



# SE 122<sup>nd</sup> Avenue Study

Planning and Sustainability  
Commission Briefing  
February 22, 2011



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



# Tonight's Presentation

1. Study Findings and Recommendations
2. Health Partnerships and Perspective
3. Community Perspectives



# Why Do This Project?



**“HEALTH LENS”**



# Project Goals

Explore ways to create a viable, sustainable, and healthy SE 122<sup>nd</sup> Avenue corridor in the future:

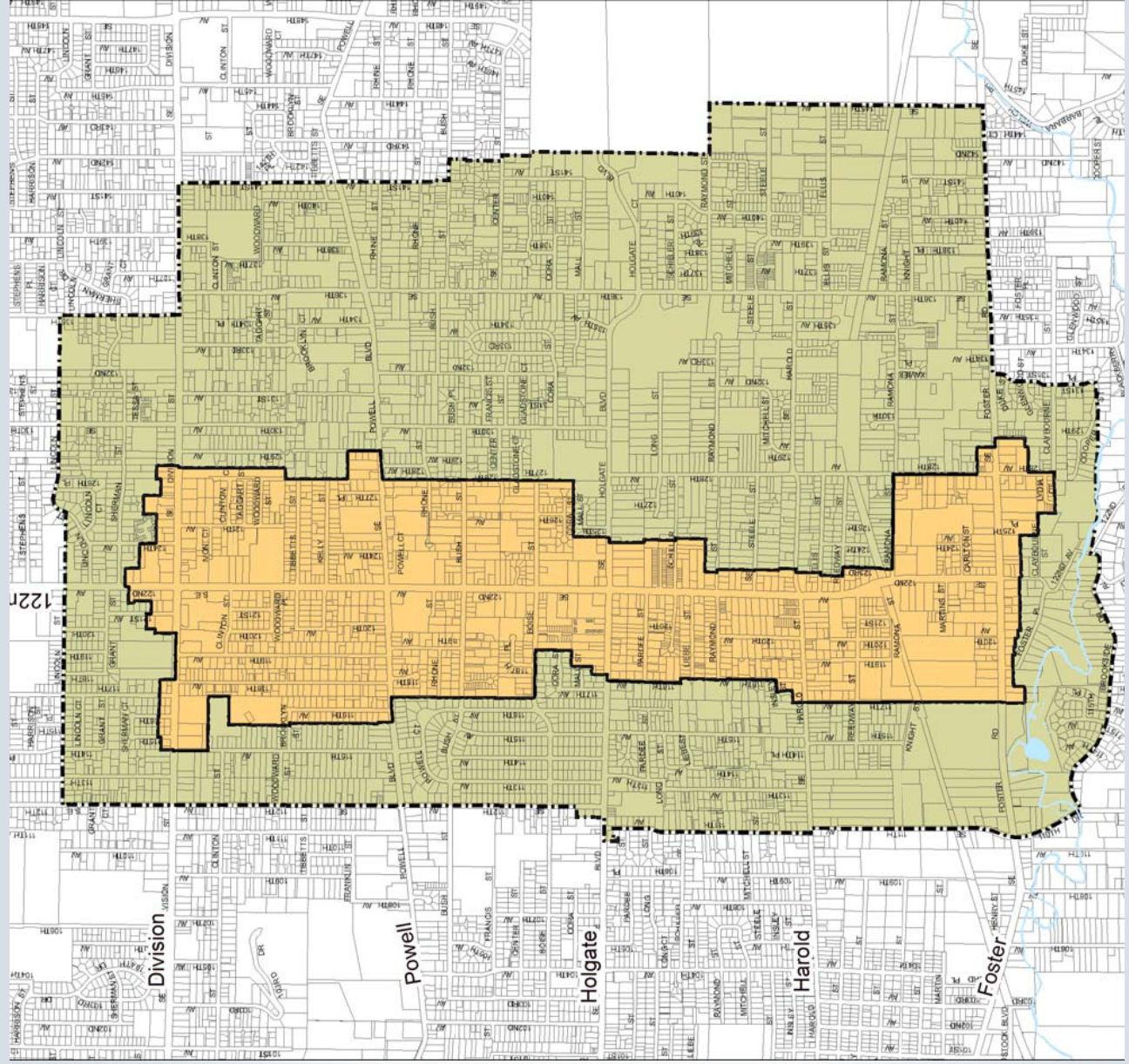
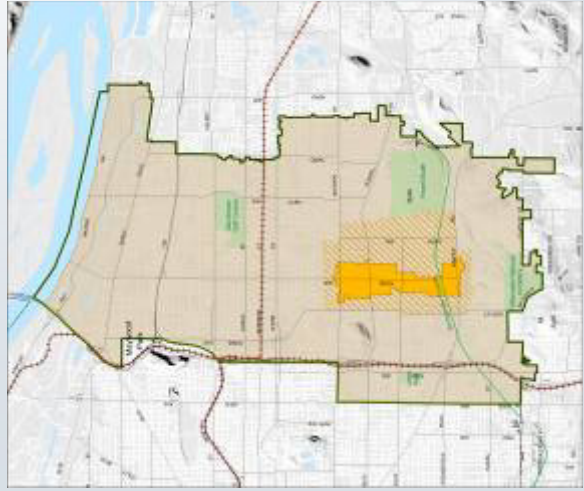
- accommodate growth and community “values”
- create a more convenient and walkable “20-minute neighborhood”
- improve quality and “fit” of infill development
- create a stronger “sense of place” in the area
- ensure the built environment supports health





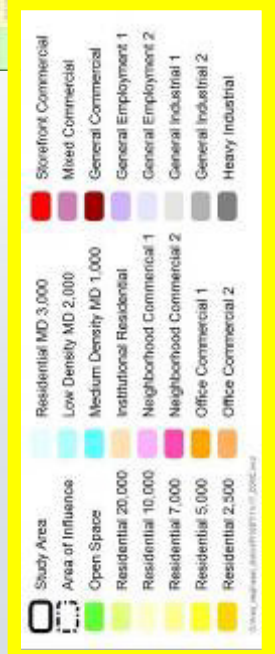
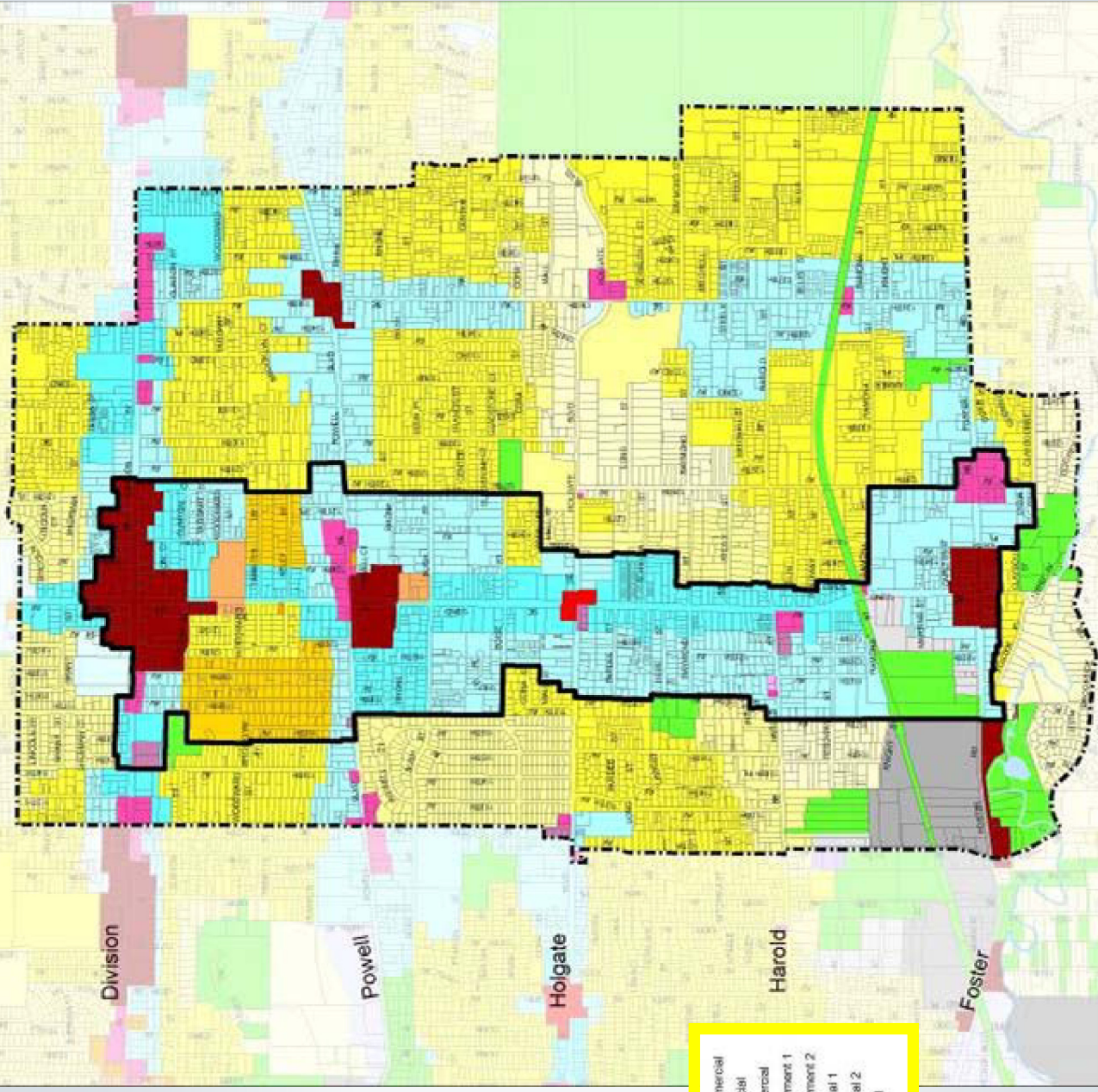
# Study Area

