

LOWER SOUTHEAST RISING



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Lower SE Rising Area Plan - Online Open House
May 24, 2023

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Agenda

- Introduction
- Project background
- Land use proposals / Q & A
- Transportation proposals / Q & A
- How to learn more and provide input



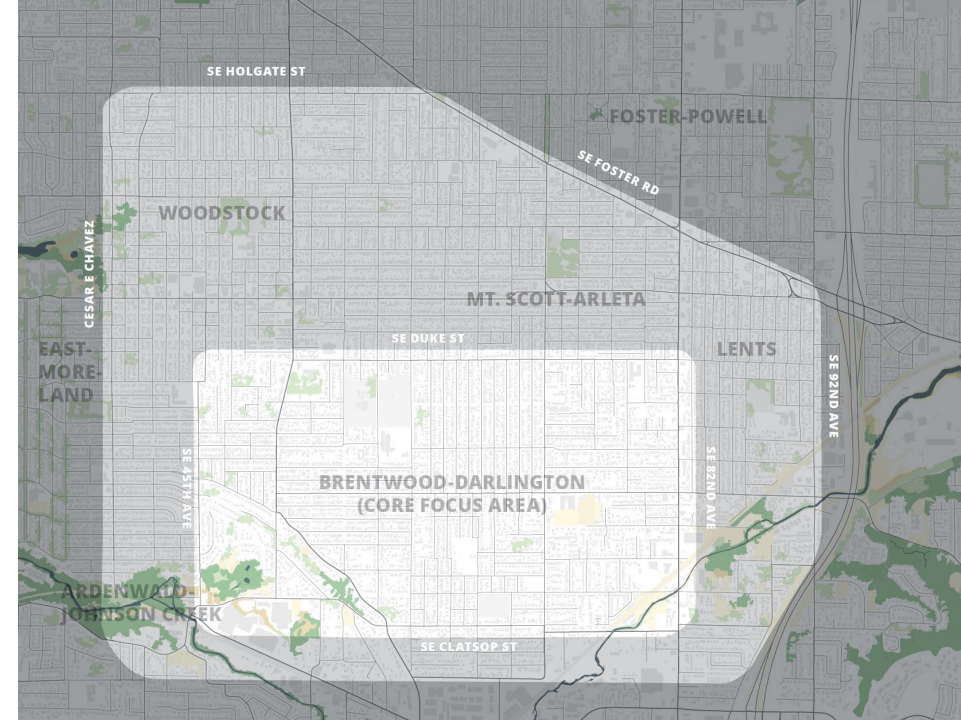
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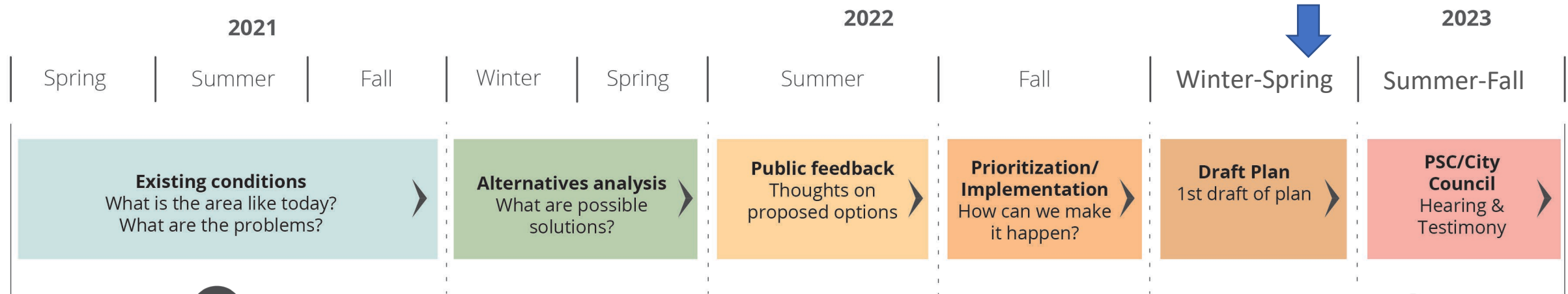
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Focus of Plan

The **Lower Southeast Rising Area Plan** addresses land use and transportation issues in the Brentwood-Darlington neighborhood and nearby areas, including parts of the Mt. Scott-Arleta, Woodstock, and Lents neighborhoods.



PROJECT TIMELINE*



*Timeline approximate and subject to change



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Project Background



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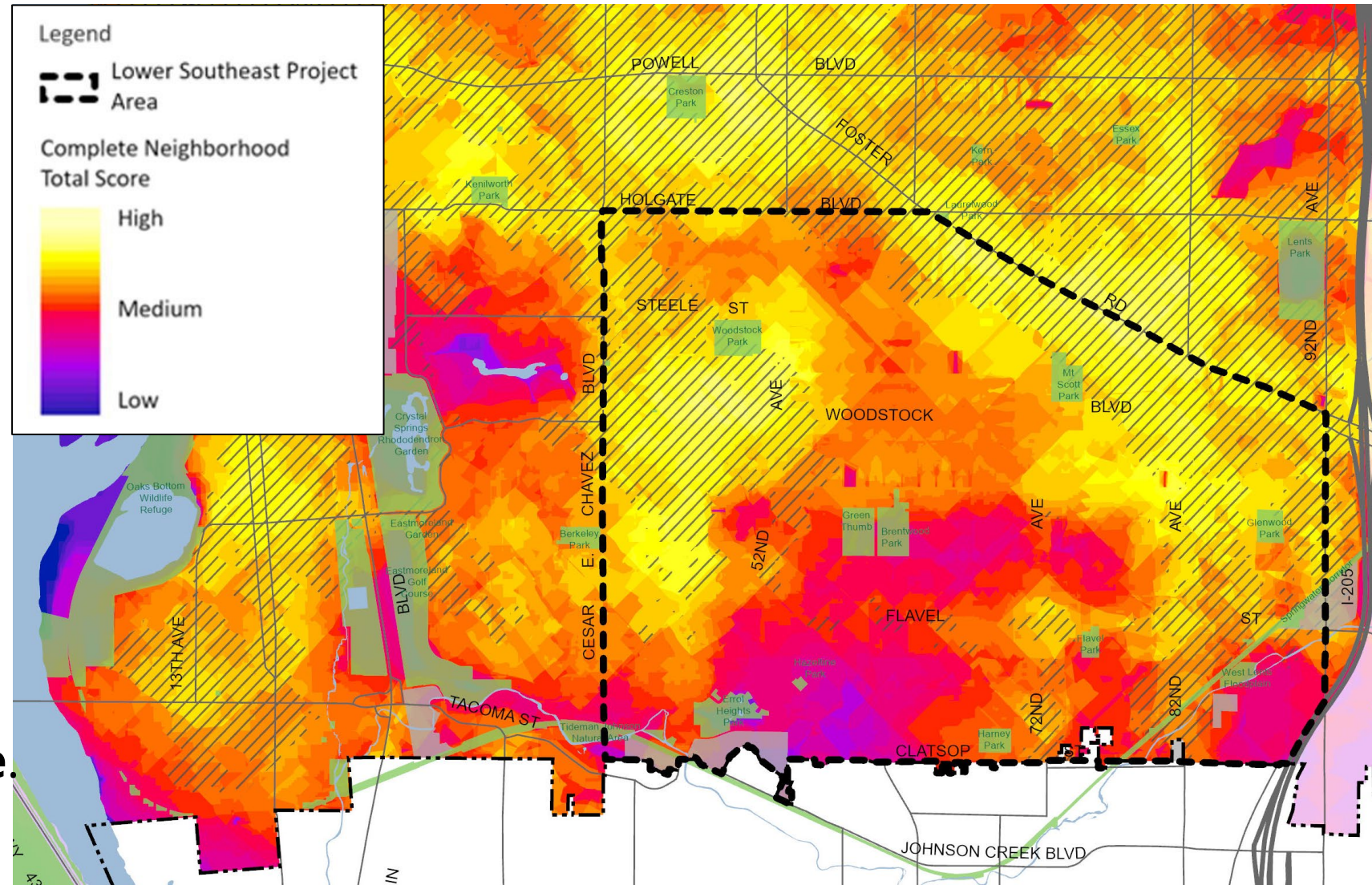
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Plan Background:

Gaps in access to services in Brentwood-Darlington

Complete neighborhoods “heat map.”

Blue/purple areas **lack commercial services** and **connecting infrastructure**.



Project Objectives

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



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Plan Components

- **Land use changes** to provide more neighborhood commercial and housing opportunities
- **Transportation projects** to make it easier for people to safely walk, bicycle, and take transit to destinations
- **Community stability** approaches so that all can benefit from future improvements



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Public Engagement and Survey

Highlights:

- Online open house/survey open May-July 2022
- Received 500+ responses
- Supplemented with community walks, bike rides, presentations, tabling at Rose CDC and partnership with Latino Network
- Survey asked to review various levels of potential land use changes or “community development scenarios”

Lower SE Rising Area Plan Online Open House

Information



The Lower SE Rising Area Plan Online Open House invites public feedback on the Community Development Scenarios and Potential Transportation Improvements in Brentwood-Darlington and portions of Mt Scott-Arleta, Woodstock, and Lents.

On this page

- [Welcome](#)
- [Review the options](#)
- [Take the survey](#)
- [What's next](#)

Lower SE Rising Open House

- [Community development overview](#)
- [Potential transportation improvements](#)
- [Definitions](#)
- [More information](#)


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Lower Southeast Rising Area Plan: Online Open House Survey

Welcome

Welcome to the the Lower SE Rising Area Plan online open house survey. If you haven't already, we encourage you to [review the online open house materials](#). **After reviewing, help us by answering the questions below.**

The first section of the survey asks some general questions to learn about you and your priorities for the project area. We then ask about land use issues in the project area and four potential Community Development Scenarios. In the third section, we ask about transportation issues and preferences. **Feel free to skip any questions where you do not have an opinion.**

Also, we recognize that there are other significant issues currently impacting the neighborhood such as gun violence, houselessness and litter/dumping. While this survey does not ask questions about these issues, the City is aware of and working to address them.

Public Records Disclosure clause:
The information you are providing on this form is available to the public through a public records request. Please do not include confidential or sensitive information.

Meaningful Access:



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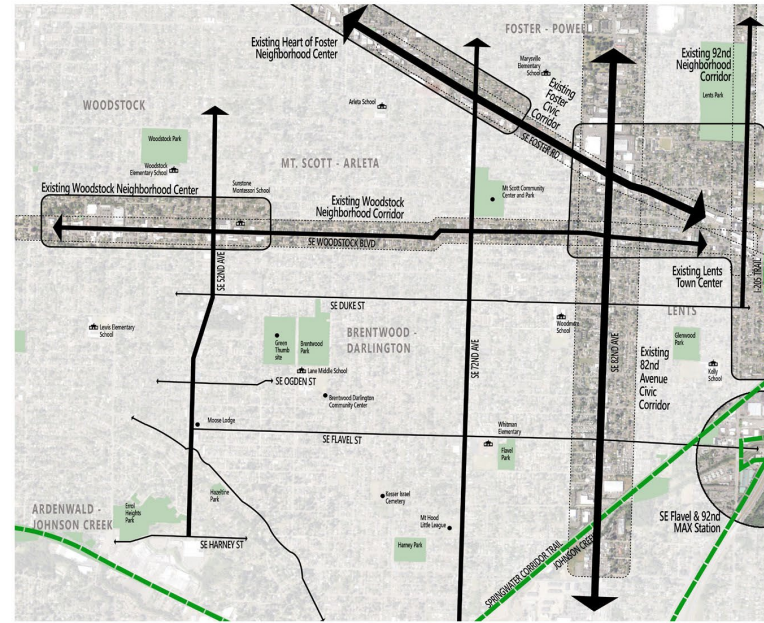
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Land Use Scenarios

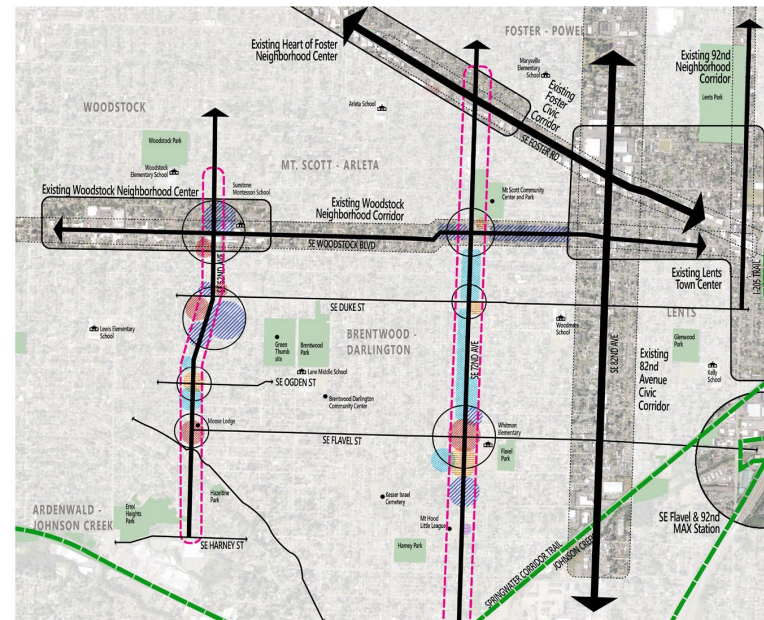
Four land use scenarios presented to the community:

1. Little/no change
2. Enhanced commercial at intersections
3. Corridors – with more housing options and small businesses
4. Center and Corridors
(received more community support than all other scenarios combined)

