and uses and with the natural environment.”

(Policy 7: Urban Design, Historic Preservation, and Neighborhood Livability, Objective 2)

Implementing Action Item U10 calls for the residential projects to be oriented to the street with garages that are not prominent, include front porches and front yards, feature building height that preserves solar access and privacy for surrounding dwellings, be visually compatibility with existing housing, and provide greenspace for tenants.

Southwest Community Plan (2000)

“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.”

(Land Use and Urban Form Policy)

“Ensure compatibility of new development with Southwest Portland’s positive qualities.”

(Land Use and Urban Form Policy, Community-wide Objective 1)

“Encourage innovative designs in public and private development that are in harmony with the natural character of Southwest Portland.”

(Land Use and Urban Form Policy, Community-wide Objective 2)

“Ensure that development and redevelopment occurring outside of mixed-use areas respects the scale and desired neighborhood character identified in individual neighborhood plans.”

(Land Use and Urban Form Policy, Community-wide Objective 6)

“Encourage development within main streets and town centers that enhances commercial vitality and the desired characteristics of these areas.”

(Land Use and Urban Form Policy, Mixed-Use Areas Objective 3)

“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.”

(Land Use and Urban Form Policy, Mixed-Use Areas Objective 4)

“Enhance the environment for pedestrians in Southwest Portland’s town centers, main streets, and transit corridors.”

(Land Use and Urban Form Policy, Mixed-Use Areas Objective 8)
“Within the boundaries of town centers, create transitions along the edges that respect the planned density, design, scale and character of the contiguous neighborhoods.”

(Land Use and Urban Form Policy, Town Center Objective 2)

“Respect the planned density, design, scale and character of the contiguous neighborhood when increasing residential and employment density within main streets.”

(Land Use and Urban Form Policy, Main Streets Objective 1)

“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.”

(Housing Policy)

“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.”

(Housing Policy, Objective 2)

“Increase opportunity for building more detached single family housing by reducing minimum lot sizes and encouraging the construction of smaller size houses.”

(Housing Policy, Objective 3)

“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.”

(Housing Policy, Objective 5)

“Increase the supply of affordable rental housing of all types for families. This includes units with three or more bedrooms.”

(Housing Policy, Objective 7)

“Encourage site layouts and building designs that encourage proprietary attitudes and natural surveillance of shared and public spaces.”

(Public Safety Policy, Objective 7)

“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.”

(Watershed Policy)

“Support new residential or mixed residential and commercial development between NE 15th and 16th that are oriented toward the neighborhood and sensitive to neighborhood character in terms of scale and style.”

(Policy 2: West End, Objective 2A)

“Encourage and support high-density residential development that is compatible with surrounding land uses on the blocks between NE 16th and 17th.”

(Policy 2: West End, Objective 2B)

“Maintain a mixture of housing types and opportunities which are in keeping with the neighborhood character.”

(Policy 3: Neighborhood Core-West, Objective 3A)

“Preserve the qualities which contribute to the overall character of this area which include the age, style, uniform setbacks, narrow tree-lined streets and landscaping.”

(Policy 4: Neighborhood Core-East, Objective 4A)

“Encourage redevelopment east of NE 28th which is compatible with the nearby residential areas and will not cause significant detriment to them.”

(Policy 5: East End)

“Maintain and preserve the existing housing stock while providing opportunities for additional density through internal conversions and development of vacant and underdeveloped sites. Provide housing for a diverse population close to the Central City.”

(Policy 7: Housing)

“Encourage a variety of sound, well-maintained housing at all price and rental levels suitable to the needs of a variety of households such as the elderly, both large and small families and young single persons.”

(Policy 7: Housing, Objective 7A)

“Increase opportunities for owner occupancy of existing multifamily housing through cooperative or condominium ownership and in new rowhouse developments.”

(Policy 7: Housing, Objective 7D)
Sunnyside Neighborhood Plan (1999)

“Preserve the intrinsic character of the neighborhood.”

(Policy 4: Land Use, Objective 1)

Relevant implementing action items include: “Advocate for redevelopment of auto-oriented buildings into designs compatible with pedestrians” (LU5), “Support appropriately scaled and compatibly designed in-fill multifamily development through communications with review bodies” (LU6), Promote building projects with designs that support the pedestrian nature of the streetscape and the use of transit and bicycles” (LU7), “Create a booklet of desirable and undesirable development styles, including landscaping, which can be shared with planners and developers, to encourage creative, diverse and compatible development” (LU8), and “Advocate for the City to add design review to all multi-family and commercial zones” (LU9). The plan’s voluntary design guidelines encourage pedestrian-friendly design, front porches, preservation of privacy, locating parking at rear, and compatibility with nearby residences.

