

LOWER SOUTHEAST RISING

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

Lower SE Rising Area Plan – City Council
April 25, 2024

PBOT
PORTLAND BUREAU OF TRANSPORTATION

Lower SE Rising Area Plan

Actions before City Council – Adopt Ordinance to:

Amend the Comprehensive Plan:

- Comprehensive Plan Urban Design Framework
- Comprehensive Plan Map

Amend Zoning Maps:

- Zoning Map (Zone Changes)
- Zoning Code maps 120-1 and 130-3

Transportation components to be part of a citywide update to the Transportation System Plan (TSP)



Staff Presentation Agenda

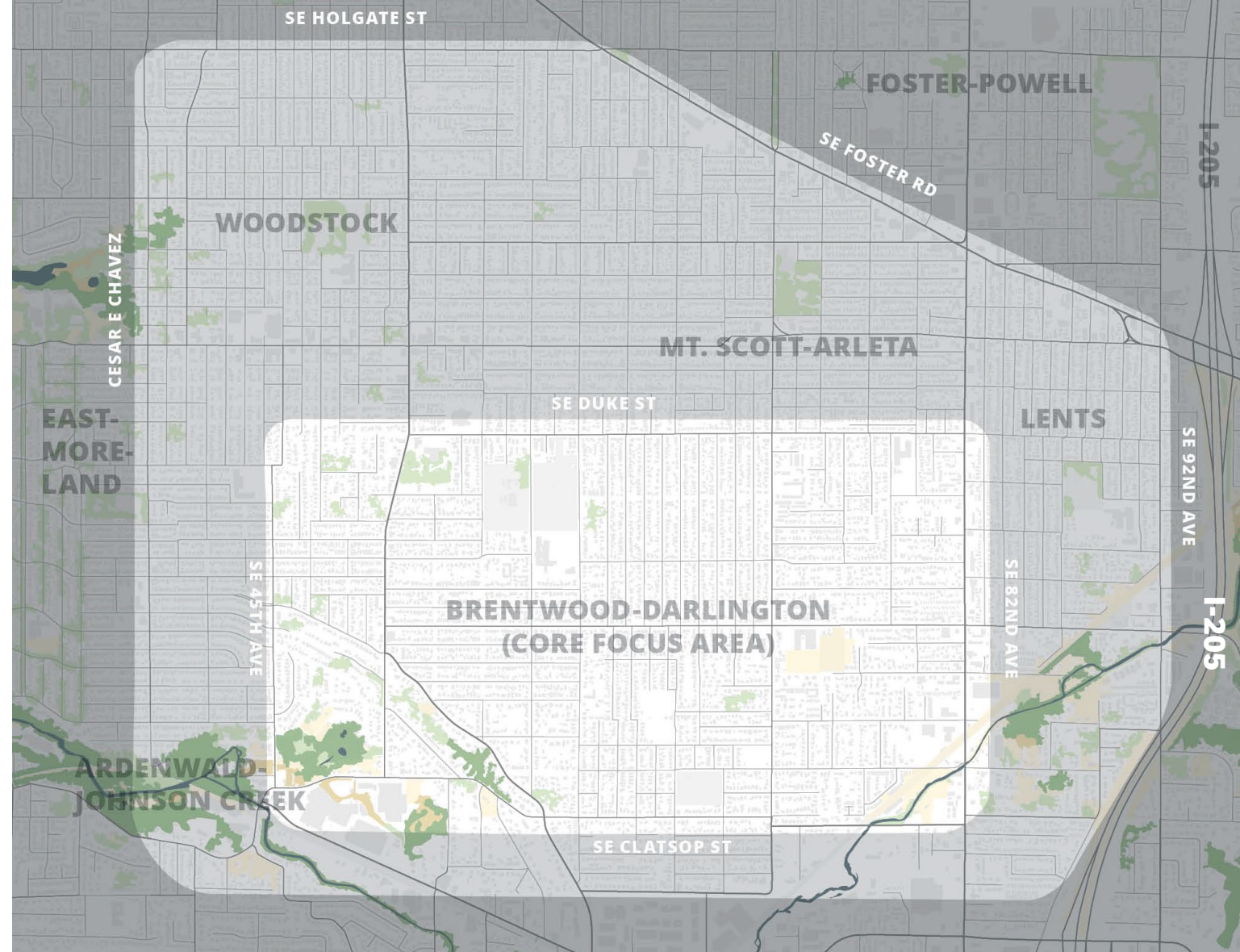
1. Project background
2. Public engagement
3. Land use recommendations
4. Transportation recommendations
5. Next steps



Focus of Plan

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

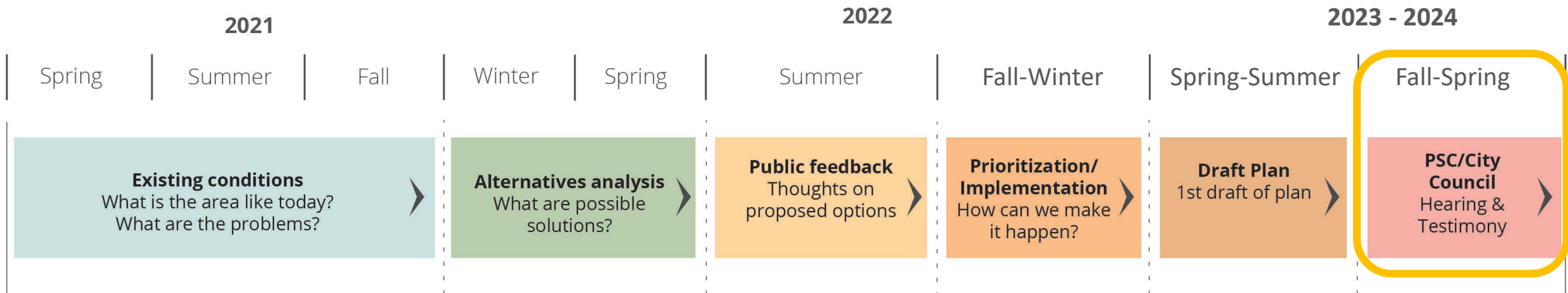
- Woodstock
- Mt. Scott-Arleta
- Lents



Lower Southeast Rising Area Plan

Funded in part by a state Transportation and Growth Management grant

PROJECT TIMELINE

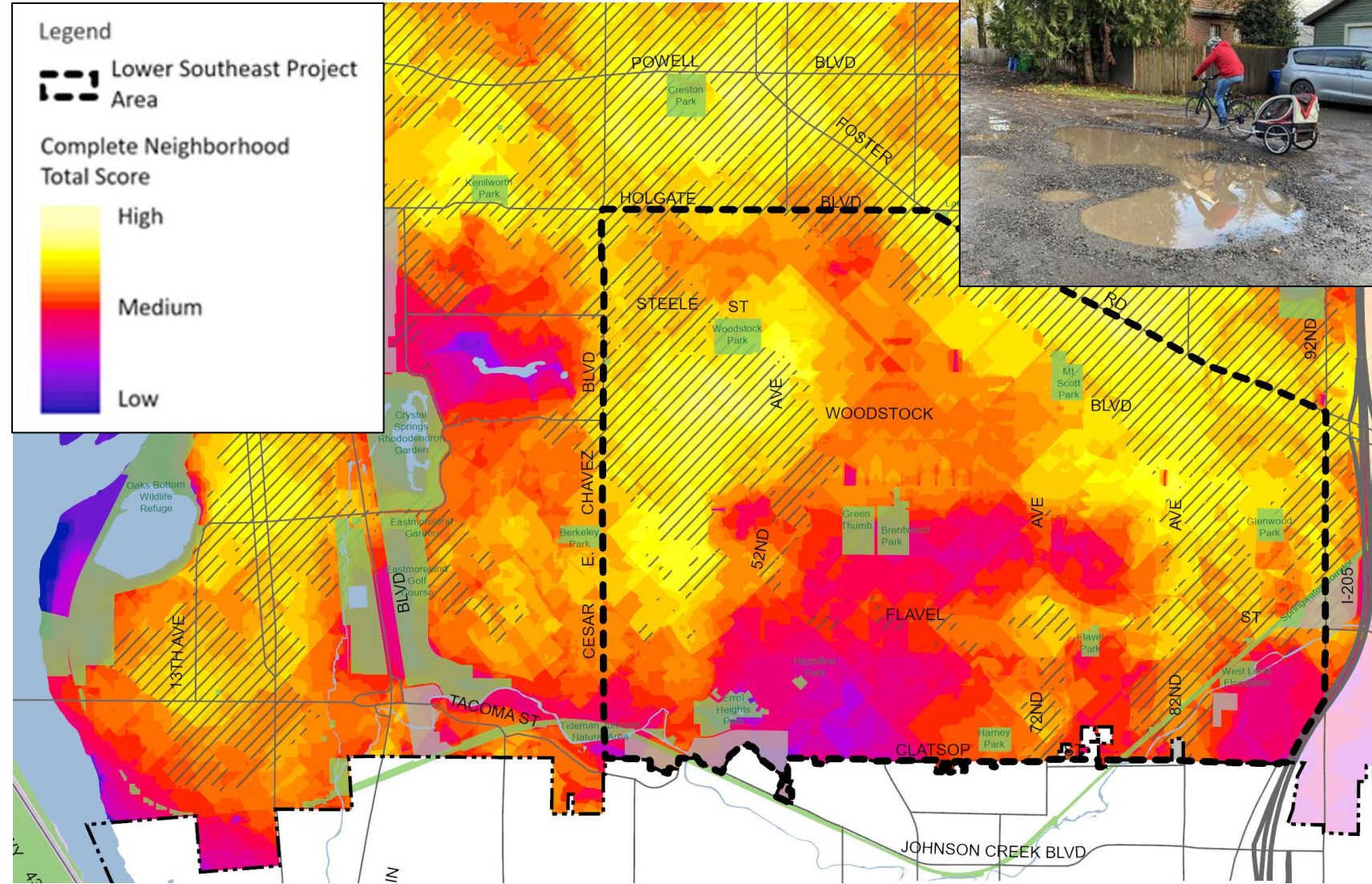


Plan Background

Gaps in access to services in plan area

Complete neighborhoods
“heat map.” Lack of:

