

82nd Avenue Study: Understand Barriers to Development

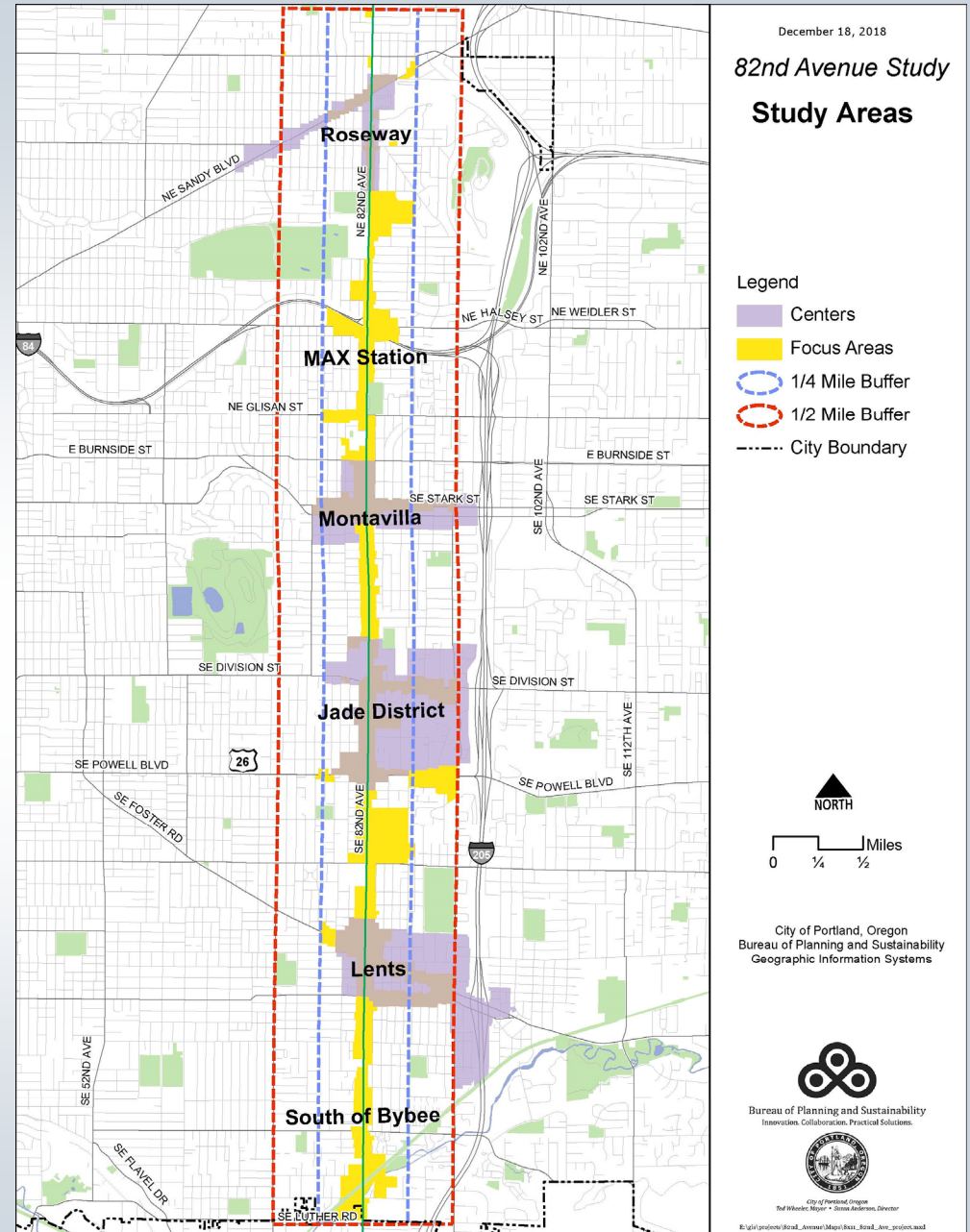


**Marty Stockton (BPS),
April Bertelsen (PBOT) and
Radcliffe Dacanay (formerly of BPS)**



Study Area

- Aims to better understand the barriers to development in this major eastside corridor.
- Considered six **Centers** and **Focus Areas**.
- Tested assumptions about barriers.
- Intends to enhance conditions (near and long-term) for employment and mixed-use development in these key areas.