- Study Area
- Area of Influence










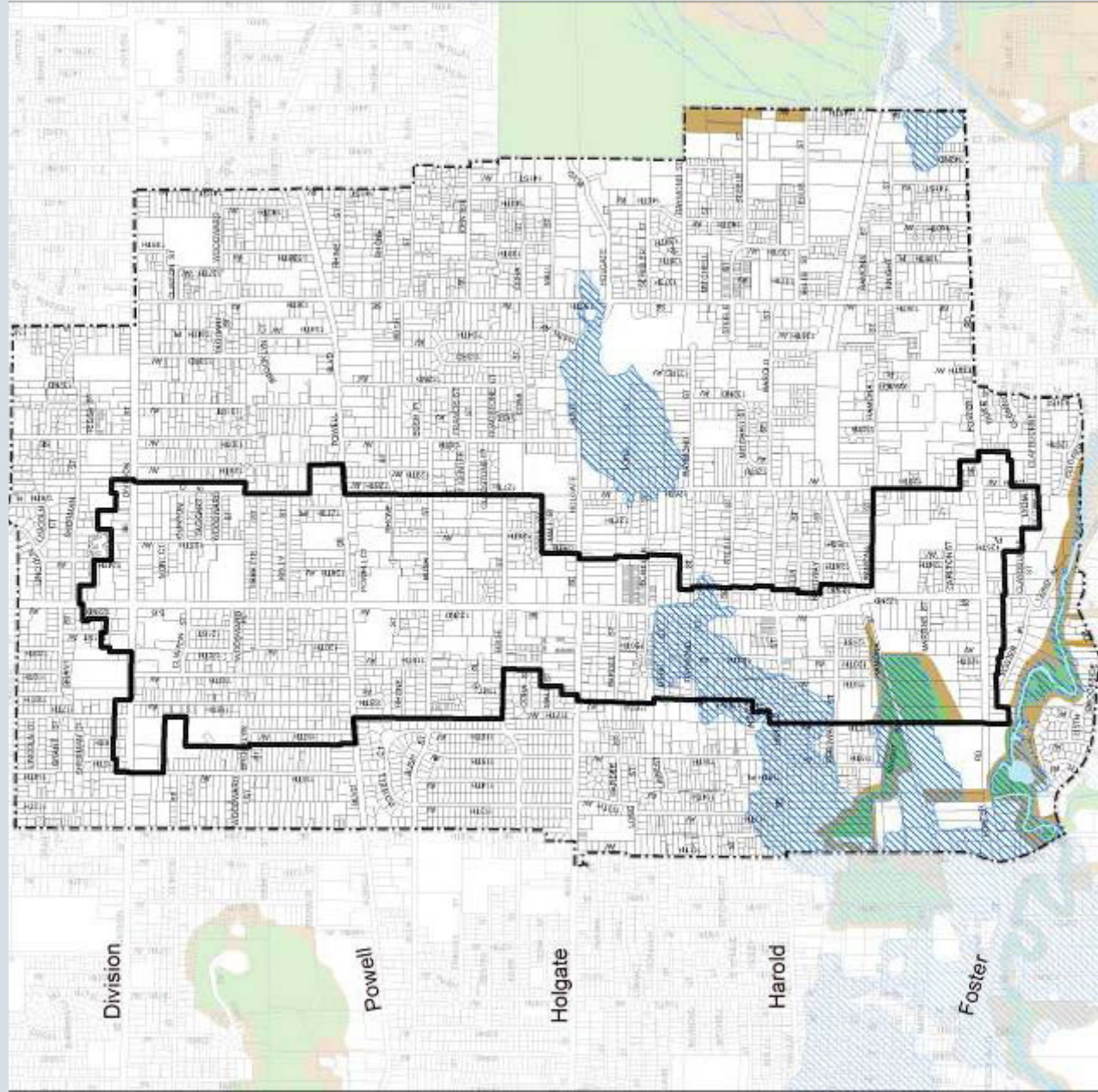
# Zoning





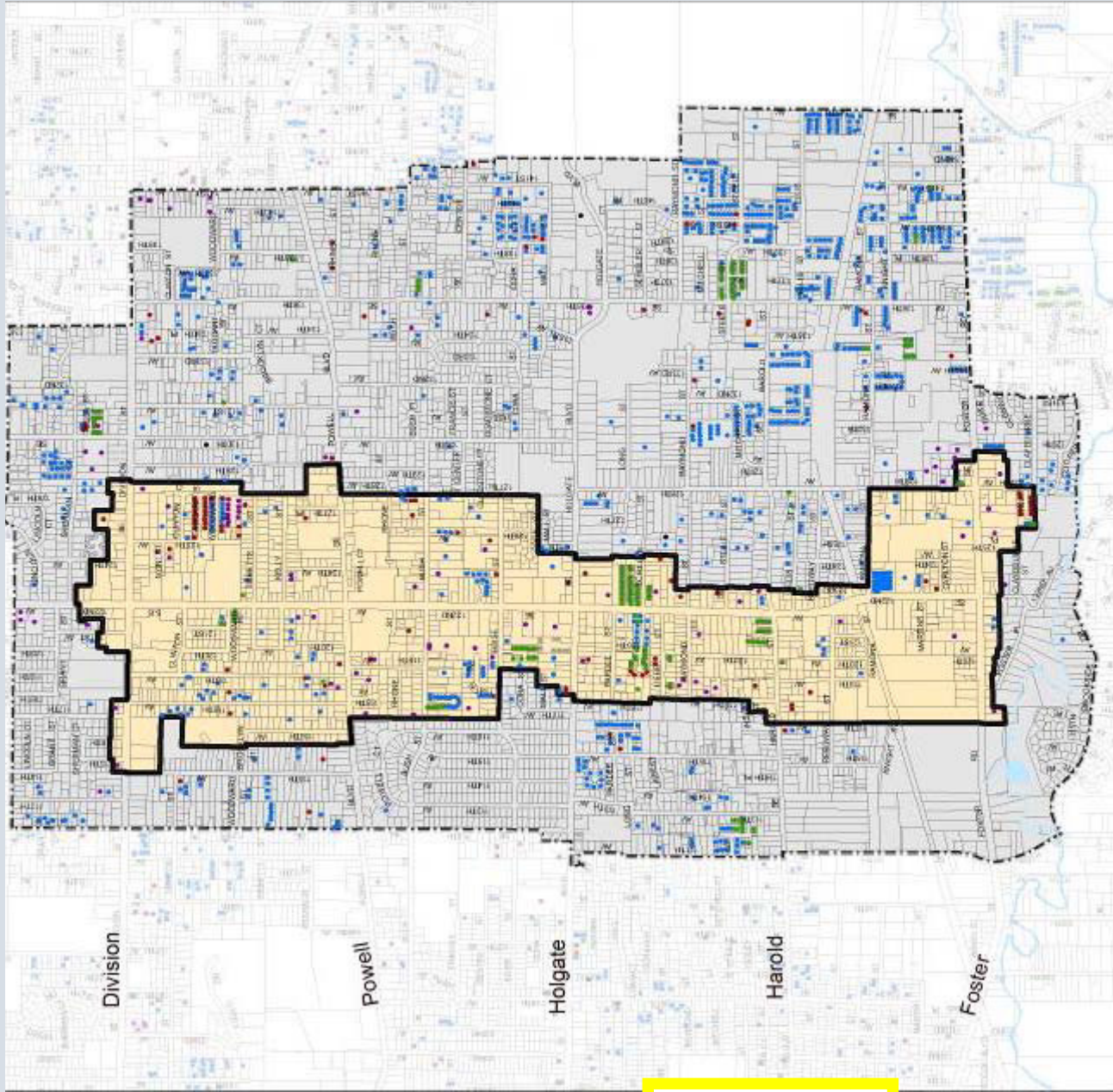
# Environmental Zones



-  Environmental protection overlay zone
-  Environmental conservation overlay zone
-  100 year floodplain
-  Open Channel Stream
-  Piped or Culverted Stream










