

**SE 122<sup>nd</sup> Avenue Rezoning**  
PAG Meeting #3  
December 15, 2011  
6:30-8:30 pm

**Staff Present:** John Cole, Chris Scarzello, Jackie Gruber

**PAG Members Present:** Annette Mattson, Nick Sauvie, Michelle Lohn, Jim Braet

**Guests:** Portland State students Adam Green, Adi Sandu, Ali Joory, Melody Davis, Toni Lettiere , and instructor B.D. Wortham-Galvin.

**Materials Distributed:** Agenda, Commercial Zone Types Hand Out, Intersection Zone Maps, Oregonian article on rezoning costs for small businesses

John Cole convened the meeting. PAG members discussed recent press regarding the rental market and recent studies for the need for grocery stores around the city.

**Rezoning Scenarios**

John presented rezoning options, beginning with a rezoning scenario at the **SE Holgate**. Jim and Nick agreed that John's proposal to add more CM on the southeast corner would be a good idea and is an appropriate location for new commercial development. Annette said that commercial there would serve the high-density neighborhoods well.

Annette mentioned the importance to save the trees for a variety of conservation and quality of life issues. Jim said that it might be more useful to focus on promoting small businesses that wouldn't have major impacts on the neighboring properties or require the removal of trees.

Nick informed the group that the residential properties to the East of Plaid Pantry might be interested in redeveloping their properties as well, and that it might be ripe for commercial development.

John presented a **Harold** Street rezoning proposal, where residential properties south of the CM zones would be rezoned as commercial. He also mentioned the possibility of rezoning the church land on the southeast corner, but doesn't know if the church would be interested. Chris said that it might be to their interest in order to expand opportunities for them to expand or redevelop in a variety of ways. For example rezoning would allow for a farmer's market or non-profit office.

Annette told the group that West Lynn is a good code model for home-based businesses, allowing for a flexibility and variety of businesses.

John presented two proposals for the **Foster** intersection and explained his concerns regarding traffic and the existence of vacant, commercially zoned properties. One proposal included the rezoning the R5a properties in the southeast corner. Annette brought up issues with rezoning that area which include the adjacent botanical garden, changing topography, proximity to the Johnson Creek watershed, and narrow street width. Multiple PAG members agreed that between the traffic issues and intrusion into a residential area this location is problematic for additional development.

B.D. asked what land uses exist North of the Springwater Corridor and suggested that the group look into rezoning that to commercial.

John presented the other Foster Road intersection possibility of including properties on the northeast corner fronting Carlton St.

Annette thought that it doesn't make sense to expand commercial south of the intersection, but that rezoning the Carlton properties might be a good idea and might attract a small to medium grocery store. Others agreed.

Annette expressed her desire for the establishment of a commercial sanctuary in which residential development is prohibited. Chris explained the difficulties in that, including the possibility of precluding any development at all if commercial development doesn't pencil out.

### **Portland State Architecture Presentation**

Architecture students presented their final project and design recommendations. Their final work reflects PAG responses from the previous meeting, including but not limited to:

- The integration of old and new development (i.e. Hawthorn example)
- The need for open space and community gathering spaces
- Design that promotes commercial development such as food carts, farmers markets, or other small start-up businesses

Annette praised the work for its illustration of increased bicycle and pedestrian connectivity without the need for new street construction. Annette requested mandatory design review and would ask that pedestrian/bicycle improvements be considered as part of any redevelopment. Annette suggested examining the mobile home park property south of Ramona, stating that the mobile homes are dilapidated and pointing out that there are no old growth trees on site.

The students clarified the City's incremental responsibilities in their proposal: starting with street trees, crosswalks, and lighting and later adding benches and other street infrastructure. Another City-led possibility would include establishing a neighborhood park.

Jim asked for zoning maps of comparable corridors in the area such as SE 82<sup>nd</sup> or SE Division, and potentially of those in other districts, including Mississippi or Hawthorne. John offered to send out a comparative zoning map with the meeting minutes. (note: A comparative zoning map was displayed to the PAG at their January 26<sup>th</sup> meeting.)

### **Multi-family and Site Design**

Chris briefed group on conversation with city attorney regarding Measure 49 issues when down-zoning properties. She explained the difference between current zoning map and comprehensive zoning map, and how property owners have traditionally initiated up-zoning in East Portland. However, the infrastructure isn't in place and there is no good plan to put it in place, so there might be an argument for down-zoning these properties to lower density residential zones. Still there are several considerations that have to be dealt with, including the current policy in the comprehensive plan for no net loss of housing. This is likely to change in the comprehensive plan update.

Chris discussed the potential of residential zones that allow commercial uses to move in on the ground floor over time. A short discussion was held on the RH zone and its variation across different plan districts.

Chris shared her memo on housing compatibility and design standards. PAG members listed reoccurring challenges that would be important to them moving forward, including:

- Green space and little landscaping
- Inadequate parking
- Low quality development
- Poor design and development compatibility
- Building entrances and street frontage
- Sidewalk connectivity

Jim indicated that a more accurate mechanism for measuring the impact from a residential project would include not just the number of dwelling units but also their size (square footage or number of bedrooms).

Annette mentioned thinking of these issues with a lens of “eyes on the street” and CPTED, and also Healthy, Connected Neighborhoods concept. Nick told the group about the new Kaiser grant that was awarded to the Bureau of Planning and Sustainability to improve design standards that would be used to retrofit and create residential units that would embody holistic, health values.

Annette suggested that the City offer incentives to developers for putting in community gardens in areas considered food deserts.

Chris explained how the County used to have site design requirements for specific developments. She shared the previous standards as a starting point for discussion.

### **Home Occupation Permitting**

Chris explained current home occupation permit standards, which function under a performance-based type model. She explained limitations such as number of customers and outdoor storage. The group also discusses building code and “Change of Occupancy,” or the process that happens when the building use changes. The question is: How flexible can we be with the home occupation program without triggering expensive building code “Change of Occupancy” upgrades? Chris and John will come back with specifics on this trigger point at the following meeting.

John and Chris will be reviewing potential development code amendments that will expand opportunities for home occupations and other forms of compatible commercial uses in residential structures, and if this might be an appropriate incremental step in increasing capacity for commercial development in the area.

### **Wrap Up & Next Steps**

Two more meetings will be scheduled for the PAG as well as an open house. The next meeting will be used to discuss multi-family design, cottage commercial and home businesses. The date of the meeting will be announced to PAG members by e-mail.

Jim suggested doing a survey to residents in Leander Court to find out what residents do and don't like about living there. Chris offered potentially engaging the youth planners at the Bureau. Nick reminded staff of the youth voice project and their perspectives of living in East Portland. Annette mentioned the possibility of doing similar surveys with the help of neighborhood associations.

The meeting adjourned at 8:30.