

PORTLAND'S

Adopted  
**CONCORDIA**  
NEIGHBORHOOD PLAN



October, 1993

Bureau of Planning  
Portland, Oregon

ALBINA  
COMMUNITY

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**ADOPTED**

**CONCORDIA NEIGHBORHOOD PLAN**

Adopted by the Portland City Council  
Ordinance No. 166786  
Resolution No. 35169  
Readopted by Ordinance No. 167054

Developed as part of the Albina Community Plan by:

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## ACKNOWLEDGMENTS

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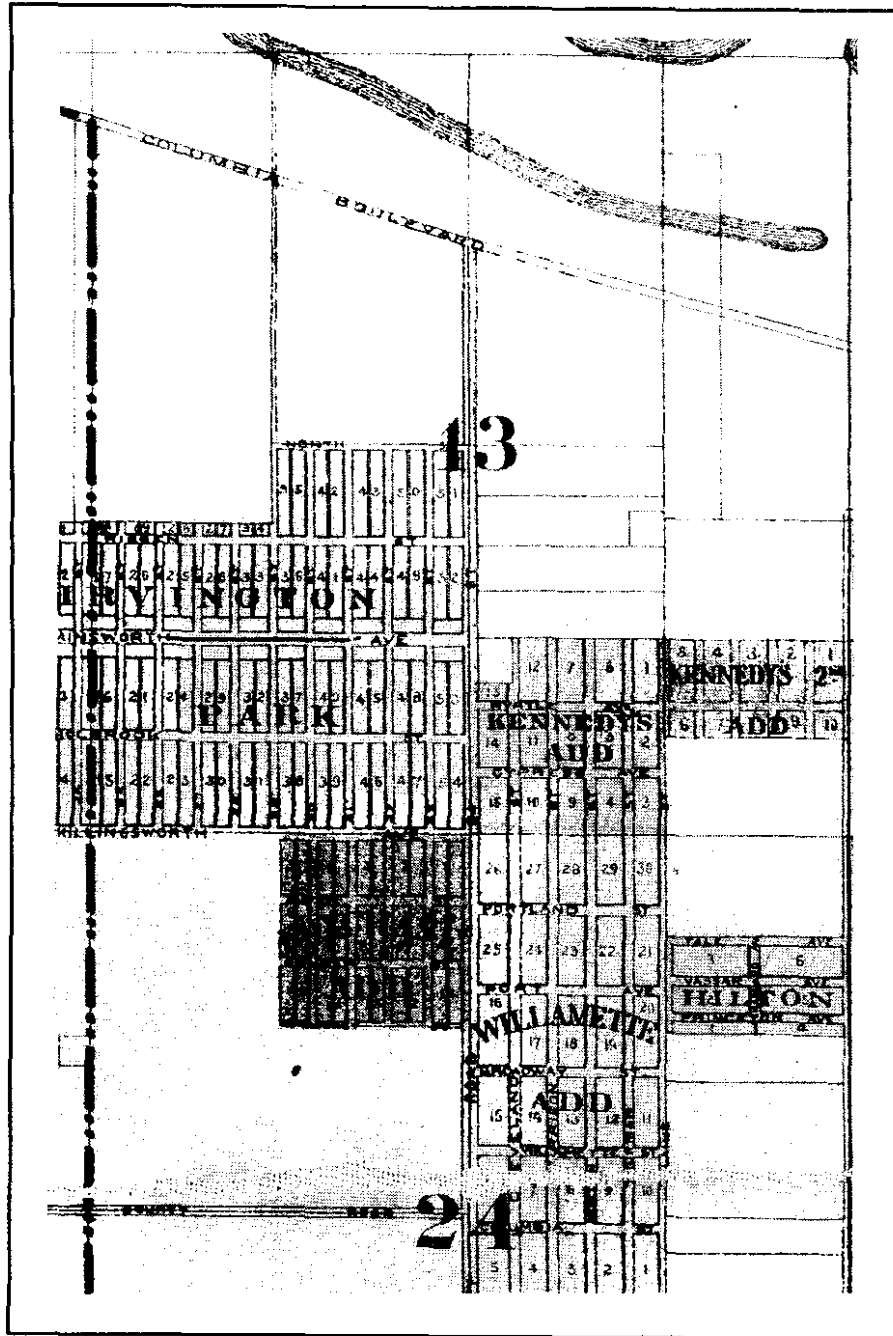
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CONCORDIA NEIGHBORHOOD, 1892  
Lewis and Dryden Map, Oregon Historical Society

## Introduction





## **Introduction**

The Concordia Neighborhood is located at the outer edge of inner Northeast Portland. It is one of thirteen neighborhoods in the Albina Community located south of NE Columbia Boulevard.

The neighborhood is bounded on the north by NE Columbia Boulevard and on the south by NE Prescott Street. Northeast 22nd Avenue defines the area's western boundary and NE 42nd Avenue its eastern boundary between NE Columbia Boulevard and NE Alberta Court. Northeast 33rd Avenue is the eastern boundary for the neighborhood between NE Alberta Court and NE Prescott Street. (Map 1).

The Concordia Neighborhood Plan sets the direction for future development in the Concordia Neighborhood. The Plan reflects the aspirations of the Concordia Neighborhood Association to strengthen neighborhood stability, enhance livability, attract capital investment and new households, and promote business and job growth in the area's business centers.

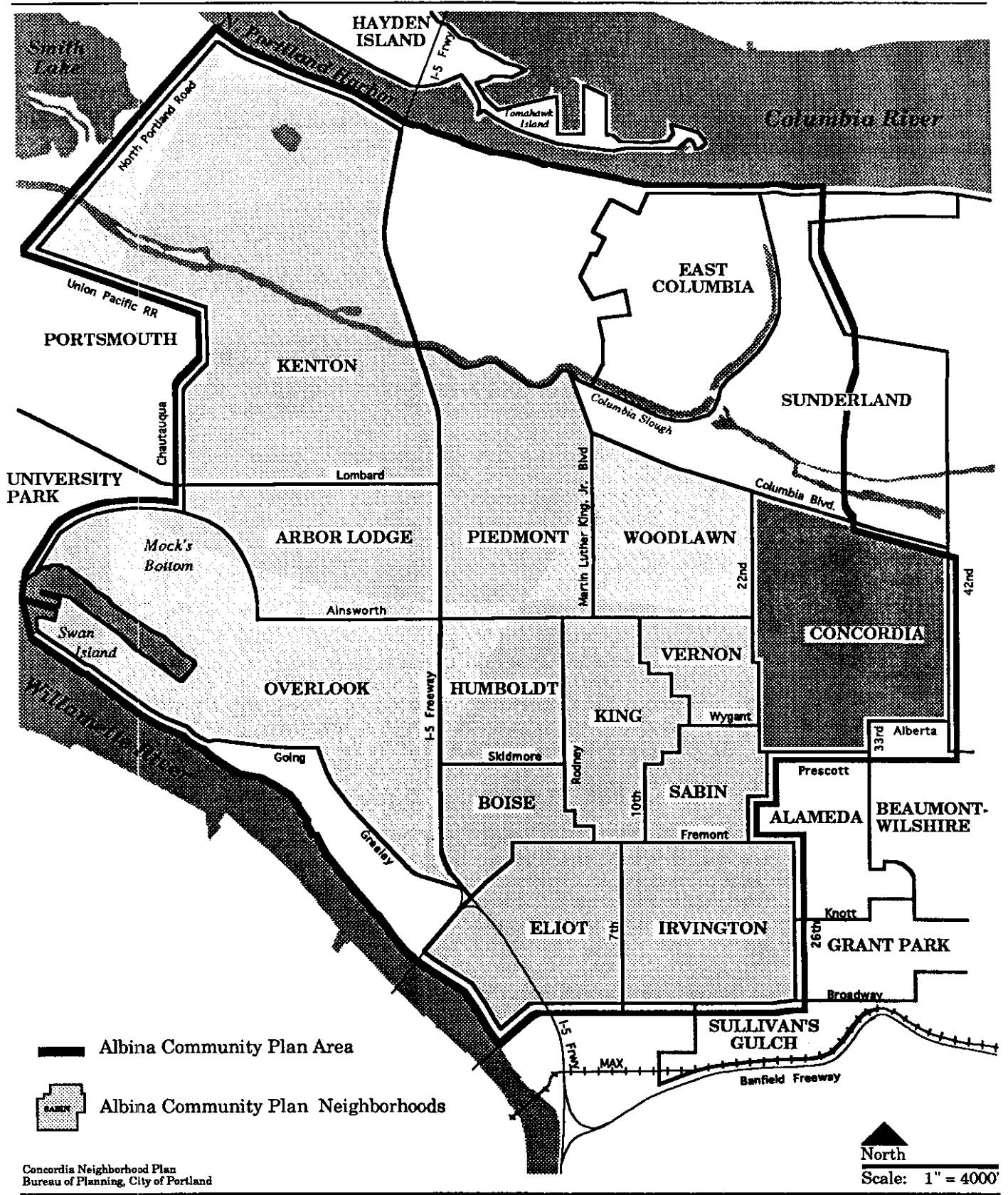
The Concordia Neighborhood Plan vision statement, policies 1-7, and objectives were adopted by the Portland City Council by Ordinance No. 166786 on July 28, 1993 and readopted by Ordinance No. 167054 on September 30, 1993. Plan Policy A, a statement of direction created by the neighborhood association to guide its future activities, was adopted solely by the Concordia Neighborhood Association. Plan action charts were adopted on July 28, 1993 by Resolution No. 35169. The Concordia Neighborhood Plan went into effect on October 25, 1993.

### **Purpose of the Concordia Neighborhood Plan**

The Concordia Neighborhood Plan is primarily an action plan. The Plan provides decision-makers with guidance on matters of land use, community development, social programs, capital expenditures and environmental issues which affect the neighborhood. It is designed to stimulate the development of partnerships between public and private interests and mobilize resources to address neighborhood-defined high priority issues, concerns, and opportunities.

The Plan's vision statement creates the desired future image of the neighborhood with which proposals for future growth and development can be assessed. Goals and policies reinforce that image by providing direction. Objectives act as shorter term benchmarks to define the intermediate steps needed to accomplish the plan and to assess progress. Action chart time frames and projects reflect neighborhood priorities and resource availability for plan implementation.

The Plan builds on the neighborhood's physical, economic, and social assets and infrastructure. It also identifies barriers to community development and strategies to be used to overcome these constraints. While taking advantage of public-private partnerships, Plan implementation relies upon the strength and continued commitment of the Concordia Neighborhood Association and neighborhood residents, businesses, and institutions for its achievement.



**Map 1 - CONCORDIA NEIGHBORHOOD**

Concordia Neighborhood Plan  
Bureau of Planning, City of Portland

## **Concordia Neighborhood Plan Relationships**

### **A. Albina Community Plan**

The Albina Community Plan was adopted by the Portland City Council by Ordinance No. 166786 on July 28, 1993 and readopted by Ordinance No. 167054 on September 30, 1993. These ordinances also adopted Albina's 11 neighborhood plans, including the Concordia Neighborhood Plan, and made them part of the Albina Community Plan and Portland Comprehensive Plan. Community and neighborhood plan action charts were adopted by Resolution No. 35169 on July 28, 1993. Albina Community and Concordia Neighborhood Plan provisions took effect on October 25, 1993.

The Concordia Neighborhood Plan is a part of the Albina Community Plan. The neighborhood plan addresses localized issues and opportunities that are unique, specific, and important to the residents, businesses, and institutions of the Concordia Neighborhood. The Albina Community Plan has a much wider focus addressing issues and opportunities which are shared across neighborhoods or are specific to the larger 19 square miles of the Albina Community.

Albina Community Plan provisions address the community-wide issues of land use, transportation, business growth and development, jobs and employment, housing, education, public safety, family services, community identity and enrichment, urban design and historic preservation, public services, and plan administration. The Concordia Neighborhood Plan builds upon this policy foundation to address transportation, housing, economic revitalization, jobs and employment, community institutions and facilities, public safety, and design at the neighborhood level.

The Albina Community Plan creates the overall framework of policies, programs, regulations and development strategies for the Albina Community as a whole and its neighborhoods, business centers, and institutions. Community plan provisions ensure that the detailed provisions of the neighborhood plans are coordinated with actions planned for the rest of the district. In turn, the Concordia Neighborhood Plan reinforces those parts of the district-wide plan which are particularly relevant to the neighborhood. Simultaneous development and review of the community and neighborhood plans ensured that coordination and consistency among the plans and their elements were maintained.

