

# Cully Main Street and Local Street Plans Implementation Report

Planning and Sustainability  
Commission Hearing

May 22, 2012



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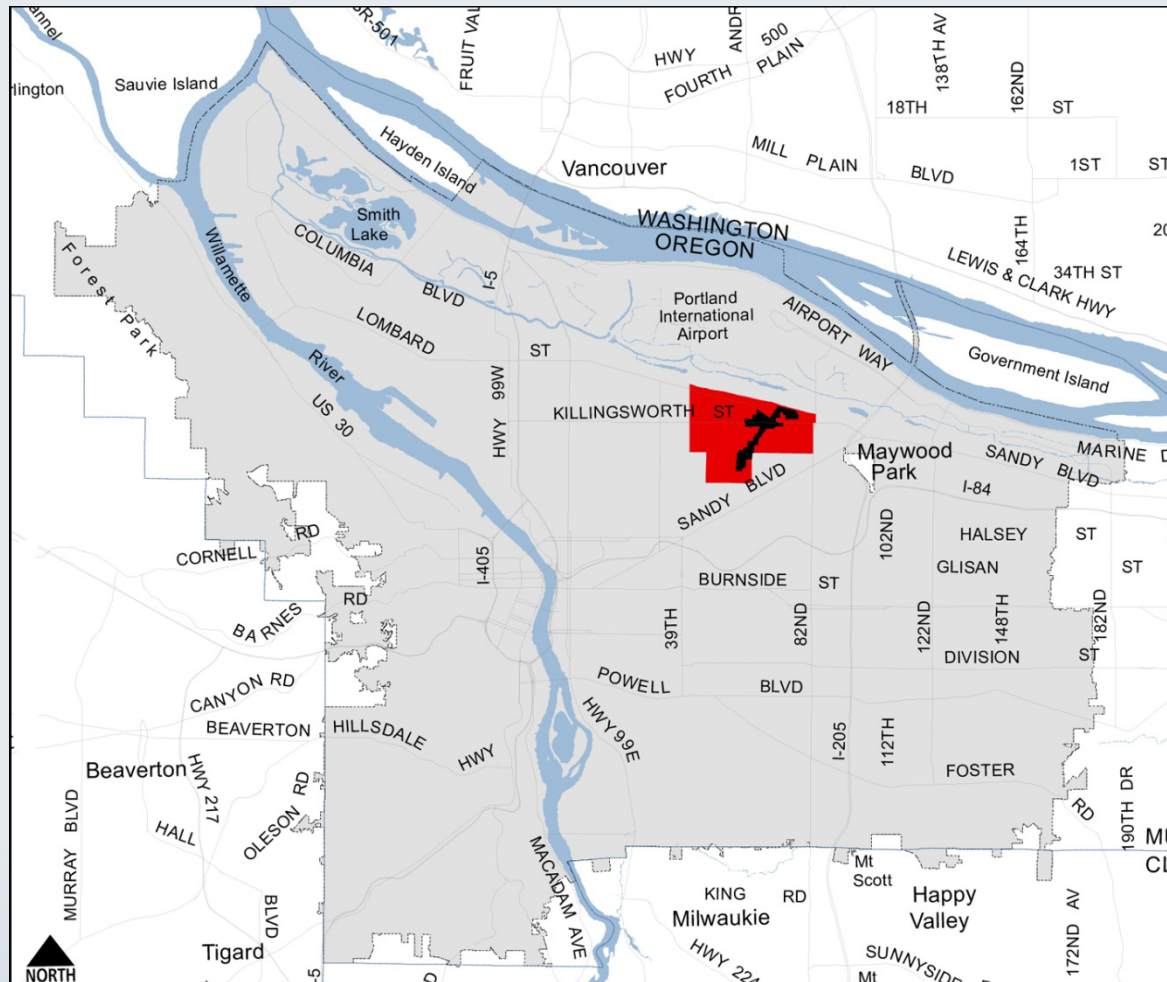


# Desired Outcomes of the Cully Main Street and Local Street Plans Project

- A land use pattern for a thriving local-serving Cully Blvd. main street
- A local street plan and strategies to improve safety and accessibility

