

122ND AVE REZONE PROJECTIF YOU WISH TO SPEAK TO CITY COUNCIL, **PRINT** YOUR NAME, ADDRESS, AND EMAIL.

NAME (print)

ADDRESS AND ZIP CODE

Email

✓ Chris Smith	2343 NW Pollysrove	
✓ Nick Sauvie	5215 SE Duke	nick@rosecdc.org
✓ Mark White	12215 SE Raymon	markpdx@SPRITONE.com
✓ Jean D. Mader	12350 SE Powell	jterok@h.s.az
✓ Karen Gray	1714 NE 127th PDX	(on file)



185682

October 10, 2012

To: Mayor Adams and City Council
From: Nick Sauvie, ROSE Community Development
RE: 122nd Avenue Rezoning Project

Dear Mayor Adams and Commissioners,

I was a member of the advisory committee for the 122nd Avenue Rezoning Study and I recommend that City Council adopt the recommendations. There is a strong feeling in the neighborhood that the zoning adopted along with the Outer Southeast Community Plan during the 1990s increased residential density without a corresponding increase in commercial zoning, infrastructure and amenities. The Study recommendations will begin to fix that.

Hopefully, the upcoming update to the city's comprehensive plan will go further than that.

- **Complete the street grid.** Adding commercial zoning will not improve the viability of the commercial areas around 122nd Avenue without improving connectivity. The street grid has huge gaps that make it difficult for people to access the commercial district from adjacent residential areas. Developers should be required to complete the street grid and construct sidewalks.
- **Public investment.** The 122nd Avenue neighborhoods are sorely lacking in infrastructure and amenities that other Portland neighborhoods take for granted. Our neighborhoods need parks, public buildings, housing rehabilitation, sidewalks, bike facilities and safe pedestrian crossings.
- **Zoning mix.** Healthy commercial districts have a mix of commercial, mixed-use and residential zoning. Within a block of SE Hawthorne, for example, you will find Storefront, Neighborhood and Mixed-use Commercial; and High (RH), Medium (R1 and R2.5) and Low-Density (R5) Residential zones. Offering a mix of zones along 122nd will encourage an interesting diversity of uses and building types.
- **Design quality.** The default housing type in much of the current zoning is three-story townhouses. Much of this product is ugly and poorly built. They are dominated by garage doors and don't contribute to street level interactions. Finally, many of these dwellings are unvisitable, let alone unlivable, to the growing percentage of our population that is elderly and disabled. I'm not sure what the answer is, but there has to be a way for zoning to encourage a diversity of housing stock to meet the needs of singles, couples, multi-generational households, young and old and so on.

- **Clearly delineate areas intended for single-family and higher density.** Unlike some members of the 122nd advisory committee, I think it's appropriate to have residential zoning along corridors such as 122nd. This provides access to transportation and services, as well as customers for neighborhood businesses. The Outer Southeast Community Plan created side doors for medium density in low density zones through accessory dwelling units, row houses and skinny houses. Many of these are poorly designed and built and detract from the neighborhood. Portland might consider designating single-family sanctuaries to meet the needs of households that desire the traditional house, yard and picket fence.

Finally, thank you to John Cole and Chris Scarzello, the Bureau of Planning and Sustainability staff members who worked on the project. They did a great job of engaging the community, listening and incorporating community concerns into the final document.

