

Cully MS&LSP PWG MEETING #2 SUMMARY

Cully Main Street & Local Street Plans Project Project Working Group Meeting #2: Needs, Opportunities, Constraints & Tools October 18, 2011, Hacienda CDC offices, 5:00 – 7:30 pm

Attending:

Debbie Bischoff	<i>Portland Bureau of Planning and Sustainability</i>
Denver Igarta	<i>Portland Bureau of Transportation</i>
Erin Machell	<i>Portland Bureau of Planning and Sustainability</i>
Rey Espana	<i>Native American Youth Family Center</i>
Robert Granger	<i>42nd Avenue Business Association</i>
Evans Martin	<i>Cully Association of Neighbors, Land Use Representative</i>
Laura Young	<i>Cully Association of Neighbors, Transportation Representative</i>
Brian Wethington	<i>Portland Bureau of Environmental Services</i>
Alan Hipólito	<i>Verde</i>
Sandra Lefrancois	<i>Central Northeast Neighbors Coalition</i>
Jamey Harris	<i>Cully main street area property owner</i>
Sadie Feibel	<i>Rigler School parent</i>
Nathan Teske	<i>Hacienda Community Development Corporation</i>

Handouts:

- Meeting agenda
- Draft Land Use Needs, Opportunities and Constraints Report + Appendices
- Draft criteria for land use criteria for recommendations
- Draft transportation needs & tools matrix

Meeting convened at 5:05

1. Introductions and Agenda

Debbie Bischoff welcomed the group. Introductions were made and the agenda reviewed. Debbie explained that the current needs, opportunities and constraints phase builds on the previous existing conditions phase to identify the needs the project will address, as well as opportunities, constraints, and the beginnings of looking at the tools that can be used to address those needs. Debbie handed out postcards for the project open house. No changes were made to the agenda.

2. Announcements

Debbie, Bob Granger and Rey Espana reported on the Mayor and Portland Development Commission's press conference earlier in the day announcing Portland's new Neighborhood Prosperity Initiative, which will include business technical assistance and loans, and a new type of limited, miniature urban renewal area (for capital projects only). Six business districts in NE, SE and East Portland, including the Cully main street area and 42nd Avenue business district, qualify for the initiative. It requires community-based organization that brings together business districts, businesses, and the greater community, in order for the area to receive the benefits of the project. This can provide a platform for Cully main street business development. Community organizing and leadership will need to come together before

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implementation begins July 1st. The Cully MS&LSP project will actually cover much of this work. PDC will be at the Cully open house to discuss this more.

3. Presentation/Discussion of Land Use Needs, Opportunities and Constraints Draft Report

Erin Machell went over the draft materials in the Land Use Draft Needs, Opportunities and Constraints report. The draft report includes the matrix of needs, opportunities and constraints for the main street area that was already reviewed by the working group over email, further materials developed based on that matrix, and a set of materials geared toward beginning to identify what new zoning designations should be considered for the main street area and where they should be applied. BPS is still formulating the questionnaires for the open house and is seeking feedback on what would be best to ask?

Key needs identified include: 1) Appropriate zoning for a main street area (more commercial) 2) More neighborhood-serving businesses 3) Desire to maintain Cully's diversity, affordability and uniqueness amidst neighborhood change 4) Walkable main street built form for streets and buildings 5) Neighborhood gathering and recreational spaces 6) Safe access to and through the main street for pedestrians cyclists and public transit

The first two identified needs will be directly addressed by the project. The other needs will form the bases for next steps recommendations beyond the Cully MS&LSP project, in order to create a successful main street area that meets the needs and desires of the community. The last need will be largely addressed by the Local Streets Plan component of the project.

Erin presented two sets of maps that will form some of the stations at the open house the next week. The first is a set of maps that describe the needs, opportunities and constraints for the main street area geographically, as a more accessible presentation of needs, opportunities and constraints for the public. The second is a set of maps depict three generalized possible patterns for where new commercial zoning could be designated. Pros and cons are identified at each, and the public will be asked to choose their favorite configuration and explain their reasoning at the open house.