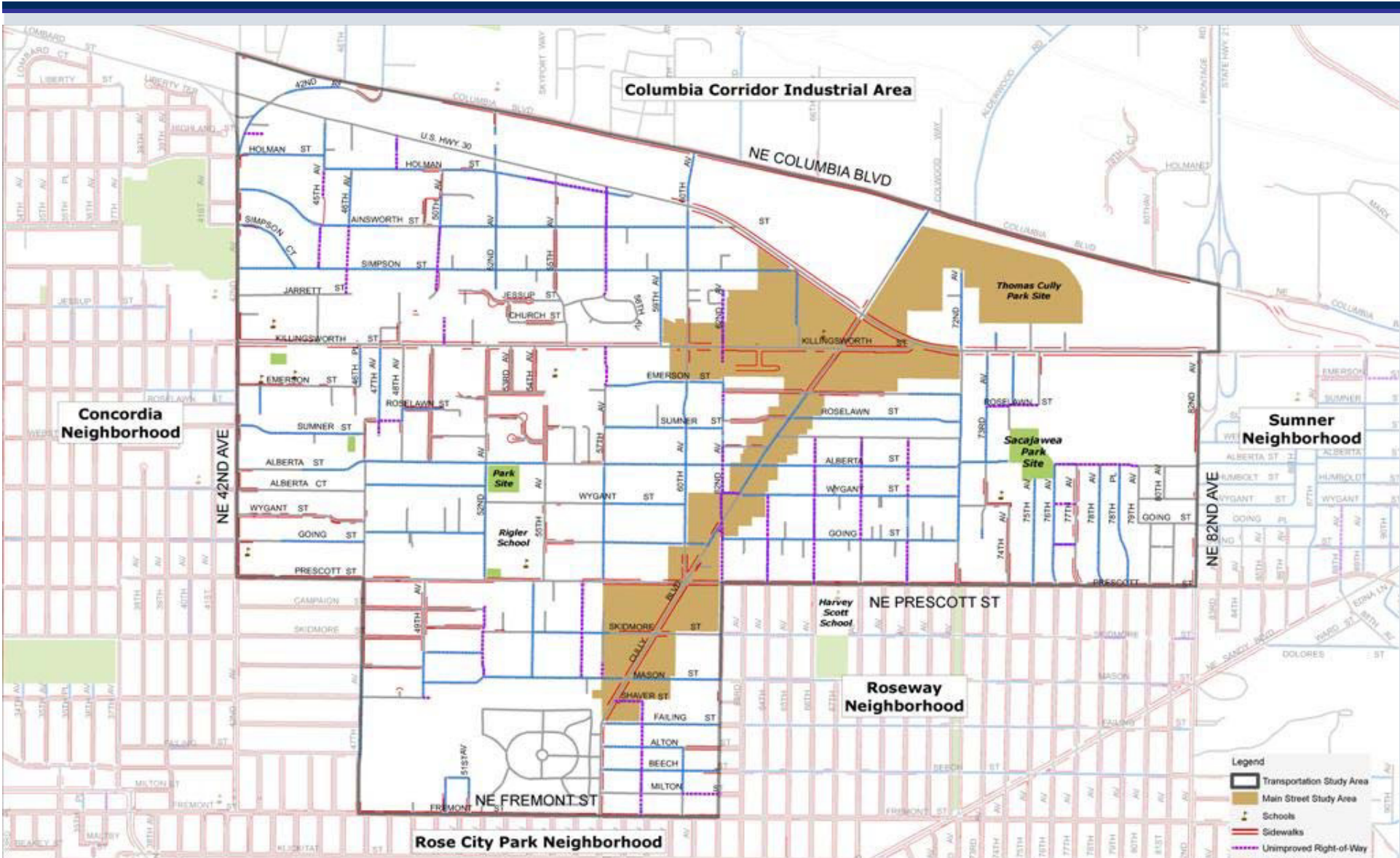


# Cully Project Area in Portland



# Existing Conditions





**Cully Main Street Project**



December 28, 2018



# Outreach and Engagement

- Roll and stroll event
- Open house and community workshop
- Other activities
- Project Working Group (PWG)
- Widespread notification



# Cully Main Street Rezoning Proposals

- Consider existing context, potential opportunities and community desires
- Strategically promote main street character
- Respond to community support for additional residences
- Use criteria developed by PWG and endorsed by public

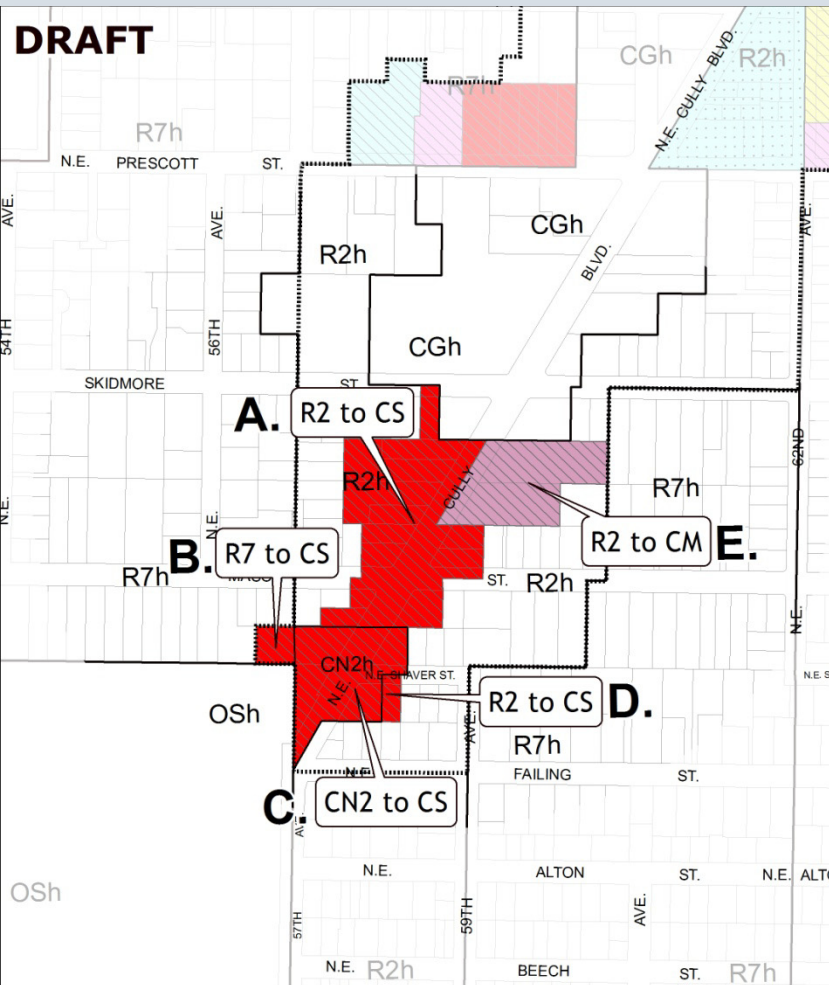






# Area 1 - Cully Blvd. South

- Enhance pedestrian-oriented storefront character
- Allow neighborhood serving uses
- Provide mixed-use opportunities
- Bring non-conforming uses into compliance



**Cully Main Street & Local Street Plans Project - Area 1: Cully Blvd South**  
**Proposed Draft Zoning & Comprehensive Plan**

Existing Zoning	Discussion Draft Proposed Zoning
Existing Zoning	Open Space (OS)
Proposed Zone Change	Single Dwelling Residential 5,000(R5)
Proposed Comprehensive Plan Change	Low Density Multi-Dwelling Residential 2,000(R2)
Nonconforming Use	Medium Density Multi-Dwelling Residential 1,000(R1)
	Storefront Commercial (CS)
	Mixed Commercial (CM)
	Neighborhood Commercial 1 (CN1)
	Neighborhood Commercial 2 (CN2)
	General Employment 1 (EG1)
	Central Employment (EXd) w/design overlay(d)

NOTE: Zoning overlays do not change unless indicated. Entire area is in the airport height (h) overlay.