Draft Proposals

- **82nd Avenue Study: Understanding Barriers to Development** (December 2018)
- **BPS near-term action items:**
 - Employment Zoning Proposal
 - Correct Split-Zone Sites Proposal
- **PBOT: 82nd Avenue Plan:** The purpose of this plan is to identify capital improvement projects, policies, design practices and other recommendations to support the incremental transformation of 82nd Avenue into a Civic Corridor, as envisioned in the Portland 2035 Comprehensive Plan.



Milestones

2016-17:

- Coordination with ODOT's Community Advisory Committee
- 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:

- Shared drafts with public and incorporated feedback
- PSC briefing

2019:

- Carry out public hearings

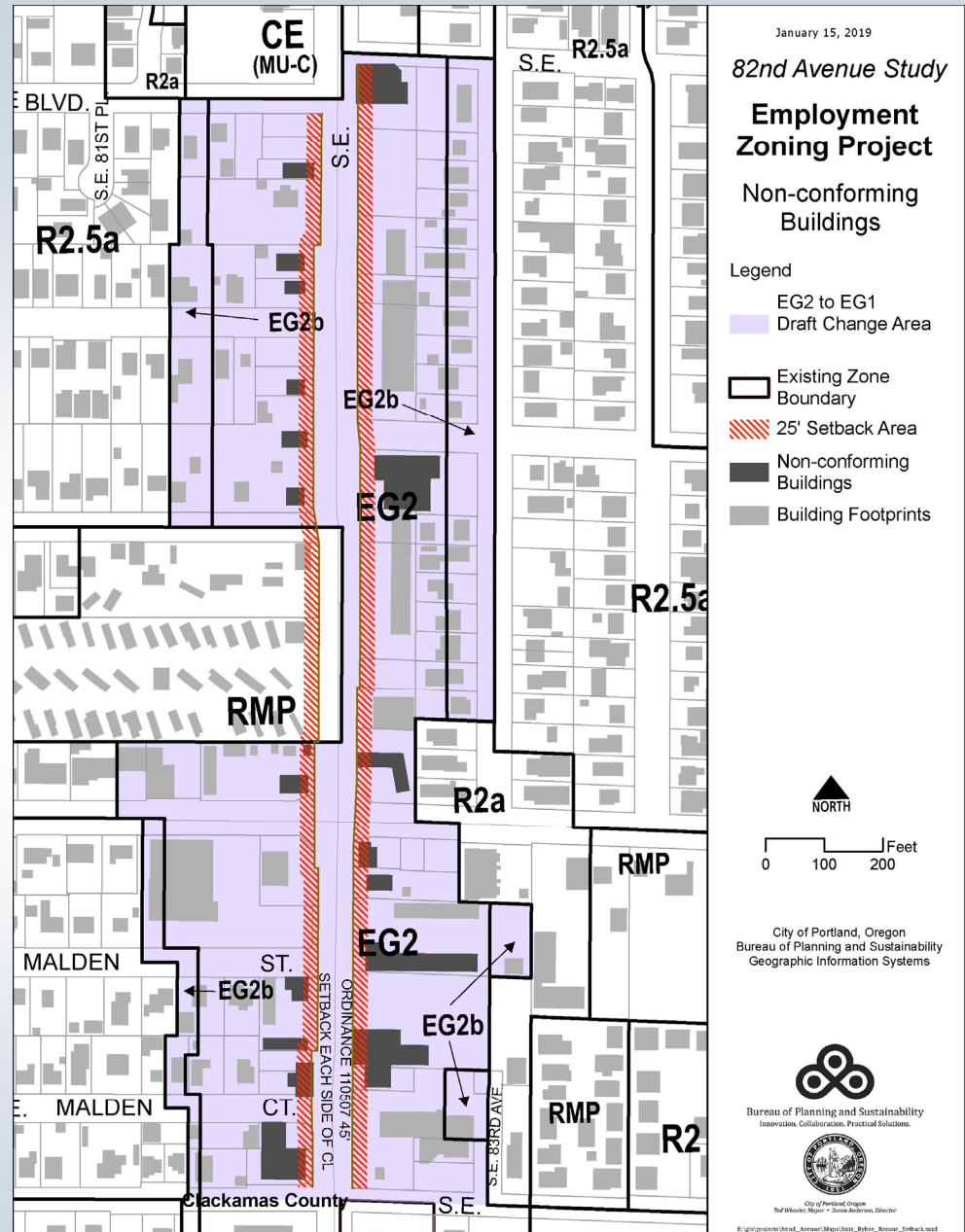


Bureau of Planning and Sustainability (BPS) Near-Term Actions

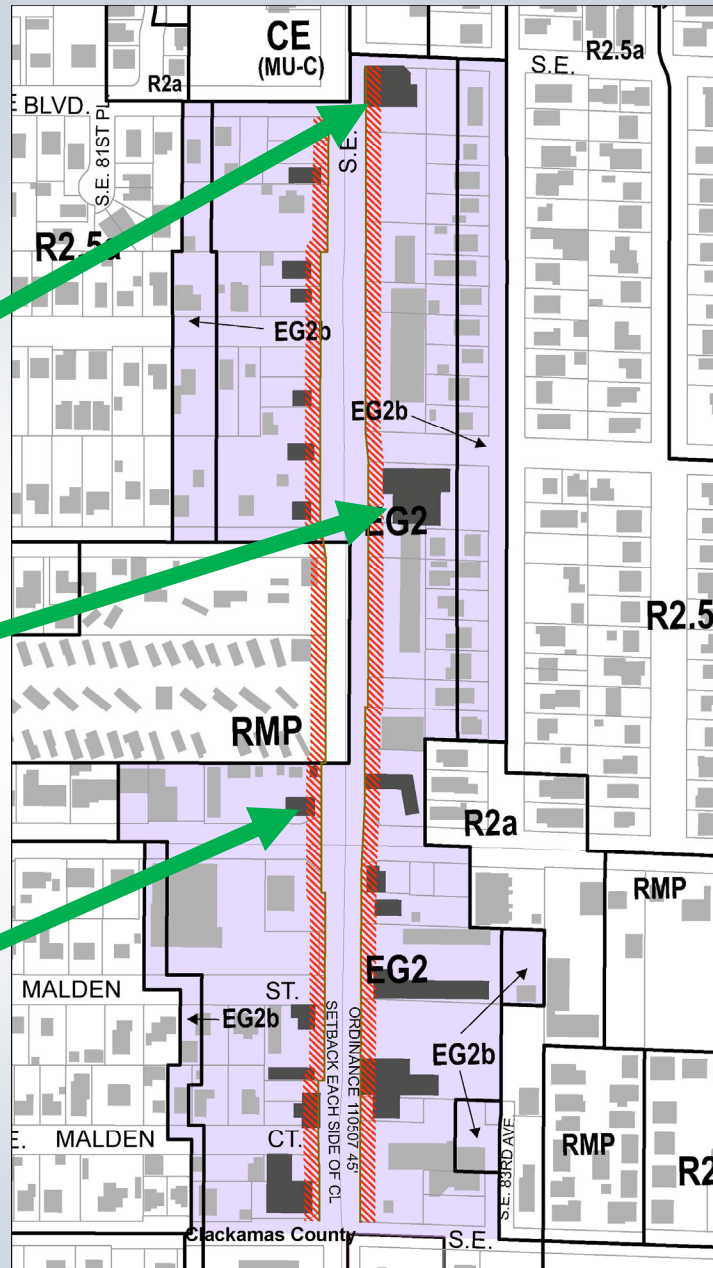


Employment Zoning Proposal

Zone properties along SE 82nd Avenue from General Employment 2 (EG2) to General Employment 1 (EG1) from SE Bybee to SE Lambert. The overall intent is to address barriers to development and for more efficient urban development of employment land along the corridor.



