

LOWER SOUTHEAST RISING



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Lower SE Rising Area Plan PAC
January 23, 2023

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Agenda

Time	Agenda Item
6:30 p.m.	Welcome and Introductions/Committee Check-Ins
6:40 p.m.	Public comment
6:45 p.m.	Updates
6:50 p.m.	Refinements to Zoning Changes
7:00 p.m.	Anti-Displacement Strategies
7:10 p.m.	Discuss Tier 1 Transportation Projects and Early Implementation Opportunities
7:30 p.m.	Discuss Other Neighborhood Topics/Issues
7:40 p.m.	“Trees in the Curb Zone” project
7:55 p.m.	Wrap up and next steps



Welcome and Introductions

Name/pronouns

**Current favorite restaurant or
local shop?**



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Public Comment



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Project Goals

- Increase commercial opportunities and neighborhood-serving businesses
- Increase housing affordability and choices
- Expand active and green transportation access
- Improve public amenities accompanied by anti-displacement strategies
- Welcome collaboration for policy, technical expertise, and funding



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Updates

- **Now online:**
 - Project Staff Transitions

- **Other updates?**



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Refinements to Zone Changes



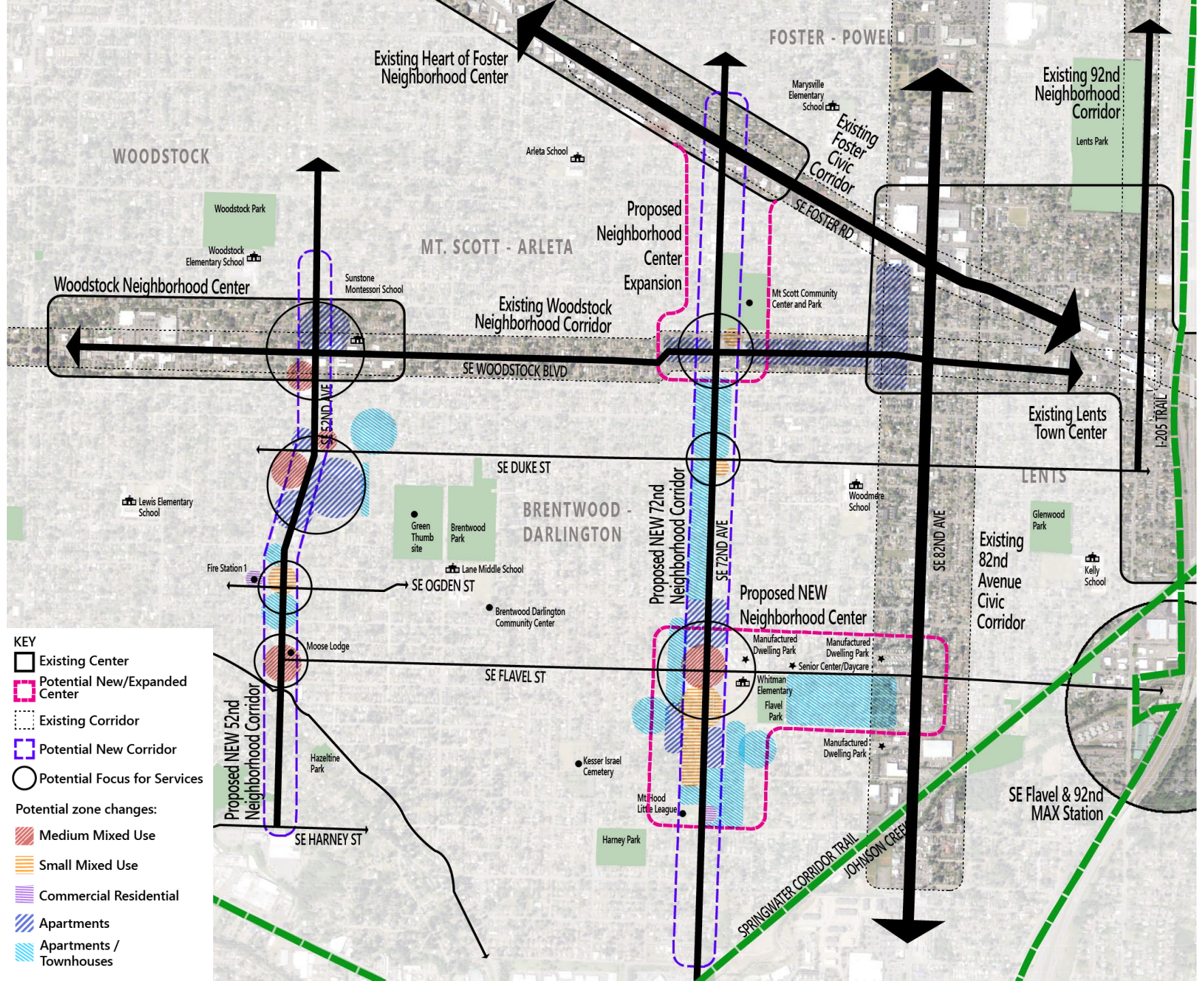
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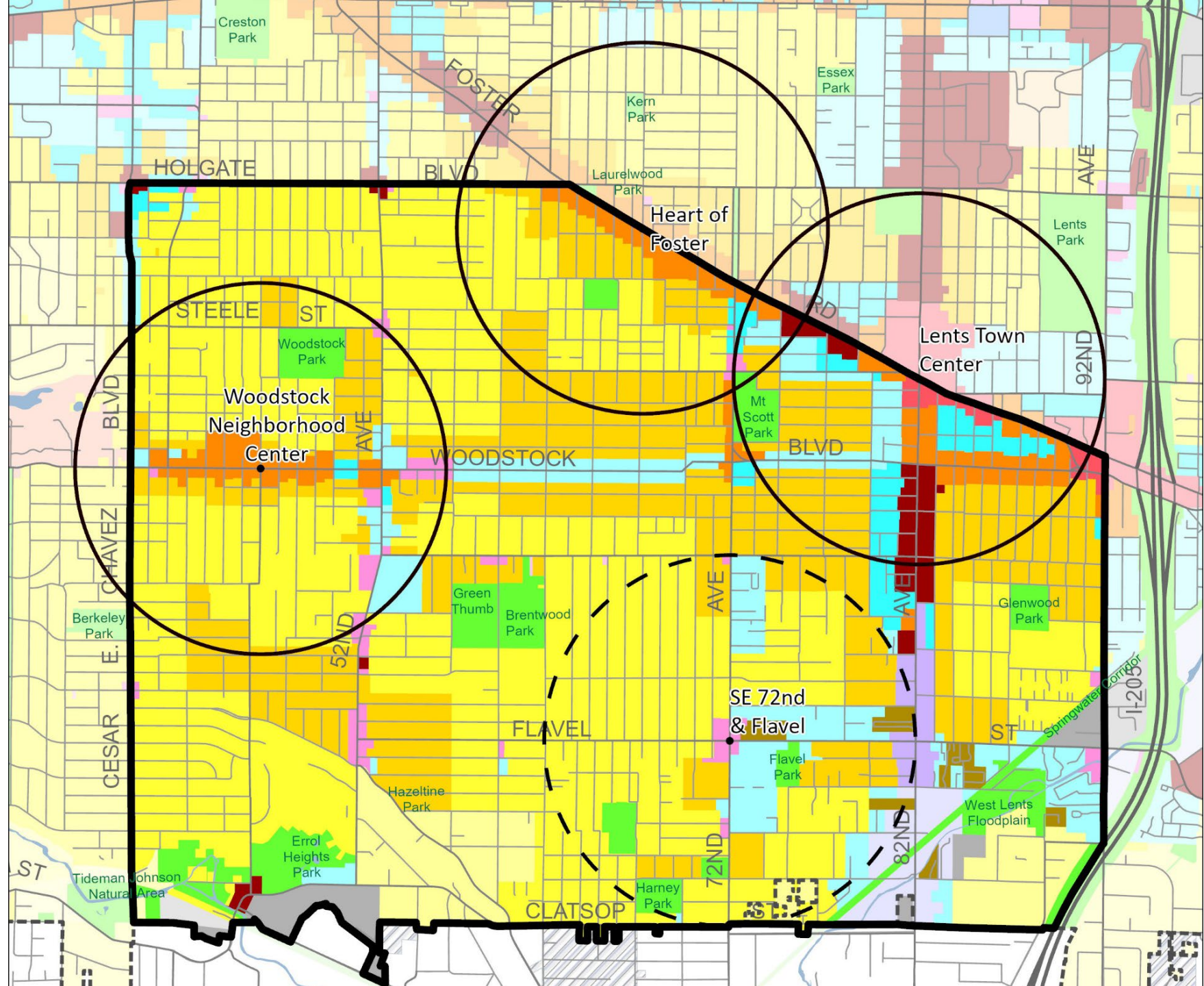
Recap: Preferred Community Development Scenario

