

LOWER SOUTHEAST RISING

Bill Cunningham (BPS)
Shane Valle (PBOT)



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.

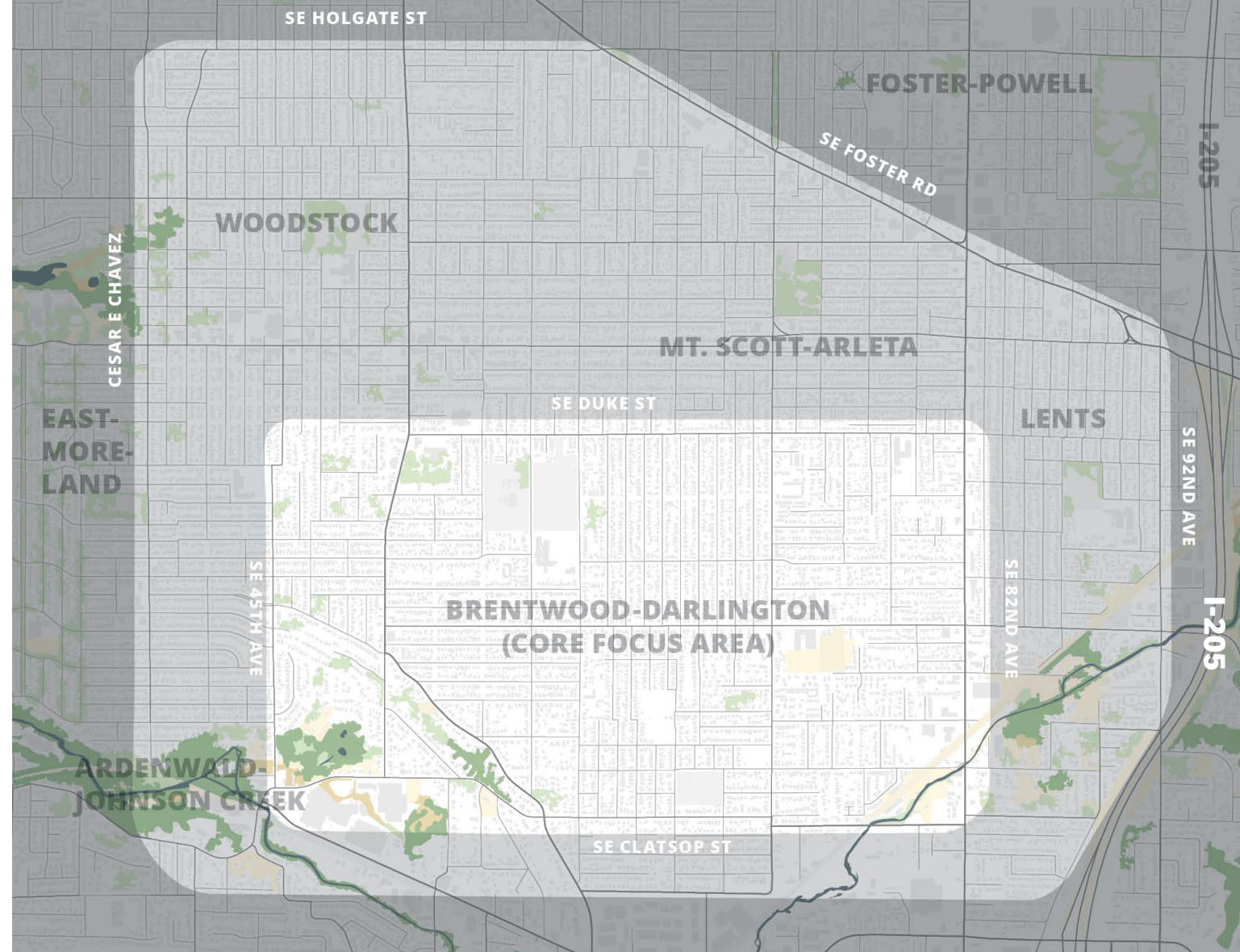
Planning Commission Work Session
November 14, 2023

PBOT
PORTLAND BUREAU OF TRANSPORTATION

Focus of Plan

Land use and transportation issues in the Brentwood-Darlington neighborhood and parts of:

- Woodstock
- Mt. Scott-Arleta
- Lents



Project Objectives

- Increase opportunities for neighborhood businesses
- Increase housing choices and affordability
- Expand active and green transportation access
- Support community stability



Staff Proposal for Planning Commission Recommendation to City Council

1. Adopt this report

2. Amend:

- Comprehensive Plan Urban Design Framework
- Comprehensive Plan Map
- Zoning Map
- Zoning Code maps 120-1 and 130-3

Transportation components will be part of a citywide update to the Transportation System Plan (TSP) starting 2024/2025.



Topics Raised by Planning Commissioners

Land Use

1. Prioritizing housing stability, preserving home ownership opportunities
2. Vision for 72nd and Flavel and rationale for targeted zoning changes
3. BES request to rezone two additional properties to Open Space
4. Zoning of industrial properties near the Springwater Corridor and 82nd Avenue



Topics Raised by Planning Commissioners

Transportation

1. Review transportation issues raised in testimony, and efforts to address urgent traffic safety issues
2. Additional information on local street improvements - traffic calming, sidewalks, safe routes to schools.
3. Prioritization of transportation investments and relationship to surrounding areas



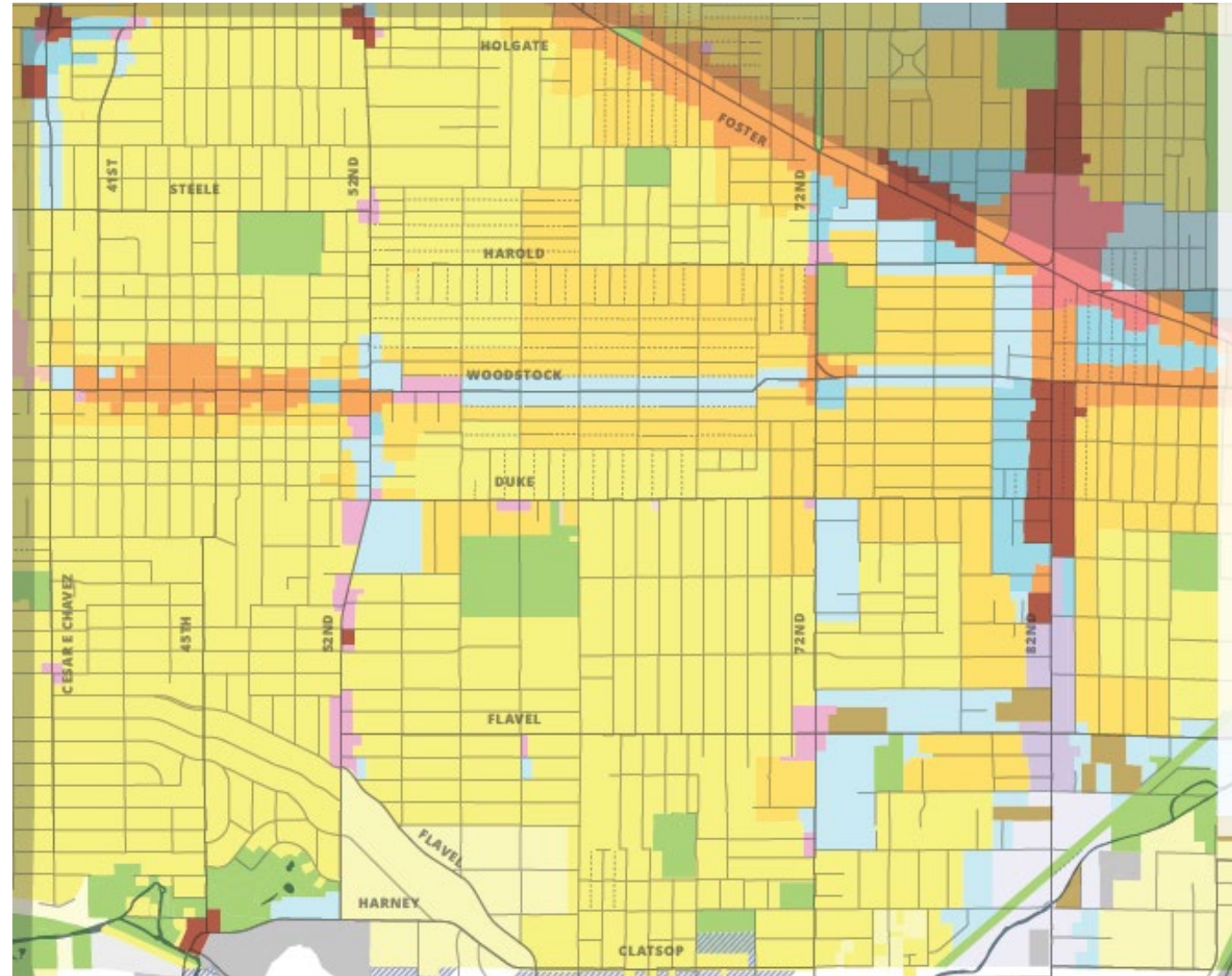
Land Use Topics



Background: Current Zoning

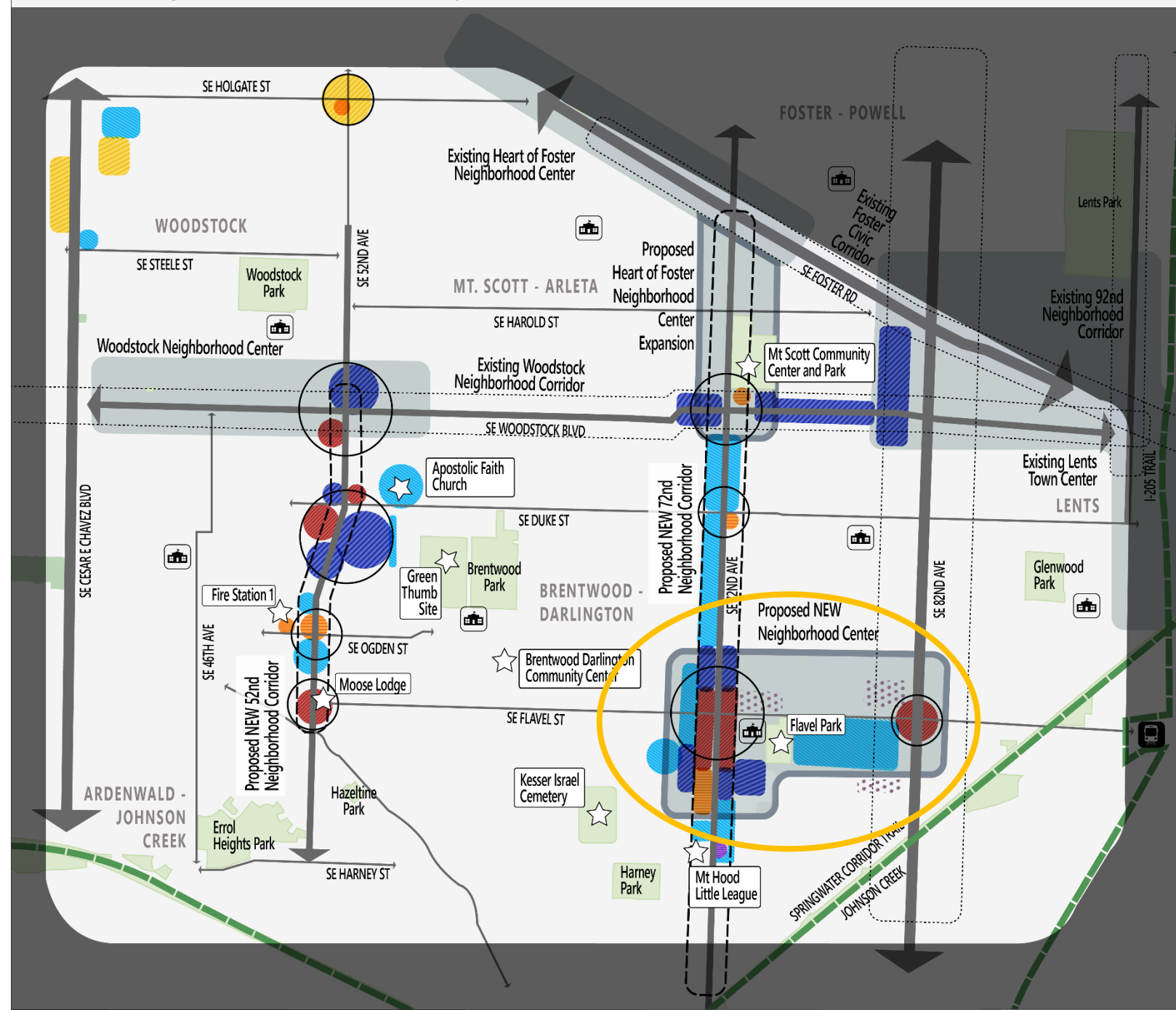
Existing Zoning

- **Single-dwelling** (yellow/orange): **74%**
- **Multi-dwelling** (blue): **10%**
- **Commercial** (red/pink): **6%**
- **Industrial/employment** (gray): **4%**



Proposed Growth Concept & Zone Changes

- **New neighborhood center** – hub for services
- **Small commercial areas** at other intersections
- **Corridors** with expanded housing opportunities



Community Stabilization

Analysis shows little impact on displacement risk from zone changes

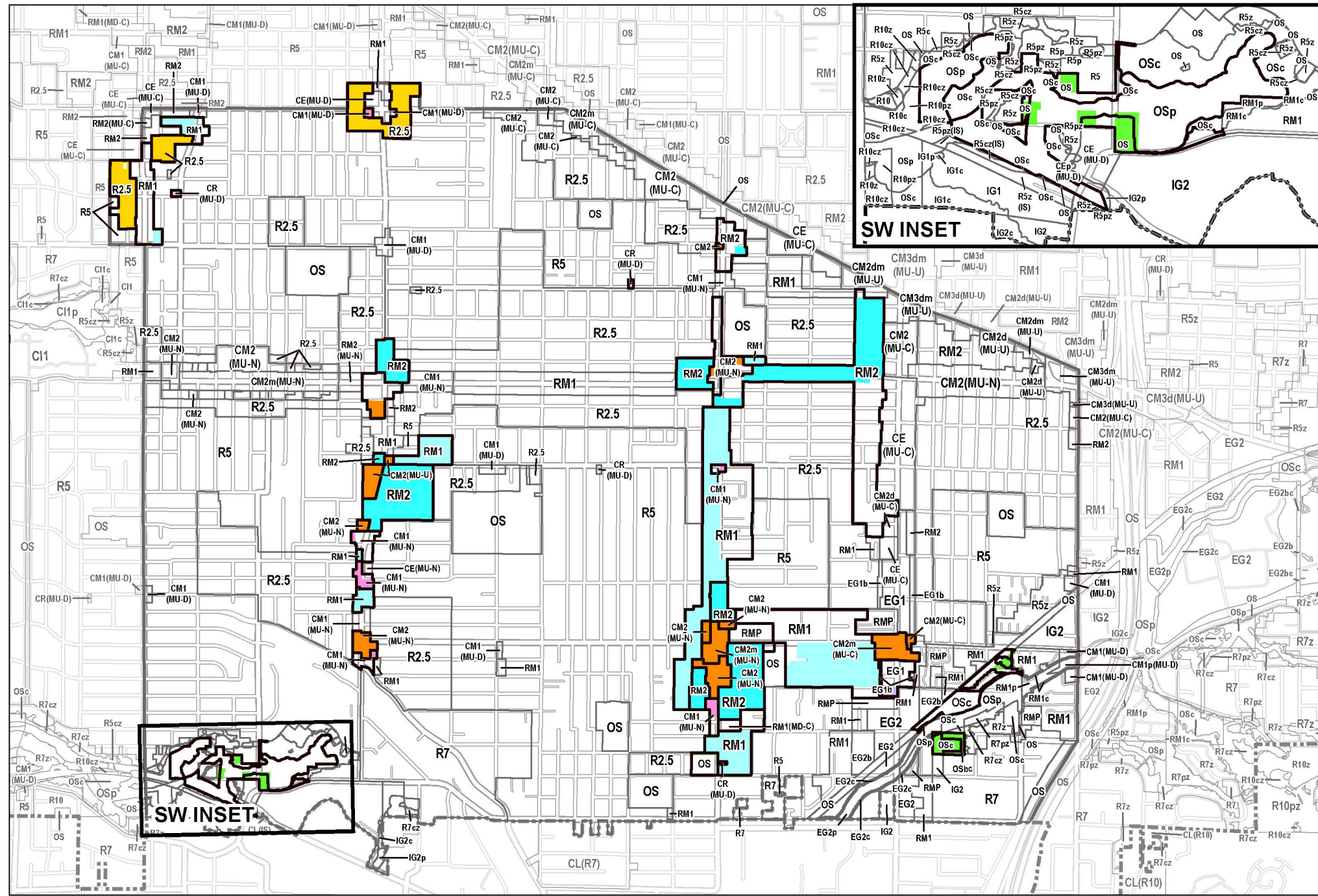
- Zone changes avoid existing unregulated low-cost apartments and manufactured home parks
- Small increment of change - zone changes to low-rise multi-dwelling zoning do not increase displacement risk compared to current zoning
- New development provides more housing choice and availability, benefitting existing and future residents at all income levels while likely reducing displacement risk for existing residents.
- Maintaining the status quo will likely lead to a constrained supply, resulting in higher prices and rents without any added amenities or services.



