

1-10-1986

# Goose Hollow Station Community Plan Action Charts: Adopted by Resolution Number 35483

Portland (Or.). Office of the City Auditor

Follow this and additional works at: [https://pdxscholar.library.pdx.edu/oscdl\\_cityarchives](https://pdxscholar.library.pdx.edu/oscdl_cityarchives)



Part of the [Urban Studies Commons](#), and the [Urban Studies and Planning Commons](#)

**Let us know how access to this document benefits you.**

---

## Recommended Citation

Portland (Or.). Office of the City Auditor, "Goose Hollow Station Community Plan Action Charts: Adopted by Resolution Number 35483" (1986). *Portland City Archives*. 62.

[https://pdxscholar.library.pdx.edu/oscdl\\_cityarchives/62](https://pdxscholar.library.pdx.edu/oscdl_cityarchives/62)

This Report is brought to you for free and open access. It has been accepted for inclusion in Portland City Archives by an authorized administrator of PDXScholar. Please contact us if we can make this document more accessible: [pdxscholar@pdx.edu](mailto:pdxscholar@pdx.edu).

**Goose Hollow  
Station Community Plan  
Action Charts**

**January 10, 1996  
Resolution 35483**

### Policy 15 Action Chart: Goose Hollow Projects and Programs

These action chart items summarize projects and programs which are the conclusions of the Goose Hollow Station Community Planning Project. They address actions for areas both inside and outside of the Central City Plan Area. These charts have been adopted by resolution of the City Council. Projects and programs approved by resolution are without the binding force of law.

#	Actions	Timeframe				Imple-mentors	Index to Action Details
		Adopt With Plan	On-Going	Next 5 years	6 - 20 yrs.		
<i>Design</i>							
GH1	Work with a team of citizens and designers to develop and adopt design criteria for new development. Adopt design guidelines which ensure compatibility of new development and maintain the heritage of the neighborhood. Include guidelines for incorporating historical themes; emphasizing neighborhood focal points, boulevards, pedestrian linkages and public parks/plazas; and maintaining residential building character.	X				BOP, GHFL, PDOT, PVT	
GH2	Develop an east-west boulevard connection along SW Jefferson between the Downtown Park Blocks and Washington Park . Incorporate a central public gathering place near Collins Circle and the light rail station.			X		PDOT, Parks, BOP, PDC, PVT	
GH3	Determine whether screening of the PGE substation at SW 17th and Columbia with a false building facade can be achieved.			X		GHFL, PGE	
GH4	Adopt design guidelines for the King's Hill Historic District and examine building heights, FARs and bonuses along W. Burnside Street commercial zone which addresses the character and scale of the neighborhood and continuity of the street.			X		BOP, GHFL, NWDA	
<i>Housing</i>							
GH5	Prepare a strategy for infill housing which addresses design, affordability and development partnerships between the City, neighborhood residents and business owners, Tri-Met and private developers. Apply tax abatement to new housing where it will help to achieve neighborhood and city goals of encouraging diversity in housing types, particularly in support of families. Locations preferred are near stations at SW 18th and Jefferson, Salmon and Yamhill, SW 11th & Yamhill, and other locations where existing businesses redevelop with housing.		X			BOP, PDC, BHCD, Tri-Met, GHFL, NWDA, PVT, GHA	

**Policy 15 Action Chart: Goose Hollow Projects and Programs (continued)**

#	Actions	Time frame				Implementors	Index to Action Details
		Adopt With Plan	On-Going	Next 5 years	6 - 20 yrs.		
<i>Office and Activity Centers</i>							
GH6	Promote mixed use development with office space appropriate on the larger parcels adjoining Civic Stadium, Salmon/Kings Hill, and Jefferson/Goose Hollow Stations.			X		PDC, BOP, Tri-Met, PVT	
GH7	Replace blank exterior walls of Civic Stadium. Small retail outlets or artwork, whether for permanent or special event use, would enhance the streetscape between Yamhill & Salmon along SW 18th.			X		MERC, GHFL, PVT	
<i>Open Spaces and Plazas</i>							
GH8	Identify locations where additional park and plazas would contribute to open space needs of higher density residential and office development near light rail. This would include a pocket park at Howard's Way site at SW 20th & Jefferson and plazas at other Tri-Met owned sites, as well as other locations noted on the urban concept plan map. Playground facilities are needed at at least one park location.	X				BOP, Parks, Tri-Met, GHFL, PVT	
GH9	Plant street trees and continue to recognize historically significant trees in the neighborhood. Develop a tree planting plan which addresses standards, easements, and other issues which have restricted tree plantings within the right-of-way.			X		Parks, FOT, PDOT	
GH 10	Consider the feasibility of a park covering I-405 in conjunction with ODOT's plans for reconstruction of the freeway alignment and/or private development proposals.			X		BOP, PDOT, ODOT, Parks, PVT	
<i>Parking</i>							
GH 11	Promote development of multiple use or shared parking where daytime office and retail spaces do not conflict with residential needs, and provide incentives for shared parking facilities.			X		PDC, BOP, PDOT, PVT	
GH 12	Study additional opportunities for on-street parking, such as on the I-405 bridges and reverse angle diagonal parking where street widths exceed 60 feet.			X		PDOT, ODOT, BOP	
<i>Pedestrian and Bicycle Connections</i>							
GH 13	Facilitate pedestrian connectivity to light rail and throughout the neighborhood. Develop wider sidewalks, better lighting and pedestrian caution signals, improved intersection design and curb extensions, especially leading to a street crossing and textured, painted or striped treatment of the walkway. Maintain and expand where possible existing hillside pedestrian connections		X			PDOT, ODOT, GHFL	

