SE 122nd Avenue Rezone Project

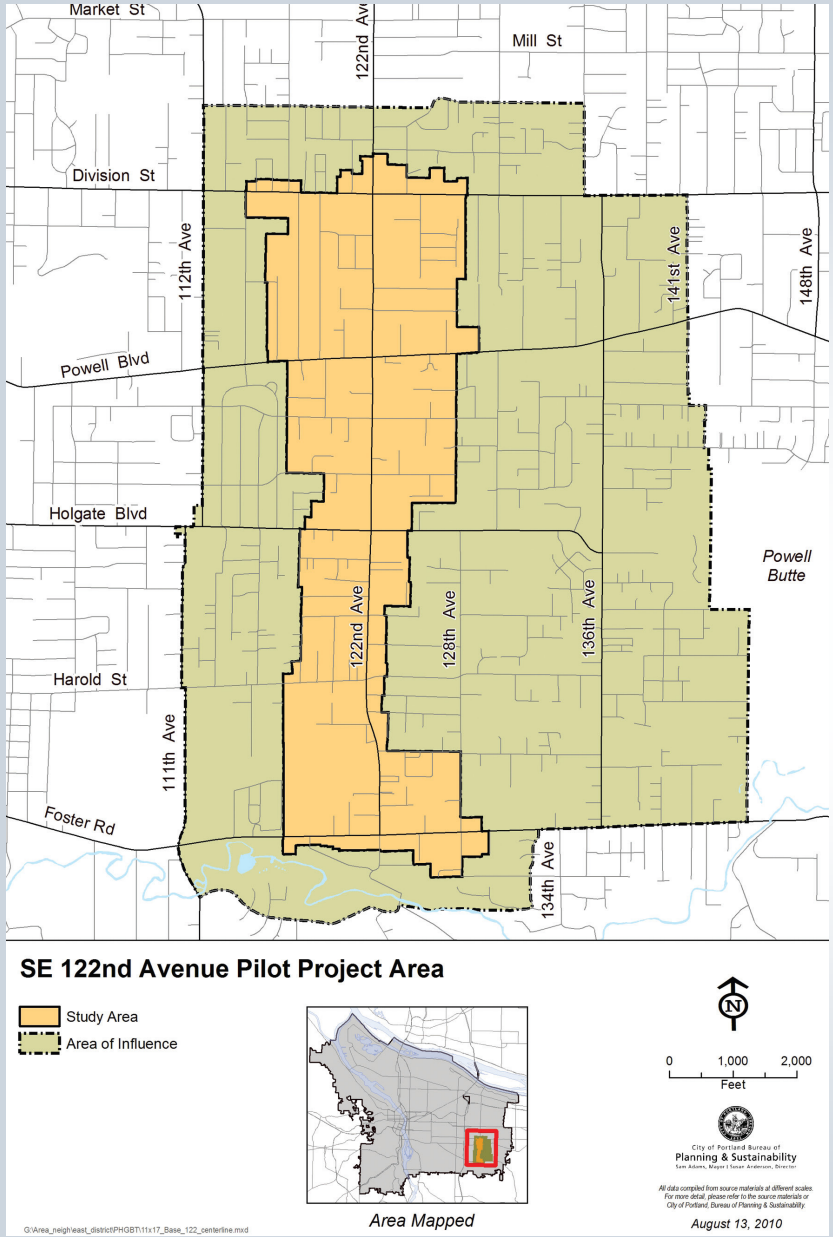
An Implementation Measure of the SE 122nd Avenue Study

Portland City Council Hearing
October 10, 2012

Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.