Centers + Corridors



Recap: Access to Services Context

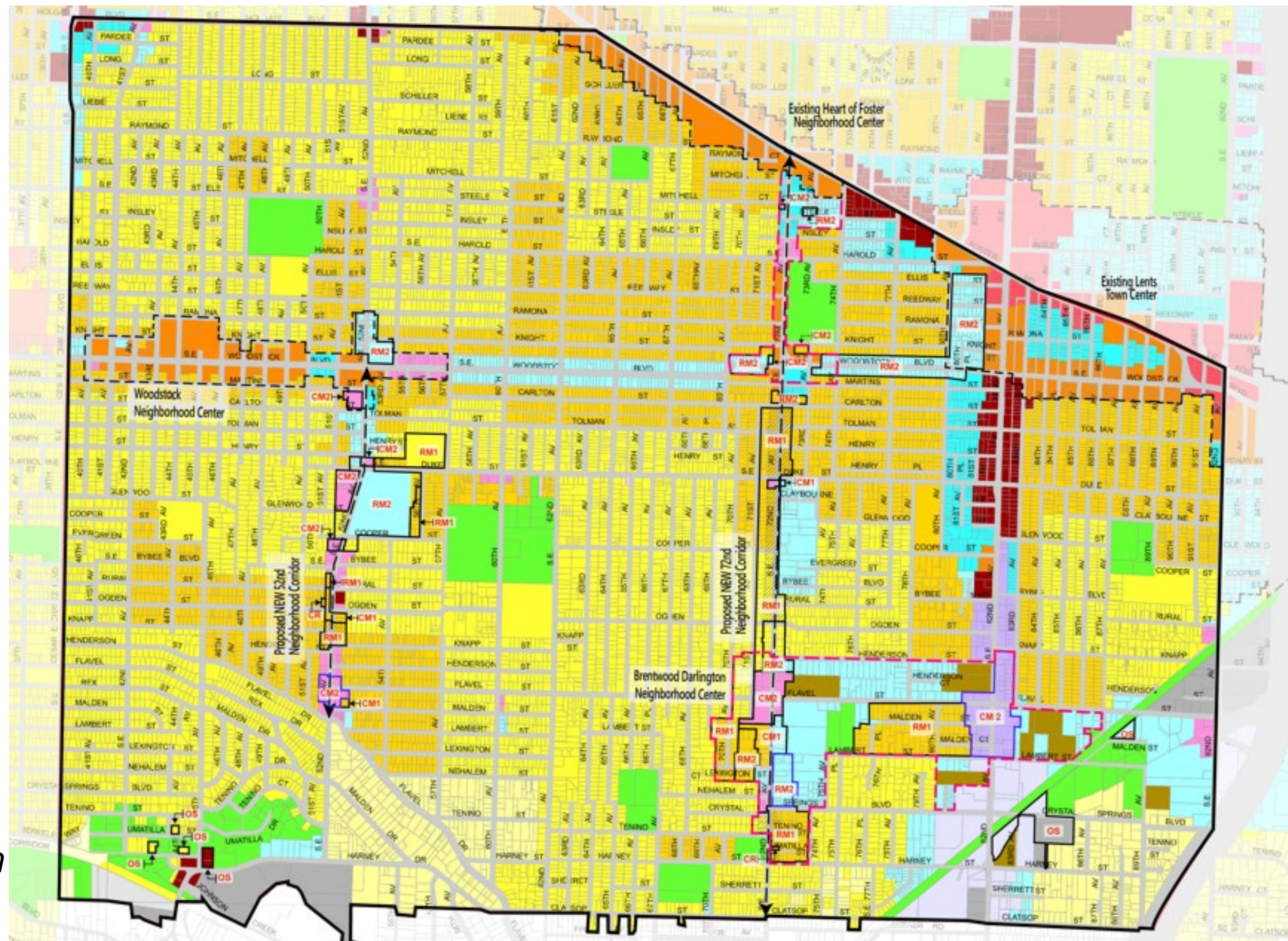
Existing designated centers



Concepts for zone changes to implement the Preferred Community Development Scenario

Map shows existing zoning overlaid with potential zone changes (outlined in black and labeled in red)

Zone changes focused on corridors and in centers

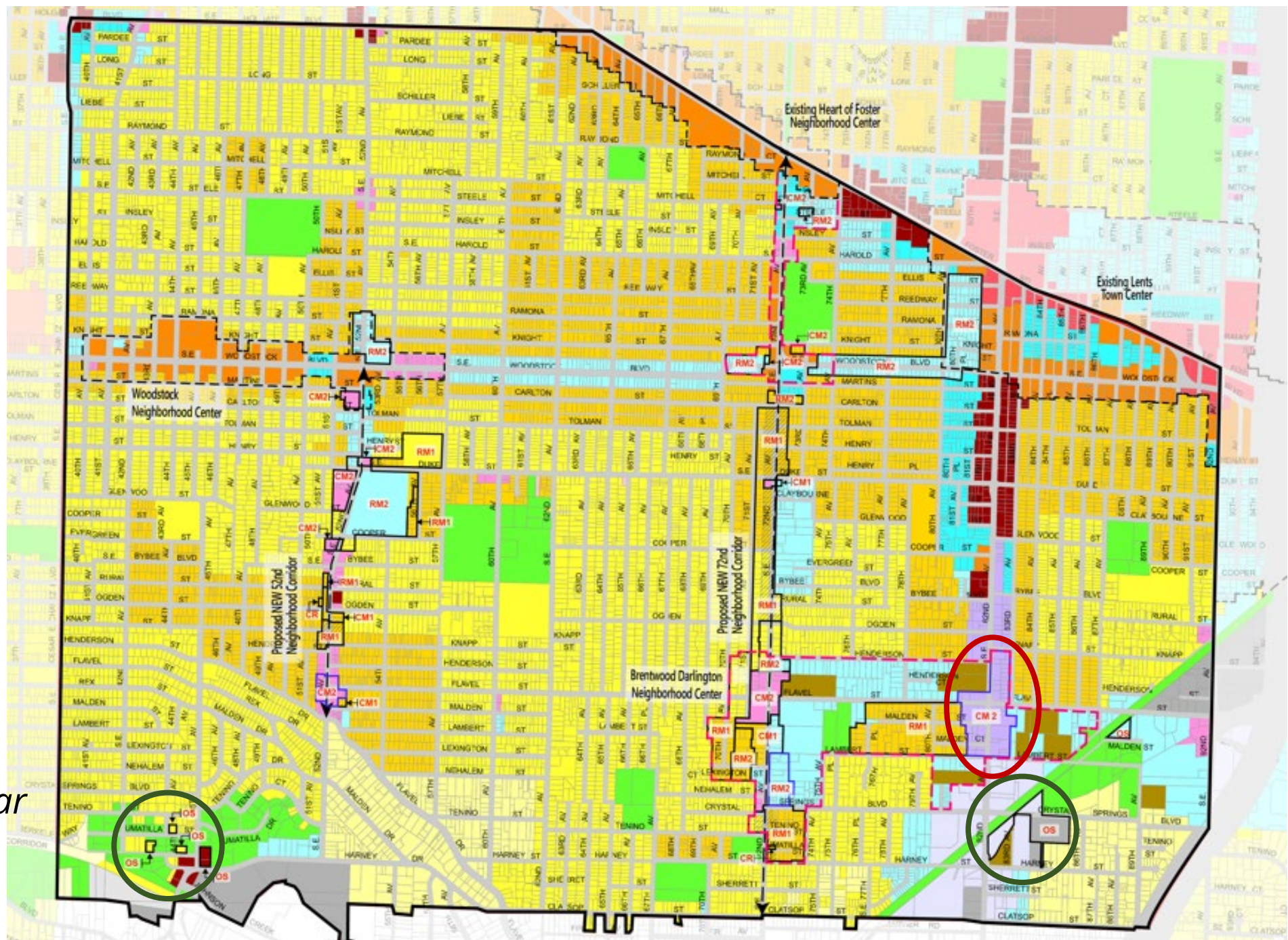


Concepts for zone changes to implement the Preferred Community Development Scenario