### **B. Portland Comprehensive Plan**

The Portland Comprehensive Plan sets the land use policy framework for the City of Portland. The Comprehensive Plan was initially acknowledged in 1981 by the Oregon Land Conservation and Development Commission as being in compliance with the state-wide goals for land use planning. Inclusion of the Concordia Neighborhood Plan as part of the Comprehensive Plan ensures those elements of the neighborhood plan adopted by ordinance are made part of the state-wide planning system in Oregon.

This status establishes goal, policy and objective statements as provisions which must be followed. If policy language conflicts with other development regulations the policy

language is the controlling provision. Status as part of the Comprehensive Plan ensures that the policies and objectives of the Concordia Plan will be carefully weighed as part of future consideration of changes in land use designation within the Concordia Neighborhood.

The Concordia Neighborhood Plan vision statement, policies, and objectives were adopted by the City Council as part of the Portland Comprehensive Plan by Ordinances No. 166786 and No. 167054. Portland Comprehensive Plan Policy 3.8, Albina Community Plan Neighborhoods, incorporates the Concordia Neighborhood Plan into the Portland Comprehensive Plan. Comprehensive Plan Policy 3.8, sets the following objective for the Concordia Neighborhood Plan: Objective C objectives for the Concordia Neighborhood are:

Stabilize and revitalize the Concordia Neighborhood through implementation of the neighborhood's plan as part of the Portland's acknowledged Comprehensive Plan. Use the Concordia Neighborhood Plan to guide decisions on land use, capital improvements projects and community development activities within Concordia.

The Concordia Neighborhood Plan, through this ordinance adoption and readoption, has seven policies which have been made part of the Portland Comprehensive Plan:

- Policy 1: Transportation
- Policy 2: Housing
- Policy 3: Economic Revitalization
- Policy 4: Jobs and Employment
- Policy 5: Community Institutions and Facilities
- Policy 6: Public Safety
- Policy 7: Design

Policy 7, Design, includes a list of 11 building and landscape design guidelines based on the American Institute of Architects, Portland Chapter, publication, The 10 Essentials for North/Northeast Portland Housing. The Concordia Neighborhood Plan strongly encourages but does not require their use in building construction, expansion, and/or renovation projects within the neighborhood.

Concordia Plan Policy A, Community Values and Involvement, was not proposed by the neighborhood association for inclusion in Portland's Comprehensive Plan. This policy is intended by the Concordia Neighborhood Association as a guide to the association itself as the organization and its membership take a proactive role in achieving their neighborhood's future as envisioned in their Plan.

Action charts in the Adopted Concordia Neighborhood Plan were adopted by resolution rather than ordinance (Resolution No. 35169). The action charts are lists of immediate, short term and long range steps which, when initiated, move the neighborhood closer to the achievement of the neighborhood's future as pictured in the vision statement.

These action charts are not part of the Portland Comprehensive Plan. The charts are a starting place. Actions with an identified implementor were adopted with the understanding that some will need to be adjusted and others replaced with more feasible proposals. Identification of an implementor for an action is an expression of interest and support with the understanding that circumstances will affect the implementation leader's ability to take action. The Portland City Council charged the Portland Bureau of Planning in Resolution No. 35169 on July 28, 1993 with responsibility for the adjustment of listings to reflect changes over time in implementation strategies in the Albina Community Plan and accompanying 11 neighborhood plans.

Actions with a listed advocate rather than implementor are included in recognition of the importance of continued discussion of these issues. Such actions will become part of this plan only when an implementor has agreed to support them. Accomplishment of the actions called for will ultimately depend on the leaders, residents, organizations, businesses and institutions of the Concordia Neighborhood.

## **Concordia Neighborhood Plan History and Neighborhood Input**

The Concordia Neighborhood is one of 13 neighborhoods located in the Albina Community Plan Study Area south of Columbia Boulevard. Offers of assistance in preparing workshops and the formulation of neighborhood plans were made by the Bureau of Planning to each of these neighborhoods in 1989/90.

Nine neighborhoods initially accepted the Bureau's offer of support. The Concordia Neighborhood Association participated in District-wide workshops as well as conducting a neighborhood workshop in 1990. In these workshops both community-wide and neighborhood-specific concerns, issues, and opportunities were identified. Assessment of neighborhood resources, however, led the Concordia Neighborhood to decide to rely upon the community-wide Albina Community Plan to set neighborhood redevelopment goals, policies, and strategies.

Increasing levels of neighborhood interest in community planning, growing concerns for personal safety, and expansion of the Neighborhood Association's active membership led to a reconsideration of their decision in 1991. Discussions on the creation of a neighborhood plan for Concordia began with the Bureau of Planning in Winter 1991.

The Concordia Neighborhood Association established the Concordia Neighborhood Plan Review Subcommittee in June 1991 following discussions with the Portland Bureau of Planning and Association members throughout Spring 1991. Detailed work on the plan itself began in July 1991. Timing of this process allowed the Concordia Neighborhood Association the benefit of using the 1991 Albina Community Plan Discussion Draft as a basis for formulating the Concordia Neighborhood Plan.

The Subcommittee saw their Neighborhood Plan as an augmentation of the district-wide plan rather than substitute. Where Draft Plan proposals addressed their concerns, reflected their point of view, and proposed actions which they could support, the Subcommittee found no need to duplicate or restate the provisions of the district-wide plan.

Concordia Plan provisions are based on a realistic assessment of the neighborhood by those who live, work, shop, and play there. The Subcommittee examined existing conditions and trends. The resulting vision statement indicates the kind of future wanted in Concordia. Policy, objective, and action items establish directions for the neighborhood's future and identify some but not all of the steps needed to achieve that future.

Subcommittee membership was open to all members of the Association and neighborhood residents, businesses, and institutions. The Subcommittee met on a bi-weekly basis from July to October 1991 to write the draft neighborhood plan. Publication of meeting dates and topics for discussion encouraged participation by community members interested in particular topics and/or unable to make a full time commitment to the Subcommittee's intense schedule.

The draft Concordia Neighborhood Plan was reviewed by the full membership of the Neighborhood Association through a series of meetings in Fall 1991. The amended plan was adopted by the Neighborhood Association at their November 1991 meeting.

Planning Commission actions following public hearings on the proposed Albina Community and Neighborhood Plans in the Spring and Fall of 1992 led to few changes in the Concordia Neighborhood Plan. No changes were made to neighborhood adopted and advocated policies, objectives, or action items. Action charts were amended to add the Portland Development Commission (PDC) and United States Department of Commerce Economic Development Administration (EDA) as advocates for selected redevelopment strategies. Plan text language was updated to reflect Planning Commission consideration and action.

The City Council held three public hearings on the Planning Commission Recommended Concordia Neighborhood Plan as part of their consideration of the Planning Commission Recommended Albina Community Plan on May 5, May 12, and May 13, 1993. At that time, the Concordia Neighborhood Association requested two changes to the Planning Commission Recommended Concordia Neighborhood Plan:

1. Concordia Neighborhood Maps be modified to reflect recent boundary changes adopted to coordinate neighborhood and Portland Bureau of Police patrol area boundaries: Delete from the neighborhood the area located between NE Alberta Court and NE Prescott between NE 33rd and NE 42nd Avenues; and
2. Delete Housing Action Chart Item #11 which lists the Concordia Neighborhood Association as an advocate for the consideration of housing as a development option at the Kennedy School site.

The City Council amended the Planning Commission Recommended Concordia Neighborhood Plan to reflect the changes requested by the Concordia Neighborhood Association. As the Portland Bureau of Housing and Community Development was also listed as an advocate/implementor for the further consideration of housing at the Kennedy School site, this item was removed from the Concordia Neighborhood Plan and inserted into the Albina Community Plan housing action chart. All reference to the Concordia Neighborhood Association were deleted.

The Portland City Council's Draft of the Albina Community Plan and neighborhood plans, including the Concordia Neighborhood Plan, went before the City Council for adoption on July 28, 1993. The Council adopted both the Community and Neighborhood Plans as part of the Portland Comprehensive Plan on July 28, 1993 by Ordinance No. 166786. Action charts were adopted by Resolution No. 35169. Due to the appeal of a map amendment in the Albina Community Plan area, outside the Concordia Neighborhood, the plans were readopted on September 30, 1993 by Ordinance No. 167054.

The Albina Community Plan and accompanying neighborhood plans including the Concordia Neighborhood Plan provisions went into effect on October 25, 1993. Copies of the City Council Adopted Albina Community Plan and Concordia Neighborhood Plan are available from the Portland Bureau of Planning, 1120 SW 5th Avenue, Portland, OR 97204-1966 (Tel: 823-7700).

## **Concordia Neighborhood Plan Organization**

The City Council Adopted Concordia Neighborhood Plan consists of several parts.

1. Introduction
2. The History of the Neighborhood
3. A Vision of the Concordia Neighborhood
4. Concordia Neighborhood Urban Design Map
5. Policies
6. Objectives
7. Action Charts
8. Concordia Neighborhood Plan Map - Recommended Actions

The **history** section describes Concordia Neighborhood's past and its emergence from a farming community to a developed inner-city urban neighborhood. Concordia's land use patterns were shaped by the presence of streetcars in the early 1900s, the construction of Concordia College in 1905, and the later preference of the area's residents for the automobile as the primary mode of travel in and around Portland.

The **vision statement** guides the adoption and future implementation of the plan. It illustrates where the plan is leading and provides a standard against which the plan's success should be measured. Following the Vision Statement is the **Plan Goal**. This Goal ties the Concordia Neighborhood Plan to the Albina Community Plan and Portland's Comprehensive Plan. It makes the plan and its policies part of the Comprehensive Plan. The Vision and the Goal set the stage for the body of the Plan.

The Concordia Neighborhood Plan is built around eight **policies** which set the context and direction for the revitalization of the Concordia Neighborhood. Policies 1-7 were adopted by ordinance and are applicable neighborhood-wide. Policy A, Community Values and Involvement, is not intended to be a part of the Albina Community Plan or Portland's

Comprehensive Plan. This latter policy is intended to provide direction to Concordia's neighborhood association, residents, businesses, and institutions on the implementation of the Concordia Plan.

Policy **objectives** act as more immediate and shorter range benchmarks against which to evaluate community change and plan implementation. These more explicit provisions assist in the identification of both the planned and unintentional consequences of implementation. This plan will remain a guiding element in the future of the Concordia Neighborhood to the extent that its provisions are acted upon, systematically evaluated and adjusted, when necessary, to meet and address change.

Each Plan policy is accompanied by an **action chart**. Each action chart contains a specific list of projects, programs, and expenditures which will work towards the accomplishment of the Plan's vision and policies. Each action item is set within a time frame (adopted with plan, ongoing, next 5 years and 6 to 20 years). Each action item also identifies an advocate and/or implementor.

Advocates speak for the project, program, or expenditure but do not have the resources needed to take the action at the time by themselves. Implementors are self-identified. They have expressed interest and support for the action with which they are linked. Implementors are named with the understanding that circumstances may affect the implementation leader's ability to take action.

Proposals for action were adopted by the City Council by resolution. They are a starting place. Some will need to be adjusted and others replaced with proposals found to be more feasible. Over time new opportunities for action will come about as the community grows and neighborhood circumstances, priorities, leadership, and resources change.

**Map 1** identifies the location and boundaries of the Concordia Neighborhood. **Map 2, Concordia Neighborhood Urban Design Map**, enhances the unique identity and character of the neighborhood through the recognition of community open spaces, historical elements, and revitalization areas and the recommended placement of design features such as neighborhood attractions, gateways, and focal points. **Map 3, Concordia Neighborhood Action Items**, displays the geographic location of projects and proposals listed on the action charts. These maps accompany the policies of Concordia Neighborhood Plan and present neighborhood-wide relationships. The Urban Design Map provides specific details for the design and location of elements such as district gateways. The Actions Map provides an overview of revitalization projects assigned high priority by the Concordia Neighborhood Association. Each of these maps represents implementation priorities for the Concordia Neighborhood. Each is a vital link and first step in the realization of Concordia's envisioned future.