Employment Zoning Proposal



January 15, 2019
82nd Avenue Study

Employment Zoning Project

Non-conforming Buildings

Legend

- EG2 to EG1 Draft Change Area
- Existing Zone Boundary
- 25' Setback Area
- Non-conforming Buildings
- Building Footprints



0 100 200 Feet

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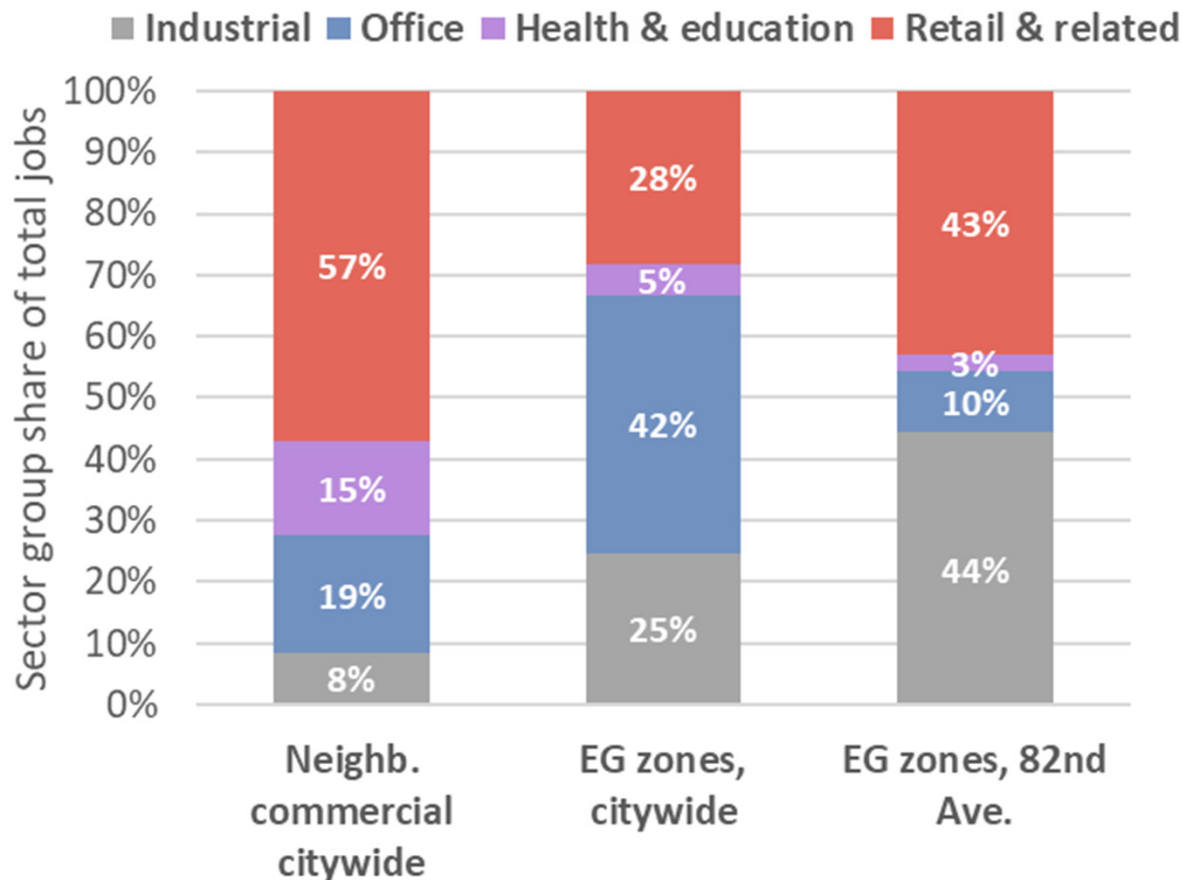


