

# Portland

## ACTION PLAN

Powell-Division Transit & Development Project

Steering Committee Review Draft  
May 2015



# POWELL-DIVISION TRANSIT AND DEVELOPMENT PROJECT

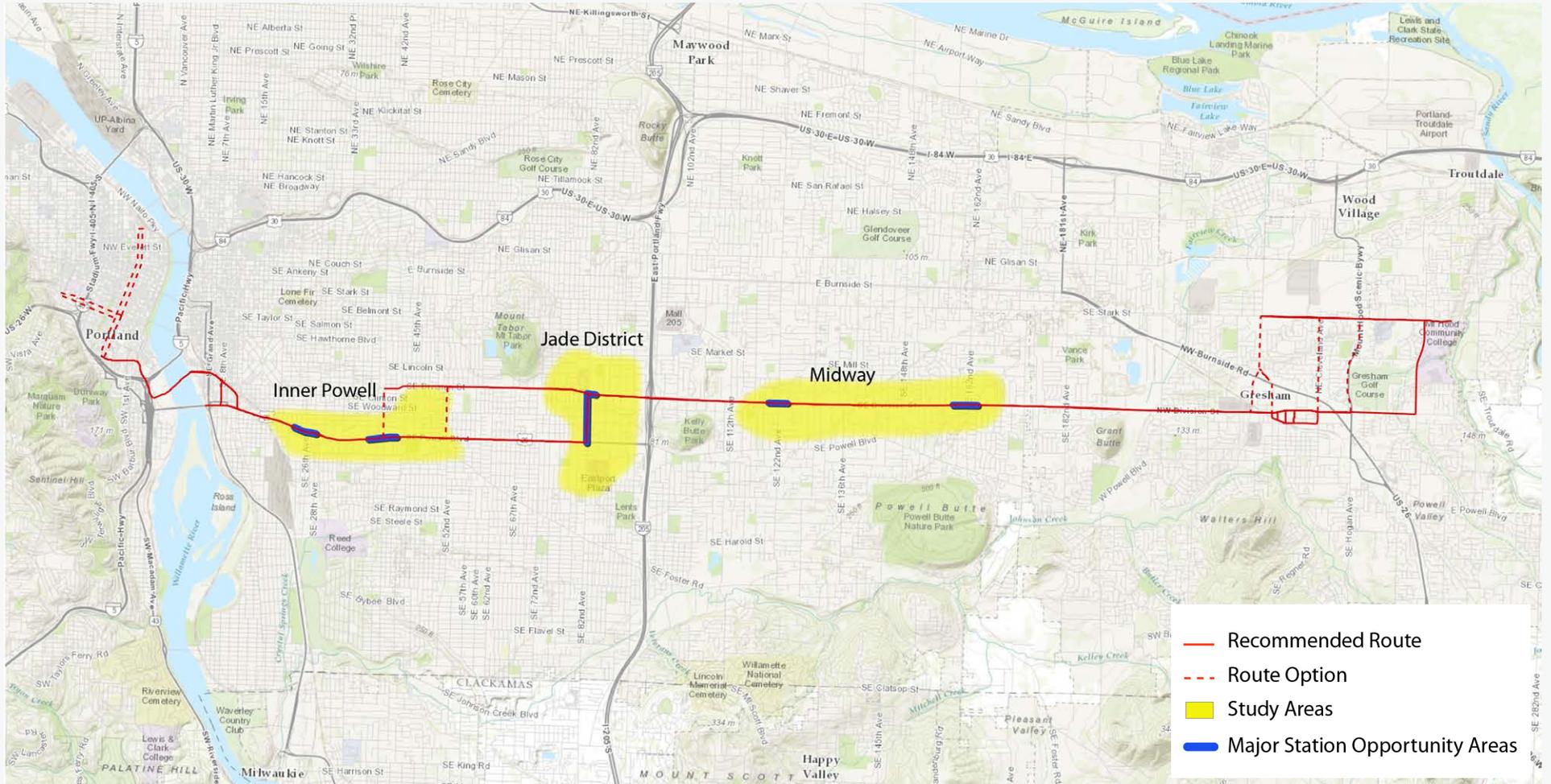
---

The Powell-Division Transit and Development Project is a collaborative regional effort to enhance the quality, convenience, safety and efficiency of transit service in the Powell-Division corridor, while simultaneously working to improve equity and promoting desired development at key station areas.

