



82nd Avenue Study - Understanding Barriers to Development

PSC Briefing
November 13, 2018



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



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Milestones

2016-17:

- Property owner, business owner and broker interviews and canvassing
- Test assumptions and findings expressed by property owners; draft illustrations and initial prototypes
- Evaluation of employment or “light industrial”

2018:

- Share drafts with public and incorporate feedback
- PSC briefing

2019:

- Carry out legislative process activities

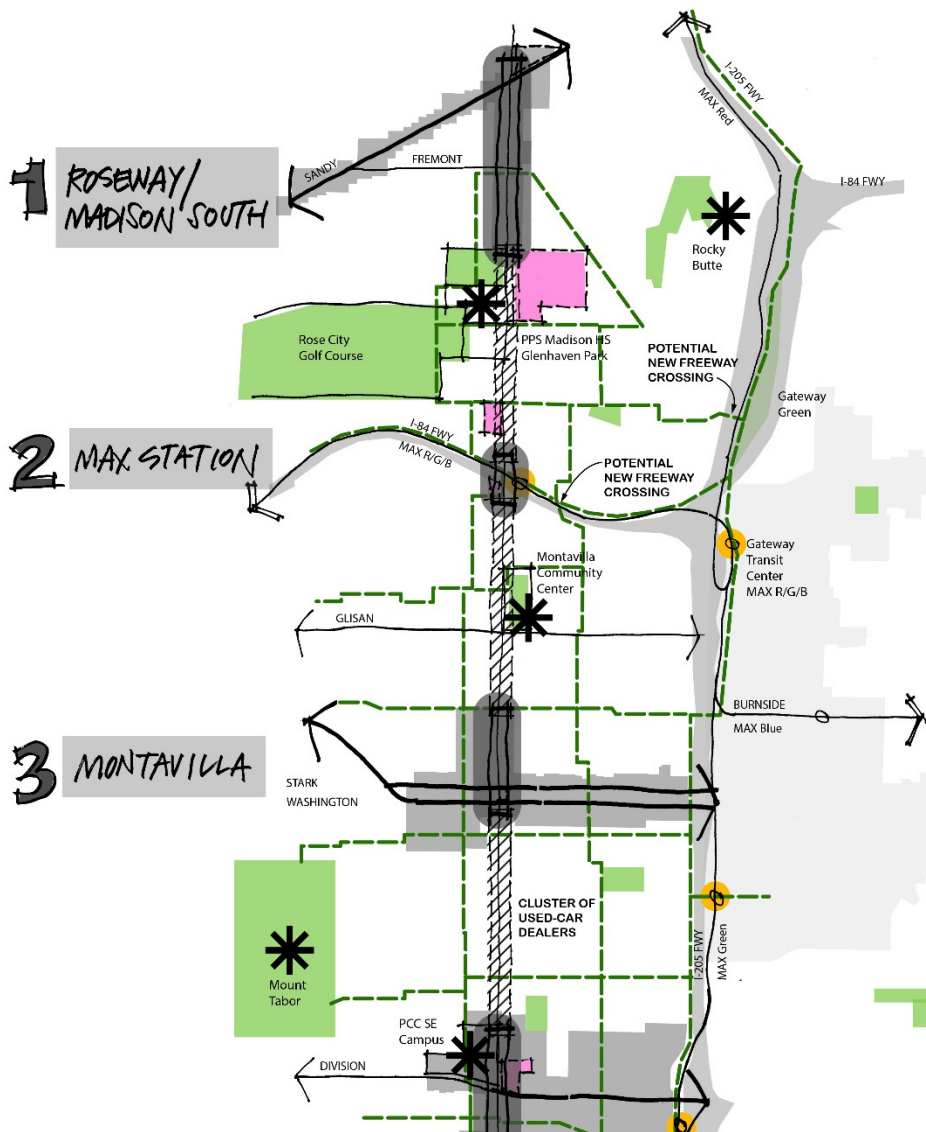


BPS Key Takeaways

- Still digesting employment and “light industrial” evaluation
- EG2-zoned properties do not provide efficient nor urban development of employment land
- Specific site case studies with property owners
 - **Phasing.** Concepts show redevelopment occurring in phases
 - **Scale.** Achievable rents impose limitations on the scale and density that can be achieved in the near term



