City of Portland Bureau of
Planning and Sustainability
Sam Adams, Mayor | Susan Anderson, Director

SE 122nd Avenue Pilot Project
Development and Design Community Workshop
February 23, 2010 6:30 – 9:00 PM
Ron Russell Middle School
3955 SE 112th Avenue

Welcome! Tonight's workshop is designed to get you thinking about possibilities for future development of the SE 122nd Avenue corridor. We would like to get your feedback on land use concepts and a few specific design features for infill development and possible long-term changes to the streetscape along SE 122nd Avenue.

Land Use Framework

Nearby commercial retail and services are an important component – along with civic institutions such as schools and other services – needed to create a more convenient and walkable neighborhood. A convenient and walkable neighborhood may have the following benefits: the creation of a more vibrant commercial area with small businesses, the opportunity to replace car use with walking and biking; creating a stronger sense of community, and improved support of healthy living through opportunities for physical activity and better access to healthy, affordable food. However, commercial uses may have impacts on livability such as increased traffic, noise and conflicts with nearby residences. Large retail centers need auto access, large sites, and significant population with incomes to support them. Mixed use "main street" areas need a good pedestrian environment, some auto access, and local market support in order to be successful.

1. We want your thoughts about the land use development framework for the SE 122nd Avenue Corridor. Please indicate which of the following general scenarios are the most appealing to you

Land Use Framework Scenarios	**Pick One**
***Current Framework**: Commercial areas of varying size at major street intersections, with multi-dwelling residential development (generally rowhouses and apartments) between them.*	
***Mixed Use Framework**: Commercial areas of varying size at major street intersections, with mixed-use development opportunities (commercial and residential uses) between them, particularly near south end.*	
***Intersection Centers Framework**: Large commercial development centers at major street intersections, with multi-dwelling residential development (generally rowhouses and apartments) between them.*	
***Main Street Focus Framework:** Large commercial centers at major street intersections, with increased-density multi-dwelling residential or mixed use development between them and reduced density in the neighborhood areas.*	
Your Framework Idea:	

Residential Infill Design Issues

New infill development in multi-dwelling zones has occurred along SE 122nd Avenue and in nearby neighborhood areas over the past several years. Multi dwelling residential development along corridors has many broad community benefits, such as: more efficient use of land; increased support of transit (bus, rail); supports local businesses; and provides a greater supply of affordable housing options. Conversely, higher-density infill can also have challenges, such as: ensuring compatibility with existing neighborhoods and housing; parking and traffic impacts; and school enrollment issues. In order for new development to provide benefits and minimize negative impacts, it must be designed in a way that appeals to both residents and neighbors. If done properly, good infill design can help create a healthier, more vibrant, and more cohesive neighborhood.

In the following questions, please tell us about your preferences for the following features for multi-dwelling infill development along major streets (SE 122nd, Powell, etc.) and neighborhood streets (eg, SE Bush, Se 118th, SE Ramona, etc).

- ***Wide Setbacks***
- ***Usable Open Space***
- ***Tree Preservation***
- ***On-Site Parking***
- ***Street Orientation***
- ***Architectural Details (siding materials, windows, trim details, roof pitch, etc.)***

Major Corridors (SE 122nd, Division, Powell, etc).

2. On a scale of 1-5 (1 = not important; 5 = very important) please tell us how important the following features are in new development along the major streets. In the next column, please select the two most important qualities for new development on major streets.

Feature	**Score (1 – 5)**	**Pick Two**
Wide Setbacks		
Usable Open Space		
Tree Preservation		
On-Site Parking		
Street Orientation		
Architectural Details		
Your Idea:		

Neighborhood Areas (SE Bush, SE 118th, SE Ramona, etc).

3. On a scale of 1-5 (1 = not important; 5 = very important) please tell us how important the following features are in new development in neighborhood areas. In the next column, please select the two most important qualities for new development in neighborhood areas.

Feature	**Score (1 – 5)**	**Pick Two**
Wide Setbacks		
Usable Open Space		
Tree Preservation		
On-Site Parking		
Street Orientation		
Architectural Details		
Your Idea:		

Streetscape Design

As new development occurs, the frontage of each property being developed is usually improved to the City's standard for sidewalks (4'-6'planting area or "furnishing zone" adjacent to curb; 6'-8' sidewalk). This leads to a situation where some properties have sidewalks and other streetscape features such as trees or swales, and some do not. However, the streetscape in the SE 122nd Avenue area is evolving, and may be improved in a more unified way at some future time.

We would like to know which of the following streetscape ideas you find favorable, and which you do not. Note that these are concepts, and that no streetscape design has been developed for the area at this time.

4. On a scale of 1-5 (1 = do not like; 5 = like a lot) please tell us how you like the following streetscape features and ideas for SE 122nd Avenue.

Feature	**Score**
Continuous Center Turn Lane: existing configuration and parking	
Street Tree Sidewalk Enhancements: retains travel lanes and parking but adds street trees and enhanced sidewalks	
Median Streetscape Design: retains travel lanes and parking but adds partial median with turn pockets in various locations	
Streetcar Streetscape Design: this long-range vision brings a streetcar and other features to SE 122nd Avenue	
Green Street, Bike, and Pedestrian Enhancements: this idea would create green street storm water management enhancements with improved bike and pedestrian facilities at edges; may result in parking removal or lane configuration changes	
Your Idea:	

Livable Community

5. Please check the five most important features that affect the livability of the SE 122nd Avenue corridor. Space is provided to add your ideas/comments.

	Check Five
More community gathering spaces (i.e. pocket parks, plazas, facilities for community meetings/uses)	
Parks with athletic fields and organized recreation programs	
More community gardens	
More healthy food retail (farmers' markets, specialty/ethnic stores, etc)	
Better bus service (frequency, destinations, stops and shelters)	
Improved street connections for traffic circulation	
Reduced traffic speed	
Better sidewalk and bike lanes (especially connections to parks, trails and schools)	
Reduction in neighborhood crimes	
Improved property maintenance (i.e. graffiti, litter, tall grass, hazards)	
Improved appearance of infill residential and commercial development	
More vibrant commercial areas	
More daycare options in the neighborhood	
More community art in the neighborhood (i.e. showcase school kids work, support local artists, art in capital improvement project)	
More places for youth (i.e. after school programs, coffee shops, video arcades)	
More services for recent immigrants	
More services for seniors	
More services for families	
Easier access to basic and emergency medial care	
Space is provided below for additional ideas and comments:	

Please Tell Us About Yourself (optional)

5. Do you live in the study area? Yes_____ No_____

6. Do you work in the study area? Yes_____ No_____

7. What type of home do you live in?

    - Detached single family _____

    - Multi-dwelling (duplex, townhouse, apartment, etc) _____

8. Do you own or rent? Own_____ Rent_____

9. How many years have you lived in the area? _____ years