Debbie outlined the current thinking on exploring possible commercial zoning designations for Cully main street, another topic that will be explored through stations at the open house. Some questions include: is existing commercial zoning of the appropriate zoning designation, or should some, for example, general commercial be rezoned to other kinds of commercial? Also, increased residential density along the main street could help support main street businesses – would residential upzoning in some places be appropriate?

PWG members asked several clarifying questions about the contents of some of the maps, and about the questions that would be asked at the open house, especially related to density, and about whether Cully main street residents had been surveyed about thoughts on increased residential density. The purpose of the open house is to get feedback on questions like this.

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Debbie went over the summary of five possible zoning designations (general commercial, neighborhood commercial 1, neighborhood commercial 2, mixed commercial and storefront commercial) in the draft Land Use NOC report briefly. She pointed out the section that compares and contrasts key considerations of the different zones, such as building form, building lot coverage, parking requirements, building height, and whether housing is likely/required. The open house will show photo examples and what developments might look like on the site for each of the different kinds of development.

PWG members asked questions about transitions between commercial and residential (in order to protect neighboring property values), and about which zoning designations might support local entrepreneurship. They brought up the point that we need to look at a) how to allow entry for new businesses b) how to encourage existing undesirable uses (like Sugarshack) to change, and c) how to improve the streets themselves, for example on Cully south of Prescott, to make a better, more successful environment. PWG members brought up the complexity of the analysis, balancing Cully now with vision/anticipation of what Cully may become on the future, and cautioned that the open house should not focus on the possible zones themselves, but the needs and priorities of the neighborhood. PWG members asked clarifying questions about how zoning changes work, whether the process could be changed to include a community-based or participatory component, and whether this project would introduce new zoning designations or work with existing ones only. Debbie clarified that though a community-based process for rezoning is not feasible, community organizing and the neighborhood prosperity initiative can help support local business development in a way that this particular project is unable to; and that existing zoning designations will be used for this project, new ones will not be created.

Erin passed out draft criteria for making land use recommendations on the Cully main street component of the project. Once the open house is over, the PWG will be asked for feedback/revisions on these criteria, which will also be revised based on input from the open house.

4. Local Street Plans Needs, Opportunities and Constraints

Denver Igarta presented on the needs, opportunities and constraints identified for the local street plans component of the project. These materials build from the existing conditions phase of the project.

Identified needs include:

1) Better street connections, especially for cyclists and pedestrians (both creating new connections that don't exist now, and improving safety of significant crossings) - The new Cully green street provides a model complete street and fantastic spine for the project, but the neighborhood does not have. great walking and biking connections *to* it. The project is identifying peoples' daily needs and destinations, and asks how people can meet those needs locally and safely. Creating new connections is challenging since most potential new connections run through private property. However, existing dirt/gravel streets are already city property, so could be improved to create better connections without acquiring private property.

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- 2) Different way of classifying local streets. Currently in Portland, all local streets are considered the same. Yet traffic counts in Cully show that local streets serve many different functions and carry very different traffic volumes. A more nuanced classification system is needed.
- 3) Improved streets – many local streets are substandard, lack paving and/or sidewalks. This project will explore a variety of different tools for improving local streets.
- 4) Stormwater drainage – it is important that any methods of street improvement be able to effectively drain and filter storm water.
- 5) Expanded maintenance options – Residents are allowed to maintain their own street in its current condition. How can the city help support property owners in doing this effectively?
- 6) Transit connections – There is currently no route that leads to directly, and no bus service along length of Cully Blvd. Cully's Trimet bus lines have some of the highest riderships in the system.
- 7) New funding sources for local streets improvement

PWG members asked clarifying questions about how Trimet makes decisions about routing. Debbie brought up that this is an equity issue as well.