Sincerely,



Nick Sauvie
Executive Director

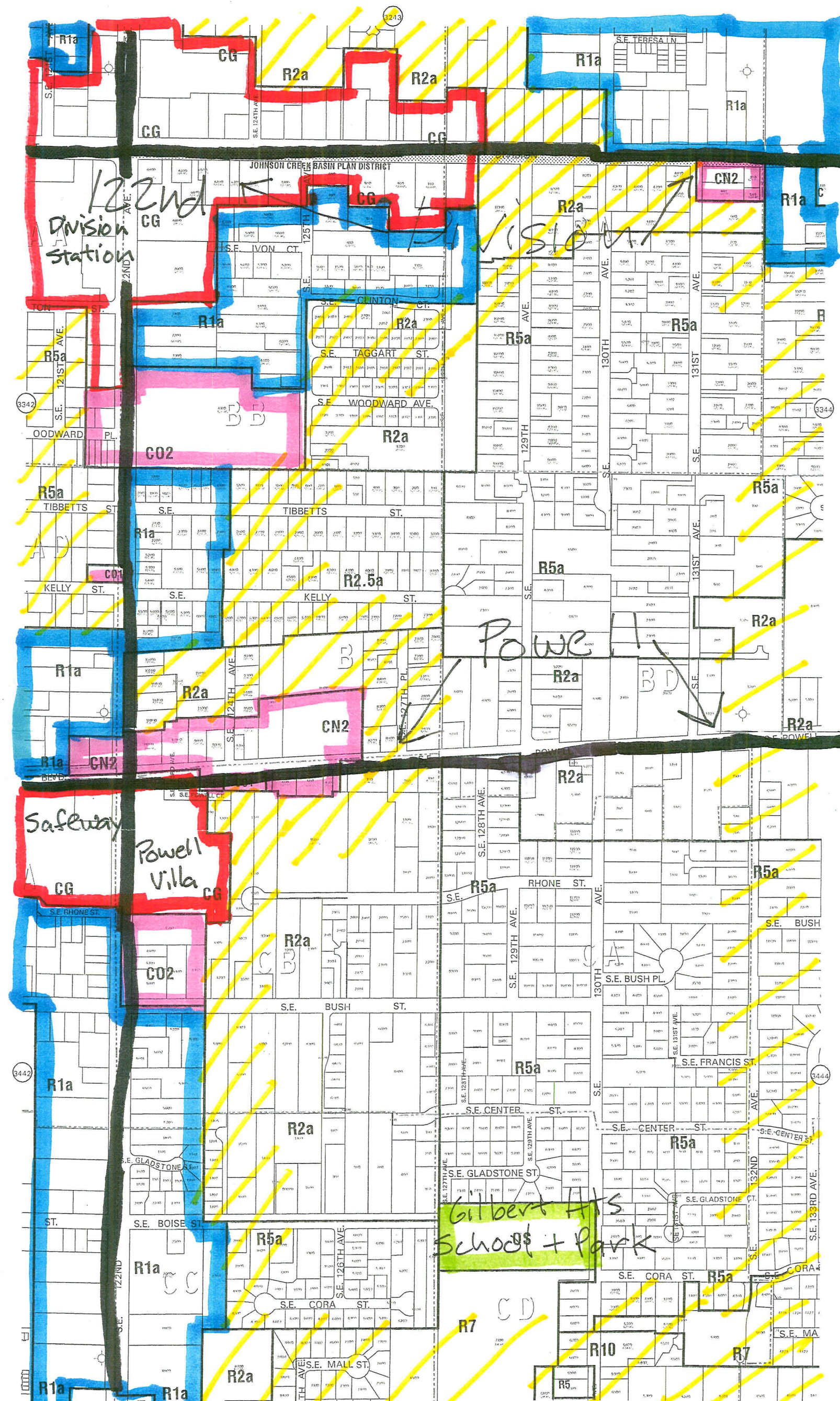
CG

CS/CW
CN/CO

R1+

R5-

Zoning



NOTE: This entire 1/4 section lies within the JOHNSON CREEK BASIN PLAN DISTRICT

NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

Plan District Boundary
Historic or Conservation District or N.R.M.P. Boundary
Zoning Line

R10	Current Zoning	12-21-2006	CITY OF PORTLAND BUREAU OF PLANNING
•••••	Maximum Potential Zoning as per Comprehensive Plan	10 - 2005	0" 100' 200' 300'
••••• (R10)	State ID Map Boundary	LEGAL DESCRIPTION: SW 1/4 SEC. 11 - 1S - 2E	SCALE IN FEET 3443