- Local commercial services
- Connecting infrastructure

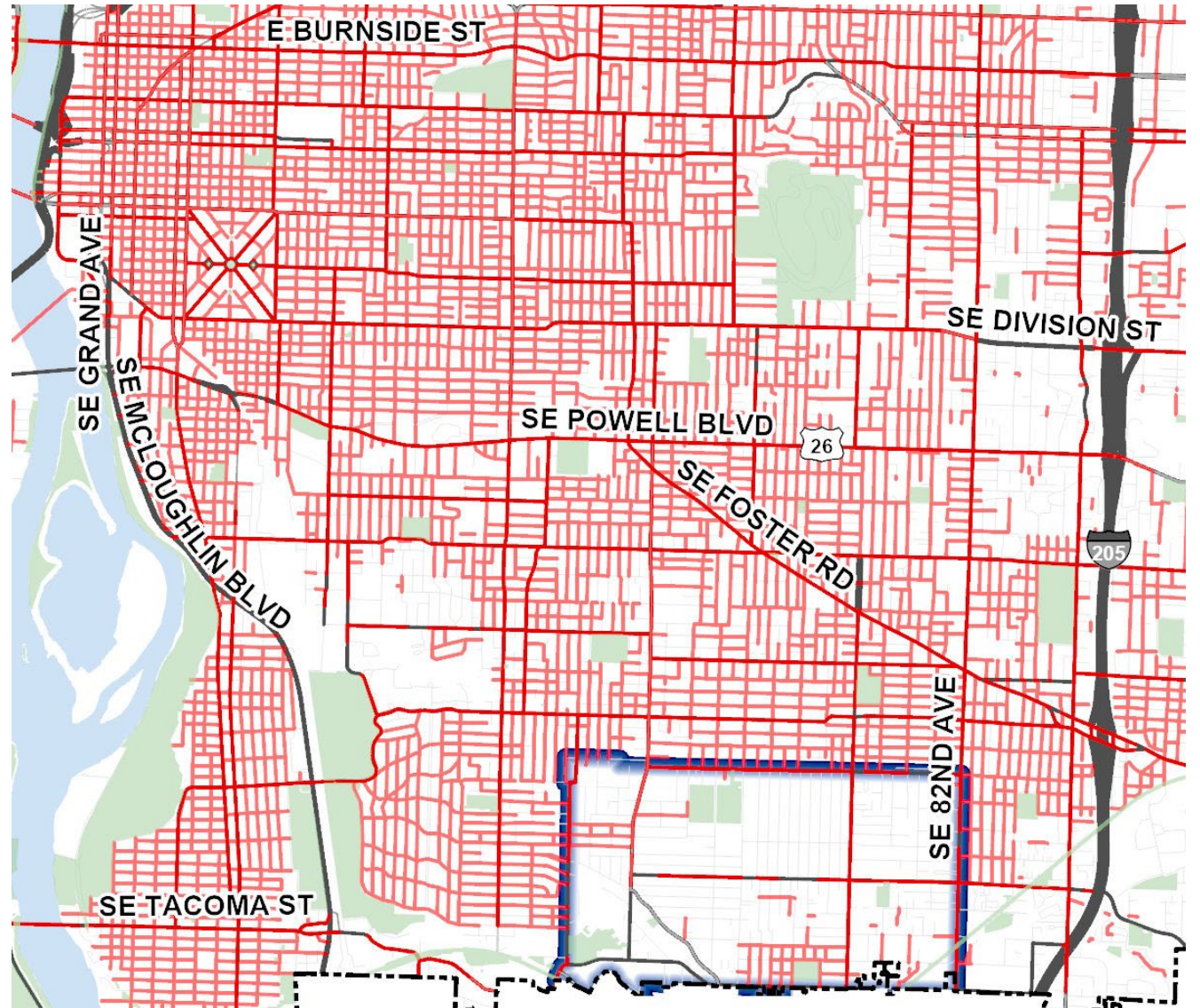


Plan Background

Gaps in sidewalk network

- Infrastructure developed under Multnomah County standards
- Missing sidewalks often also proxy for other missing infrastructure

 Lower SE Rising Core Focus Area



Public Engagement Highlights

(2021-2023)

- Project initiated in response to community advocacy
- Mailings to all area residents, property owners
- Online surveys (over 2,000 respondents)
- Neighborhood walks and bike rides
- Targeted outreach to apartment residents, immigrant communities
- Tabling at community gathering places

Brentwood-Darlington: Say Our Name!