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Economic Analysis

Sector profile of jobs in EG zones, 2017

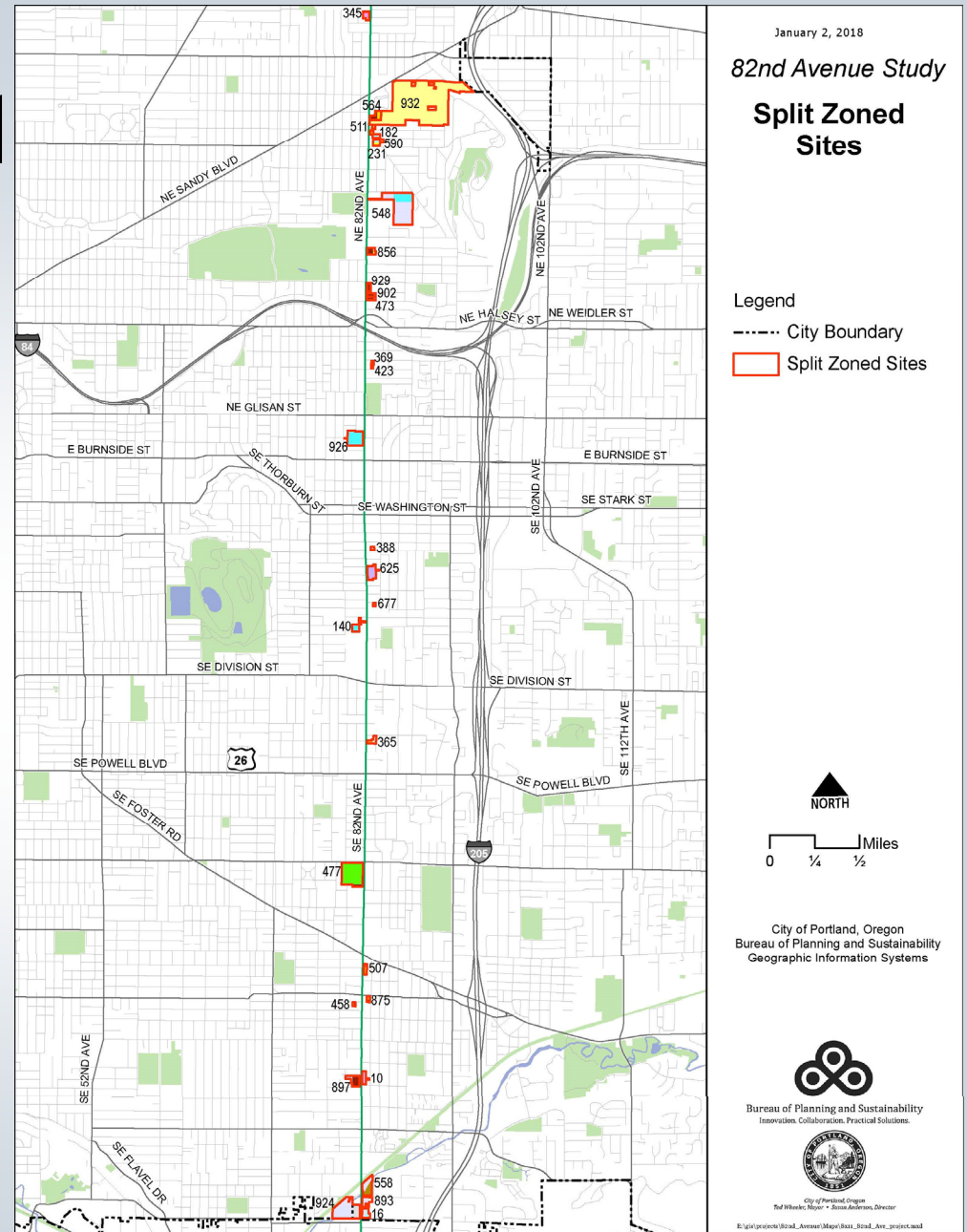


- 14 blocks of EG-zone frontage added on 82nd Ave in CP2035
- Policy support:
 - East Portland job growth
 - Income self sufficiency
 - Racial income disparities
 - Adequate land supply
- Low-rise office and mixed-employment zones
- Development on 34% of EG-zone acreage citywide, 2007-2017