Improved equity is supported by work that ensures that the enhanced transit service serves communities of color, low-income populations, and youth and elderly populations; and that those communities are not only engaged in the planning and development process but that they benefit from, and are not burdened by the changes that increased investment can bring to neighborhoods and communities.

This plan includes visions, concept maps, visualizations, and actions that set a course for the City of Portland to follow to promote equitable transit-oriented development along the new Powell-Division bus rapid transit line, in coordination with the transit project.

# PROJECT MAP



Note: This document only addresses the portion of the alignment that is in the City of Portland.

# TABLE OF CONTENTS

---

06	<b>Visions</b>	24	<b>Action Plan</b>
07	<b>Inner Powell</b>	25	<b>Project Development</b>
12	<b>Jade District</b>	32	<b>Construction</b>
16	<b>Division Midway</b>	33	<b>Early Operations</b>

**The visions**, which include concept maps and visualizations, show the desired land use and transportation outcomes expressed by communities during public engagement for the Powell-Division Transit and Development Project, and in other plans that address concerns of people who live and work in the Powell-Division corridor. Visions, concept maps and visualizations are provided for three segments of the Powell-Division corridor: Inner Powell, Jade District and Division Midway.

**The action plan** lists the near-term steps and investments that could be taken to help implement the community visions. Actions include investments in new programs, policy revisions and guidance for City staff to follow when working as part of the regional project team. The actions in this plan are organized to match the phases of the transit project: Project Development, Construction and Early Operations. Most of the actions in this plan are focused on Project Development. New actions will be added as the project nears construction, and again as the project nears operations.

# LIST OF ACRONYMS & ABBREVIATIONS

---

APANO	Asian Pacific American Network of Oregon
BPS	Bureau of Planning and Sustainability
BDS	Bureau of Development Services
COG	City of Gresham
DMA	Division Midway Alliance
EPAP	East Portland Action Plan
ODOT	Oregon Department of Transportation
ONI	Office of Neighborhood Involvement
MHCC	Mt. Hood Community College
PCC	Portland Community College
PDC	Portland Development Commission
PHB	Portland Housing Bureau
PSU	Portland State University