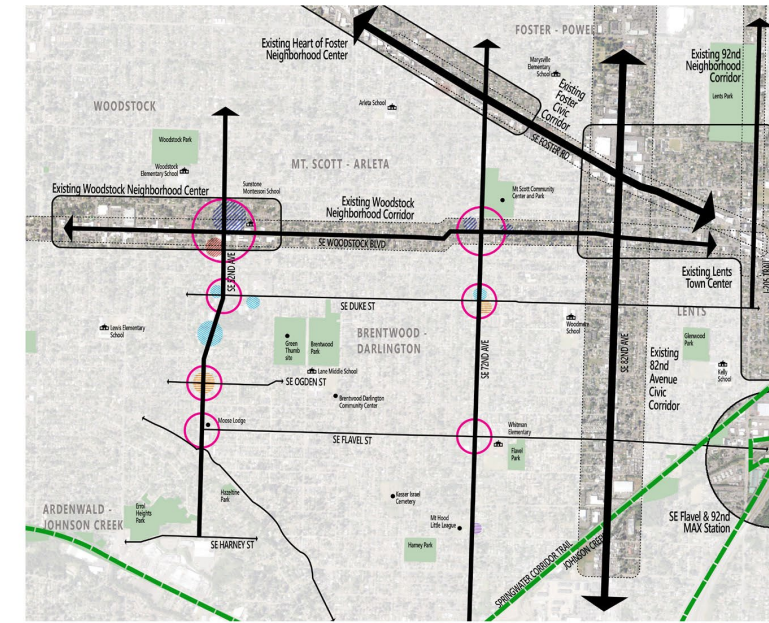
Scenario 1: Basic Level of Service



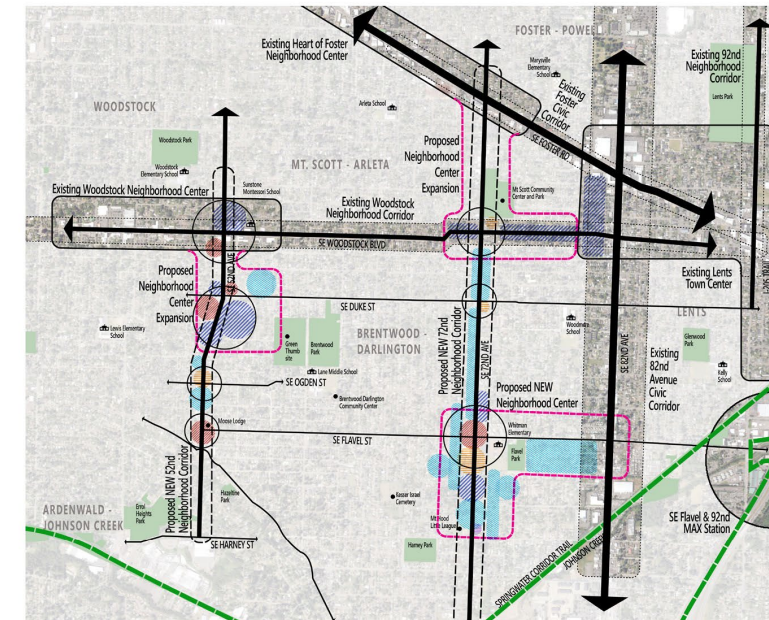
Scenario 3: Corridors



Scenario 2: Enhanced Commercial Intersections



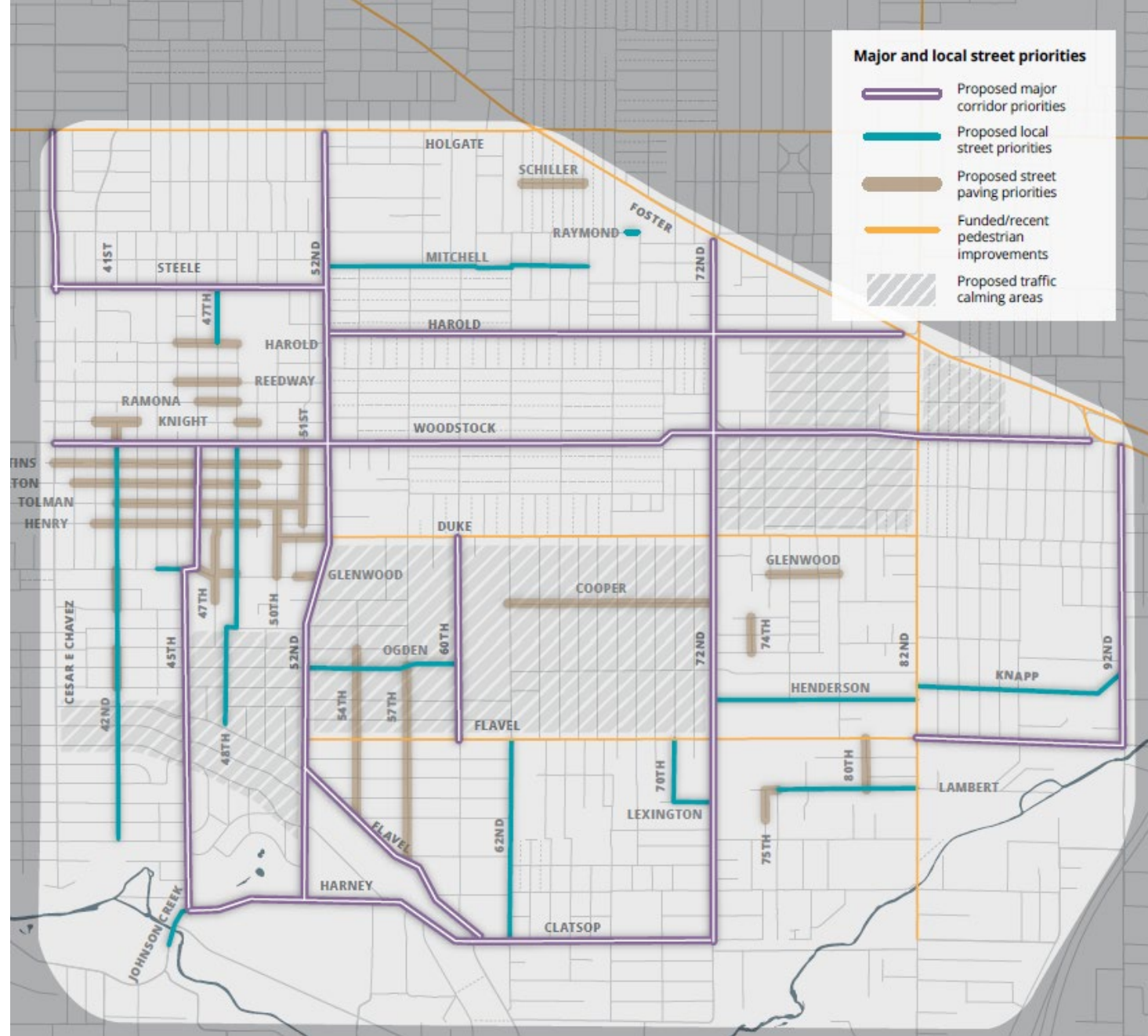
Scenario 4: Centers & Corridors



Potential Transportation Improvements

We also asked for feedback on:

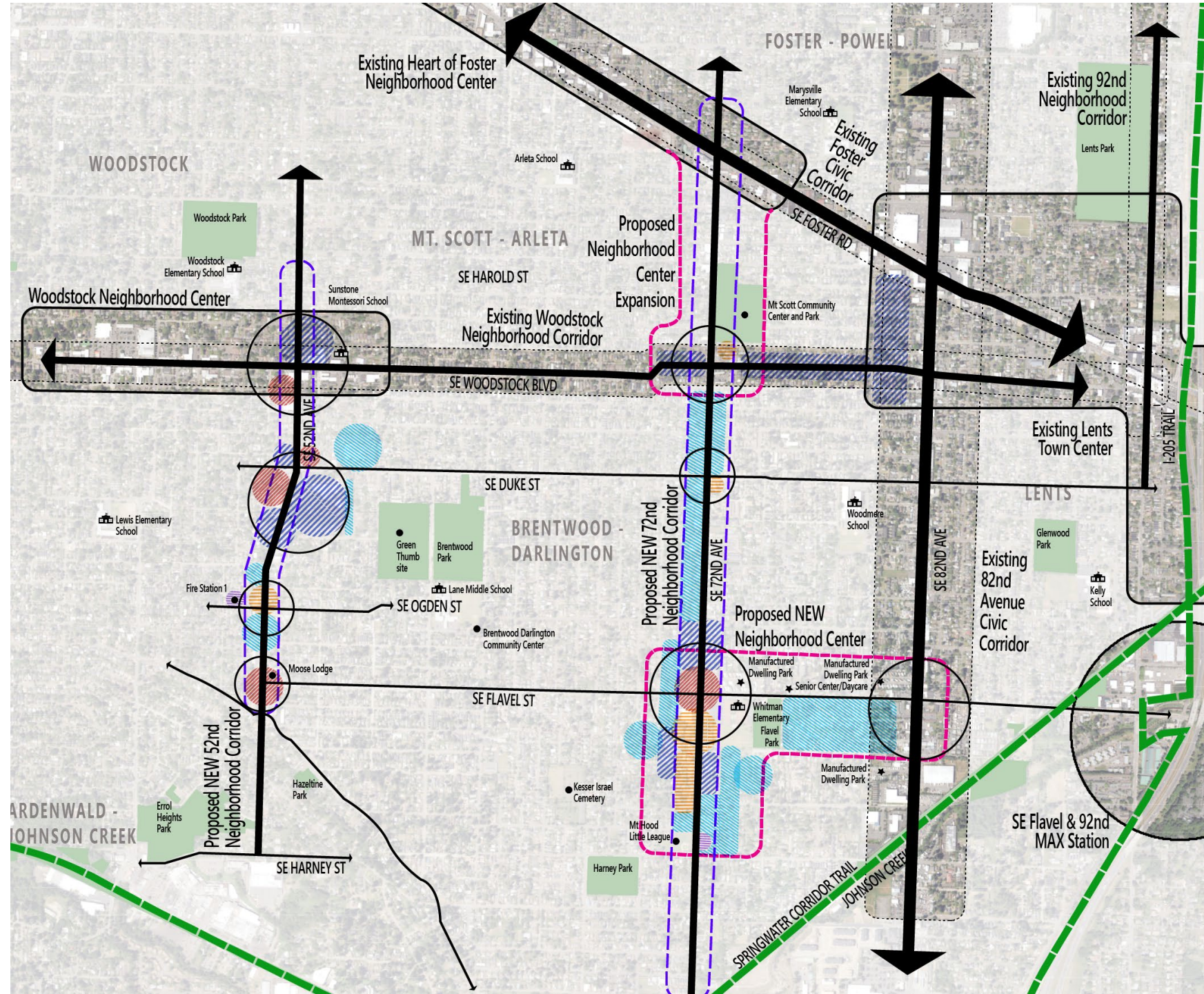
- How to prioritize major and local streets
- Where should bicycle routes should be added/upgraded
- Potential changes to the bus/transit network



Online open house map showing potential major and local street priorities

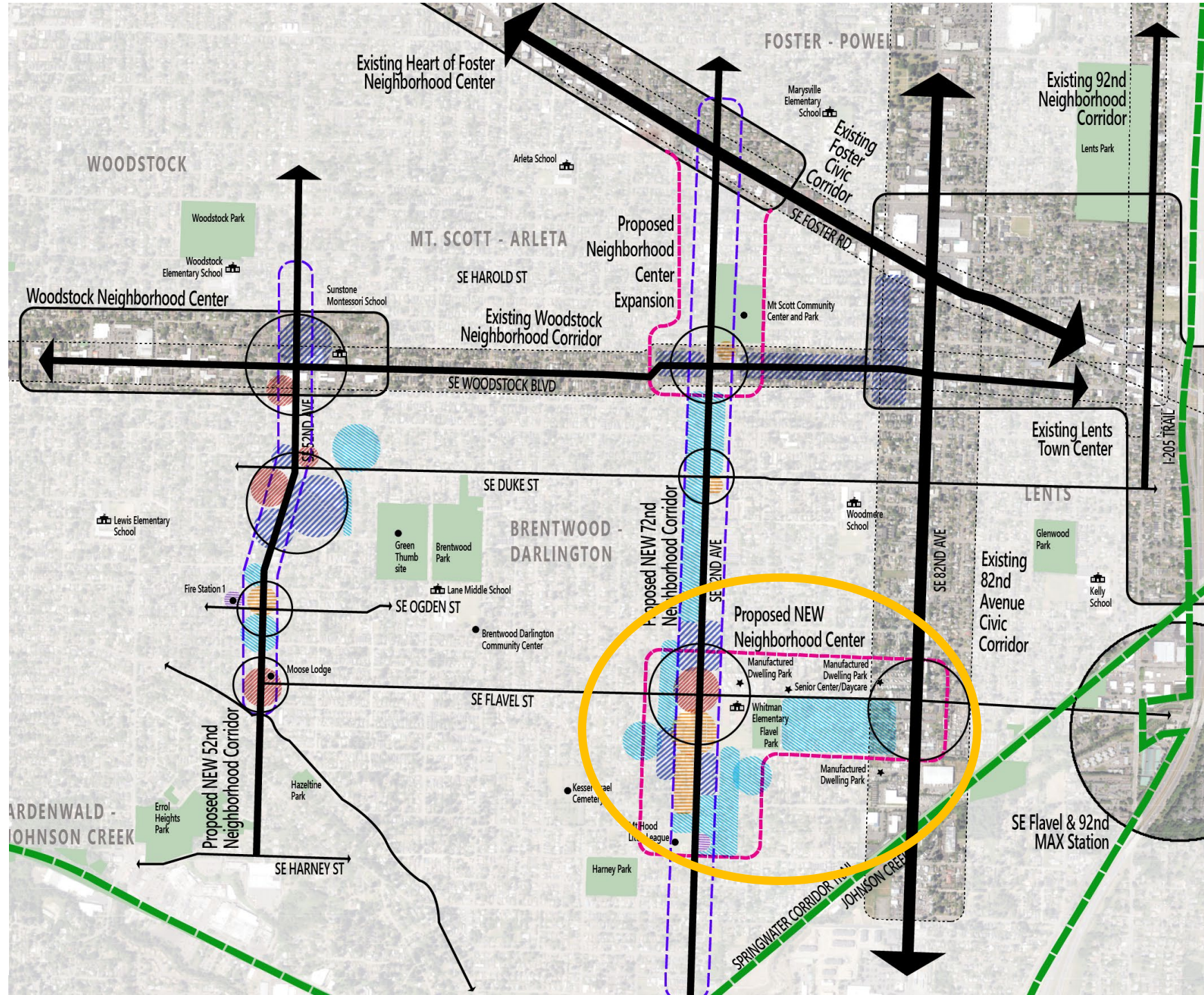
Preferred Land Use Scenario: Centers + Corridors

Discussion Draft proposals implement the concept

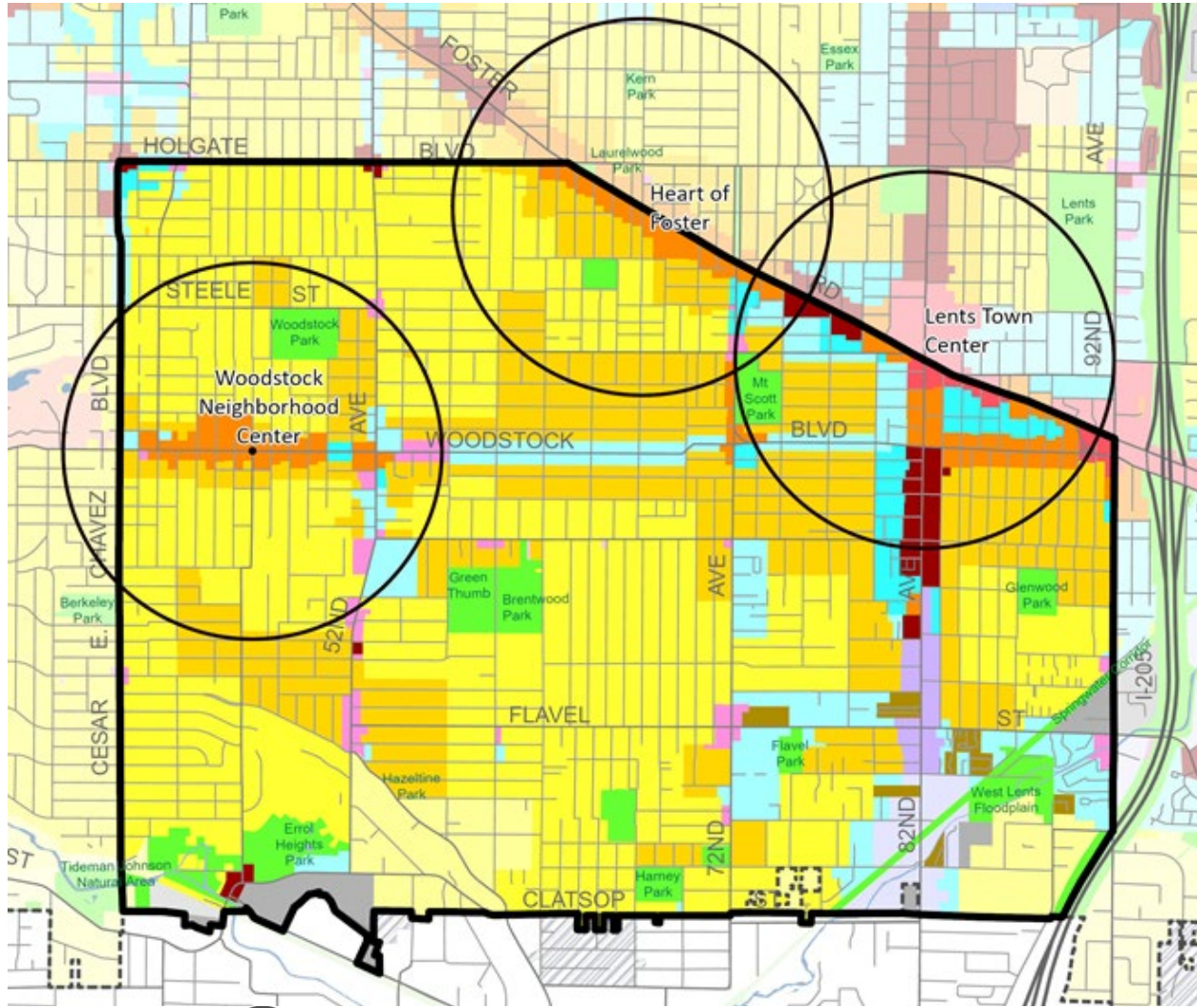


Preferred Land Use Scenario: Centers + Corridors

- **New neighborhood center at 72nd & Flavel** - hub of services for the area
- Small commercial areas at other intersections
- Expand housing opportunities on major corridors (52nd, 72nd, Woodstock)