**The Concordia Neighborhood:**

**The Past**



## History of the Concordia Neighborhood

The Concordia Neighborhood is located on the far northeastern edge of the Albina Community Plan area. Columbia Boulevard marks its northern boundary and NE Prescott Street its southern boundary. Northeast 22nd Avenue frames the neighborhood on the west and NE 42nd Avenue on the east.

To the west are the Albina Community Plan neighborhoods of Woodlawn, Vernon, and Sabin. To the east beyond the Albina Community Plan area is the Cully Neighborhood. To the south are neighborhoods which are also outside the Albina Community Plan boundaries: Alameda and Beaumont/Wilshire.

Close association with Concordia College, established in 1905, led to the designation of the neighborhood as Concordia. From its beginnings Concordia was primarily a residential neighborhood consisting of single unit detached housing, neighborhood serving commercial activities, schools such as the Kennedy School seen below, and parks.



**GEORGE KENNEDY ELEMENTARY SCHOOL (CLOSED)**  
**BUILT IN 1915, THIS SCHOOL WAS ONE OF THE FIRST ONE-STORY SCHOOL BUILDINGS IN**  
**THE UNITED STATES. THE ARCHITECTURAL STYLE IS MEDITERREAN.**  
(Oregon Historical Society)

Concordia is one of the larger neighborhoods in Portland, covering 856 acres with a residential population of 9,575 people in 1990. The neighborhood's 3,569 households average 2.68 persons per household. Median household income in 1989 was \$25,694, slightly ahead of the City's overall median income of \$25,592. Eighteen percent of Concordia's 1989 households were living below federal poverty guidelines compared with 23 percent in Northeast Portland overall and 14 percent for the City of Portland.

Concordia's housing stock of 3,952 units is primarily single unit detached, 86 percent, and 61 percent owner-occupied. Census reported 1989 median housing value was \$47,500 compared to \$58,600 city-wide. Reported 1989 median gross rent was \$460 while the city-wide median was \$397.

The Concordia Neighborhood is made up primarily of residential areas with commercial development concentrated along NE Alberta Street, NE 33rd Avenue and NE Killingsworth Street, and NE 42nd Avenue from north of NE Simpson Court to NE Columbia Boulevard. A secondary neighborhood-serving retail node is located at a former streetcar terminus at the intersection of NE 30th Avenue and NE Killingsworth Street.

Concordia residents work outside their neighborhood. In 1990, 55 percent of Concordia's employed labor force worked in the managerial, professional, technical, sales and administrative support fields. Sixteen percent are employed in services occupations. An additional 10 percent were employed in precision production, craft, and repair. Operators, fabricators, and laborers made up an additional 16 percent of Concordia's employed labor force 16 years of age or greater. Sixty-two percent commute to work in single occupant vehicles. Fourteen percent carpooled and 1 percent relied on public transportation. This is higher than the citywide proportions of 12 percent and 10 percent respectively.

Central to the neighborhood's history is Concordia College founded in 1905. This institution is a significant landmark in the community, lending both focus and identity to the surrounding larger community. This image is reinforced by the presence of Faubion School immediately to the east. Fernhill Park and Whitaker Middle School serve as important focal points for residents in eastern Concordia. Lending its presence and definition to both portions of the neighborhood are the vacant, historic Kennedy School buildings and site located on NE 33rd Avenue at NE Jarrett Street.

Most of the area was platted between 1910 and 1919. Forty percent of the neighborhood's existing 1990 housing stock was built prior to 1940 with 37 percent constructed before 1920. Of the remaining 60 percent, 31 percent was constructed between 1940 and 1949 and 19 percent between 1950 and 1959. Ten percent of the 1990 housing stock has been built since 1960 with 6 percent in the 60s, 2 percent each in the 70s and 80s. Median number of rooms per housing unit was 5.67.

Concordia was a fully developed neighborhood by 1960. Concordia averages 4.62 housing units per acre. The average number of rooms per house is 5.62.

Less than 5 percent of Concordia's buildable land inventory is vacant. Industrially zoned vacant sites are located between NE Lombard Street and NE Columbia Boulevard around NE 20th, NE 27th, and NE 37th Avenues. Most of the limited supply of vacant sites zoned

for commercial development are located along NE Alberta Street between NE 21st and NE 31st Avenues. Vacant residentially zoned urban infill sites are scattered throughout much of the neighborhood. The majority of the vacant sites zoned for residential use are located south of NE Killingsworth Street and west of NE 33rd Avenue.

Remaining vacant residentially zoned urban infill sites are located north of Ainsworth Street between NE 27th and NE 37th Avenues. A small number of vacant sites zoned residential are also scattered between NE Ainsworth Street and NE Portland Boulevard between NE 33rd and NE 37th Avenues.

The designation of most of the neighborhood west of NE 33rd Avenue as a Housing and Community Development-eligible neighborhood and distressed area reflects the higher concentration of lower-income households, single-parent houses, and elderly found there relative to the population of the eastern portion. Both east and west Concordia, however, share problems of residential instability, high rates of unemployment, a decline in home ownership, fear for personal and property safety, and the presence of declining retail nodes which offer a limited range of consumer goods and services to area residents, workers, and business.

Subtle differences in land use patterns, primarily west and east, reflect the influence of the primary mode of transportation at the time of development. Development in the western part of the neighborhood reflects its historic orientation to the trolley as a primary people mover. Residential lots are smaller. Commercial buildings are built to reach the sidewalk. Off-site parking for customers and employees is limited. Northeast Alberta's urban streetscape is an example of this period of development.

Development in the eastern portion of the neighborhood is more auto-oriented. Residential lots are larger and more off-street parking is available. Commercial buildings stretch along streets designed more for use by the automobile. On-site parking is available and likely to be located between building frontages and the street. Site design and building orientation on the east side of NE 33rd Avenue and along NE 42nd Avenue accommodate customers expected to arrive by automobile.

The Concordia Neighborhood's residential population and businesses are culturally and ethnically diverse. To add to this diversity, the most recent wave of new households into the Concordia Community have had Russian as their primary language. The Concordia Neighborhood Association distributed a monthly neighborhood newsletter featuring columns in both English and Russian in fiscal year 1991/92.

Concordia is a neighborhood on the move. Housing prices are rising as both new and lifestyle transitioning households seek homes within an inner city neighborhood with a sense of identity and pride which also offers the advantages of a high level of amenities, good housing stock, convenient location, and accessible community and public services. The Concordia Neighborhood meets these requirements. Reinforcing this momentum are recent multi-million dollar construction investments by Concordia College, the expansion of existing businesses providing neighborhood-level services and goods and the entrance of newcomers into the area's economy who recognize Concordia's full potential as a neighborhood in which to live, own a business, work, shop, and play.

**The Concordia Neighborhood:  
Twenty Years in the Future**



## A Vision of the Concordia Neighborhood

Adopted as a part of the vision of Portland's Comprehensive Plan

Concordia is a thriving urban inner-city neighborhood. The Albina Community and Concordia Neighborhood Plan objectives for this area have largely been achieved. The key to this success has been the dedication, resourcefulness and tenacity of the neighborhood's residential, business, and institutional leaders.

Residential areas offer residents a variety of housing types on its safe and quiet tree lined streets. Housing choice has been enhanced through the implementation of the Plans. Households can choose from single dwelling detached, rowhouses, accessory rental units, duplexes, condominiums, and garden apartment alternatives. Home ownership and rental units are affordable.



**A DESIGN OPTION FOR THE MARTIN LUTHER KING JR. BOULEVARD/N.E. ALBERTA STREET GATEWAY TO THE KING, VERNON, AND CONCORDIA NEIGHBORHOODS.**  
(Drawing by Jim Longstreth)

Housing values have steadily risen. In 1989 houses were selling for 80 percent of the seller's asking price. In 1992 houses are selling for 100 to 105 percent of the seller's asking price according to the Concordia Neighborhood Association. This success is seen as a reflection of the concerted work of the Concordia Neighborhood Association and community members working in concert with public service providers to improve Concordia's image, appearance, and livability.

Commercial areas are flourishing with the growth of new and expanding businesses and services in the NE Alberta and NE 42nd Avenue business centers. Visitors and residents are attracted to these redeveloped centers which offer the diversity of restaurants, social events, local services, and locally produced products reflecting this culturally and socially diverse neighborhood.

Neighborhood unemployment rates are dropping while average household income is approaching that estimated for the Portland region. Successful linkages between neighborhood and community educational institutions, job training and social services providers and area businesses ensure that young people and adults may get the job training they need to enter and advance in the labor market of today and tomorrow.

Entrepreneurship is flourishing. The business centers and organizations working with technical and financial specialists and educational institutions have been able to provide business start-ups with the expertise, training, and resources needed for business start-ups and expansion.

A comprehensive service center is one of the many neighborhood oriented and community based non-profit and for-profit organizations located on the redeveloped Kennedy School site. Through this center a unified approach to assistance can be given to households and individuals with health, job, social service, dependent, and/or legal care problems.

Park blocks on NE Ainsworth and area parks such as Fernhill offer community members opportunities for active and passive recreation. Children can receive a quality education in the neighborhood Portland Public Schools. Community school programs enrich the lives of area households with classes ranging from self-enhancement, skill improvement, and job training to traditional vocational and academic course work.

The neighborhood's proximity to the thriving Columbia Corridor, Port of Portland marine terminals and airport, and large scale Albina health and educational institutions allow area business owners and workers to live and work within the Albina Community. Accessible public transit allows employers and employees to minimize travel time, cost and distance between their homes and place of work.

The key to the future of this neighborhood has been the long term commitment of its citizens and their willingness to extend themselves on behalf of their community. Block watch and neighborhood patrol programs expanded in the 1980s and continue to be an important neighborhood asset. Residents work with absentee owners and Portland Bureaus to improve the maintenance and upkeep of properties. Institutions support the expansion of dependent care and programs for youth. Organizations such as the Oregon Association of Minority Entrepreneurs are creating new opportunities for young people to gain experience in the workplace through visits and internships with area businesses.

Concordia College continues to be one of the fastest growing higher education institutions within the Portland metropolitan area. Expanding health science, social work, and business management programs provide area residents with opportunities for employment training and internships in targeted growth industries.

Bonds of cooperation have been strengthened with Concordia College. Together with the Neighborhood Association, Concordia College has become a focal point for the surrounding community through increased use of college facilities for community activities and events, granting use privileges to the College library and recreational facilities, and consideration of reduction of academic fees for neighborhood residents.