Changes to map

○ EG1 to CM2 on 82nd

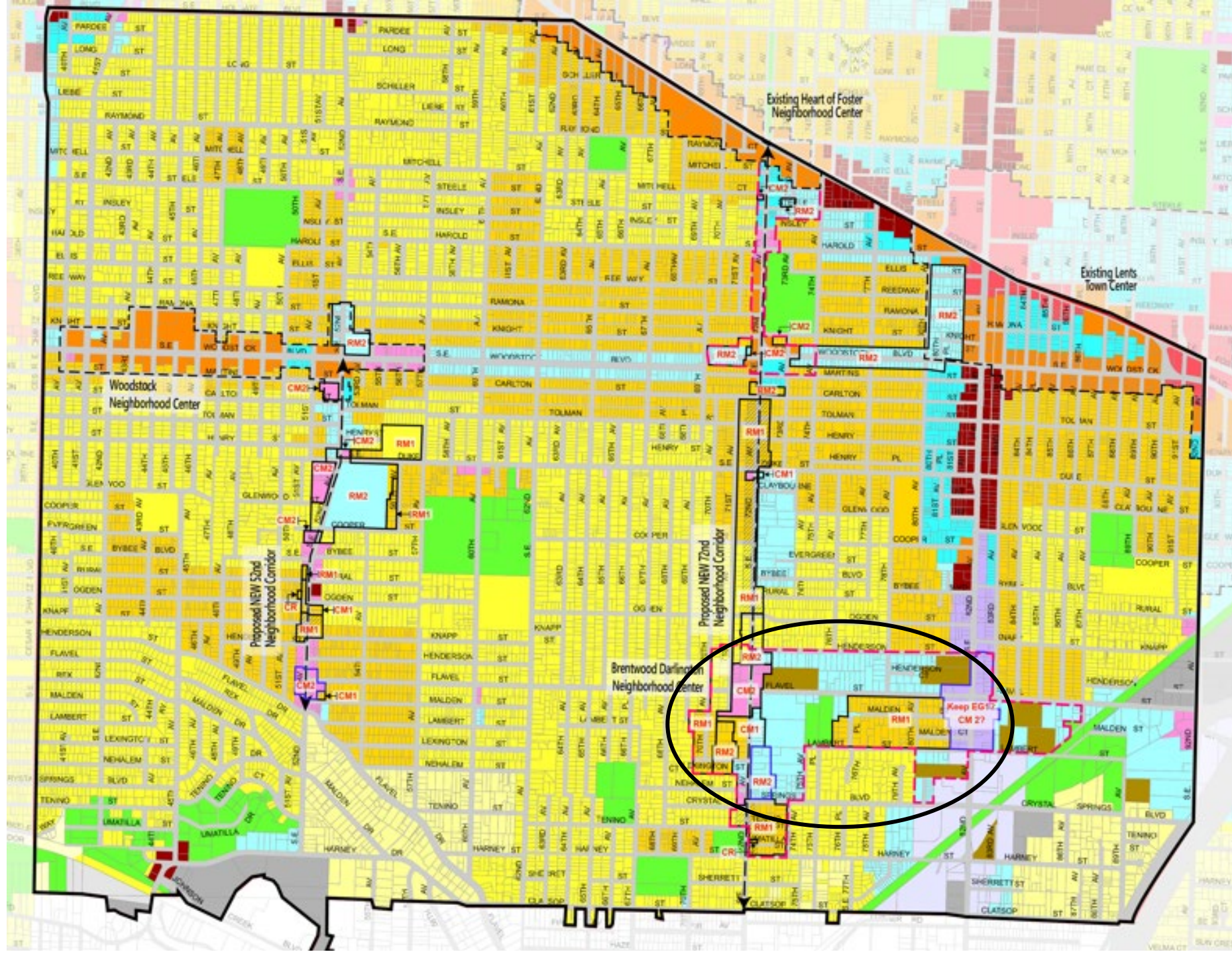
○ Open space zoning near Springwater Corridor



Concepts for zone changes

New neighborhood center

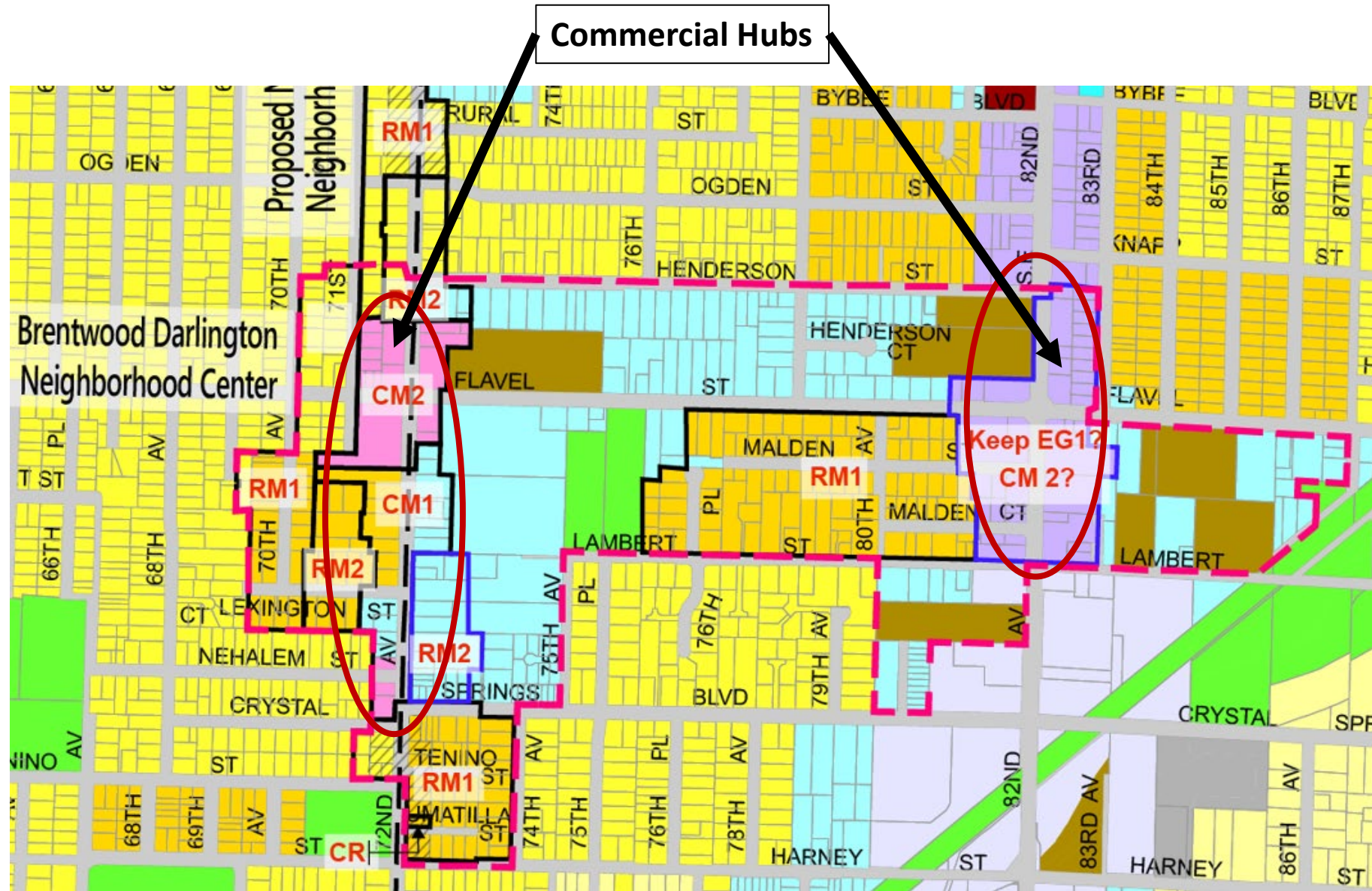
Additional commercial and multi-dwelling zoning



Brentwood-Darlington Neighborhood Center

Potential zone changes expand:

1. Commercial zoning to allow for more commercial services (CM1, CM2)
2. Multi-dwelling zoning to allow more housing close to services (RM1, RM2)



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Neighborhood Center - east end

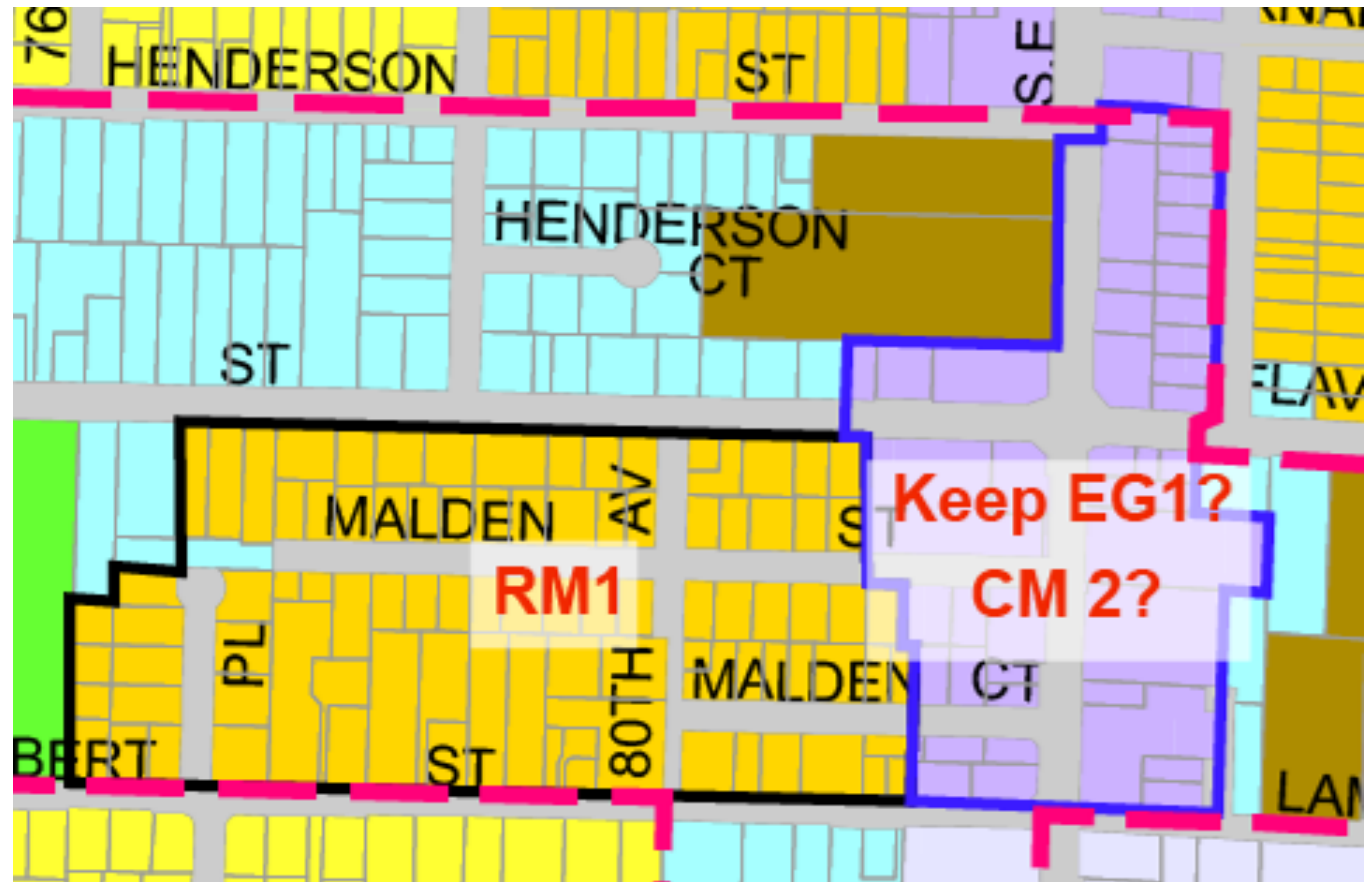
Potential zone changes:

Expand housing options by upzoning residential area south of Flavel to RM1 (currently R2.5) – allowed building height would stay the same (2-3 stories)

Question: what land uses are appropriate on 82nd Ave. near Flavel?

Existing zoning is EG1, allows: light industrial/employment, some retail, gas stations, drive throughs, self-service storage. Prohibits residential.

Alternative could be CM2, allows: retail, office, residential, limited light industrial. Prohibits gas stations, drive throughs, self-service storage.



