

The **82nd Avenue Study: Understanding Barriers to Development**, referred to as the “82nd Avenue Study,” focuses on understanding the challenges of and exploring opportunities for new development in the corridor as we consider potential transportation improvements. The *82nd Avenue Study* describes the development potential of properties along 82nd Avenue and identifies barriers that can be addressed in the near-term — with an eye towards long-term solutions.

PROJECT GOALS

The goals of this study are:

- **Update our understanding of 82nd Avenue as a “Civic Corridor.”**
- Identify the most strategic locations for public action or investment support for **businesses and property development on 82nd Avenue.**
- **Generate policy recommendations to address physical and social needs** in the corridor; address barriers to development while managing equity and social issues.

The *82nd Avenue Study* is not intended to be a comprehensive planning effort for the corridor. Rather, it will complement the many other projects also happening in the corridor and build on collaborative efforts. Following this study, City Council could direct staff to generate a more robust future “82nd Avenue Plan,” in partnership with community stakeholders.

The *82nd Avenue Study* recommends near-term actions and future planning and investment efforts:

Near-term actions

BPS

- **Rezone EG2 properties to EG1 on the southern end of the corridor to address barriers to development** and for more efficient urban development of employment land along the corridor. **Review split-zoned properties and propose necessary adjustments** to remove any barriers to development. At the same time conduct an economic, equity and impact analysis specific to commercial displacement.

PBOT

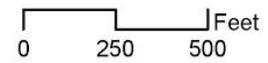
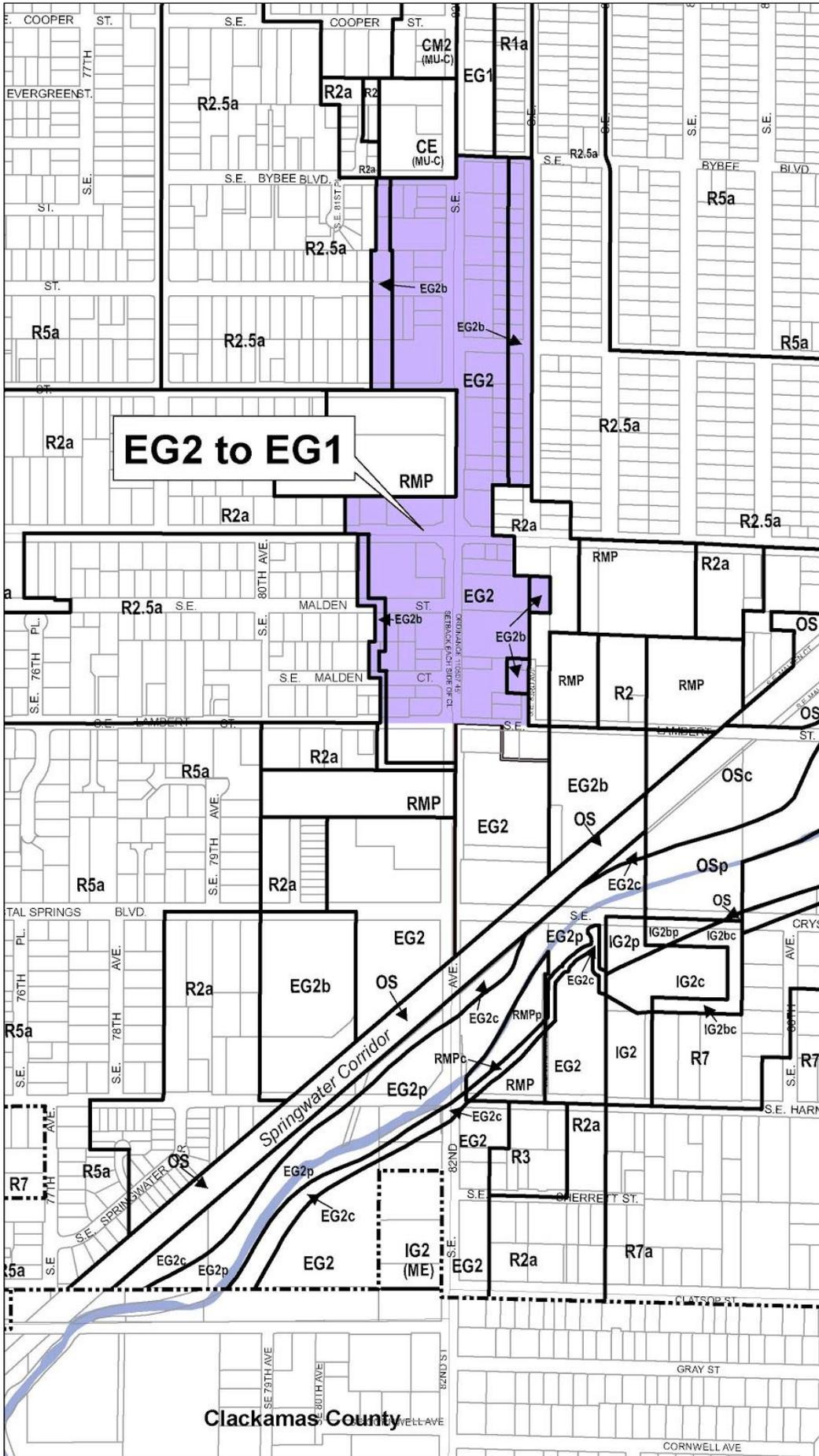
- **Propose changes to the City’s right-of-way dedication requirements for new development along 82nd Avenue** by making the private property dedication for the public ROW the same as the current 90-foot (measured 45-feet from centerline) Special Setback in the Zoning Code.
- City of Portland to carry out already funded transportation projects and continue to develop additional opportunities for safety and connectivity improvements in and around the corridor. The already funded transportation projects include:
 - 82nd Ave Crossing Improvements Fixing our Streets project (2019-2020)
 - Division Multi-Modal Safety Project (2019-2020)
 - 70s Neighborhood Greenway Project (2020-21)
 - Halsey Safety Access to Transit Projects (2020-21)
 - Jade and Montavilla Connected Centers Project (2020-21)
 - Brentwood-Darlington Safe Routes to School (2020-21)
- City and Oregon Department of Transportation (ODOT) will develop a broad and successful partnership to secure funding to repair 82nd Ave and improve safety. This will support the future jurisdictional transfer of 82nd Avenue within the City of Portland limits and future planned improvements.
- City intends to seek increased design and engineering flexibility for improvements made under ODOT ownership.