Background - Designated Centers

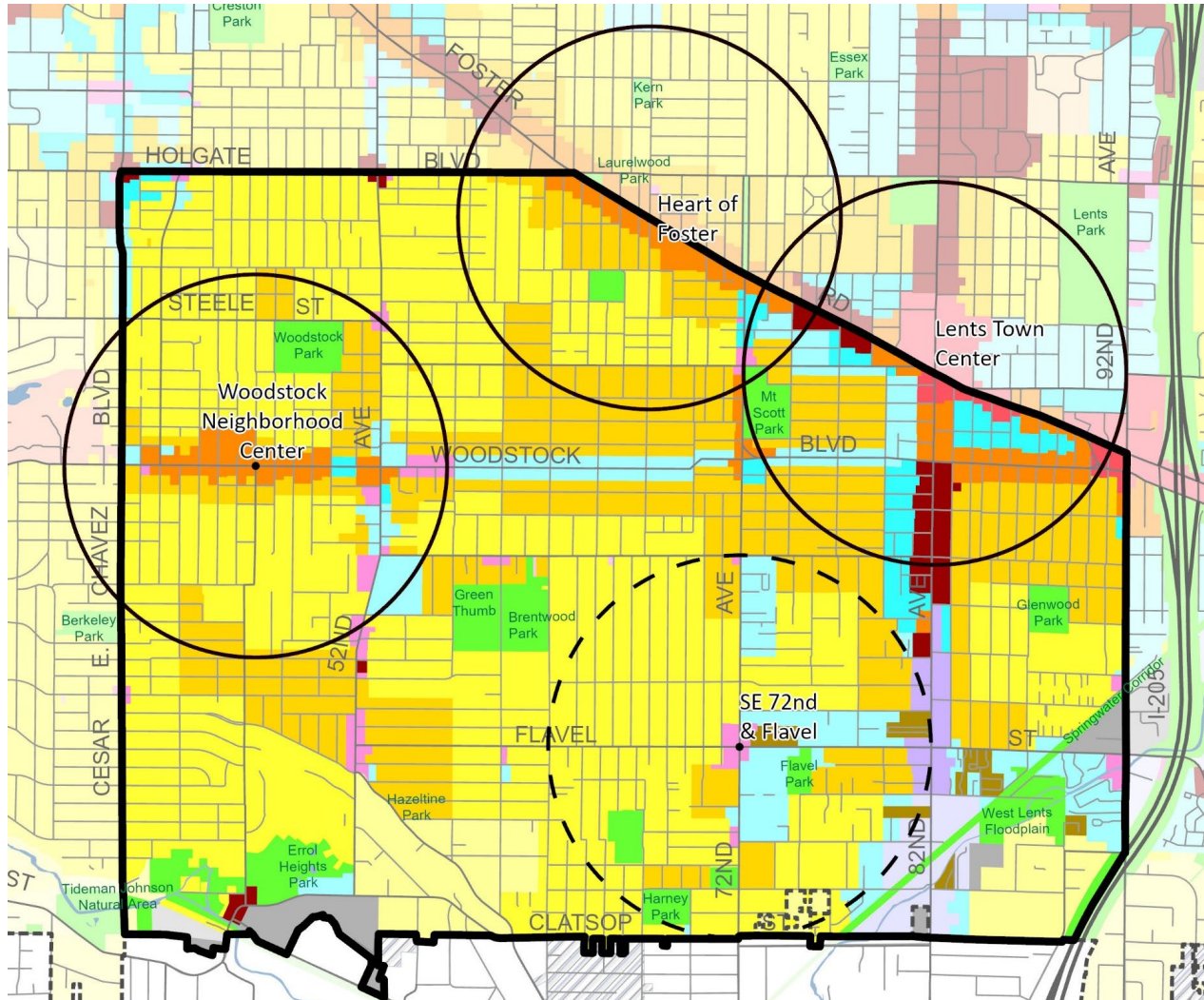


Centers: hubs for commercial and community services for the surrounding area, places for growth.

- Only 32% of area residents live within a half mile of the core of a designated center (a walkable distance)
- Nearly all of Brentwood-Darlington is outside this half-mile walkable distance to a center.



Background - Designated Centers



Centers: hubs for commercial and community services for the surrounding area, places for growth.

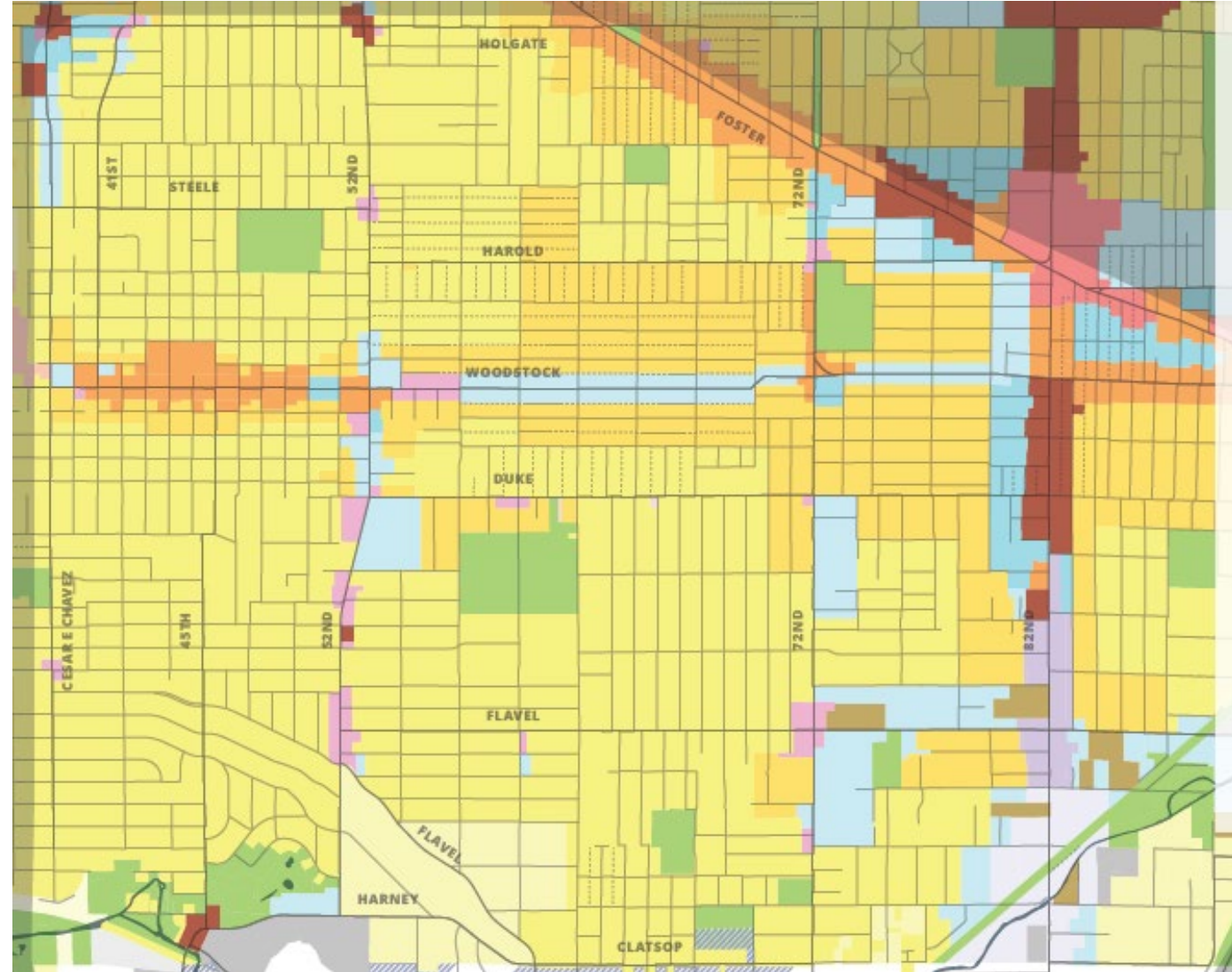
- Only 32% of area residents live within a half mile of the core of a designated center (a walkable distance).
- Nearly all of Brentwood-Darlington is outside this half-mile walkable distance to a center.
- **New neighborhood center could help fill this gap**



Background – Current Zoning

Existing Zoning

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



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Land Use Proposals



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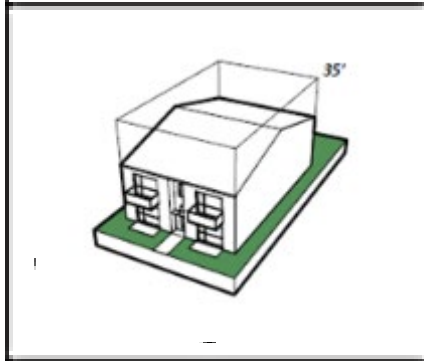
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Overview of Zones

Multi-Dwelling Zones

RM1

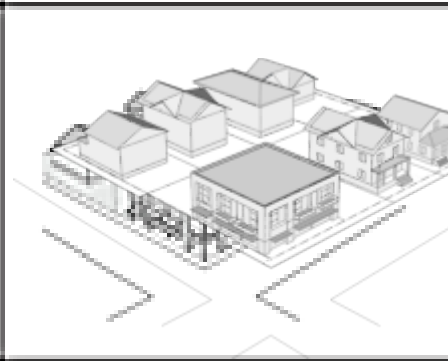


RM2



Commercial/Mixed Use Zones

CR



CM1



CM2



2-3 stories

Intended to be compatible with single-family areas

3-4 stories

Often located in centers and along corridors

2 stories

“Corner stores” located in residential areas

2-3 stories

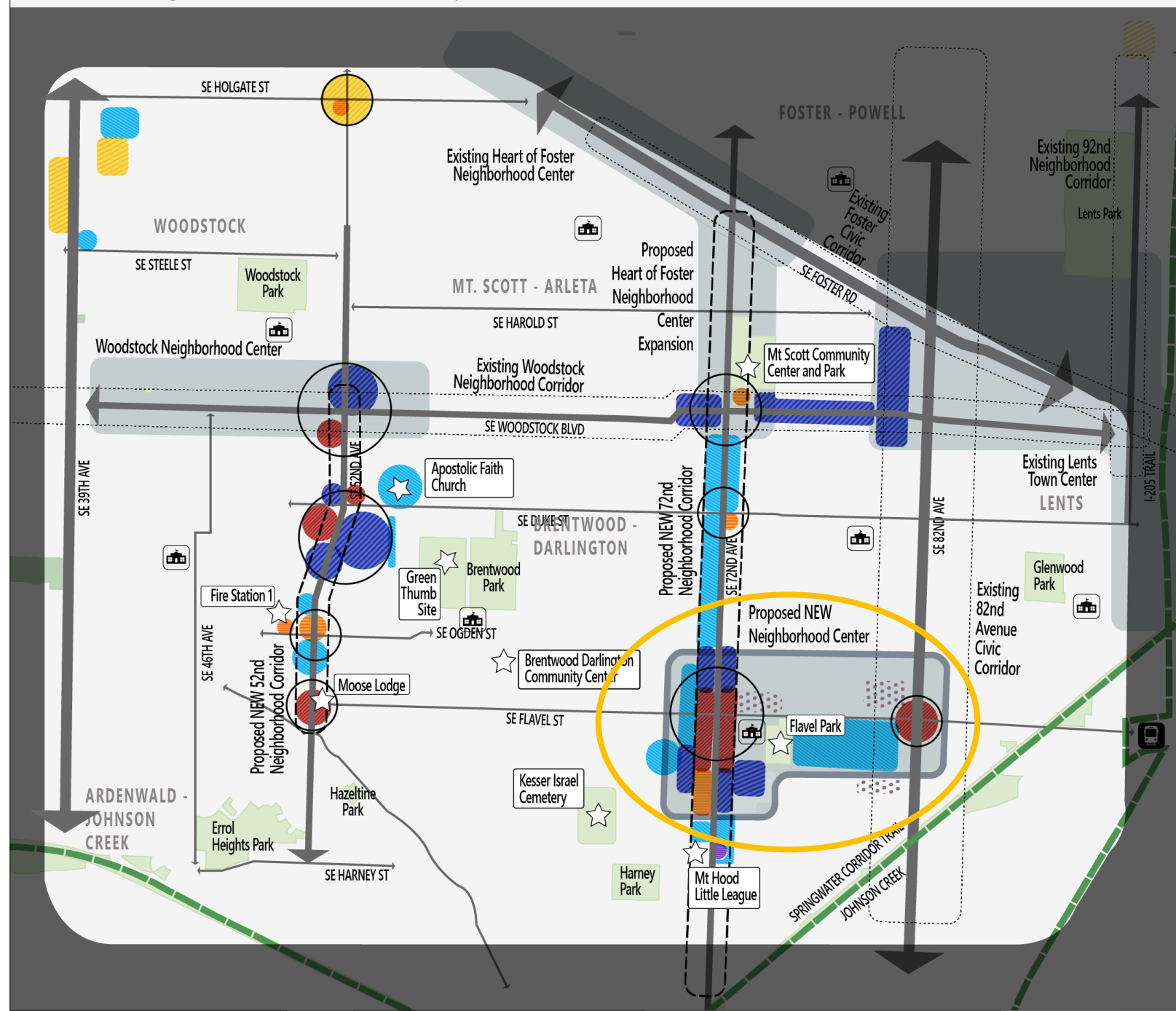
Small-scale mixed-use zone

3-4 stories

Mid-scale zone typically located in centers and along corridors

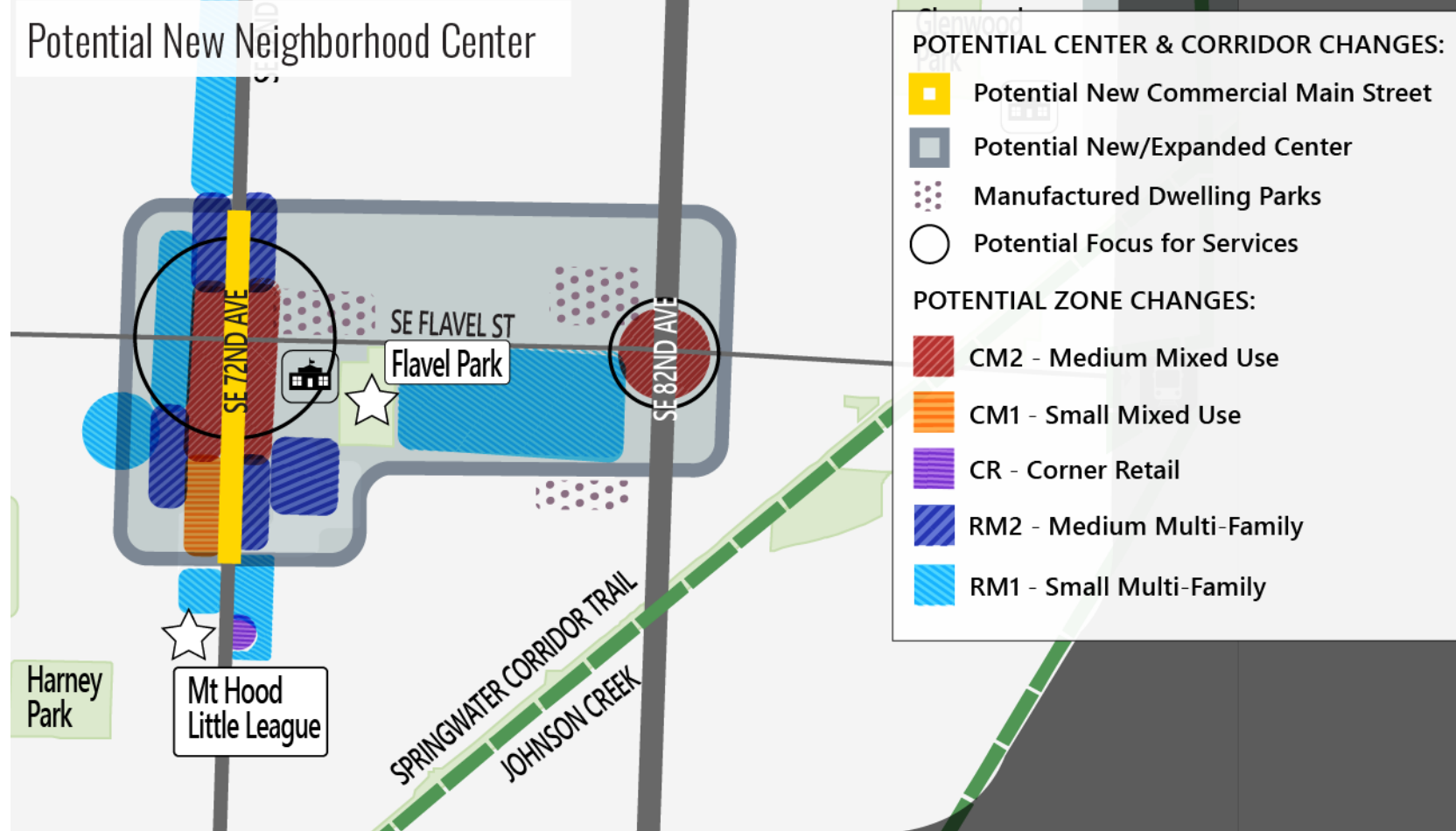
Proposed Growth Concept & Zone changes

- **New neighborhood center** at 72nd & Flavel – hub of services for the area
- **Small commercial areas** at other intersections
- **Expand housing opportunities on major corridors** (52nd, 72nd, Woodstock)



New Brentwood-Darlington Neighborhood Center

- Main street business district along SE 72nd
- Smaller commercial hub at SE Flavel & 82nd
- Allow more housing close to center's services