Preliminary Urban Design and Placemaking Concept for the 82nd Avenue Corridor



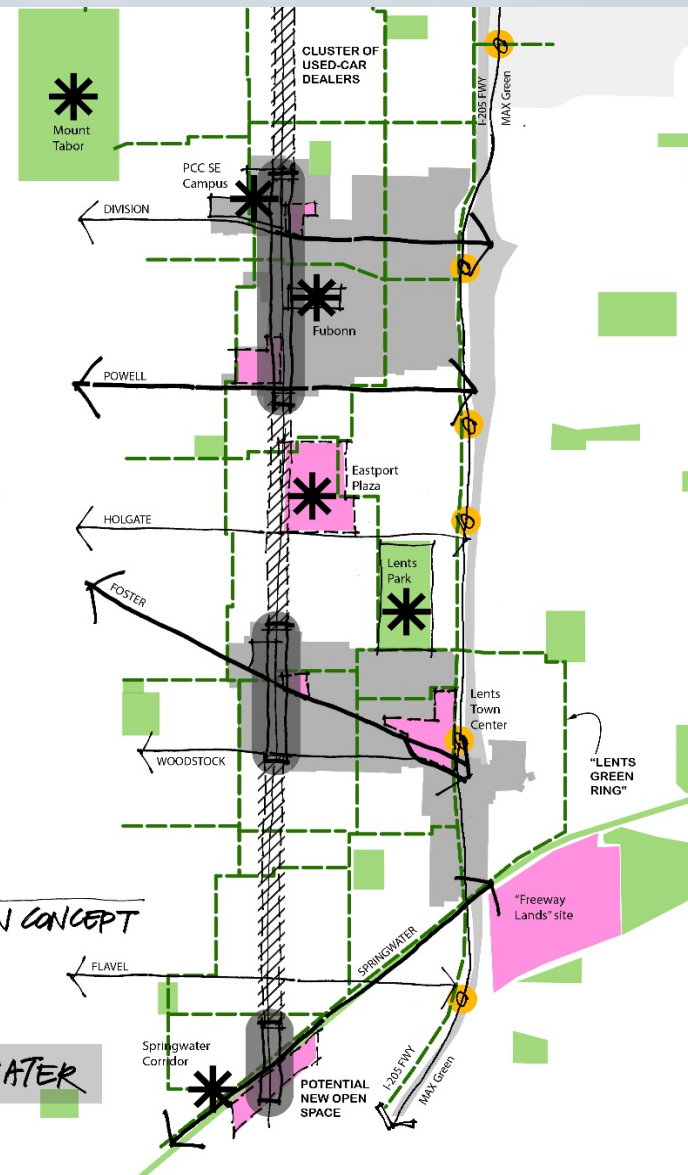
4 JADE

- LEGEND**
- 82nd In-Center/Key Segment
 - 82nd Outside-Center Segment
 - Attraction
 - Redevelopment Potential
 - Alternative Connection

5 LENTS

82ND AVENUE:
URBAN DESIGN CONCEPT
 September 25 2017

6 SPRINGWATER



BPS Next Steps

- Identification of near-term actions from the employment and “light industrial” evaluation
- Propose rezone of EG2 properties to EG1 on the southern end of the corridor
- Legislative process for employment zoning

