



Memo

Date: November 9, 2023

To: Planning Commissioners

From: Bill Cunningham - Senior City Planner (BPS), Shane Valle – Senior Transportation Planner (PBOT)

cc: Patricia Diefenderfer and Sandra Wood

Re: Lower Southeast Rising Area Plan – November 14 Work Session

Staff will be returning to the Planning Commission for a work session on Tuesday, November 14 to present information in response to questions and concerns raised by commissioners during the October 10 public hearing on the Lower Southeast Rising Area Plan. Staff from BPS and PBOT will be available during the work session to support Planning Commission discussion on the proposed plan. Topics raised by Planning Commissioners on October 10 for further discussion include:

Land Use

1. Prioritizing housing stability, including preserving home ownership opportunities. Staff will present additional information related to the existing conditions and proposed zoning changes and implications of the proposed changes for community stability and home ownership.
2. The vision for 72nd and Flavel and the rationale for the targeted nature of proposed changes, including approaches for sites such as the grocery store and the nearby manufactured home park that were the subject of Commission discussion.
3. The request by the Bureau of Environmental Services to rezone two additional properties along Johnson Creek to Open Space.
4. Addressing the question raised in Commission discussion about the industrial properties near the Springwater Corridor and 82nd Avenue.

Transportation

1. Review specific transportation issues raised in written testimony, and efforts to address urgent traffic safety issues.



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2. Additional information on local street improvements - traffic calming, sidewalks, safe routes to schools.
3. The prioritization of transportation investments and the relationship to surrounding areas outside Brentwood-Darlington.

Plan Information

To learn more about the Lower Southeast Rising Area Plan's land use and transportation proposals, staff recommends that commissioners review the Proposed Draft Plan document:

<https://www.portland.gov/bps/planning/lower-se-rising/documents/lower-se-rising-proposed-draft>

For detailed information on area development economics and displacement risk, see the Economic Analysis Background Report: <https://efiles.portlandoregon.gov/record/16340077>

Planning Commission Action

The November 14 meeting is a work session on the Lower Southeast Rising Area Plan and proposed Comprehensive Plan and zone changes. As a reminder, the Planning Commission will vote on the proposed project at the November 28 meeting. The staff recommendation is that that the Planning Commission recommend that City Council:

- Adopt this report.
- Amend the Comprehensive Plan Urban Design Framework, the Comprehensive Plan Map, the Zoning Map, and Zoning Code maps 130-1 and 130-3 as described in Part I of the Proposed Draft. The amendments implement community interest in expanding opportunities for commercial uses and housing in the plan area.

PC Schedule

10/10/23 Briefing and Hearing (complete)
11/14/23 Work Session
11/28/23 Work Session and Recommendation

For more information

Project Website: www.portland.gov/bps/planning/lower-se-rising

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