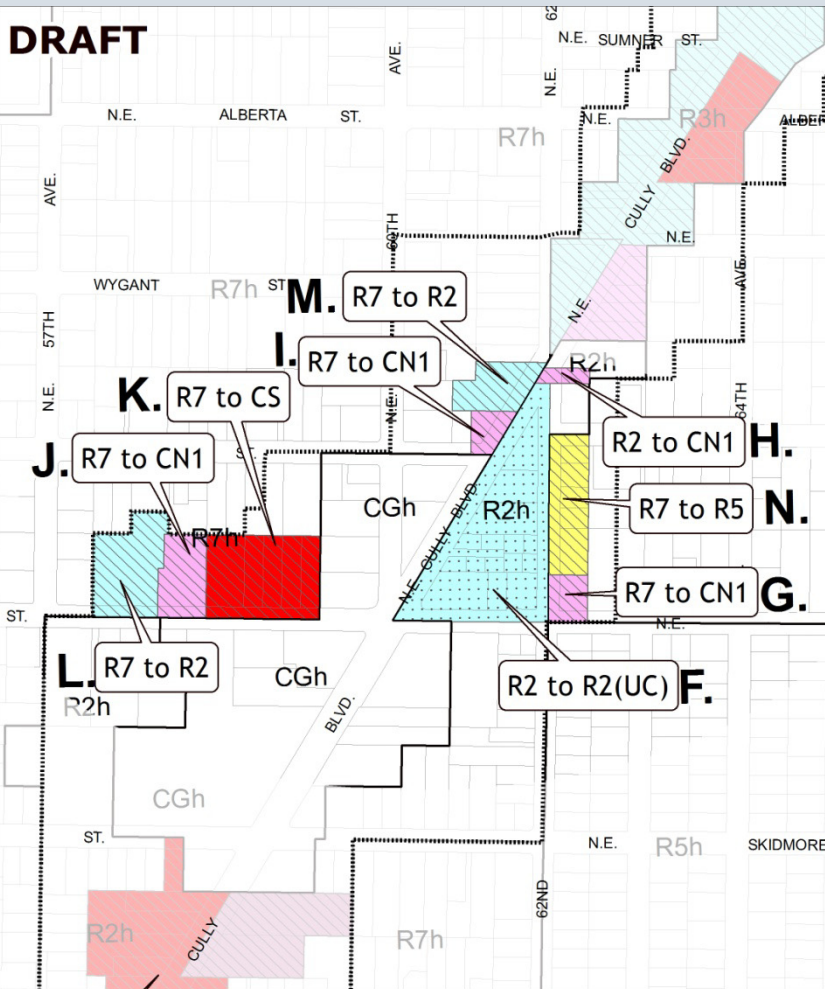
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 Sam Adams, Mayor // Susan Anderson, Director



DRAFT



Cully Main Street & Local Street Plans Project - Area 2: Cully Blvd/Prescott Street  
Proposed Draft Zoning & Comprehensive Plan

Cully Main Street Study Area	
Existing Zoning	Open Space (OS)
Proposed Zone Change	Single Dwelling Residential 5,000(R5)
Proposed Comprehensive Plan Change	Low Density Multi-Dwelling Residential 2,000(R2)
Nonconforming Use	Medium Density Multi-Dwelling Residential 1,000(R1)
	Storefront Commercial (C5)
	Mixed Commercial (CM)
	Neighborhood Commercial 1 (CN1)
	Neighborhood Commercial 2 (CN2)
	General Employment 1 (EG1)
	Central Employment (EXd) w/design overlay(d)

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Sara Adams, Mayor // Susan Anderson, Director

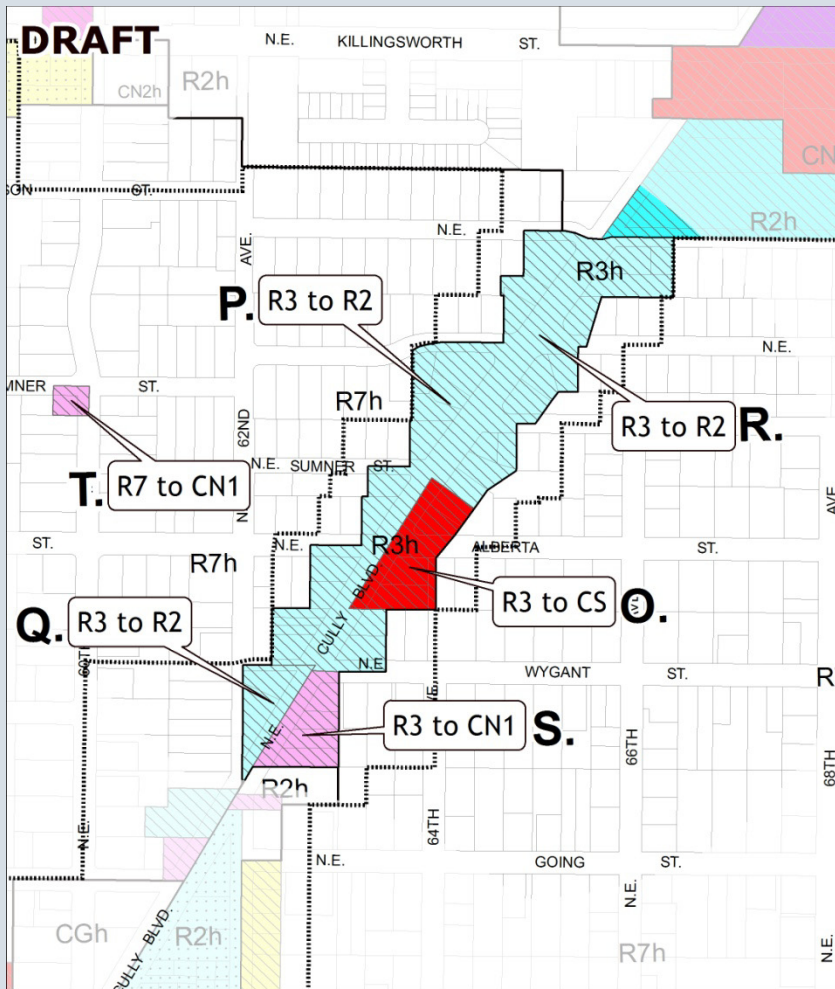
## Area 2 - Cully Blvd. Prescott Intersection