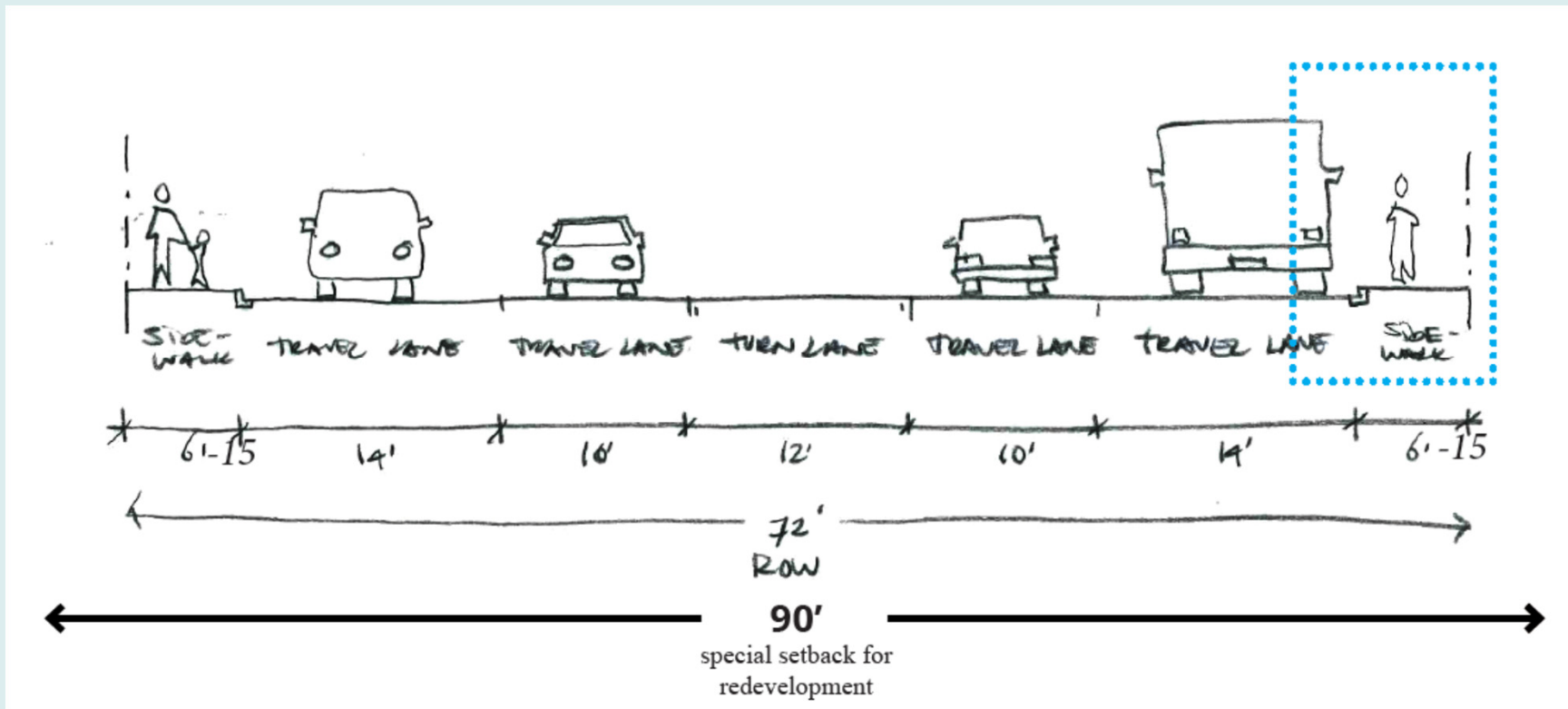


Upcoming Projects with PBOT funding along or near 82nd Ave

1. 82nd Ave Crossings: \$704,000 Fixing Our Streets (2019)
2. Division Multi-modal Safety Project (2019)
3. TriMet-led Division Transit Project (2020-2021)
4. 70's Neighborhood Greenway Project (2020-2021)
5. Halsey Safety and Access to Transit Project (2020-2021)
6. Jade & Montavilla Connected Centers Project (2020-2021)
7. Brentwood-Darlington SR2S Project (2020-2021)

Right-of-Way Dedication Proposal for 82nd Ave

82nd Ave Today: Existing Street Cross-section (generally) and Special Setback Requirement for Redevelopment



**82nd Ave Today:
Development
requirements for
sidewalk
corridors &
special setback**

Transportation System Plan (TSP) Pedestrian Classifications on 82nd Ave:

- City Walkway
- Two Pedestrian Districts

- build 12 ft sidewalk corridor
- requires 6ft ROW dedication (~84 ft wide ROW)

- build 15 ft sidewalk corridor in pedestrian district
- requires 9 ft ROW dedication (~90 ft wide ROW)

- trees are positioned in the furnishing zone
- curb position is not changed

- Zoning Code Special Setback:
45 ft from center line (~90 ft ROW + Private Setback)

Future Proposal for 82nd Ave:

Make the private property dedication
for public right-of-way the

same as

the current 90-ft Special Setback
in the Zoning Code.