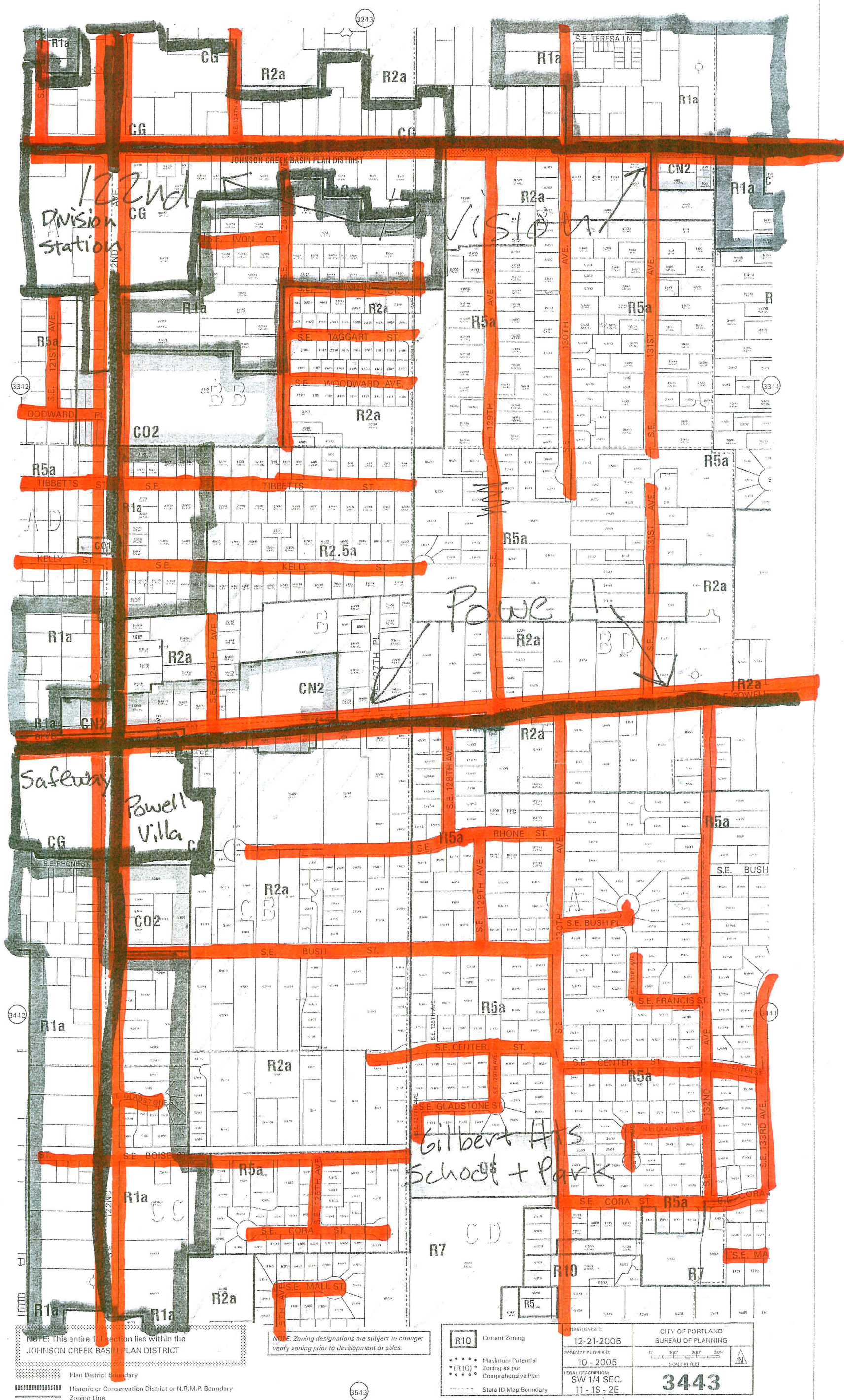
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CG

CS/CW
CN/CO

R1+

R5-



Street Grid

NICK SAUVIE

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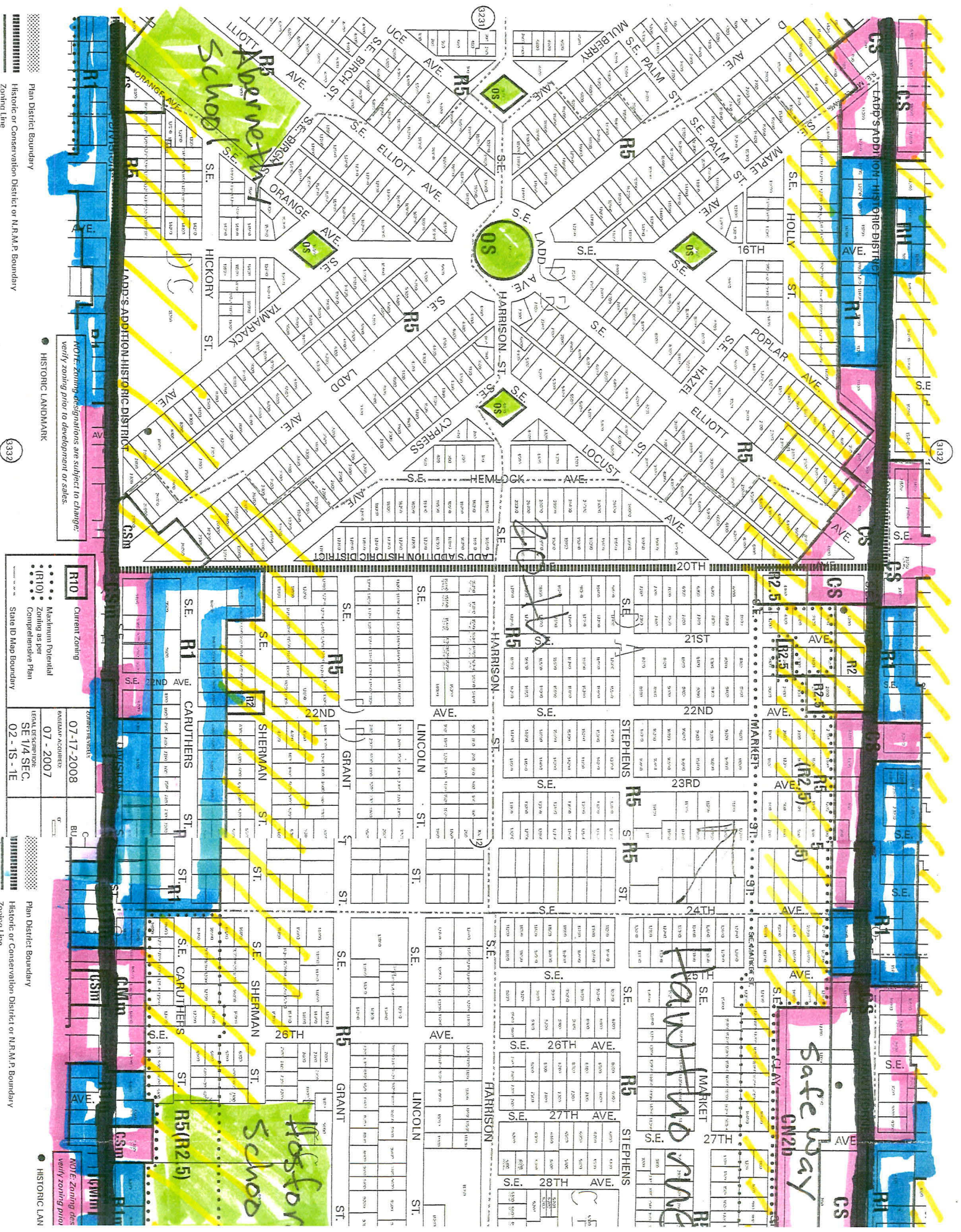
C5/CM/
CN/CO