- Transform auto-oriented node to more pedestrian-oriented
- Allow neighborhood serving uses
- Bring non-conforming uses into compliance
- Provide longer term redevelopment opportunities



# Area 3 - Cully Blvd. North

- Incremental opportunities for more residential to support main street
- Bring non-conforming uses into compliance



**Cully Main Street & Local Street Plans Project - Area 3: Cully Blvd North**  
 Proposed Draft Zoning & Comprehensive Plan

Discussion Draft Proposed Zoning	
	Open Space (OS)
	Single Dwelling Residential 5,000(R5)
	Low Density Multi-Dwelling Residential 2,000(R2)
	Medium Density Multi-Dwelling Residential 1,000(R1)
	Storefront Commercial(CS)
	Mixed Commercial(CM)
	Neighborhood Commercial 1(CN1)
	Neighborhood Commercial 2(CN2)
	General Employment 1(EG1)
	Central Employment(Exd) w/design overlay(d)

NOTE: Zoning overlays do not change unless indicated. Entire area is in the airport height (h) overlay.

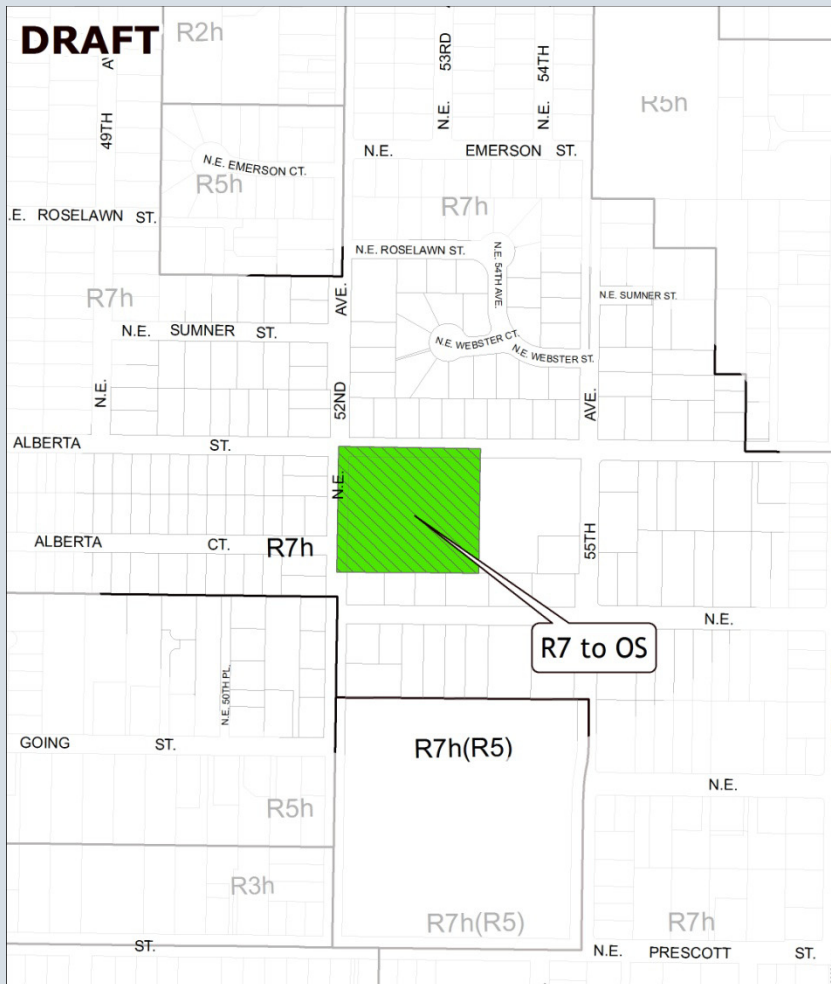
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# Area 5 - Werbin Neighborhood Park

- Portland Parks property under master planning effort followed by construction
- Open Space (OS) zone implements neighborhood park



Cully Main Street & Local Street Plans Project - Area 5: Werbin Neighborhood Park  
Proposed Draft Zoning & Comprehensive Plan