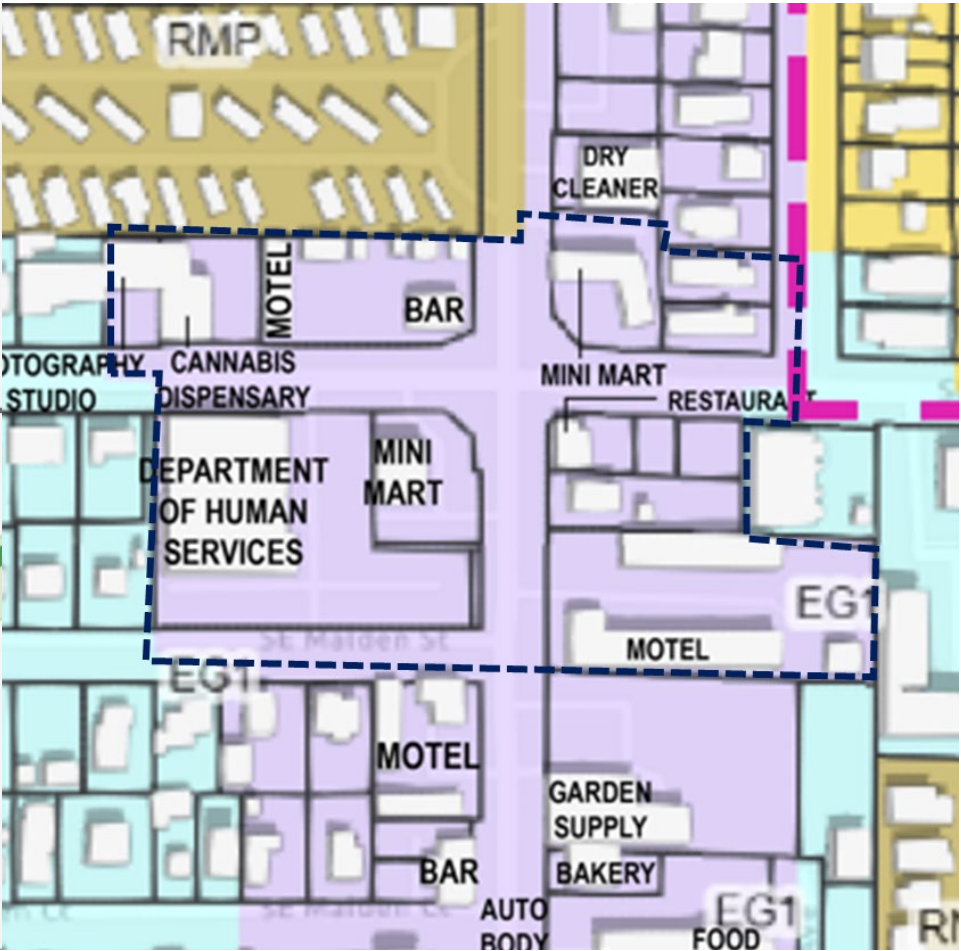
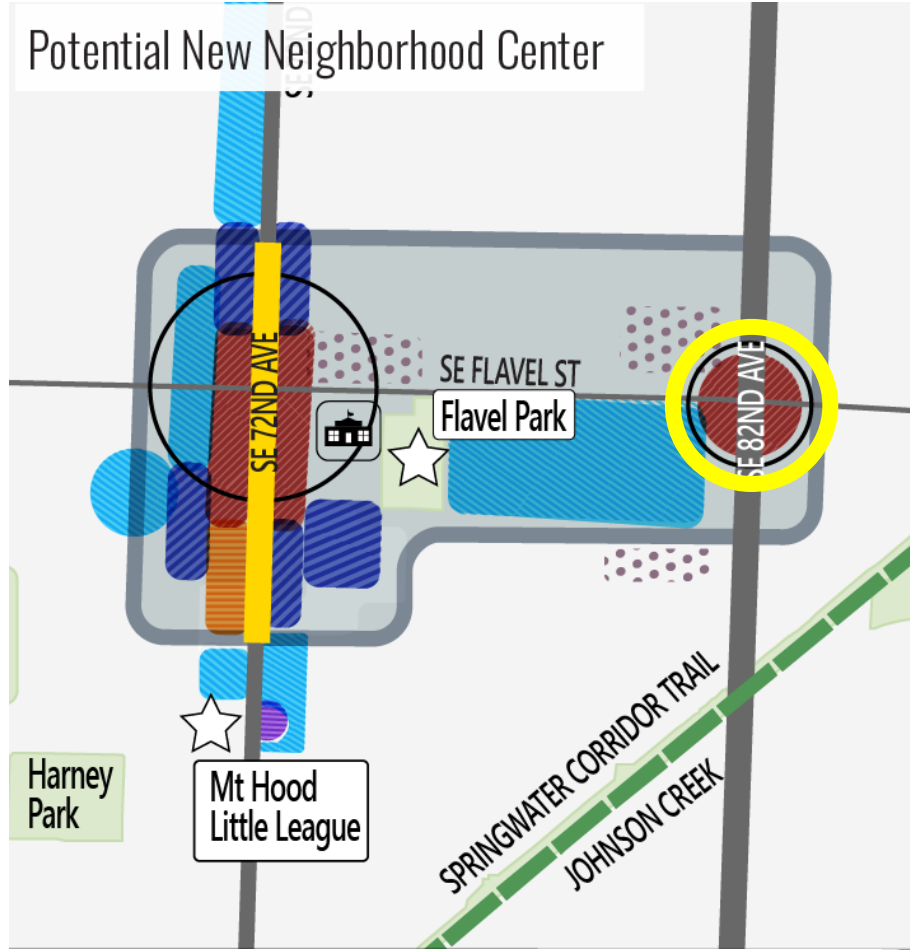
Commercial Hub at SE Flavel & 82nd

- **Current zoning is for employment and light industrial uses** (does not allow housing)
- What's there now – mostly small commercial uses, housing on SE 83rd
- **Proposal – rezone to commercial/mixed use** to serve as a small commercial hub, allow housing on upper floors, more pedestrian orientation



Commercial Hub at SE Flavel & 82nd

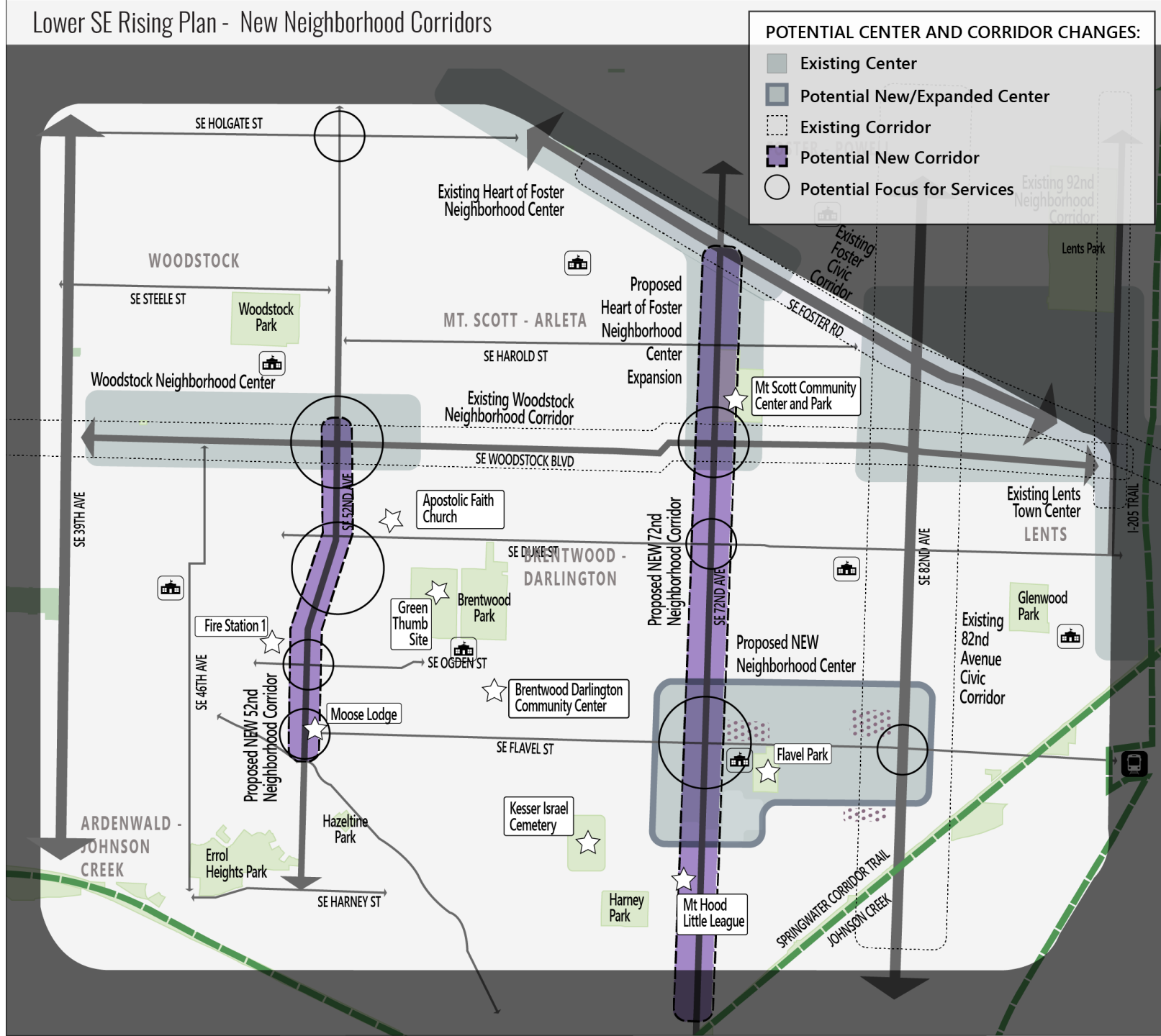
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Neighborhood Corridors

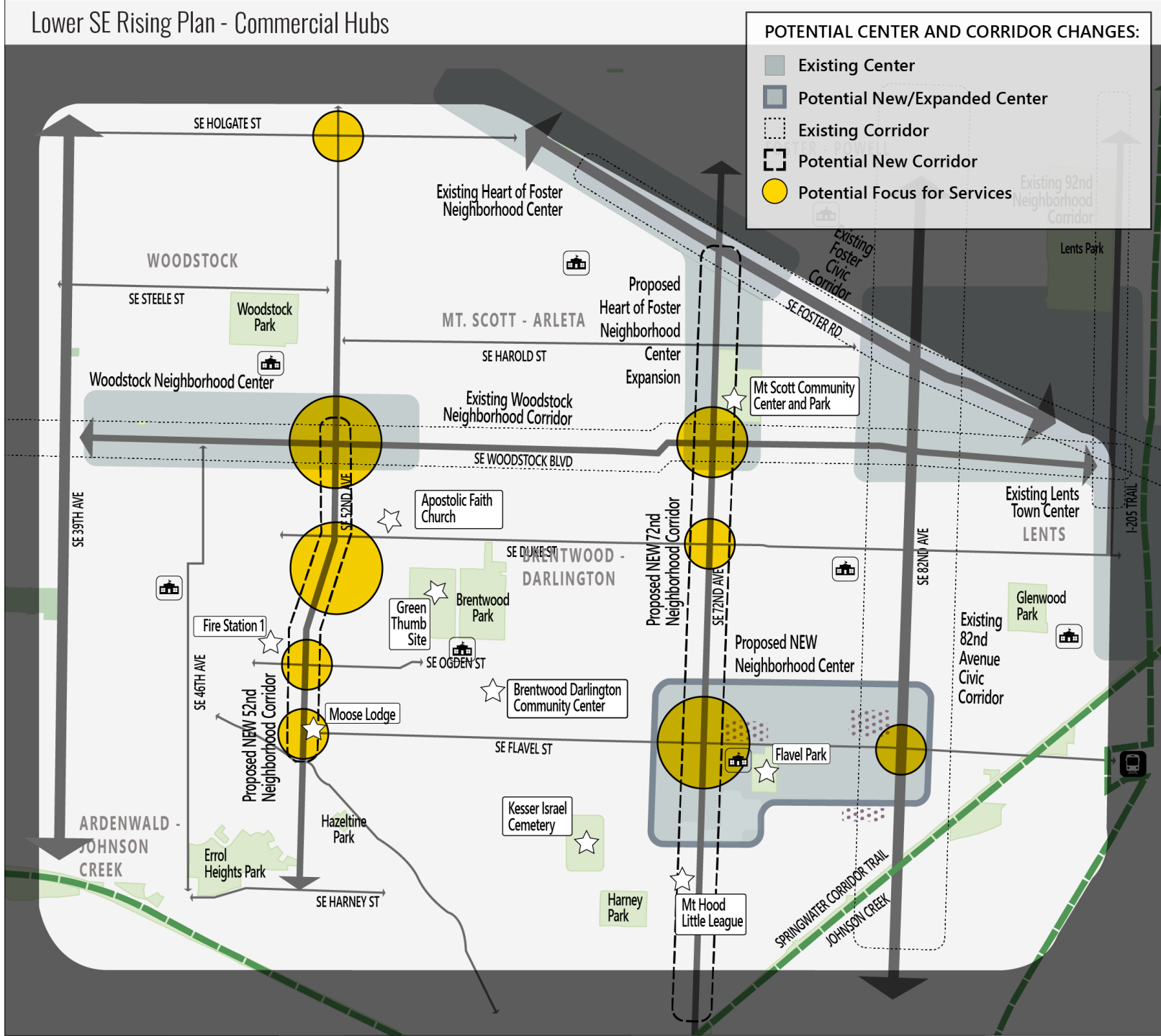
SE 52nd & SE 72nd

1. Focus for housing, including multi-family options – also allows small ground-floor businesses
2. Expanded options for commercial services at major intersections
3. Supported by:
 - Corridor safety improvements
 - More transit service



Commercial Hubs

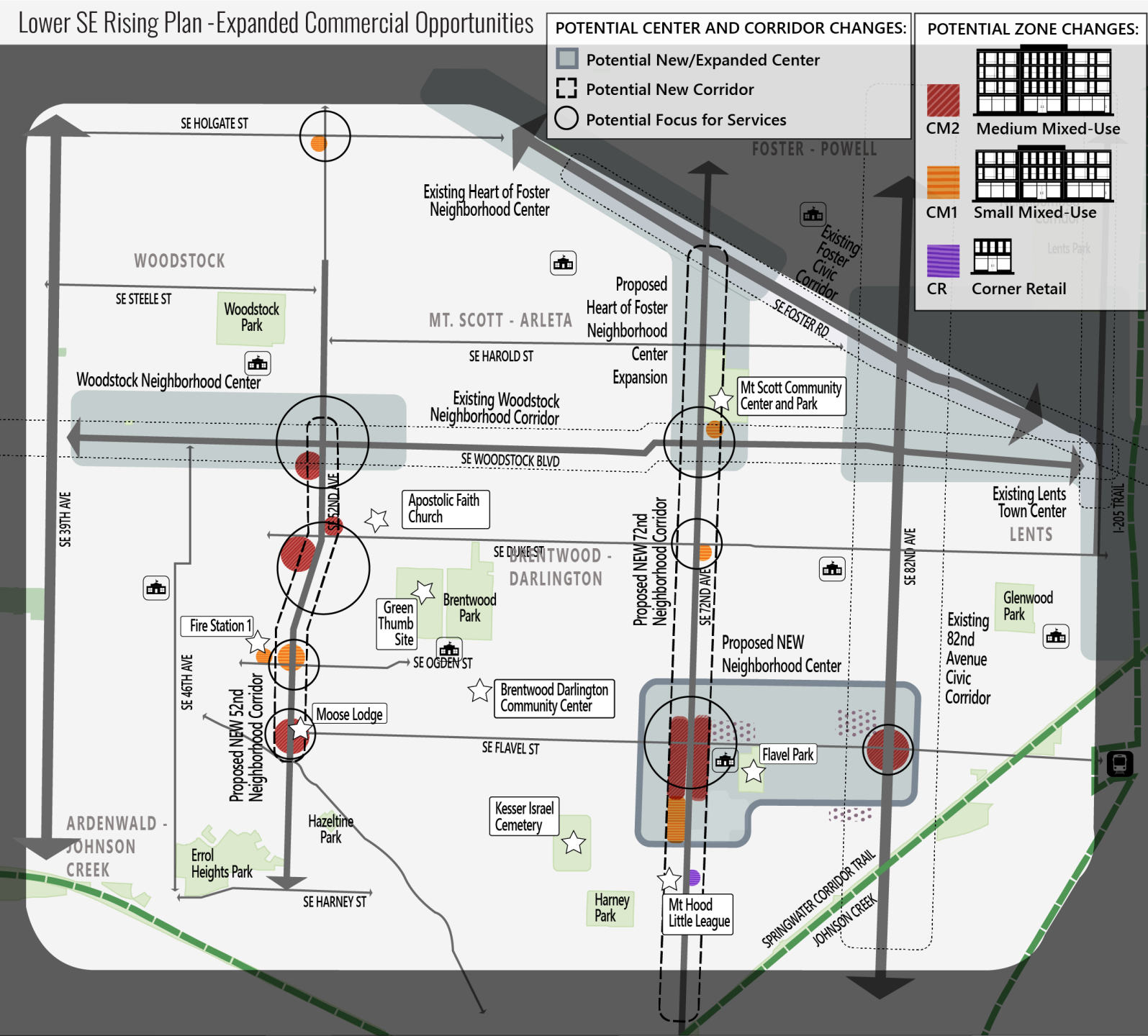
Apply zoning to expand opportunities for commercial services at key intersections