Neighborhood Assessment and Action Plan



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Plan Components

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



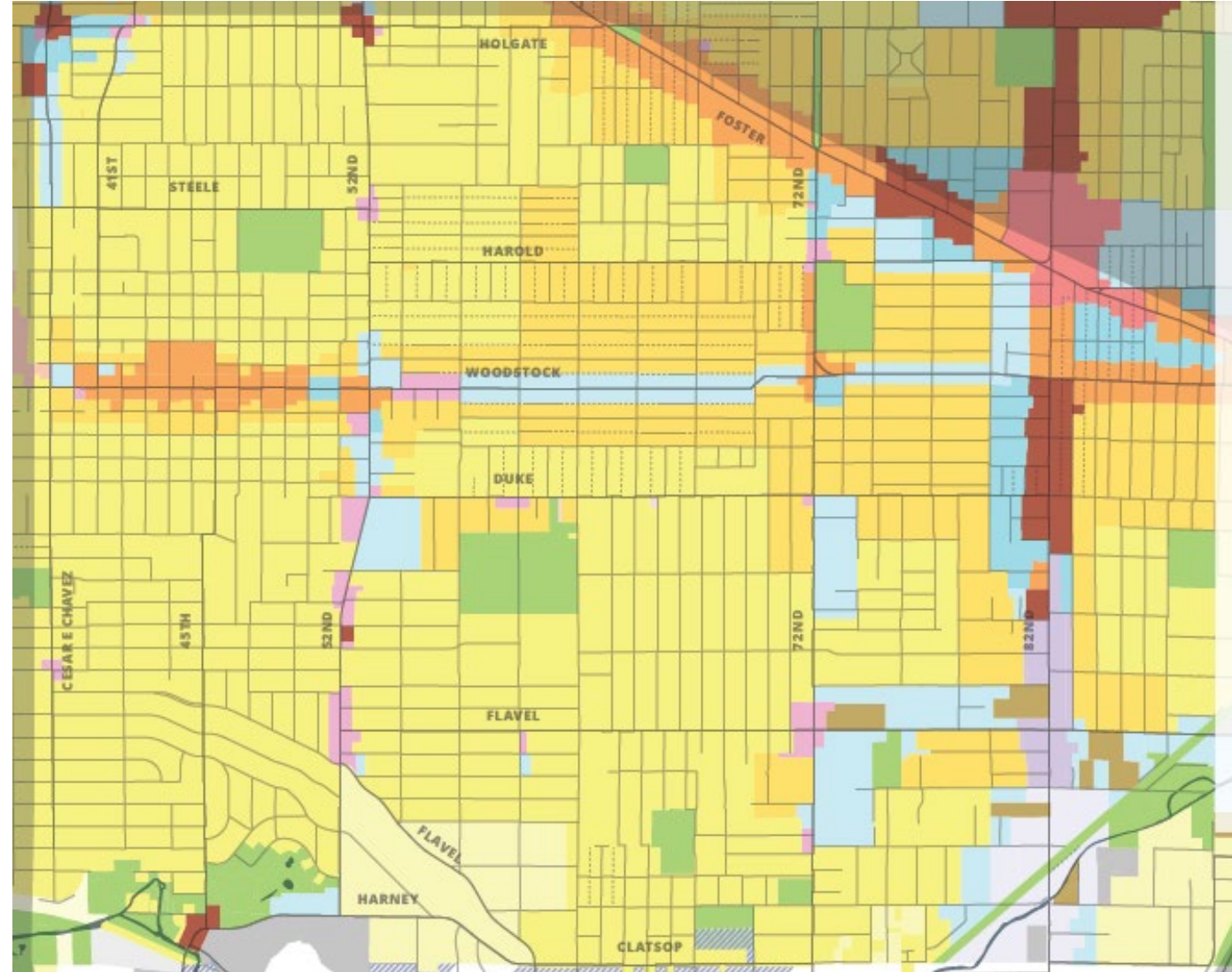
Land Use Proposals



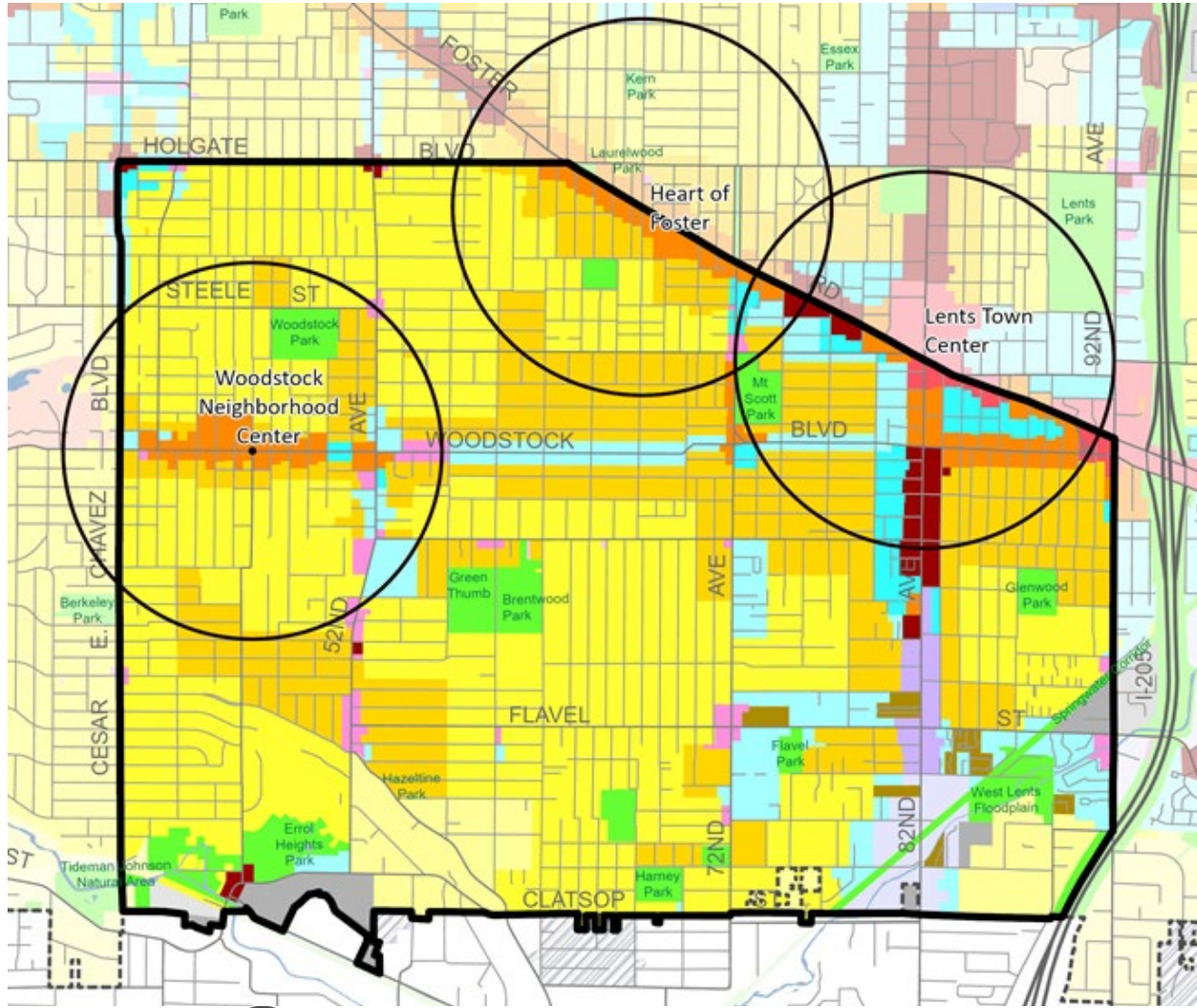
Background: Current Zoning

Existing Zoning

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



Background: Designated Centers



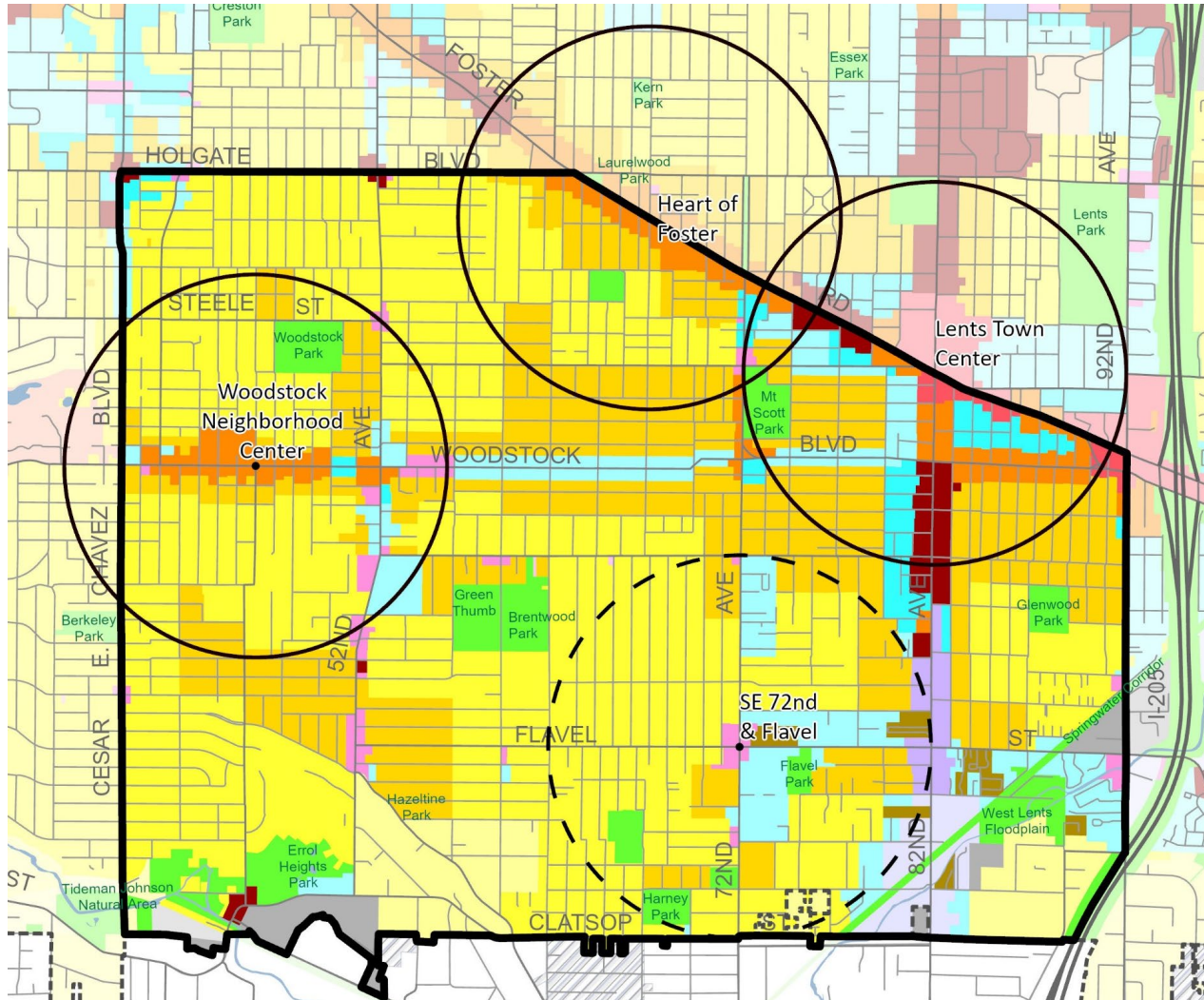
Centers

- Hubs for commercial and community services
- Places for growth

No center or commercial district within walking distance for Brentwood-Darlington residents



Background: Designated Centers



Centers

- Hubs for commercial and community services
- Places for growth

No center or commercial district within walking distance for Brentwood-Darlington residents

New neighborhood center fills this gap



Overview of Zones

Multi-Dwelling Zones

Commercial/Mixed Use Zones

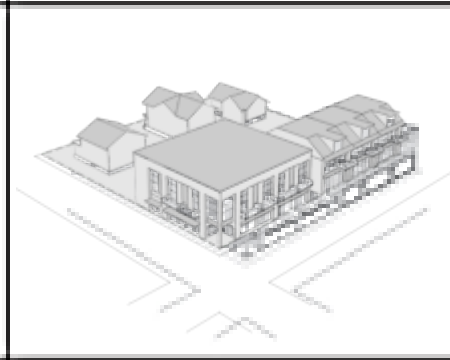
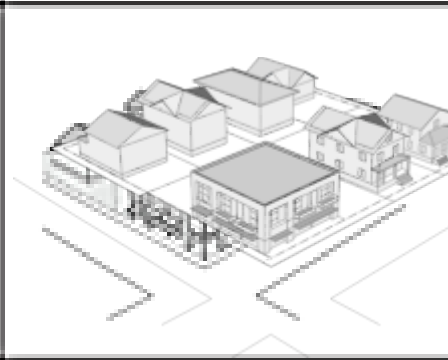
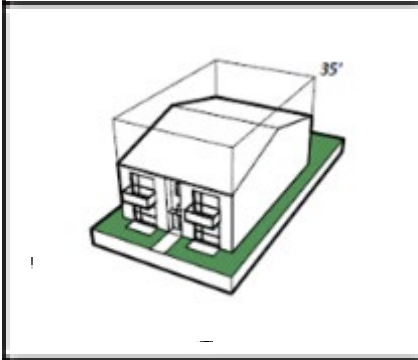
RM1