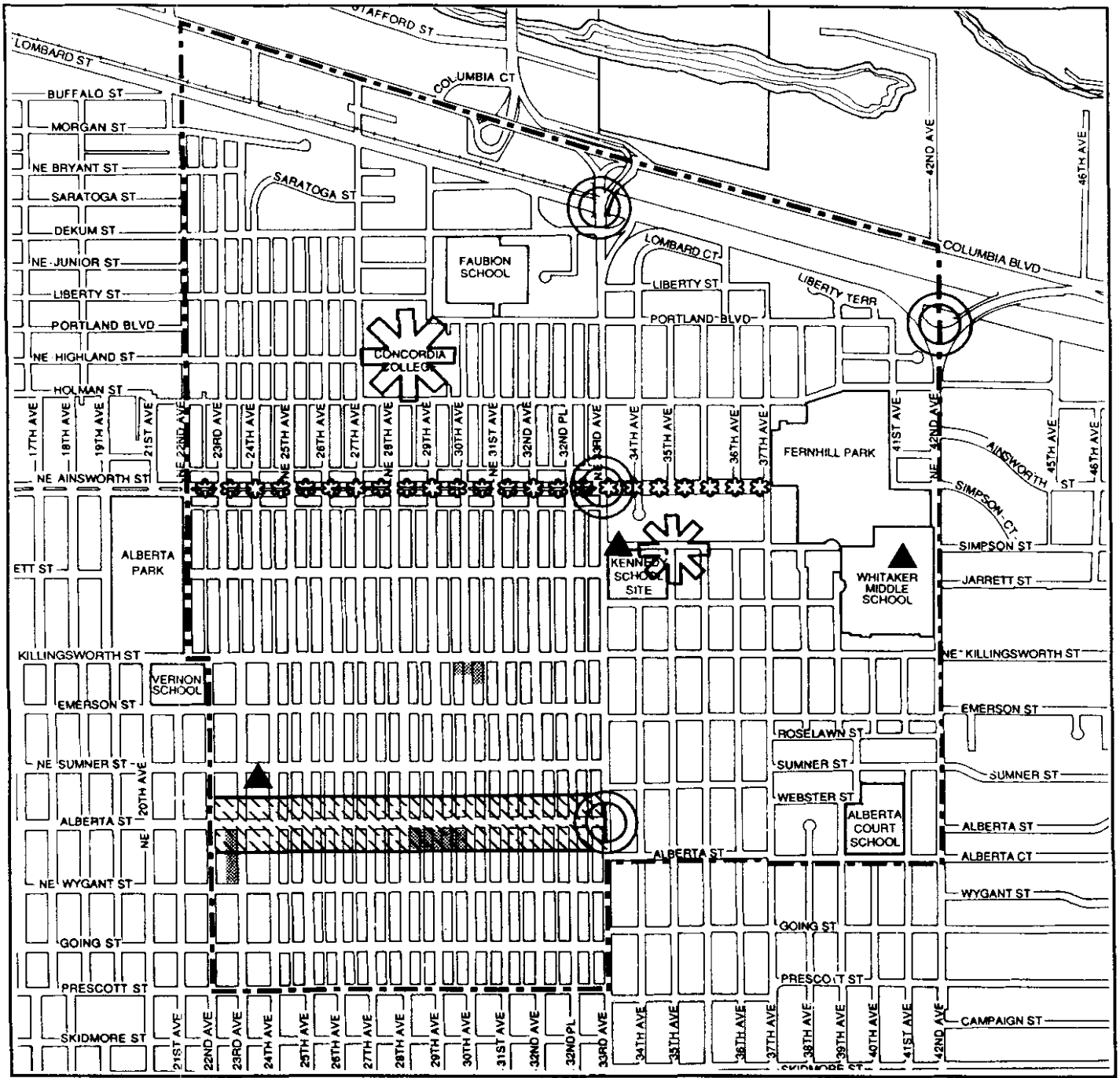
In 1993 the next step in Concordia's implementation plan was realized through the recognition of the Concordia Neighborhood Association as a non-profit corporation with 501 C 3 status. The Concordia Neighborhood Association immediately began working with several other non-profit corporations to raise funds and resources for the rehabilitation of Concordia's residential and commercial building stock and the expansion of community-based affordable home ownership programs.

Concordia Neighborhood Association is also focusing its planning efforts on the future of its neighborhood and community commercial centers. Neighborhood representatives are working with the Oregon Association of Minority Entrepreneurs to address economic revitalization efforts on NE Alberta Street. Neighborhood plan actions also call for the development of a task force with the Cully Neighborhood Association 42nd Avenue Merchants Association to address commercial, open space, and transportation land use issues on NE 42nd Avenue, the boundary street between the Concordia and Cully neighborhoods.


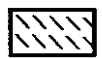



The other central issue being addressed in 1993 by the Concordia Neighborhood Association is the future of the Kennedy School site on NE 33rd Avenue. The City of Portland acquired ownership of the site in 1993. A committee which includes representatives from the neighborhood association are examining future development alternatives for the school and site. The Neighborhood Association is seeking development partners to pursue the school's use as a full service community center for the neighborhood and surrounding areas. Uses being targeted by the association include community meeting facilities, dependent care, social and health services, a community policing office, and recreation.




Maps 2 and 3 display the neighborhood association's priorities for design enhancement and public service projects. The revitalization of NE Alberta Street, a gateway to the Concordia Neighborhood is viewed as a critical factor in the realization of the Concordia Neighborhood Plan's vision of the future. Listings in the action charts are a starting place for the neighborhood association and its partners. The ultimate achievement of this vision will depend upon the long term commitment of the neighborhood, its residents, businesses,

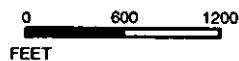




**LEGEND**

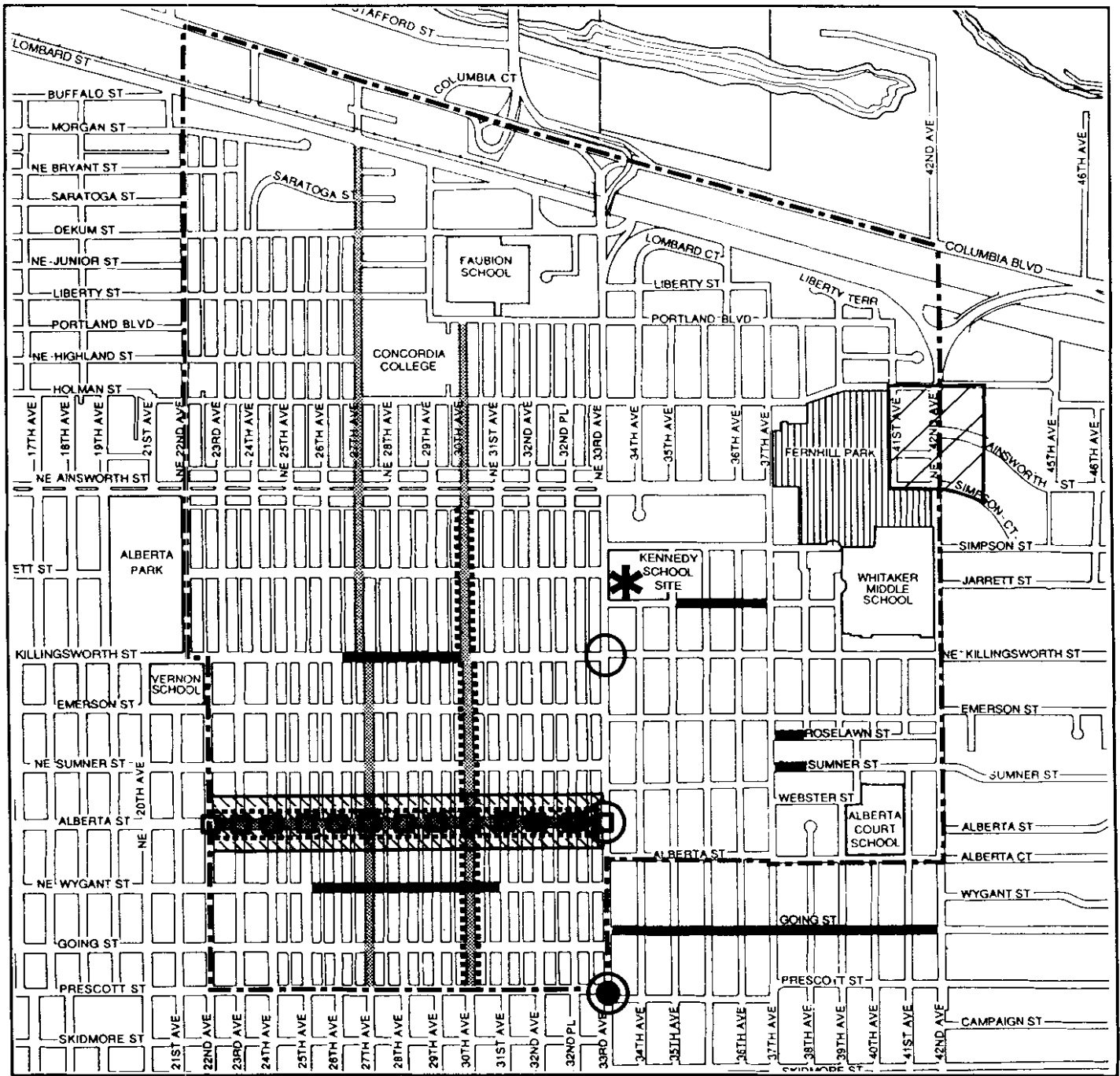
-  Concordia Neighborhood Boundary
-  Alberta Street Revitalization Focus Area
-  Park Blocks
-  Potential Landmark (Rank II, not designated)
-  Historic Ensemble (Ranked, not designated)

-  Major Attraction
-  Neighborhood Attraction
-  Neighborhood Gateway














Concordia Neighborhood Plan  
Bureau of Planning, City of Portland

**Map 2 - CONCORDIA NEIGHBORHOOD URBAN DESIGN MAP**



**LEGEND**

-  Concordia Neighborhood Boundary
-  Fernhill Park Management Plan and Fernhill Park Street and On-site Lighting
-  Kennedy School Site Evaluation Study
-  NE 42nd, Holman-Emerson Project Area
-  Alberta Street Revitalization Project Area
-  Street Improvements to City Standards
-  Curb Ramp Identification Study
-  Street Tree Study
-  Traffic Circulation and Speed Mitigation NTMSP Studies
-  Intersection Studies on NE 33rd at Prescott/Alberta/Killingsworth
-  NE 33rd and Prescott Bus Transfer Station and Bus Shelter Request

**NOTE:** 1. Request for Study of Future Uses for Alleys in Concordia west of NE 33rd Ave.  
 2. Concordia Neighborhood east of NE 33rd Avenue is eligible to apply for METRO's Composite Community Enhancement Funds



**Map 3- CONCORDIA NEIGHBORHOOD ACTION ITEMS**

**Portland Comprehensive Plan-Concordia  
Neighborhood Plan Linkages**



# **Policies, Objectives and Implementation Actions for Concordia**

## **Portland Comprehensive Plan Policy-Concordia Neighborhood Plan Policies**

The following policies and objectives have been adopted into Portland's acknowledged Comprehensive Plan by the Portland City Council (Ordinances No. 166786 and 167054). These statements in the Comprehensive Plan make the Concordia Neighborhood Plan vision statement and policies 1 through 7 a part of Portland's Comprehensive Plan. Concordia Neighborhood Plan Policy A has been adopted only by the Concordia Neighborhood Association. Future land use changes in the Albina Community Plan area will be required to be in conformance with the Albina Community Plan and applicable neighborhood plans as well as the city-wide Comprehensive Plan. These policies, pertinent to the Concordia Neighborhood read:

### **Comprehensive Plan Policies 2.25 and 3.8**

#### **2.25 Albina Community Plan**

*Promote the economic vitality, historic character and livability of inner north and inner northeast Portland by including the Albina Community Plan as part of this Comprehensive Plan.*

#### **3.8 Albina Community Plan Neighborhoods**

*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:\***

**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.*

\*Other objectives associated with Policy 3.8 have as their subjects the other neighborhoods within the Albina Community Plan Study Area which, like Concordia, have developed neighborhood plans as part of the district planning effort.

## Action Chart Abbreviations

The private organizations and public agencies listed below are referred to in abbreviated form in this Plan's action charts as advocates and/or possible implementors for listed strategies.\* Successful implementation requires coordinated public, private, and community-based partnerships. Each participant offers a unique set of resources. Revitalization in the Albina Community and the Concordia Neighborhood cannot be effective without individual and combined efforts.

<b>AIA</b>	American Institute of Architects, Portland Chapter
<b>BA s</b>	Business Associations
<b>BHCD</b>	Portland Bureau of Housing and Community Development
<b>BES</b>	Portland Bureau of Environmental Services
<b>BOB</b>	Portland Bureau of Buildings
<b>BOP</b>	Portland Bureau of Planning
<b>CAN</b>	Cully Association of Neighbors
<b>CBCC</b>	Cascade Business Center Corporation
<b>CCACD</b>	City/County Advisory Committee of the Disabled
<b>CC</b>	Concordia College
<b>CDC</b>	Community Development Corporation
<b>CNA</b>	Concordia Neighborhood Association
<b>CNN</b>	Central Northeast Neighbors
<b>EDA</b>	U.S. Economic Development Administration
<b>FAUNA</b>	Friends and Advocates of Urban Natural Places
<b>FOT</b>	Friends of Trees
<b>GSGH</b>	Good Shepherd Group Home
<b>HAP</b>	Housing Authority of Portland
<b>MC</b>	Multnomah County
<b>METRO</b>	Metropolitan Services District
<b>NA s</b>	Neighborhood Associations
<b>NACPP</b>	Neighborhood Association Crime Prevention Program
<b>NECDC</b>	Northeast Community Development Corporation
<b>NEC</b>	Northeast Coalition of Neighborhoods
<b>NEDA</b>	North/Northeast Economic Development Alliance
<b>NJC</b>	Northeast Jobs Committee
<b>OAME</b>	Oregon Association of Minority Entrepreneurs
<b>OEDD</b>	Oregon Economic Development Department
<b>Parks</b>	Portland Bureau of Parks and Recreation
<b>PCC</b>	Portland Community College
<b>PFB</b>	Portland Fire Bureau
<b>PPB</b>	Portland Police Bureau
<b>PDC</b>	Portland Development Commission
<b>PDOT</b>	Portland Office of Transportation
<b>PPS</b>	Portland Public Schools
<b>SHR</b>	Senior Home Repair
<b>TM</b>	Tri-County Metropolitan Transit District (Tri-Met)
<b>UAP</b>	Union Apprenticeship Programs
<b>UL</b>	Urban League

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\* Note: Action charts were approved by Portland City Council by resolution. They are a starting place. Actions with an identified implementor were adopted with the understanding that some will need to be adjusted and others replaced with more feasible proposals. Identification of an implementor for an action is an expression of interest and support with the understanding that circumstances will affect the implementation leader's ability to take action. Actions with a listed advocate rather than an implementor are included in recognition of the importance of continued discussion of these issues. Such actions will become part of this plan only when an implementor has agreed to support them.