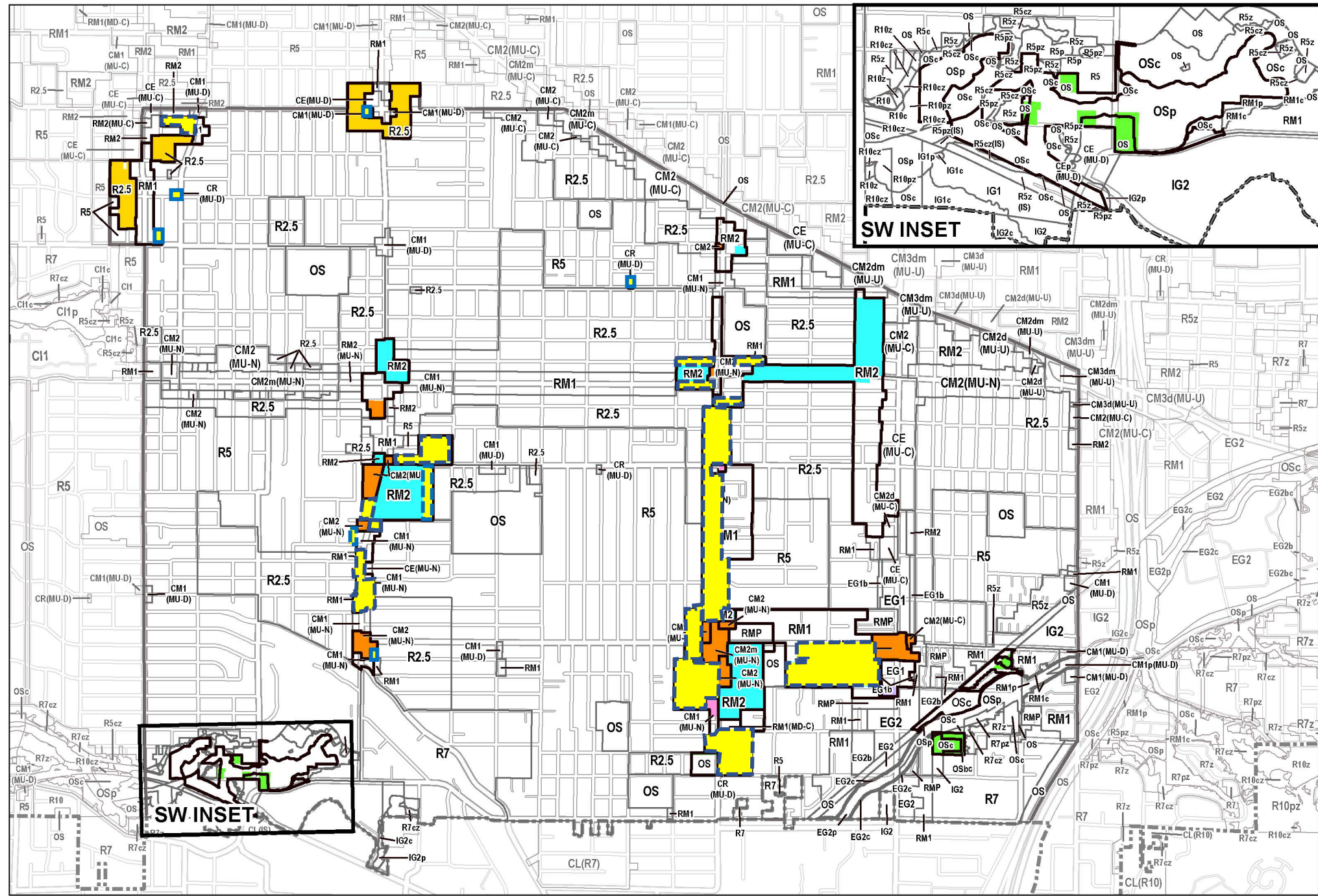
Homeownership Opportunities

- Plan area zoning will remain predominantly single-dwelling (now 74% of land, 71% with zone changes).
- Townhouses the most feasible and likely development type in the RM1 and RM2 zones (majority of zone changes), especially on small sites.
- Townhouses provide a middle-income homeownership opportunity.
- Tax incentive for ownership housing (HOLTE) applies to houses, townhouses, condominiums with 3+ bedrooms – all of which are built in the multi-dwelling zones.





Areas proposed
for zone
changes shown
in color
(6.7% of plan
area)

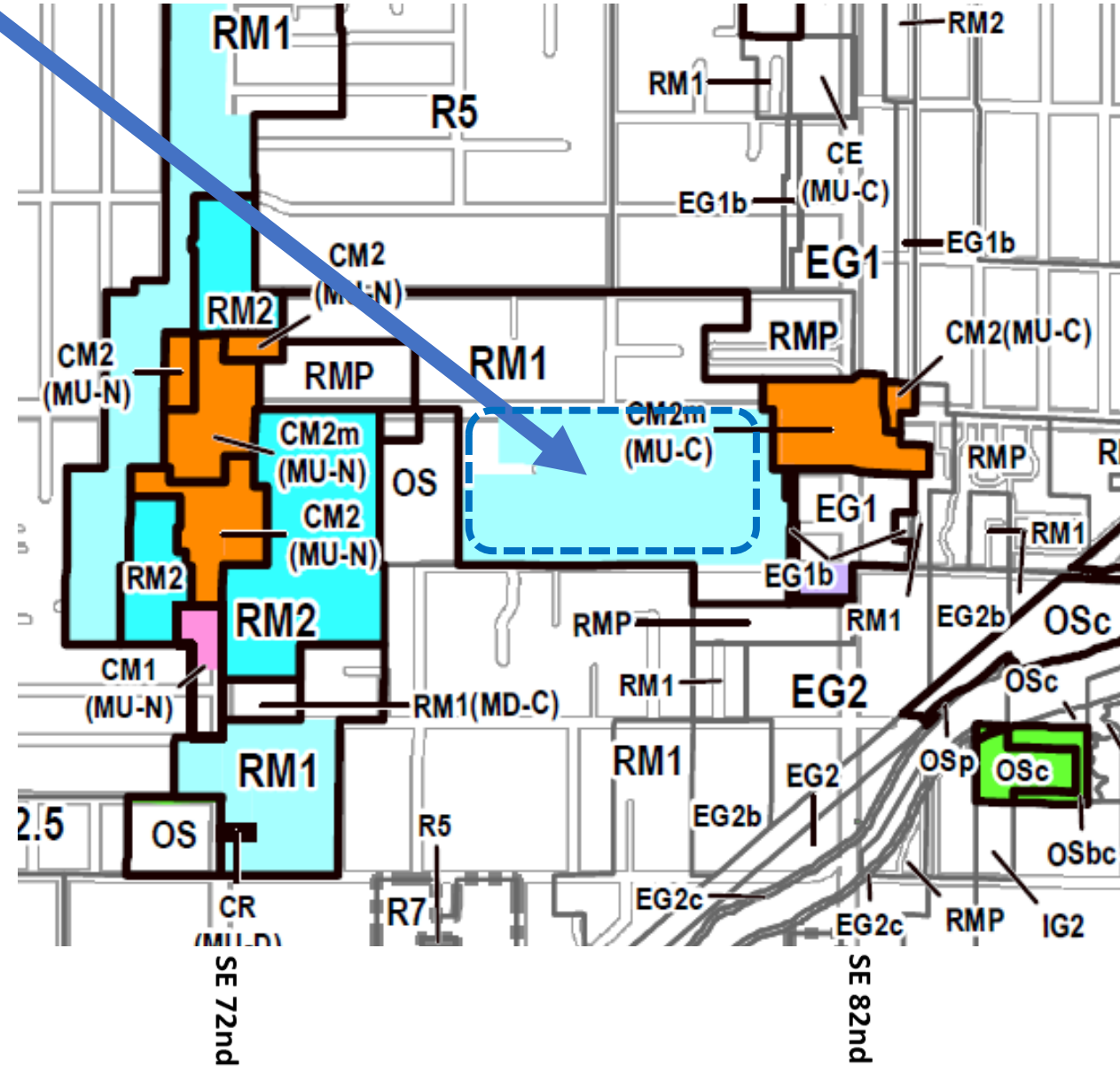


Single-dwelling
zoning proposed
for zone
changes to other
types of zones



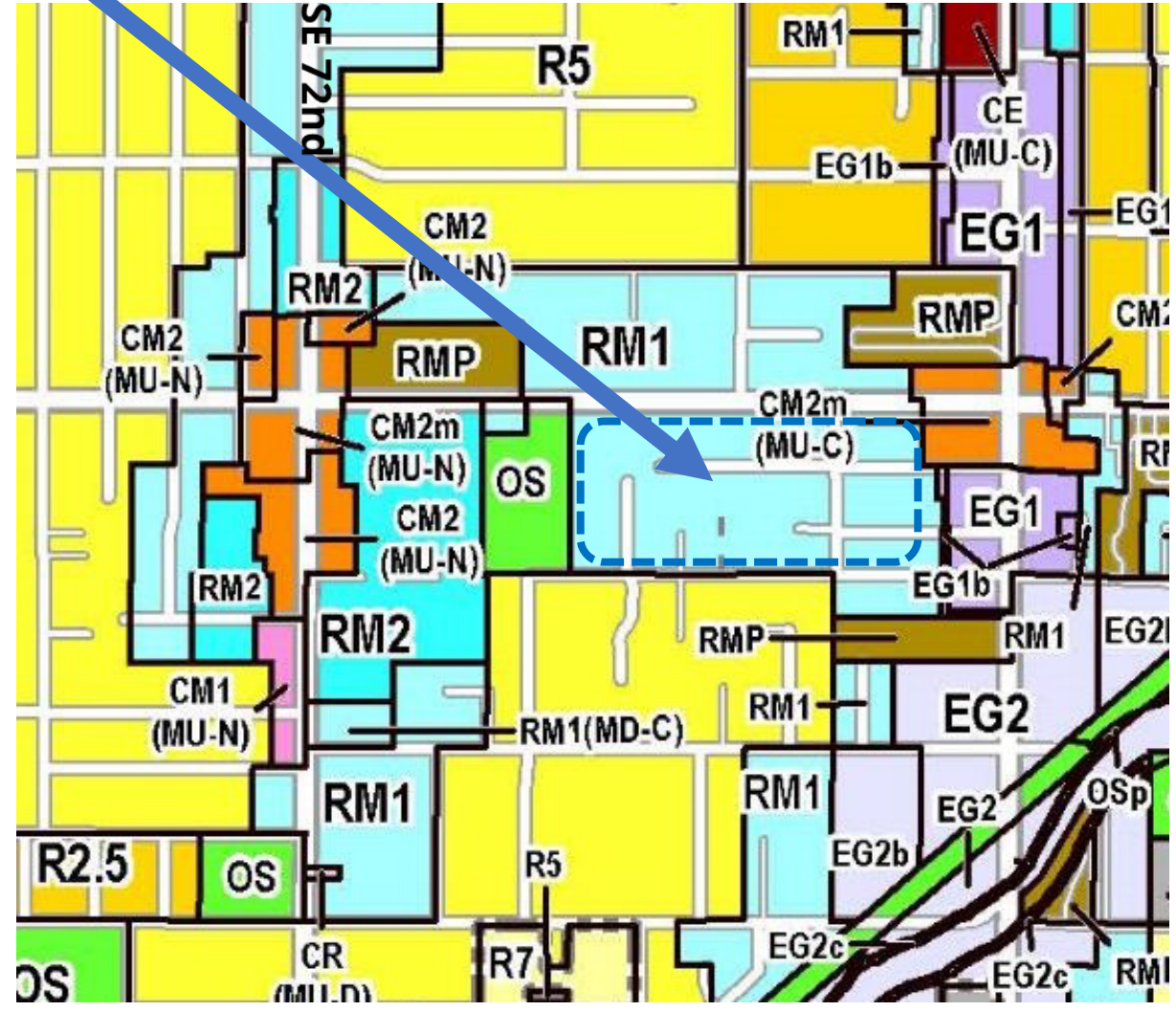
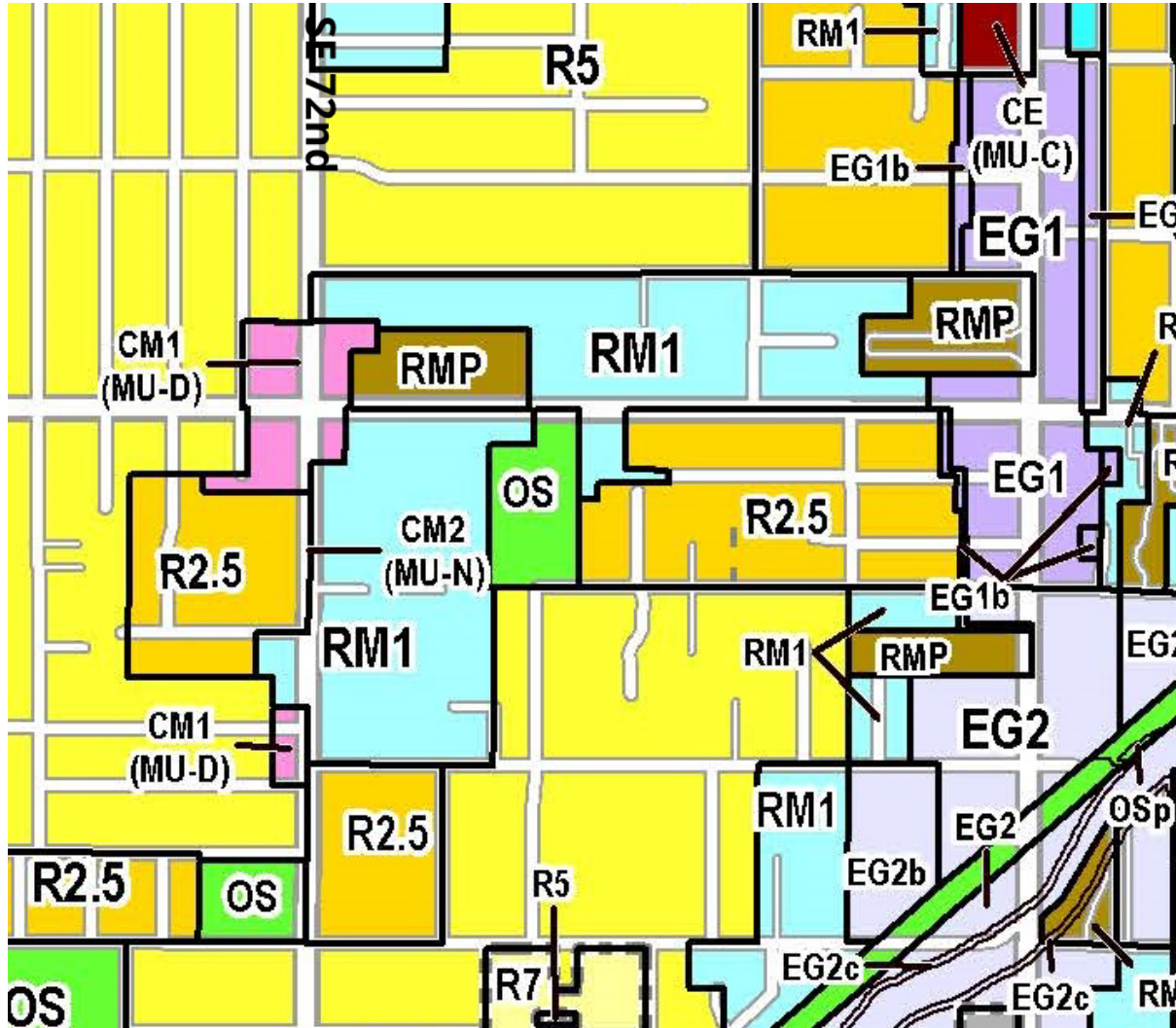
Malden Street Area

- Proposed for zone change from R2.5 to RM1
- Within proposed neighborhood center
- Located between SE 72nd and SE 82nd commercial hubs, close to school and park
- Would provide multi-unit housing opportunities off of major corridors
- Adjacent area north of SE Flavel already has RM1 zoning



Malden Street Area

Current and Proposed Zoning



Malden Street Area – R2.5 and RM1 Zones

Residential 2,500 (R2.5)