City of Portland Bureau of Transportation

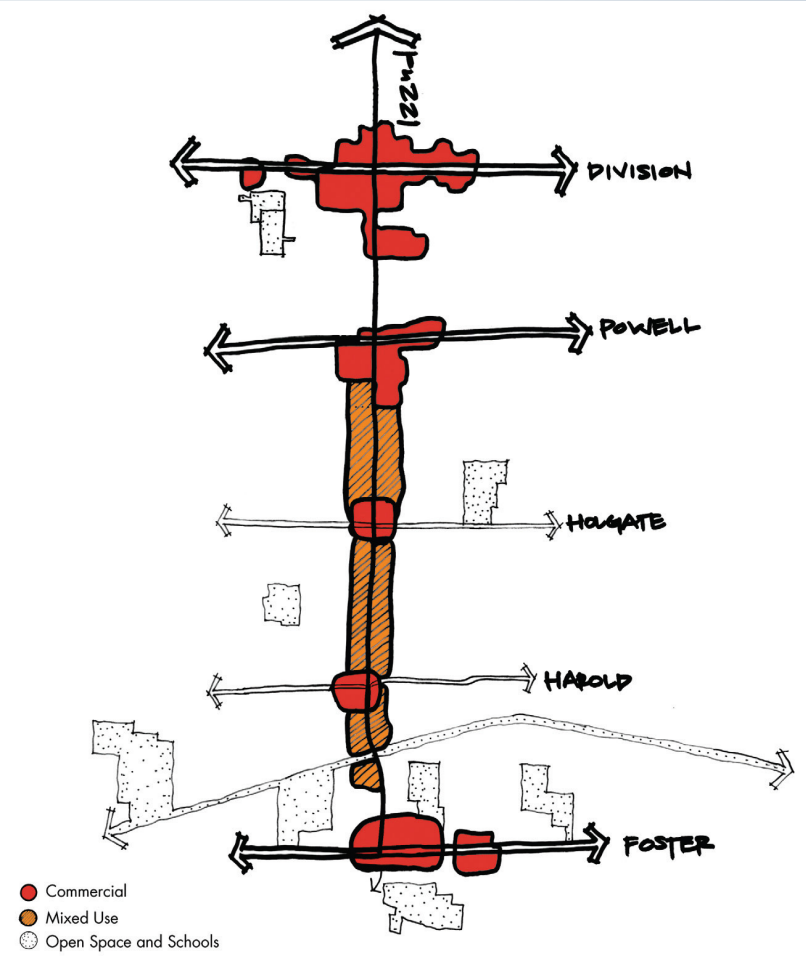
Project Area



Existing Conditions

2011 SE 122nd Avenue Study:
A Pilot Project of the Portland Plan

- Identify opportunities for neighborhood serving commercial activity
- Consider additional actions that would
  - energize economic activity and
  - improve quality of multi-dwelling development