**Concordia Neighborhood Plan:  
Policies, Objectives, and Actions**



# **Concordia Neighborhood Plan Policy A**

The Concordia Plan was adopted by the Neighborhood Association in November 1991. It is to be regularly updated to consider new opportunities and to reflect current community consensus. Policy A will be used by the Neighborhood Association to expand their active outreach program to involve broad segments of the community in the planning process. Policy A will also guide the neighborhood association as it works with business and neighborhood associations such as the 42nd Avenue Merchants Association and Cully Association of Neighbors to improve the design and function of the 42nd Avenue business center and with community based organizations such as the Oregon Association of Minority Entrepreneurs (OAME) to revitalize NE Alberta Street.

## **Policy A: Community Values and Involvement\***

**Strengthen the bonds of community shared by the area's diverse population of residents, businesses, institutions, and service providers. Expand opportunities for all members of the community to share in the planning of the neighborhood's future. Work to make the Concordia Neighborhood an attractive and safe neighborhood in which to live, work, shop, play, and visit. (Adopted only by the Concordia Neighborhood Association)**

### **Objectives**

1. Expand the active membership base of the Concordia Neighborhood Association. Recruit members from all sectors and interests within the neighborhood.
2. Establish a strong coalition of leaders made up of residents, businesses, non-profit corporations, government agencies, schools, churches and other groups. Maintain this coalition through an effective communications network established by the Concordia Neighborhood Association.
3. Coordinate the efforts of the Concordia Neighborhood Association with adjacent neighborhood groups through the Northeast Coalition of Neighborhoods and Central Northeast Neighborhoods.
4. Initiate neighborhood based efforts to preserve the identity and character of the Concordia Neighborhood.
5. Support commercial and residential revitalization consistent with the Concordia Neighborhood Plan.
6. Aggressively market the Concordia Neighborhood as an attractive area in which to live, work, operate a business, seek an education, play, and visit.
7. Support and participate in Community Policing and other efforts to improve the safety, image, and attractiveness of the Concordia Neighborhood and the Albina Community.

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\* Not adopted as part of the Albina Community Plan or Portland's Comprehensive Plan

## Action Chart: Community Values and Involvement

#	Actions	Time				Implementors/ Advocates
		Adopted With Plan	On- going	Next 5 Yrs	6 to 20 Yrs	
C1	Design and implement a membership recruitment drive which is broad based in its appeal and approaches.		X			CNA
C2	Seek greater representation in the neighborhood association by local business and community service providers.		X			CNA
C3	Set priorities for neighborhood association involvement in ongoing and new projects and programs.			X		CNA
C4	Set a schedule to meet with other service providers to develop joint action plans which address shared issues, problems, and opportunities.			X		CNA
C5	Establish neighborhood association subcommittees to address large scale and/or long term projects and programs. Delegate authority when it is in the best interest of the Neighborhood Association to do so and time is critical factor.		X			CNA
C6	Retain neighborhood representation on the METRO Composite Community Enhancement Committee. Seek use of enhancement funds for neighborhood improvement projects east of NE 33rd Avenue in the neighborhood's eligible area. Consider matching with HCD funds to fund neighborhood-wide projects.		X			CNA, METRO
C7	Use HCD eligibility and distressed area designation resources to revitalize those portions of the Concordia Neighborhood west of NE 33rd Avenue. Investigate opportunities for eligibility expansion and use of programs funds east of NE 33rd Avenue.			X		CNA
C8	Aggressively seek HCD funds to support neighborhood capital projects benefiting low and moderate income households and the unemployed. Work with other eligible neighborhoods to maximize positive impacts and share implementation costs.			X		CNA
C9	Coordinate neighborhood association activities on a neighborhood-wide basis, recognizing funding limitations for portions of the neighborhood east of NE 33rd Avenue which are not currently HCD eligible. Use Composite Community Enhancement funds as a funding base for projects east of NE 33rd Avenue.		X			CNA, NEC
C10	Work with the Cully Neighborhood Association and Central NE Neighbors to develop an action plan for the revitalization of the NE 42nd Avenue business center. Assessment of needs should include examination of existing zoning, site development patterns, pedestrian and automobile access, neighborhood consumer demands, and adaptive reuse of existing buildings.				X	CNA, CAN, 42nd AVE. BA

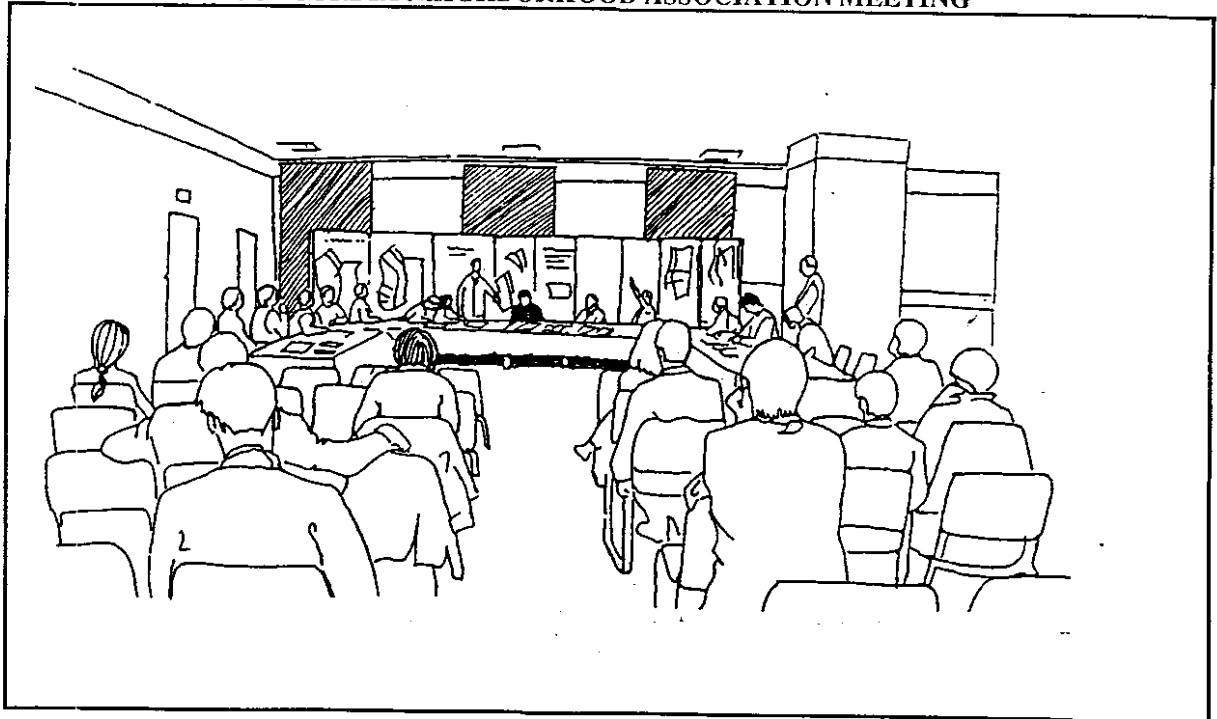


## Action Chart: Community Values and Involvement (con't)

#	Actions	Time				Implementors/ Advocates
		Adopted With Plan	On- going	Next 5 Yrs	6 to 20 Yrs	
C11	Secure non-profit corporation status (501, C 3) for the neighborhood association for the acquisition of funding which can be used to promote housing and business rehabilitation and improvement to community facilities and amenities.	X				CNA, CC
C12	Work with local business owners, operators, and associations to improve the appearance of the neighborhood's commercial centers and nodes. Secure funding sources to assist business with building rehabilitation and site improvement.		X			CNA, OAME
C13	Work with the Neighborhood Coalition Offices, Chambers of Commerce, and local businesses and institutions and Oregon tourism programs to develop a marketing plan to attract visitors to the Concordia Community's commercial and institutional centers.			X		CNA, CC

**Note:** This action chart was adopted only by the Concordia Neighborhood Association (CNA). These actions list strategies which the Association members felt were important for the guidance of future association goals, policies and activities. The Concordia Neighborhood Association is solely responsible for this policy, its objectives and its action chart listings. This policy is not part of the Portland Comprehensive Plan.

### CONCORDIA NEIGHBORHOOD ASSOCIATION MEETING



Drawing by Judy Galantha

# Concordia Neighborhood Plan Policies 1 Through 7

## INTRODUCTION

Development in Concordia will be guided by the policies (1 through 7) of the Concordia Neighborhood Plan. These policies exist within the framework of the Albina Community Plan and the City's acknowledged Comprehensive Plan. The Concordia Plan Policies 1 through 7 are part of the Albina Community Plan and Portland Comprehensive Plan.

These policies were adopted and incorporated into the Albina Community Plan and Portland Comprehensive Plan by Ordinance No. 166786. The actions were reaffirmed through readoption by Ordinance No. 167054. Accompanying policy action charts were approved by Resolution No. 35169. Plan provisions went into effect on October 25, 1993.

The action charts are a starting place. Actions with an identified implementor were adopted with the understanding that some will need to be adjusted and others replaced with more feasible proposals. Identification of an implementor for an action is an expression of interest and support with the understanding that circumstances will affect the implementation leader's ability to take action.

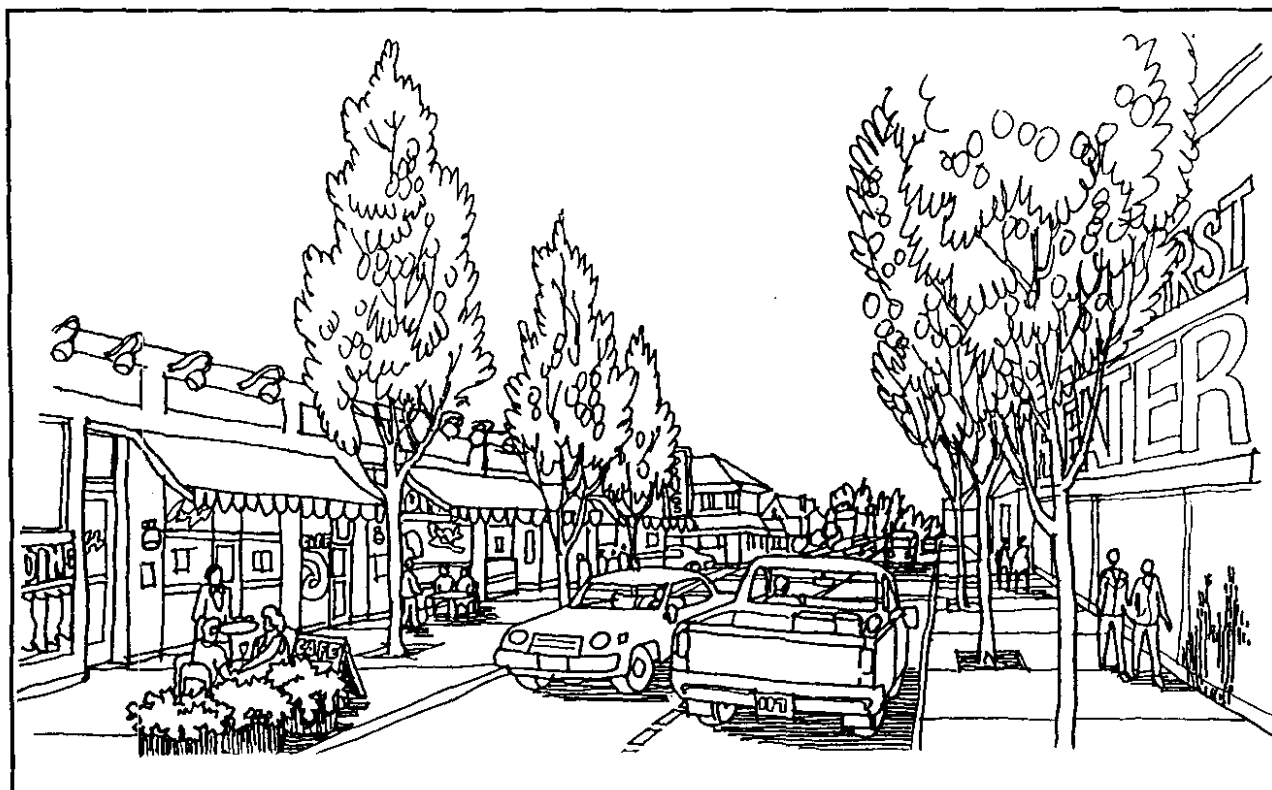
An action with a listed advocate rather than an implementor is included in recognition of the importance of continued discussion of the issue or concern. Such actions will become part of this plan only when an implementor has agreed to support them. Implementors may be governmental units, service providers, non-profit and for-profit corporations, neighborhood and business associations, or other community-based groups. The implementation of a listed action will, in most cases, require the coordinated effort of partnerships rather than a sole implementor acting alone to complete a plan strategy. Organizations and individuals interested in the realization of the Concordia Neighborhood Plan are urged to contact the Concordia Neighborhood Association and its members.