R1+

R5

Zoning

nick Saville



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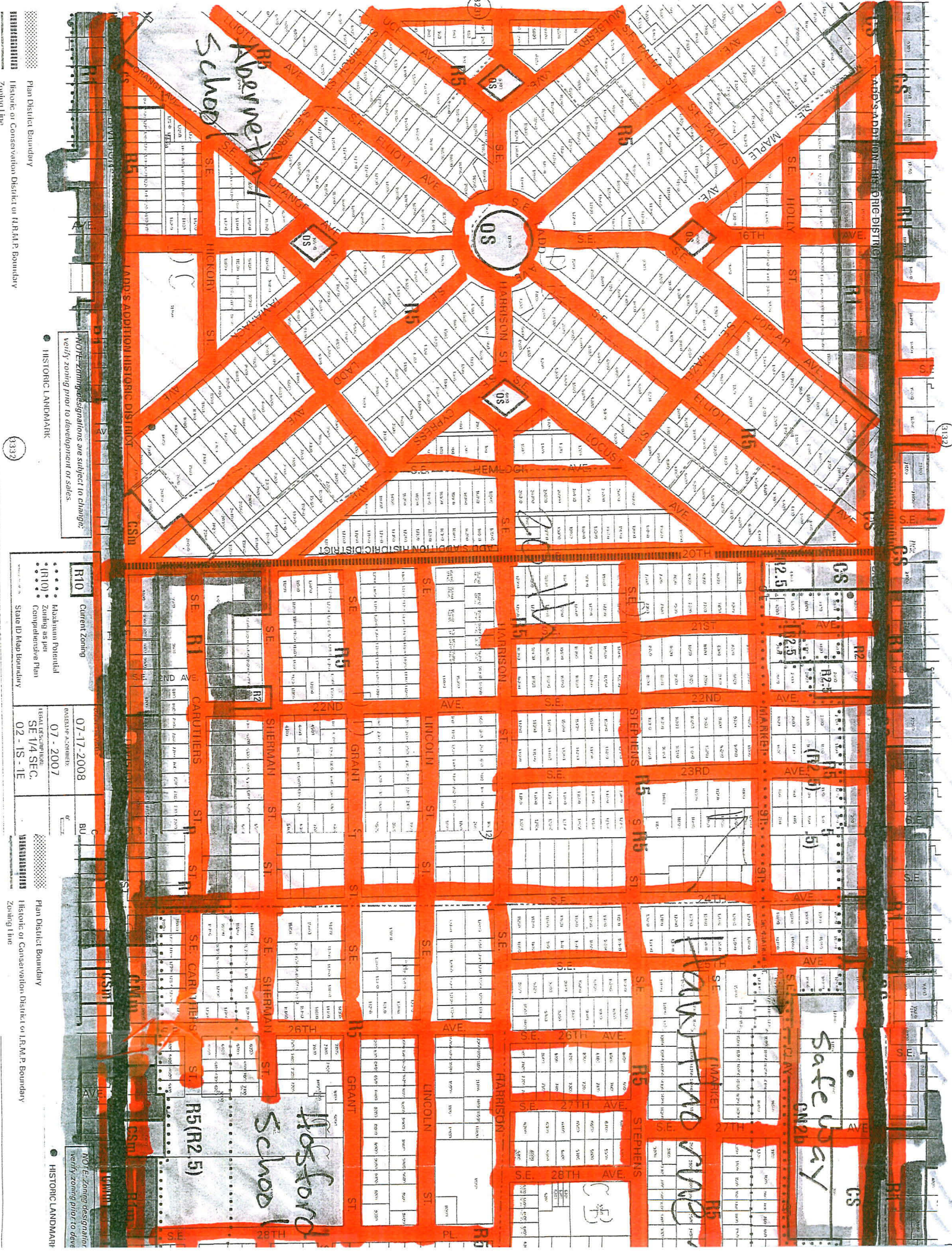
CG

