



Lower Southeast Rising Area Plan Project Advisory Committee Meeting #10 January 23, 2023 | 6:30 – 8:00 pm

Meeting Notes

Meeting started at 6:35 pm (recording 6:52)

Attendance:

Committee Members:

Anna Weichel, Tim Williams, Nancy Chapin, Ben Waterhouse, Julie Garner, Meesa Long, Mike Kennedy, Nick Sauvie, Pam Hodge, Scott Goodman, Valeria McWilliams, Bevan Augustine, Eleanor Manning

City Staff:

Bill Cunningham, BPS; Bryan Poole, PBOT; Hector Rodriguez Ruiz, BPS; Shane Valle, PBOT; Mauricio Leclerc, PBOT; Zeff Wagner, PBOT; Gena Gastaldi, PBOT, Harrison Husting, BPS

Guests:

Introductions:

Name, Pronouns, and Ice Breaker: Favorite restaurant/local shop

Public Comments:

No public comment

Updates: Staffing Changes

Bryan Poole (PBOT) will be leaving the LSE Rising Team and Shane Valle (PBOT) will be stepping into co-lead with Bill Cunningham (BPS).

Updates: Revised Concepts for Zoning Changes

Bill Cunningham (BPS) presented

Bill provided a recap of the preferred community development scenario and concepts for zone changes. The concept has been revised to include a possible zone change along 82nd Avenue around Favel from EG1 to CM2 to serve as a commercial hub for the eastern end of the potential new Brentwood-Darlington neighborhood center. This option originated from community and has received community

support, including from the 82nd Avenue Business Association. The project team is including this zone change in the updated conceptual zone change map and will be exploring it further.

Bill also provided some information on zone changes to Open Space for BES owned properties that will be used for habitat restoration. These properties are primarily located on the southern edge of the study area near the Springwater Corridor, with most changes proposed around SE Harney and 45th and near Harney and 82nd.

Pam Hodge – Asked for clarification on BES property around SE 45th and Harney Drive and stated that this intersection is currently busy and feels unsafe due to the high traffic from adjacent businesses. Bill clarified that the proposal includes the former Franz Bakery Outlet property, but not the commercial property across SE 45th to the west.

Bill reviewed the next steps that will be taken to refine the zoning concept and overall time for the remainder of the project. These steps will include identifying existing low-cost apartments to avoid upzones that can increase redevelopment pressures, economic analysis, growth modeling and assessment of infrastructure constraints, and will continue sharing zoning concepts with neighborhood groups. Meetings have taken place with the Brentwood Darlington and Woodstock neighborhood associations, and with the SE Uplift Land Use and Transportation Committee and 82nd Avenue Business Association, and are scheduled with the Mt. Scott-Arleta Neighborhood Association (Feb. 1).

Anna – When will the broader community engagement start? in March or April?

Bill – Staff is aiming to release the Discussion Draft of the plan in March (specific date TBD), after which staff will be undertaken extensive community engagement. This engagement will likely take place in April and may include both in-place events and online opportunities for community feedback.

Valeria – There should be a representative from this group when the project presentation is made to the Planning Commission. The Planning Commission hearing and process will provide an opportunity for additional community input and involvement.

Update: Refinement to Potential Anti-Displacement Strategies

Bill reviewed the strategies that have been identified so far that the project could leverage to help mitigate resident displacement. There is no direct pot of funding for implementation, but these recommended strategies will serve as a starting point. These recommendations are related to housing affordability and stabilization, home-based businesses, commercial and mixed-use development, community development and homeless prevention, connecting residents to economic opportunities, coordination with 82nd Ave Planning efforts (Building a Better 82nd Plan) and expanding the Brentwood-Darlington Community Center as a resilience center and hub for connecting people to resources and services to support community stability and resilience.

Anna – Besides affordable housing, will access to services and economic opportunity be part of the recommendations?

Bill – Yes, there are some actions that address access to services and economic opportunity.

Mike – Are there any incentives on converting parking lots to affordable housing? Would religious organizations who develop their property for affordable housing still maintain ownership or sell to

developers? Would this affect their tax-free status? Nick responded that affordable housing that is affordable to households earning 60 percent or less of median income will generally be tax exempt.

Bill – Staff will look into the tax exempt status of religious institutions when housing is built on their properties..

Valeria – Suggested that there be something included about middle housing/ADU and other infill opportunities. Middle housing infill should be identified as an opportunity for contributing to housing affordability. Shared [BackHome ADU](#) as a potential resource for this project. There is still a lot of untapped space in SE Portland, due to the larger lot sizes. Hacienda CDC is doing an ADU pilot project for homeownership.