Neighborhood Center – east end

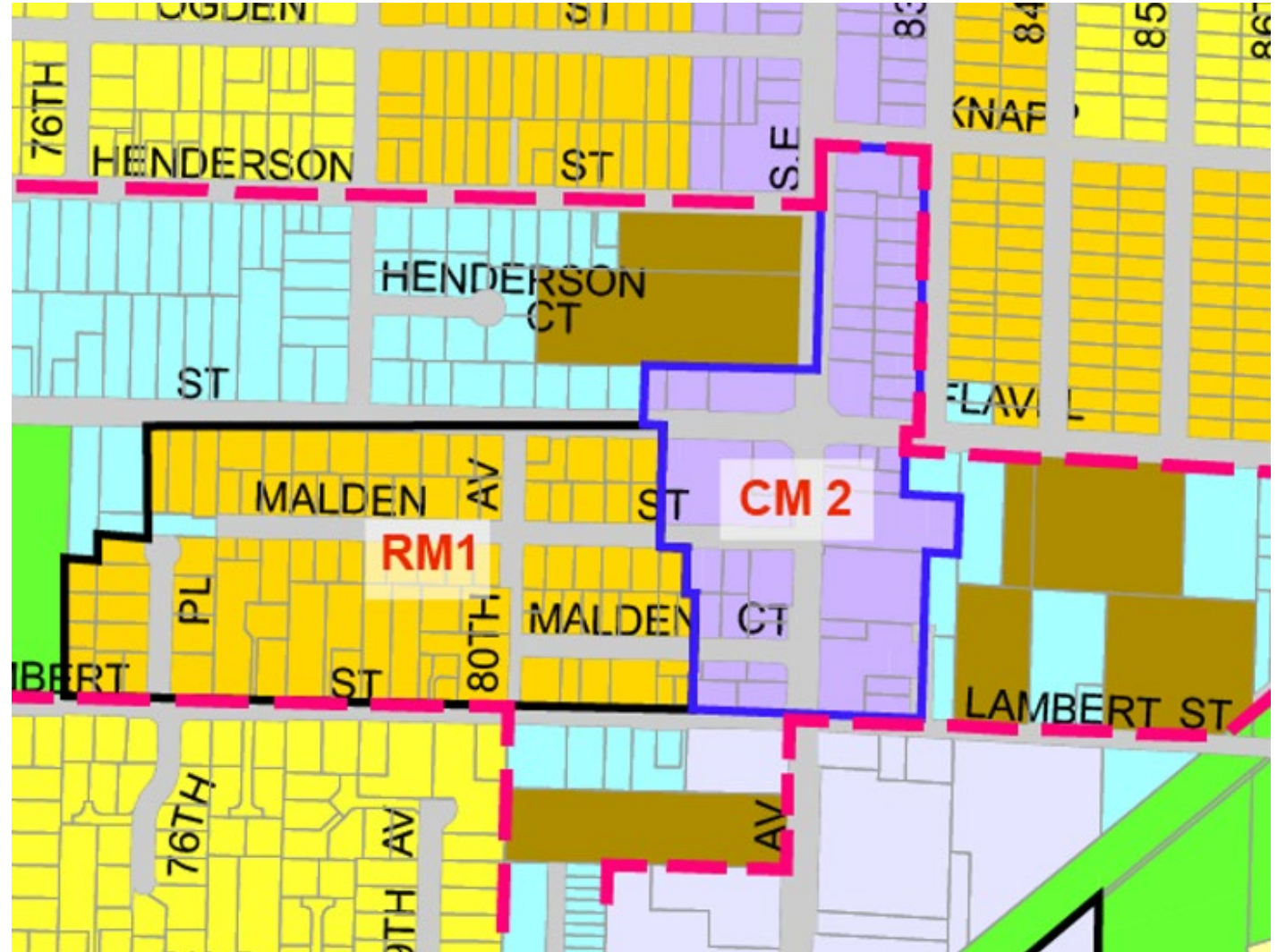
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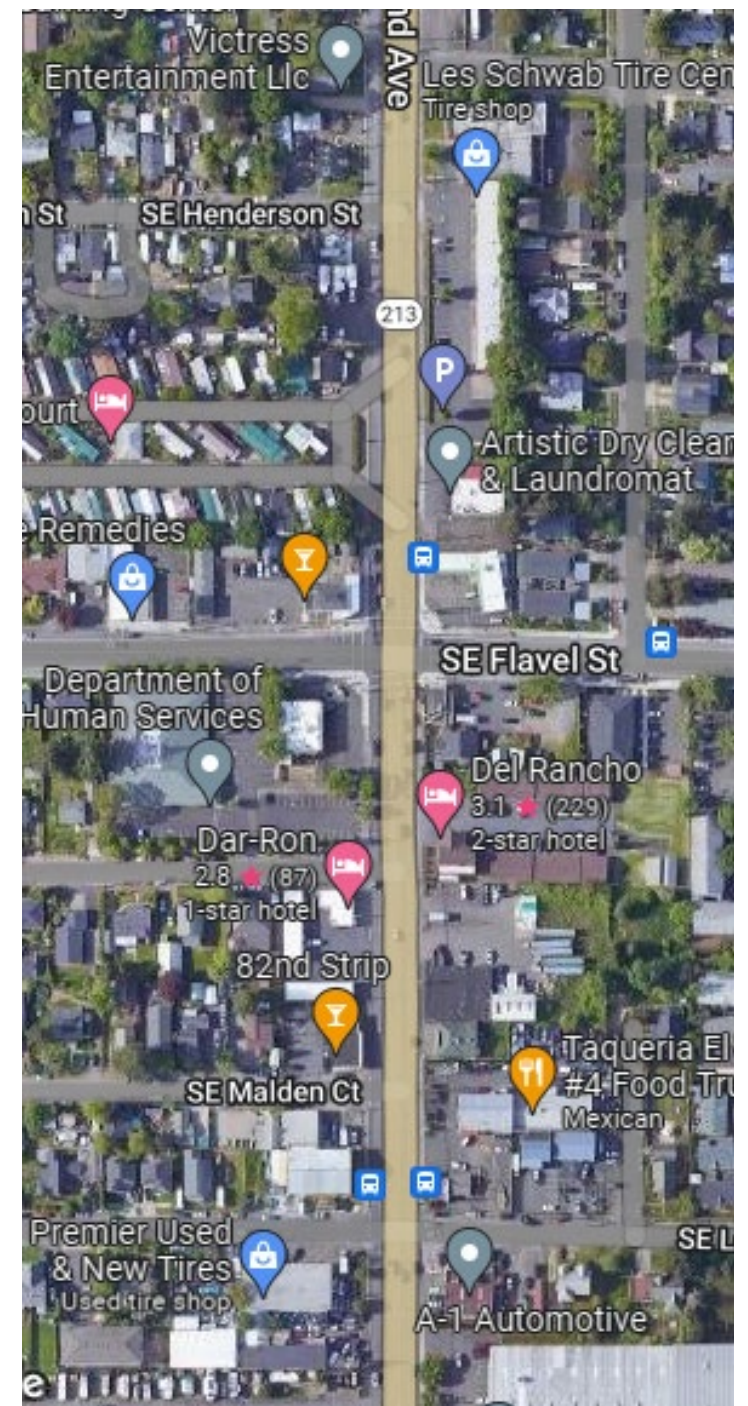
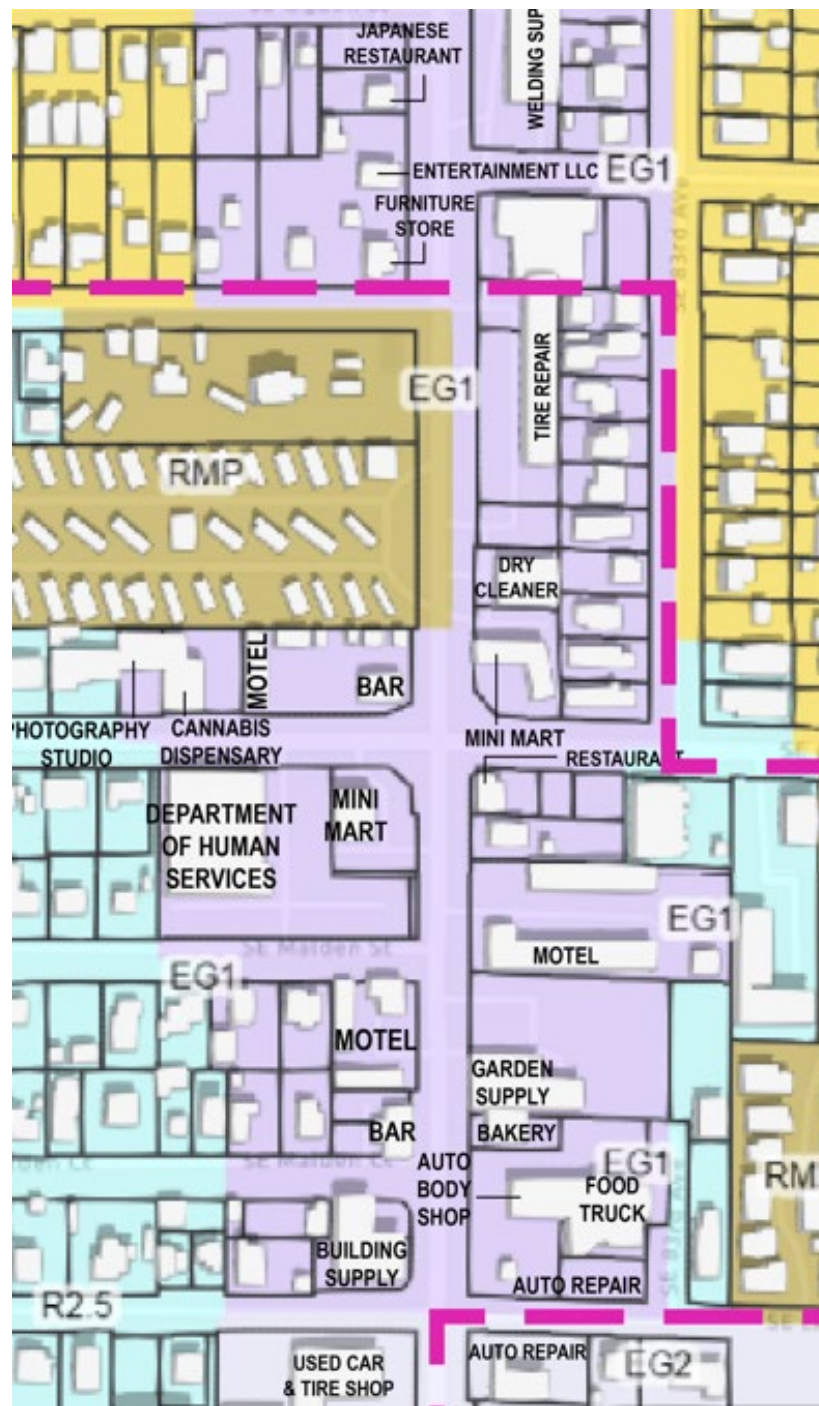
Alternative could be CM2, allows: retail, office, residential, limited light industrial. Prohibits gas stations, drive throughs, self-service storage.