CS/CM/
CR/CO

R14

R5

Street Grid

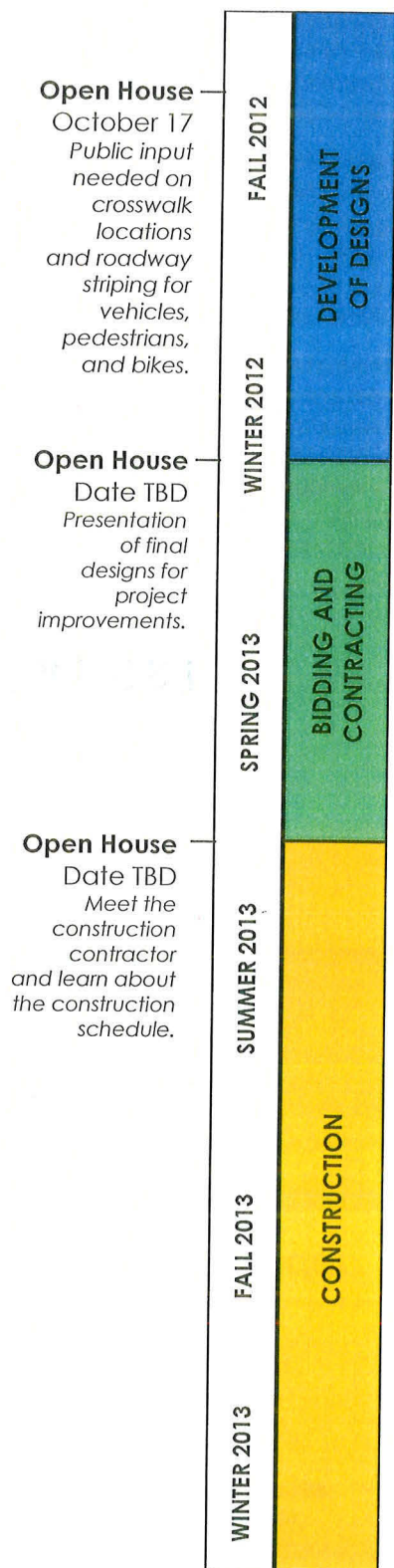


Outer Powell Boulevard Safety Improvements Project

<http://www.oregon.gov/ODOT/HWY/REGION1/Pages/OuterPowellSafety.aspx>



PROJECT TIMELINE



The Oregon Department of Transportation (ODOT) is beginning a project to improve safety and replace worn out pavement on SE Powell Boulevard from SE 111th Avenue to just east of SE 174th Avenue at the Gresham city limits. Eight intersections along this section of Outer Powell Boulevard are among the top 10% of high-crash sites in the region. Heavy traffic and narrow road shoulders also contribute to difficult conditions for pedestrians throughout the corridor.

The Outer Powell Boulevard Safety Improvements Project is focused on strategic safety improvements for this important neighborhood thoroughfare and state highway. It will include two new pedestrian crossings, Americans with Disabilities (ADA) upgrades to curb ramps, and high-visibility roadway striping. The Project will also involve repaving the roadway and widening the road shoulders to provide a width of at least 8 feet. Plans will be developed this fall and winter and construction is expected to begin next summer.