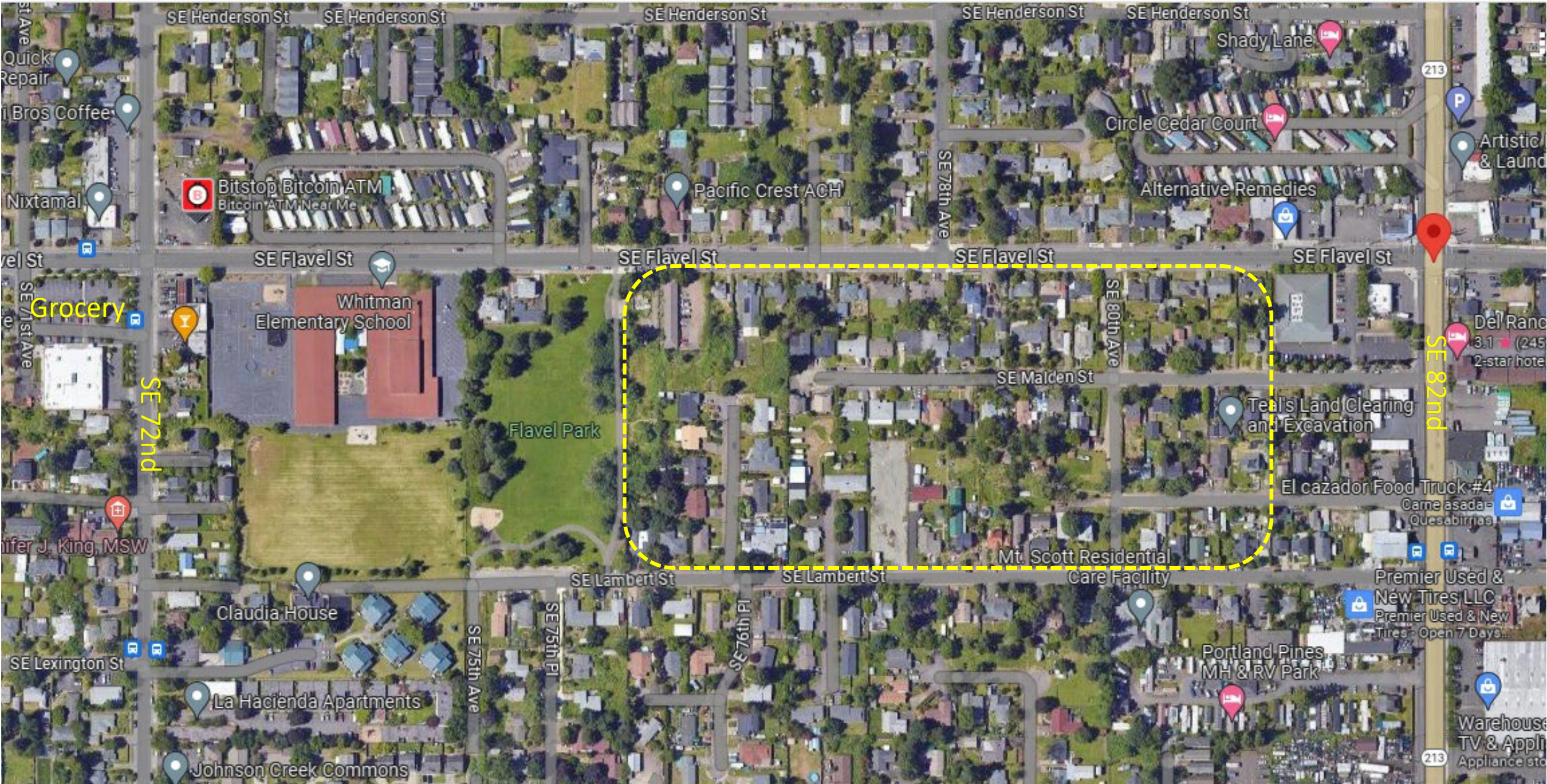


Residential Multi-Dwelling 1 (RM1)



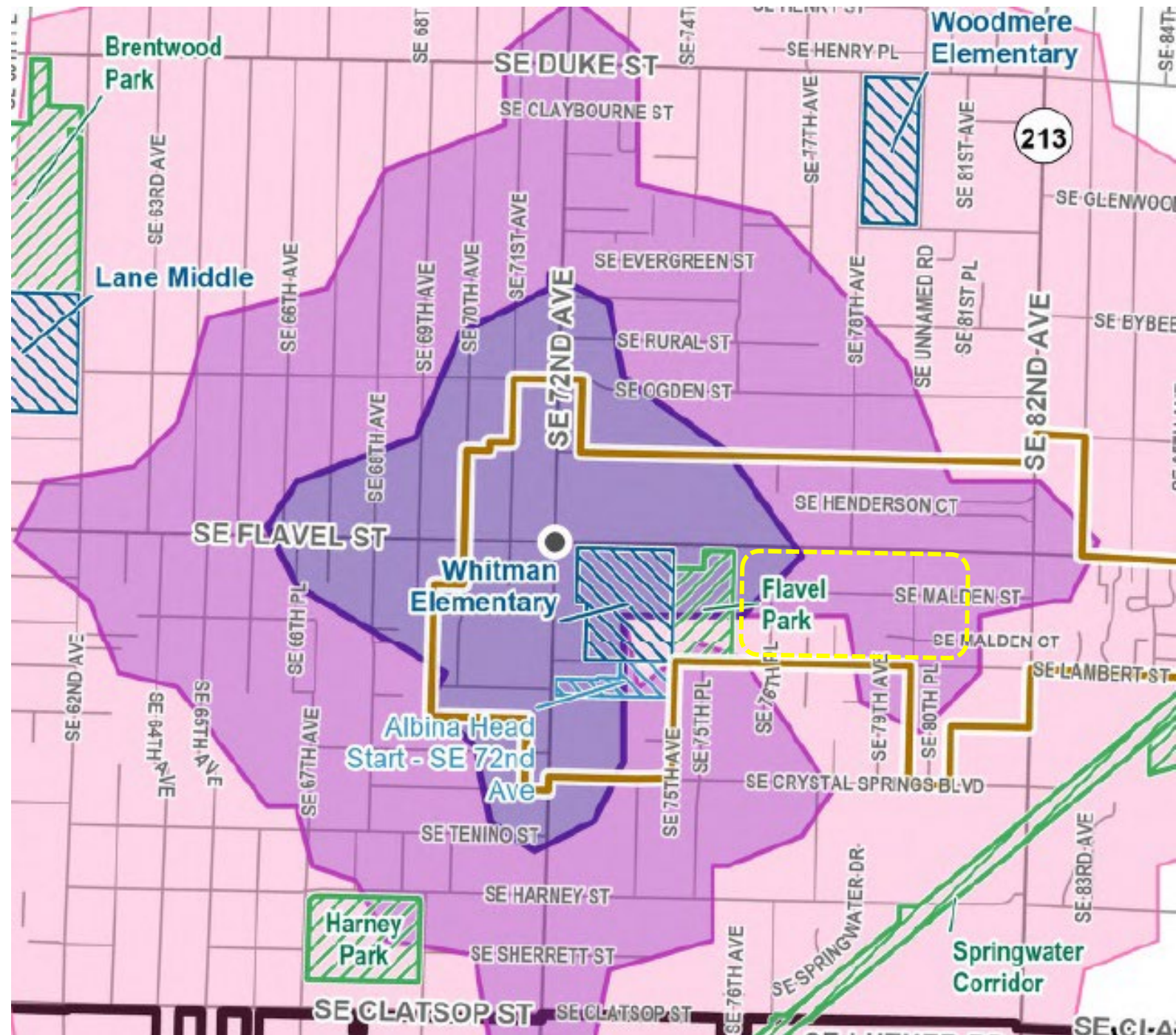
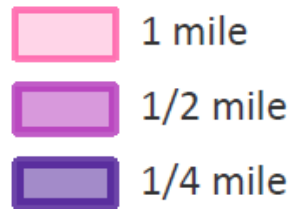
	R2.5	RM1
Building Height	35 feet (2-3 stories)	35 feet (2-3 stories)
Lot Coverage	45%	50%
FAR	.7:1 – 1:1	1:1
Maximum units	4 per lot (16 for cottage clusters)	Flexible – regulated by building scale

Malden Street Area



Malden Street Area

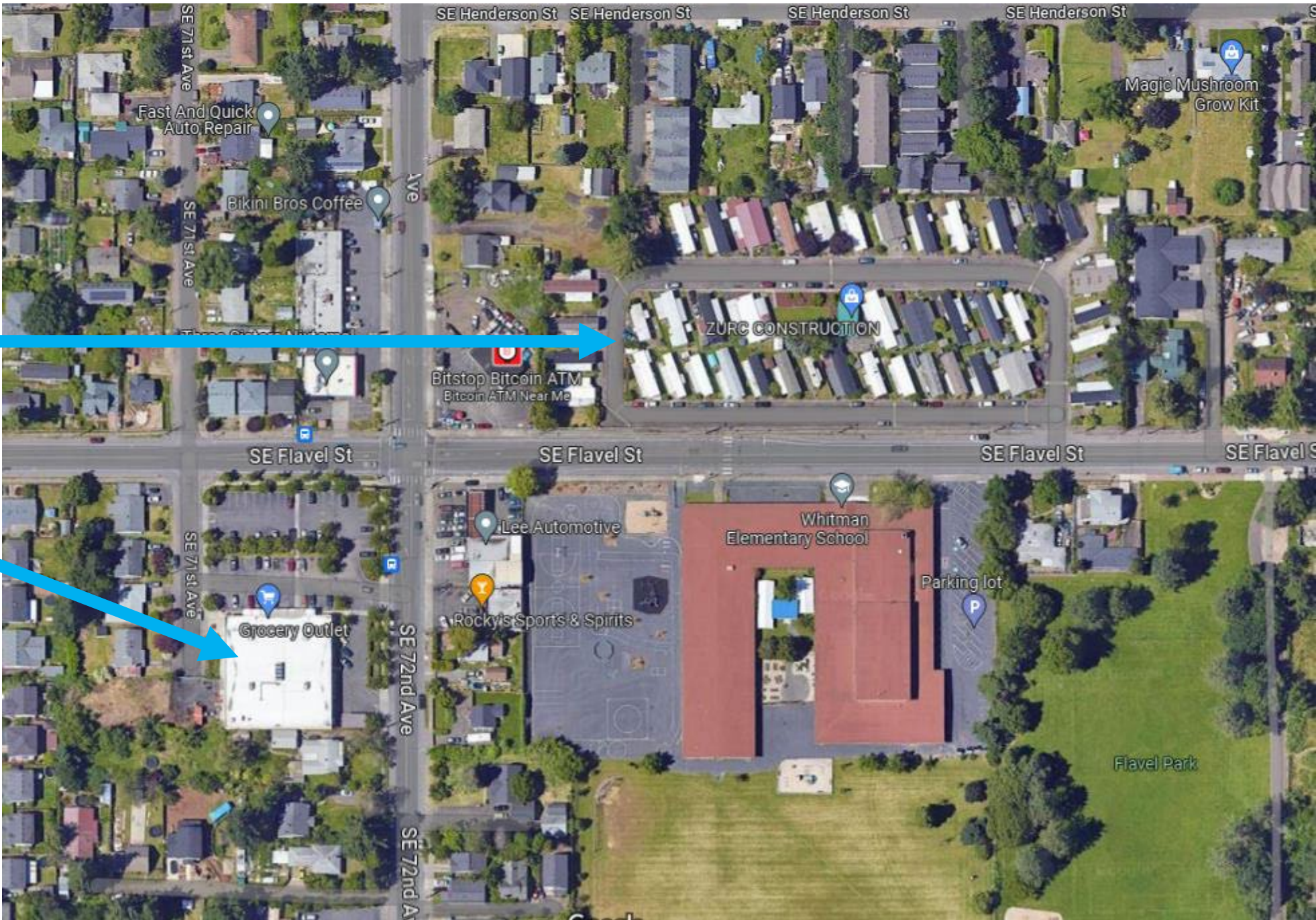
Walking distance from
commercial core of
proposed center



72nd and Flavel Area

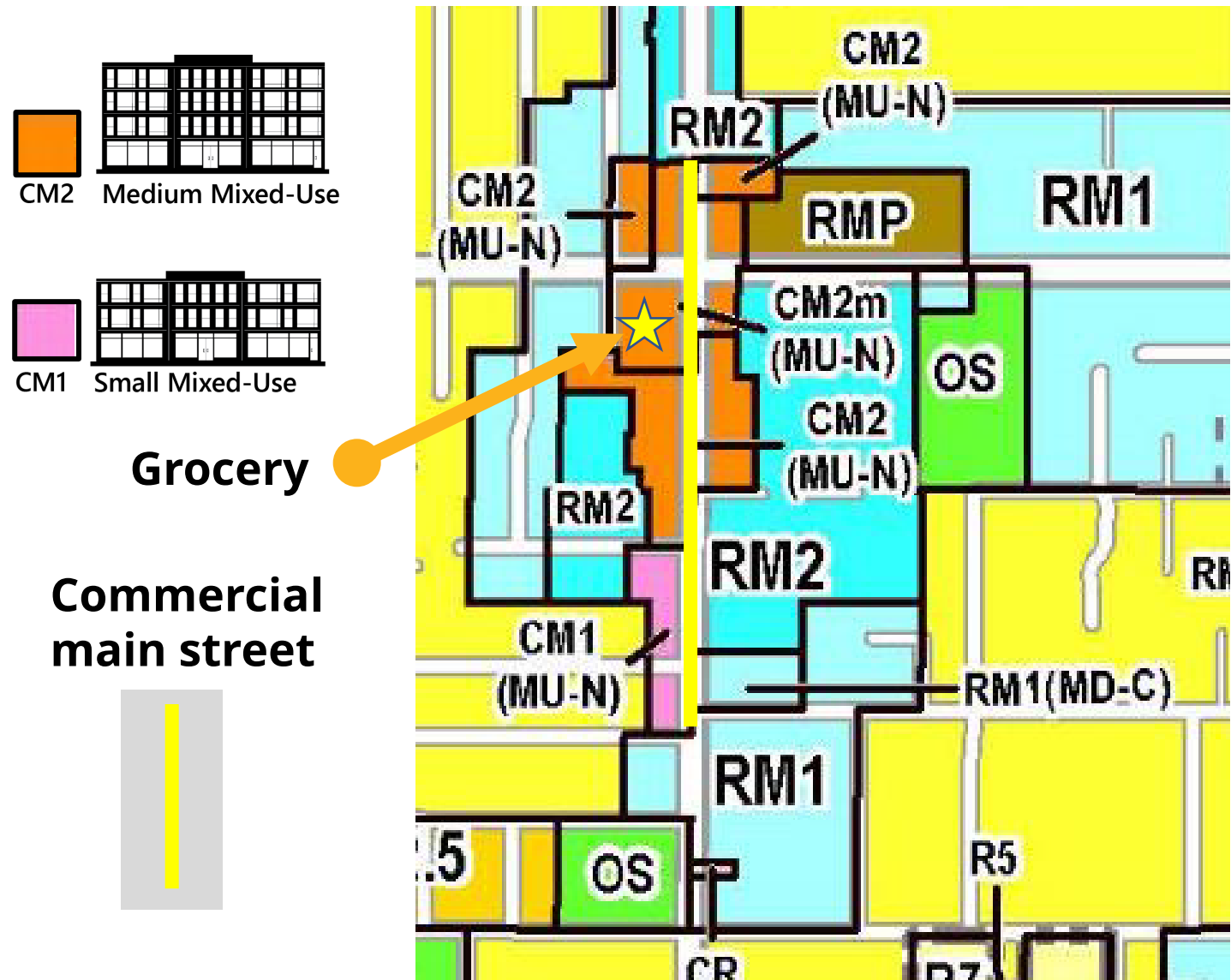
Manufactured dwelling park
(46 units, RMP zone)

Grocery
(now CM1, proposed CM2)