<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Cully Main Street Study Area</li> <li> Existing Zoning</li> <li> Proposed Zone Change</li> <li> Proposed Comprehensive Plan Change</li> <li> Nonconforming Use</li> </ul>	<p><b>Discussion Draft Proposed Zoning</b></p> <ul style="list-style-type: none"> <li> Open Space (OS)</li> <li> Single Dwelling Residential 5,000(R5)</li> <li> Low Density Multi-Dwelling Residential 2,000(R2)</li> <li> Medium Density Multi-Dwelling Residential 1,000(R1)</li> <li> Storefront Commercial(CS)</li> <li> Mixed Commercial(CM)</li> <li> Neighborhood Commercial 1(CN1)</li> <li> Neighborhood Commercial 2(CN2)</li> <li> General Employment 1(EG1)</li> <li> Central Employment(Exd) w/design overlay(d)</li> </ul>	<p><b>Scale</b></p> <p>0 150 300 Feet</p> <p><b>North</b></p> <p></p> <p>Bureau of Planning and Sustainability Innovations. Collaborations. Practical Solutions.</p> <p></p> <p>City of Portland, Oregon Sara Adams-Wagner, Senior Assistant Director</p>
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# Staff Recommendation

- Recommend that City Council adopt an ordinance that amends the Portland Comprehensive Plan Map and Zoning Map as shown in this report.



# Cully Local Street Plan



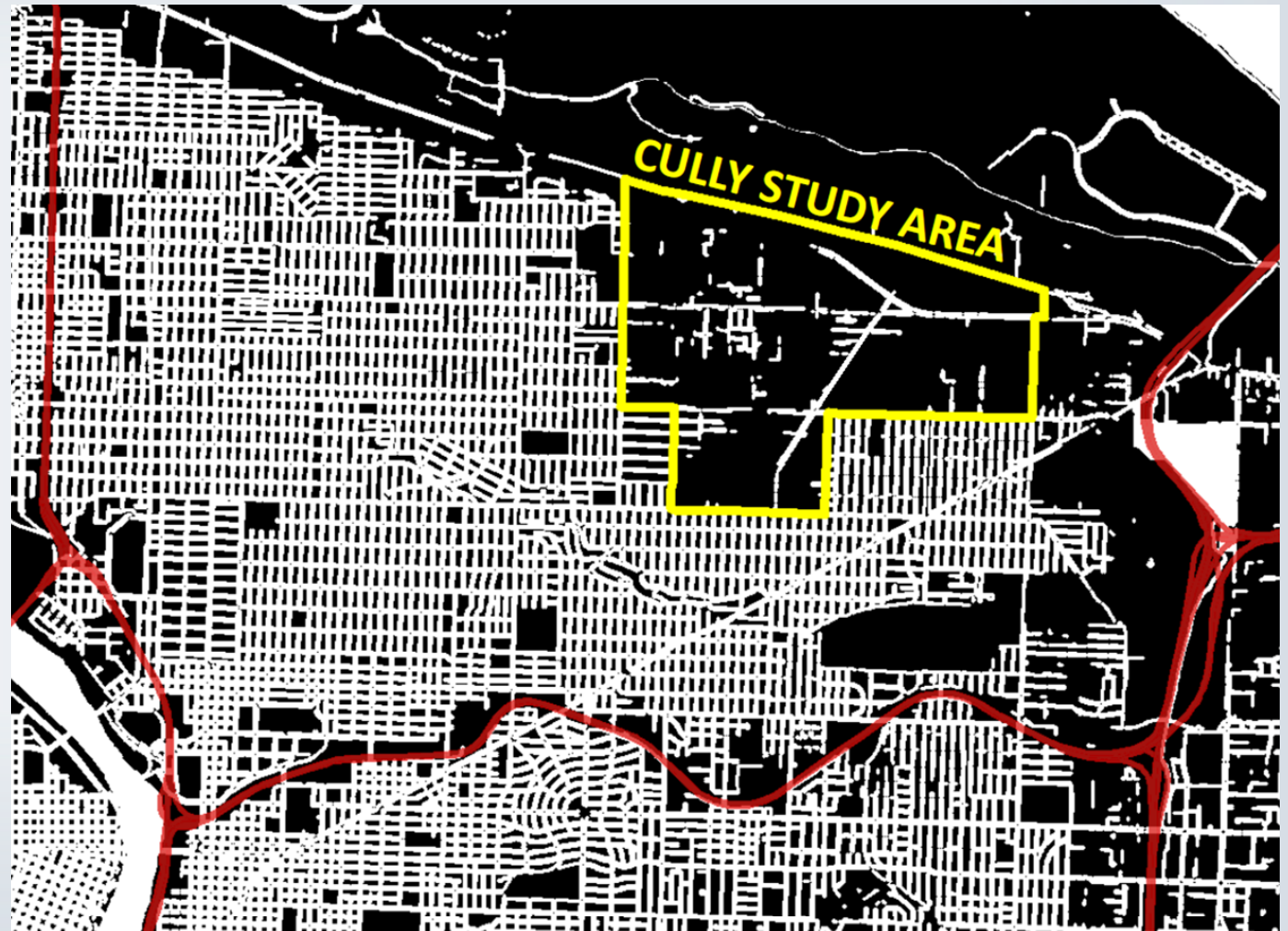
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# Sidewalk Connectivity

