

SE 122nd Avenue Rezone Project An Implementation Measure of the SE 122nd Avenue Study

Portland City Council Hearing October 10, 2012







Market St Mill St Powell Blvd Holgate Blvd Powell Butte Harold St SE 122nd Avenue Pilot Project Area Study Area Area of Influence City of Portland Bureau of Planning & Sustainability Area Mapped August 13, 2010

Project Area













Existing Conditions







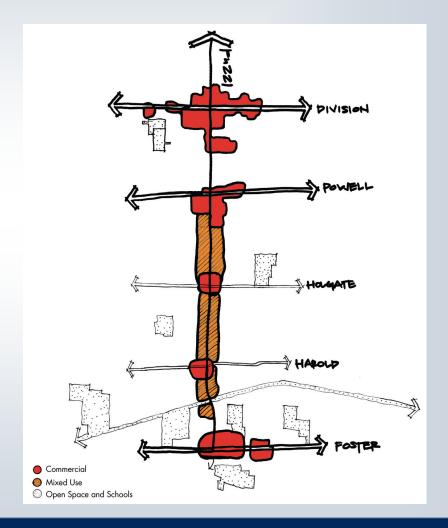






2011 SE 122nd Avenue Study: A Pilot Project of the Portland Plan

- 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



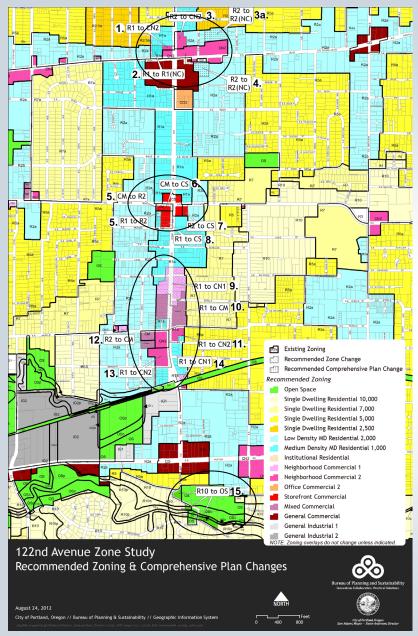


Rezoning Criteria

- 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



R2 to R2 to CN2 3 R2 R2 (NC) 3a R5a R1 to CN2 **2.** R1 to R1(NC) R2 to R2(NC) 4. R1a 122nd Avenue Zone Study - Map 1 Recommended Zoning & Comprehensive Plan Changes R7h Existing Zoning Recommended Zoning Recommended Zone Change Medium Density MD 1,000 - R1 Neighborhood Commercial 2 - CN2(NC) Storefront Commercial - CS(UC) NOTE: Zoning overlays do not change unless indicated

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



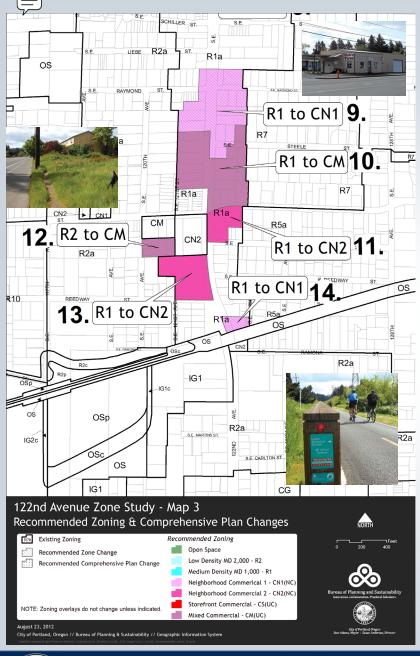
R1a S.E.CE S.E. GLAOSTONE ST S.E. GLAD: R1a S.E. CORA ST. S.E. CORA CM to CS 6 S.E. MALL ST. **5.** CM to R2 R7a R5a **5**. R1 to R2 R2 to CS **7** R1 to CS **8**. R5a R7 OS 122nd Avenue Zone Study - Map 2 Recommended Zoning & Comprehensive Plan Changes R7h Existing Zoning Recommended Zoning Open Space Discussion Draft Proposed Zoning-1 Low Density MD 2,000 - R2 Recommended Zone Change Medium Density MD 1,000 - R1 Recommended Comprehensive Plan Change Neighborhood Commerical 1 - CN1(NC) Neighborhood Commercial 2 - CN2(NC) Storefront Commercial - CS(UC) NOTE: Zoning overlays do not change unless indicated Mixed Commercial - CM(UC) City of Portland, Oregon // Bureau of Planning & Sustainability // Geographic Information Sys

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



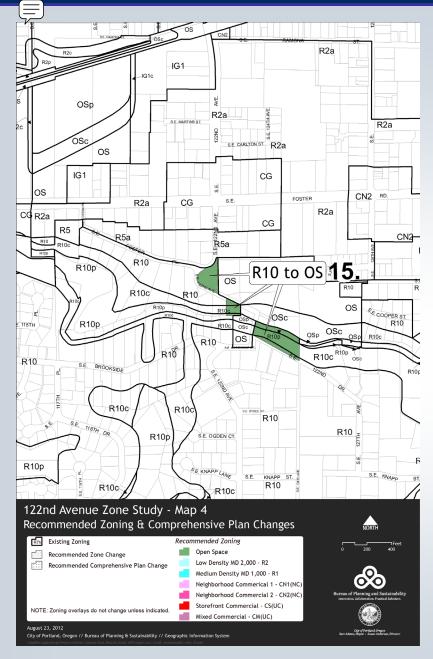


Map 3 - Raymond Street, south

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





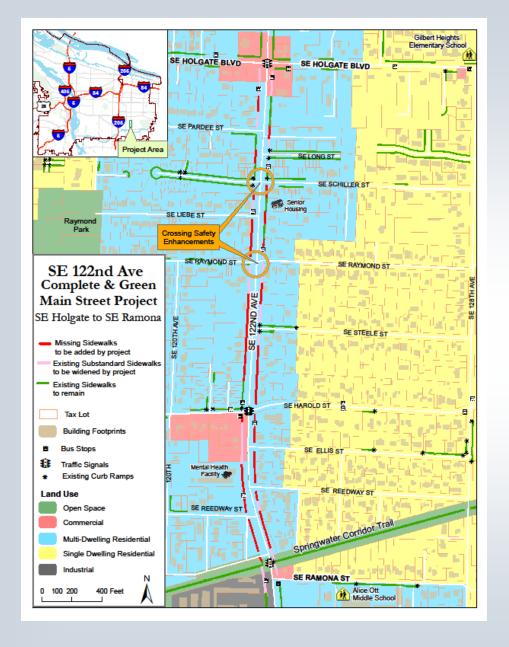
City Council Action

- 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



