

Montgomery Park to Hollywood Transit and Land Use Development Strategy



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Project Overview - NE

May 2020



Welcome. Let's talk MP2H

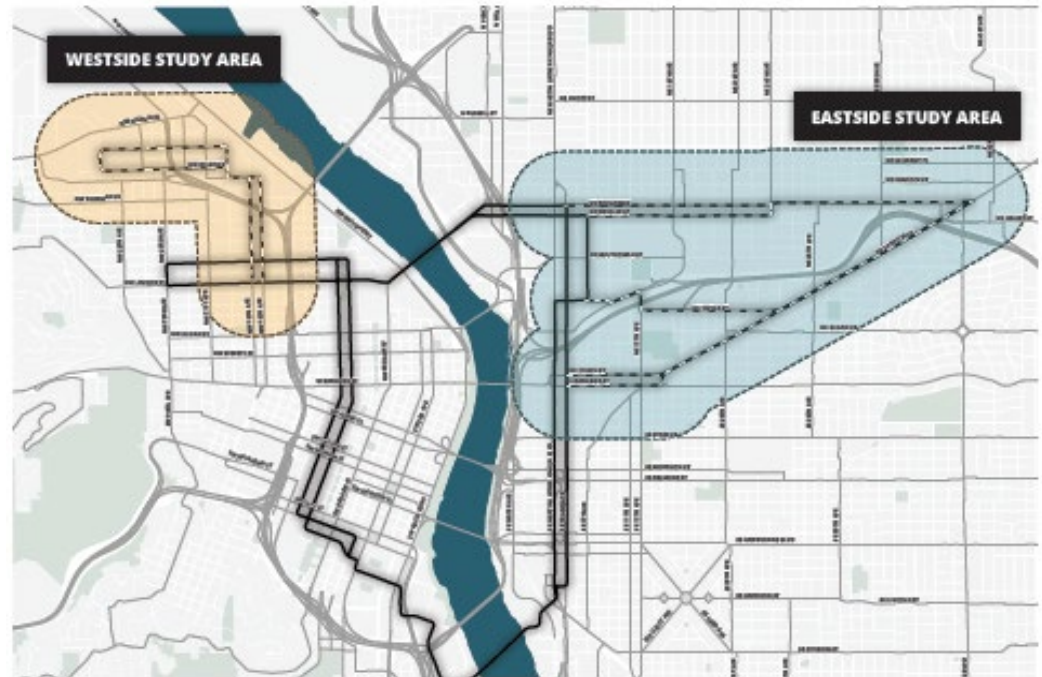
The Montgomery Park to Hollywood Transit and Land Use Development Strategy will assess opportunities, costs, feasibility, and interest in high-quality transit investments and transit-supportive land use changes in NW and inner NE Portland.



<https://beta.portland.gov/bps/mp2h>

One Study, two study areas.

- The Study spans both sides of the river, but are being evaluated as distinct study areas.
- The Westside Study area is being looked at for nearer term transit investment and land use changes.
- The Eastside Study area is a preliminary assessment to look at the most promising route for a streetcar to serve the Hollywood Town Center.
- For both areas, the study will consider how investments could spur changes that impact development, jobs, housing and transportation options.

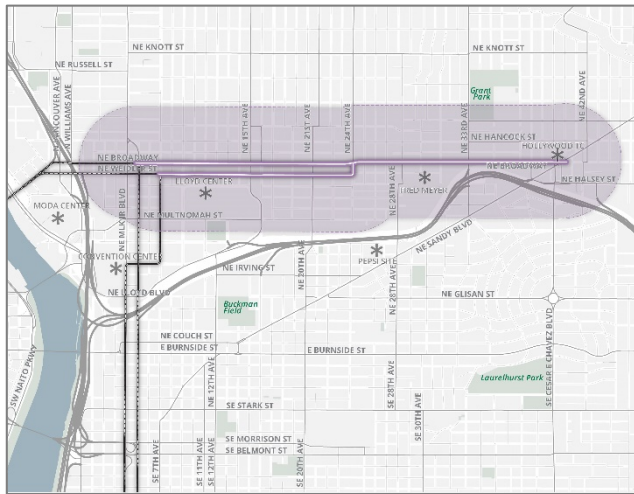


What are our goals?

- Support Portland's 2035 Comprehensive Plan and Climate Action goals.
- Focus growth (housing, jobs, services) in centers and corridors.
- Increase opportunities for employment and housing.
- Improve access to affordable housing, middle-wage jobs, nature & recreation through transit service or multi-modal options.
- Advance equitable, sustainable outcomes by developing community benefits strategies.
- Ensure that under-served and under-represented communities have an opportunity to meaningfully participate in the planning process, and benefit from project outcomes.