RM2

CR

CM1

CM2



2-3 stories

3-4 stories

2 stories

2-3 stories

3-4 stories

Compatible with single-family areas

In centers and corridors

"Corner stores" in residential areas

Small-scale mixed-use zone

Mid-scale zone in centers and corridors

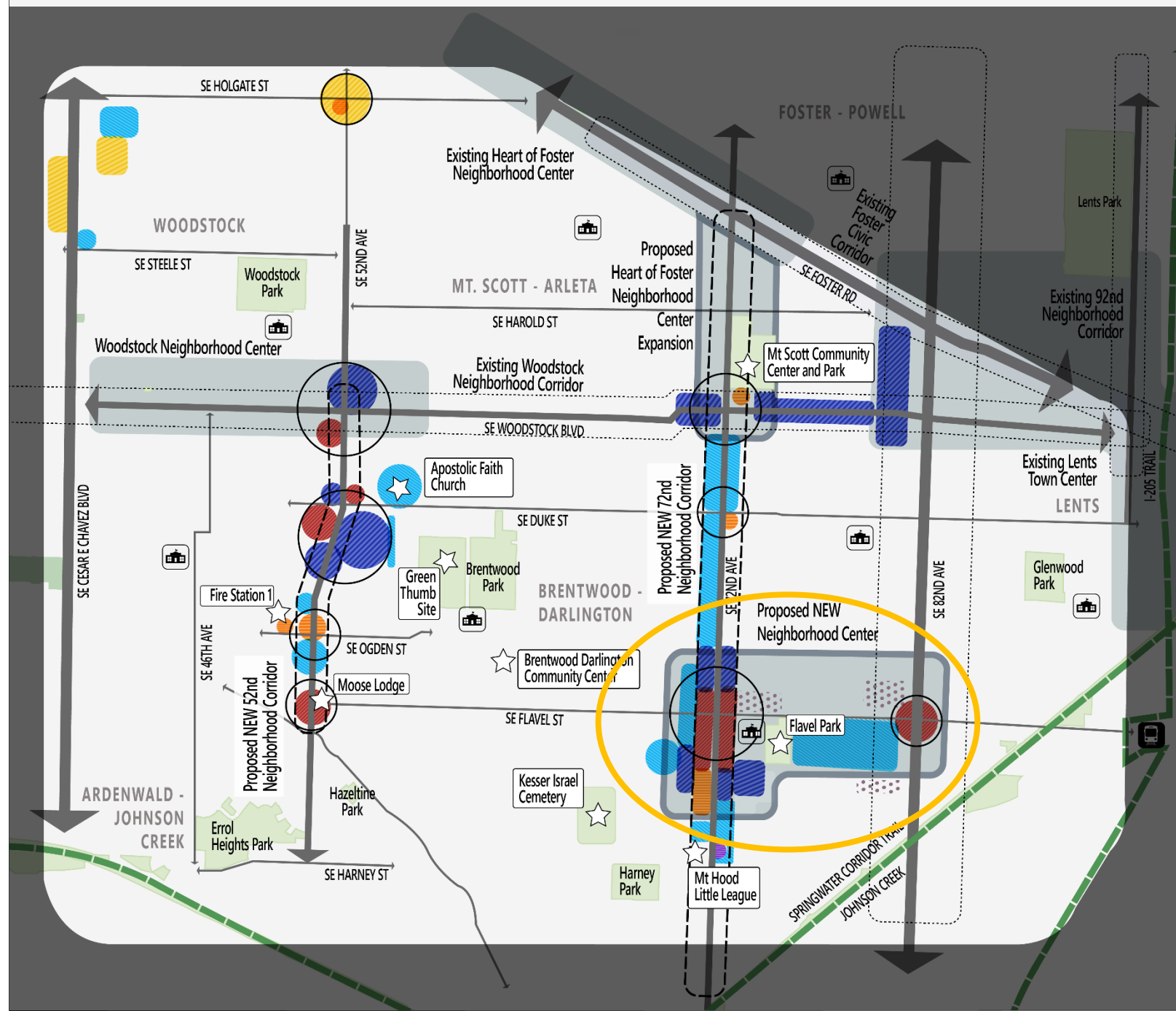
Majority of zone changes

Proposed Growth Concept & Zone Changes

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

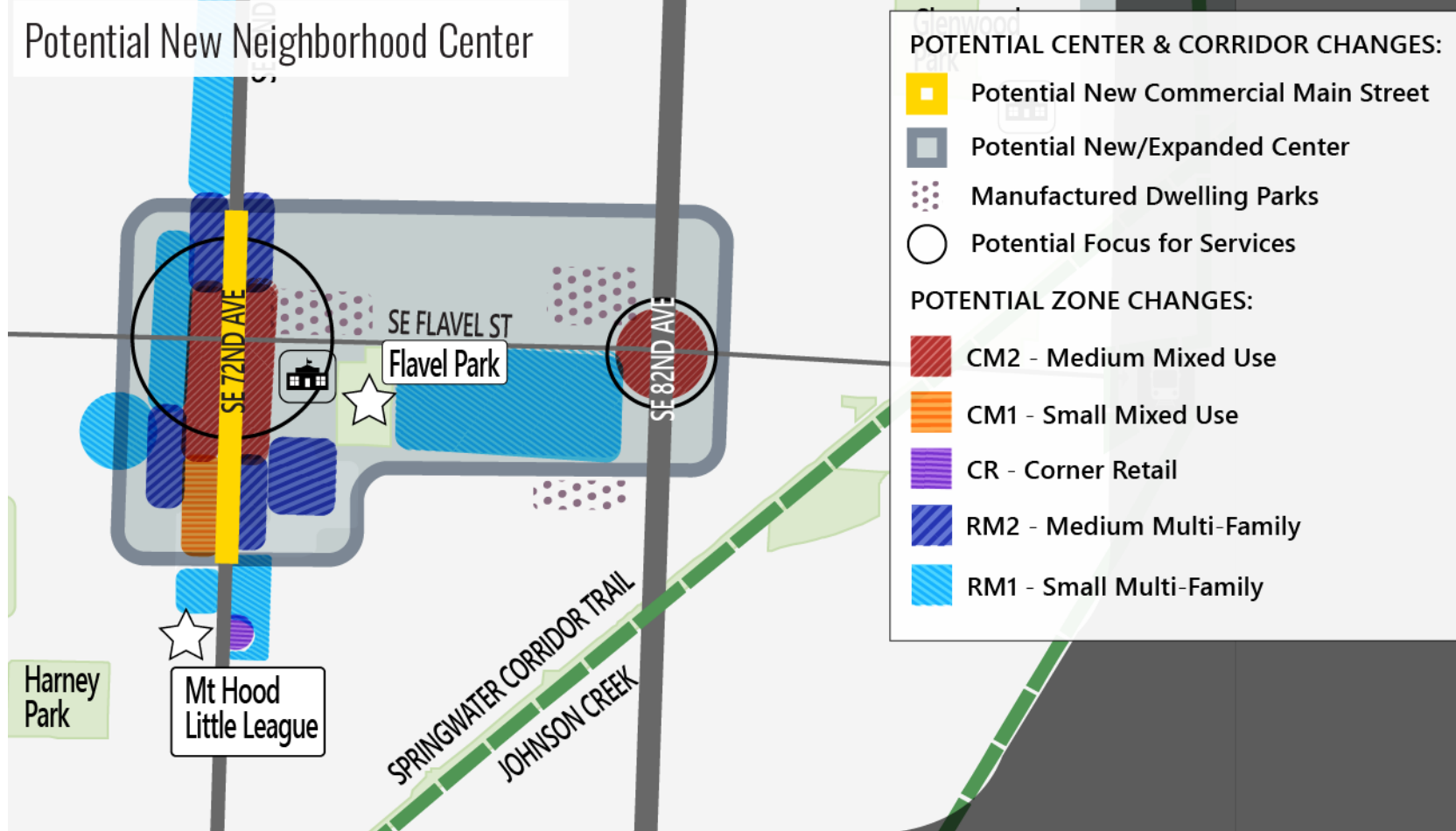


Lower SE Rising Plan - Land Use Growth Concept



New Brentwood-Darlington Neighborhood Center

- Commercial zoning for main street business district on SE 72nd
- Smaller commercial hub at SE 82nd
- Allow more housing close to center services



Commercial Hubs

Zoning to expand opportunities for commercial services at key intersections

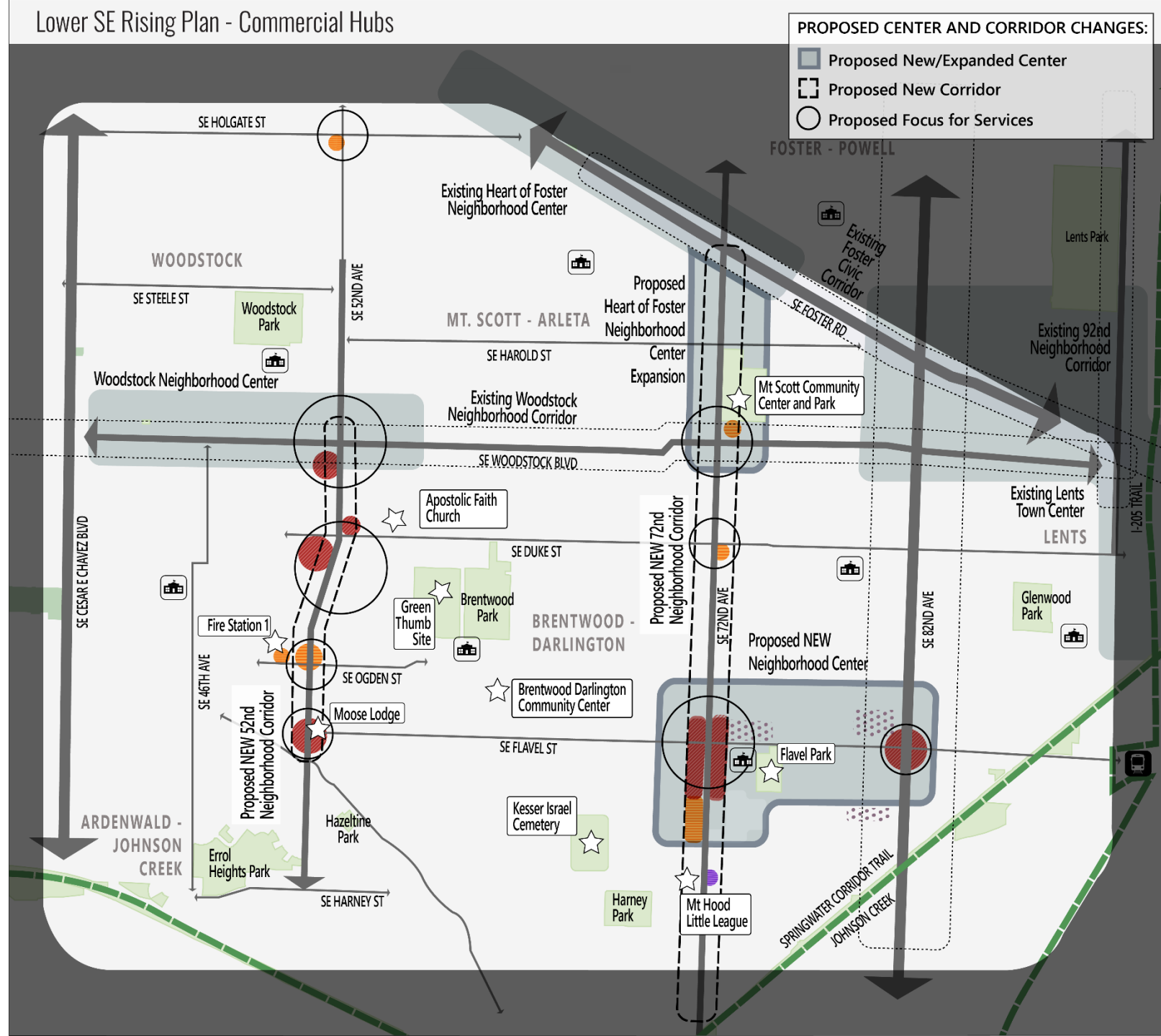


at larger hubs



at smaller hubs

Lower SE Rising Plan - Commercial Hubs



Expanded Housing Opportunity

Zoning for more housing along corridors and around centers – close to services and transit:



along SE 52nd & 72nd

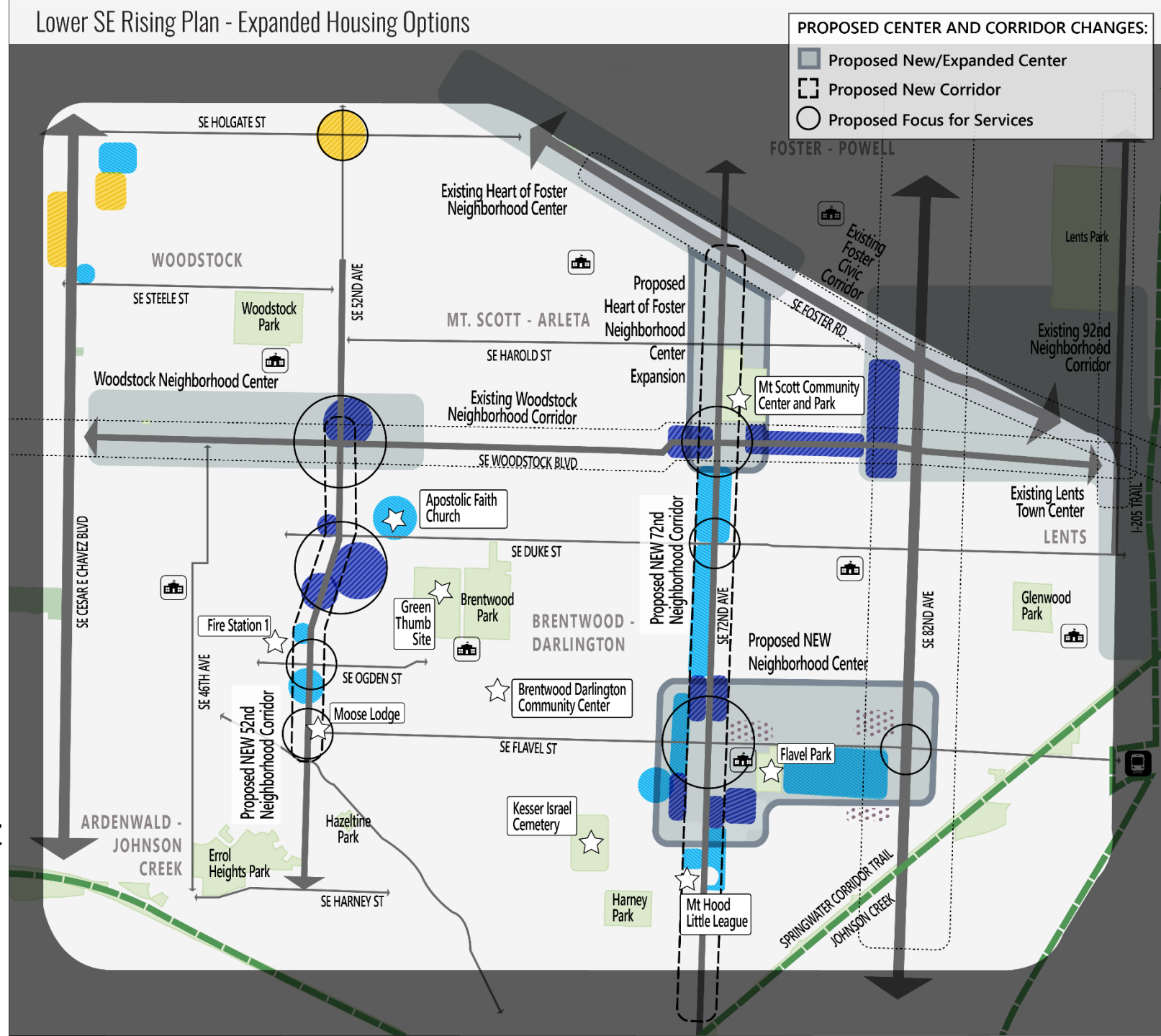


around center/hub locations



near Holgate at SE 52nd & at SE Chavez

Lower SE Rising Plan - Expanded Housing Options



Affordable Housing Preservation

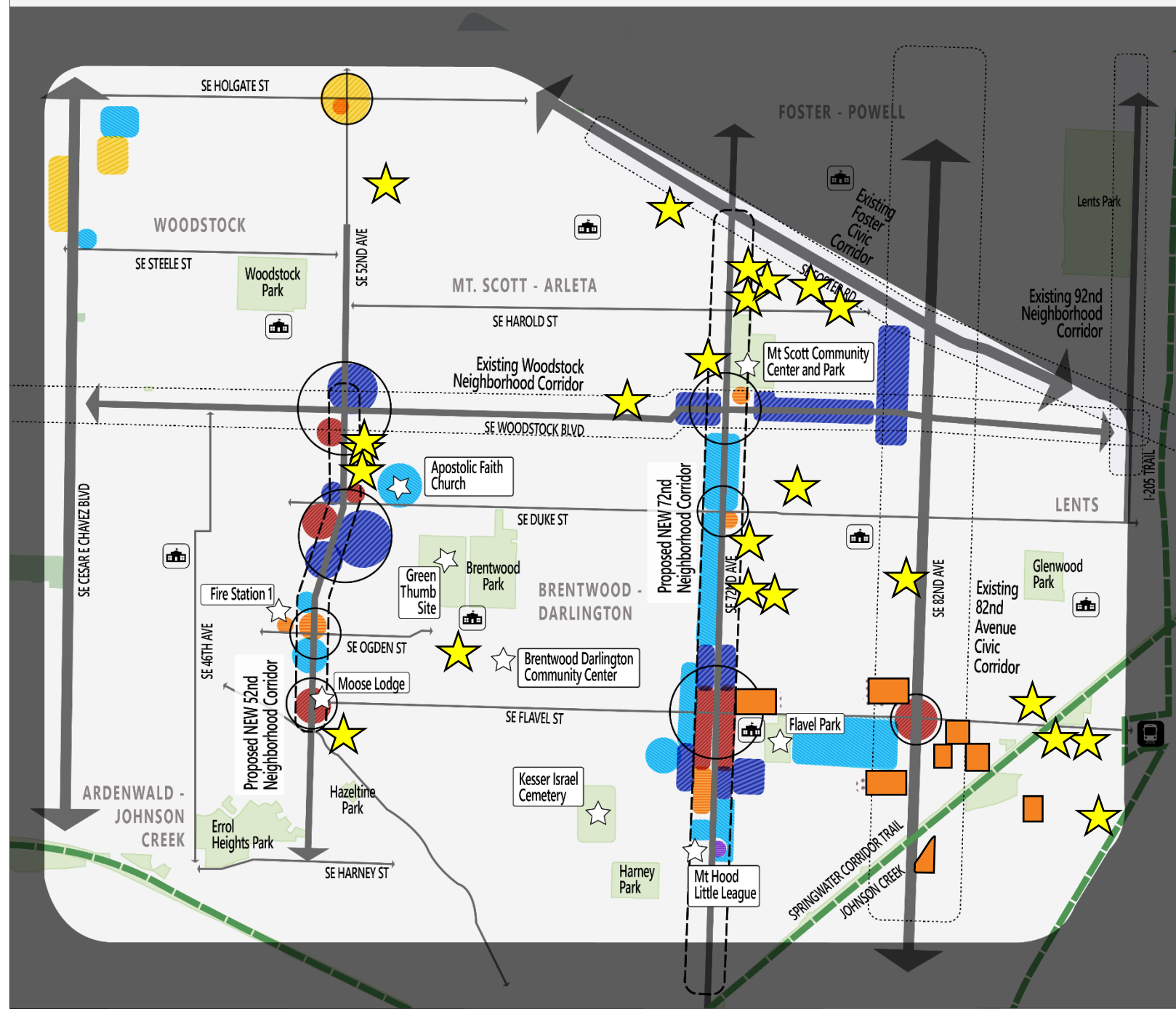
Zone changes avoid sites with:



Unregulated low-cost apartments

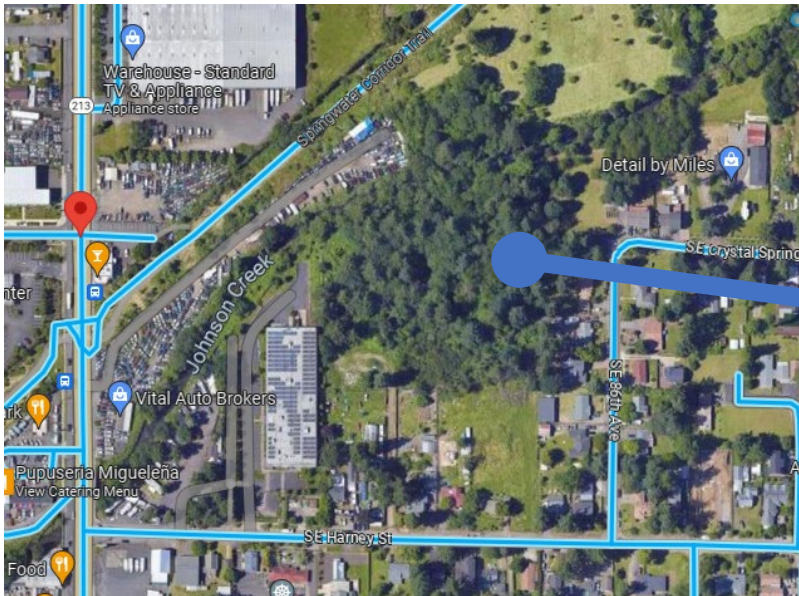


Manufactured dwelling parks (retain RMP zoning)

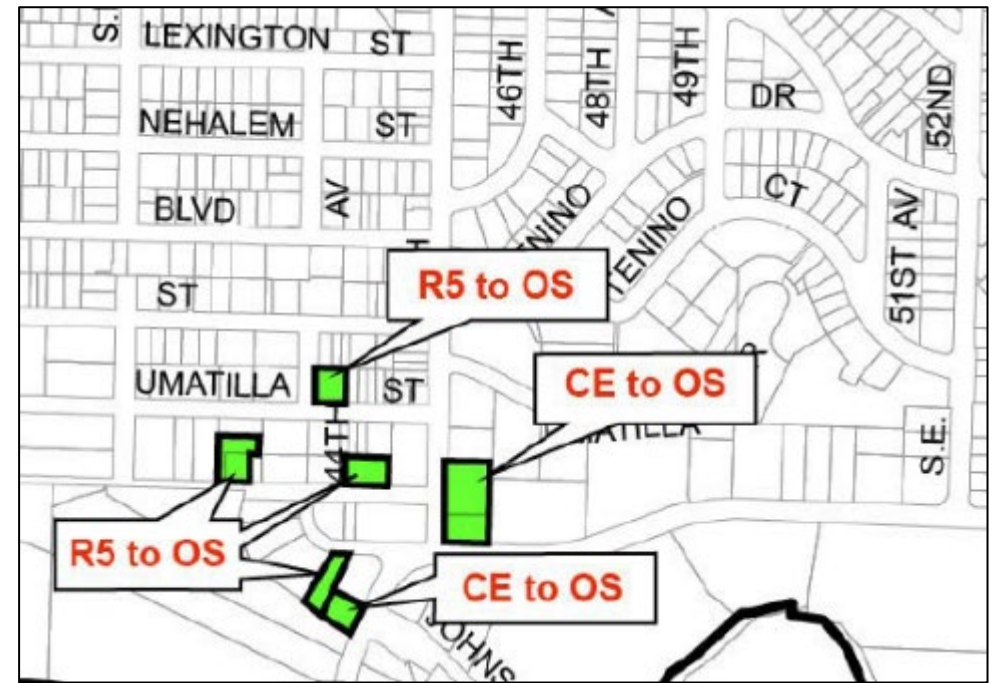


Rezones to Open Space Near Johnson Creek

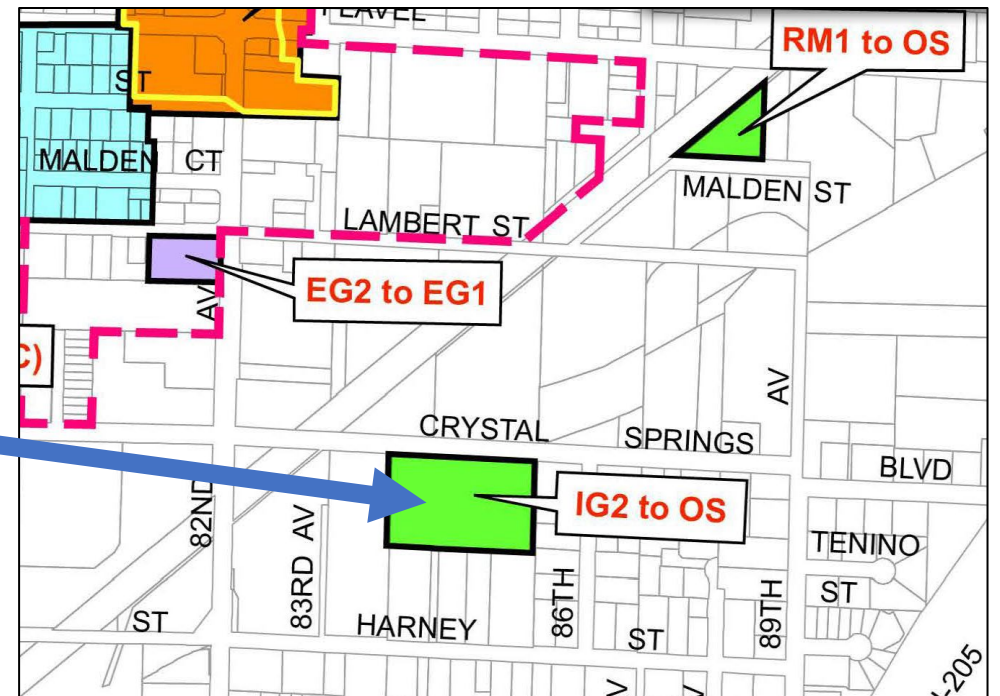
- Open Space zoning for Bureau of Environmental Services (BES) properties
- Floodplain and habitat restoration



SE 45th &
SE Harney
area



Springwater
Corridor east
of SE 82nd



Community Stabilization – Displacement Risk Analysis

Analysis shows little impact on displacement risk from zone changes:

- Area has high rates of homeownership
- Small increment of change - zone changes to low-rise multi-dwelling zoning do not increase displacement risk compared to current zoning
- Mid-scale mixed-use zone changes (CM2) mostly on properties with little or no existing housing
- More housing choice and availability provides more options for a variety of income levels, compared to keeping housing supply constrained.



Community Stabilization – Plan Approaches

Affordability and Stabilization

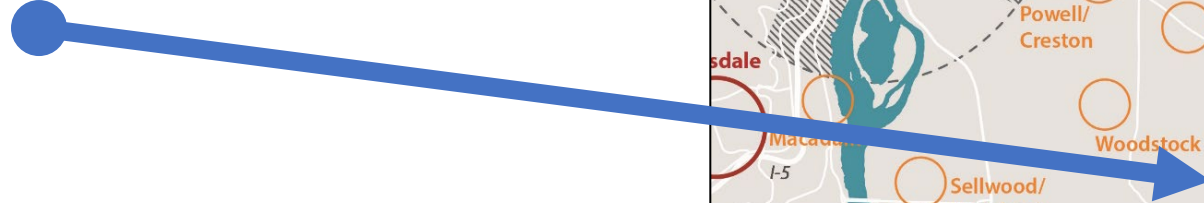
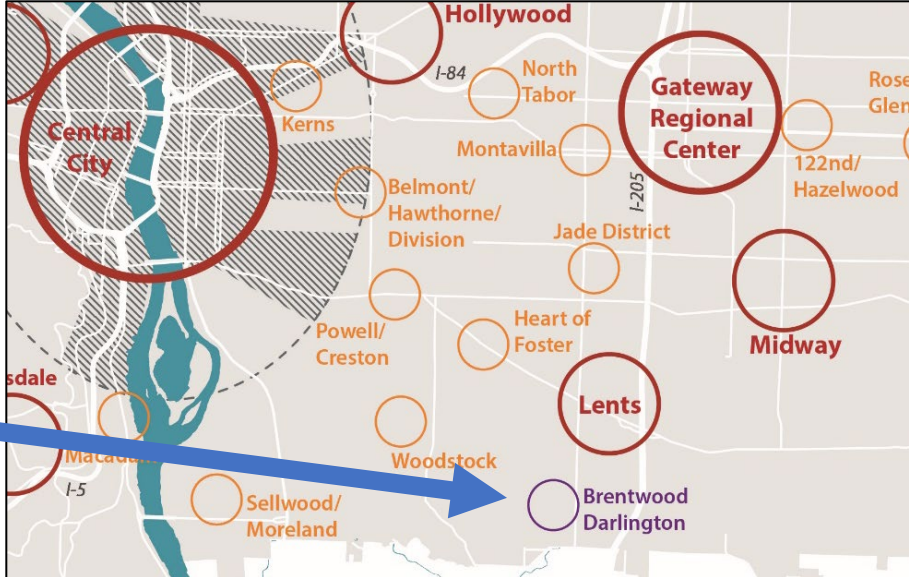
- **Preservation of low-cost housing:** avoid upzones to existing low-cost apartments and manufactured home parks
- **New affordable units:** expand where inclusionary housing requirements apply
- **Alignment with ongoing efforts:** 82nd Avenue TIF district exploration, affordable housing investments, role of Brentwood-Darlington Community Center as resource hub