# Residential Development (1996-2009)



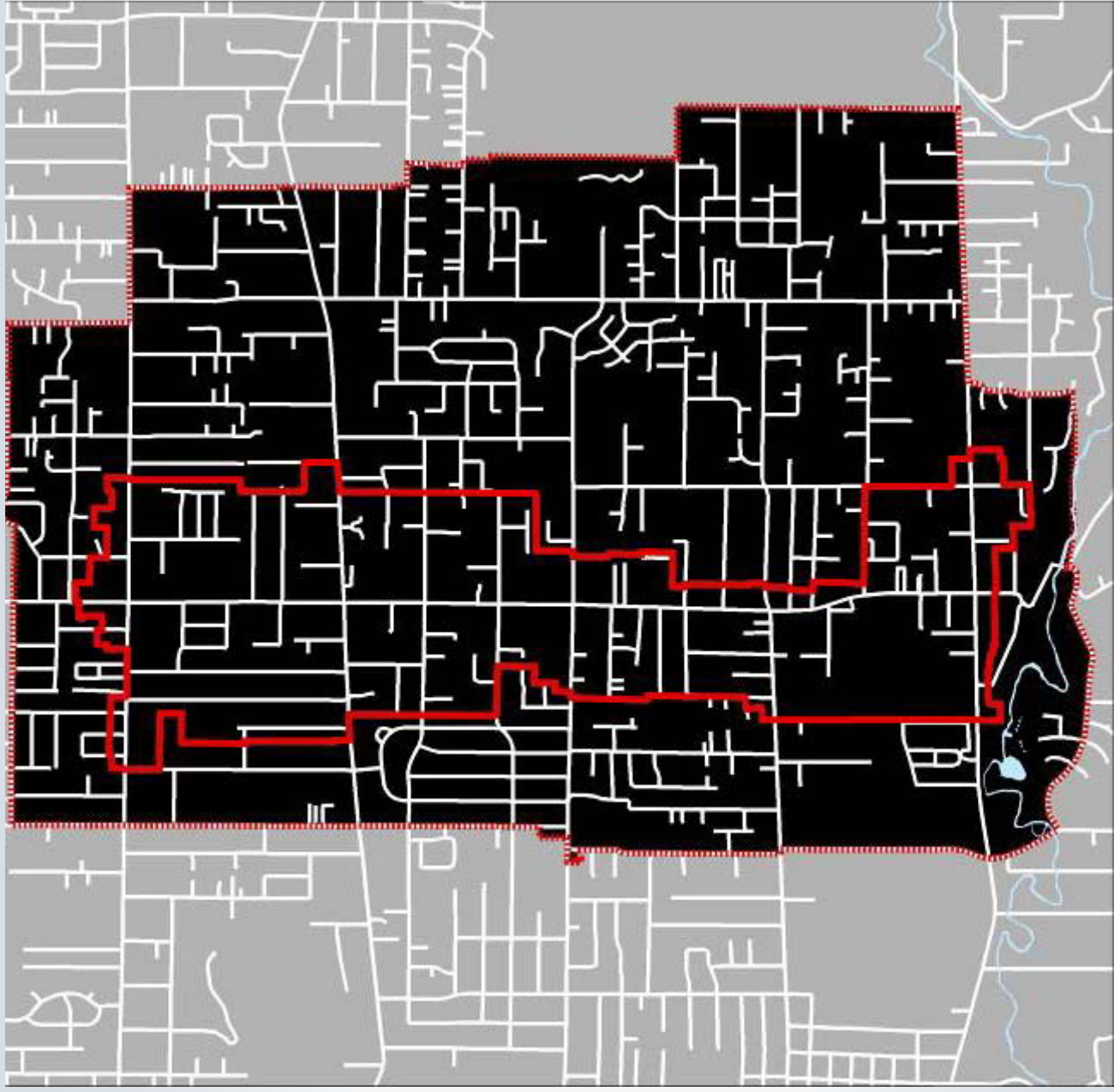
-  Study Area Study area: 678 permits / 1,543 new units
-  Area of Influence Area of influence: 1,155 permits / 1,579 new units

**Residential Permit Types**

-  Single family
-  Rowhouse
-  Duplex
-  Apartment/Condo
-  Accessory dwelling unit

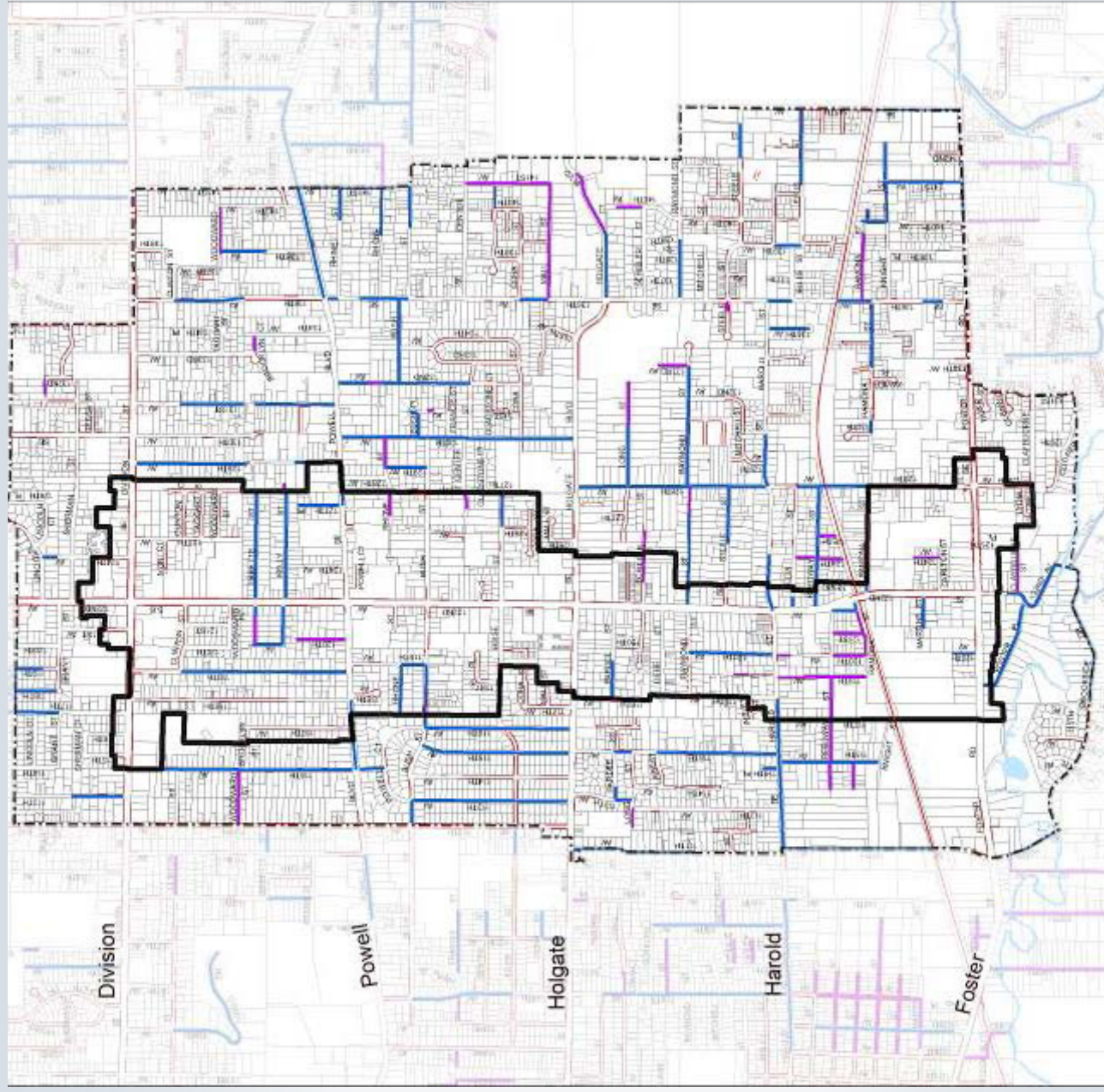


# Street Connections





# Street Improvements



- Substandard Street (PBOT)
- Unimproved/Gravel Street (PBOT)
- Sidewalks (PBOT)