“Encourage a mix of housing types, including quality, affordable and attractive single and multifamily housing and accessory rentals, to serve a diverse population.”

(Policy 4: Land Use, Objective 2)

“Work with the City of Portland and other agencies to ensure that regulations are effective, reasonable and support the maintenance and expansion of the character of the neighborhood as expressed in the adopted neighborhood vision and policies.”

(Policy 4: Land Use, Objective 4)

“Discourage drive-through developments, garages in front of houses, and commercial intrusions into the residential areas in Sunnyside.”

(Policy 4: Land Use, Objective 5)
Wilkes Community and Rockwood Corridor Plan (1987)

“Encourage new single-family and multifamily development scaled and designed to be a part of the community and protect the privacy of adjoining properties.”

(Plan Objective F)

“Use design features such as landscaping, screening, and building orientation to ensure compatibility of new attached single-family and multifamily residential developments with surrounding existing residential developments.”

(Policy 12: New Residential Development)

“Use Community and Site Design Guidelines of this plan as a guide in land use and land division reviews and site review.”

(Policy 13: Design Guidelines)

*The plan’s design guidelines include calls for preservation of wooded areas, preservation of residential privacy, good pedestrian connections, joint use of driveways and other vehicle areas to reduce paved area, landscaped buffers between areas zoned for multi-dwelling and single-dwelling development.*

“Require new medium density multifamily residential zone development to comply with the following locational requirements: (1) Have direct access to an arterial or collector; (2) Avoid routing of through traffic on local neighborhood streets; (3) Have public transit available or planned to be available within one-quarter mile of the site; and (4) Use design features such as landscaping, screening, and building orientation to ensure compatibility with surrounding residential developments.”

(Policy 21: Housing Location, Section A)

“Require new low density multifamily, townhouse, and attached residential zone developments to comply with the following locational requirements: (1) Have direct access to major city traffic street or district or neighborhood collector streets, or local service streets where traffic volume capacities will not be exceeded; and (2) Use design features such as landscaping, screening, and building orientation to ensure compatibility with surrounding residential developments.”

(Policy 21: Housing Location, Section C)

Woodlawn Neighborhood Plan (1993)

“Promote the construction of residential housing that will accommodate people of varying income levels and physical abilities.”

(Policy 4: Housing, Objective B)

“Encourage construction of a variety of housing types in the neighborhood including mixed commercial/residential development.”

(Policy 4: Housing, Objective C)

“Promote compatible infill development in residential areas throughout the neighborhood.”

(Policy 4: Housing, Objective D)
Woodstock Neighborhood Plan (1995)

“Enhance Woodstock’s character while attracting development that preserves and
improves and enhances neighborhood livability.”

(Policy 14: Urban Design)

“Encourage new construction and remodeling to contribute to an attractive and
engaging streetscape by ensuring that ample land is reserved for planting strips
when rights-of-way are improved.”

(Policy 14: Urban Design, Objective 14.2)

“Encourage new development to be attractive and compatible with the surrounding
neighborhood.”

(Policy 14: Urban Design, Objective 14.7)

“Establish voluntary residential design guidelines and market these guidelines in a
Woodstock development brochure. Promote their use by developers, designers,
builters and homeowners. Develop guidelines to address the issues of compatible
development between commercial and neighborhood residential areas.”

(Policy 14: Urban Design, Objective 14.8)

“Improve and add to the supply of housing in the Woodstock Neighborhood. Ensure
a mix of housing types to serve Woodstock’s diverse population and a variety of
household types.”

(Policy 16: Housing a Diverse Community)

“Support the siting and construction of housing designed to meet the needs and
income levels of young adults, one and two person households, families, physically
and socially challenged, and senior housing.”

(Policy 16: Housing a Diverse Community, Objective 16.1)

“Reinforce home ownership by encouraging the development of affordable housing
that is compatible with the character and design of neighboring homes.”

(Policy 16: Housing a Diverse Community, Objective 16.4)

“Encourage infill housing designs that create a pedestrian friendly streetscape.”

(Policy 17: Character of Infill Housing)

“Discourage the use of designs in residential neighborhoods where garages are the
dominant feature in the front yard.”

(Policy 17: Character of Infill Housing, Objective 17.1)

“Where alleys exist, encourage designs and lot development patterns where garages
are accessed through the alleys.”

(Policy 17: Character of Infill Housing, Objective 17.2)

“Support building projects with designs that consider the pedestrian environment
of the streetscape and the use of transit. Look for incentives to encourage builders
to construct housing of this type in Woodstock.”

(Policy 17: Character of Infill Housing, Objective 17.3)