ODOT is seeking community input on key aspects of the Project design, including:

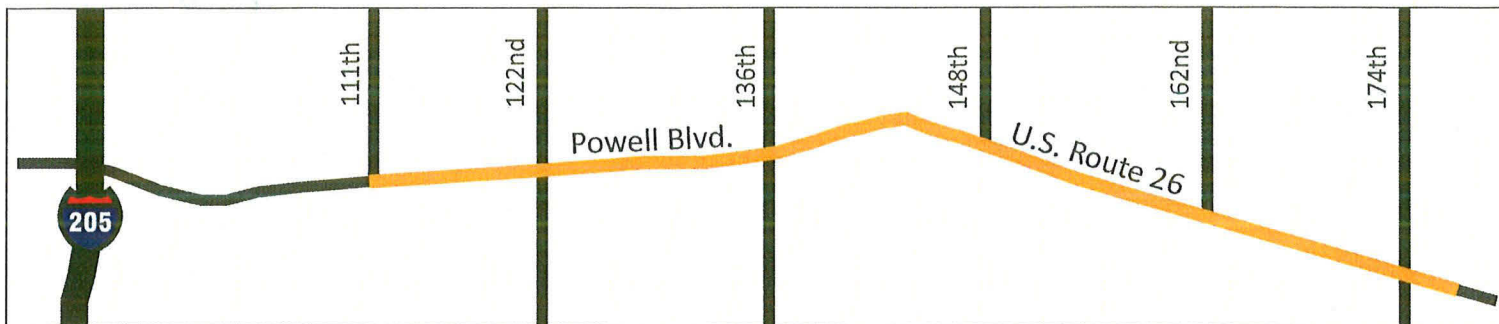
- Where to locate two new crosswalks with Rapid Flash Beacons (see photo below).
- How to modify and better delineate the road shoulder and roadway striping to reduce conflicts between vehicles, pedestrians, and cyclists.

Suggestions and design feedback will be collected at a public meeting on October 17 (see reverse for details) and through a project website: <http://www.oregon.gov/ODOT/HWY/REGION1/Pages/OuterPowellSafety.aspx>.

ODOT is investing \$5.5 million in Outer Powell Boulevard now so that users can benefit from immediate safety upgrades while the City of Portland, Metro, ODOT, and other stakeholders work towards funding future land use and transportation studies and improvements.



Rapid Flash Beacons get drivers' attention with blinking yellow lights attached to a pedestrian crossing sign. Pedestrians push a button to turn on the lights before crossing the road.



**Please join us to discuss safety improvements along
Outer Powell Boulevard!**

PUBLIC MEETING

Wednesday, October 17 from 5pm to 7pm

**Ron Russell Middle School Library
3955 SE 112th
Portland, OR 97266**

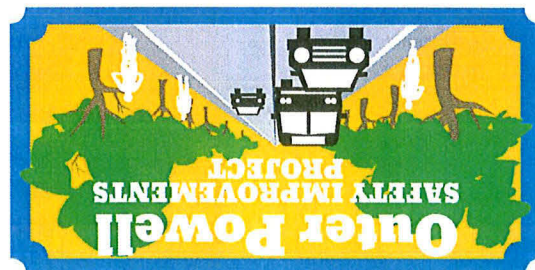
Accommodations will be provided to persons with disabilities, and alternate formats of printed material are available upon request. Please call (503) 731-8231 at least 48 hours prior to the meeting (or statewide relay 7-1-1).

¿Habla español? Para recibir esta información en español o para pedir un intérprete para la reunión pública, por favor llame al 503.731.8231. (Para asegurar un intérprete favor de llamar antes del mediodía el lunes 15 de octubre.)

Quý vị có nói tiếng Việt không? Để nhận thông tin trong ấn phẩm này bằng tiếng Việt hoặc để yêu cầu dịch vụ thông dịch cho buổi họp công cộng, vui lòng gọi số 503.731.8231. (Để bảo đảm chắc chắn có dịch vụ thông dịch, vui lòng thông báo yêu cầu trễ nhất là 12 giờ trưa thứ Hai, ngày 15 tháng Mười.)

Вы говорите по-русски? Чтобы получить опубликованную здесь информацию на русском языке или воспользоваться на общем собрании услугами переводчика, позвоните по телефону 503.731.8231. (Чтобы устный переводчик был свободен в требуемое время, его услуги следует заказать не позднее 12:00 15 октября, понедельник.)

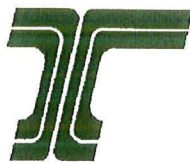
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News Inside:

Oregon Department of Transportation
123 NW Flinders
Portland, OR 97209





Project Information

Region 1

Outer Powell Boulevard Safety Improvements

September 28, 2012



Project location

- SE Powell Boulevard from SE 111th Ave. to just east of SE 174th Ave. at the Gresham city limits.

Purpose and need

- The purpose of the project is to improve safety and replace worn out pavement.
- Eight intersections in the project area are among the top 10% of high-crash sites in the state.
- This is a pilot project involving a unique set of solutions to improve safety. ODOT will monitor the improvements after construction to evaluate how well they are performing.