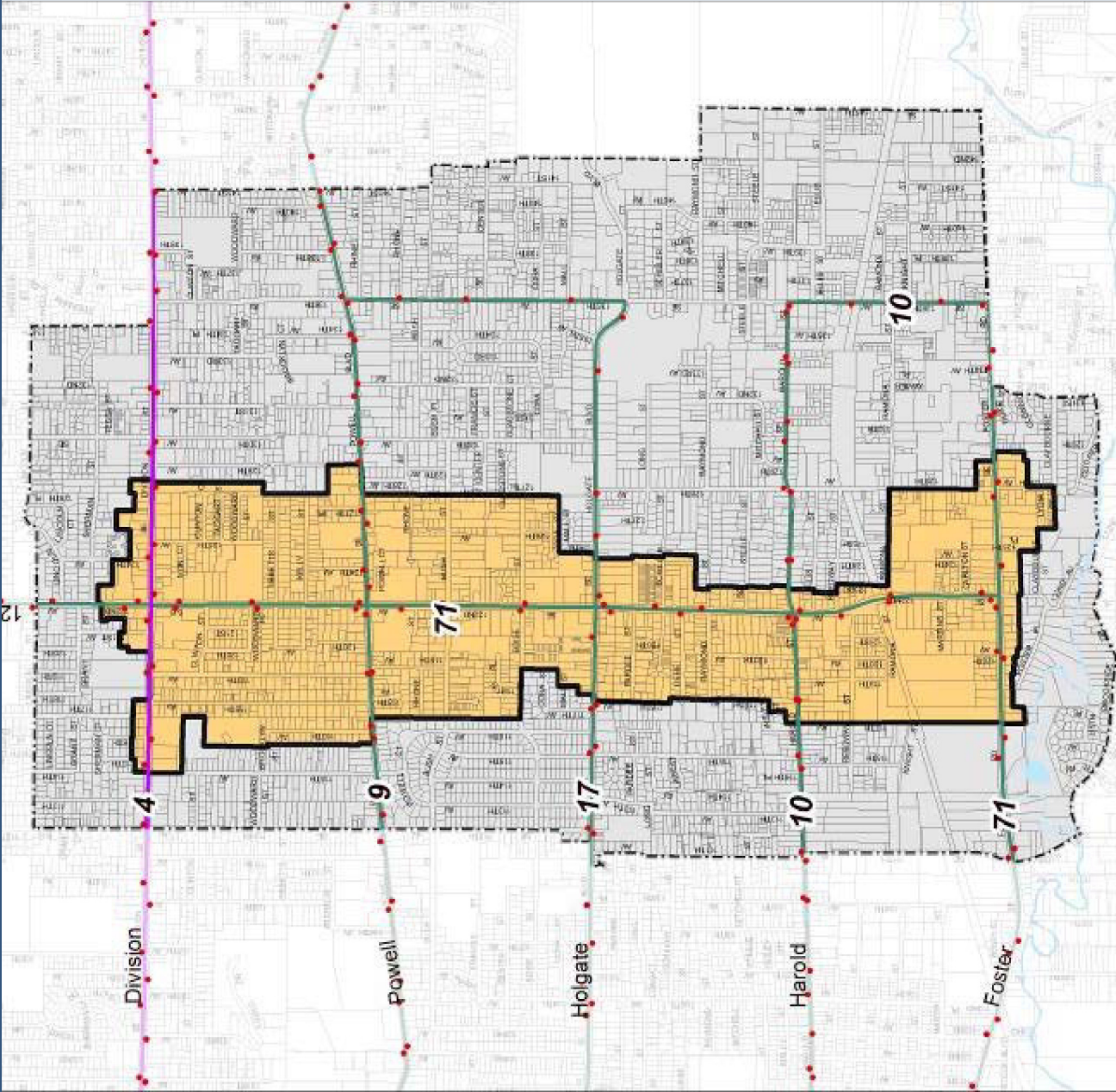




# Transit

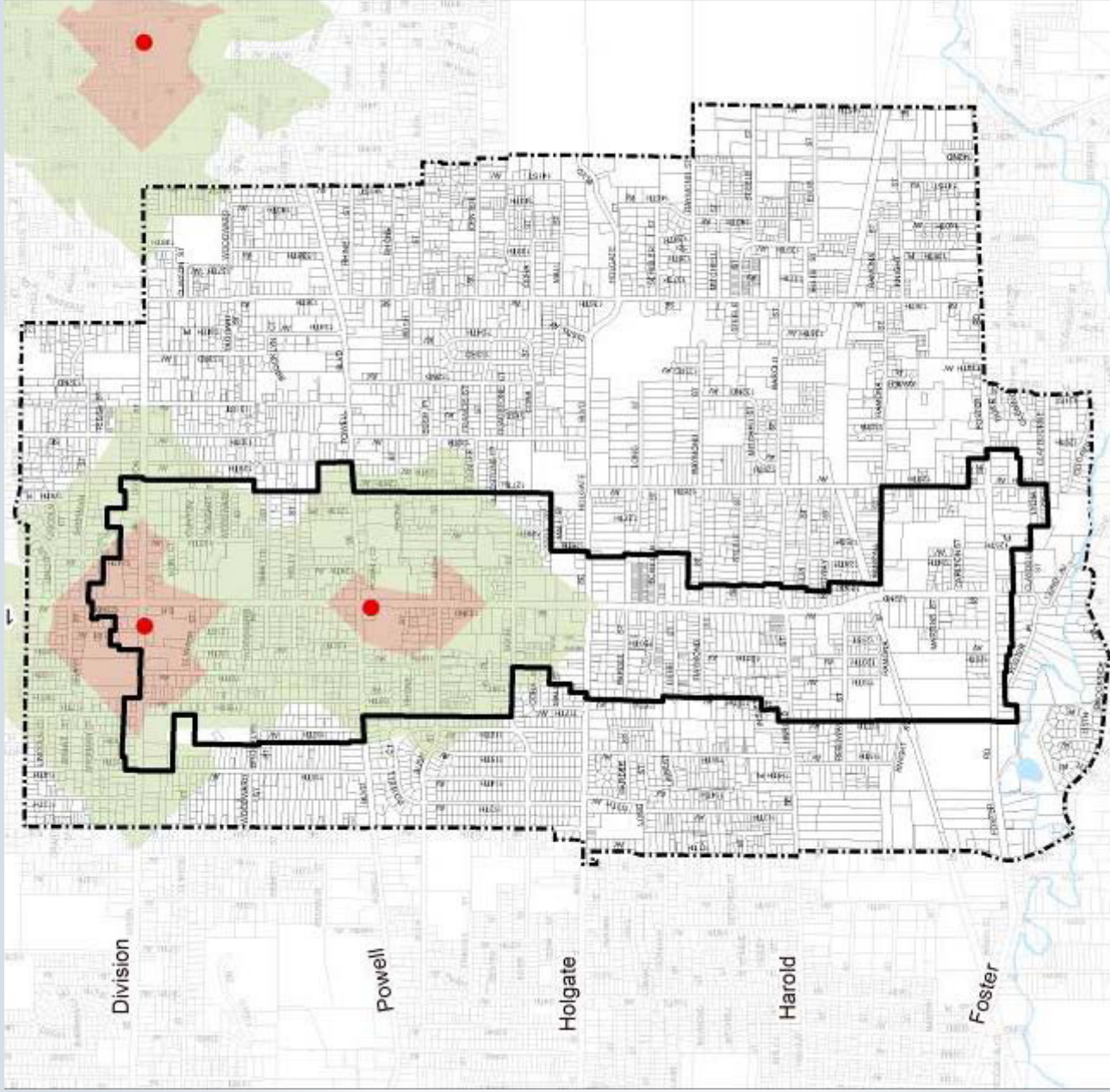
Frequent service bus lines (<15 min.)

All other bus lines (> 15 min.)





# Grocery Stores + Walkability



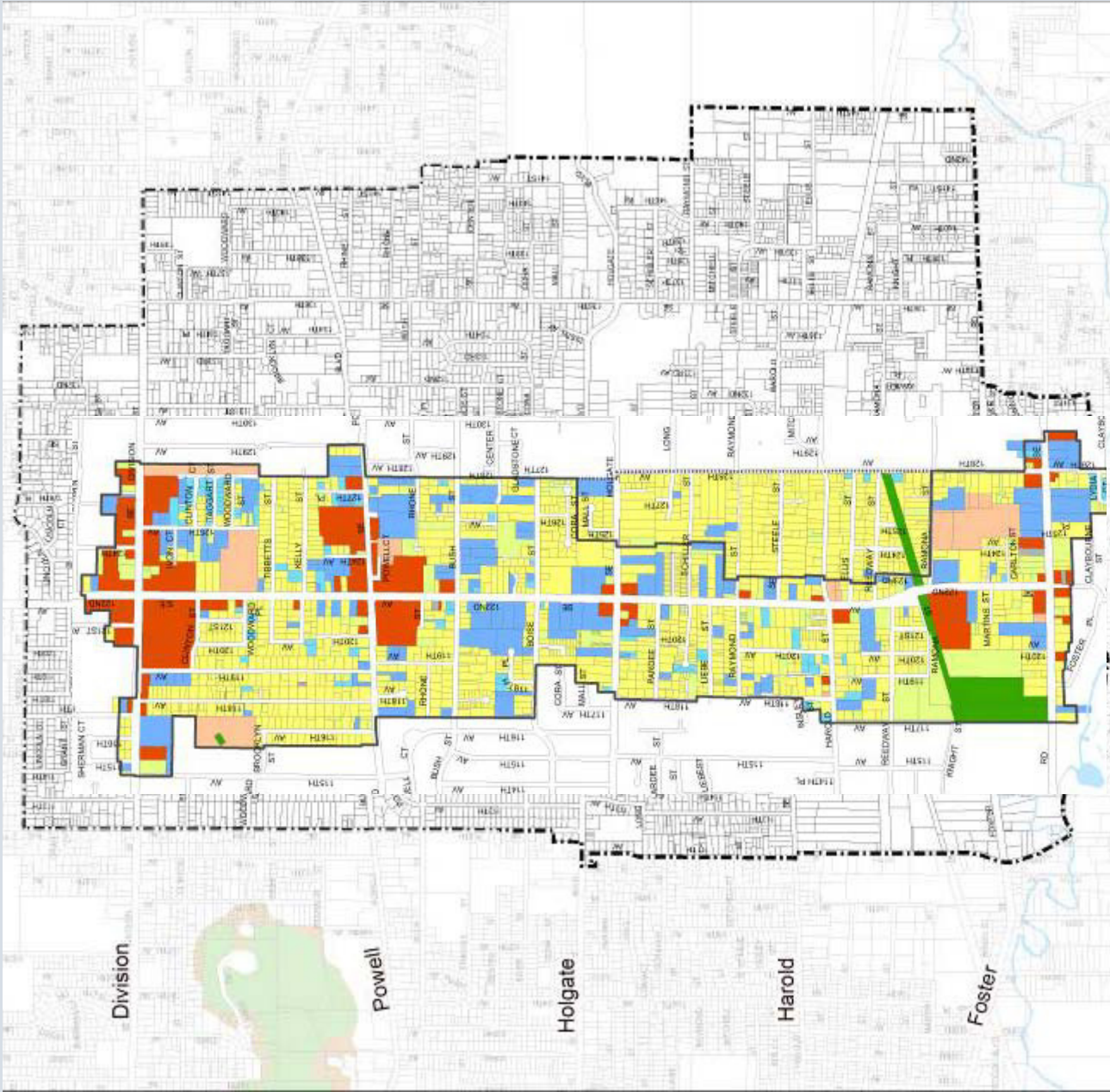
# Current Land Uses

Land Use Study Area

Additional Area

Generalized Land Use

- Open Space
- Commercial
- Single Family Residential
- Duplex
- Multi-Family Residential
- Institutional Use
- Industrial Use
- Other
- Vacant