Amendments to Comprehensive Plan Urban Design Framework Diagrams

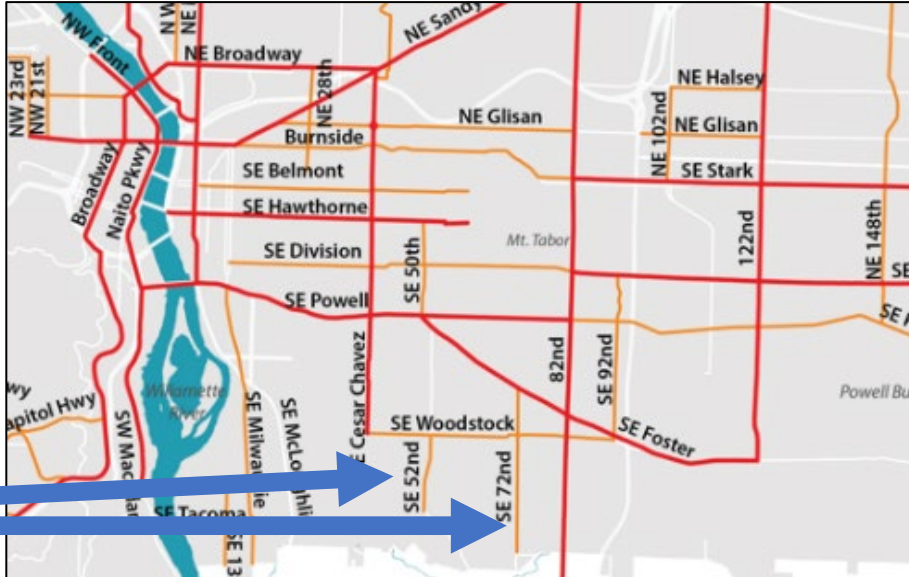
- **New Brentwood-Darlington Neighborhood Center**

Centers



- **Designation of SE 52nd and SE 72nd as Neighborhood Corridors**

Corridors

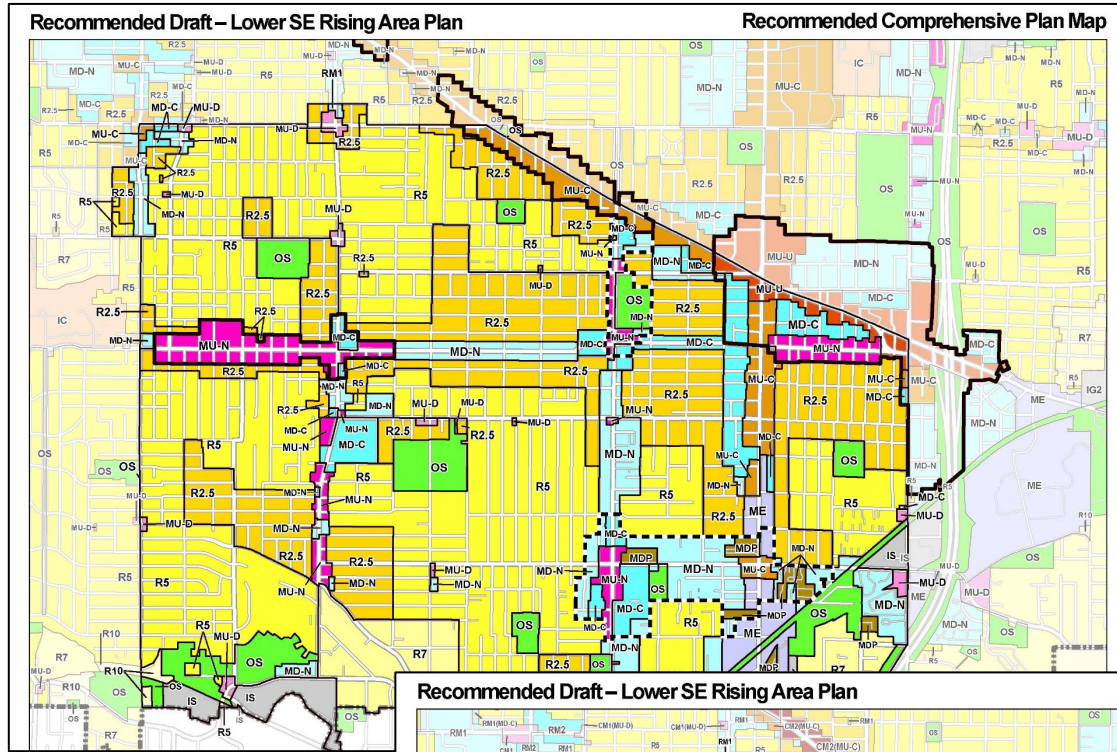
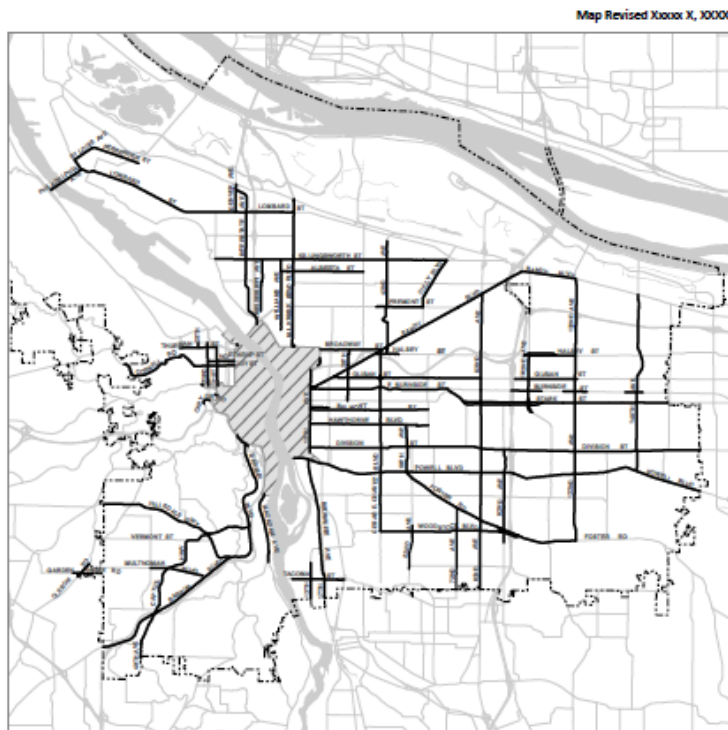


Map Amendments

- Comprehensive Plan Map
- Zoning Map
- Zoning Code maps
Mapping of corridors

Civic and Neighborhood Corridors

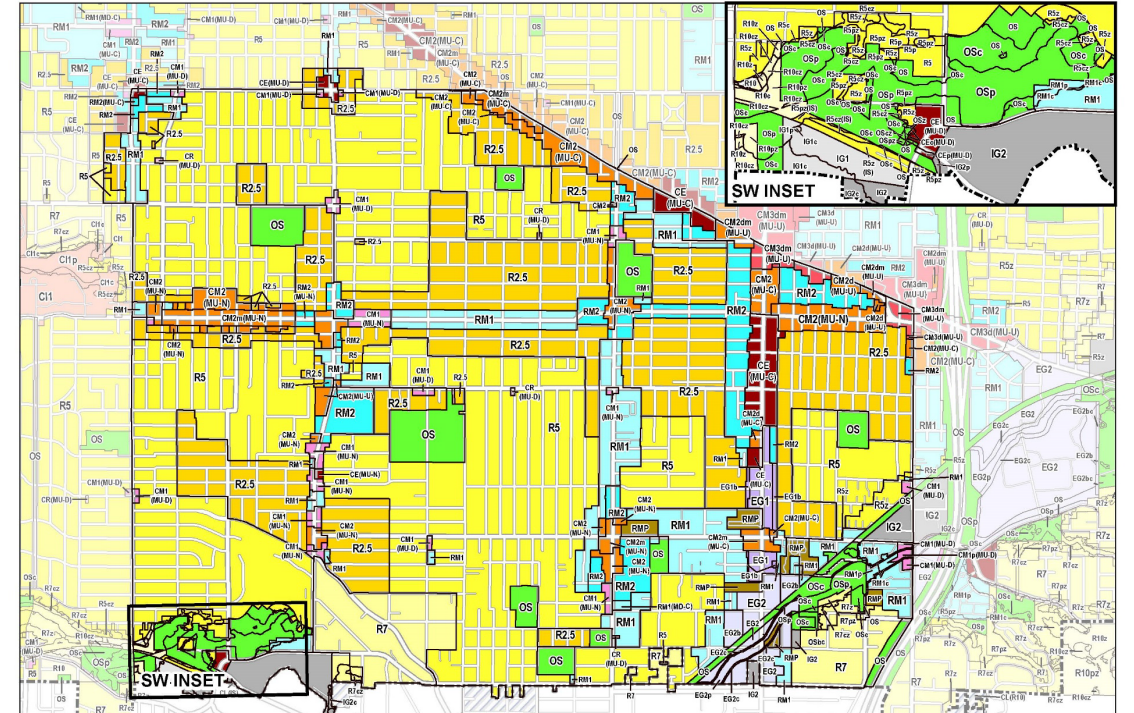
Map 120-1



Recommended Comprehensive Plan Map

Recommended Draft - Lower SE Rising Area Plan

Recommended Zoning Map



Transportation Proposals



Transportation needs

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 solutions

With community, we developed three approaches to address the most pressing transportation needs:

- 1 Transportation capital projects**
to improve walking and biking options and access to transit
- 2 Bus network change recommendations**
developed in partnership with TriMet
- 3 Local street priorities**
and other programs

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.



