



Lower SE Rising Area Plan

SE 52nd Ave Neighborhood Walk Notes

Thursday, June 2, 2022

5:30 to 7:00 p.m.

Stop 1 (SE 52nd Ave & SE Duke St) - Intros and Community Development

- During introductions, everyone said where they lived or worked in the neighborhood.
 - 52nd Hardware owners (2)
 - Flavel St resident
 - 51st & Ogden resident
 - 66th & Cooper resident
 - 67th & Cooper resident
 - 48th Ave resident
 - Pam Hodge, Project Advisory Committee member
 - Flavel Dr resident
 - Nick Sauvie, Project Advisory Committee member, Executive Director, Rose CDC
 - 48th & Rural resident
 - 58th & Harney resident
 - 72nd & Ogden resident
 - Children on bikes
- One person was excited about the project that they would volunteer to go door-to-door to give out project brochures and seed packets.
- Like the gas station (Space Age) and the service it provides.
- Don't cut down the big evergreen in the middle of SE Duke St (in the unpaved block west of 52nd Avenue).
- Maintain the quiriness of the neighborhood.
- Are houses going to be demolished if there's a circle on the Community Development Scenario maps?
- What financial incentives are there that the City could offer? What investments could the City make?
- How can the City create closer places to shop, get daily needs without driving? More walkable?
- Could we have a sign that says "Welcome to Brentwood Darlington Neighborhood" as you drive into area on SE 52nd Ave from both Woodstock and Clackamas/Milwaukie?
- What can people do today to ensure that these changes proposed can happen?
- Any changes should support the existing church (Apostolic Faith Church on SE Duke St) and recognize its importance to the community.

Stop 2 (SE 52nd Ave & SE Henderson St at the ASAP Market parking lot) – Transportation

- What's an ideal lot size to building affordable housing or apartments (multi-dwelling housing)?
- Street resurfacing does trigger ADA corner improvements, but not sidewalks.
- Need to focus on sidewalk gaps.
- Upzoning can help prioritize transportation investments.
- Protected bike lanes increase bike ridership. City does before and after traffic studies to measure the changes in ride ridership.

Stop 3 (SE 52nd Ave & SE Flavel St at the Moose Lodge) – Community Development / Transportation

- Chelsea Powers, Board Chair of the Brentwood-Darlington Neighborhood Association (BDNA), had a table setup at the Moose Lodge with brochures and bottled waters. Chelsea spoke about upcoming events and current programs with the neighborhood, such as the Guide to Co-Existing with Nuisance Properties prepared jointly with the City.
- The intersection at SE 52nd Ave and SE Flavel St is a regional connector, many people use this to access the Sellwood Bridge.

Stop 4 (SE 52nd Ave & SE Rural St at 52nd Ave Hardware & Building Supply) bonus stop

- The owners of 52nd Ave Hardware talked about the history of the business and its location, which they suspect was the site of a trolley barn during the City's historic streetcar era. The original building was destroyed by a fire set by an arsonist in the early 1980s, and the current building sits on that site. They are celebrating the 50th anniversary of the hardware store.
- Nearby, there is a former fire station that was converted to a house.
- The hardware store has a need for generous truck access and concerns were expressed that up-zoning and more robust bike lanes could make access for difficult for large vehicles and deliveries.

Stop 5 (SE 52nd Ave & SE Rural St at Starlight Knitting Society) – Community Development

- The building with the knit shop is a recent mixed-use development that gives a good example of what street improvements triggered by development would look like along SE 52nd Ave. Street improvements such as wider sidewalks, street trees, and bike racks.
- Someone noted the lack of on-street vehicle parking in front of the building. There is on-street vehicular parking nearby.
- A woman named Melba showed up late to the walk. Melba said she had the wrong start time. Melba was very concerned about the lack of trees and the maintenance of street trees in the neighborhood. We shared our contact info and encouraged Melba to attend the SE 72nd Ave walk on June 14.

Conversations while walking

- Someone pointed out that the intersection of SE 52nd Ave & SE Ogden St is a blind corner heading east on SE Ogden St toward SE 52nd Ave. Cars must pull out into SE 52nd Ave quite a way to look for ongoing vehicles.
- A desire to have more stores along SE 52nd Ave but shared a concern that rezoning may attract multifamily development only without spaces for retail and/or office.