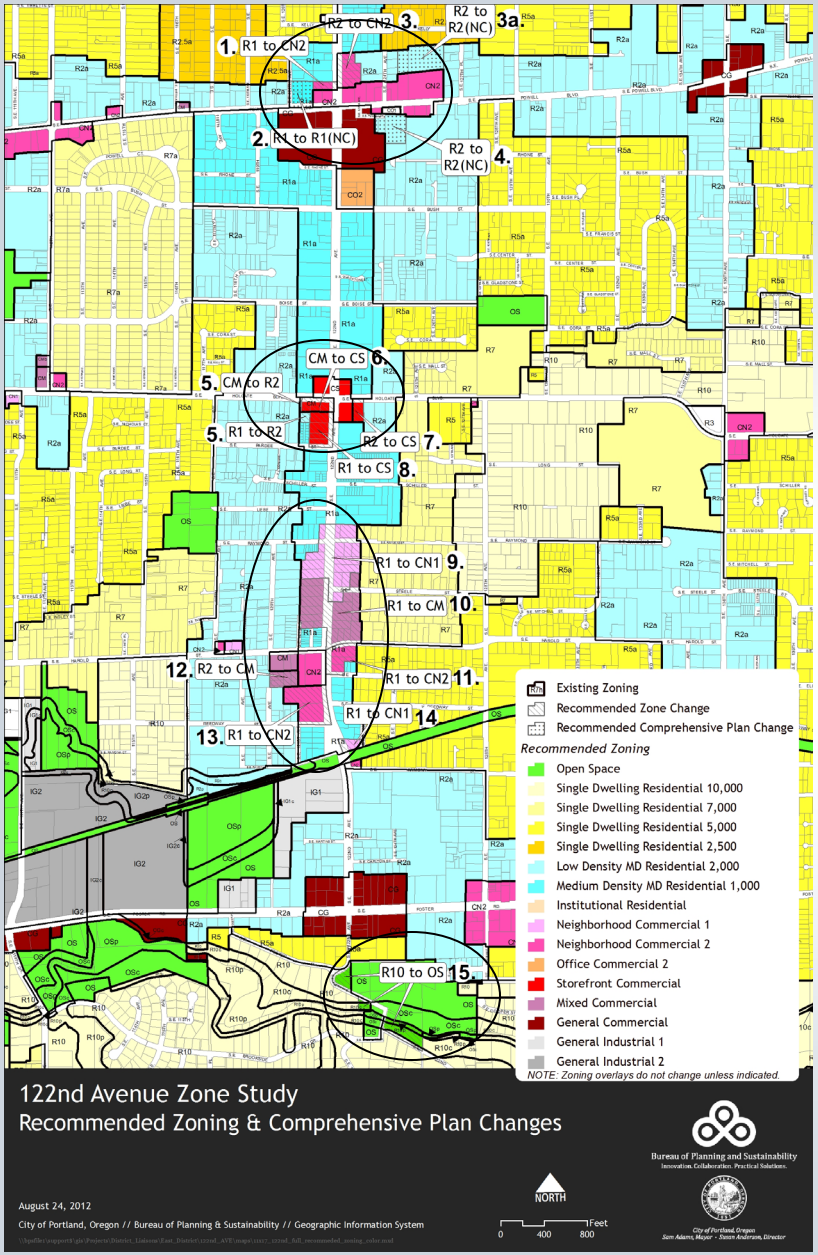


Outreach and Engagement

- Project Advisory Group (PAG)
- Community Walks
- Open House
- Briefings
- Mailed Notification
- Website

Rezoning Criteria

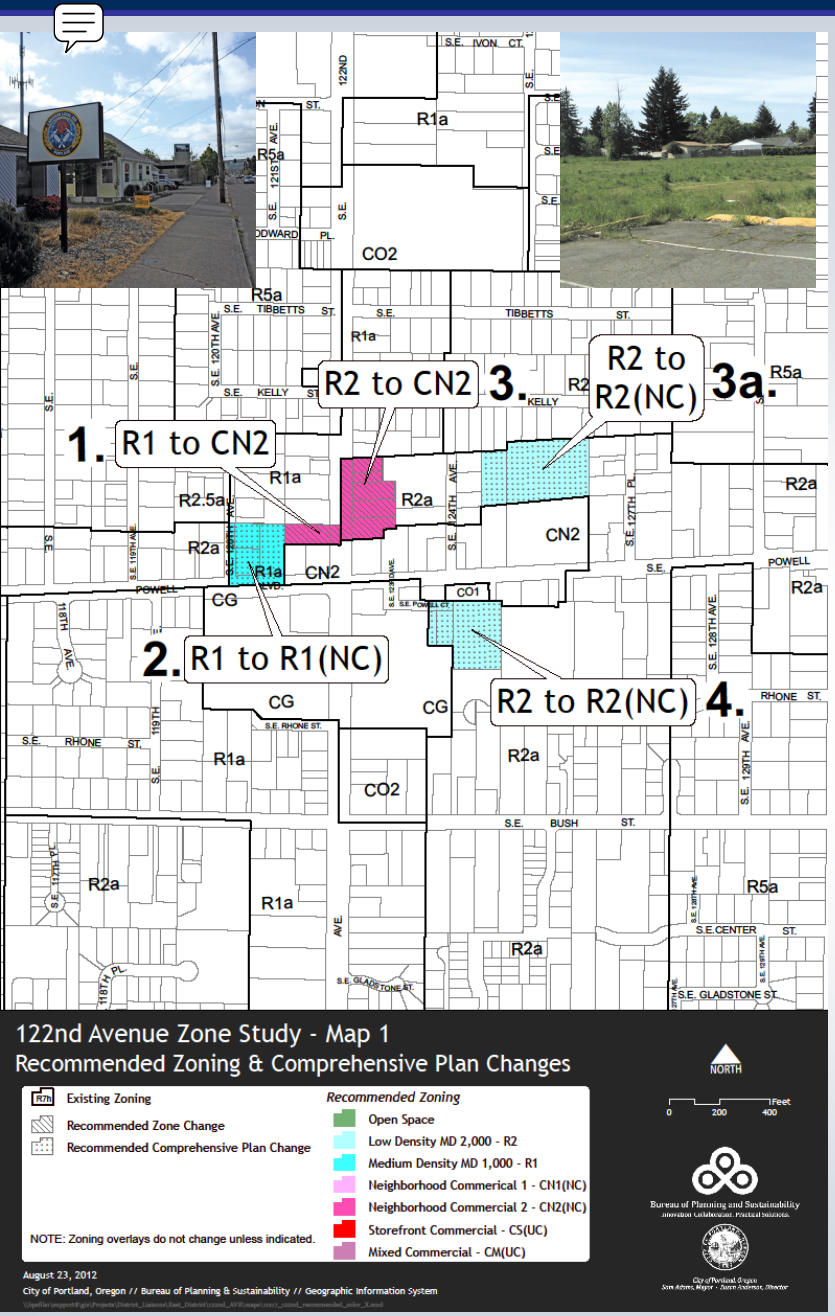
- Implement Pilot Study and PAG Recommendations
- Complete Contiguous Commercial Nodes
- Consider Adjacent Street Conditions
- Minimize Impact on Adjoining Residential Uses
- Minimize Non-Conforming Uses