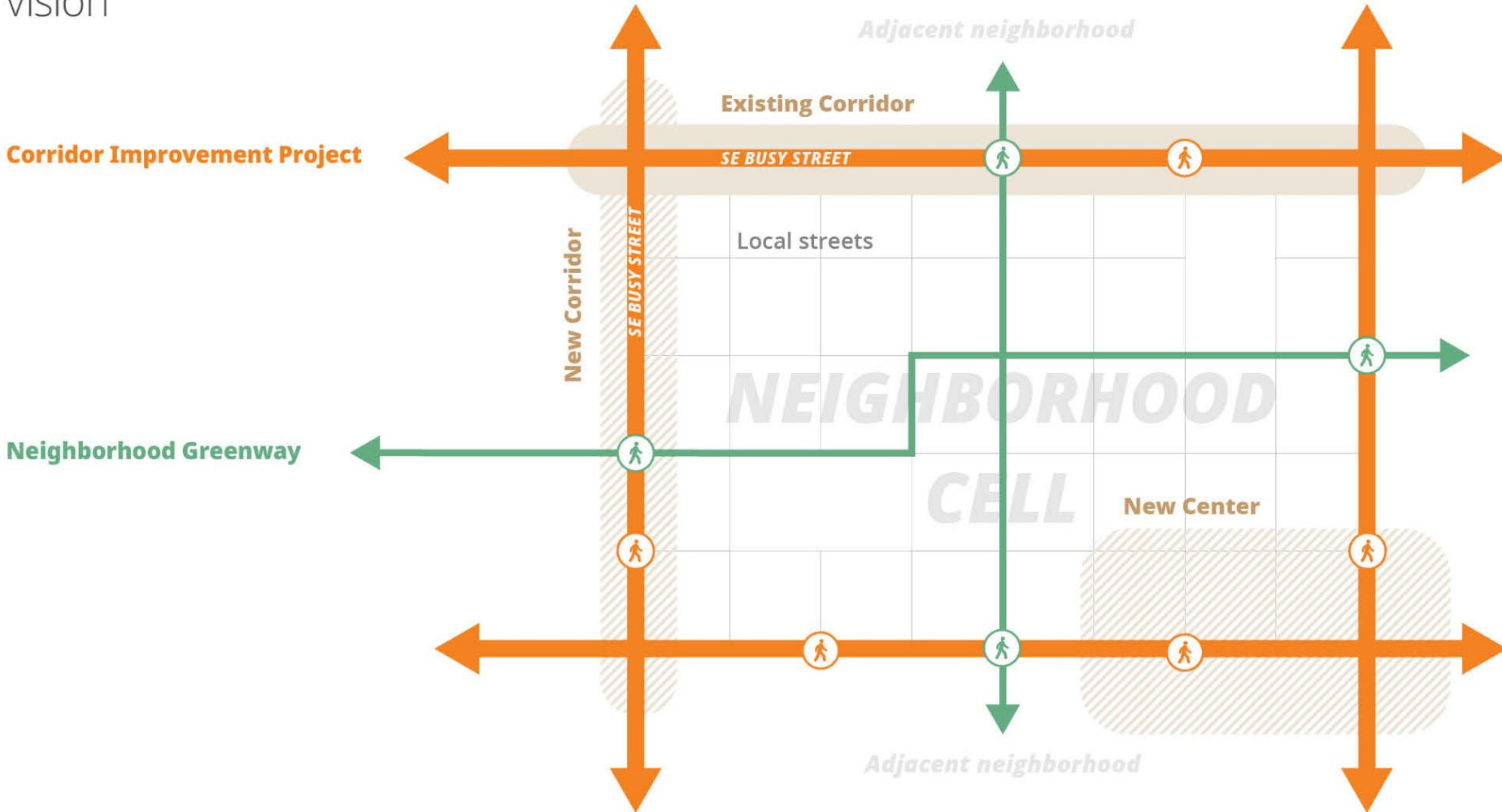
NG Neighborhood Greenways

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



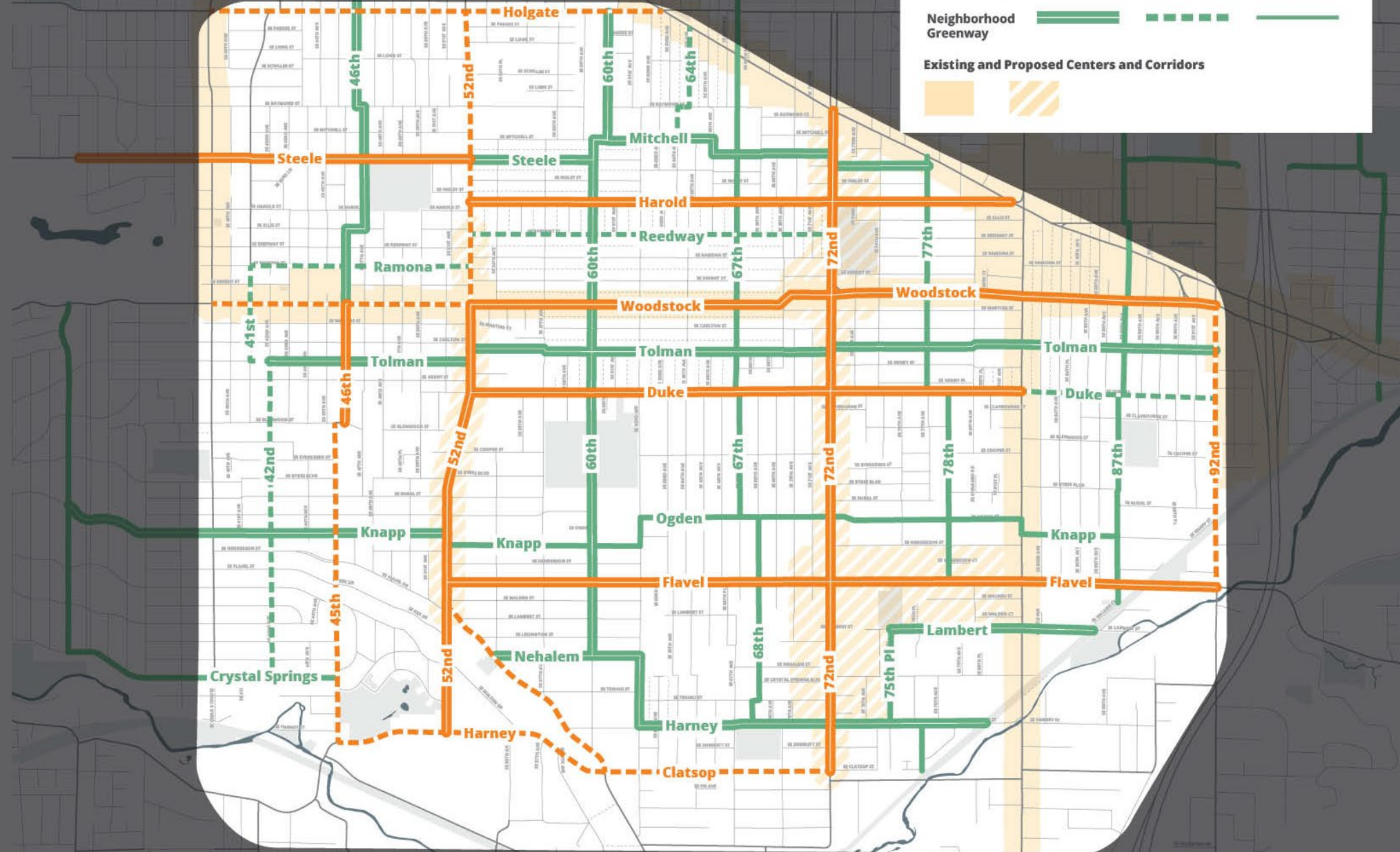
THE TRANSPORTATION STRATEGY

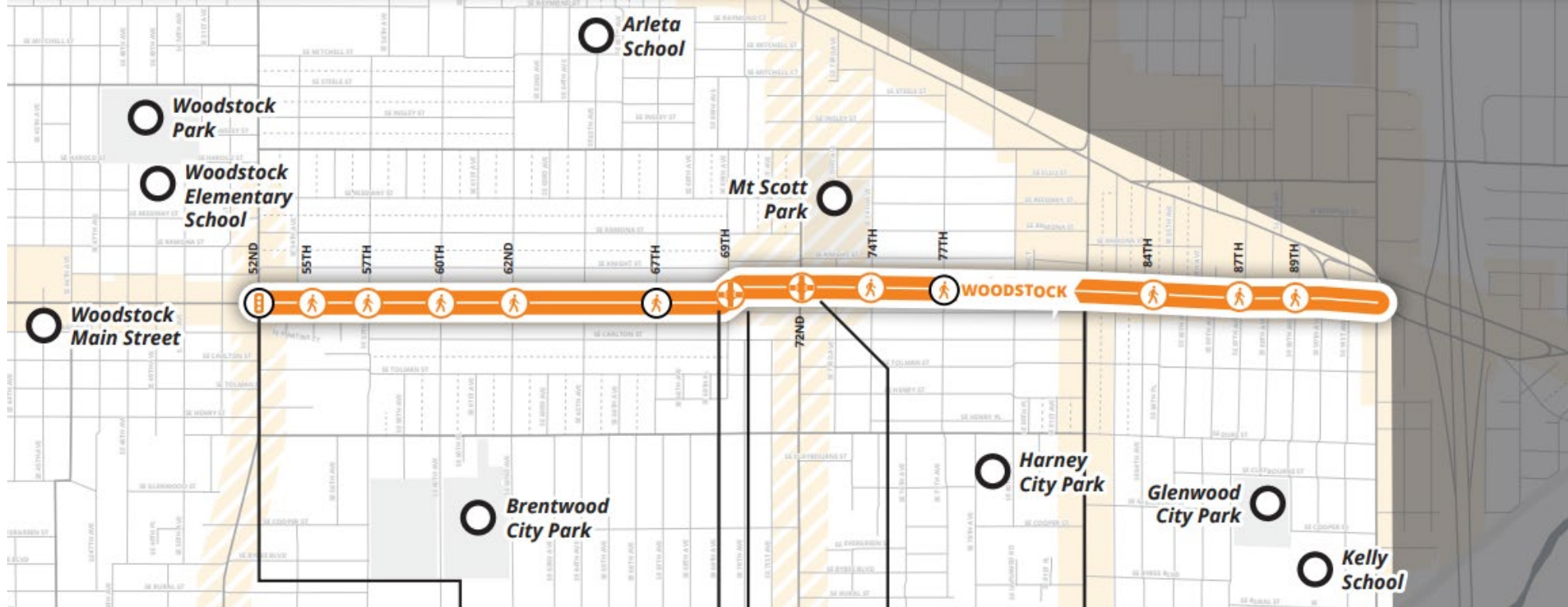
Corridor Improvements and **Neighborhood Greenways** work together to expand safe biking, walking, and access to transit - supporting the new land use vision



RECOMMENDED PROJECTS

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





TIER 1

Woodstock Blvd Corridor Improvements

PLANNING-LEVEL 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.