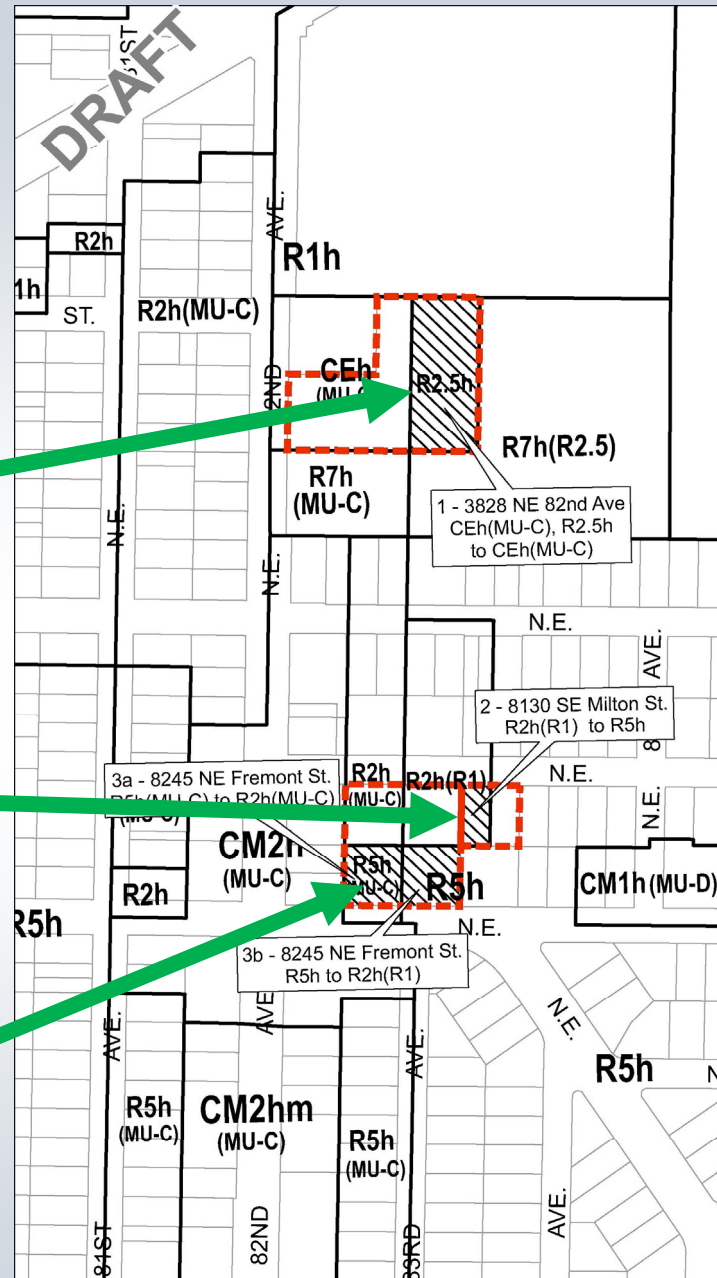


Correct Split-Zoned Sites Proposal

The intent is to remove barriers to property uses, expansion of existing uses and/or redevelopment of the property. This proposal includes the correction of **15 split-zoned situations**. Some sites will remain split-zoned due to specific land use history, lack of infrastructure and/or natural resource conditions that warrant a split-zoned site.

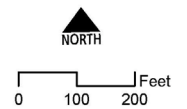


Correct Split-Zoned Sites Proposal



January 15, 2018
82nd Avenue Study
Split Zoned Properties
Red Roof Inn, First Orthodox

- Legend
- Site/Tax Lot Boundary
 - Draft Proposed Change Area
 - Existing Zoning



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City of Portland, Oregon
 The Historic Register - Steven Anderson, Director
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Equity Impact Analysis

- Demographics in study area 36% identify as a person of color, compared to 29% citywide
- Higher % owner households 60% compared to citywide 53%
- Slightly higher share of low income households at 49% compared to 44% citywide
- Higher % of less than 4 year degree at 65% compared to 52% citywide
- Economic vulnerability is measured across several variables
- Neighborhoods in study area are more likely to have a higher share of economically vulnerable households
- **Business impact.** 42% (17) have been in location for over 15 years. 15 businesses have been in location less than five years
- A large share of parcels in the area identified for rezone, 50% of the parcels are owned by entities that have maintained ownership for 30 years or longer.



Motion

Direct staff to:

1. Revise the 82nd Avenue Study's Section 6: Economic and Equity Impact Analysis to incorporate staff analysis dated Feb. 7, 2019.
2. Revise both the 82nd Avenue Study (BPS) and 82nd Avenue Plan (PBOT) to clarify information and proposals, as necessary.

Recommend that City Council:

1. Amend the Zoning Map and Comprehensive Plan Map as shown in the staff reports dated Feb. 7 and Mar. 7, 2019.
2. Adopt by Resolution the 82nd Avenue Study (BPS) and the 82nd Avenue Plan (PBOT).