Commercial Hubs

Apply zoning to expand opportunities for commercial services at key intersections

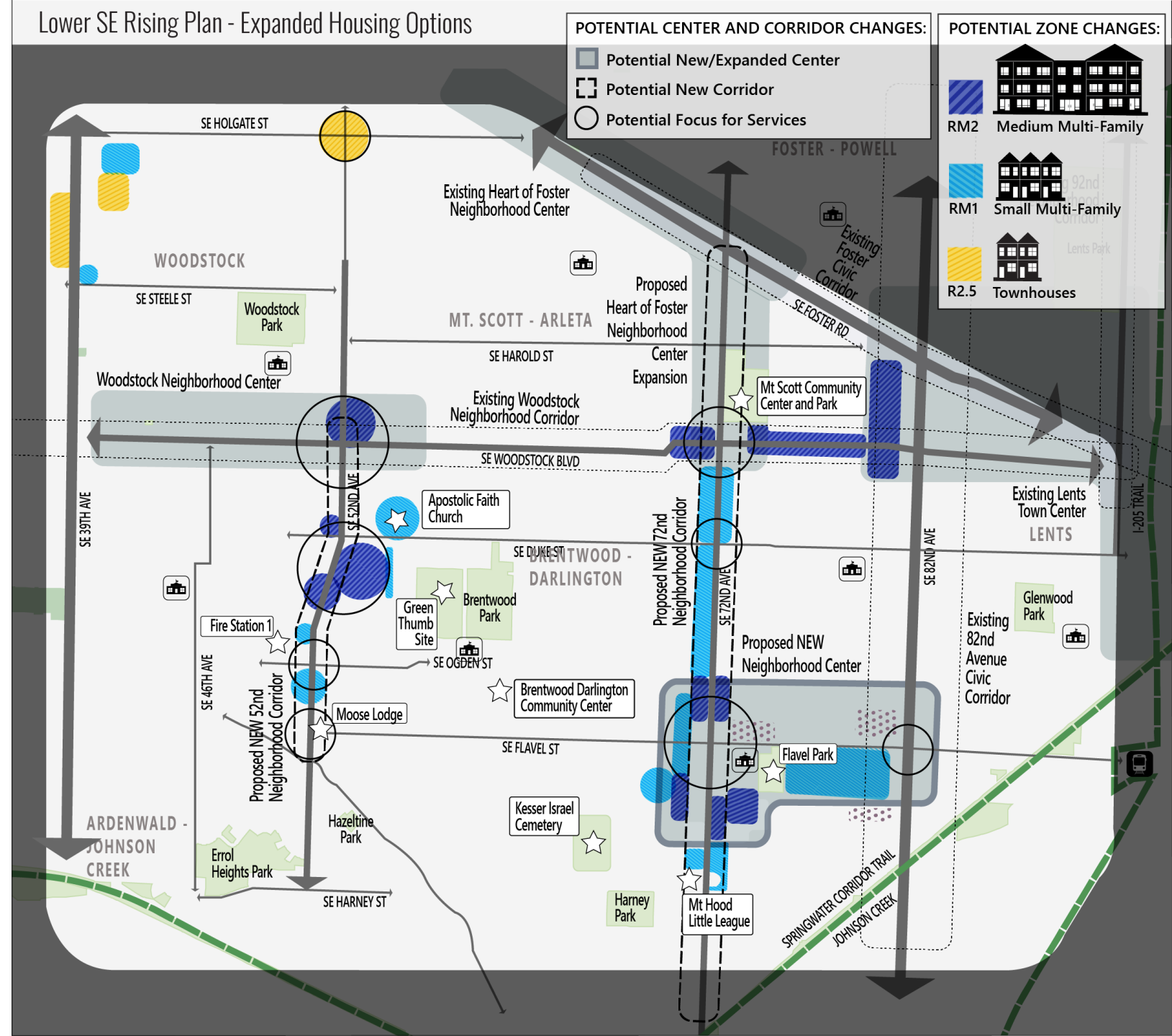
- Medium-scale at larger hubs (CM2)
- Small-scale at smaller hubs (CM1)



Expanded Housing Opportunity

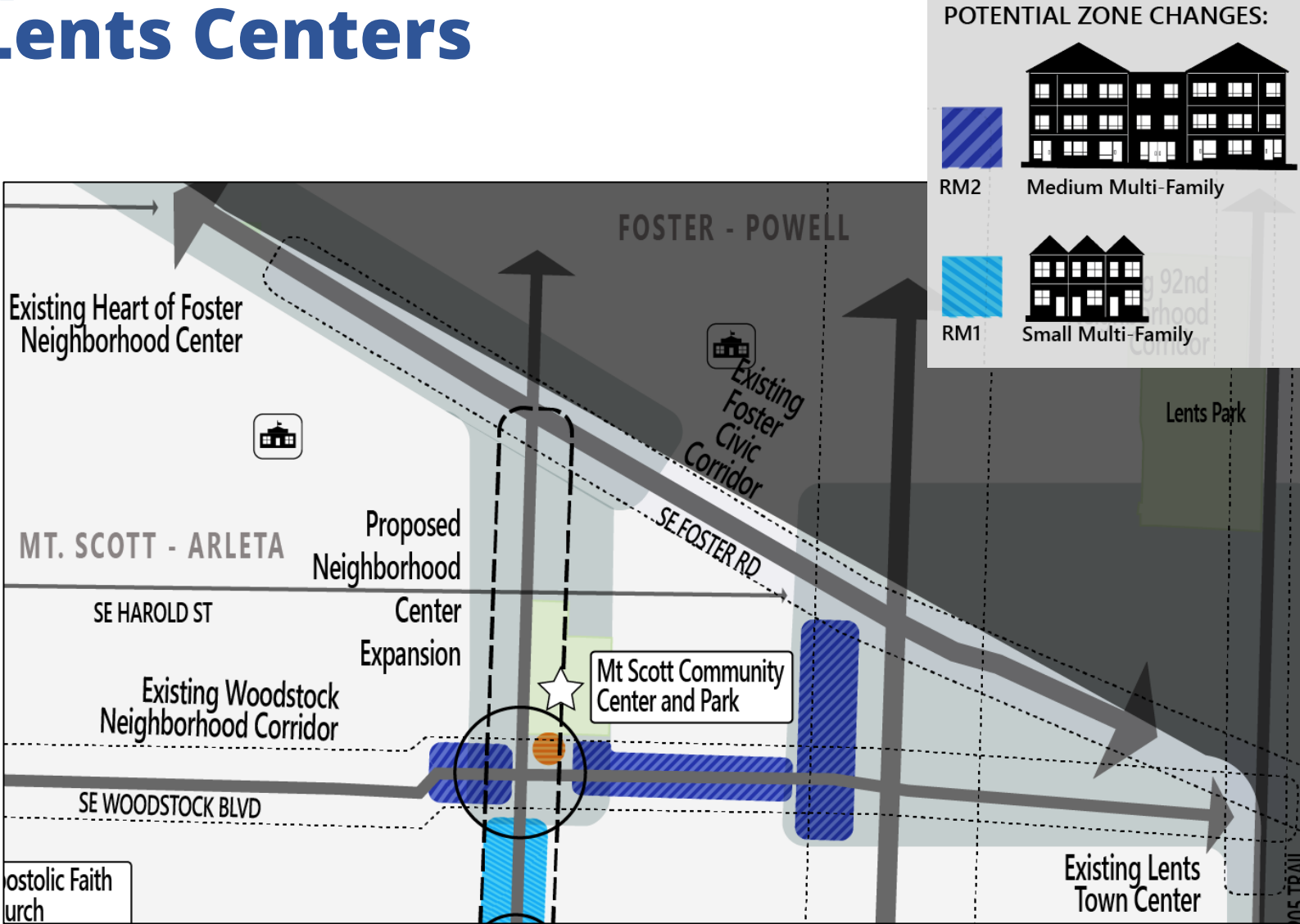
Zoning to allow more housing along corridors and around centers – close to services and transit.

- Small-scale multi-family along SE 52nd and 72nd
- Medium-scale multi-family at hub locations
- Zoning for townhouse/plex housing options near Holgate at SE 52nd and at SE Chavez
- Multi-family zoning – larger projects must include affordable units



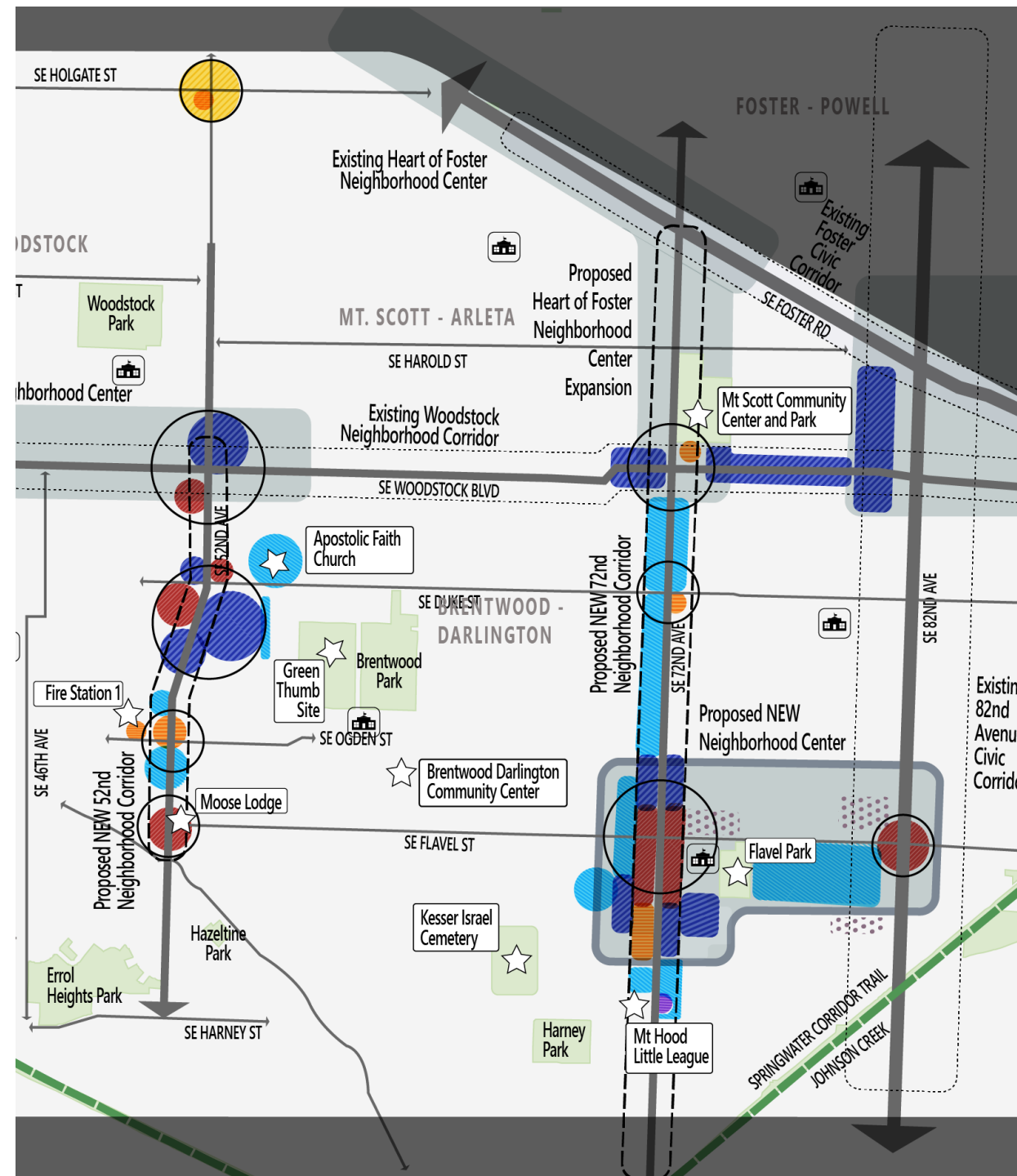
Expanded Housing Options Near Heart of Foster and Lents Centers

- 1. **Expand center/pedestrian district** from Foster down to Mt. Scott CC and Arleta Triangle
- 2. **Add commercial zoning** around Arleta Triangle
- 3. **Allow more housing along Woodstock and west edge of Lents Town Center** – rezone from small-scale to medium-scale multi-family



For

- **New neighborhood center** at 72nd & Flavel – hub of services for the area
- **Small commercial areas** at other intersections
- **Expand housing opportunities on major corridors** (52nd, 72nd, Woodstock)



Our key questions to the community

These circle back to the community's objectives for the plan – which the land use proposals are intended to help make happen.

- 1** Do you think the land use proposal will help provide opportunities for more neighborhood businesses and commercial services?
- 2** Do the proposals do enough to expand housing options?
- 3** What adjustments do you think are needed to better meet the project objectives or other considerations?

Land Use Proposals

Questions?



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Transportation Proposals



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Transportation recommendations

Based on community feedback and our analysis, main areas for transportation improvement are:

- 1 Traffic safety and traffic calming**
not helped by an incomplete safe walking and biking network
- 2 Access to businesses, services, and community destinations**
by walking, rolling, and biking
- 3 Transit network frequency and directness**
improving transit's usefulness for trips within the plan area

Transportation recommendations

Lower Southeast Rising's transportation recommendations are grouped into three categories:

Recommended transportation projects

New capital improvements delivered by the city

1

Program recommendations

Addressing local street conditions and opportunities for community placemaking

2

Bus network recommendations

to be discussed and coordinated with our partner TriMet

3

Transportation projects strategy

Our recommended projects are grouped into two categories:

CI Corridor Improvements

Safer crossings, bikeway, and streetscape improvements on Lower Southeast's busiest streets.



NG Neighborhood Greenways

Low-stress neighborhood streets that are great places to walk, bike, roll, play, and just be.



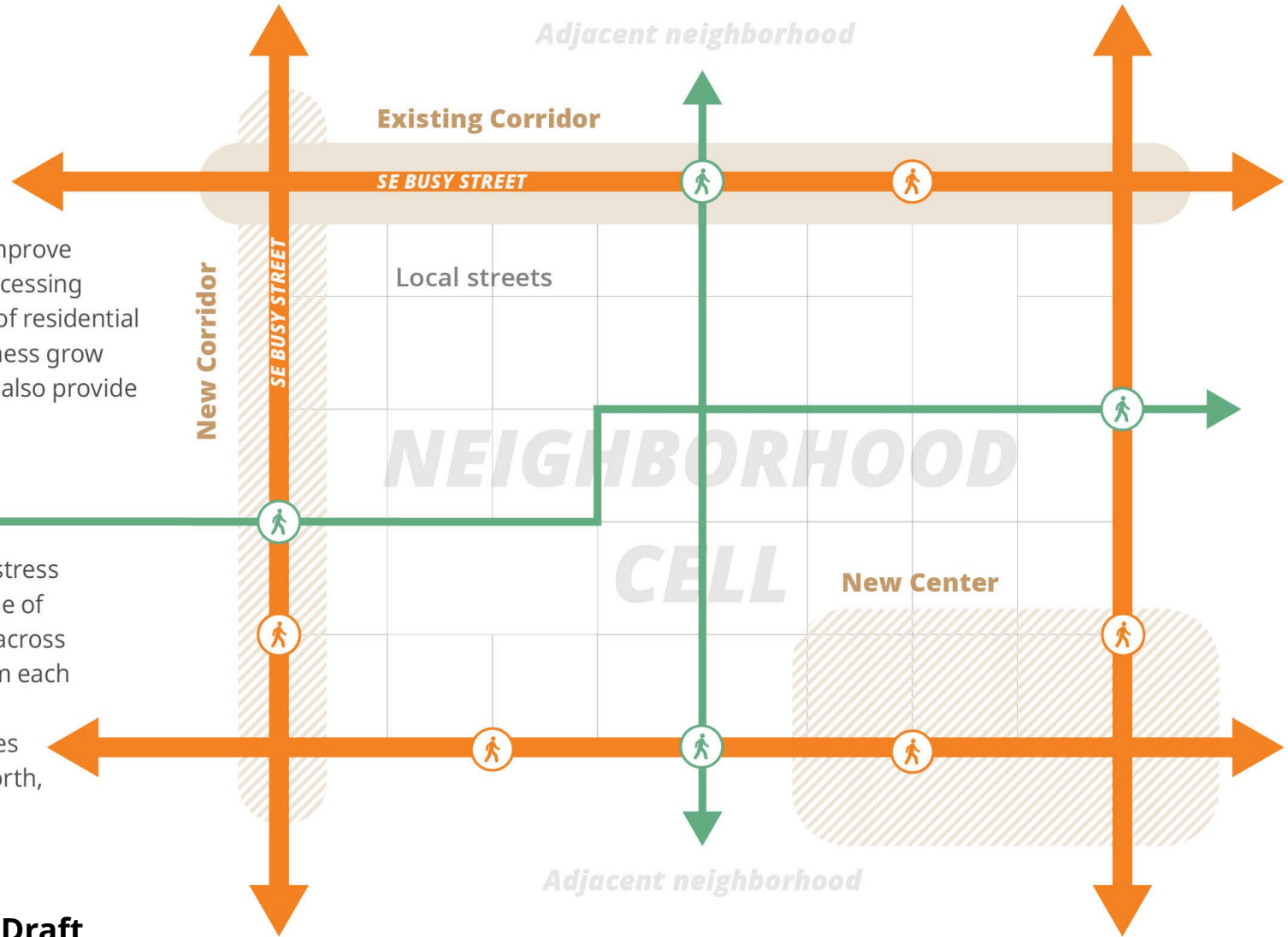
Corridor Improvements and **Neighborhood Greenways** work together to expand safe biking, walking, and access to transit - supporting the new land use vision

Corridor Improvement Project

Each neighborhood cell is bounded by Corridor Improvement Projects which improve safety for people walking, biking, and accessing transit on the busy streets at the edges of residential areas where future residential and business growth will be focused. Corridor Improvements also provide low-stress bike lanes where possible.