# Demographic Highlights

## **Population (2009):**

- 6,037 (study area) - 21% increase from 2000
- 24,173 (combined area) - 19% increase from 2000
- Children and Youth - 30% of population are 19 or younger

## **Race and Ethnicity (2009):**

- 30.9% Non-White; 10.6% Hispanic (study area)
- 32.0% Non-White; 11.9% Hispanic (combined area)

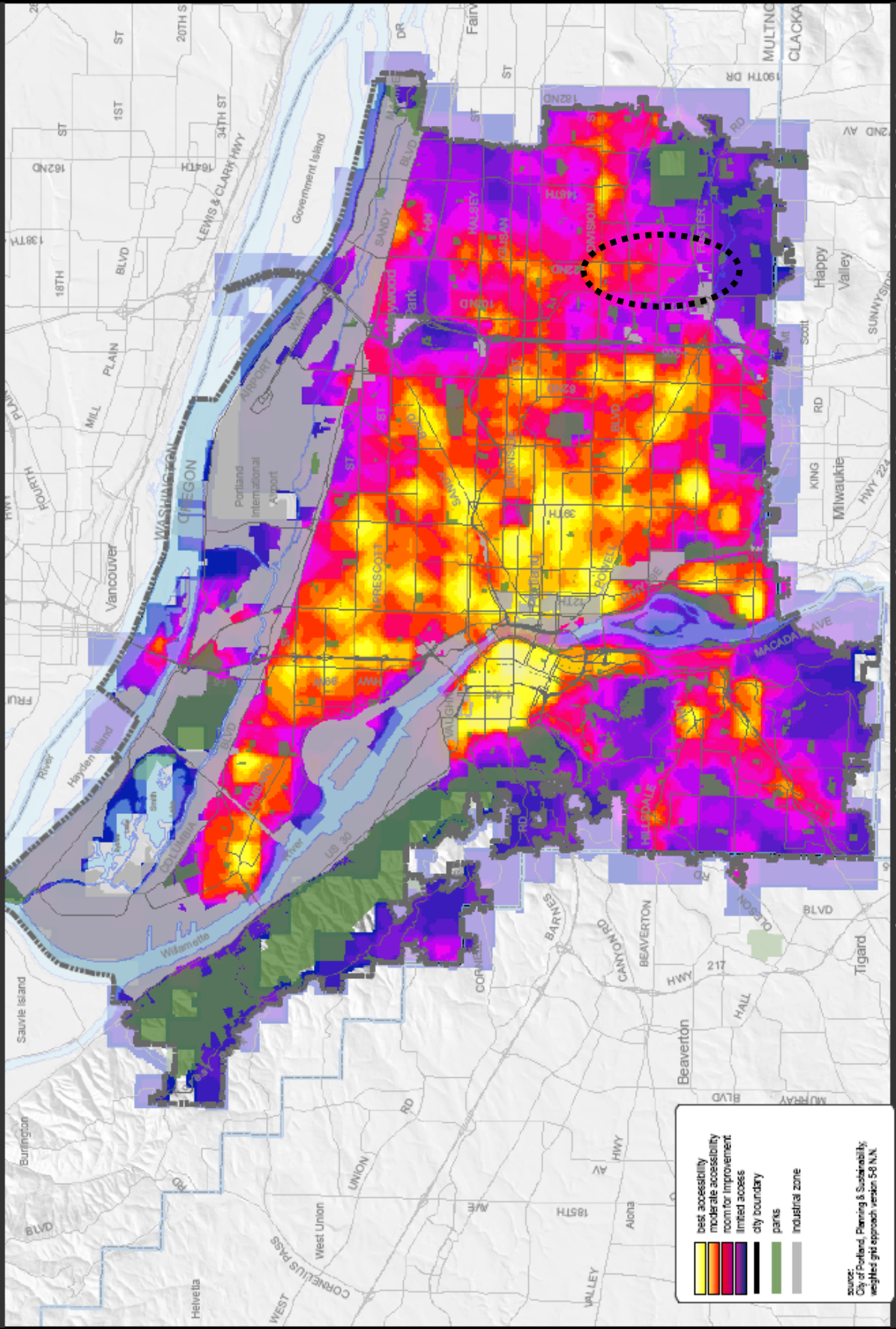
## **Household Income (2009):**

- \$49,461 (study area) - 91% of Portland Median
- \$51,378 (combined area) - 95% of Portland Median





# 20-minute neighborhood concept



# Community Participation and Input





# Study Events

- **Kickoff Meeting – July 2009**
- **Neighborhood Walks – Summer 2009**
- **Workshop #1 – December 2009**
  - Accessibility, Connections, Pedestrian Comfort and Safety
  - Convenience and Availability of Services
- **Workshop #2 – February 2010**
  - Infill Development
  - Community Amenities and Livability
- **Recommendations Workshop – May 2010**
  - Preliminary Recommendations
  - Vision for SE 122<sup>nd</sup> Avenue



# Participation and Outreach

- **Community Working Group**
  - Neighborhood Association
  - Business Association
  - At Large Members
- **Health Partners Working Group**
  - Health/public health experts
- **Underrepresented Communities**
  - Spanish-language focus group
  - Russian-language outreach
- **Youth Planners/Youth Survey**







# Leander Court 4H Club Photo Voice



“I think that we need to plant more trees. We could also use more paved sidewalks so people in wheelchairs don’t have to ride in the street. We also need less littering.”

*William Wood, Age 12*

# Leander Court 4H Club Photo Voice



“I want to see more water fountains and more supplies and closer stores so more people can get there fast. More flowers and playgrounds and more free games and less garbage and more recycling.”

*Abel Camarena, Age 7*





# Study Outcomes

- Draft Vision for SE 122<sup>nd</sup> Avenue
- Recommendations:
  - Topic 1: *Accessibility, Connections, Pedestrian Comfort and Safety*
  - Topic 2: *Convenience and Availability of Services and Employment Opportunities*
  - Topic 3: *Residential Infill Development and Design*
  - Topic 4: *Community Amenities and Livability*
- Key Findings and Lessons Learned



# Topic 1: Accessibility, Connections, Comfort and Safety



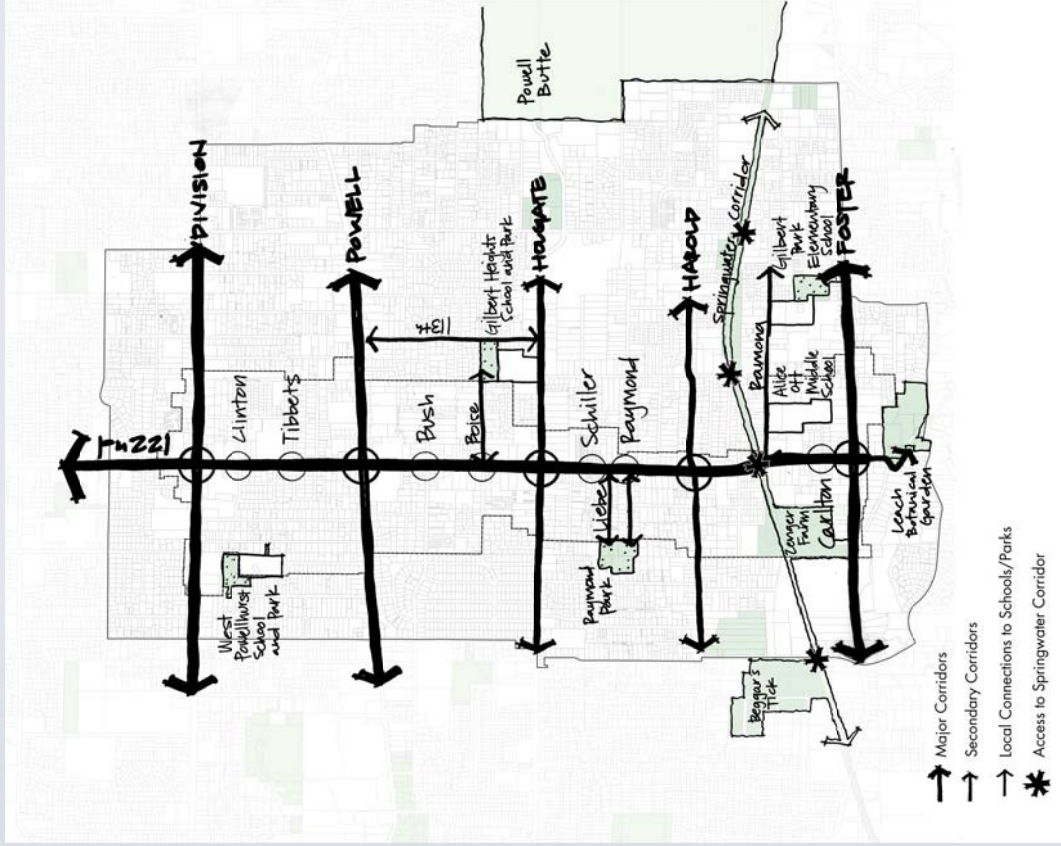
# Topic 1: Key Recommendations

- Develop a streetscape plan and improve sidewalks on SE 122<sup>nd</sup> Avenue
- Create safe pedestrian crossings along SE 122<sup>nd</sup> Avenue at key locations
- Facilitate improvement of local streets that serve schools and public facilities
- Consider larger minimum lot size threshold for residential subdivisions
- Improve transit service and amenities at stops