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

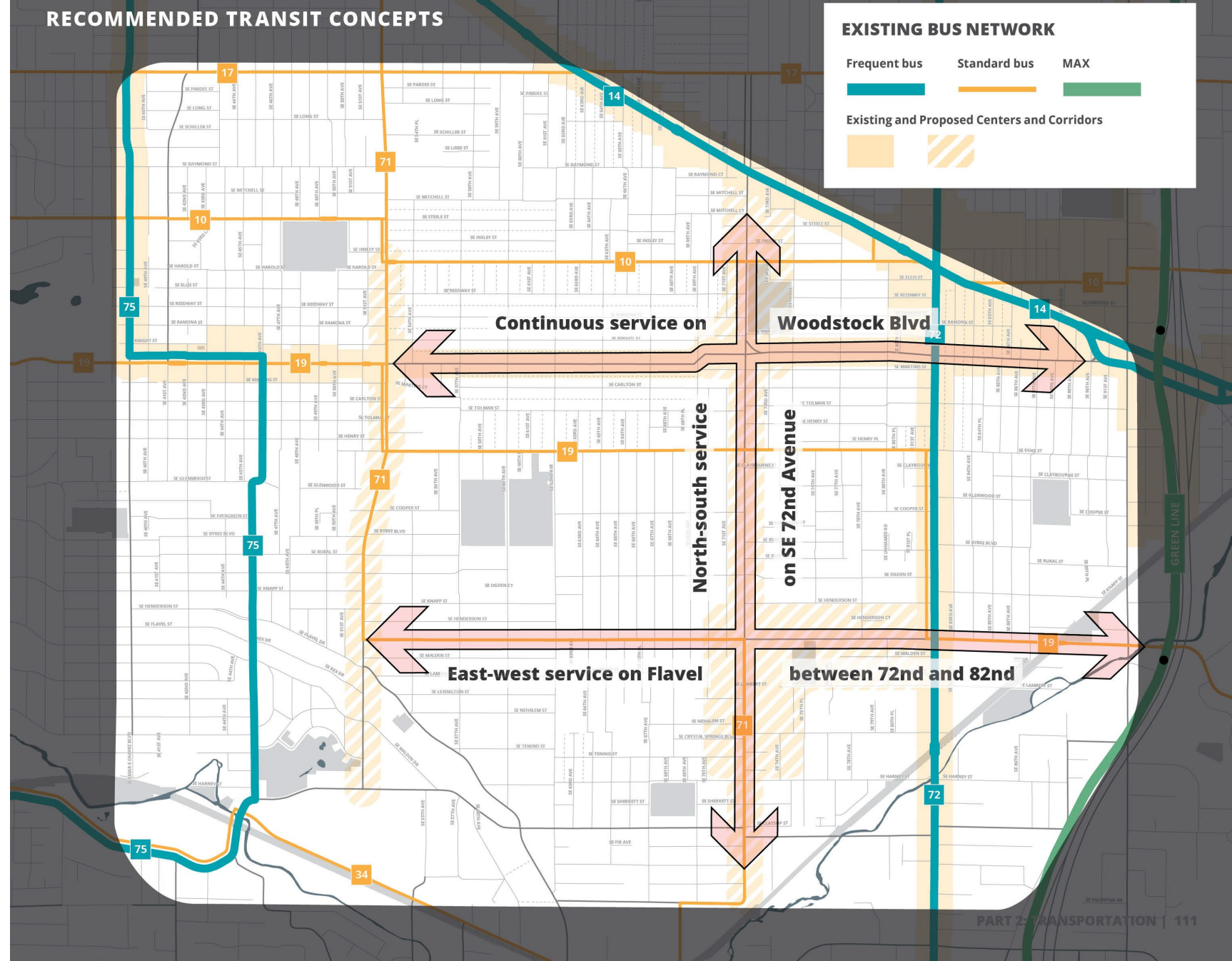
PROJECT ELEMENTS

- New or improved pedestrian crossing
- Funded pedestrian crossing
- Reconfigure intersection

Bus network recommendations

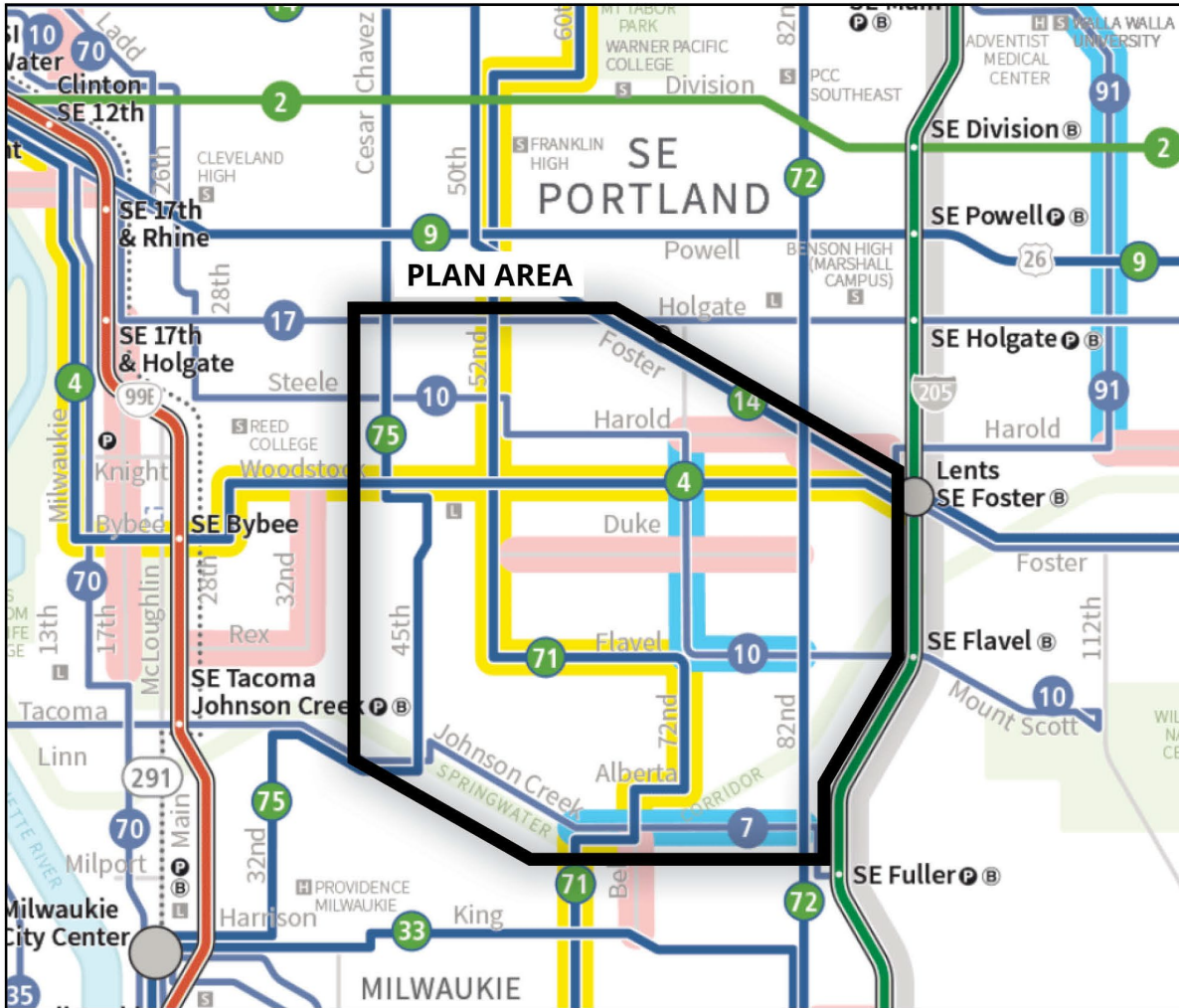
Community members seek transit service that provides better connections to destinations within the Plan Area and that comes more often

RECOMMENDED TRANSIT CONCEPTS



TriMet Forward Together

TRIMET FORWARD TOGETHER PLAN FOR LOWER SOUTHEAST RISING AREA



Bus Service Changes

- █ Service loss
- █ New Service
- █ New Frequent Service

Bus Service

- █ 2 Frequent Express Service
- █ 4 Frequent Service
- █ 17 Standard Service

TriMet's short-term, revenue-neutral service plan is bringing 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	✓

Local street improvements

LOCAL STREET PRIORITIES

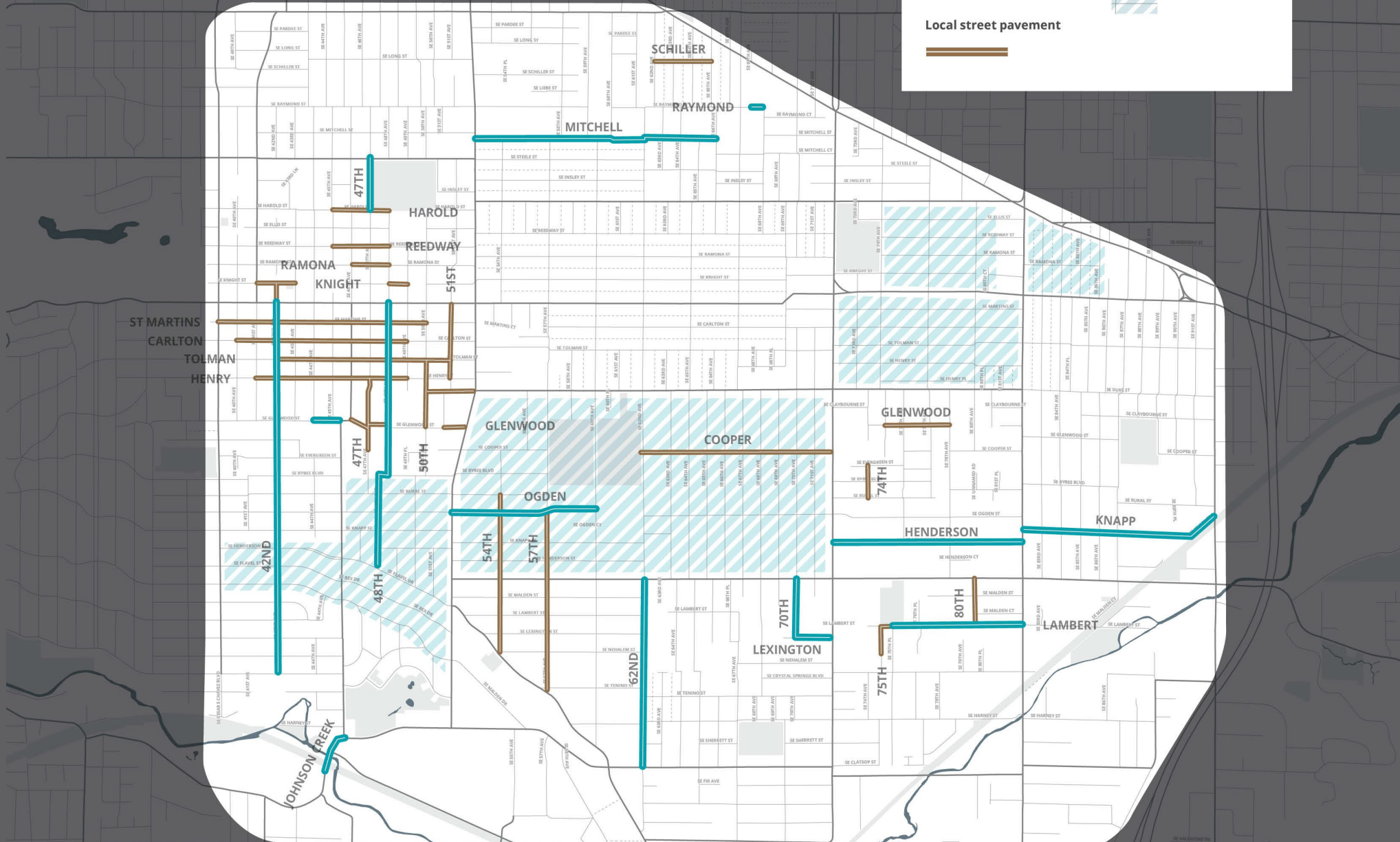
Local street safety



Traffic calming area



Local street pavement



A Precedent: Errol Heights Street Improvement Project



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Transportation components to be part of a citywide update to the Transportation System Plan (TSP)



City Council Next Steps

Schedule subject to change

Today: **Briefing and Public Hearing**

May 2 (2 pm): **Final Vote**



Next

1. Planning Commission Chair O'Meara

2. Invited Testimony:

- Pam Hodge (*community advisory committee*)
- Valeria McWilliams (*community advisory committee*)

3. Public Testimony



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