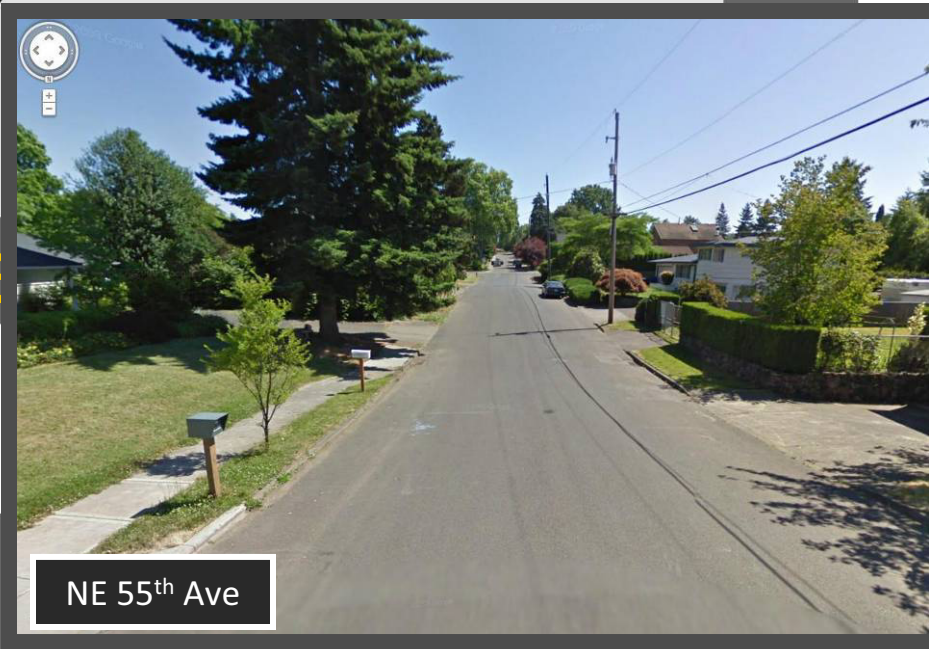
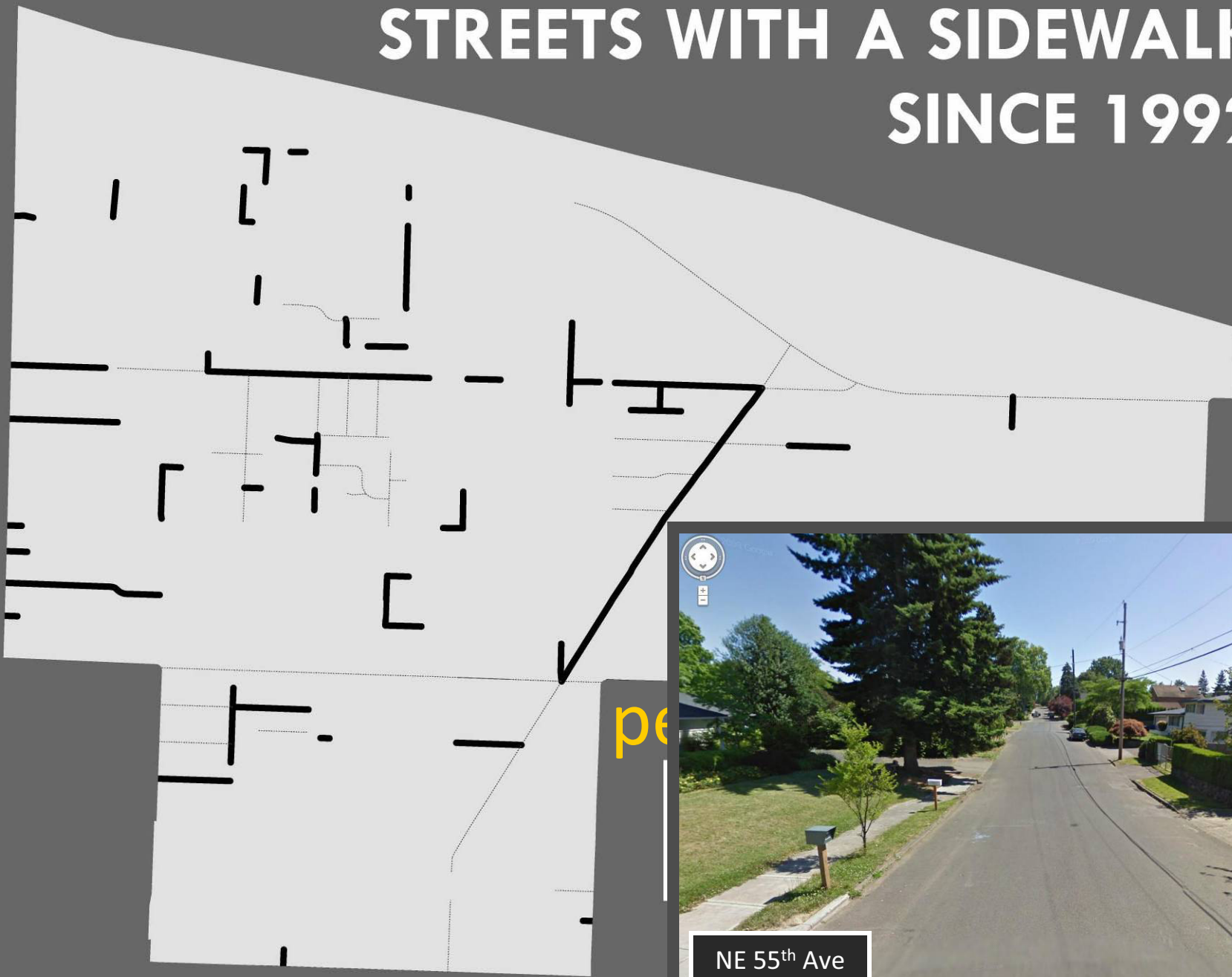
More than  
50 Blocks of  
dirt/gravel