Comprehensive Plan Map and Zoning Map Proposals

Four locations of recommended change

- Powell Boulevard
- Holgate Boulevard
- Raymond Street (south)
- Leach Botanical Garden



Map 1 - Powell Blvd. Changes

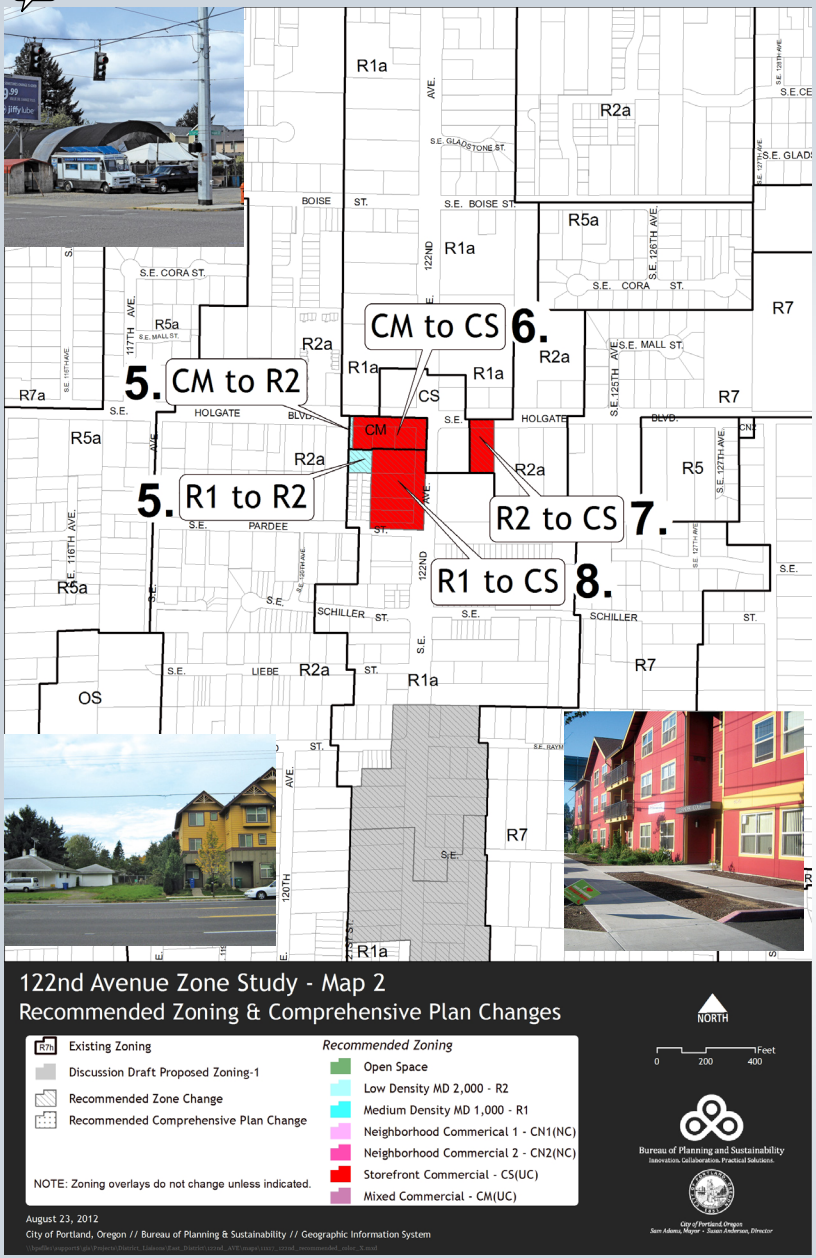
Zone Map Change

- six properties on 122nd Ave
- R1 and R2 Multi-Dwelling Residence to CN2 Neighborhood Commercial

Comprehensive Plan Map Change