Neighborhood Greenway

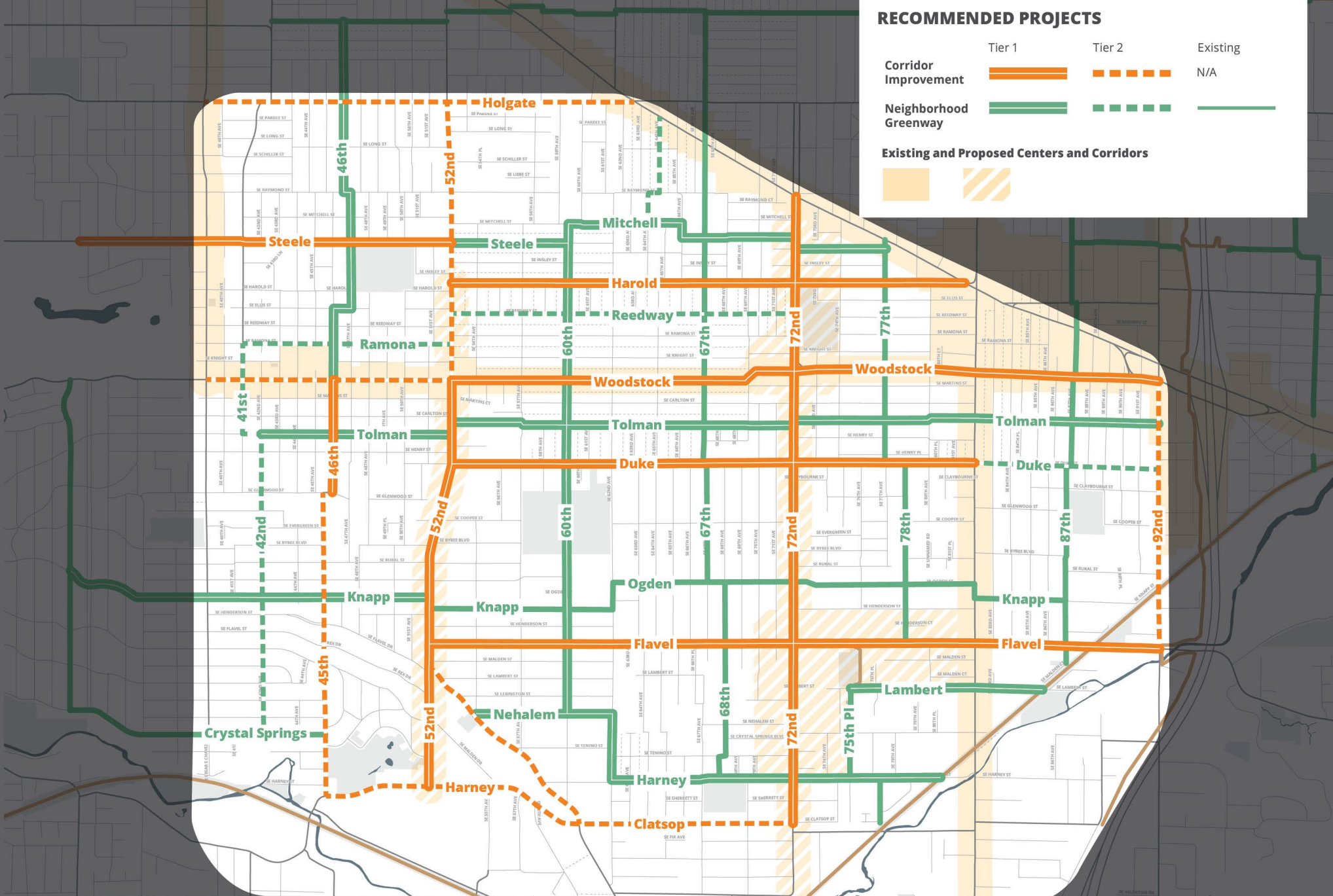
Neighborhood Greenways provide low-stress biking and walking access from the inside of neighborhood cells to busy streets and across them into adjacent neighborhoods. From each neighborhood cell, there will be a Neighborhood Greenway route that takes you in each of the cardinal directions: north, south, east, or west.



From page 74 of Discussion Draft

RECOMMENDED PROJECTS

	Tier 1	Tier 2	Existing
Corridor Improvement			N/A
Neighborhood Greenway			
Existing and Proposed Centers and Corridors			



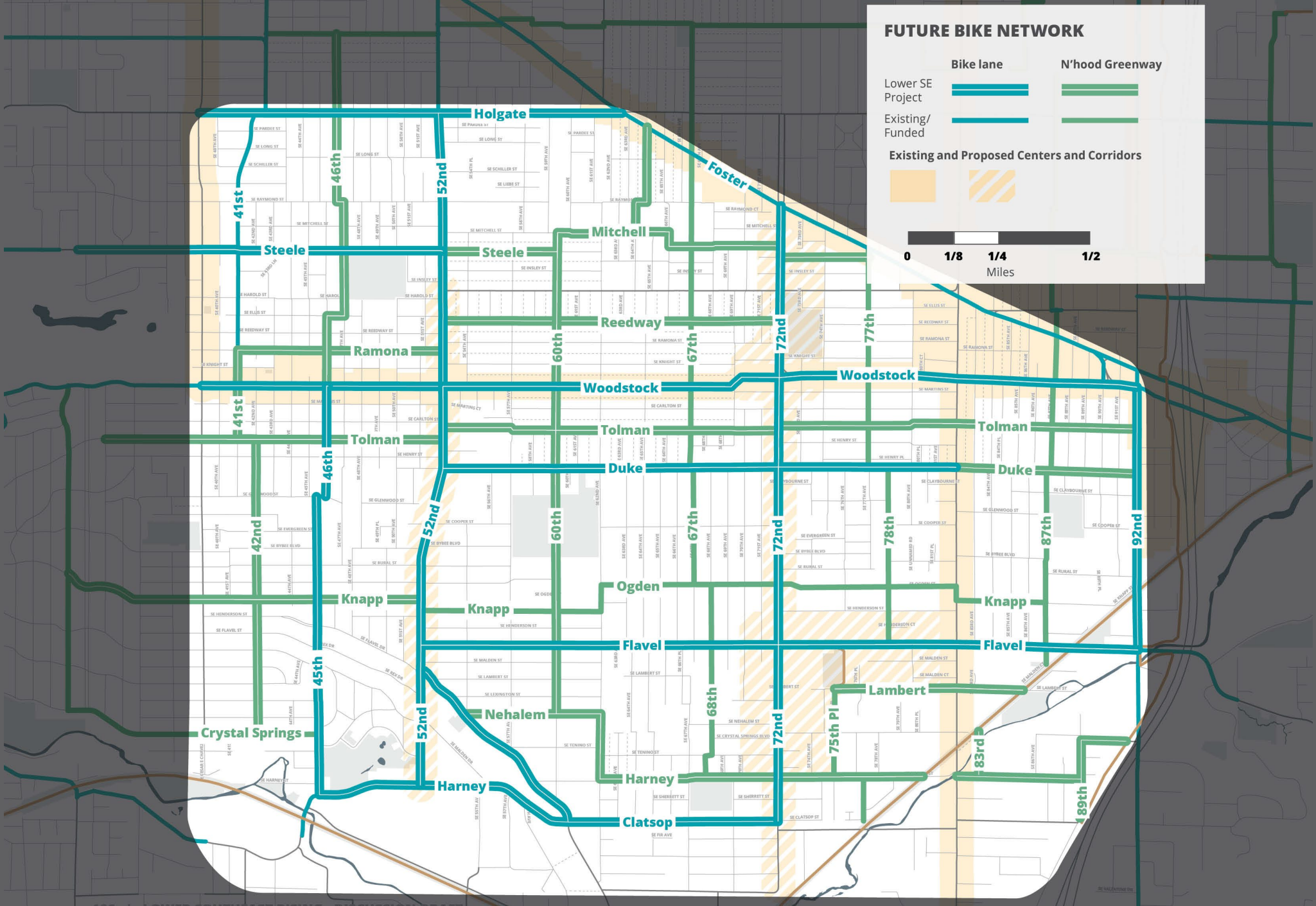
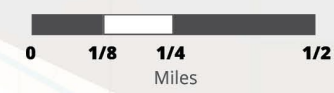
FUTURE BIKE NETWORK

Bike lane **N'hood Greenway**

Lower SE Project  

Existing/ Funded  

Existing and Proposed Centers and Corridors



Corridor Improvements

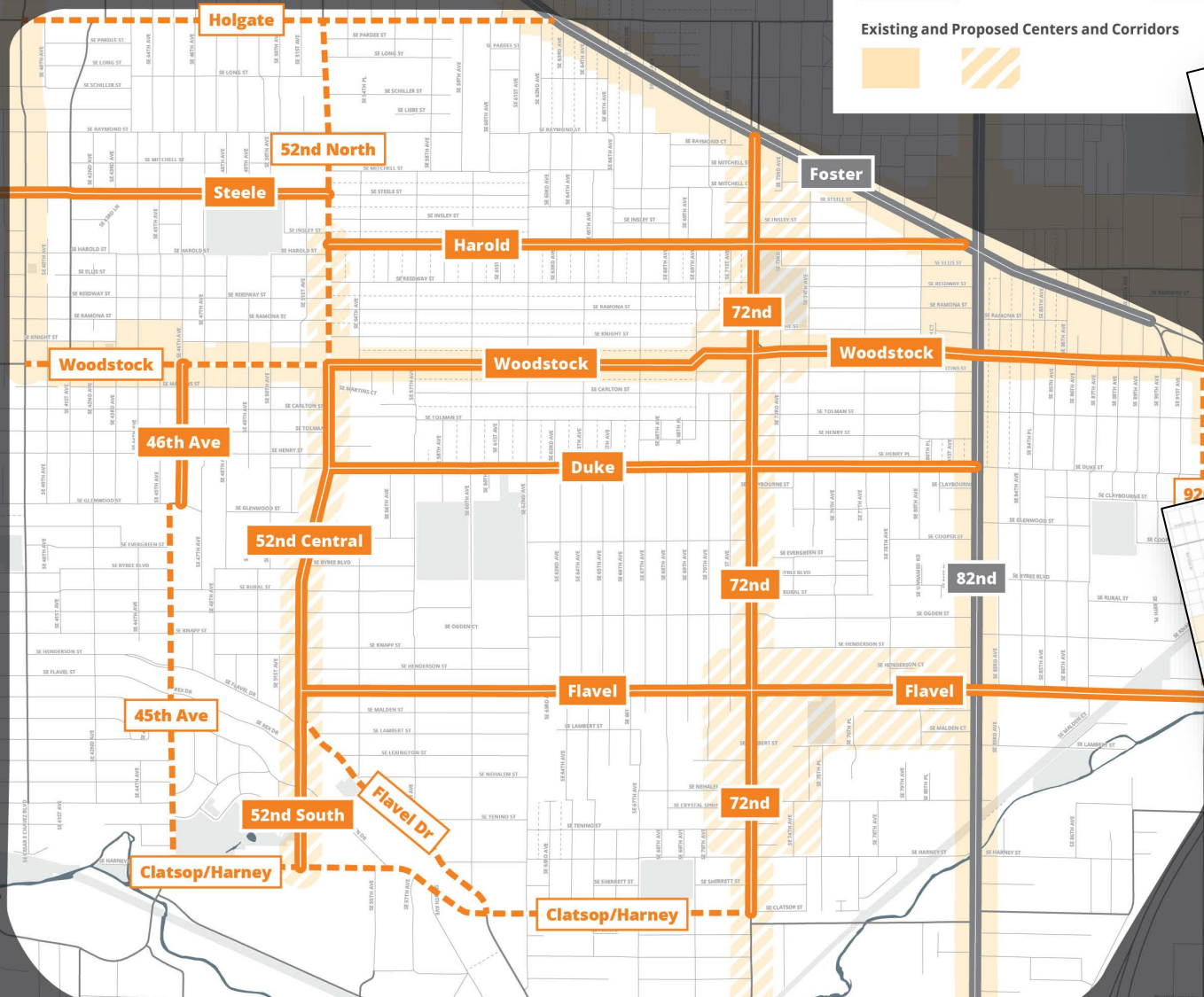
the details – Page 76

Individual project descriptions in plan

CORRIDOR IMPROVEMENTS

Tier 1 Tier 2 Recent/funded

Existing and Proposed Centers and Corridors



TIER 1 SE 72nd Ave Corridor Improvements
 PLANNING/COST ESTIMATE: \$900,000

CORRIDOR NEEDS
 Bike network connection
 Safer crossings

PROJECT ELEMENTS
 New pedestrian crossing
 Reconfigure intersection

PROJECT DESCRIPTION
 Improve safety by adding enhanced pedestrian crossings at regular intervals. Consider the addition of bike lanes after further engagement and analysis of impacts to transit, parking, and redevelopment.

Improvements at Mitchell/ Steele for neighborhood Greenway crossing
 Improve intersection with LPS, protected left (funded)

TIER 1 Woodstock Blvd Corridor Improvements
 PLANNING/COST ESTIMATE: \$9,780,000

PROJECT DESCRIPTION
 This project would improve safety and connectivity by adding enhanced pedestrian crossings at regular intervals, and upgrading existing bike lanes to protected bike lanes, filling the bikeway gap from 69th to 72nd Ave. This project would also improve conditions at the offset intersection at 69th Ave while making permanent improvements to slip lane plaza area at 72nd & Woodstock.