Project elements

- Grind out existing pavement and replace with new asphalt
- Widen roadway shoulders to at least 8 feet
- Add high-visibility, durable roadway striping to clearly delineate travel lanes and shoulders
- Install 2 pedestrian crosswalks with Rapid Flash Beacons
- Upgrade curb ramps to meet Americans with Disabilities (ADA) standards
- Improve traffic signals with:
 - Pedestrian push buttons
 - Red light extensions (loop detectors to respond to traffic in intersection)
 - Lighting on signal poles
 - Reflective signal head backboards
- Conduct speed study to consider reduction in posted speed limit
- ODOT Maintenance crews will also be replacing a number of failed drainage features.

Key project milestones

- Public meeting #1: October 17, 2012
- Final design: February 2013
- Open contractor bids: April 2013
- Construction begins: June 2013

Project cost

- \$5.5 million for construction

For more information

- Visit the project webpage:
<http://www.oregon.gov/ODOT/HWY/REGION1/Pages/OuterPowellSafety.aspx>
- Contact Shelli Romero, Region 1 Public Policy & Community Affairs Manager at (503) 731-8231 or shelli.romero@odot.state.or.us.

For updated information on highway work and current travel information throughout Oregon, visit
www.TripCheck.com or call the toll-free Oregon road report at 511 or (800) 977-6368
 Visit the ODOT News Media Center at www.oregon.gov/ODOT/COMM/

Submitted by Shelli Romero
10-10-12

Scarzello, Christina

From: chevylane@juno.com
Sent: Thursday, September 13, 2012 12:23 AM
To: Scarzello, Christina
Subject: 122nd Ave Code

AUDITOR 09/18/12 PM 2:51

Hi Chris,

I wanted to touch bases again. I got the news on e concerning the rezoning of 122nd at the south end by me.

I know you sent me what the plans were at one point. Not sure what I did with it, but I have it. Thanks for that. I will find it. But I wanted to remind you that I am not in favor of mixed use as this is a residential area. But if memory serves me I think you said it was the corners at Holgate and Foster that were going to be developed.

This city is famous for doing things so adverse to what is really wanted, especially for those of us that have been here for years and like our big lots and the old houses....which leads me to feeling like I need to repeat myself. Its been said recently that this part of the city didn't have anything going for it and would not have a chance unless we had the street car. That is not true. I purchased my home here because I do like the area. Those of us that live here like the "residential ness" of this area and the fact that its quiet here. I know I speak for many as I spent 10 years on the Powellhurst/Gilbert Board. This position allowed me to listen to the folks that live here. If anyone feels its so hopeless here then they need to move. Its that simple to those of us that love it here.

I love Powellhurst Gilbert just like it is. I do want it clean and kept nice. We have such historical significance in this city that that is the rich heritage. Our historian out here is Jack Vahey, who has been here longer than anyone I know. He can tell you so much of this area. He was Powellhurst Gilberts Vice Chair for years.

There are building units that I showed you and you took pics of that are just hideous and if that is what the city is allowing and so it seems, then we don't want this substandard stuff allowed down here for lack of what else to do with it. I will not stand by and let the city put more junk in here. The sub standard buildings the city allows will only pull down the values of the charming older homes we all cherish here.

I feel very strongly about this. And at this season of my life I am currently supporting my husbands efforts to fight stage 4 kidney cancer and I take care of my elderly mother. My husband is winning the battle thankfully, but I can't be in 3 places at once. =). So I wanted to touch bases with you with my concerns.

And I do appreciate you. I talked to Barry and he was so patient....and I can talk to you.

Thanks for your time and patience.

Pati Hall

5230 SE 118th Ave

Portland, Or 97266

Resident of

Powellhurst Gilbert

for 35 yrs.

185682

September 12, 2012

AUDITOR 09/17/12 PM 2:33

Council Clerk
Portland City Council
1221 SW 4th Avenue, Room 140
Portland, OR 97204

RE: SE 122nd Avenue Rezone Project

Dear Sir:

We own property at 3322 and 3400 SE 122nd Avenue. Both properties were targeted to be rezoned from R2 to CN2. We were initially very pleased to have our property included in the recommendations by the project committee for increasing the commercial zoning available within the SE 122nd Avenue study area.

Subsequent to the initial decision, we have learned that the Oregon Department of Transportation has expressed concerns about the impact of these rezoning recommendations on the safety and street capacity of the area and feels the issue warrants further study. It makes sense that this needs to be done, however we are disappointed that ODOT was not involved in the process earlier considering that this project started in 2009. Now it seems too late for careful consideration to be given.

Community members have been clear in putting forward the desire and need for more commercial zoning in the area. This would increase local services and improve livability in the area. (A primary goal of the study group.) Our concern is that now that the study is complete and recommendations have been finalized, that the need for more commercial zoning in the area of SE 122nd Avenue and Powell Blvd will fall by the wayside as the Bureau of Planning and Sustainability moves onto other projects and concerns. We want to encourage the Council to provide the necessary funding needed to determine impact of traffic flow in the area of SE 122nd and Powell so that a decision on rezoning of properties in the area can be made on facts, not just concerns.