Scott – Could this project advocate for partnerships with private developers in addition to non-profit groups to bring in affordable housing? This could help lower income residents who cannot afford the upfront cost of middle housing construction.

Pam – Brentwood-Darlington neighborhood association is very supportively of the concept about expanding the role of the Brentwood-Darlington community center as a hub for resiliency and connecting people to resources.

Valeria (from chat) – One stop shop. so critical!

Eleanor (from chat) – Agreed!

Scott (from chat) – Love this emphasis on accentuating the assets we already have

Update: Transportation Prioritization

Bryan Poole (PBOT) presented.

Bryan provided an overview of a more refined draft of Tier 1 transportation projects and cost estimates, funding sources and early implementation opportunities, and other transportation priorities. As an update to previous discussions, TriMet released their revised transit concept. This new concept will add frequent service to Woodstock, 52nd, and Favel and remove service on Duke and Harold. The group was encouraged to look at transportation project booklet and provide feedback. PBOT is currently facing funding challenges as some revenue sources have decreased over recent years. More expensive projects could be eligible for Metro's Regional Flexible Fund, and PBOT will try to leverage existing projects to address immediate needs. There are five funded projects currently within the area.

Mike – Is the city getting funding from the federal Infrastructure Bill for any of these projects?

Bryan – PBOT is applying for grants for different projects, but nothing targeted for this area. The focus has been on bridges and high-crash corridors. This could be another funding opportunity and PBOT will continue to track it as a possibility.

Trees in the Curb Zone

Guest speaker Gena Gastaldi (PBOT) presented.

Gena shared PBOT's new pilot project called Trees in the Curb Zone. This project, funded from a BES Percent for Green grant, will help reallocate street space in the parking zone for street trees where

there is otherwise no space for trees due to curb-tight sidewalks. There is a one-off demonstration in Portland on Hawthorne and 46th Ave, and examples of similar projects in other US cities. The Pedestrian Design guide has a developed criteria to determine where trees can/cannot be planted. Additional analysis regarding the urban heat, equity, and traffic speed and volume were used to identify possible locations for this project. PBOT's project team landed on SE Duke (between 72nd and 92nd), where possibly 44 new street trees will be planted on the northside of the street. Areas identified for pilot projects were based on equity considerations (locations with higher proportions of low-income households, communities of color, urban heat impacts, etc.). The project will begin planting next winter (Nov – March) and wrap up the project by next summer (March - July 2024). PBOT will own and maintain these trees, and this will require code amendments to transfer responsibility for maintenance to the city. Urban Forestry will help create a menu of suitable trees and PBOT conduct outreach to provide trees for property owners on the south side of the street.

Scott: I love this concept! I'm concerned that the emphasis on planting trees on the north side won't do as much good for cooling the asphalt to reduce the urban heat island effect given the direction of sun exposure.

Gena: It's a tricky issue. There are a lot of constraints, such as the need to avoid underground utilities, and we know that this pilot isn't going to be perfect. But we feel that some trees are better than no trees. Also the end goal is to get the design standards worked out and more people at the city comfortable with this idea. Free trees for front yards will be offered to property owners along the south side to the street, so the hope is that there will also be increased tree canopy along the south side of the street.

Anna: In your research into the heat island effect, does air movement and large levels of traffic affect heat concentration? Also to add to Scott's comment, as long there's shade on the neighboring building this will help with air movement. Anything that's green will help.

Gena: Dr. Vivek Shandas at PSU has done a lot of research into this subject. There is an [article](#) that you can find in the Willamette Week from last year that goes into greater detail. A lot has to do with built environment and development standards, such as the large surface parking lots built during some periods of development. We are losing a lot of trees to development and hopefully this will help prevent further loss by having them in the street.

Messa (from chat): We very much appreciate more trees in BD- thank you!

Mike: Any investigation into cooling pavement technology?

Gena: Phoenix, AZ and Los Angeles are using these approaches. Discussion has been had with Portland's pavement manager, but it's outside the scope of this project.

Valeria: For the areas in the area that will be repaved, are there any opportunities for other pavement practices, such as cool pavement?

Bryan: We are in communication with our pavement manager. We will try to take it into consideration when repaving or paving streets.

Wrap Up and Next Steps

- An Early Draft Plan will be available for the PAC by next meeting, Feb 27th
- Staff will seek PAC feedback on the Draft Plan before going out to the broader public the Discussion Draft of the plan.

Meeting ended at 8:15 PM