# VISIONS

---

**1. INNER POWELL**

**2. JADE DISTRICT**

**3. DIVISION MIDWAY**

## Inner Powell Vision

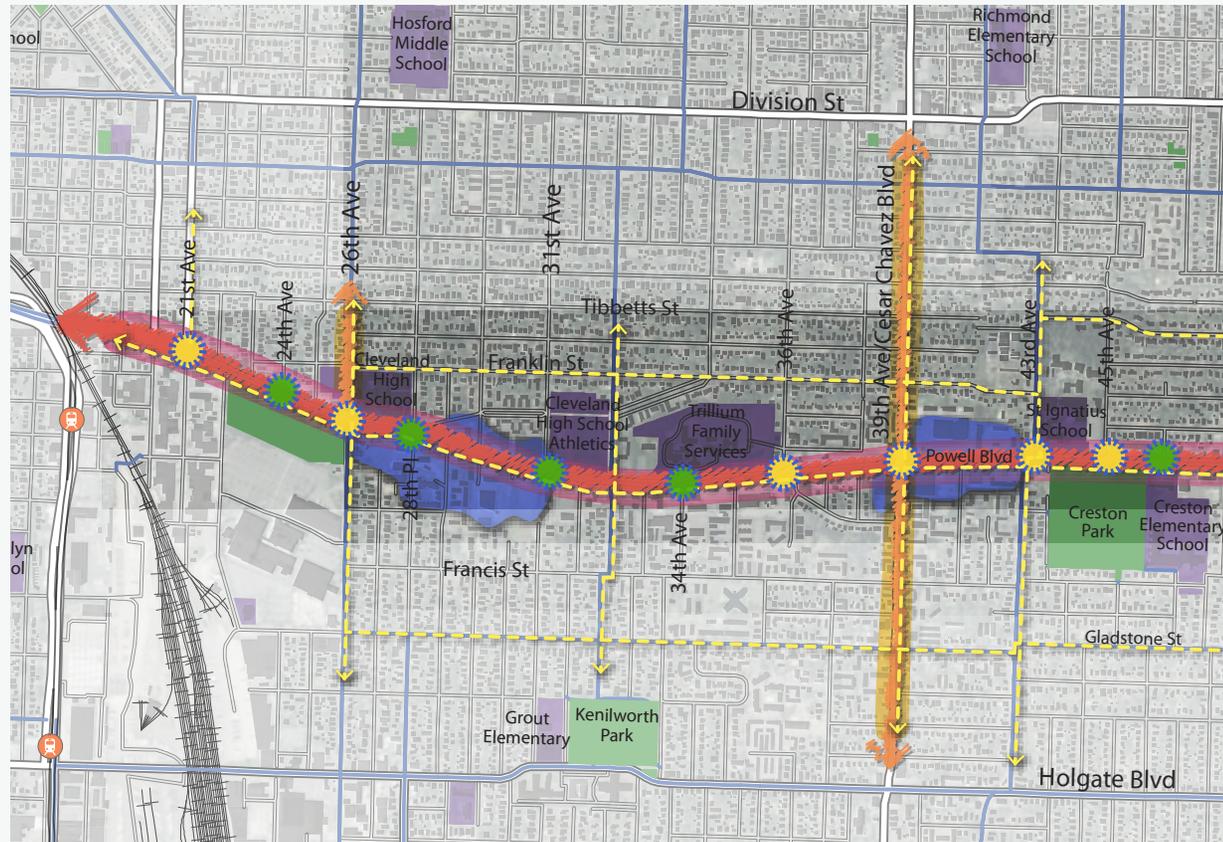
Inner Powell is a vibrant Civic Corridor, with main street hubs providing local services near Cleveland High School and Catholic Charities, and up at the intersection with Cesar Chavez Blvd. A vibrant Neighborhood Center at the crossroads intersection of Powell Blvd, Foster Rd and 50th and 52nd Ave, anchors many nearby neighborhoods with services and amenities, and marks the gateway to the Foster corridor. The street is a model of ecological design—with ample street trees and stormwater facilities. A quality streetscape welcomes riders of the Powell-Division transit line, and other bus lines that offer north-south service. Affordable housing is available in a range of buildings and building types along and near the corridor.

# INNER POWELL OPPORTUNITY AREA CONCEPT

## Inner Powell Opportunity Area

Powell - Division  
Transit and Development Project

-  Light rail station
-  Funded intersection improvement
-  Unfunded crossing improvements
-  Parks
-  Schools
-  Primary streetscape enhancements (pedestrian oriented community street)
-  Pedestrian safety and crossing enhancements
-  Existing bicycle routes
-  Improvements recommended for existing pedestrian and bicycle routes
-  Recommended focus areas for redevelopment



# 30TH & POWELL VISUALIZATION

---

Basic Investment Scenario



Today



**Top Left:** Sidewalk improvements, bike racks, street trees, storefront improvements

**Bottom Left:** Four story mixed use development (ground floor retail with residential above), sidewalk improvements, bike rack, street trees