Change made to CM2 on draft zone changes map

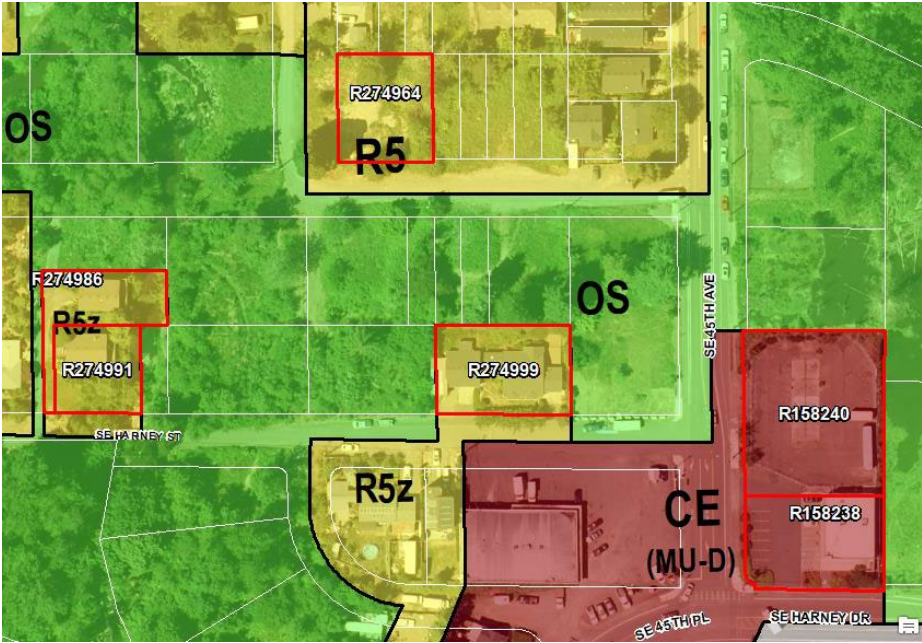
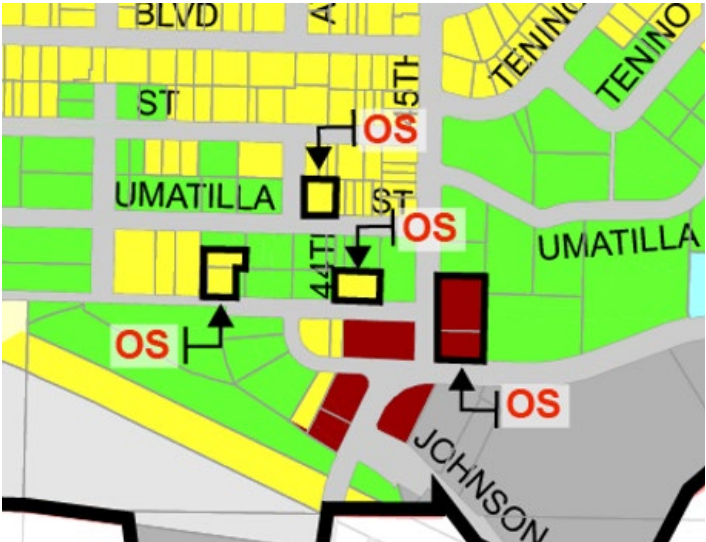
Existing land uses in current EG1 zone include:

1. Small-scale retail / convenience stores
2. Bars, restaurants
3. Motels
4. Auto repair
5. Building and garden supply
6. Residential (along 83rd)

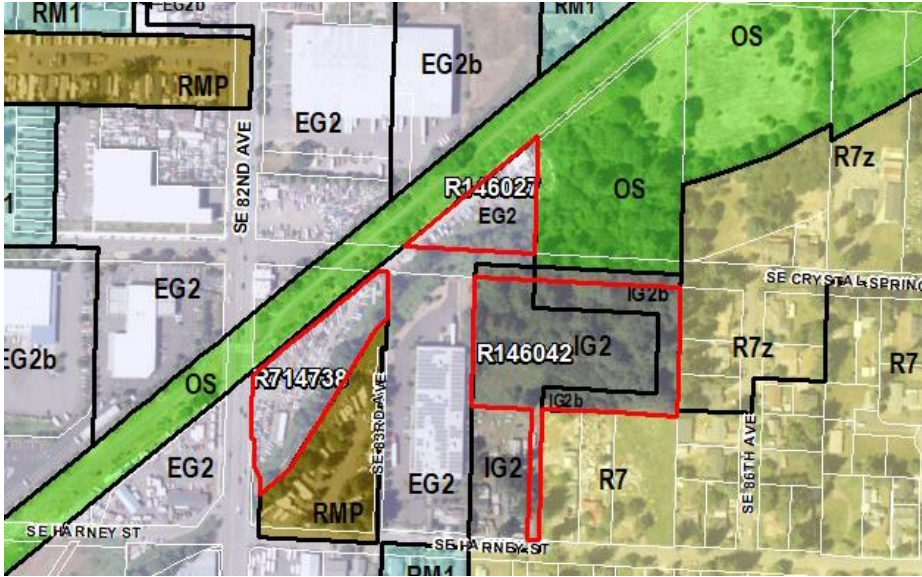
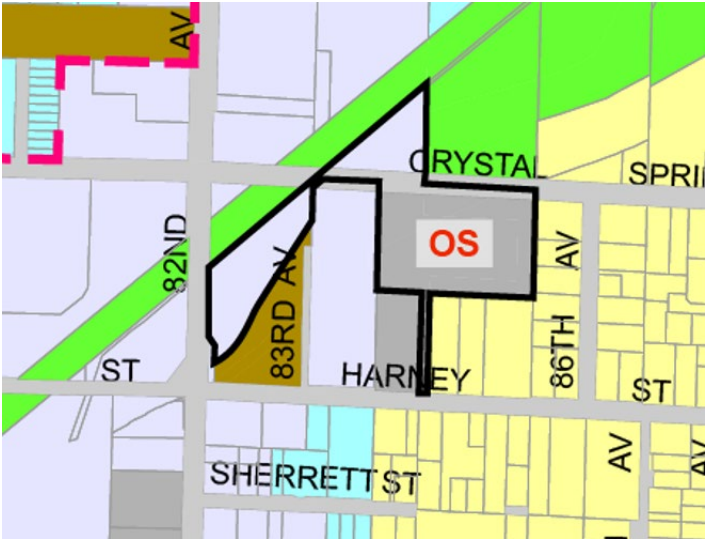


Zone Changes to Open Space for Habitat Restoration (BES properties)

SE 45th & Harney area



SE 82nd & Harney area



Zoning Concept Refinement

In-Process Tasks and Future Steps

- Identification of existing low-cost apartments – avoid higher-density zoning that could add redevelopment pressures
- Economic analysis – looking into potential impacts of zone changes on displacement
- Growth modeling and assessment of infrastructure constraints
- Continue sharing zoning concepts with neighborhood groups
- **Discussion Draft** (March) - broader community engagement
- **Proposed Draft** (June) – for review by Planning Commission
- **Recommended Draft** (TBD) – Planning Commission’s recommendations



Refinements to Potential Anti-Displacement Strategies

Regulations:

Housing Affordability and Stabilization

- **New affordable units:** Expanding areas where inclusionary housing requirements will apply (multi-dwelling & mixed-use zoning)
- **Preservation of low-cost apartments:** Retain or apply low-scale multi-dwelling zoning (RM1) in locations with existing low-cost apartments to limit redevelopment pressure (don't apply larger-scale zoning).
- **Affordable housing opportunity sites:** Identify faith-based and non-profit owned sites in the project area as expanding opportunity sites for affordable housing (potential rezones to multi-dwelling to facilitate affordable housing development)
- **Local preference policy:** Consider a local preference policy for affordable housing projects receiving City funding in the area / 82nd Avenue corridor (address concern that new affordable housing may not otherwise prevent displacement of local residents)

Home-Based Businesses – support ability to grow small businesses along corridors

- In multi-dwelling zones provide options for expansion of home-based and other small businesses in multi-dwelling zones along Neighborhood Corridors (e.g., SE 52nd and SE 72nd avenues)

Commercial and Mixed Use Development

- Explore zoning that supports the continuation of existing small businesses in the vicinity of SE Flavel and 82nd by applying Commercial zoning that is more consistent with these uses than the existing Employment zoning.
- Encourage including affordable commercial space as part of new projects through development bonuses.

Refinements to Potential Anti-Displacement Strategies

Community Development & Homeless Prevention

- Partner with affordable housing providers/CDCs on development initiatives or land banking in the area.
- Work with non-profits on possibilities for creating affordable businesses incubator space, as a pathway for lower-income/BIPOC/immigrant community members to establish businesses.
- Work with businesses and workforce development organizations on connecting lower-income/BIPOC/immigrant community members to living-wage jobs in the area.
- Recommend the proposed Brentwood-Darlington Neighborhood Center be considered for a future Neighborhood Prosperity Initiative (NPI)

Coordination with 82nd Avenue Planning Efforts (Build a Better 82nd Plan)

- Coordinate on approaches for housing and small businesses stabilization / displacement prevention.
- Coordinate on workforce development efforts to provide workforce training and career pathways for corridor residents most at risk of displacement.
- Raise awareness of how multi-dwelling zoning in the Lower SE Rising area provides an important low-cost housing resource in 82nd Avenue corridor



Refinements to Potential Anti-Displacement Strategies

Community Resilience Center

- Support an expanded role for the Brentwood-Darlington Community Center in serving as a resource hub that connects residents to critical resources and services, including housing, employment, and childcare.
- Foster the Brentwood-Darlington Community Center as a Resilience Center for the community during emergencies and extreme-weather events, functioning as a warming/cooling center, temporary shelter, with resilient energy sources for charging mobile phones and other needs.
- Recommend the funding of ImpactNW staff at their Brentwood-Darlington Community Center site through the Joint Office of Homeless Services to directly serve residents in the project area, and work toward long-term arrangements for the continuation of the center.