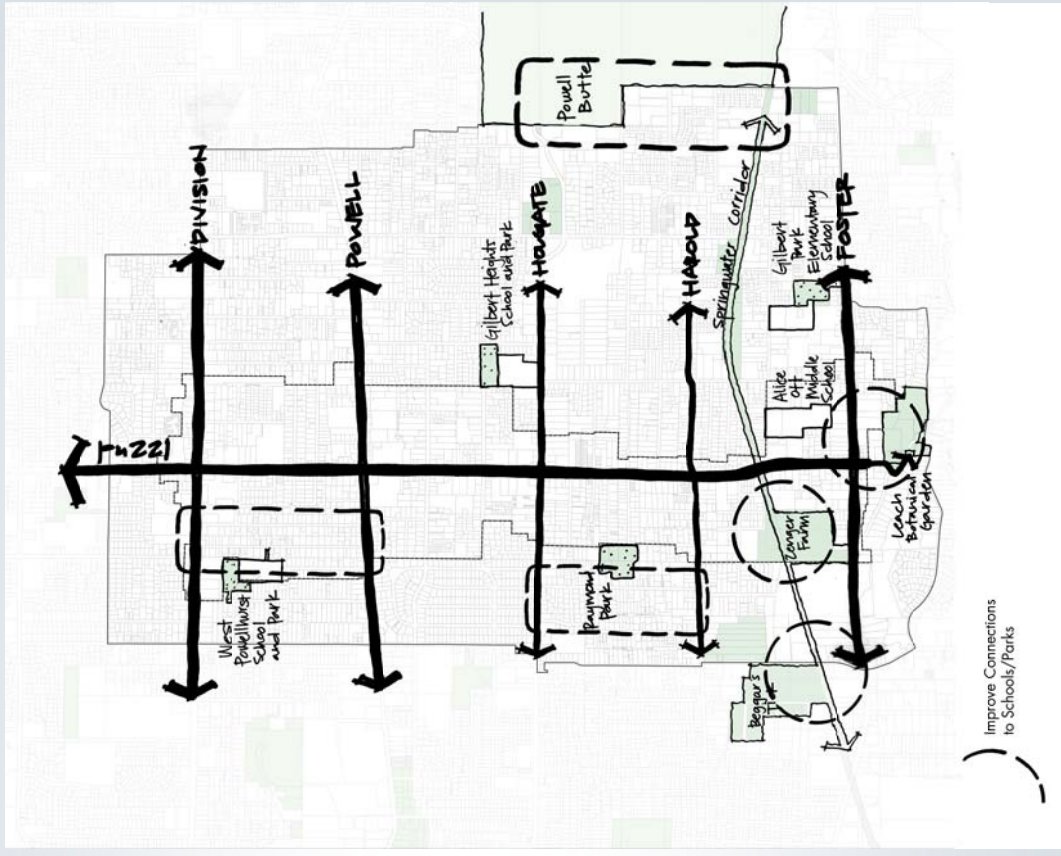




# Pedestrian Safety



# Access to Facilities





# Streetscape Ideas: Existing Condition



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# Streetscape Ideas: Tree & Sidewalk Enhancements

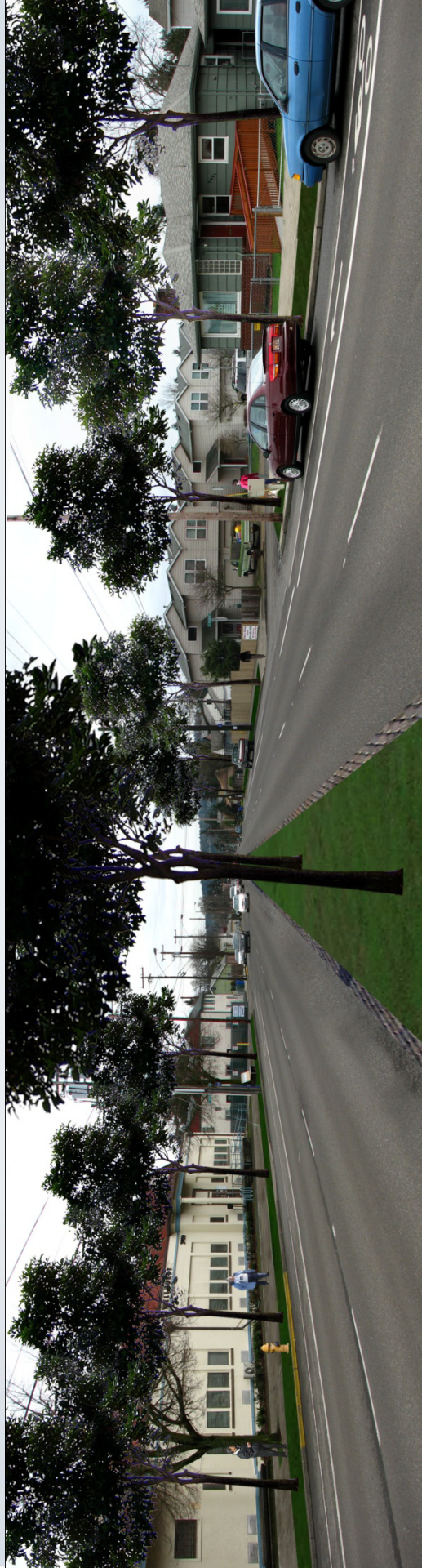


122<sup>nd</sup> Avenue: conceptual view





# Streetscape Ideas: Median Design



122<sup>nd</sup> Avenue: conceptual view



# Streetscape Ideas: Streetcar Design



122<sup>nd</sup> Avenue: conceptual view





# Streetscape Ideas: Green Street, Bike and Pedestrian Enhancements



122<sup>nd</sup> Avenue: conceptual view



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# Topic 2: Convenience and Availability of Services; Employment Opportunity





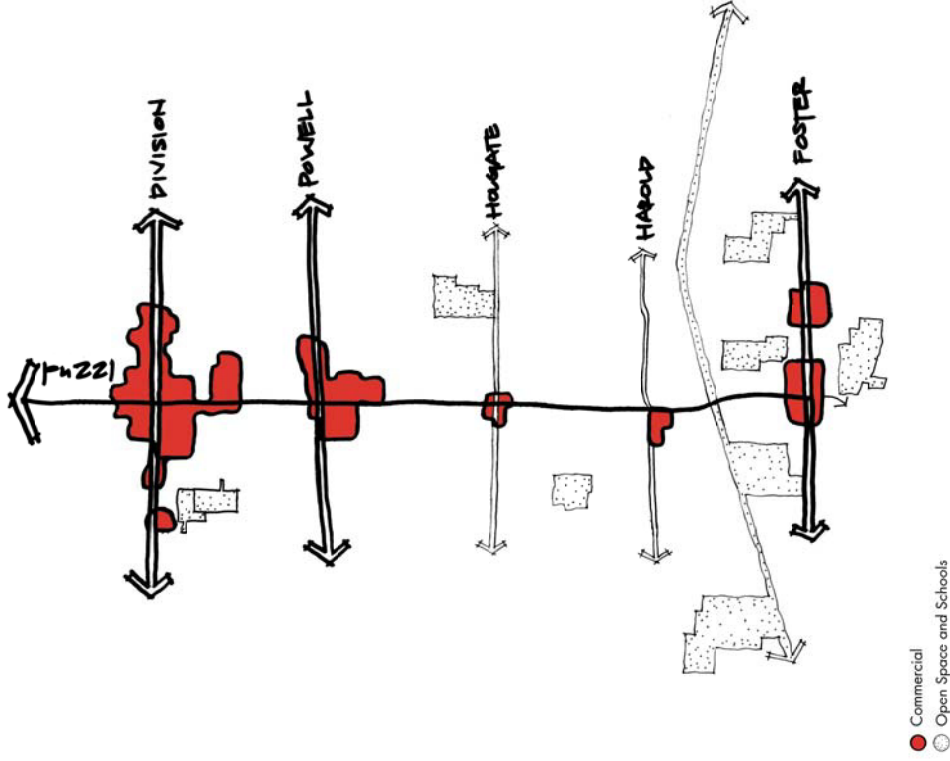
## Topic 2: Key Recommendations

- Retain, expand and attract businesses on SE 122<sup>nd</sup> Avenue through a variety of actions
- Consider applying commercial/mixed use zoning to allow opportunity for small business and mixed use in current R1 zoned areas on SE 122nd Avenue
- Explore ways to provide more healthful food and grocery store opportunities, particularly in south
- Support East Portland jobs centers (Gateway, East Lents, 122nd Station, Airport Way) and improve transit connections to them