- eight properties with Powell BLVD frontage
- Low & Medium Density Multi-Dwelling Residence to Neighborhood Commercial

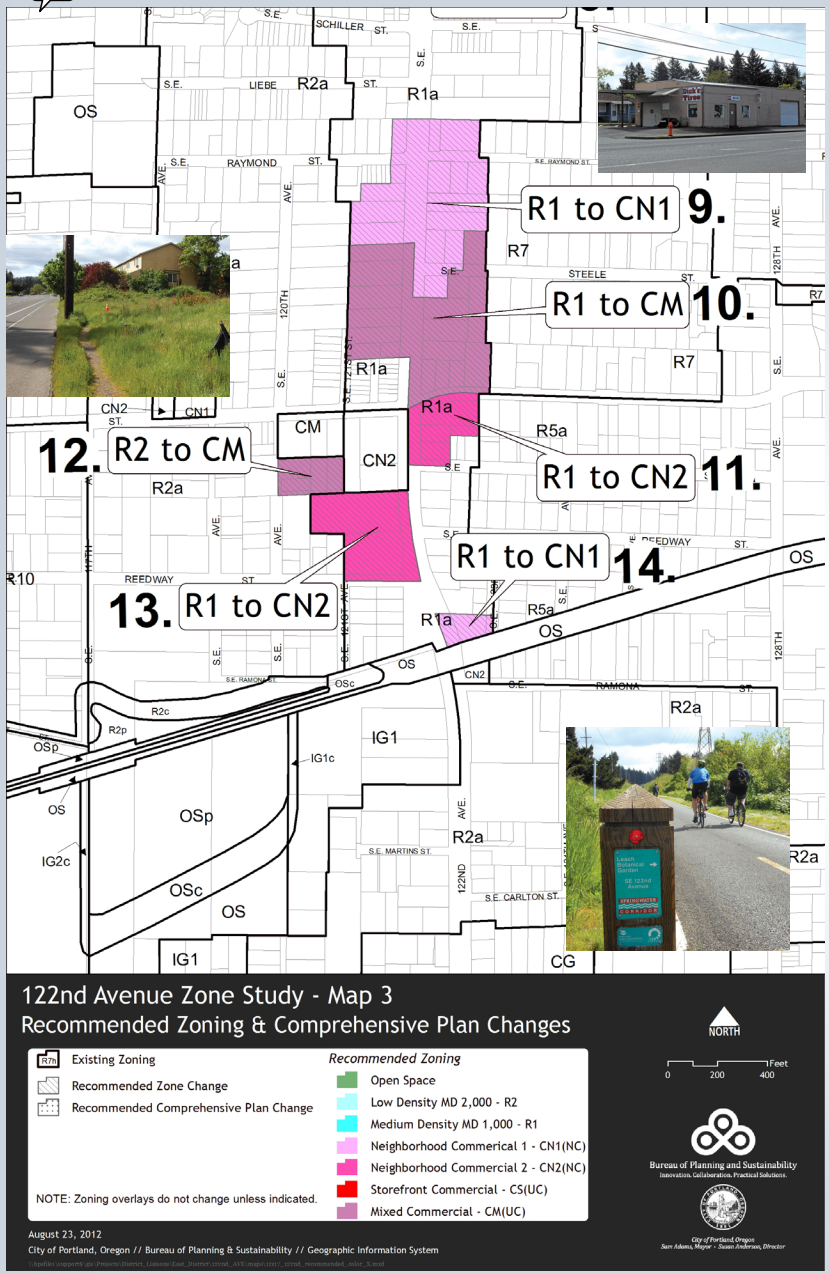
Map 2 - Holgate Boulevard



Zone Map Change

- Multi-Dwelling Residence and Mixed Commercial to CS Storefront Commercial
- Adjoining residential development of note:
  - Leander Court
  - Pardee Commons
  - Svaboda Court