33 percent  
have a  
sidewalk





# STREETS WITH A SIDEWALK SINCE 1992



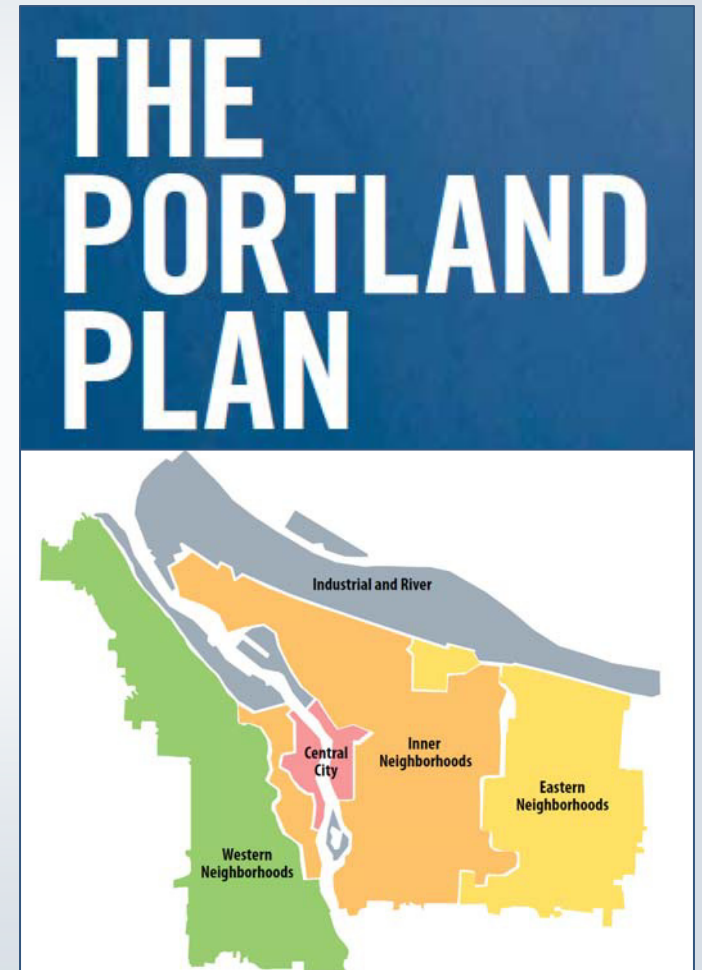
NE 55th Ave

# Pedestrian Access



# How will the Healthy Connected City adapt to Portland's 5 distinct areas?

- Equity: Basic services for all
- Action 122. Alternative right-of-way (ROW) projects
- Action 123. Unimproved ROW alternatives
- Action 124. Pedestrian Facilities



# Cully Local Street Plan identifies...

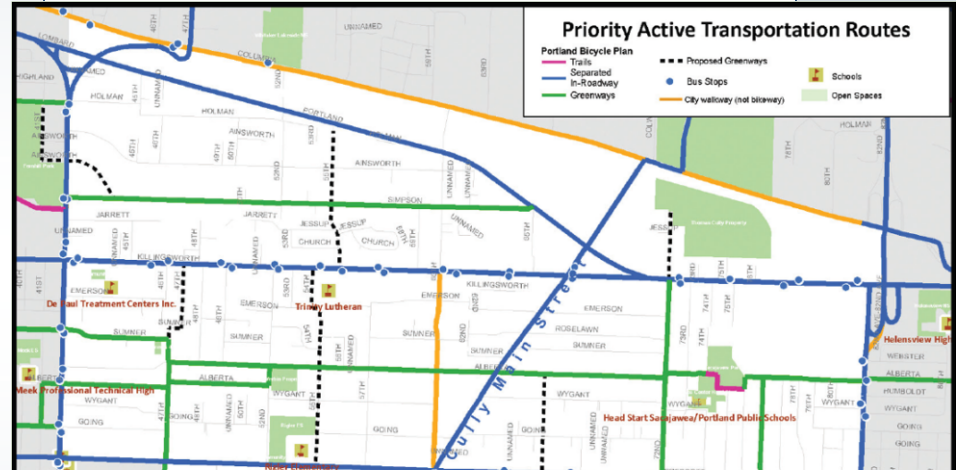
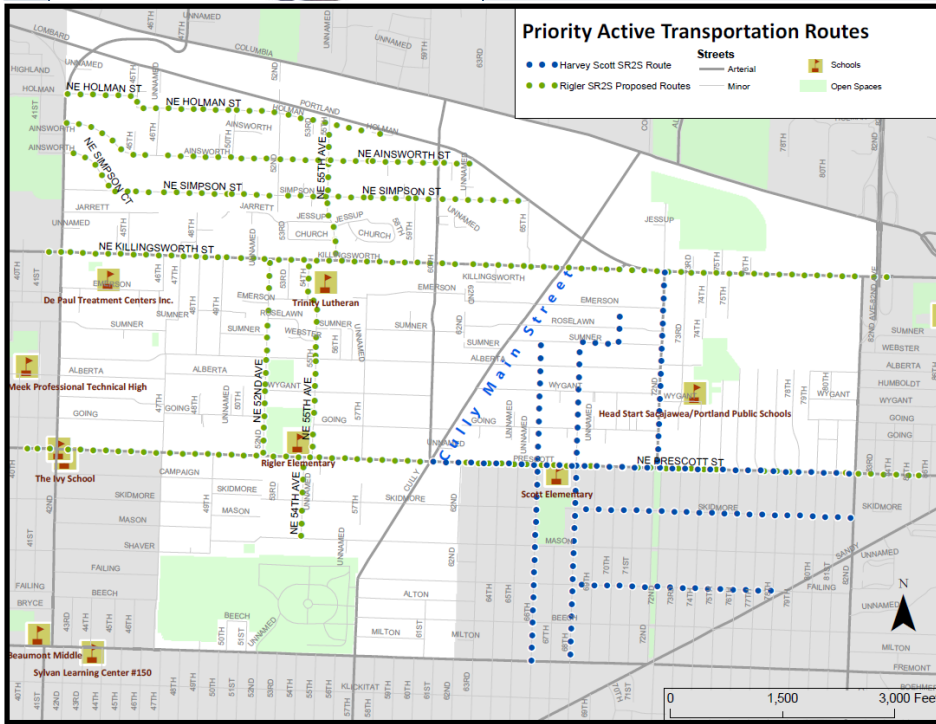
- A. **Priority** active transportation network
- B. **More options** for improving local streets (interim and alternative designs)
- C. **Target area** for implementation
- D. Community priority **projects** and potential **funding**



# A. Priority active transportation



## PEDESTRIAN AND BICYCLE NETWORKS



### Traffic counts on 36 local streets



**RIGLER ES**  
K-6

**SCOTT ES**  
K-8



## B. More local improvement options

What should be preserved?