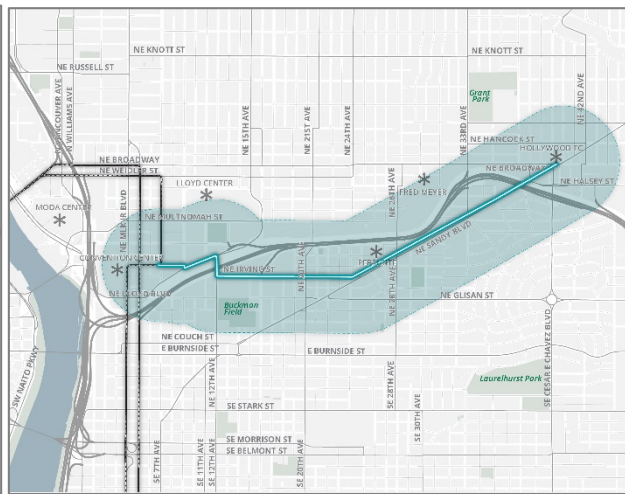
Alternative Routes to Hollywood in NE



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Example 1: NE Broadway

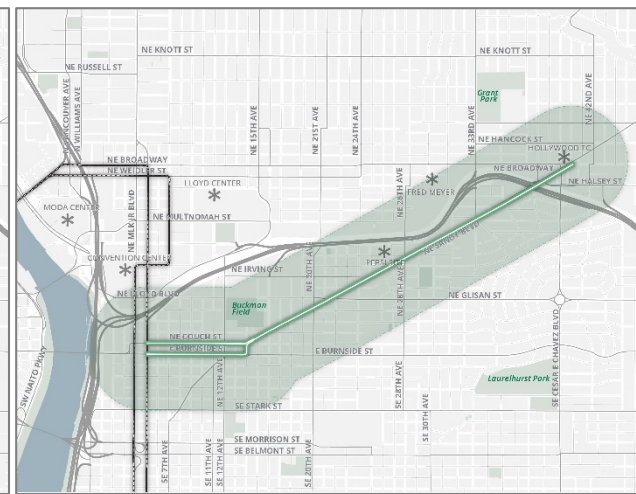
- Serves Grant Park Village and other neighborhood locations.
- Future Development Opportunity: Lloyd District; Fred Meyer; and on Broadway.



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Example 2: NE Irving

- Serves “Triangle” area between Sandy and Banfield Expressway and other locations.
- Future Development Opportunity: Triangle area; Pepsi site; and near Sandy.



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Example 3: NE Sandy

- Serves Burnside Bridgehead area and other neighborhood locations.
- Future Development Opportunity: Triangle area; Pepsi site; Fred Meyer; and near Sandy.

What issues are we considering in NE Portland?



- The Streetcar System Plan (2009) identified Hollywood Town Center as future streetcar destination.
- Routes to Hollywood included NE Broadway and NE Sandy. Both streets are planned to become “mixed-use” corridors with housing and commercial retail and services. Other routes are also possible.
- Which route can best serve existing neighborhoods and development that is happening now, as well as catalyze new investment?
- How can we address rising prices and possible displacement?
- How would new service integrate with existing transit and other modes of transportation?



Investments in NE Portland come with tradeoffs

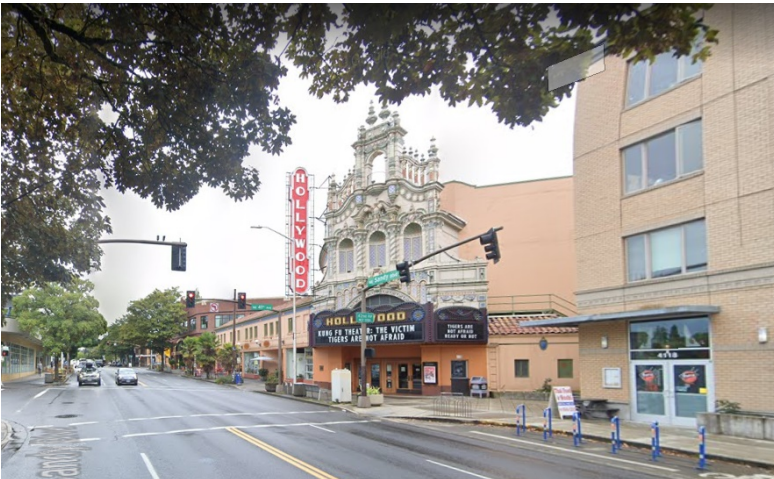


- A transit investment like a streetcar could bring more transportation options, mixed use development, jobs and housing to the area
- Additional land use changes – including zoning to allow more intense development – might be needed in some places to support a streetcar.
- Development could generate more jobs and housing in amenity-rich close-in neighborhoods and relieve pressure on other neighborhoods.
- Transportation investments and improvements could change the dynamics of real estate, and affect small businesses and residents that rent space.



What do you think?