Transportation Project Prioritization



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Transportation Prioritization

Items to Discuss:

1. Draft Tier 1 projects and cost estimates
2. Funding sources and early implementation opportunities
3. Discuss other transportation priorities



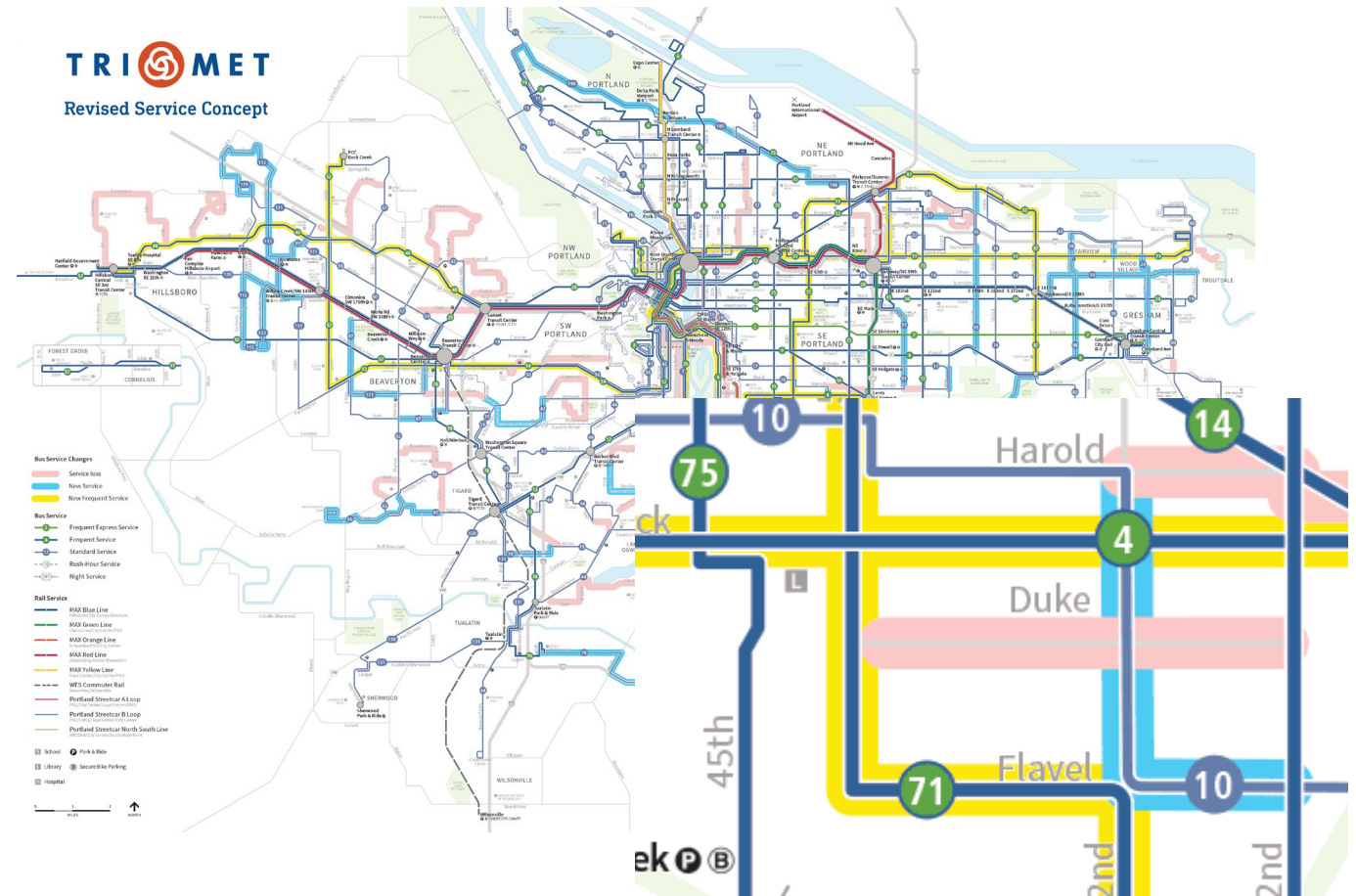
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Update - Transit

- TriMet has released their revised transit service concept
- Revised routes will add frequent service on Woodstock, 52nd and Flavel, and new service on 72nd (frequent south of Flavel)
- Service will be removed on SE Duke Street
- Visit www.trimet.org/forward for more information

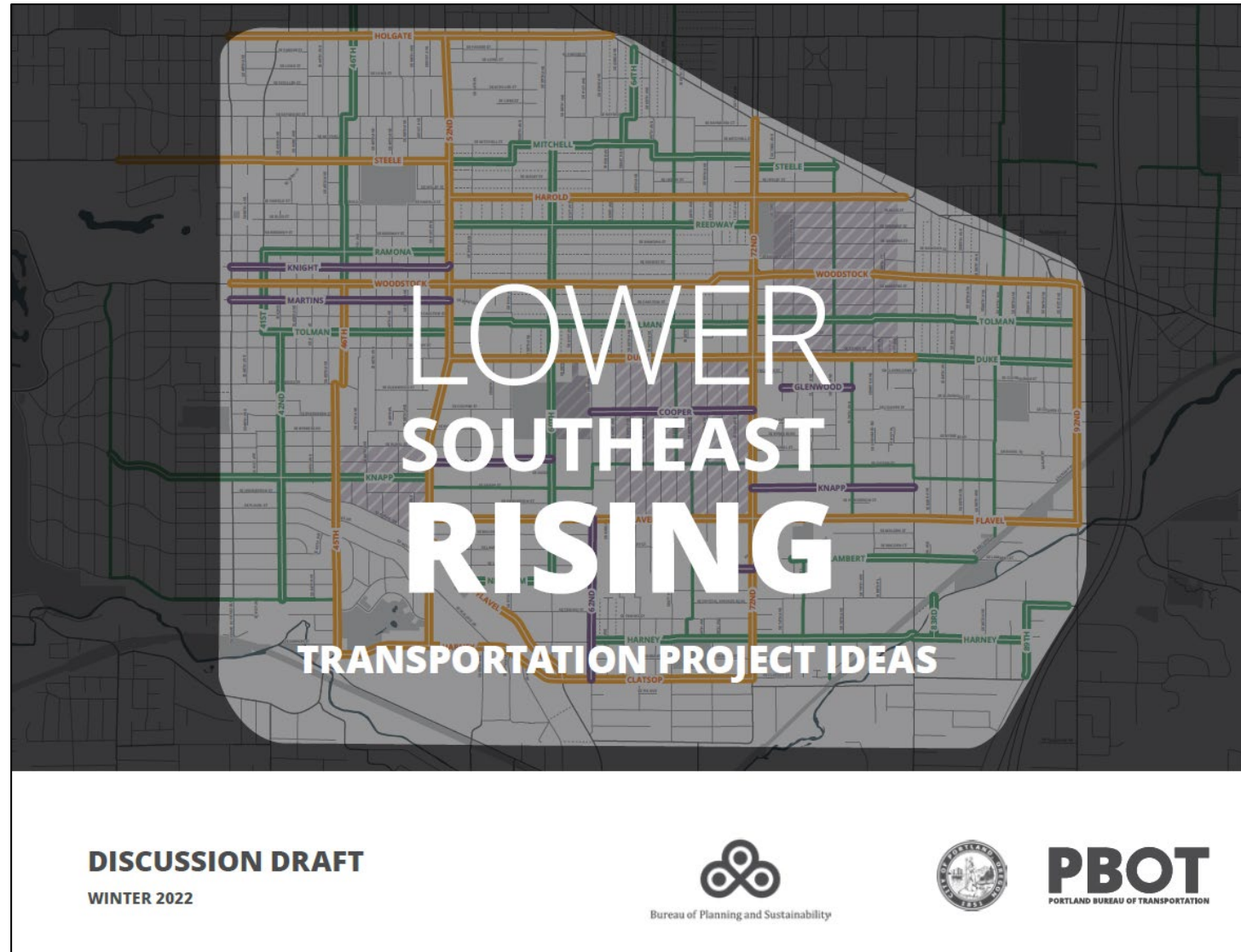


TriMet revised service concept



Transportation Projects

- Project Ideas booklet has refined recommendations for Tier 1 corridors and neighborhood greenways, as well as cost estimates
- Also lists general recommendations for Tier 2 projects
- Questions about any of these recommended projects and/or specific recommendations?
- Ideas about how we can make improvements?