72nd and Flavel Area

SE 72nd zoning to foster a neighborhood business district



SE 72nd Avenue - transition over time



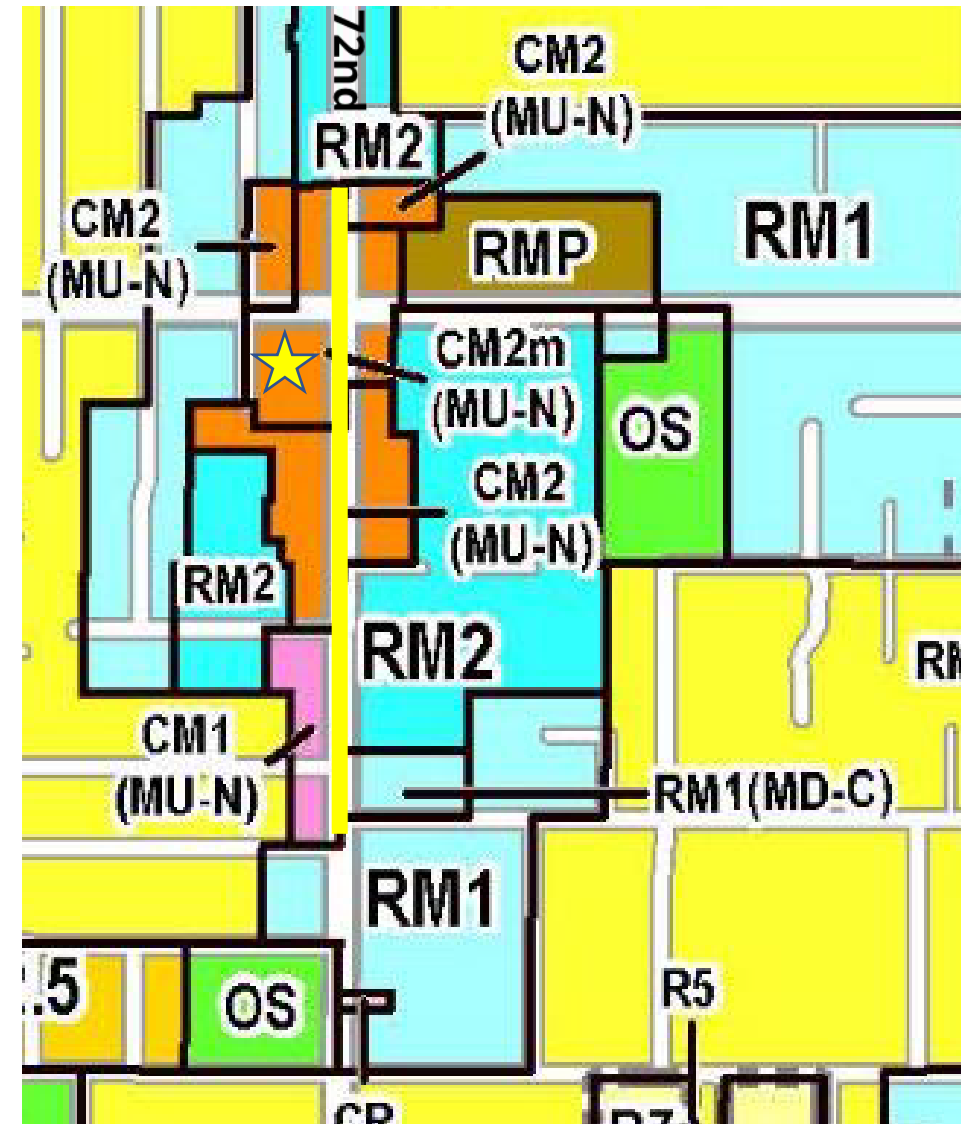
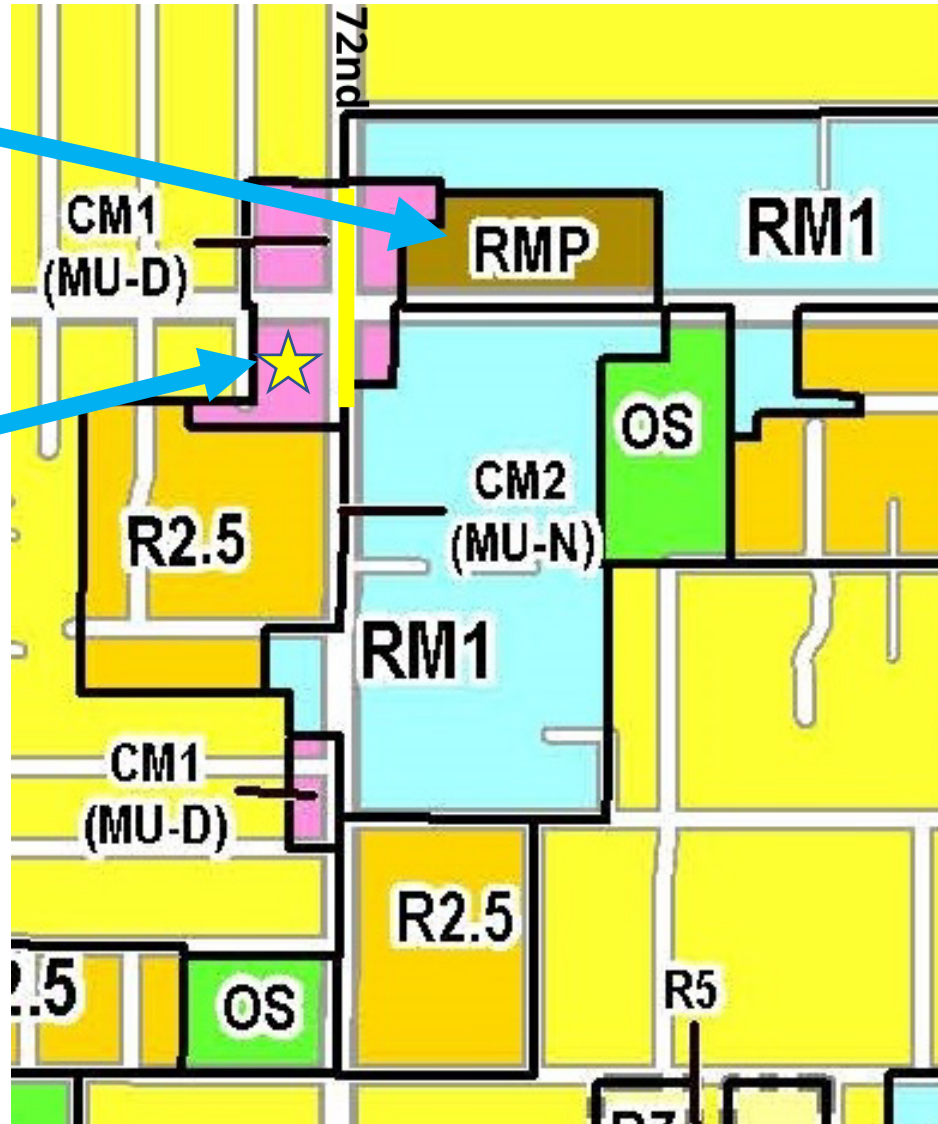
72nd and Flavel Area

Current and Proposed Zoning

Manufactured dwelling park
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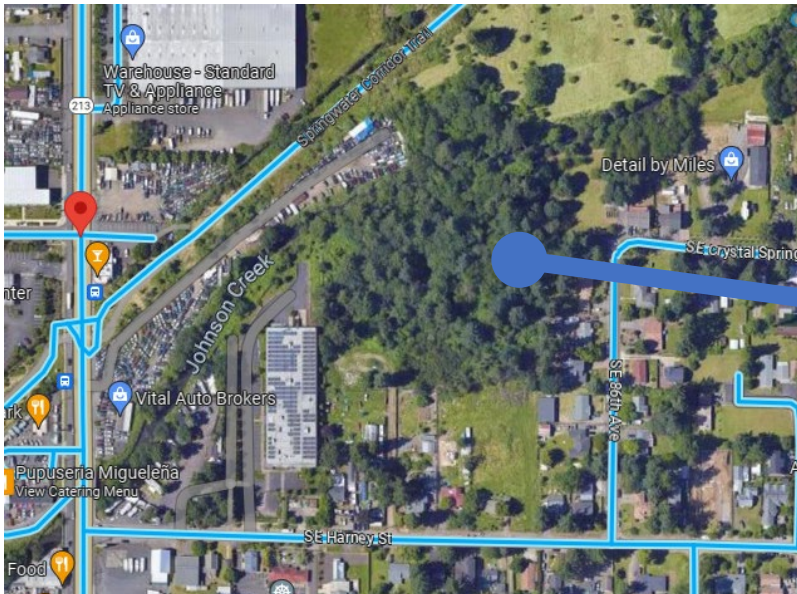
Grocery
(now CM1,
proposed CM2)

Commercial main street

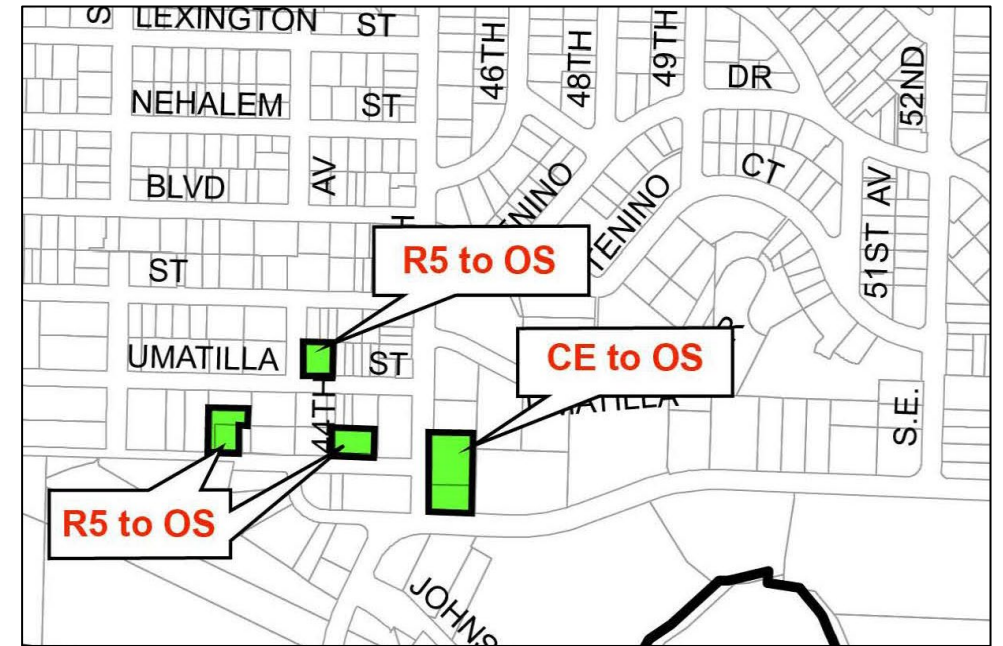


Rezones to Open Space Near Johnson Creek

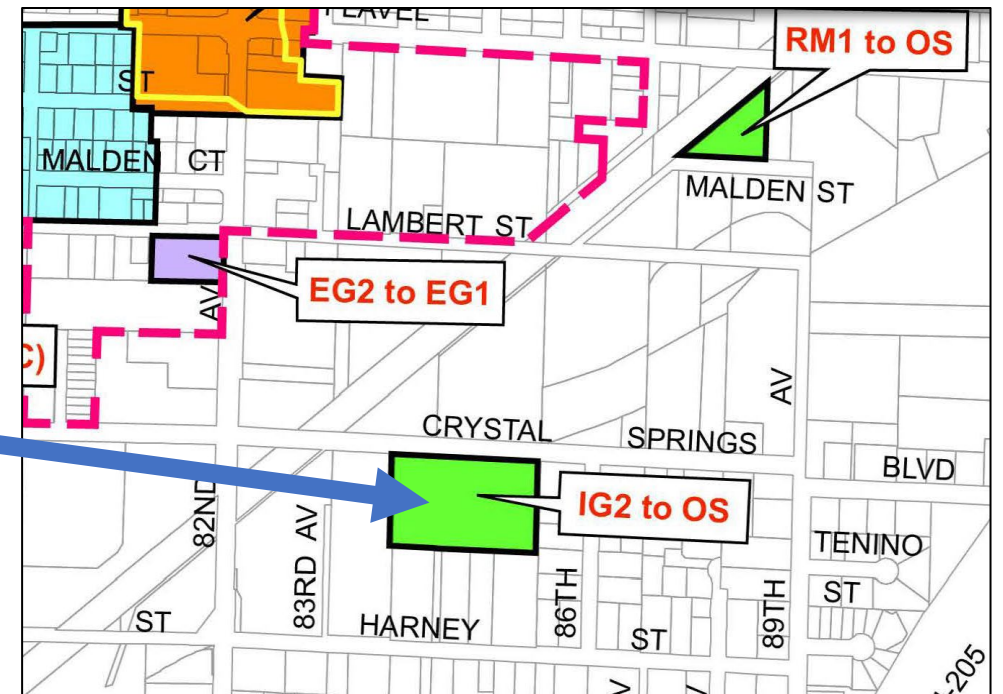
- Open Space zoning for Bureau of Environmental Services (BES) properties
- Floodplain and habitat restoration



SE 45th &
SE Harney
area



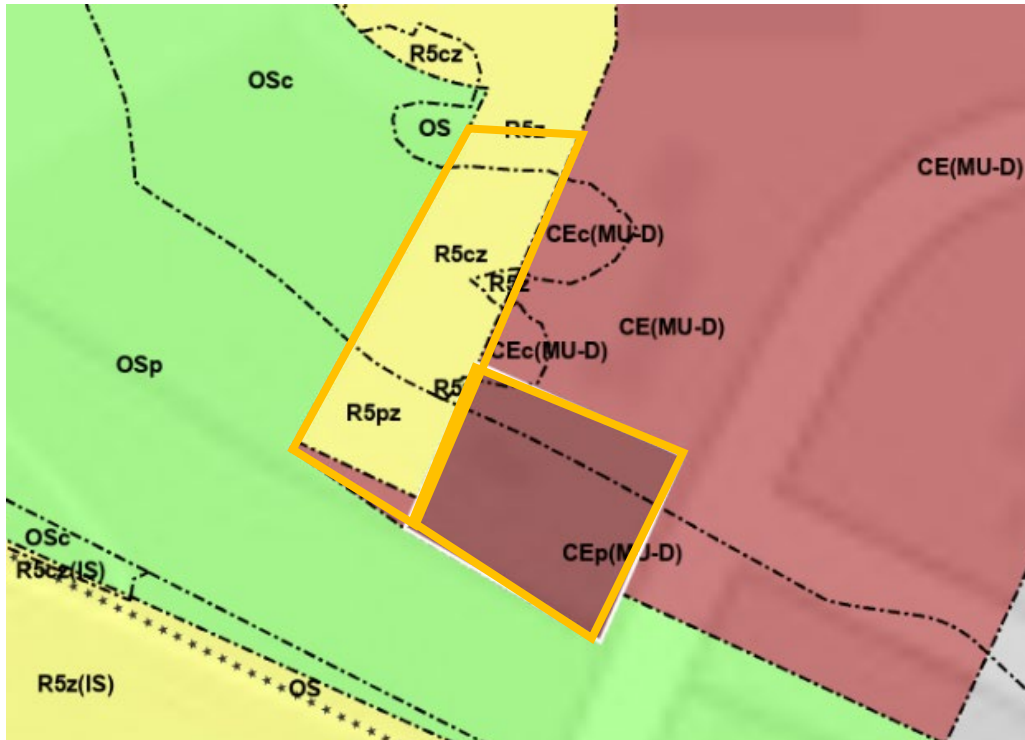
Springwater
Corridor east
of SE 82nd



Additional Open Space rezones Requested by BES

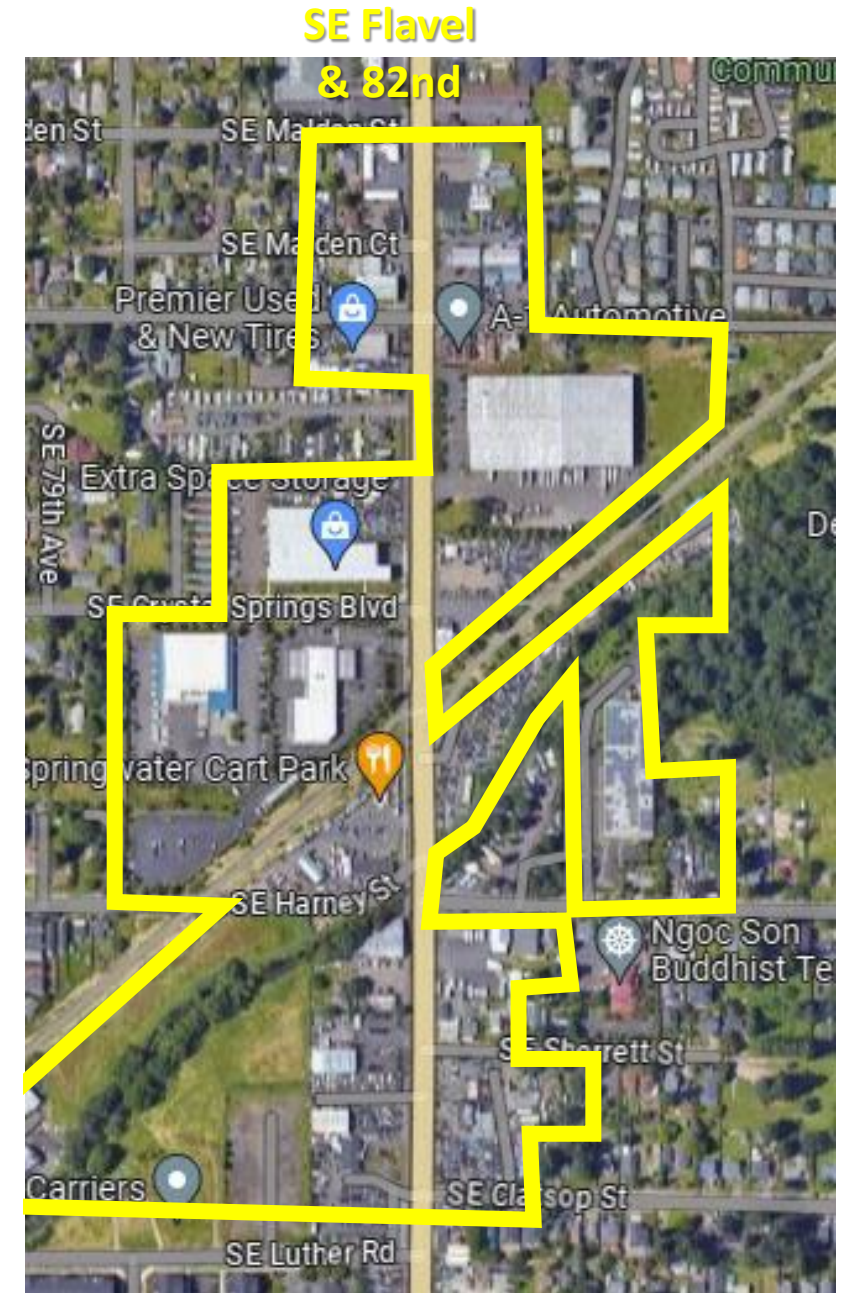
Two properties adjacent to Johnson Creek at SE 45th Place:

- **8449 SE 45th Place (6,490 SF): CEp zoning** (mostly within the p-environmental overlay zone)
- **Adjacent property (9,625 SF): R5pc** (mostly within p and c environmental overlay zones)



Employment/Industrial Zoning – South End of 82nd

- Area includes large-site employment, warehouses, light industrial uses
- Preserving employment land a City priority
- Outside project scope



Transportation Topics



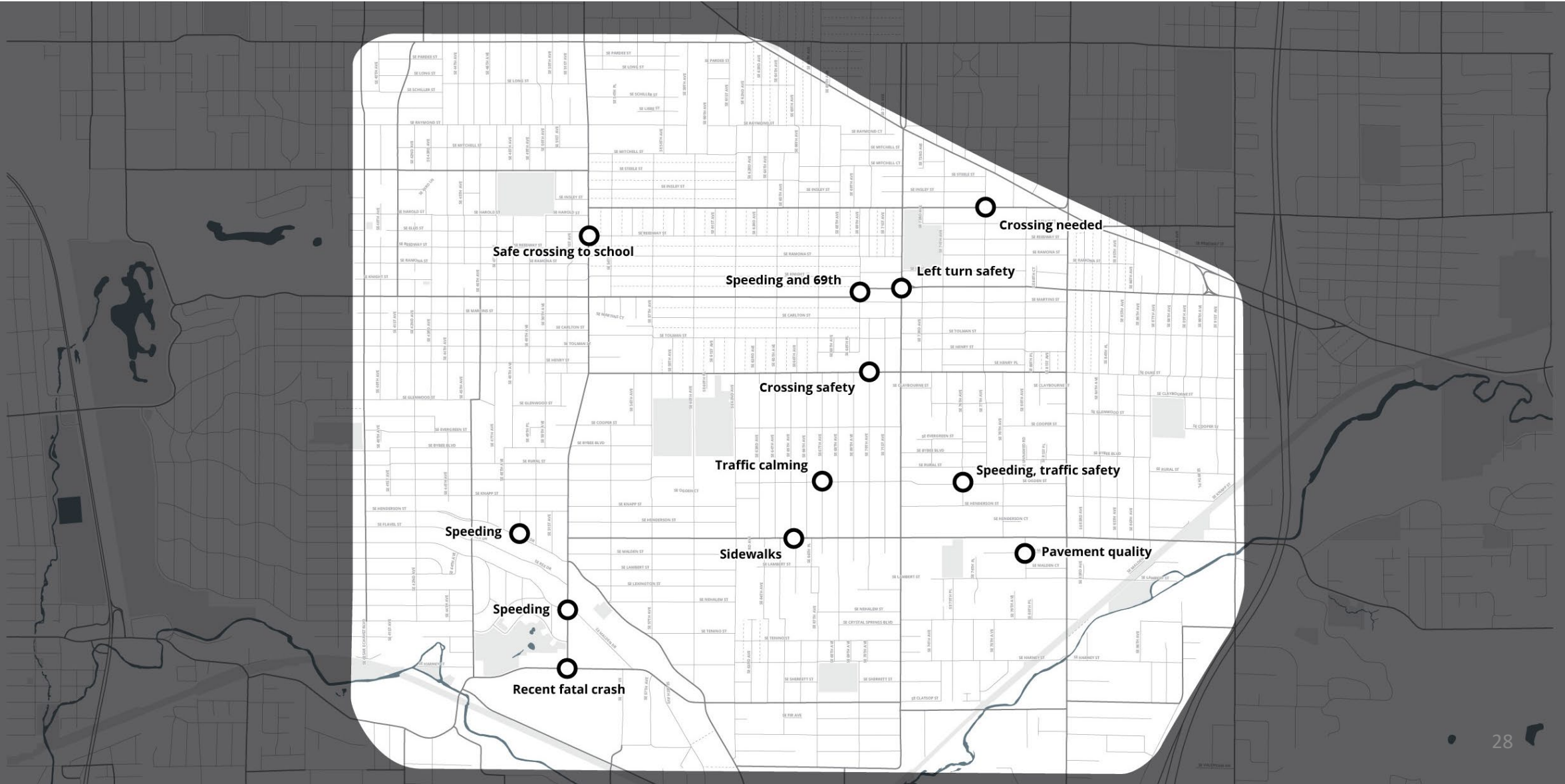
Topics Raised by Planning Commissioners

Transportation

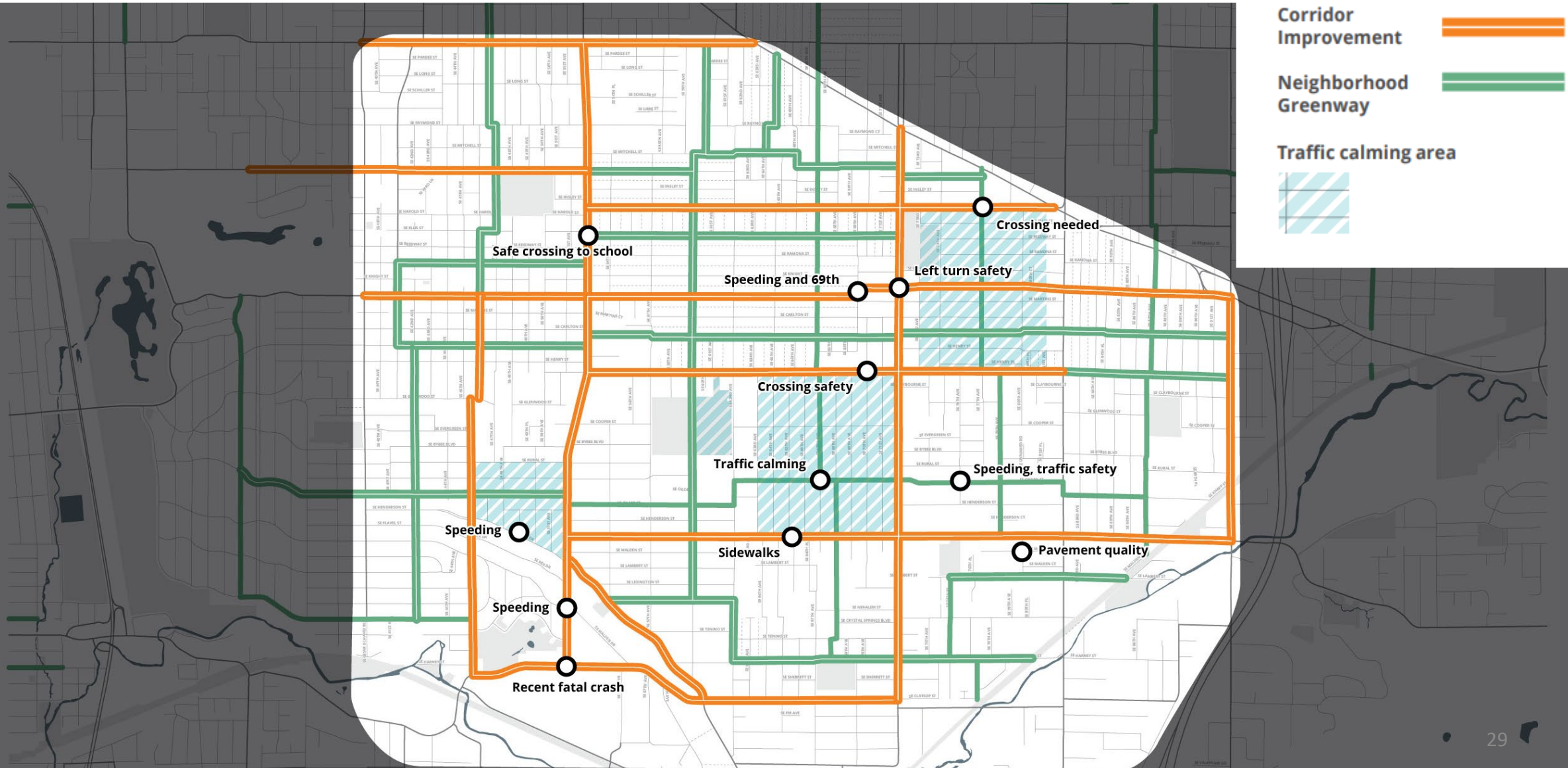
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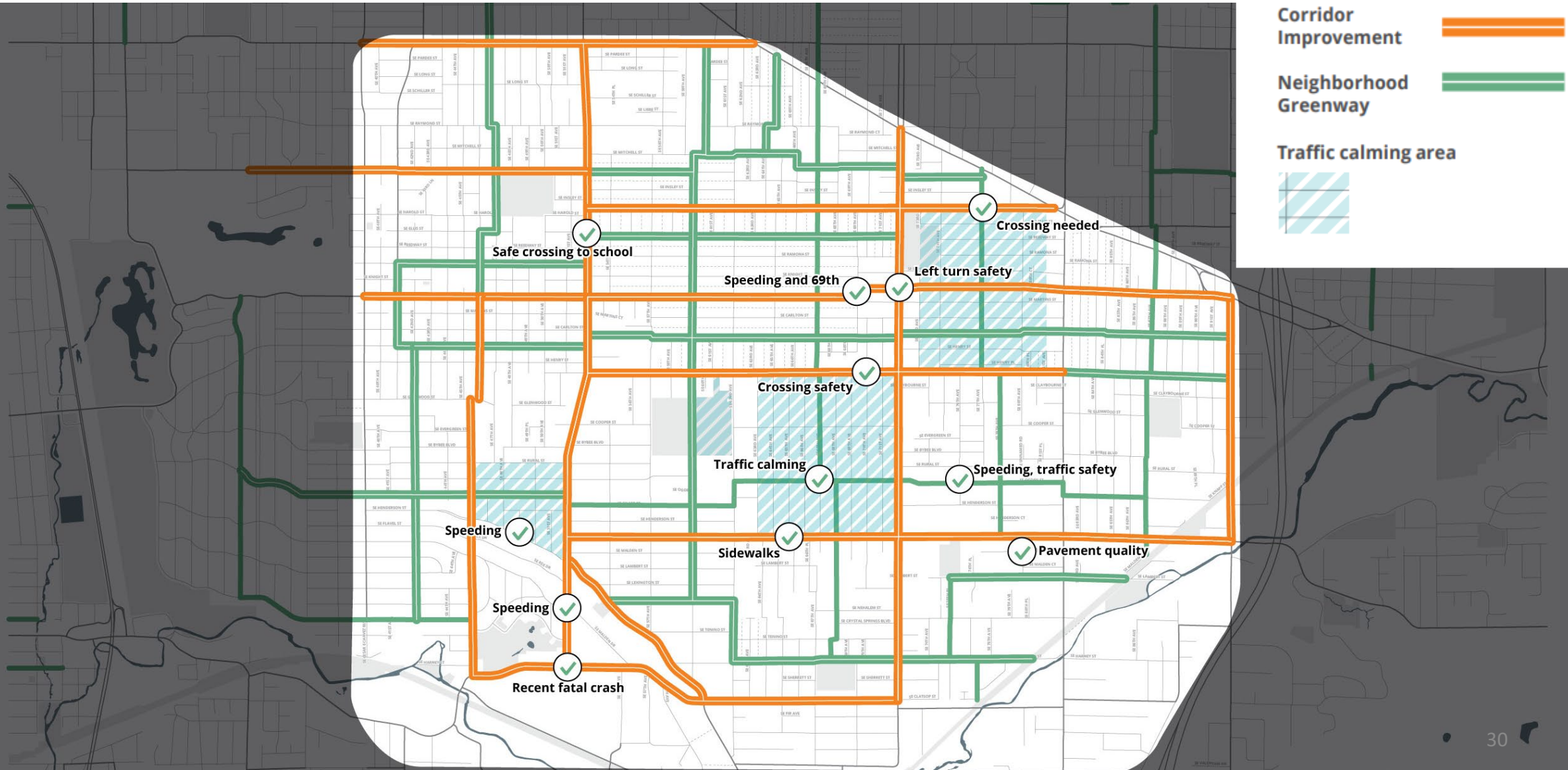
1. Testimony and traffic safety



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1. Testimony and traffic safety

Urgency: What is underway now?

Recently finished and under construction

69th and Woodstock quick build

70s Neighborhood Greenway

Arleta Triangle Square

Coming soon (funded)

Brentwood Darlington Multi Modal Project (Duke, Flavel, Knapp-Ogden NG)

60s Neighborhood Greenway (construction 2023)

82nd Ave Crossings
@ Tolman and Lambert

Woodstock traffic calming

Future opportunities

Paving on SE 52nd Ave

Grant opportunities

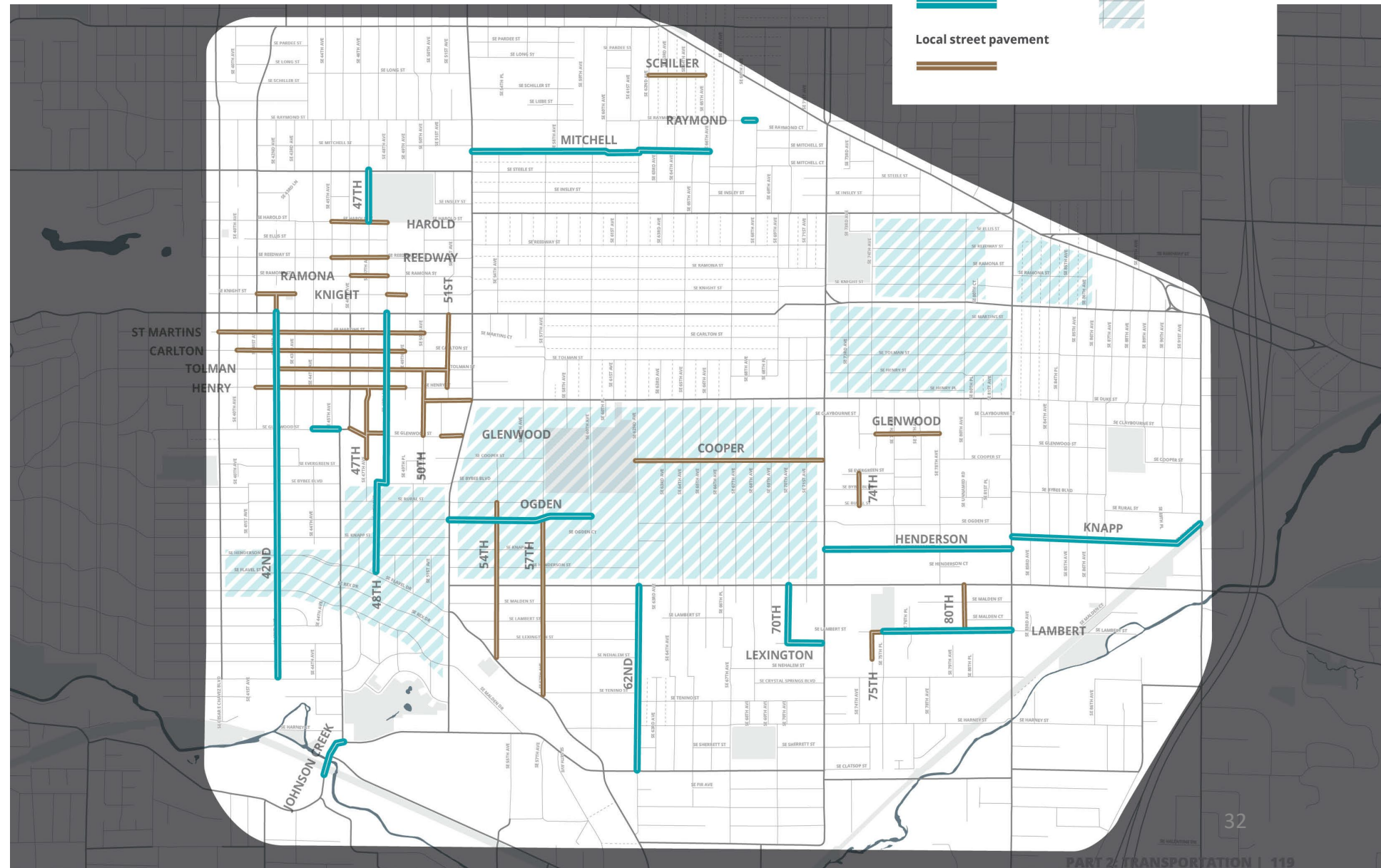
2. Local street improvements

Traffic calming and fixing pavement condition are trying to solve the same problem:

Comfort for people walking, biking, and rolling

Streets with pavement need traffic calming

Unpaved streets need pavement



2. Local street improvements

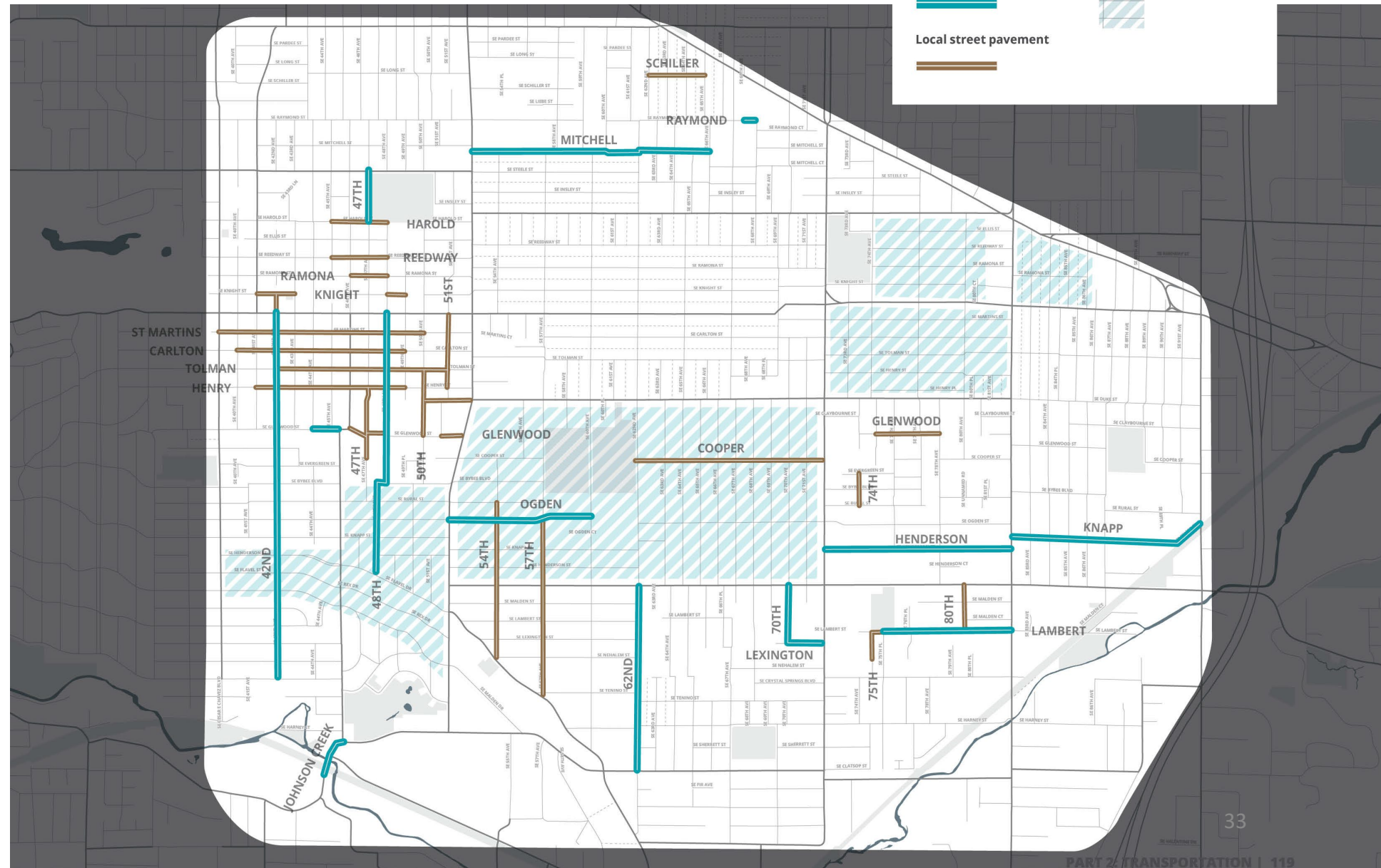
What will
improving these
local streets look
like?

It depends:

Full street
construction is very
expensive

There is no
dedicated funding

Errol Heights Street
Improvement Project
is instructive

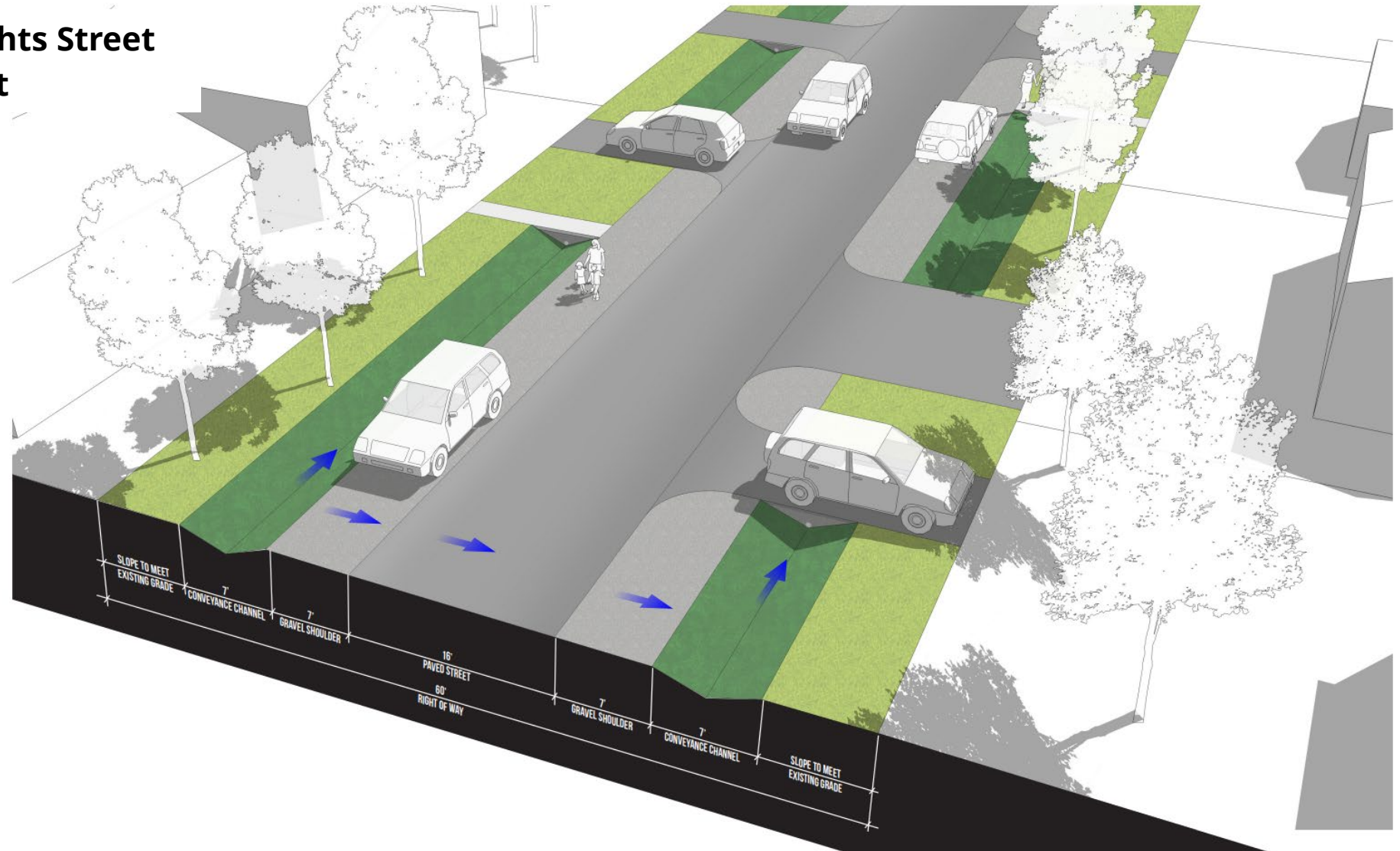


2. Local street improvements

Design for Errol Heights Street Improvement Project

Shared residential street with traffic calming:

- Narrow streets that meet 15 mph shared street standard
- Speed humps
- Chicanes



2. Local street improvements

How about traffic calming?

Plan identifies areas for continued study

Plan lacks resources to develop traffic calming strategies for these areas

Brentwood
Darlington core area
stands out as
especially significant

There is no
dedicated funding
for implementation



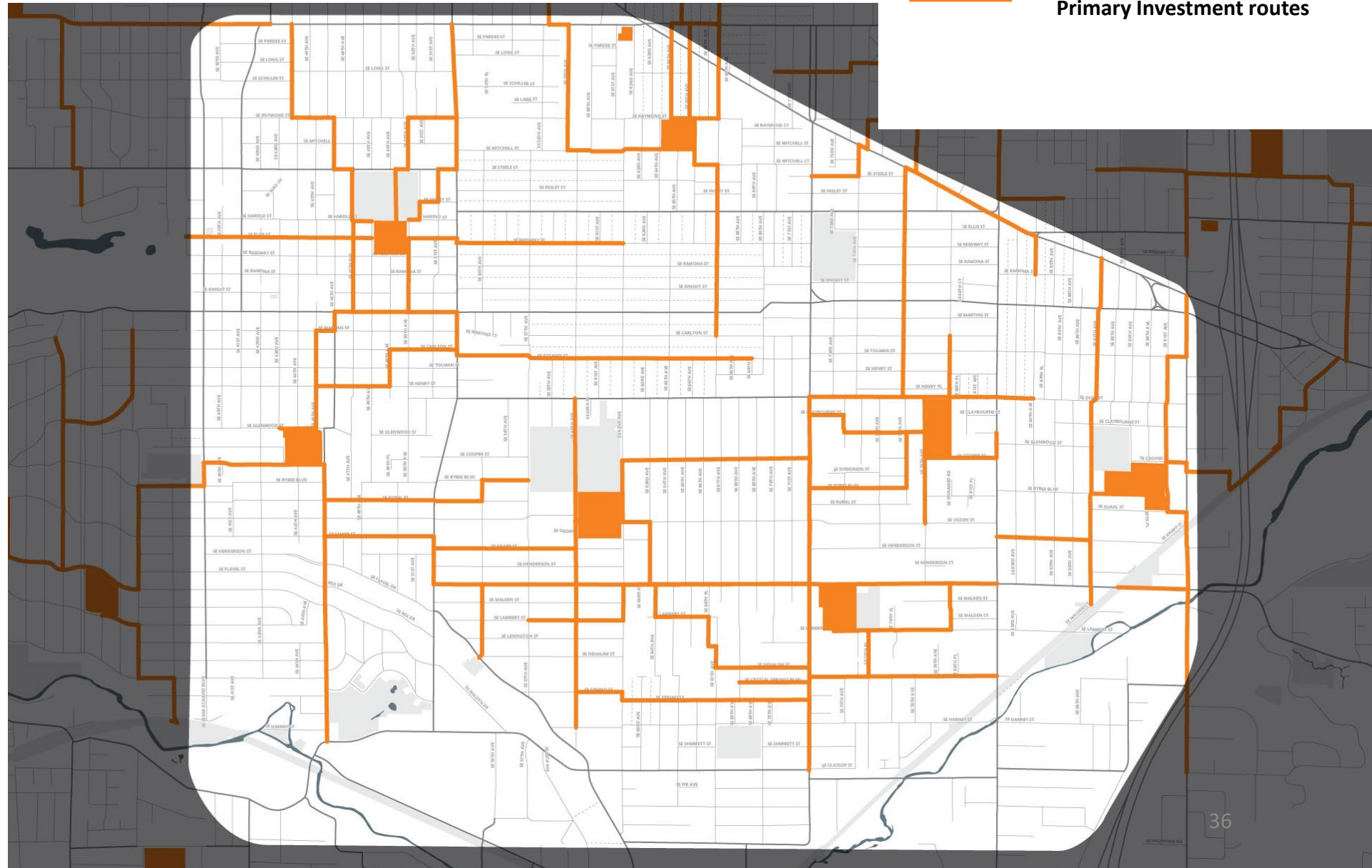
2. Local street improvements

Safe Routes to School alignment

Projects and local street improvements are aligned with the Primary Investment Routes for Safe Routes to School

Safe Routes to School

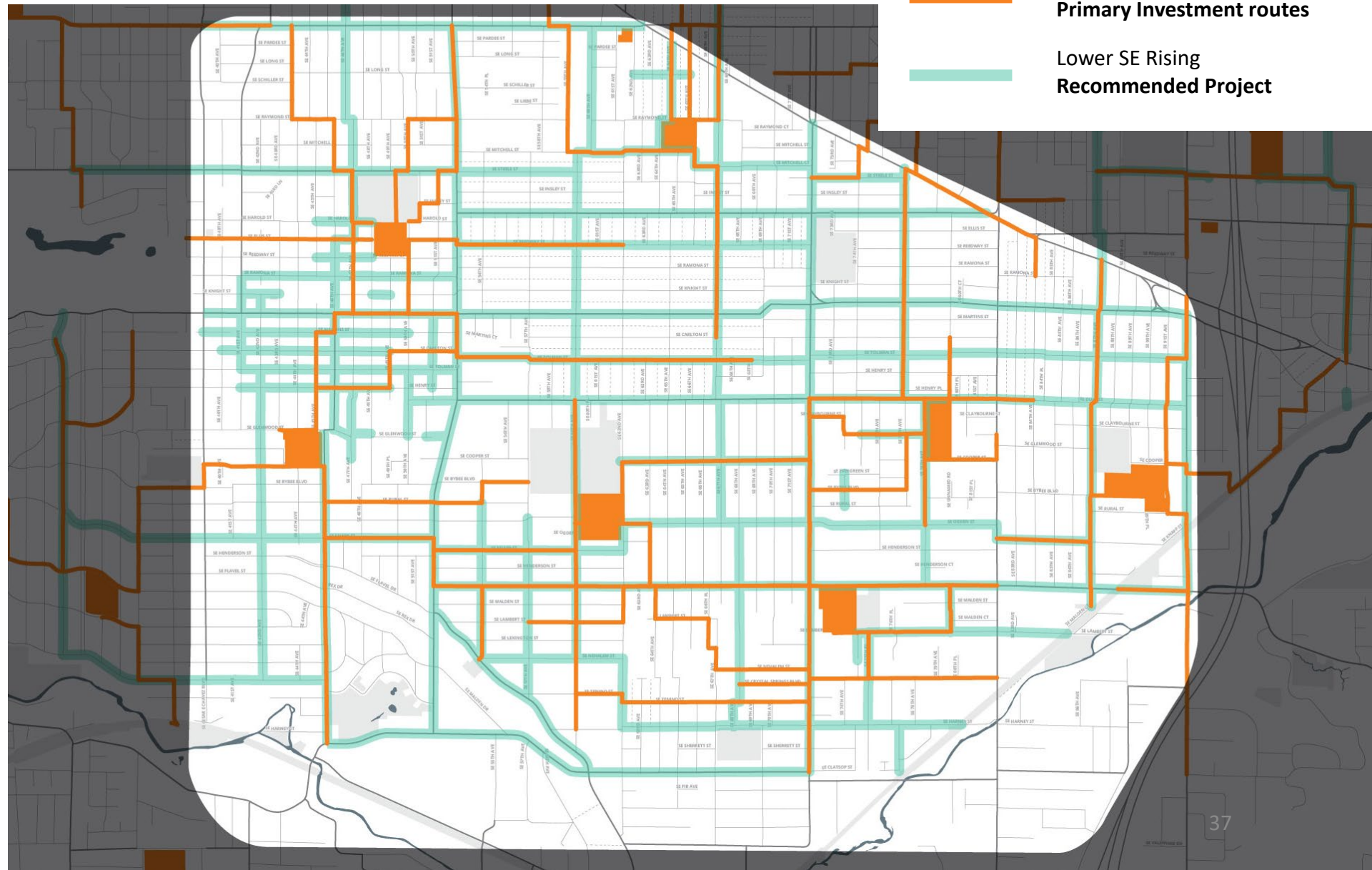
Primary Investment routes



2. Local street improvements

Safe Routes to School alignment

Projects and local street improvements are aligned with the Primary Investment Routes for Safe Routes to School