- What issues does your community care about when thinking about land use changes and transportation investments?
- Have there been development or transportation projects that have improved your daily life or brought value to your community?
- What does an equitable and sustainable neighborhood or district look like to you?



Hollywood Photo



Existing housing and new development

What are your concerns? What opportunities excite you?

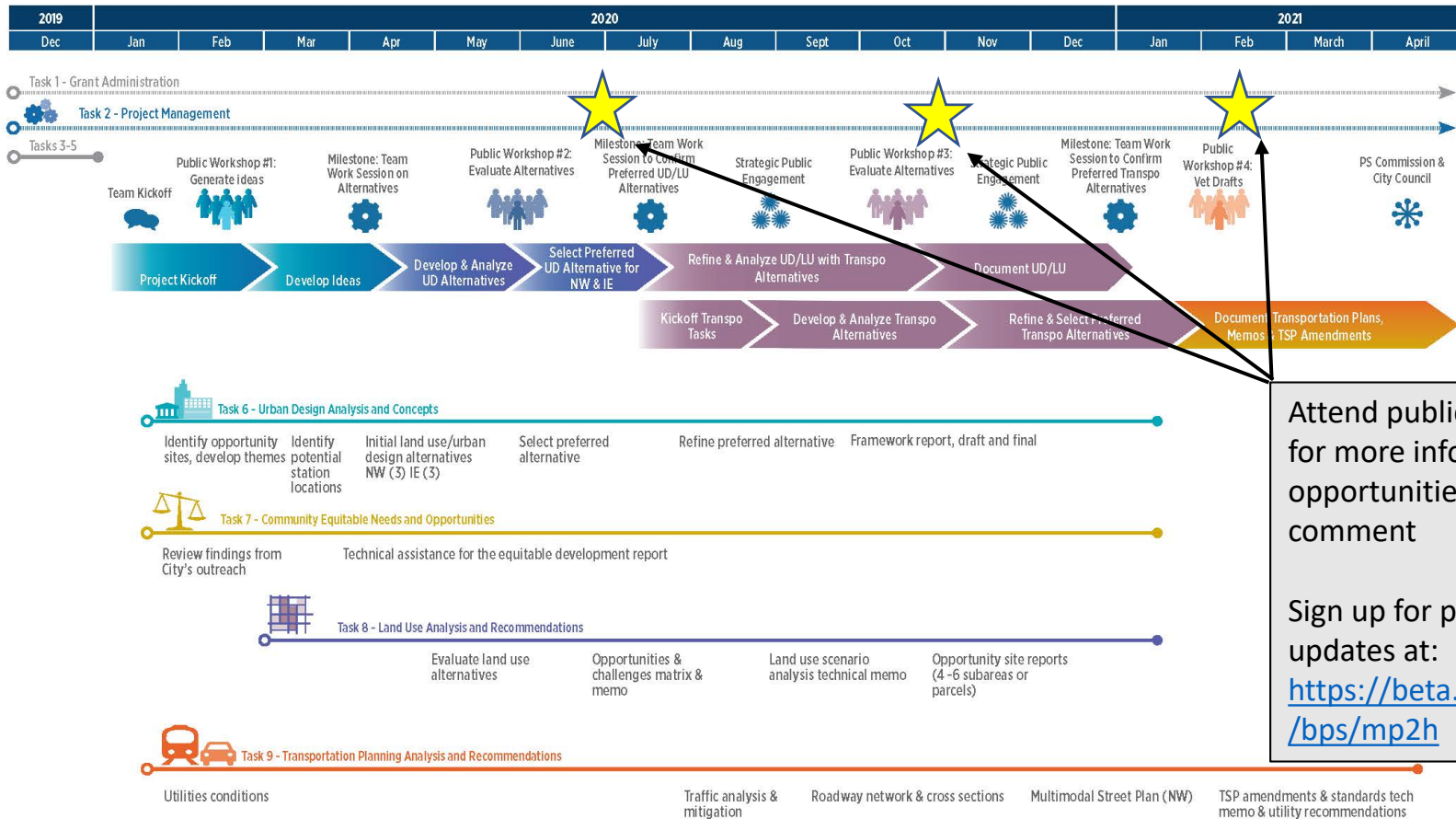
- What are your greatest equity concerns in the study areas?
 - Rising housing costs?
 - Loss/change of job opportunity?
 - Loss/change of neighborhood businesses?
 - Change in neighborhood character?
 - Other?
- What kind of investments & development would you like to see in the future?
 - Affordable housing?
 - Affordable commercial space?
 - Opportunity for jobs?
 - Financial tools for development?
 - Transportation alternatives?
 - Safe transportation infrastructure
 - Other?

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What's Next?

Montgomery Park to Hollywood Transit & Land Use Development Strategy | Draft Schedule



Attend public workshops for more information and opportunities to comment

Sign up for project updates at:
<https://beta.portland.gov/bps/mp2h>

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