- Low auto traffic
- Slow auto speeds
- Trees and
- Common space



## B. More local improvement options

1. Typical 28, 26 or 20 ft street with curb separated sidewalk
2. Curbless street with separated walkway

More options to:

- Match context
- Cost savings
- Minimize impacts

### Pilot

3. Low-impact street (prototype)
  4. Curbless street with flush-tight sidewalk
  5. Shared street  
(conventional or porous asphalt)
- Typical/Innovative Stormwater Facilities



# B. More local improvement options

## 1. Typical street with curb and sidewalk

NE 64th

(20-, 26-, 28-ft)



Application:

**Neighborhood  
wide**





# B. More local improvement options

## 2. Curbless street with separated walkway



# B. More local improvement options

## 3. Low Impact Street

Concept Visual



Application:

**Pilot**



# B. More local improvement options

## 4. Curbless street with flush-tight sidewalk

SW 9<sup>th</sup> Ave



# B. More local improvement options

## 5. Shared Street

SW Pennoyer



SW Brier



Application:

**Pilot**



# B. More local improvement options

## Interim improvements (low impact)



75% of those surveyed prefer to build a portion of the street sooner if the full street is too costly



# C. Target Area

Concentrations of unimproved streets

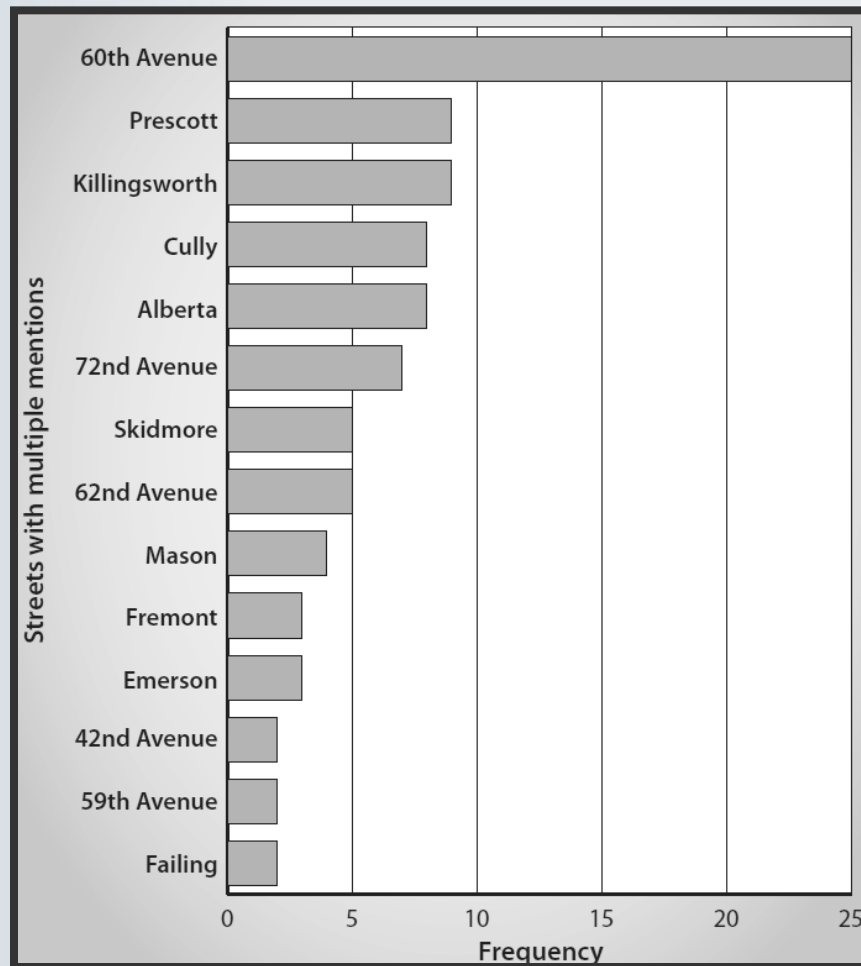
System approach – 5 blocks & priority routes

- econ. of scale
- context-based
- specific costs
- financial capacity of properties
- funding sources



# D. Community Priority Projects

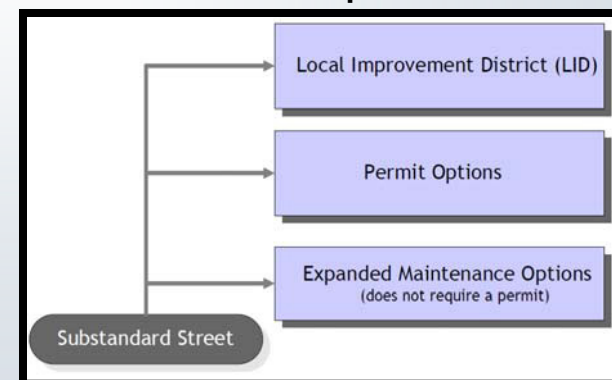
## October and March Public Events



### Major Street Improvements - TSP

STREET	TOTAL	TSP
60th	25	40010
Prescott	9	40065
Killingsworth	9	40052
Cully	8	40037
Alberta	8	PBP 8180 40082
72nd	7	(40012)
Skidmore	5	PBP/40071

### Local Street Improvements



# Staff Recommendation

1. Amend the *CMSLSP Implementation Report* per the May 21, 2012 memo;
2. Recommend that City Council adopt the amended Implementation Report; and
3. Direct staff to continue to refine report language as necessary.