## Policy 1: Transportation

Strengthen and diversify the Concordia Neighborhood's transportation system and networks.

### Objectives

1. Create a safe environment in which to walk, cycle, ride public transit, and drive.
2. Improve access within the neighborhood and between Concordia and major employment, commercial and civic activity centers.
3. Place a high priority on upgrading unimproved streets to City of Portland street standards.
4. Create a barrier-free pedestrian network within the neighborhood's activity centers and between these centers and adjacent residential areas.
5. Seek improved public transit connections from the neighborhood to Portland's existing and emerging employment centers.
6. Expand the hours of operation of public transit serving Concordia College faculty, staff and students.



CONCORDIA: ACCESSIBILITY AND LIVABILITY  
Drawing by Judy Galantha

## Action Chart: Transportation

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

**Action Chart: Transportation (con't)**

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

**Note:** Action Charts were approved by Portland City Council by resolution. They are a starting place. Actions with an identified implementor were adopted with the understanding that some will need to be adjusted and others replaced with more feasible proposals. Identification of an implementor for an action is an expression of interest and support with the understanding that circumstances will affect the implementation leader's ability to take action. Actions with a listed advocate rather than an implementor are included in recognition of the importance of continued discussion of these issues. Such actions will become part of this plan only when an implementor has agreed to support them.

## **Policy 2: Housing**

**Strengthen the residential base of the Concordia Neighborhood. Provide choices in housing which are responsive to the needs of present and future generations of households. Preserve viable existing housing. Support the construction of new housing within the neighborhood which is affordable and expands the diversity of housing opportunities.**

### **Objectives**

1. Preserve sound existing housing stock.
2. Encourage the development of programs and resources needed to assist property owners with building rehabilitation and weatherization.
3. Encourage urban infill through the removal of barriers to construction of new dwelling units within the neighborhood.
4. Support the construction of attached unit and senior citizen housing.
5. Increase housing on NE Alberta particularly between commercial nodes and expand the base of support for existing and new commercial enterprises.
6. Support modifications to land use, building, and other regulations which will allow for accessory unit construction on both developed and vacant infill sites.
7. Support the application of Comprehensive Plan Map designations, zoning, and regulations within the neighborhood which promote new infill construction, redevelopment of underutilized properties, and rehabilitation of existing buildings and properties.
8. Improve and upgrade neighborhood commercial nodes and activity centers.
9. Seek funds which can be used to improve neighborhood public facilities and amenities.
10. Encourage rehabilitation and infill construction consistent with the character and architecture of the neighborhood.
11. Support programs designed to create and maintain a long-term inventory of affordable homes for purchase and rent.
12. Support the construction of student, staff, and faculty housing on the campus and in the vicinity of Concordia College.

## Action Chart: Housing

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

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**RESIDENCE ON NE 26TH AVENUE REPRESENTATIVE OF THE PROGRESSIVE ERA OF ARCHITECTURE 1884-1913.**



**INVESTING IN THE NEIGHBORHOOD: 1910 QUEEN ANNE STYLE HOUSE UNDERGOING RENOVATION**





**1993 COMMUNITY REINVESTMENT: NEIGHBORHOOD CAFE AT NE 29TH AVENUE AND NE ALBERTA STREET, (Lincoln Miller, Concordia Neighborhood Association Photographer)**



**MIXED USE DEVELOPMENT: RENNOVATED COMMERCIAL OFFICES ON THE GROUND FLOOR AND A REMODELED APARTMENT ABOVE, NE 30TH AVENUE AND NE EMERSON STREET (Lincoln Miller, Concordia Neighborhood Association Photographer)**

### **Policy 3: Economic Revitalization**

**Foster a business climate in the neighborhood which is attractive to investors and business. Stabilize existing commercial centers and nodes. Use public resources to rehabilitate commercial area right-of-ways and stimulate private sector reinvestment within targeted local revitalization areas.**

#### **Objectives**

1. Attract new capital investment. Use public resources to stimulate private investment in business start-up and expansion.
2. Create attractive and safe settings in neighborhood commercial centers for shoppers and visitors.
3. Increase sales volumes and average returns per square foot for businesses and services located within the neighborhood commercial centers.
4. Create new markets for locally-produced goods and services.
5. Expand the range and quantity of consumer goods and services available locally.
6. Establish NE Alberta Street from Martin Luther King Jr. Boulevard to NE 30th Avenue as a viable commercial and mixed-use center serving the neighborhood and drawing visitors.
7. Aggressively market the NE Alberta Revitalization Project area as a culturally-rich and ethnically-diverse commercial and mixed-use center offering a wide range of goods and services.
8. Nurture and promote local entrepreneurship, micro-business growth, and business expansion, particularly for women- and minority-owned businesses.
9. Encourage neighborhood businesses to purchase goods and services locally through individual and joint purchasing programs.

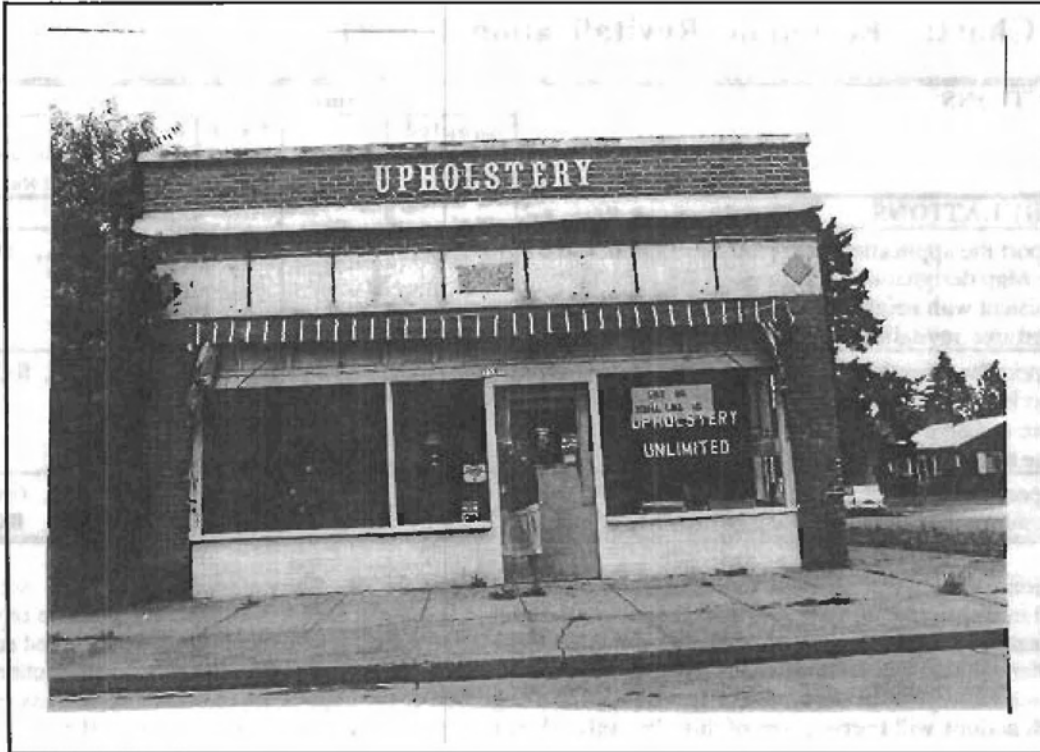
## Action Chart: Economic Revitalization

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

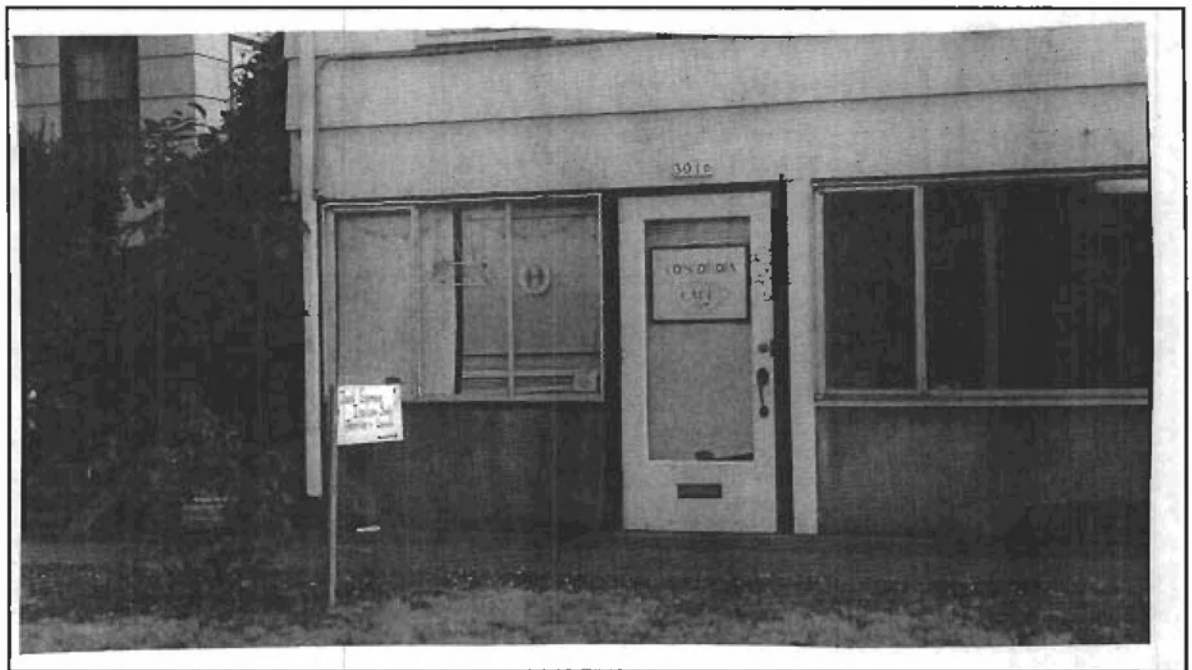
## Action Chart: Economic Revitalization (con't)

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

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**STREETCAR ERA COMMERCIAL BUILDING BUILT IN 1924 AT THE CORNER OF NE  
PRESCOTT STREET AND NE 36TH AVENUE.**



**CONCORDIA CAFE, NE AINSWORTH BETWEEN NE 30TH AND NE 31ST AVENUE.  
NEW NEIGHBORHOOD BUSINESSES ARE INVESTING IN CONCORDIA'S FUTURE.  
Concordia Neighborhood Association Photographer.**

## **Policy 4: Jobs and Employment**

**Forge new linkages between the needs of local business for a qualified workforce and the needs of Albina community residents for jobs. Identify new opportunities to involve area households in the economic life of the community. Support the creation and expansion of instructional and business based programs designed to prepare youth and adults for entry into and continued success within the marketplace. Improve access and the availability of job preparedness programs, job skill training, and employment recruiters to area residents.**

### **Objectives**

1. Encourage local businesses to recruit their employees from within the Albina Community.
2. Support networking among area businesses, instructional institutions, and job training programs to ensure that job training programs are designed to prepare community members with job skills in demand now and in the future.
3. Encourage local businesses and institutions to work together to investigate means of providing locally accessible and affordable quality dependent care for Concordia Neighborhood households.
4. Improve the level of public transit service between Concordia Neighborhood residential areas and locations offering educational and vocational instruction.
5. Expand business start-up and management course work offerings.
6. Support efforts by local businesses to provide business internship programs for Concordia's young people.