8. Local Street Plans Tools

Denver gave a brief overview of the 30 tools that PBOT has examined for addressing the identified needs of the project, and passed out the matrix that explains which needs can be addressed by which tools.

The tools fall into the following categories:

1. Street network tools. Where is the possibility of creating new full street connections or bike/ped only connections if there isn't sufficient publicly available space for a new full street?
 - Creating a network of priority biking/walking routes and greenways based on locations of schools and other destinations, and community feedback. (Denver clarified that in Portland, neighborhood greenways refer not to a specific type of facility, but to routes that should be prioritized for safe, connected bike ped access in whatever way is most appropriate for that street/trail.)
 - Create a neighborhood transportation plan for Cully (not typical in Portland, an exciting opportunity)
 - Create new street classification systems (egg streets with a lot of cut-through traffic, and streets with little cut-through traffic)
2. Maintenance opportunities if your street will not be formally improved
 - Use recycled materials for road paving?
 - Finding ways to help people understand better what their options are for expanded maintenance options

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3. Street design if you *are* going to improve your street
 - Possibility of doing demonstration project based on ideas explored in other cities like Seattle (SEA street) and Vancouver B.C. (Crown street)
4. Local improvement process for local streets (how to make it better)
 - Again, how to help people better understand what their options are
5. Funding sources

PWG members asked about improvements to the main streets (i.e. Cully and Killingsworth). Denver answered that all of the needed projects on the major streets in this area are already on PBOT's list of future transportation projects but are unfunded. Our policy says these improvements need to be made, but there's no money for them currently. PBOT will list these projects at the open house and ask the public to choose which one is their priority. PWG members said they believe that current state of streets like Cully south of Prescott, wide and dangerous, are discouraging business in the main street area. Denver and Debbie emphasized that part of this project will include making recommendations for other next steps that will be needed for a successful main street area, and that these improvements will be a part of that.

7. Open House

Open house will be on Thursday, Oct 27 from 5pm – 8pm at Rigler School gymnasium. It will be a drop-in-style open house with stations and boards that people can visit at any time during the open house. There will be staff at each station to interact with the public, as well as a Spanish interpreter, some materials in Spanish, and free childcare provided. The content of the open house will be based around the content presented at the PWG meeting through a combination of boards, and interactive activities—including choosing your favorite of several different options under consideration, and a mapping exercise for priority bike/ped routes. There will be surveys for both sides of the project.

PWG members suggested that in presenting options for people to choose from, it is important to indicate the economic impact of those choices, and their impact on business development opportunities, etc. Also registered anxiety/concern about how this could negatively impact the community or spur gentrification/displacement. Importance of learning from Portland's experiences in other neighborhoods that have experienced gentrification and displacement. Debbie explained that the city is remaining conscious of these concerns, and trying to understand how Cully is different than, for example, neighborhoods in North Portland, and what the opportunities are in Cully for partnering with local groups like Hacienda for creating economic and business development opportunities in the neighborhood. Project staff have been talking with PDC and housing bureau to help understand and coordinate the different parallel opportunities for benefiting existing Cully residents. The next phase of the project will catalogue these parallel opportunities in one place.

A PWG member suggested that opportunity site at north of study area would be a great spot for a multi-use community center. Debbie also explained that the economic development group from the Cully-Concordia Community Assessment and Action Plan would be reconvened in the next few months, serving as another possible resource for leadership.

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8. Next Steps

Open house on Thursday, October 27. After this the City will finalize the current draft reports on needs, opportunities, constraints and tools. We will then move into the next phase of the project, Developing Solutions. There will be another Project Working Group meeting, and then a second open house at the end of February. There may again be smaller pieces that the City will email out for review and comment.

Meeting adjourned at 7:35

The next Cully Main Street and Local Street Plans Project Working Group meetings will be scheduled in January and February 2012 to review the draft staff recommendations. In the interim, PWG members will be asked to review refined drafts of the needs, opportunities and constraints reports and other project materials.