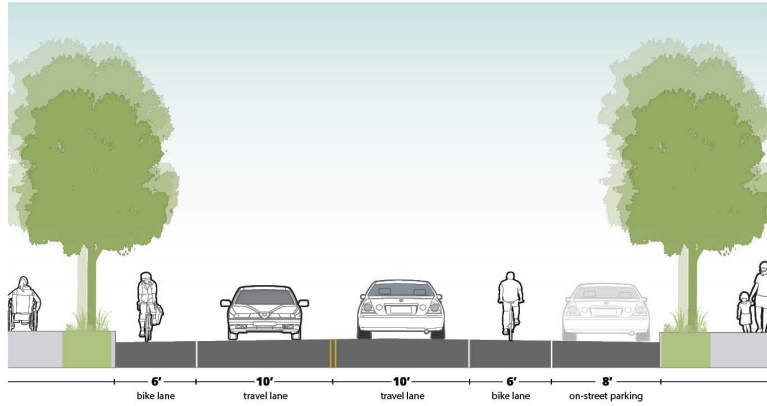
PROJECT ELEMENTS
 New or improved pedestrian crossing
 Funded pedestrian crossing
 Reconfigure intersection

Signal rebuild (funded)
 Reconfigure and harden intersection at SE 69th Ave
 Fill bike lane gap between 69th and 72nd (Funded)
 Make additional enhancements to Arietta Triangle Square
 Fill bike lane gap at SE 82nd

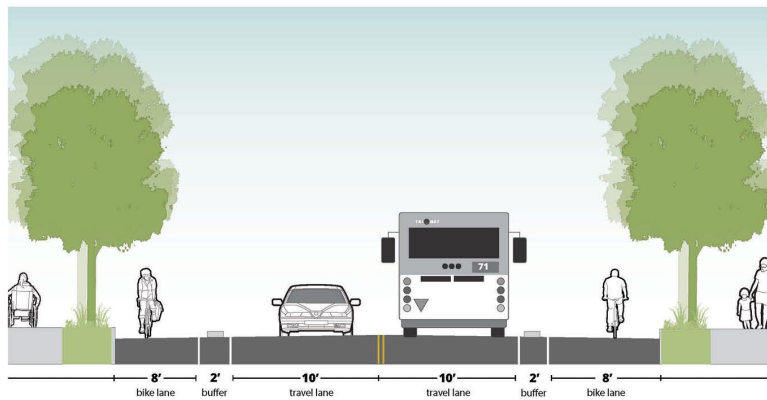
Corridor Improvement trade-offs

40 foot streets *width between curbs*

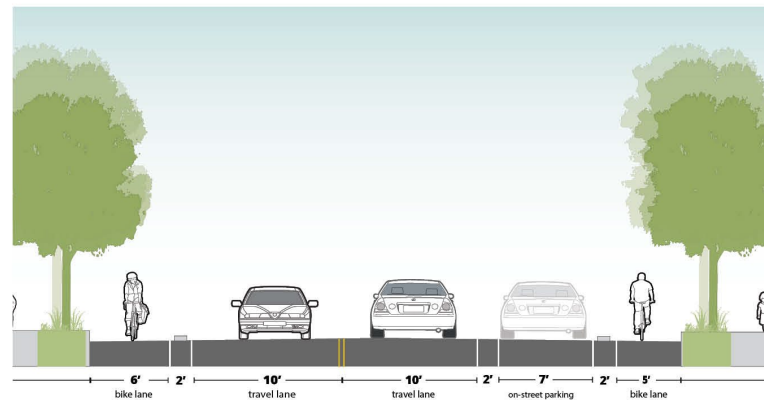
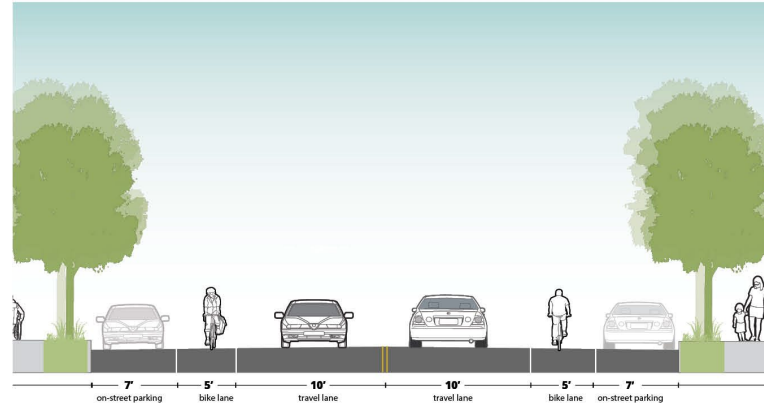
CURRENT TYPICAL CROSS-SECTIONS



POTENTIAL CROSS SECTIONS WITH ENHANCED BIKE LANES*



44 foot streets *width between curbs*



DISTANCE BETWEEN CURBS ON STREETS WITH RECOMMENDED CORRIDOR IMPROVEMENTS

40 feet SE 52nd Ave (Holgate to Duke)
SE 72nd Ave
SE Steele St

44 feet SE Flavel St
SE Duke St
SE Woodstock St

*These cross sections are representative of a higher-cost version of a project. There are many other design options that could improve biking on the busy streets in the plan area, including interim treatments, buffered lanes, and protected lanes with or without parking. The final designs will be selected on a project-by-project basis after assessing the needs of the corridor.

Neighborhood Greenways

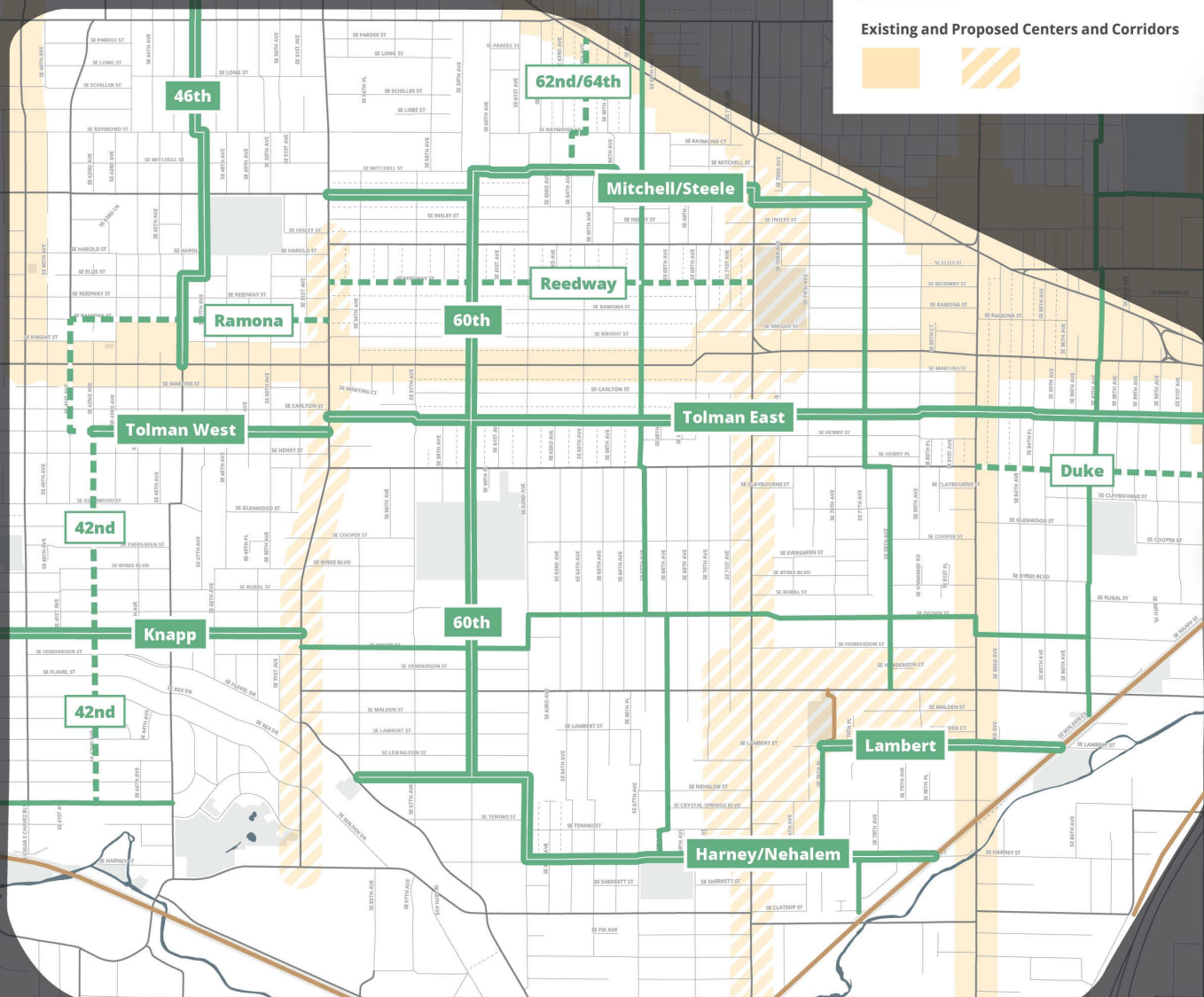
the details – Page 92

NEIGHBORHOOD GREENWAYS

Tier 1 Tier 2 Existing/funded



Existing and Proposed Centers and Corridors



Individual project descriptions in plan

TIER 1 SE Tolman St Neighborhood Greenway: Eastern segment
 PLANNING LEVEL COST ESTIMATE: \$580,000

PROJECT DESCRIPTION
 The SE Tolman St greenway will provide an east-west connection across the plan area and

Project elements may include:

- Crossing improvement at 52nd Ave
- Facilitate crossing of 72nd Ave
- Funded pedestrian crossing as a part of the 82nd Avenue Crossings Project

TIER 1 Steele / Mitchell Neighborhood Greenway
 PLANNING LEVEL COST ESTIMATE: \$430,000

PROJECT DESCRIPTION
 The Steele/Mitchell greenway will provide a low-stress east-west walking and biking connection from Woodstock to the Foster main street and points in between.

Project elements may include:

- Wayfinding and signage
- Speed bumps as required
- Enhanced crossings
- Diversion as needed

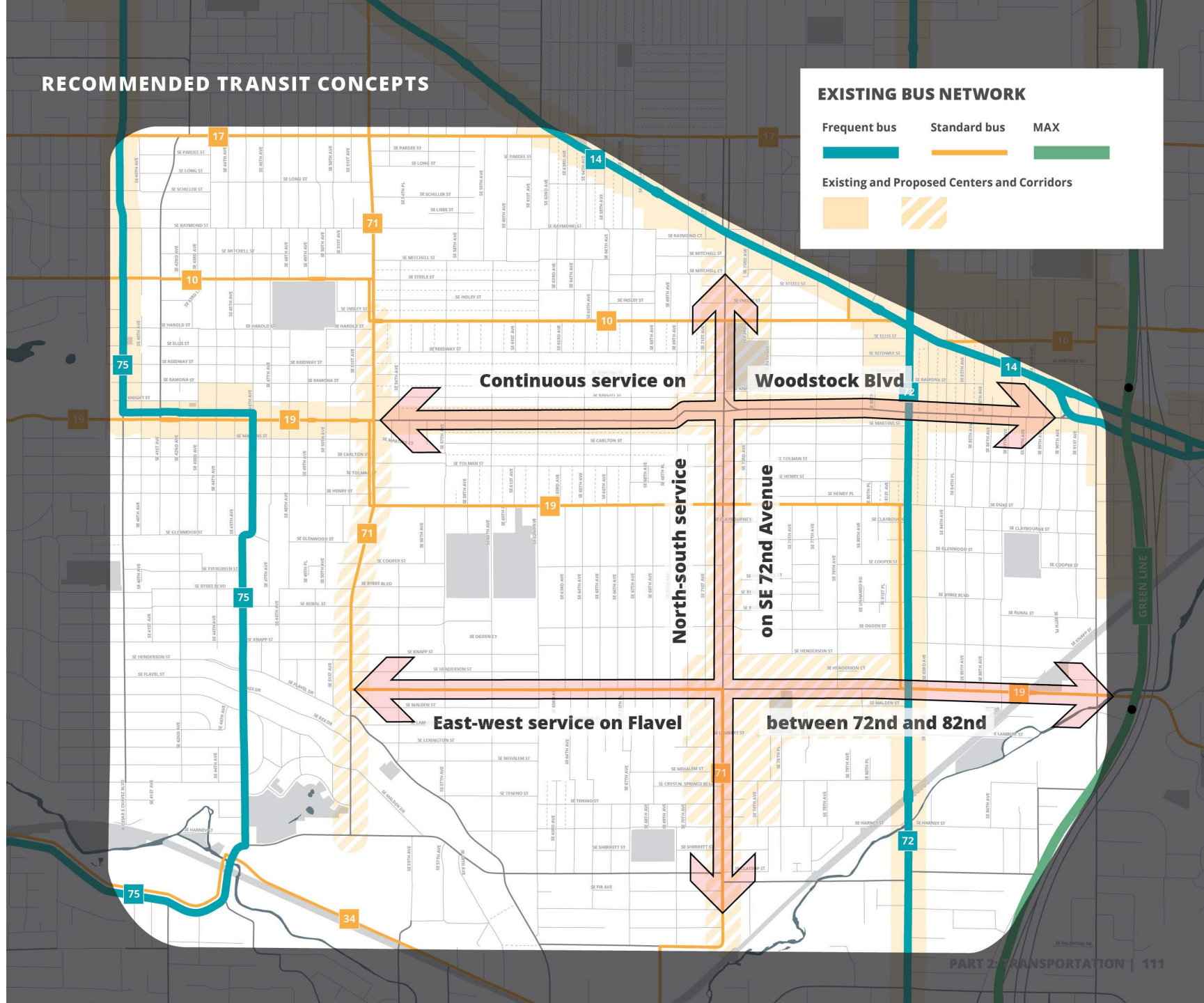
Consider traffic/circulation changes at 52nd to reduce cut through traffic

Facilitate crossing of 72nd Ave between Steele and Mitchell

Bus network recommendations

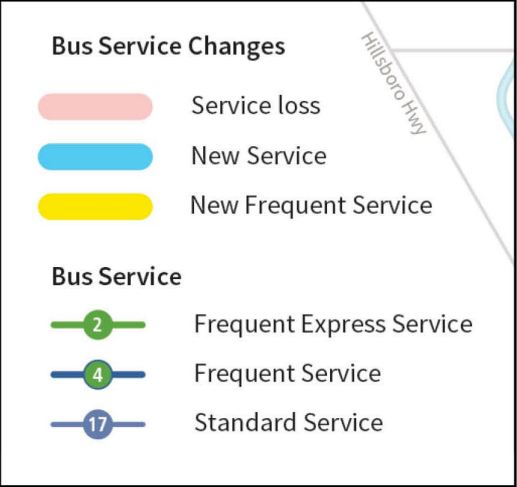
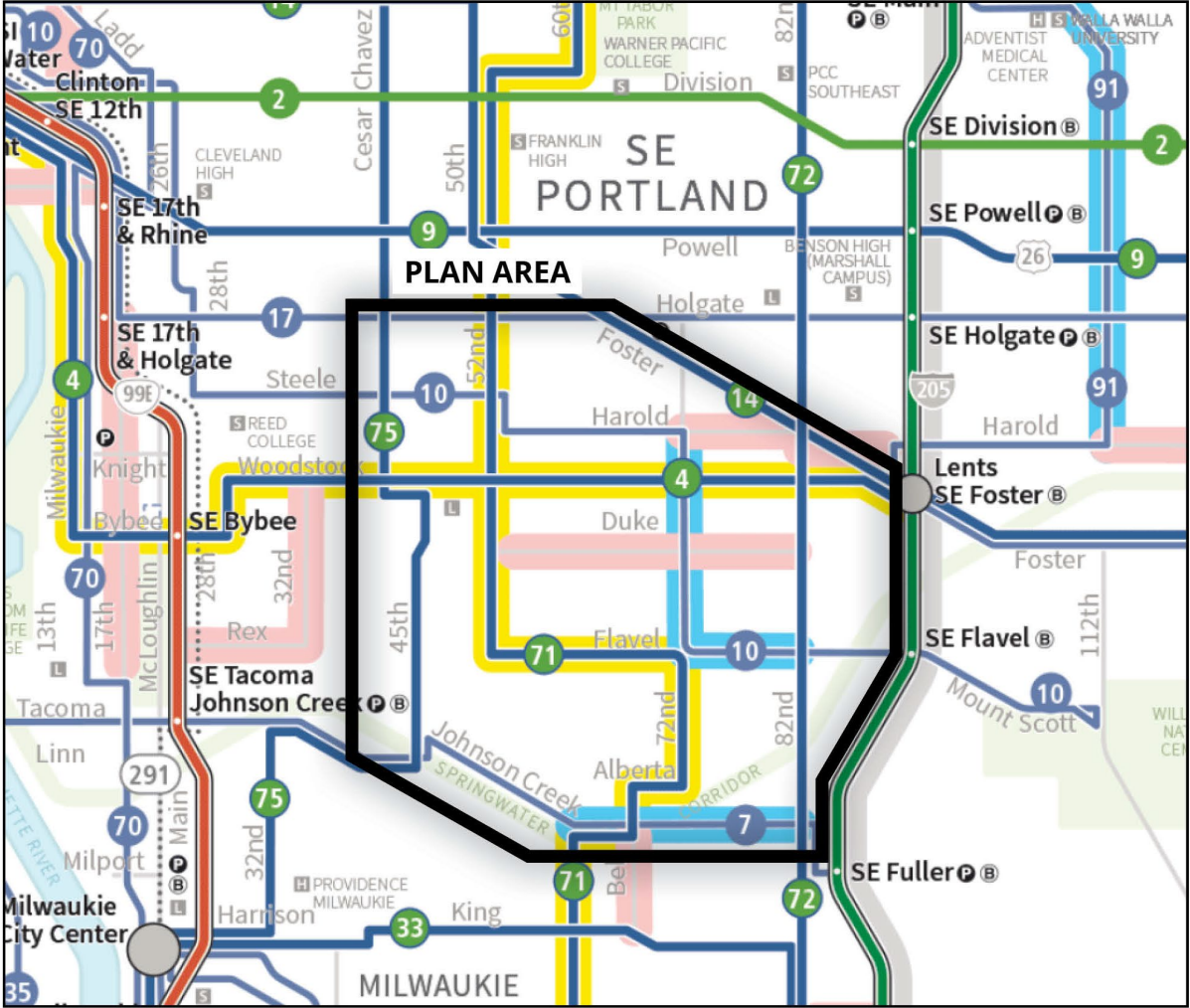
Community members seek transit service that provides better connections to destinations within the Plan Area and that comes more often

RECOMMENDED TRANSIT CONCEPTS



TriMet Forward Together

TRIMET FORWARD TOGETHER PLAN FOR LOWER SOUTHEAST RISING AREA



TriMet’s short-term, revenue-neutral service plan brought improvements to the Plan Area

STATUS OF TRANSIT NETWORK RECOMMENDATIONS

CHANGE	To be implemented in TriMet Forward Together Plan
Continuous east-west bus service on SE Woodstock Blvd to support the Neighborhood Corridor designation	✓
Frequent Service on new SE Woodstock Blvd bus line	✓
Continuous east-west bus service on SE Flavel St for better connection to 82nd and to support new Center designation	
Frequent service on Line 71	✓
Continuous north-south bus service on SE 72nd Ave to create better neighborhood connectivity and access to Mt Scott Park	

Program recommendations

Programs help fill the gaps that the recommended projects and transit recommendations don't.