## Action Chart: Jobs and Employment

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

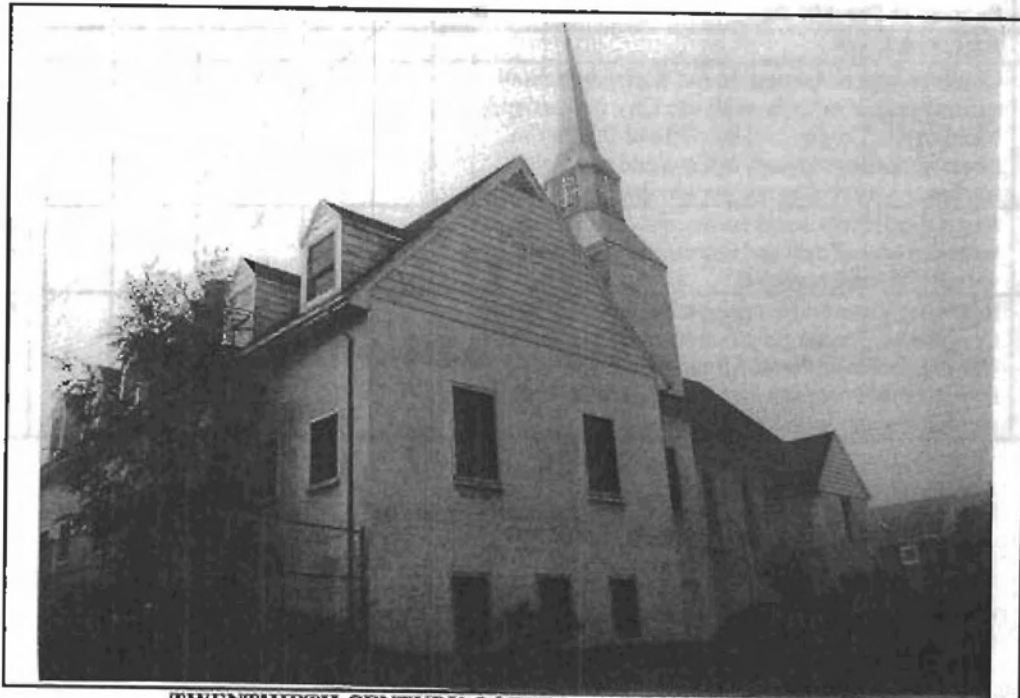
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## Policy 5: Community Institutions and Facilities

Create a neighborhood which offers access to education, employment, health, community and social services, transportation, and recreation for all its members. Build on the strength of the neighborhood's existing institutions and services.

### Objectives

1. Expand community health, dependent care, employment training and placement, and juvenile and elderly services available in the community.
2. Establish a comprehensive community service center in the Concordia community. Ensure that area households have access to these services.
3. Reinforce Concordia College's role and image as an important educational and cultural center within the Concordia Neighborhood.
4. Preserve the historic buildings at the Kennedy School site. Consider their reuse as a comprehensive community service and activity center.
5. Promote the use of parks and open space for passive and active recreational opportunities for area residents, workers, and visitors.
6. Support community events designed to improve the public image of the neighborhood and celebrate the neighborhood's cultural history and social diversity.



TWENTIETH CENTURY GOTHIC CHURCH BUILT IN 1910



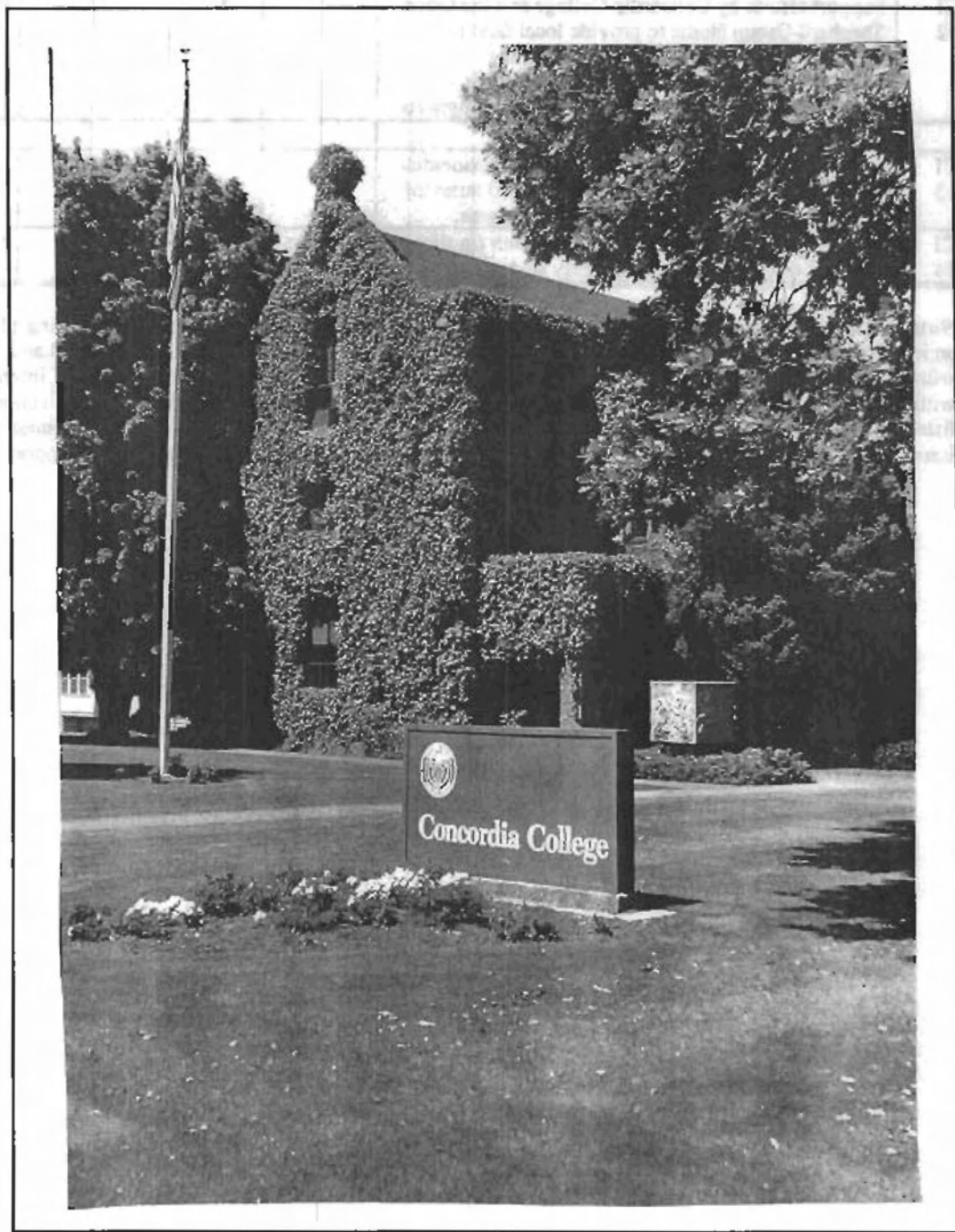
## Action Chart: Community Institutions and Facilities

#	ACTIONS	Time				Implementors/ Advocates
		Adopted With Plan	On- going	Next 5 Yrs	6 to 20 Yrs	
	<b>PROJECTS</b>					
CI1	Provide Concordia Neighborhood Association members access to the college's cultural and entertainment activities by providing complimentary or minimum cost passes at monthly association meetings for college drama productions, musical performances and athletic events.			X		CNA, CC
CI2	Sponsor summer basketball camps for neighborhood youth.		X			CNA, CC
CI3	Establish a Concordia College/Neighborhood Association advisory committee to advise the college and neighborhood association on masterplan and impact mitigation plan development and implementation.			X		CNA, CC
CI4	Provide neighborhood association members with access to the college library and other campus facilities.		X			CNA, CC
CI5	Create a management plan for Fernhill Park which enhances user safety and supports greater use of park facilities by neighborhood residents and visitors.				X	CNA, CAN, , 42nd Avenue BA, BP, PD
CI6	Establish a comprehensive community service center and indoor/outdoor recreational facility in the Concordia Neighborhood.			X		CNA
CI7	Celebrate the area's diversity through the expansion of neighborhood-based festival events and activities.		X			CNA, OAME, CC
CI8	Seek the installation of additional street and on-site lighting at Fernhill Park.			X		CNA
	<b>PROGRAMS</b>					
CI9	Continue representation on the Kennedy School subcommittee to work with the City of Portland, Multnomah County and the School District to investigate development options and strategic implementation plan for the site and its buildings.		X			CNA, BHCD, MC
CI10	Expand child and youth before and after school and weekend educational and recreational programs within the neighborhood.		X			CNA, PPS, CC, PCC, PPB
CI11	Retain neighborhood representation on the Metro Composite Community Enhancement Committee. Use enhancement funds for neighborhood improvement projects east of NE 33rd Avenue in the neighborhood's eligible area.		X			CNA, METRO

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

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

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**CONCORDIA COLLEGE FOUNDED IN 1905 : PARTNERS IN COMMUNITY DEVELOPMENT**  
(Lincoln Miller, Concordia Neighborhood Association Photographer)

## **Policy 6: Public Safety**

**Create a safe and attractive neighborhood.**

### **Objectives**

1. Expand community policing efforts within the Concordia Neighborhood.
2. Reduce the level of fear and incidence of crime against persons and property.
3. Coordinate neighborhood association activities with those of the business community and public sector to create a safer, more attractive neighborhood.
4. Improve access to health, community, educational, and job training services through the establishment of a Comprehensive Community Service Center within the neighborhood.
5. Foster coordination and cooperation among area residents, businesses and property owners. Offer educational programs in property management and building upkeep and maintenance.
6. Close down drug houses.
7. Reduce street drug and gang activity in the neighborhood.

## Action Chart: Public Safety

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

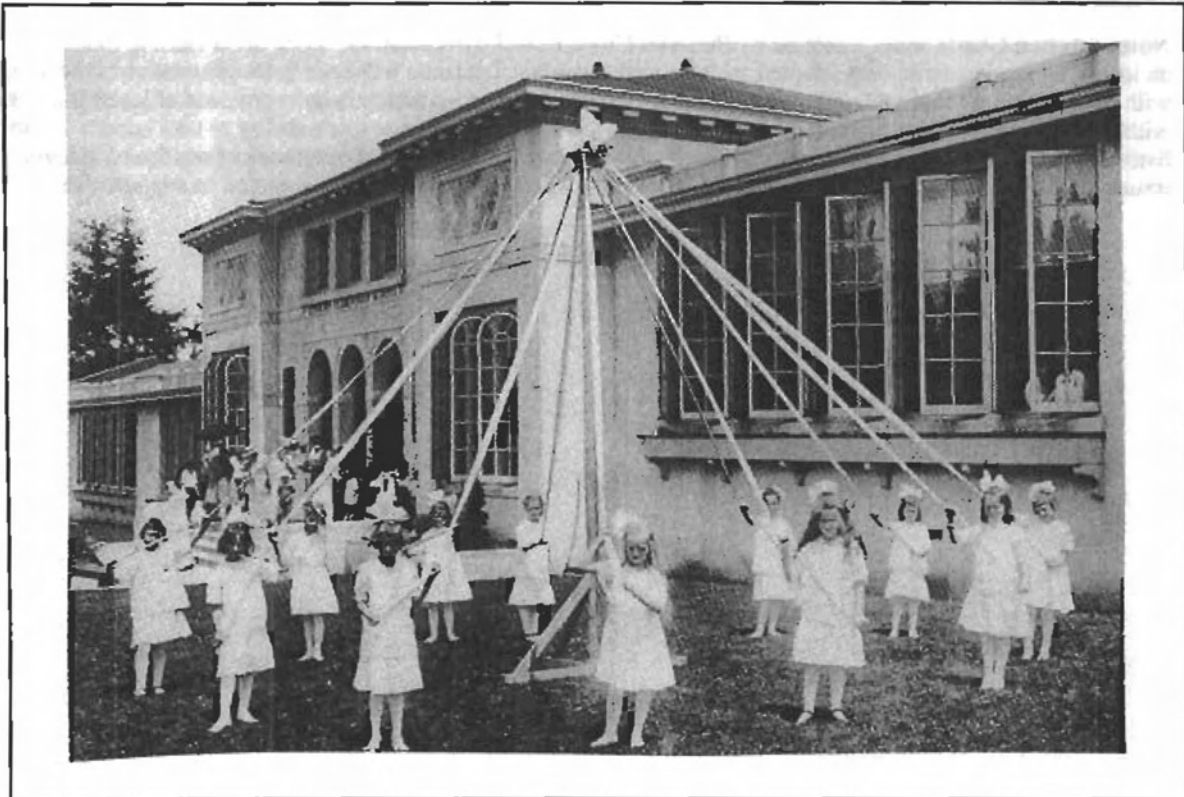
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## Policy 7: Design

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.