## Policy 15 Action Chart: Goose Hollow Projects and Programs (continued)

#	Actions	Time frame				Imple- mentors	Index to Action Details
		Adopt With Plan	On- Going	Next 5 years	6 - 20 yrs.		
<i>Pedestrian and Bicycle Connections</i>							
GH 14	Improve bicycle and pedestrian connections between the PSU campus and student housing at SW Clay and 17th, especially lighting and aesthetics along the Hwy. 26 pedestrian path and tunnel under SW 18th.			X		PDOT, ODOT	
GH 15	Improve pedestrian crossings along I-405, especially the Burnside, Salmon, and Columbia/Jefferson couplet. The bridge crossings and parallel streets adjoining I-405 need adequate sidewalks, curb cuts and signalization for pedestrians.			X		PDOT, ODOT	
GH 16	Provide convenient and sheltered bicycle parking at light rail stations, especially the Civic Stadium Station.		X			Tri-Met	
<i>Retail Commercial</i>							
GH 17	Prepare a strategy to attract neighborhood scale retail development at light rail stations, especially at sites where required retail opportunity areas are located on Map 510-7.			X		BOP, PDC, GHFL, PVT	
<i>Traffic and Circulation</i>							
GH 18	Consider traffic calming measures on local residential streets in the neighborhood.			X		PDOT, BOP, GHFL	
GH 19	Request PDOT and other appropriate agencies to address several issues along SW Jefferson, noted below: a.) undertake a study on SW Jefferson between 14th and 18th Avenues to consider changes that may reduce traffic speeds, provide on-street diagonal parking, permit wider sidewalks in a boulevard-like setting, and other appropriate measures; and b.) review the traffic function at Collins Circle to eliminate the single lane between Jefferson & Columbia Streets in support of public/private development proposals that include the Circle as usable open space/plaza with more direct connections to the light rail station.			X		PDOT, PDC, BOP, Parks, Tri-Met, PVT	
GH 20	Pursue a corridor study that focuses on the development of Burnside Street as a place that integrates pedestrians, cars and bicycles in a quality environment. Identify improvements for safe and convenient crossings at specific locations and design standards for future adjoining developments.			X		PDOT, BOP, NWDA, GHFL, Pearl	
GH 21	Consider right-of-way and traffic management improvements between Civic Stadium Station and the north side of Burnside Street as part of the westside service changes to improve bus, bicycle and pedestrian access to light rail in the vicinity of 18/19th from Yamhill to Burnside Streets.		X			Tri-Met, PDOT, GHFL, NWDA Parks	

**Policy 15 Action Chart: Goose Hollow Projects and Programs (continued)**

#	Actions	Time frame				Implementors	Index to Action Details
		Adopt With Plan	On-Going	Next 5 years	6 - 20 yrs.		
<i>Traffic and Circulation</i>							
GH 22	Add SW Jefferson as a formal design boulevard on the City Beautification Map	X				PDOT	
GH 23	As part of the Transportation System Plan, reconcile street designations between the Transportation Element and the CCTMP classifications proposed for adoption in 1995. Show the location of the Central City streetcar in the TSP.		X			PDOT	
GH 24	Request study of possibility of making SW 14th (Alder to Columbia) a two-way street.			X		PDOT, GHFL	

**Note:** Identification of an implementor for an action is an expression of interest and support with the understanding that circumstances will affect the ability to take action as proposals come forth.

**ABBREVIATIONS FOR ACTION CHART IMPLEMENTORS**

- BES Bureau of Environmental Services
- BHCD Bureau of Housing and Community Development
- BOP Bureau of Planning
- FOT Friends of Trees
- GHA Goose Hollow Association
- GHFL Goose Hollow Foothills League (City recognized Neighborhood Association)
- LHS Lincoln High School
- MERC Metro Exposition and Recreation Commission
- Metro Metropolitan Service District
- NWDA Northwest District Association (City recognized Neighborhood Association)
- ODOT Oregon Department of Transportation
- Parks Bureau of Parks and Recreation
- Pearl Pearl District Neighborhood Association(City recognized Neighborhood Association)
- PDC Portland Development Commission
- PDOT Portland Office of Transportation
- PGE Portland General Electric
- PVT Private sector (including businesses, developers and property owners)
- Tri-Met Tri-County Metropolitan Transit District



## Policy 15 Action Chart: Goose Hollow Regulations

These action chart items summarize regulations which are the conclusions of the Goose Hollow Station Community Planning Project. They address areas both inside and outside of the Central City Plan Area. Those which specify changes in regulations were implemented with the plans at the time of its adoption through an ordinance that amended the City's Comprehensive Plan, Zoning Map, and Zoning Code.