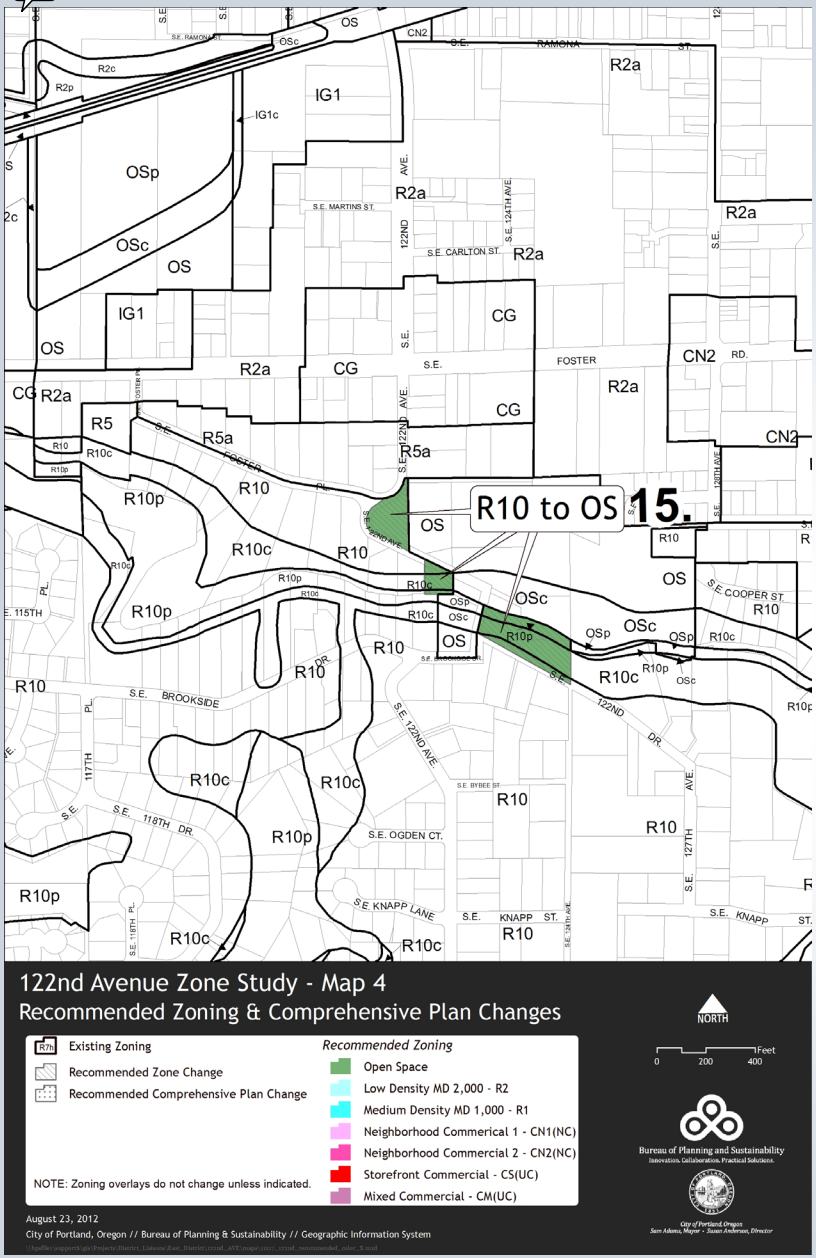
Map 3 - Raymond Street, south



Zone Map Change

- Multi-Dwelling Residence to Neighborhood and Mixed Commercial

Map 4 - Leach Botanical Gardens



- **Zone Map Change**
- Single Family Residence to Open Space
- Supports existing use
- No new development proposed