### Objectives

1. Encourage the preservation of the neighborhood's historic and culturally significant buildings, ensembles, and features.
2. Support the use of the Ten Essentials design guidelines to promote compatible residential rehabilitation and design. (Design guidelines follow this policy).
3. 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.
4. Reinforce the identity of the Concordia Neighborhood through the construction of gateways and public art which reinforce area focal points.



Opening Ceremony, George Kennedy Elementary School, June 12, 1916  
(Oregon Historical Society)

## Action Chart: Design

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

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**Concordia Neighborhood Plan:  
Design Guidelines**



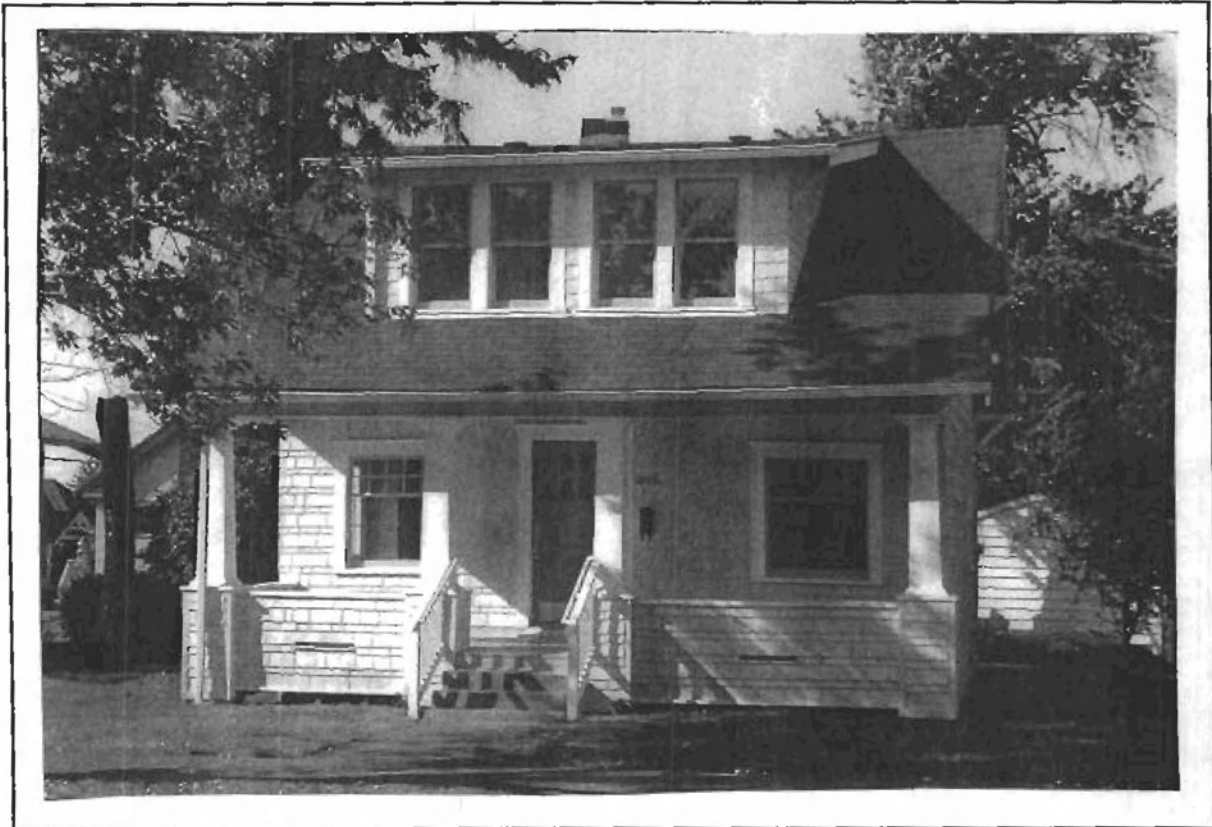


## *DESIGN GUIDELINES\**

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

### *A. Residential Buildings*

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



**HOUSING REHABILITATION**  
(Lincoln Miller/Concordia Neighborhood Association Photographer)

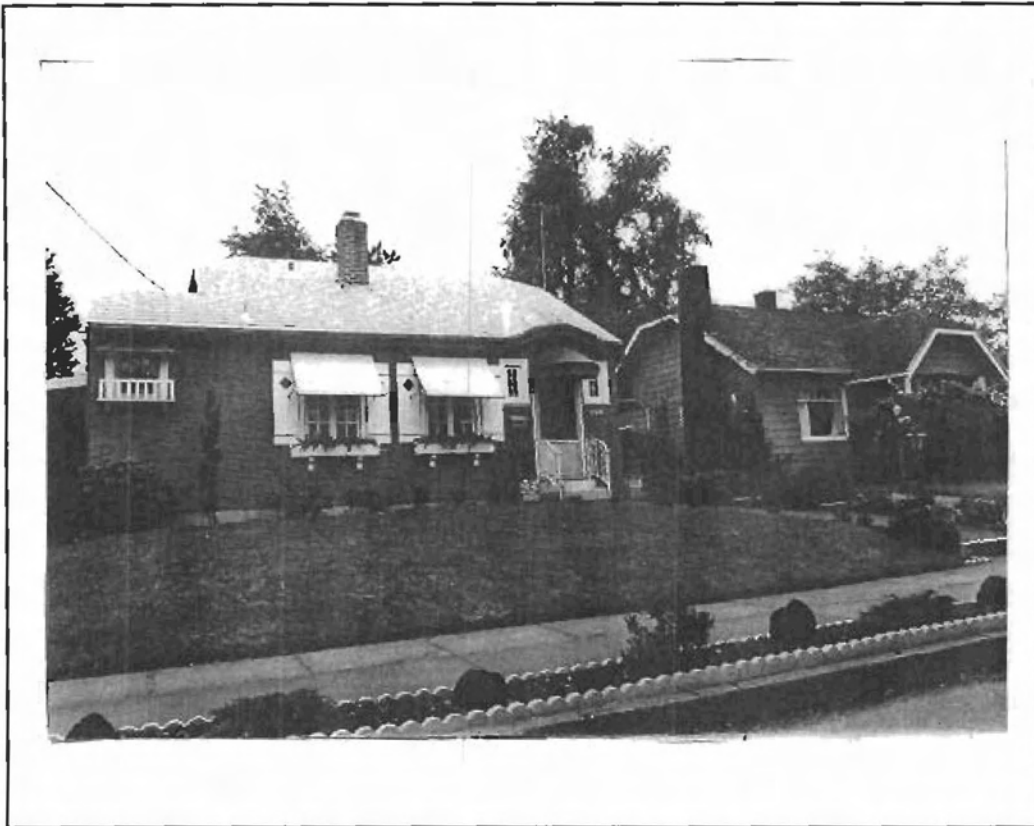
### *B. Landscape*

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



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

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



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

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

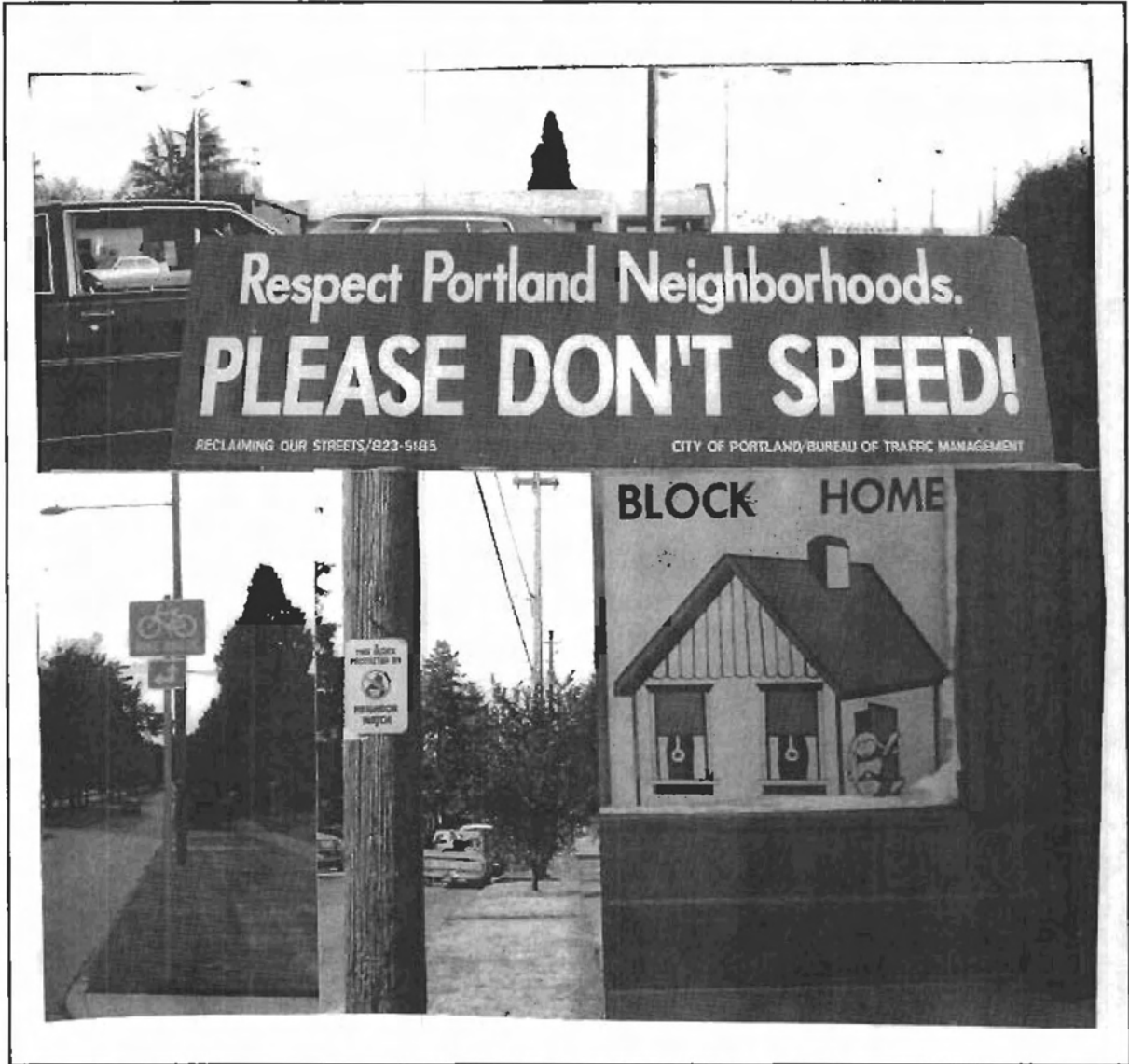


**COMMUNITY GATHERING PLACES: OREGON STAMP SOCIETY, INC.  
THE BUILDING WAS BUILT AROUND 1920 TO SERVE AS A FIRE STATION**



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

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



CONCORDIA NEIGHBORHOOD COLLAGE  
(Ron Fossum, Concordia Neighborhood Association President)