Thank you for the opportunity to provide input.

Yours truly,



Susan Raeburn

3147 NE Irving St
Portland 97232

City Council Hearing on: SE 122nd Avenue Rezone Project

Why am I receiving this notice?

You are receiving this notice because you have expressed interest in being notified of certain Bureau of Planning and Sustainability projects; you are on one of our advisory groups; you are a member of a neighborhood or business association; or you reside or own property subject to or near the following proposed action.

What is this project about?

This is a community initiated project in which various properties amounting to approximately 17 acres along the SE 122nd Avenue corridor between Powell Boulevard and Foster Road are proposed to be rezoned from predominantly multi-dwelling residential classifications to one of four commercial zones. This is intended to create additional opportunities for neighborhood serving commercial activity. An additional 4.7 acres of multi-dwelling residence zoned properties near the intersection with Powell Boulevard are proposed to have their Comprehensive Plan Map designation changed from "Low and Medium Density Multi-Dwelling" to "Neighborhood Commercial". These actions implement portions of the *SE 122nd Avenue Study: A Pilot Project of the Comprehensive Plan*. They also support Portland Plan strategies intended to achieve neighborhood economic prosperity and complete neighborhoods. Additionally, 1.8 acres of land within the Leach Botanical Gardens are proposed be rezoned from "R10 Single Family Residence" to "OS Open Space" to match their current and future use.

How can I review this proposal?

Get a copy of the report. The *SE 122nd Avenue Rezone Project* will be available the week of September 3, 2012. You can pick up a copy at our office at 1900 SW 4th Avenue, 7th Floor. The Bureau receptionist will mail you a copy if you call 503-823-7700. The document will also be available on the Bureau of Planning and Sustainability website at [www.portlandonline.com/bps/SE 122nd Avenue Rezone Project](http://www.portlandonline.com/bps/SE_122nd_Avenue_Rezone_Project)

How can I comment on this proposal?

Testify at the City Council hearing. The hearing, on September 19, 2012 at 3PM, will be in Council Chambers at City Hall, 1221 SW 4th Avenue.

Write to City Council. Mail written testimony to the Council Clerk at 1221 SW 4th Avenue, room 140, Portland, Oregon 97204, or FAX comments to 503-823-4571. Written testimony must be received by the time of the hearing and must include your name and address.

For more information

Contact John Cole, Senior Planner, at the Bureau of Planning and Sustainability 503-823-3475 or john.cole@PortlandOregon.gov or visit the Bureau of Planning and Sustainability's website: [www.portlandonline.com/bps/SE 122nd Avenue Rezone Project](http://www.portlandonline.com/bps/SE_122nd_Avenue_Rezone_Project)

Excellent!

AUDITOR 09/13/12 PM 2:15



GRACIELA HOWARD-HERNANDEZ

The Bureau of Planning and Sustainability is committed to providing equal access to information and hearings.

If you need special accommodation, please call 503-823-7700, the City's TTY at 503-823-6868, or the Oregon Relay Service at 1-800-735-2900.

www.portlandonline.com/bps



Bureau of Planning and Sustainability

Innovation. Collaboration. Practical Solutions.

City of Portland, Oregon
Sam Adams, Mayor • Susan Anderson, Director



City of Portland, Oregon
Bureau of Planning and Sustainability
1900 SW 4th Avenue, Suite 7100
Portland, Oregon 97201-5380 P516

SE 122nd Avenue Rezone Project

RETURN SERVICE REQUESTED

PRESORTED
FIRST CLASS



Hasler

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09/05/2012

Mailed From 97204
US POSTAGE

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HOWARD-HERNANDEZ GRACIELA
PO BOX 922
SALEM OR 97308-0922

6 HRIANM51 97308



SE 122nd Avenue Rezone Project

Portland City Council Hearing

September 19, 2012 at 3 PM

Council Chambers, City Hall

289581

1221 SW 4th Avenue, Portland, Oregon.

07/12/2012

Subject Property: Tax ID R334155, Address 3335 SE 124th Ave, Portland, Or 97236

To: John Cole and City Council

From: Max Moini

I'm writing you in regards to my property located at 3335 SE 124th Ave and the proposed Powellhurst rezoning project. I'm requesting that the City Council consider including the small collection of R2A zoned properties including my property which has frontage on 124th Ave. Currently the proposal includes parcels to be rezoned to my properties West; 3400 SE 122nd and 3322 SE 122nd, and East; 12415 SE Powell and 12439 Se Powell.

Please let me know what steps I can take to include my property in the rezoning efforts.

Thanks,



Max Moini

(503) 989.4757