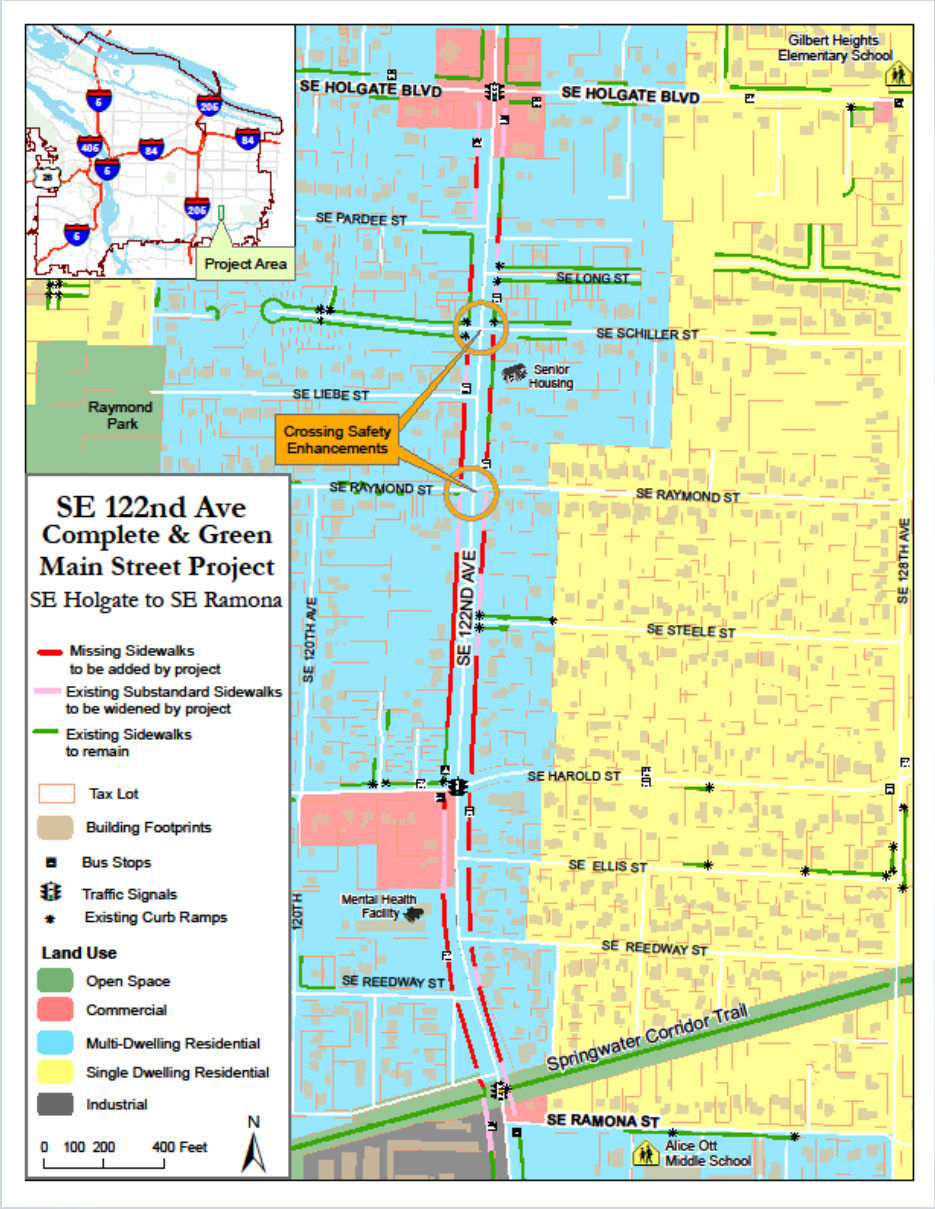
Implements Portland Plan

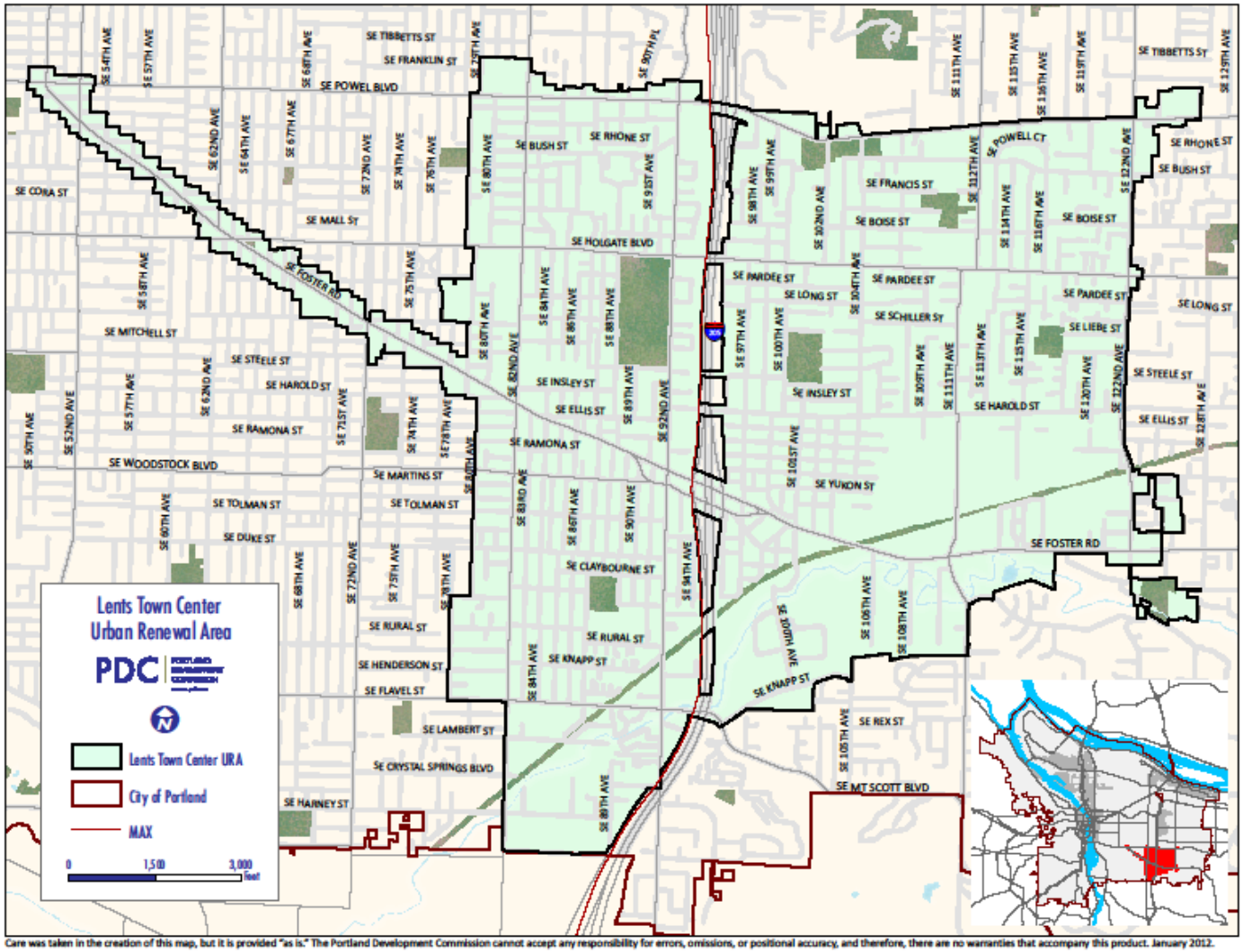
- Framework for Addressing Equity
- Healthy Connected City
- Economic Prosperity and Affordability
- Thriving Educated Youth

City Council Action

1. Adopt ordinance amending the Comprehensive Plan Map and Zoning Map as shown in SE 122nd Avenue Study Report.
2. Adopt resolution directing PBOT to develop Traffic Safety Plan for SE 122nd Avenue and Powell Boulevard, including finance plan to apportion costs.

Thank You



PBOT Sidewalk Improvements fall 2012 / winter 2013

PDC Lents Town Center URA