



Bureau of Planning and Sustainability

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MEMO

DATE: June 19, 2012

TO: Planning and Sustainability Commission Members

FROM: John Cole, Senior Planner

CC: Christine Scarzello, East Portland Liaison

SUBJECT: Amendment to SE 122nd Avenue Rezone Study Recommendation: A response to ODOT Safety and Capacity Concerns at Powell Boulevard.

Over the last year the City's Bureau of Planning and Sustainability has been working with community members to increase the amount of commercial zoning available within the SE 122nd Avenue study area. A staff report dated June 2012 proposing zone changes to a number of properties south of Holgate and at the intersection of Powell Boulevard and SE 122nd has been distributed to PSC members and published on the Bureau's website.

The Oregon Department of Transportation (ODOT) has reviewed this proposal and expressed concerns regarding the impact that a portion of the proposed rezonings would create at the intersection of SE 122nd Avenue and Powell Boulevard.

In response to these concerns Staff is amending its proposal outlined in the June 2012 Report to remove all properties at the intersection of SE 122nd Avenue and Powell Boulevard shown on Map 1 from its recommendation. These properties will retain their current Multi-family residential zoning classification.

The remainder of the proposed rezonings as described in the June 2012 staff report do not create similar concerns for ODOT and can proceed.

Background

The City's Bureau of Transportation prepared a draft SE 122nd Avenue Rezoning Traffic Study in May 2012 that indicated that the proposed rezone proposal would have no significant impact on the local street network or important ODOT facilities. As part of the distribution of this draft report ODOT reviewed the full rezoning proposal and the draft PBOT traffic study and expressed significant concern regarding the



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impact that the proposed rezoning at the intersection at 122nd Avenue and Powell Boulevard would have on the safety of that intersection and some of the land use assumptions used in the traffic study. These concerns are presented in the attached memo from Seth Brumley, ODOT Development Review Planner dated June 13, 2012. Follow- up communications between PBOT, BPS and ODOT were unable to resolve ODOT's concerns within the allotted time or budget of this project.

BPS acknowledges the community support for additional commercial zoning at the intersection of SE 122nd Avenue and Powell Boulevard. Staff will work with PBOT and ODOT to reconsider this intersection if funding is made available through the implementation phase of the Comprehensive Plan Update or other relevant legislative project.

Attachments: ODOT Memo dated June 13, 2012
Map 1: Properties removed from staff recommendation