- 1 Local street improvements**
to address neighborhood traffic behavior and pavement quality concerns
- 2 Portland in the Streets**
a toolkit to support community ownership and transformation of public space
- 3 Daylighting intersections**
setting back parking at key intersections to improve visibility and safety

Local street improvements

LOCAL STREET PRIORITIES

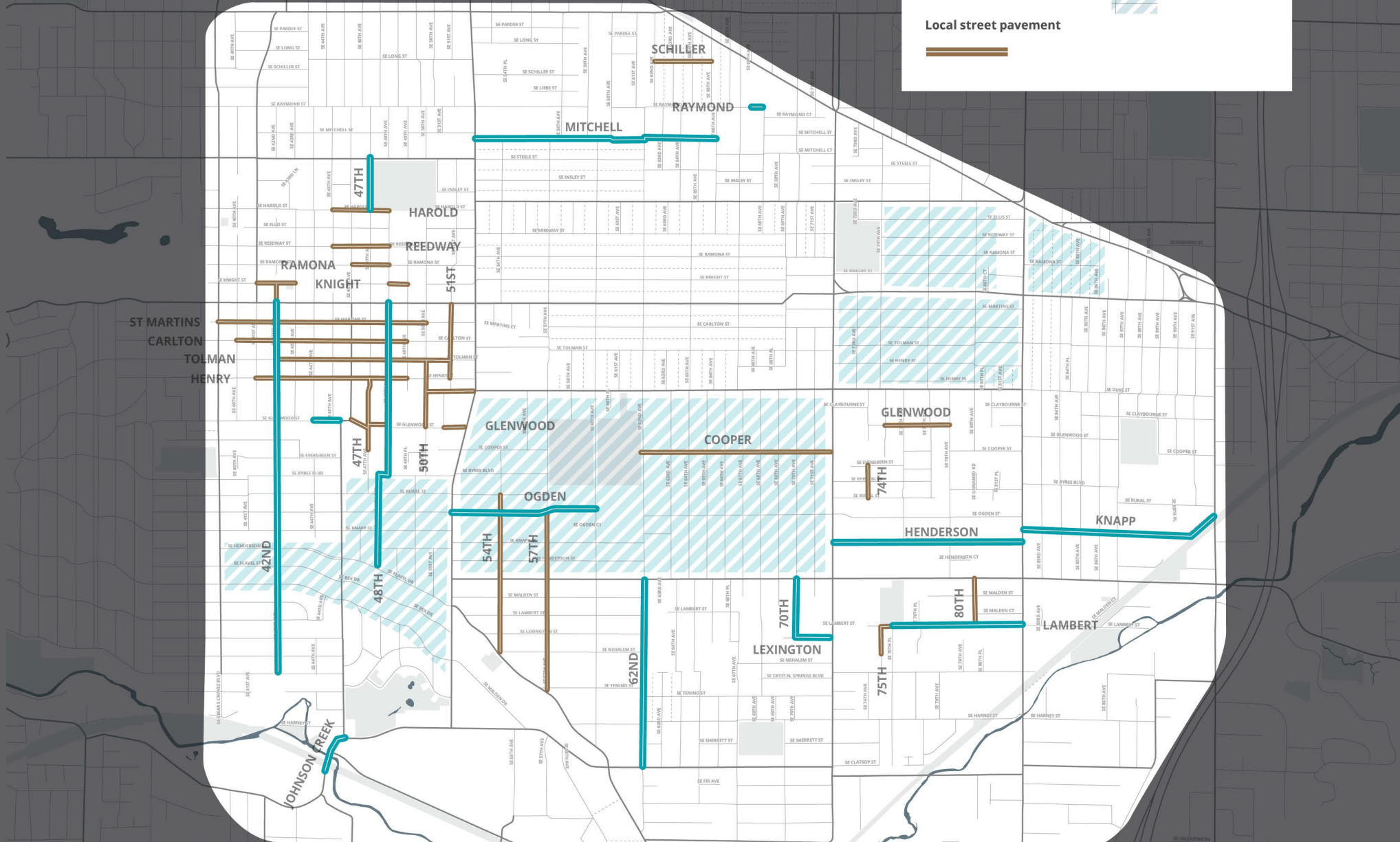
Local street safety



Traffic calming area



Local street pavement



Our key questions to the community

Key questions from the Discussion Draft Online Open House

1 Does this recommended network of Neighborhood Greenways meet the safety, walking, and biking needs on neighborhood streets in this area?

2 Does this recommended network of Corridor Improvements meet the safety, walking, and biking needs on busy streets in this area?

3 Should we first improve existing bike lanes and crossings on busy streets or fill gaps in the Neighborhood Greenway network?

Transportation Proposals

Questions?



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How to learn more about the Plan and provide input



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Online Open House: www.portlandmaps.com/bps/lser-open-house

MapApp (shows zoning for specific properties):
www.portlandmaps.com/bps/lower-southeast-rising

Discussion Draft Document: www.portland.gov/bps/planning/lower-se-rising/project-documents

Project email: LowSEPlan@portlandoregon.gov

Comments welcome through June 23, 2023

Email: LowSEPlan@portlandoregon.gov

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



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Next Steps

- Refinements to the plan based on community input
- Proposed Draft – to be considered by Planning Commission in late Summer or Early Fall
 - Public hearing and testimony

Final Questions?

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Resource Slides



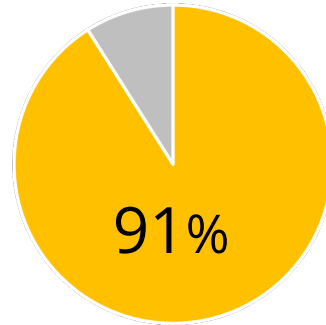
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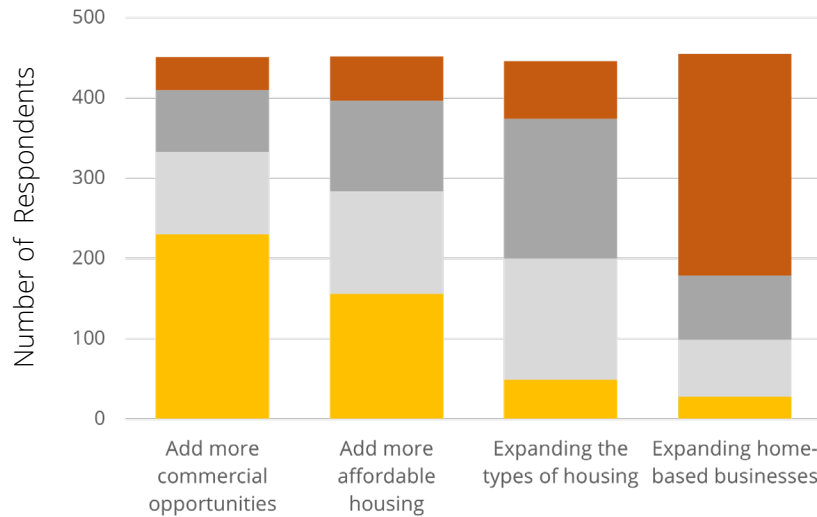
Online Open House and Survey Results

Highlights:

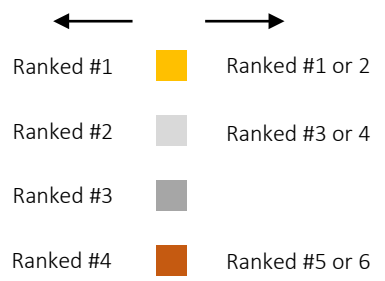
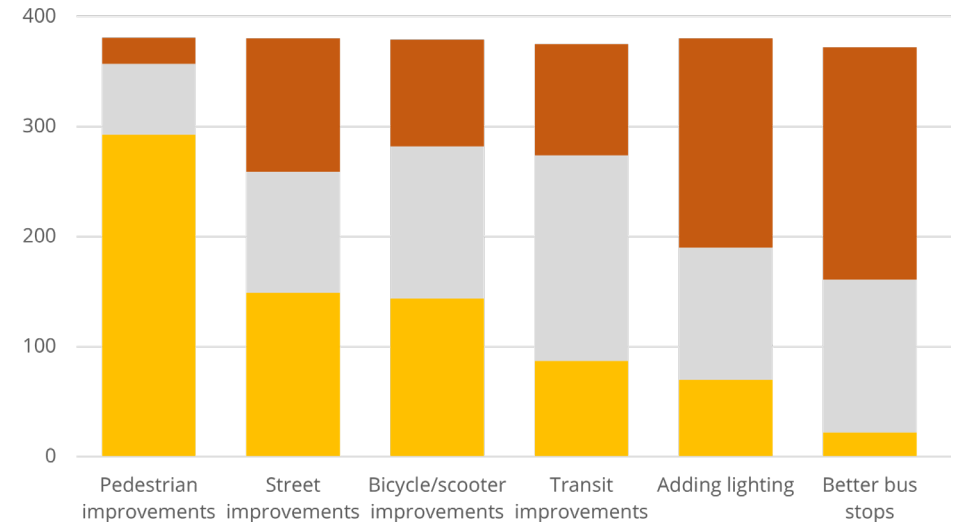


of respondents live or work in Lower SE project area

Overall Land Use Priorities



Overall Transportation Priorities

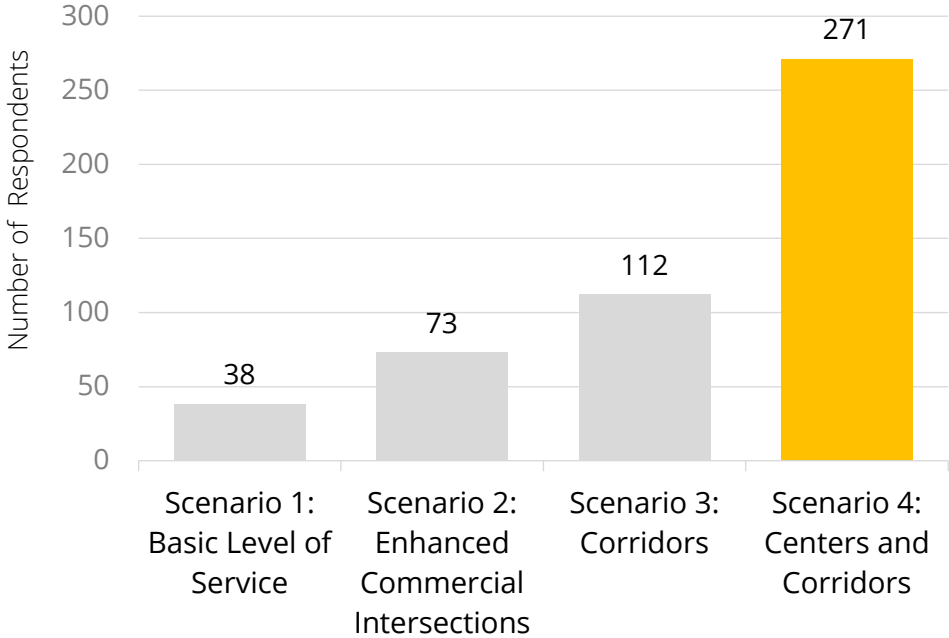


Online Open House and Survey Results

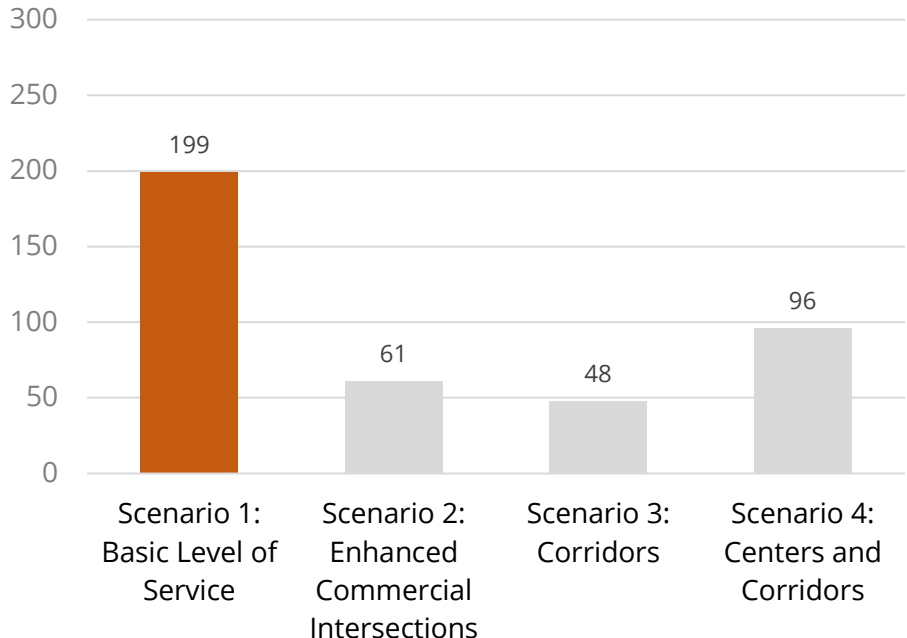
Highlights:

- Large support for Scenario 4
- Support for investments on both 52nd and 72nd
- Feeling that Scenario 1 would negatively impact or burden the neighborhood

Most Appropriate Development Scenario

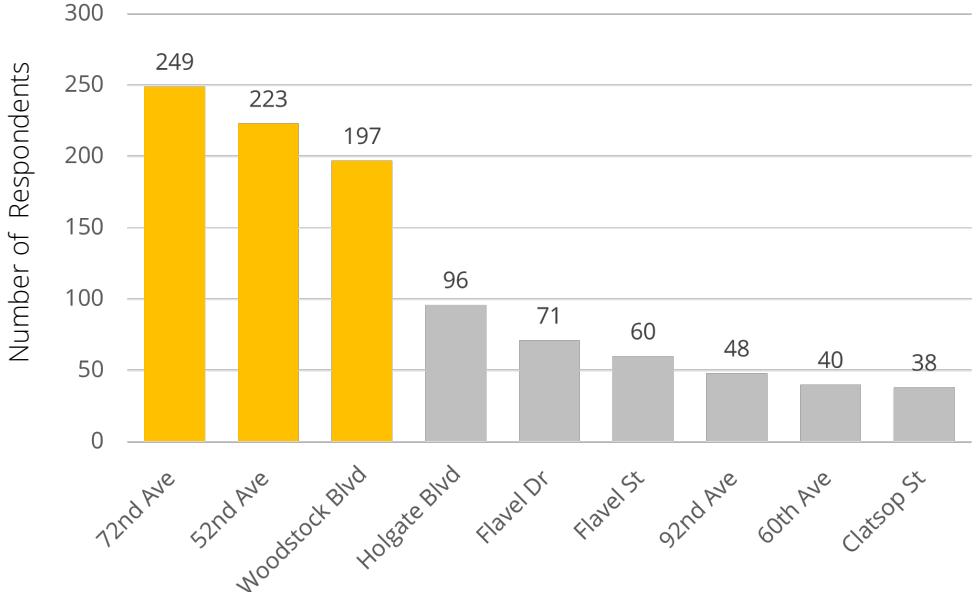


Scenario which would create burdens or negatively impact neighborhood



Online Open House and Survey Results

Most Important Major Corridors to Improve



**Duke Street, Foster Road, Flavel Street (52nd-82nd avenues) and 82nd Avenue are not included as they were recently improved and/or have funded improvements*



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