Transportation Priorities

Getting projects ready for implementation

- Current reality: Finding funding for new projects is challenging
- More expensive projects (like Woodstock, 52nd Avenue, etc) can explore federal funding opportunities like Regional Flexible Funds
 - Often competitiveness is determined by various criteria (safety, equity, network connectivity, etc).
 - Projects take several years to move to construction
- Less expensive projects (neighborhood greenways, crossings, etc) can potentially be addressed through Fixing Our Streets (gas tax) funding or other sources
- There are also opportunities to leverage existing projects and/or find alternative funds to address immediate issues



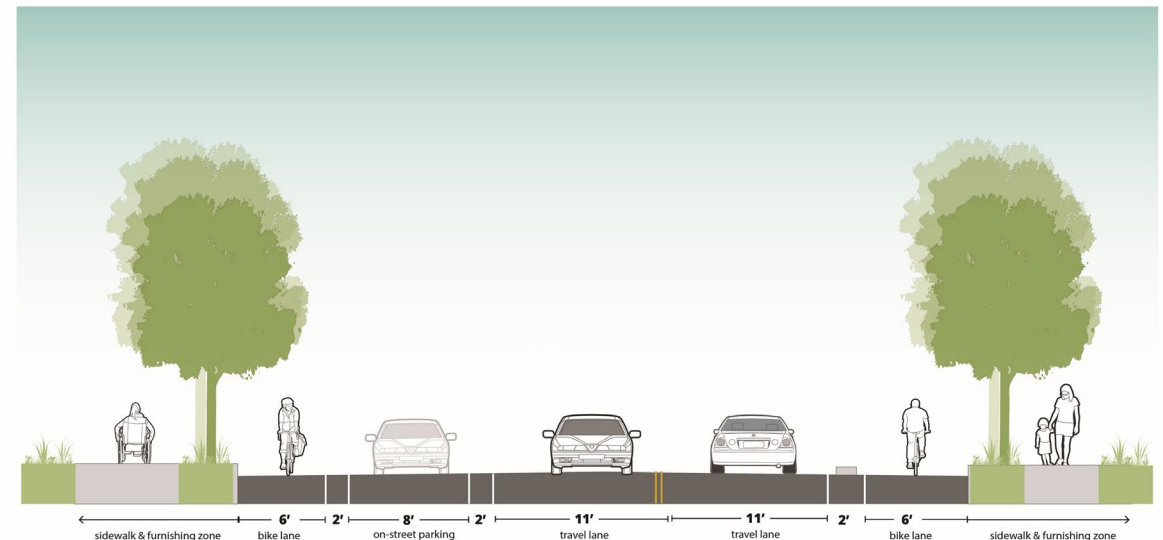
Transportation Priorities

Leverage Opportunity – 52nd Avenue (Duke to Flavel)

- Scheduled for repaving in 2024
 - Opportunity to restripe and make additional improvements if funding allows
 - Curb ramps also replaced
- Will soon begin working on design, and to find funding for bike lane protection
- Hoping to also address at least some of the sidewalk gaps
- Work north/south of here will occur later



52ND (DUKE-FLAVEL)
Parking Protected Bike Lane Option



Transportation Priorities

Immediate Need – Woodstock and 69th

- Location with lots of feedback (especially recently)
 - High speeds and sudden s-curve have contributed to repeated crashes and property damage
- Bike lanes also drop between 69th and 72nd Avenue
- Staff are working to fill the bike lane gap and (hopefully) make improvements to the intersection and visibility as well
 - Will require parking removal on one side of the street



Transportation Projects

Funded Projects

- Sidewalk infill and crossings on SE Duke Street and SE Flavel Street (between 52nd to 82nd Avenues)
 - Construction estimated late 2023/2024
- Knapp/Ogden Neighborhood Greenway (52nd Avenue to 87th Avenue)
 - Construction estimated late 2023/2024
- 70s Neighborhood Greenway (Flavel Street to Sacramento)
 - Construction beginning soon
- 60s Neighborhood Greenway (Harney Street to Lincoln/Mt Tabor)
 - Design starting, construction likely in 2024
- 82nd Avenue
 - Multiple crossings and new pavement between SE Clatsop Street and SE Foster Road (and further north)



Transportation Projects

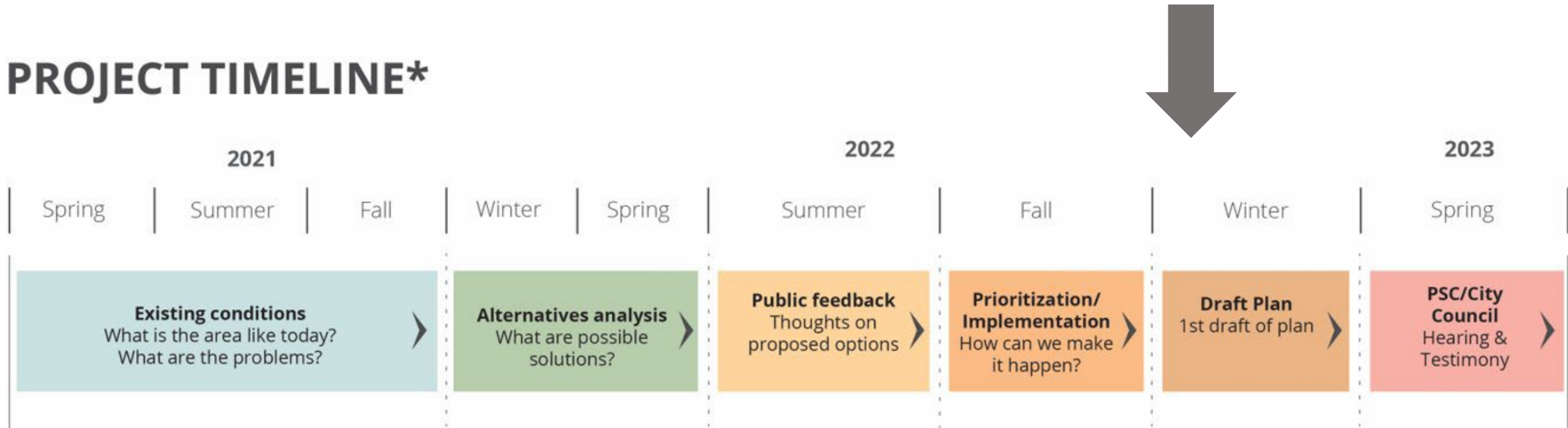
Focus on 72nd Avenue

- Recognize prior committee support for bike lanes on 72nd Avenue, and city bikeway classification
- Plan recommendation acknowledges some unknowns exist and more analysis and agency coordination is needed
 - Land use changes and impacts to modal classifications
 - Parking utilization (existing and future)
 - Additional engagement with community and impacted residents
- This work will likely occur after plan adoption
- In the near-term, plan recommends:
 - Focusing on new/enhanced pedestrian (and bike) crossings
 - Upgrading aging signals



Timeline

PROJECT TIMELINE*



*Timeline approximate and subject to change

Next Steps

- Working on draft plan
- Next Committee meeting will be scheduled for early 2023, likely as an opportunity to review an early draft of the Discussion Draft plan

Questions

- Anything you want us to explore/pursue/add in the plan recommendations?
- Other thoughts about the proposed land use/transportation changes?

Email: LowSEPlan@portlandoregon.gov

Website: <http://www.portland.gov/lower-se-rising>



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Guest Presentation: “Trees in the Curb Zone” Project



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