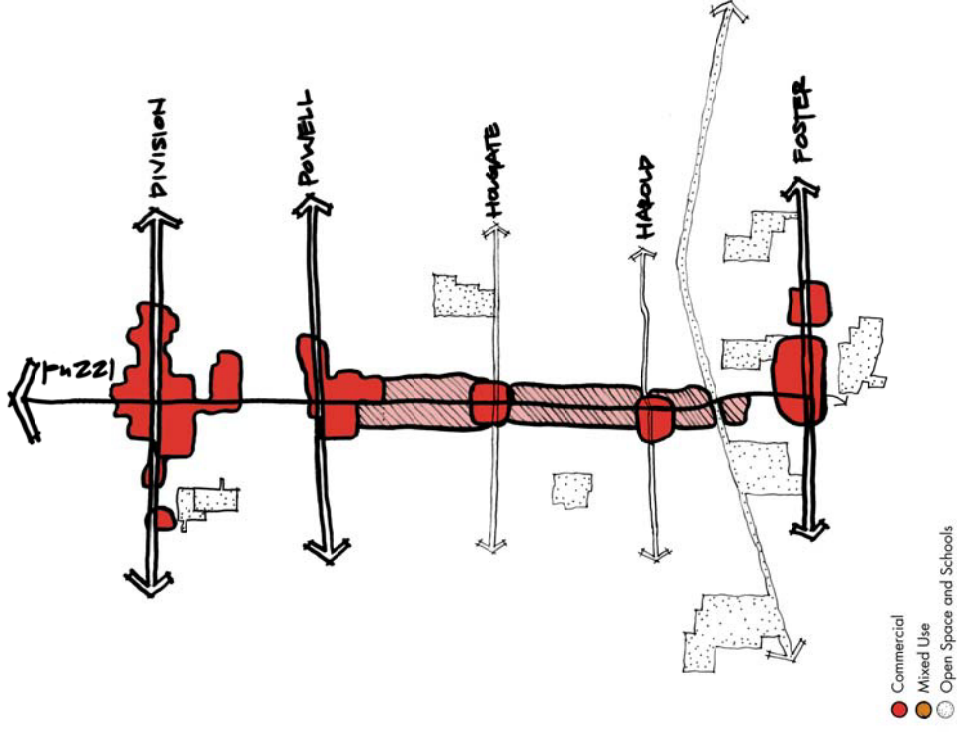




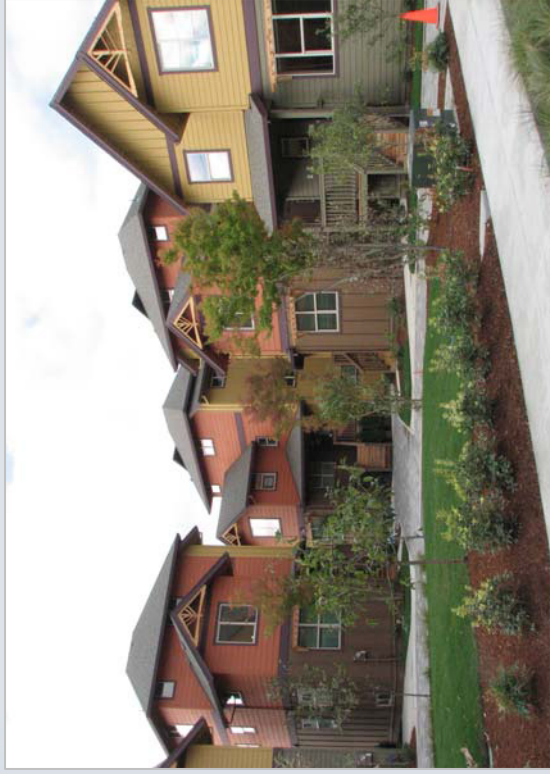
# Existing



# Preferred



# Topic 3: Residential Infill Development and Design



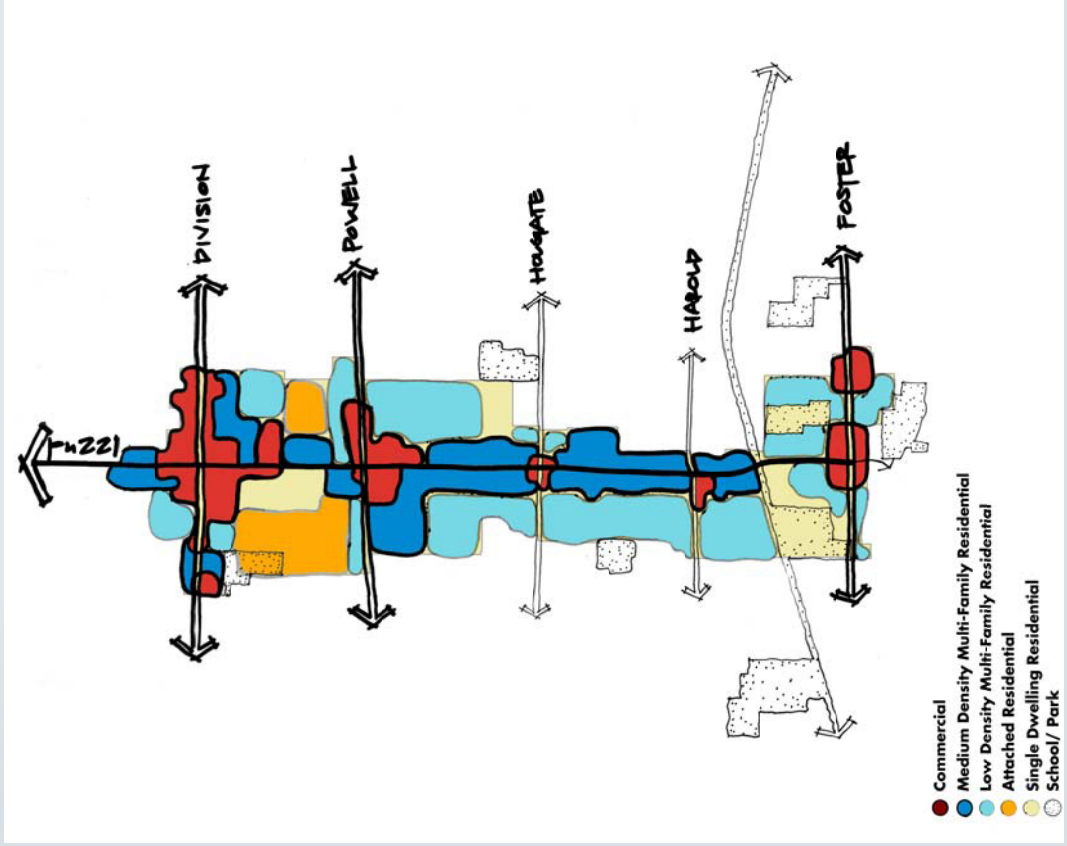
## Topic 3: Key Recommendations:

- Consider changes to R2 zoning and/or required density in areas far from arterials to address neighborhood compatibility
- Develop special site planning regulatory tools for multi-dwelling zones to improve “fit” in context
- Create contextual site development standards to address setbacks, tree preservation, and parking
- Explore use of the design overlay zone or design standards for R1 and R2 multi-dwelling zones

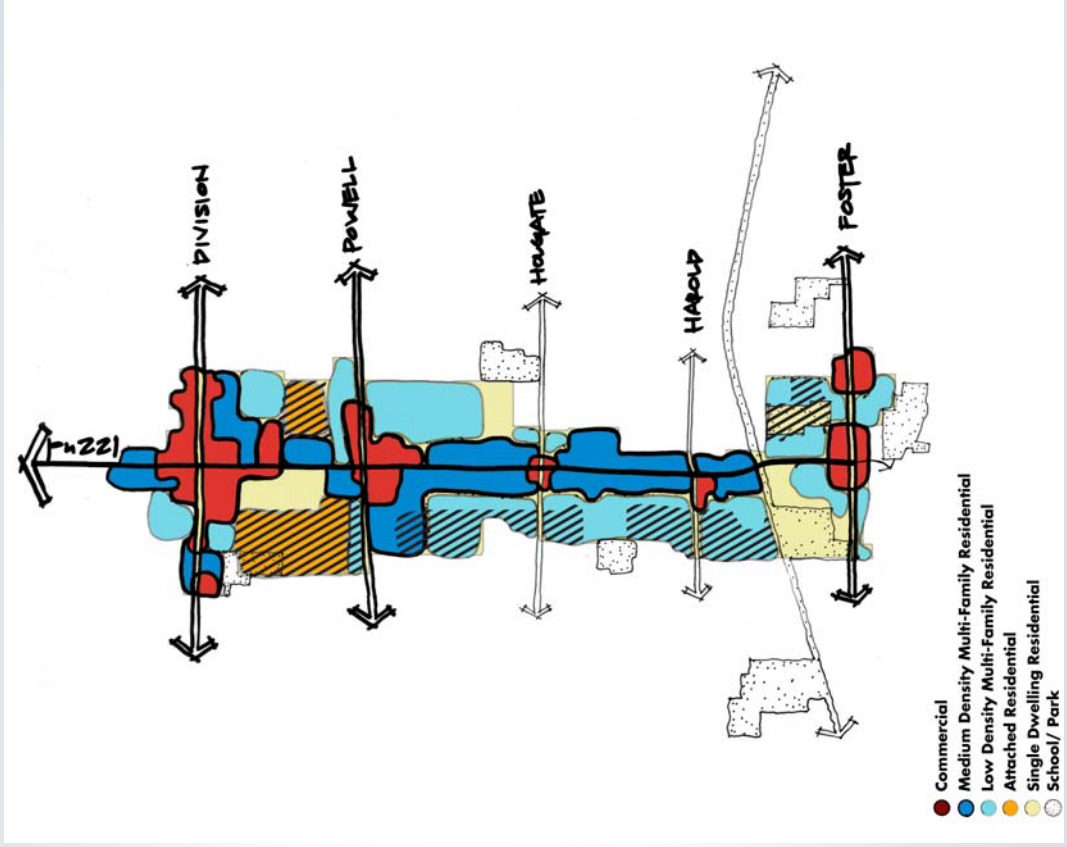




# Existing



# Preferred



# Topic 4: Community Amenities and Livability



## Topic 4: Key Recommendations

- Address school capacity and funding issues through multiple actions
- Find opportunities to create and improve parks & community gardens, and improve access to them
- Develop “green infrastructure” on SE 122 and in other areas to address stormwater management and create amenities
- Ensure that social services and affordable housing are provided throughout Portland