#	Actions	Time				Imple-mentors	Index to Action Details
		Adopt With Plan	On-Going	Next 5 years	6 - 20 yrs.		
GH 26	Expand regulations of the Central City Plan by amending the CCP boundary to include: a) area immediately north of W. Burnside Street and zoned CX; b) area west of 20th Ave. between SW Burnside and SW Jefferson Streets within the Goose Hollow station community study area but excluding RH zoned property in the Kings Hill Historic District; and c) area south of SW Jefferson and west of 18th Avenue within the station community study area.	X				BOP, GHFL, NWDA	
GH 27	Delete the Transit (t) overlay zone from the station planning boundary area outside the Central City Plan.	X				BOP, NWDA	
GH 28	Expand the residential bonus target area to some CX zoned areas inside the station planning area and the Central City Plan boundary.	X				BOP, GHFL, NWDA	
GH 29	Use the Required Residential Development standards of the Central City Plan for at least 15 units/acre to promote new housing in the neighborhood. Apply these standards (33.510.230) for new development and certain building additions only to Central Commercial (CX) areas near the light rail facility.	X				BOP, GHFL, NWDA	
GH 30	Extend the required retail opportunity standards of the Central City Plan to station node areas at Civic, Salmon, and SW Jefferson Stations. Apply these standards (33.510.225) in specific areas near stations where ridership and neighborhood services would be enhanced by opportunity for additional retail as part of new development.	X				BOP, GHFL	
GH 31	Change the zoning map to provide more housing opportunity. Upzone all Comprehensive Plan designated RX properties near the light rail alignment. Change the FAR from 4:1 to 6:1 where CX and RX zoning exists along the light rail corridor between Downtown and Civic Stadium. Support conversion of existing CX zoning to RX where housing is the preferred use by property owners, such as within the Civic Stadium Station block.	X				BOP, GHFL, PDC	

## Policy 15 Action Chart: Goose Hollow Regulations (continued)

#	Actions	Time frame				Imple- mentors	Index to Action Details
		Adopt With Plan	On- Going	Next 5 years	6 - 20 yrs.		
GH 32	Zone block areas having traditional neighborhood development patterns of single family and apartment uses in older houses to R1d. This is intended to maintain character while allowing for slightly higher densities with infill development.	X				BOP, GHFL	
GH 33	Apply the institutional designation to Lincoln High School to encourage them to stay and expand in the plan area. The IR zone is a multi-use zone that provides for the establishment and growth of large institutional campuses as well as higher density residential development.	X				BOP, LHS	
GH 34	Convert the base zone in the expanded CCP area along SW Jefferson Street west of 20th Avenue from General Commercial (CG) to Central Commercial (CX).	X				BOP, GHFL	
GH 35	Convert the base zone for landmark buildings on the South side of Burnside Street between SW 12th and SW 14th Avenues from Central Residential (RX) to Central Employment (EX).	X				BOP	
GH 36	Convert the base zone on lot 1, blk. 4 & 6 at SW Madison Street just west of the Vista Bridge from Residential 5,000 (R5) zone to Central Commercial(CX)	X				BOP GHFL	
GH 37	Apply the Design Overlay zone (d) to all properties within the existing and amended Central City Plan boundary of the Goose Hollow subdistrict.	X				BOP, GHFL	
GH 38	Extend the required building lines standards to SW Jefferson Street and other appropriate streets in the expanded Central City Plan area.	X				BOP, GHFL. NWDA	
GH 39	Apply a special building setback of 10 feet for new development on both sides of Burnside Street between SW 10th and SW 21st Avenues. This is intended to enhance pedestrian and retail activities along the street in support of the design boulevard extension west from the Park Blocks. New development gradually will open pedestrian opportunities among older, historically rich buildings on the street.	X				BOP, GHFL. NWDA, Pearl	
GH 40	Amend parking regulations adopted as part of the Central City Transportation Management Plan to support office ratios of 3 per 1000 s.f. with adoption of this plan.	X				BOP	
GH 41	Apply specific floor area ratios, height bonuses and height limits to CX and RH zones in the expanded Central City Plan area considering impacts of the Scenic Protection Plan, the adjoining Kings Hill Historic District and existing building heights.	X				BOP, GHFL NWDA	