3. Transportation priorities

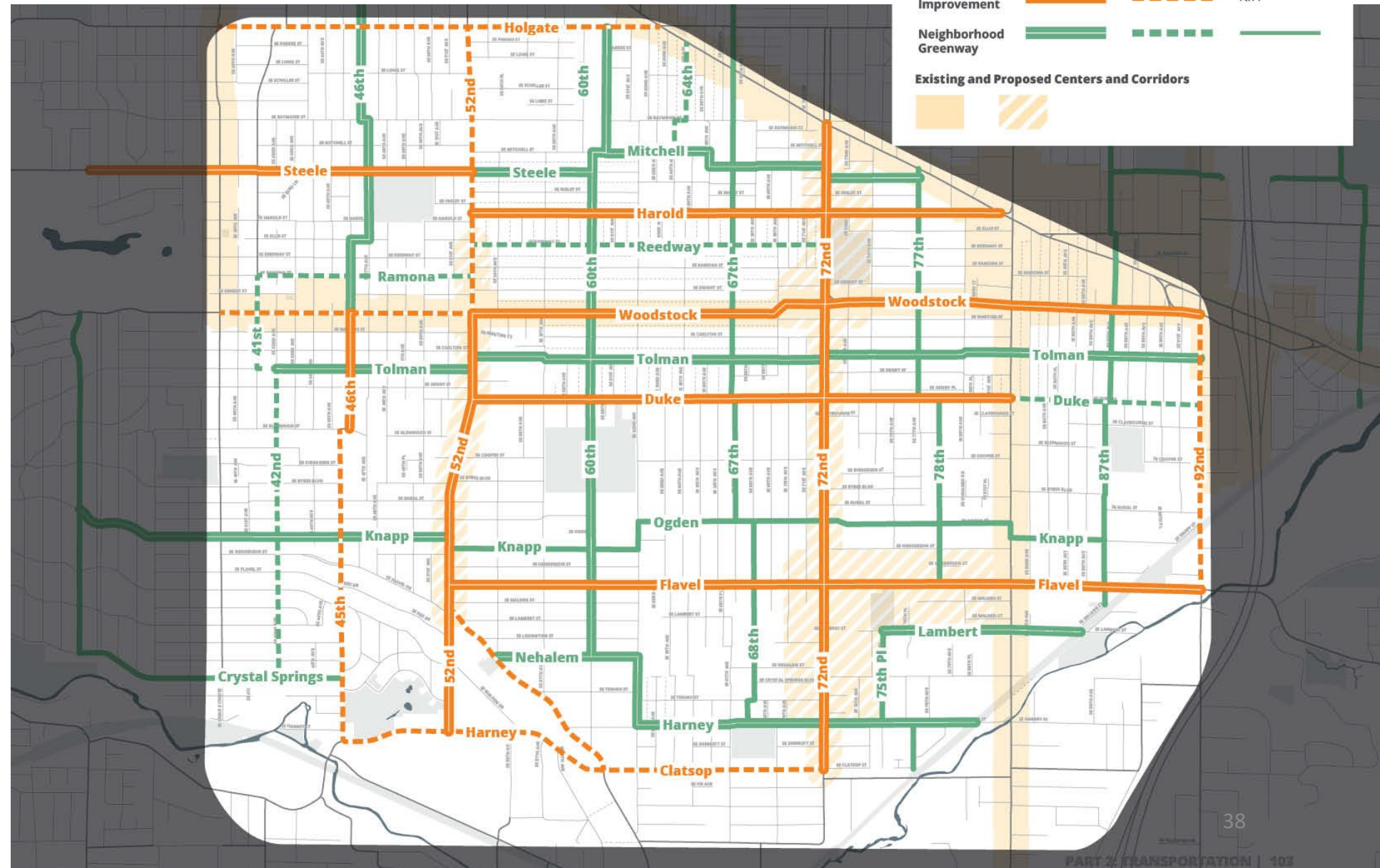
Recommended projects prioritized into two Tiers

Tier 1

Projects PBOT will focus project development and funding efforts on in the next 5 years

Tier 2

Projects that will not be as much of a focus



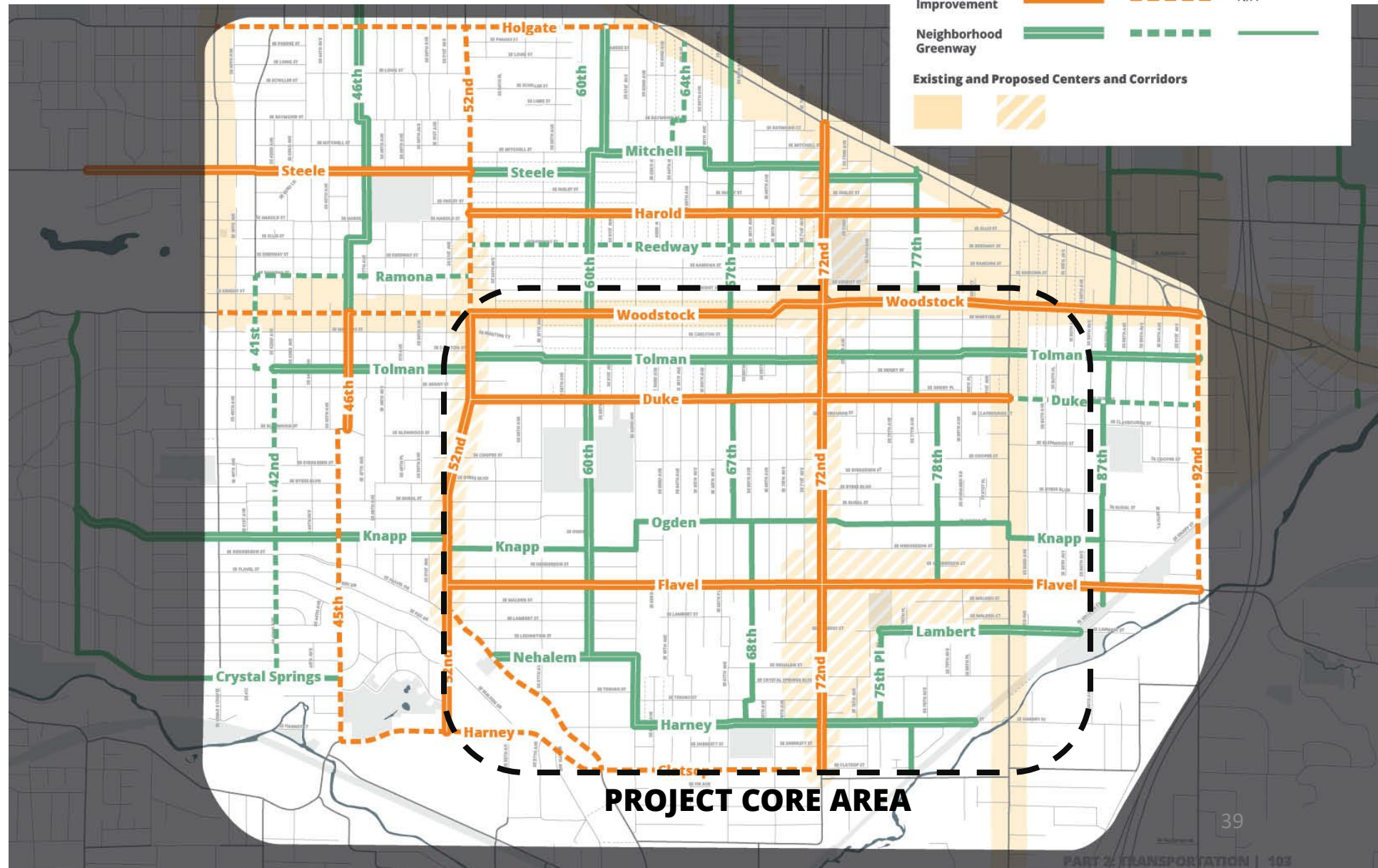
3. Transportation priorities

Prioritization Factors

In project core area

Co-located with center/corridor designation

A street with frequent transit

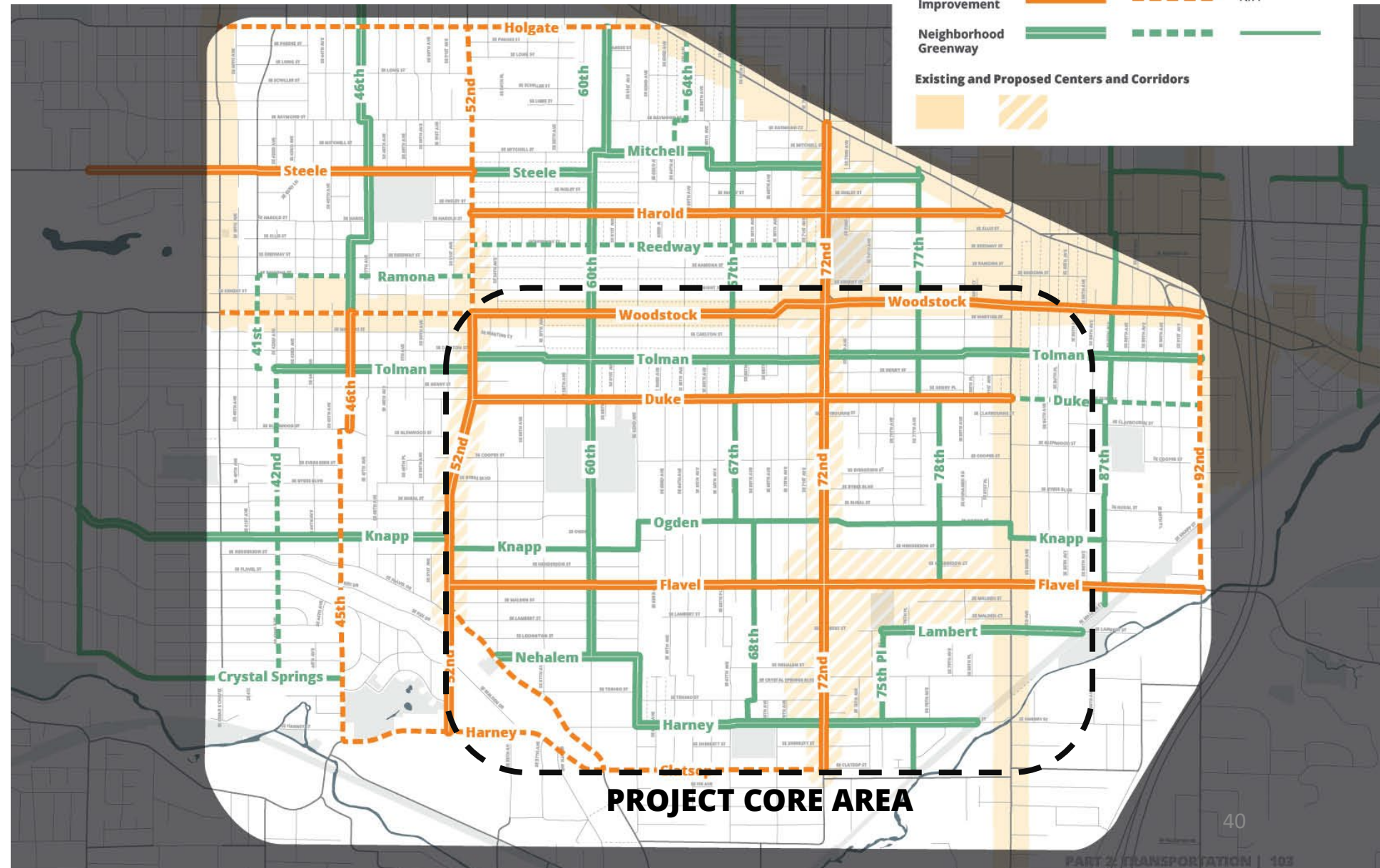


3. Transportation priorities

Relationship to surrounding area

Core area was initially the full project area

Expanded once realized a need for a broader look at transportation system connectivity



Planning Commission Next Steps

Schedule subject to change

Today: Work Session

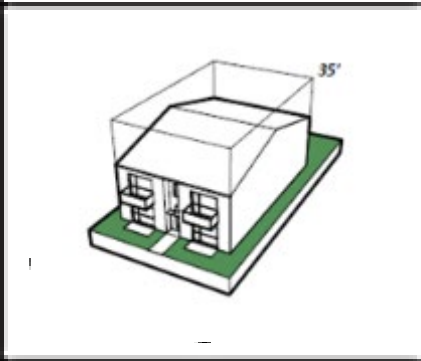









Nov. 28: Work Session & Recommendation



Resource Slides



Overview of Zones

Multi-Dwelling Zones		Commercial/Mixed Use Zones		
RM1	RM2	CR	CM1	CM2
				
				
2-3 stories Compatible with single-family areas	3-4 stories In centers and corridors	2 stories “Corner stores” in residential areas	2-3 stories Small-scale mixed-use zone	3-4 stories Mid-scale zone in centers and corridors

Affordable Housing Preservation

Zone changes avoid sites with:

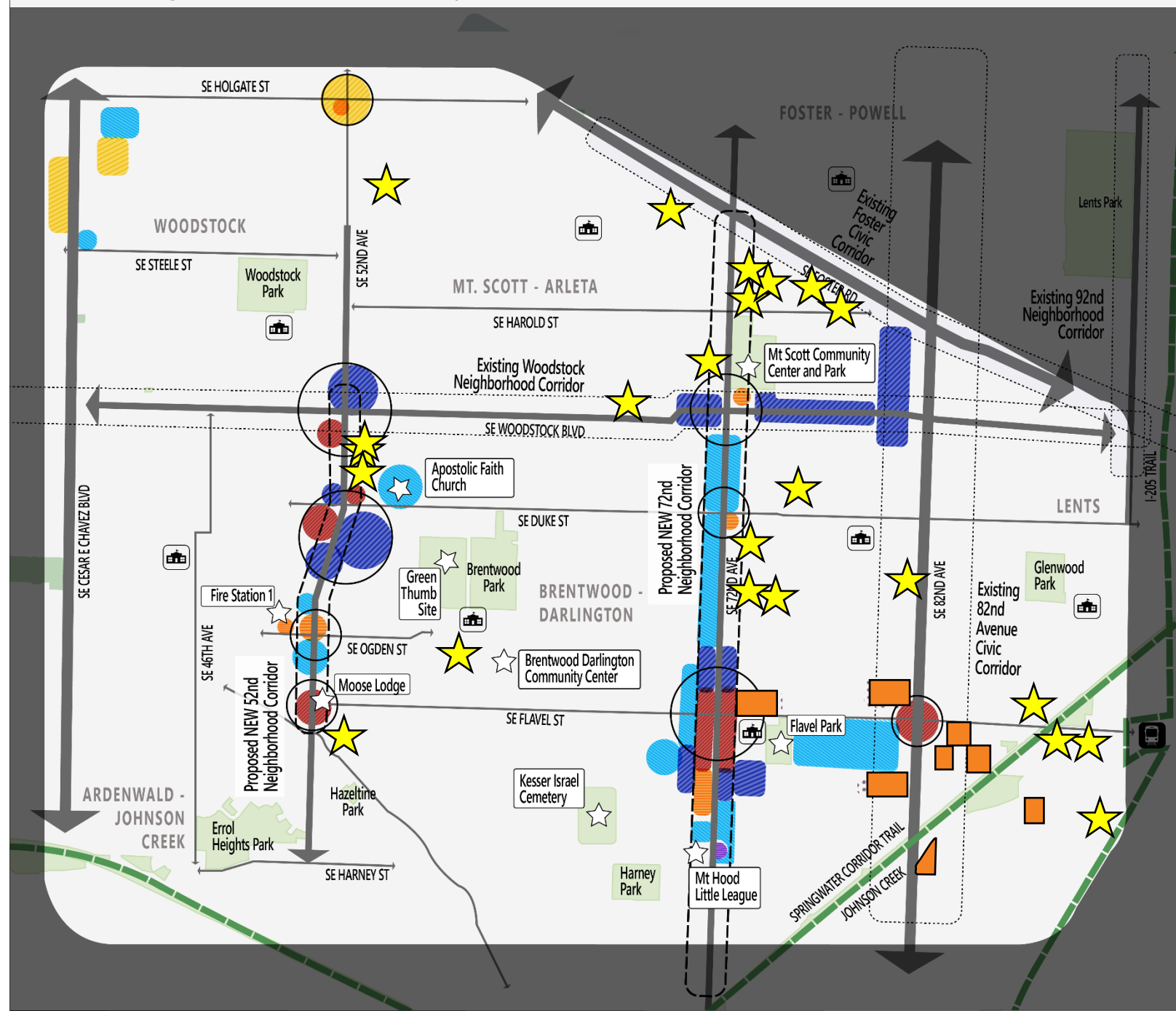


Unregulated low-cost apartments

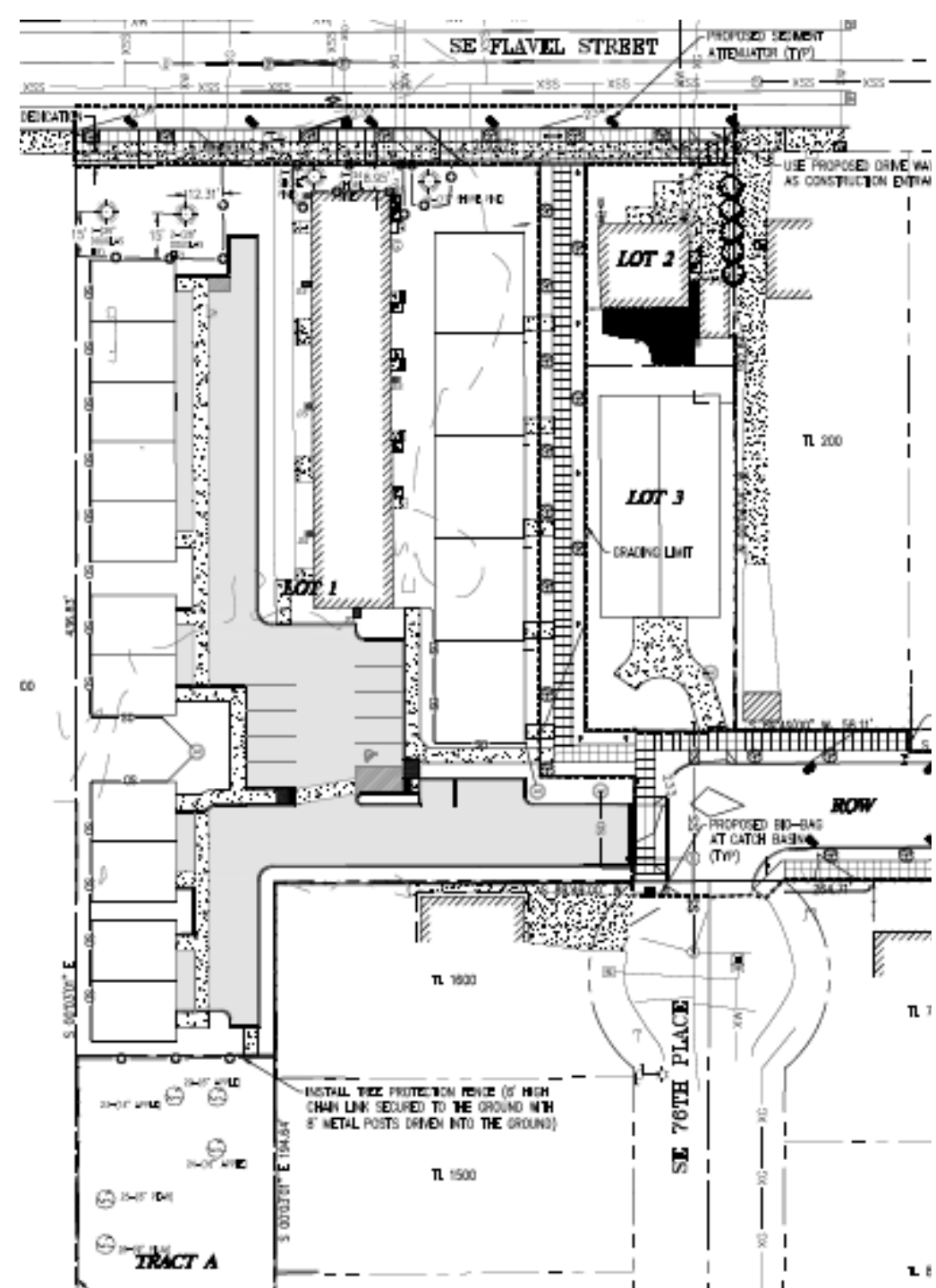
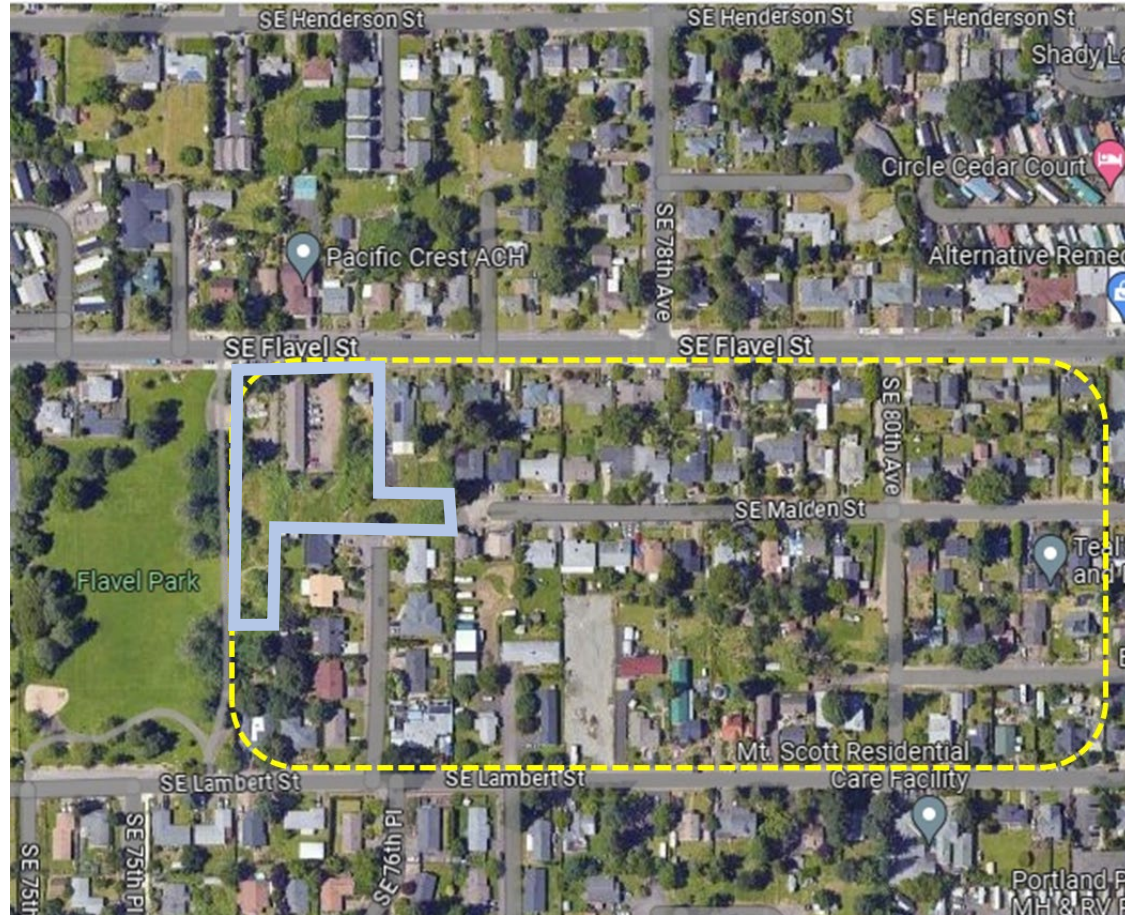


Manufactured dwelling parks (retain RMP zoning)

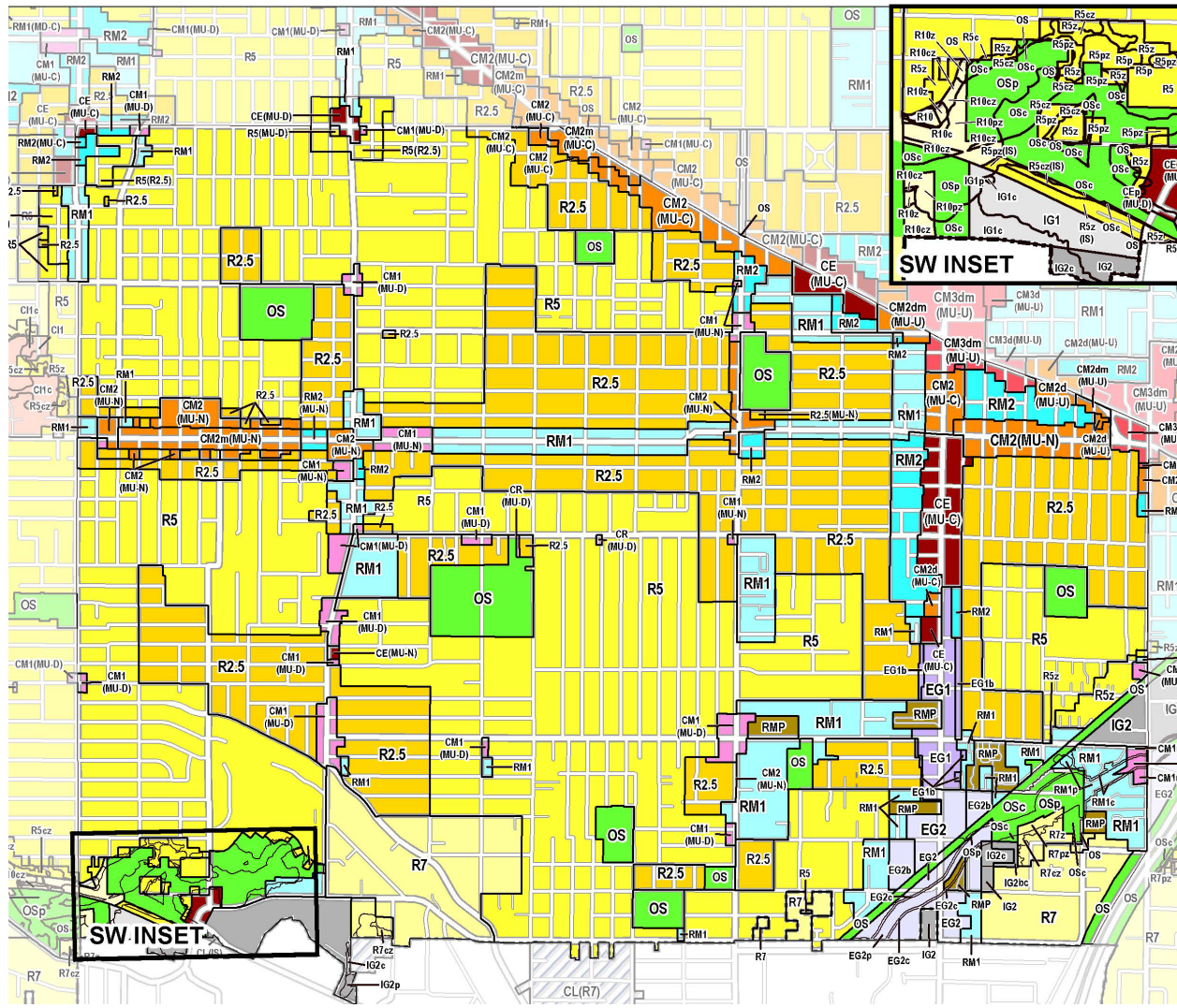
Lower SE Rising Plan - Land Use Growth Concept



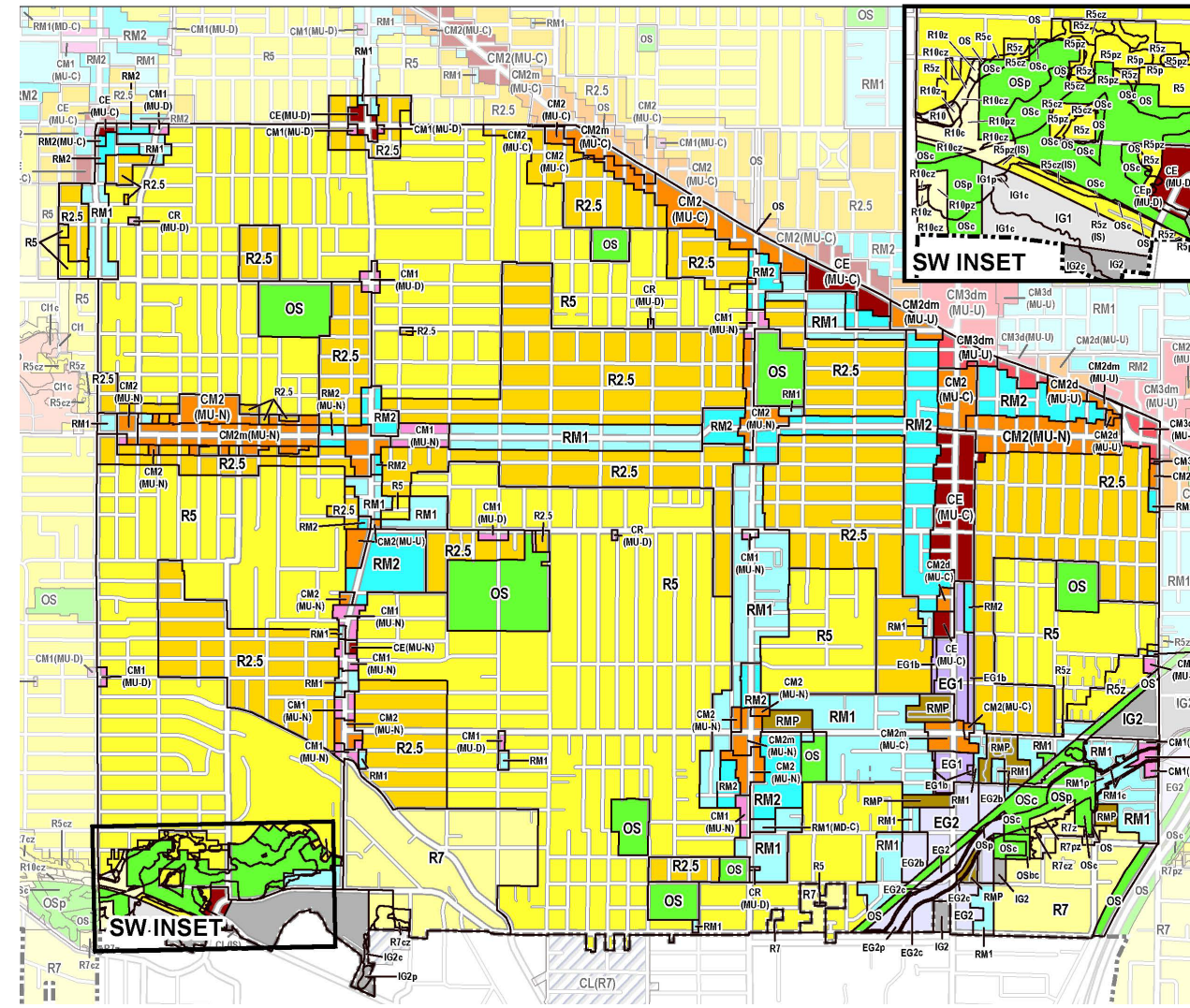
Malden Street Area: Recently Approved RM1 Project



Existing Zoning



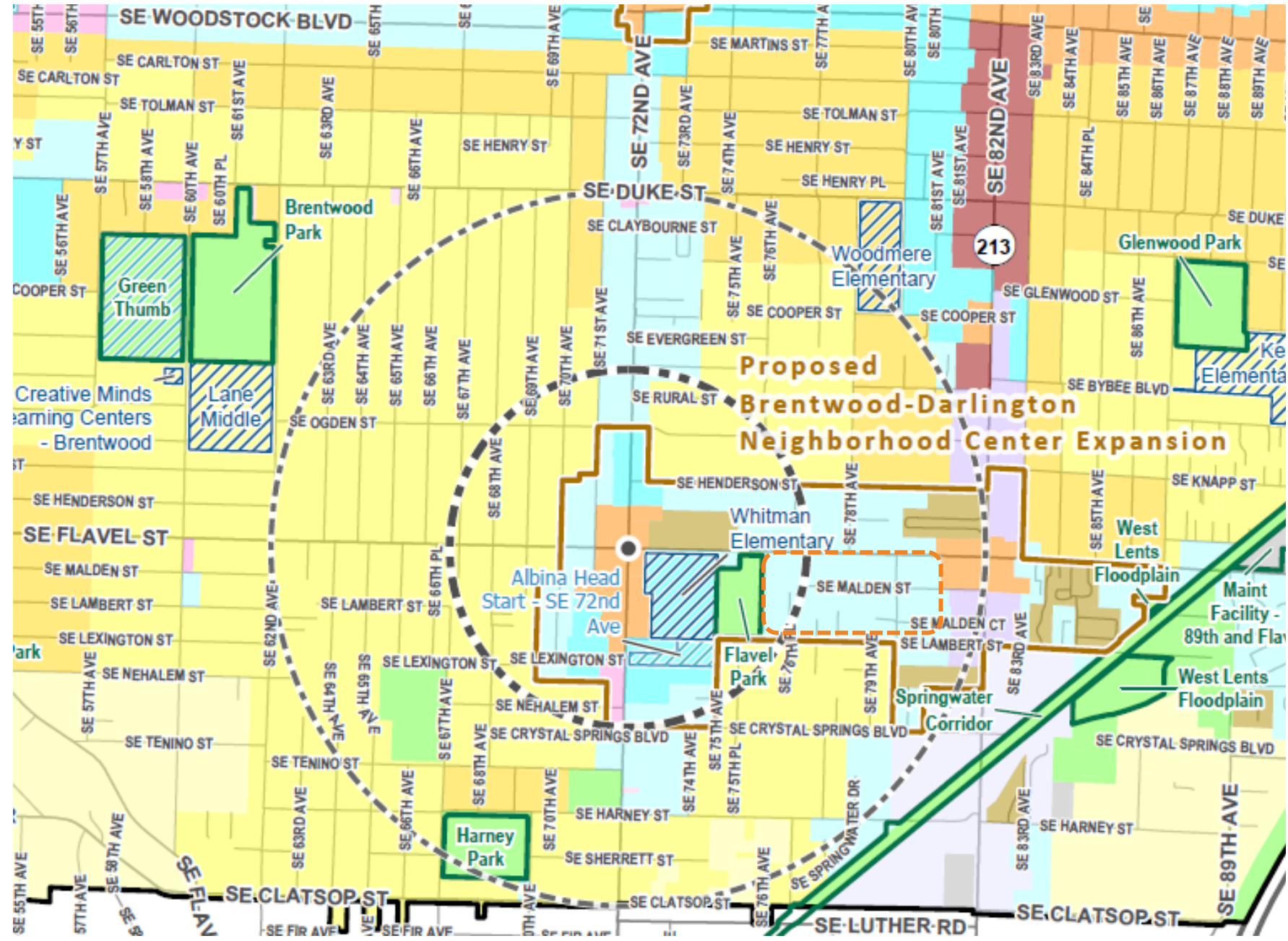
Proposed Zoning



Proposed Zoning Map



Malden Street Area



- SE Flavel & SE 72nd Intersection
- SE Flavel & SE 72nd 1/2 Mile Buffer
- SE Flavel & SE 72nd 1/4 Mile Buffer

72nd and Flavel Area

SE 72nd zoned to foster a neighborhood business district