## Lessons Learned:

# Developing Complete “20-Minute” Neighborhoods

- Complete Street and Pedestrian Infrastructure
- Create Neighborhood-Oriented Places
- Retrofit Auto-Oriented Developments



## Lessons Learned:

### Integrating Health in Planning

- Build professional understanding
- Increase staff knowledge of health + planning
- Include health expertise on advisory groups
- Collect health indicator data
- Include health criteria in evaluation process



# Lessons Learned:

## Improving Residential Infill Development

- Create new site planning tools
- Improve multi-dwelling building design
- Reconsider the extent and depth of multi-dwelling zoning





## Lessons Learned:

### Prioritizing Transportation Infrastructure

- Improve safety and comfort on “city walkways”
- Focus improvements in areas planned for change
- Create safe access to schools and parks



# Lessons Learned:

## Involving the Community

- Partner with community organizations
- Keep information clear and simple
- Engage the youth





# Next Steps

- Health related follow-up work - OHPI, BPS
- Early implementation zoning work - BPS, proposed FY 2011-12
- Incorporate into Comprehensive Plan update - BPS, begins 2011
- Sidewalk development - PBOT, PDC
- Stormwater improvements - BES, PBOT, PDC



# Health Perspective

- Mark Gilbert, M.D. - OMA
- Steve White - OHPI

# Community Perspective

- Annette Mattson - David Douglas School District
- Jean DeMaster - Human Solutions
- Mark White - Powellhurst-Gilbert Neighborhood



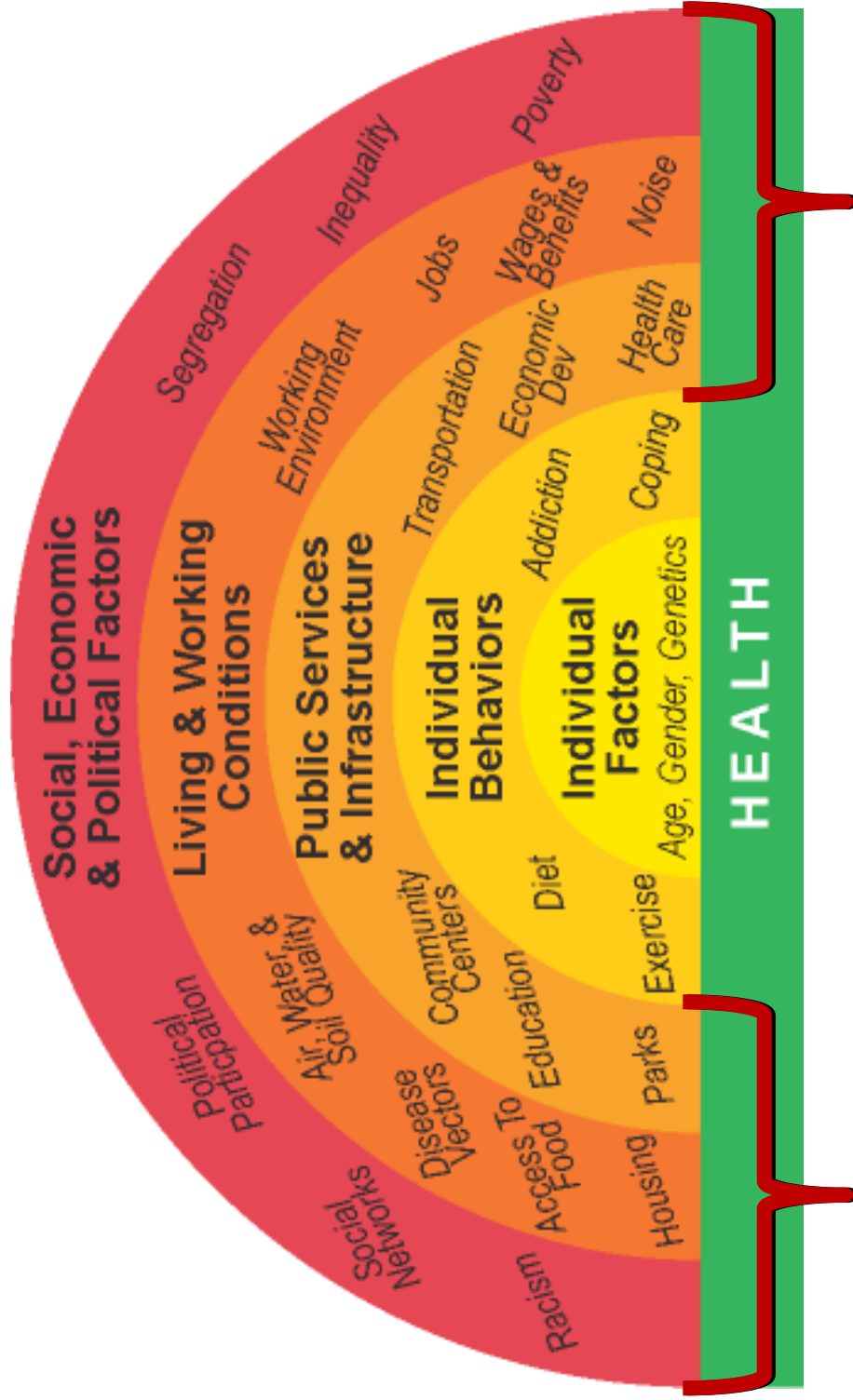
# “Assessing the *Health Impacts* of the SE 122<sup>nd</sup> Avenue Planning Study”

**Steve White**  
(503) 227-5502 x228  
steve@orphi.org

**Oregon Public Health Institute**  
[www.orphi.org](http://www.orphi.org)





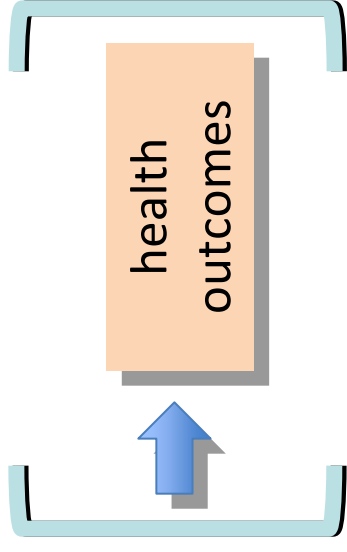


## Social and Environmental Determinants of Health

## **Social Determinants**

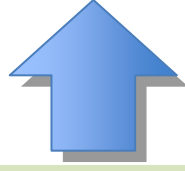
Housing  
Livelihood  
Opportunities for physical activity  
Education  
Crime  
Air quality  
Water quality  
Noise  
Traffic safety  
Access to private goods and services  
Public services  
Social cohesion  
Food access  
Social equity

**proposed**  
projects,  
plans, and  
policies



## Scoping:

- Existing conditions
- Scope of the BPS pilot study
- HPWG
- CWG



## Assessment:

1. Opportunities for physical activity
2. Outdoor air pollution
3. Traffic safety for bikes/peds.
4. Social cohesion
5. Food access



## Findings & Additional recommendations





# FINDINGS

## Physical activity

- Connectivity, destinations, pedestrian realm, bike facilities, transit, parks

+++

## Outdoor air quality

- Per capita VMT, total VMT, time outdoors

Unclear

## Traffic Safety for Bikes/Peds.

- Bike/pedestrian infrastructure and rates

++

## Social cohesion

- Public and private gathering spaces

+

## Food access

- Opportunities for additional food retail

+



# ADDITIONAL RECOMMENDATIONS

## Physical activity

- Prioritize pedestrian infrastructure and connectivity
- Site design for Healthy Eating and Active Living
- Plan and design for diversity—transit and parks

## Outdoor air quality

- Prioritize pedestrian infrastructure and connectivity
- Explore ways to reduce wood burning
- Site & building design for improved indoor air quality

## Traffic Safety for bikes/peds.

- Prioritize pedestrian infrastructure and connectivity
- Continue to support SR2S and SmartTrips programs

## Social cohesion

- Plan and design for diversity—parks and other public spaces
- Continue to improve outreach to diverse groups

## Food access

- Work with PDC to identify alternative food retail business models

Thank You



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