December 18, 2018

82nd Avenue Study Employment Zoning Project

Legend

-  EG2 to EG1 Draft Change Area
-  Existing Zone Boundary
-  City Boundary



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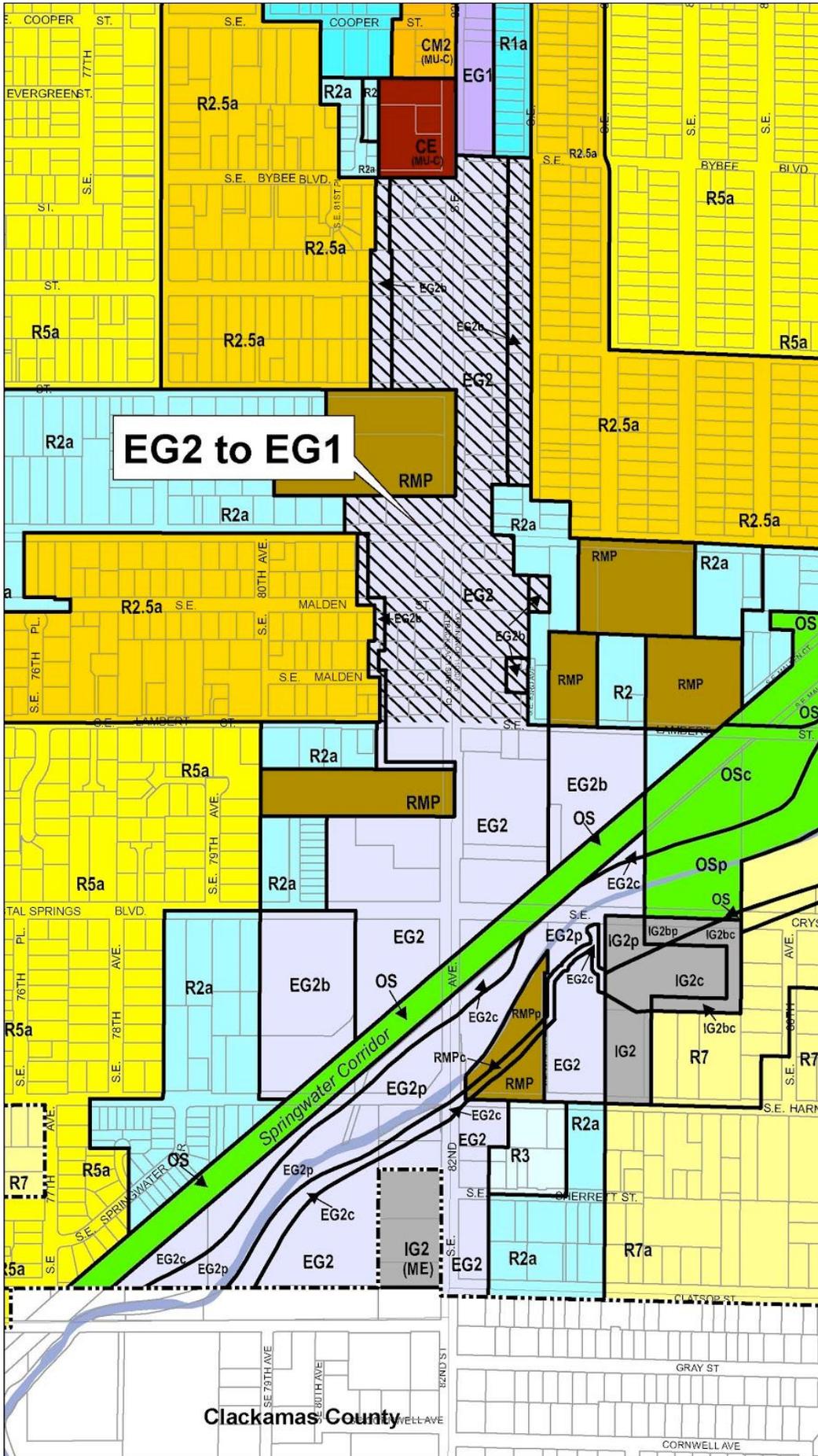
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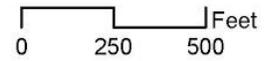
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