Future Proposal for 82nd Ave:

Considerations:

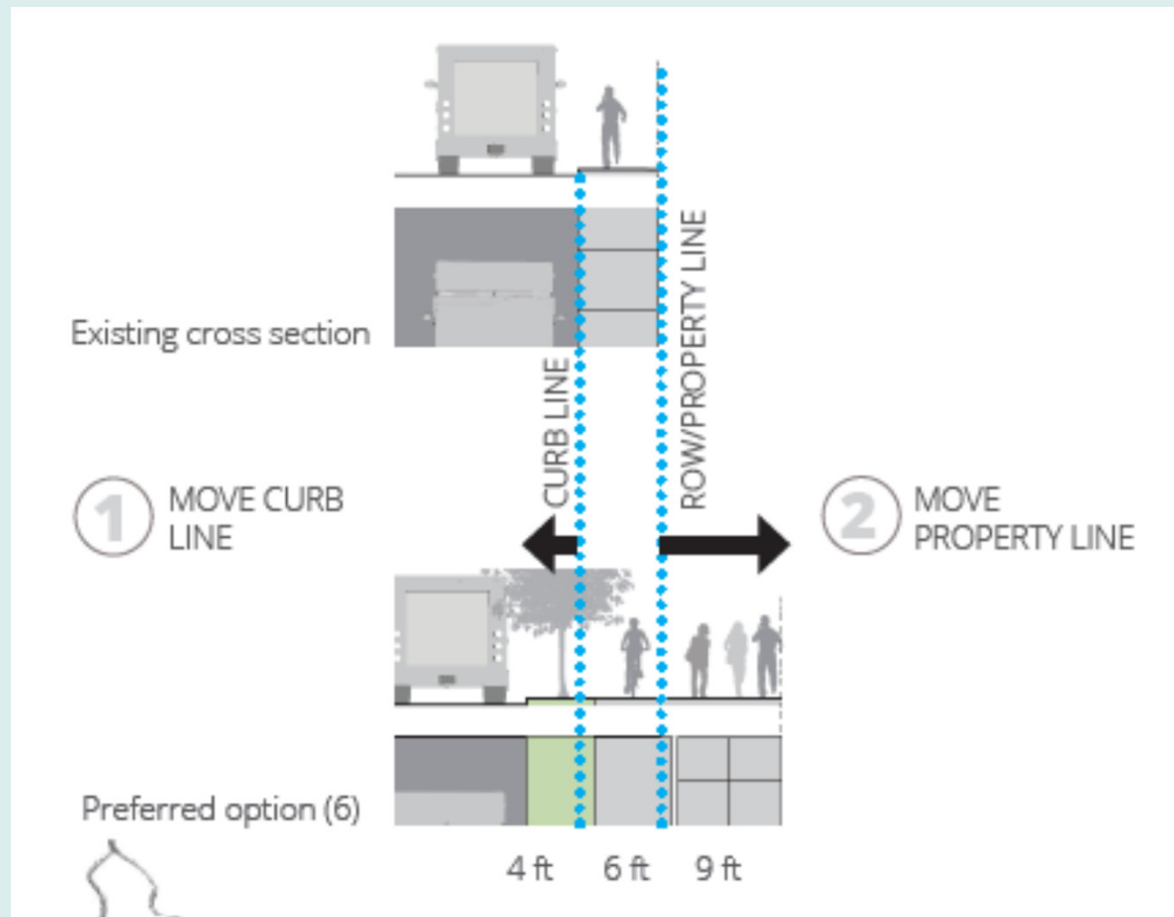
- Be a similar dedication as required in Pedestrian Districts today.
- Increases property dedications.
- More predictable during the permit process.
- More consistent future right-of-way along 82nd.
- Creates room for wider sidewalks or potentially future bicycle facility.

82nd Ave Future Ideas:

Potential changes to provide pedestrian and bicycle improvements

This would require:

- future roadway narrowing by moving the curb line inward
- private property dedications to widen the right-of-way



Narrowing the roadway does not meet ODOT standards.

Future of 82nd Ave



- Community desire for:
 - Transformation of 82nd Ave into a Civic Corridor
 - Jurisdiction transfer to help achieve it
- Negotiations and funding needed.
- ODOT, City and State legislators have begun to chart a path forward:
 - July 2018 joint ODOT/PBOT letter
 - Partners to seek funding
 - City seeks increased design flexibility

Remaining Six Months

2018

- Publish draft report by end of year

2019

- Reconvene CIC to review draft report in Jan/Feb
- PSC hearing in March
 - Rezoning of EG2 properties to EG1
 - Proposal to change City's right-of-way dedication
- Council hearing in April/May

