



Lower Southeast Rising Area Plan Project Advisory Committee Meeting #2: September 27, 2021; 6pm – 8pm

Meeting Notes

Meeting began at 6:05 p.m.

Attendance

Committee members: Anna Weichsel, Aron Klein, Ben Waterhouse, Carolanne Fry, Eleanor Manning, Jed Hafner, Julie Garner, Kathy Brock, Melanii Lambert, Michael Kennedy, Nancy Chapin, Nick Sauvie, Pam Hodge, Ryan Ernst, Tim Williams, Valeria McWilliams, and Vivian Schoung

City staff: Marty Stockton, Bill Cunningham and Shane Valle

ODOT staff: Hector Rodriguez-Ruiz

Public: Scott Goodman and Jordan (no last name provided)

Welcome:

- Thanks to the Committee members for joining the August 23rd optional Project Advisory Committee Informal Summer Gathering and/or the Lower SE Neighborhood Bike Ride.
- The next Project Advisory Committee meeting is November 15 (3rd Monday for November because of Thanksgiving).

Introductions:

- Name and relationship to the project area?
- Feelings about the beginning of the fall season?

Public Comment:

- No representatives for public comment.

Presentation: Project Recap, Public Involvement Summary for Summer 2021

The public involvement summer highlights included an overview of the community engagement activities, kickoff survey results, community interviews and door-to-door canvassing that provided it's own set of community assets and concerns, (see Power Point presentation and associated documents for full report). Public advisory comments and questions included the following:

Question from Vivian Schoung about translation of the kick off survey into Vietnamese or Chinese.
Response: The kickoff survey was translated into Spanish because the Spanish-speaking LatinX community is the largest Limited English Proficiency (LEP) community in the project area. Vietnamese and Chinese would definitely be the two other languages to prioritize. At the time, we're able to do the Spanish translation of the kickoff survey in-house and we're hoping to partner with Latino Network to help promote the survey as having a community-based organization to partner with on outreach is key. With that said, we are advocating for the next online survey "Pin It Portland" to have the translation capabilities built into the design. Further ideas/suggestions on community-based organizations to partner on Vietnamese- and Chinese-American outreach is welcomed. Bill Cunningham recommended the Asian Health and Services Center in Lents. Ben Waterhouse recommended Representative Pham on how her office connects with Asian-American constituents in the project area. Nancy Chapman suggested placing an ad in the Portland Chinese Times.

Presentation: Commercial Real Estate and Retail Market Analysis Report

The commercial real estate and retail market analysis summary highlights included: both a citywide and study area comparison on commercial real estate, commercial real estate by subarea and opportunity subareas (52nd and 72nd Avenues), vacancy rates, rents, retail market analysis including a retail market gap analysis, and also covered the high number of home-based businesses in the project area (see Power Point presentation and associated documents for full report). Public advisory comments and questions included the following:

Comment from Julie Garner regarding her surprise at the retail market gap analysis showing a high demand for motor vehicle and parts dealers with the known high number of those business types along 82nd Avenue. Response: Marty Stockton agreed, but did wonder if the cluster of the car dealerships along 82nd is just outside of the project area to the north toward Montavilla, so part of the demand "linkage." Marty also acknowledged that this question would have been best answered and/or followed up by former colleague and report author Andrea Pastor. Vivian commented that the demand for cars went up during the pandemic, otherwise she, too, wondered about the demand for car-oriented businesses.

Presentation: Opportunity Mapping Analysis Report

The opportunity mapping analysis summary highlights included: designated centers within and adjacent to the project area, service and amenities, urban heat islands and cooling centers, and beginning analysis for potential neighborhood center at 72nd & Flavel (see Power Point presentation and associated documents for full report). Public advisory comments and questions included the following:

Question from Ryan Ernst on if the main purpose/opportunity of this project is to create a business district in Brentwood-Darlington with dense apartment buildings like what we see in other areas. Several Committee members expressed support. Kathy Brock asked if commercial expansion would

come at the expense of existing housing. Nick Sauvie responded that we need both in mixed use and in multi-family buildings.

Question from Ryan Ernst on if the opportunity mapping incorporates the 2030 Vision. Response: Bill Cunningham replied that the opportunity mapping includes built bike facilities.

Question from Pam Hodges if there will be a similar analysis for 52nd Avenue. Response: Marty replied that further land use and equity analysis will be included in Task 3 (fall 2021 to winter 2022).

Comment from Julie Garner on that it would be cool to see retail and services at the 92nd & Flavel MAX Station. Melanii Lambert agreed. Committee members also expressed a desire for transit and active transportation connections between the 72nd and Flavel intersection to 92nd & Flavel MAX Station. Kathy also agreed and offered that additional support at the 92nd & Flavel MAX Station could also address both the situation and needs of the houselessness community there. Valeria McWilliams asked if there was information on the houseless community in these reports. Marty replied that demographics and housing data was included in the Existing Conditions Atlas and provided a link in the Zoom meeting chat.

Comment from Jordan (no last name give), with recent changes to the zoning code to allow for more density, is there sufficient capacity potential to support a commercial area at 72nd and Flavel? Jordan continued that they're thinking of the 6,000-10k household threshold mentioned. Response: Bill replied about recent changes to the zoning code (Residential Infill Project and others), these zoning allowances allow enough housing capacity to support a neighborhood center (such as Woodstock, Multnomah Village, or Cully), but not enough capacity to be a larger town center (like Lents, Hollywood or St. Johns). 72nd and Flavel's shortcoming in terms of zoning is that it has only a small amount of commercial zoning (5 acres), which limits the ability to have a broad range of commercial and community services. Kathy offered that the permit costs for ADUs are still pretty high and that she would be concerned with the 72nd and Flavel focus.

Small Group Breakout Discussion

Marty apologized for the content heavy presentations not allowing for the small group breakout discussion opportunity and asked for everyone to continue filling out the Jamboard with their comments on what surprised them, what information they want elevated, and/or what additional questions they have. Tim Williams asked for additional background reading to support the opportunity mapping analysis and particularly the centers and corridors framework. Marty said she would follow up with links to the Urban Design Direction and to the introductory chapter of the 2035 Comprehensive Plan.

The meeting ended at 8:05 p.m.