Greater Investment Scenario

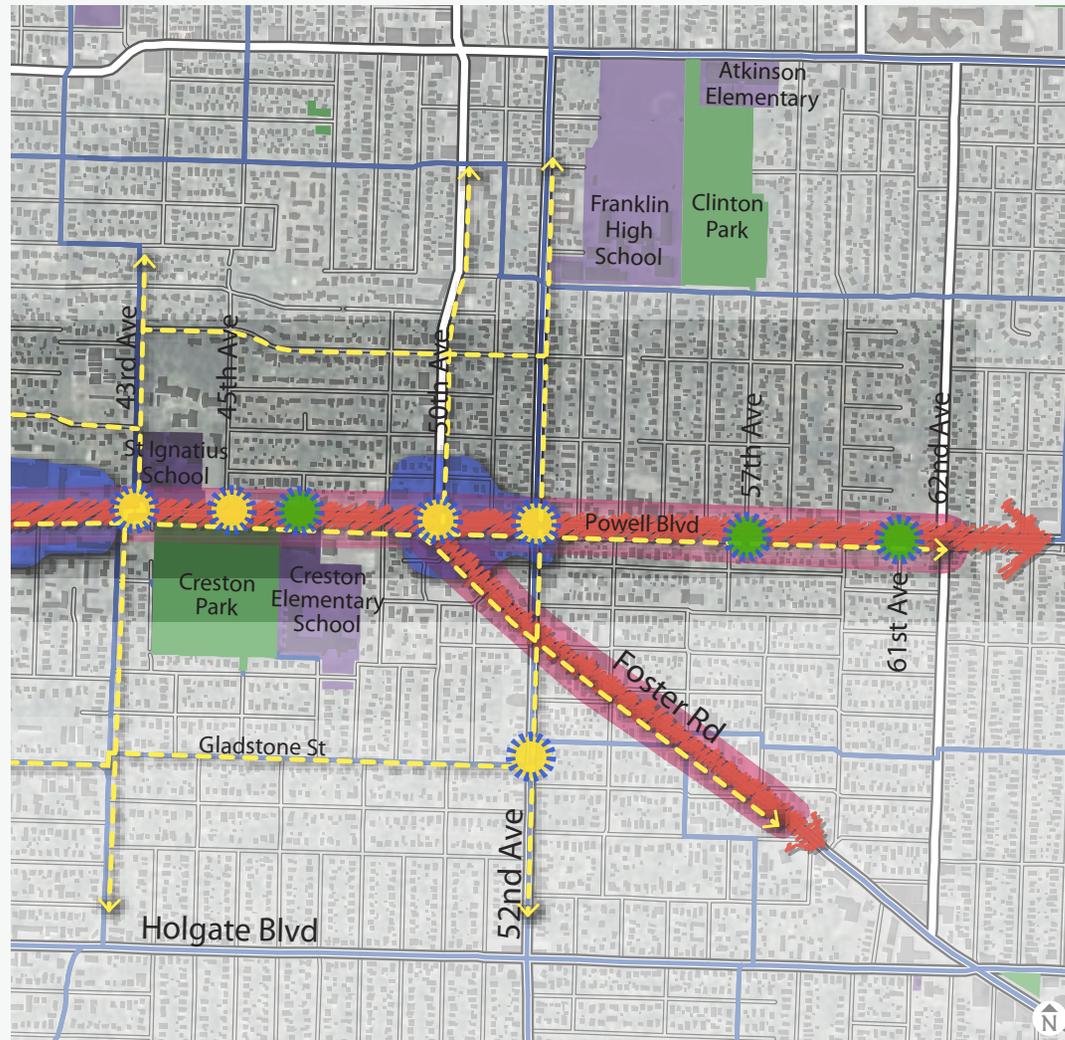


# FOSTER/POWELL AND 50TH OPPORTUNITY AREA CONCEPT

## Foster/Powell/50th Opportunity Area

Powell - Division  
Transit and Development Project

-  Funded intersection improvement
-  Unfunded crossing improvements
-  Parks
-  Schools
-  Primary streetscape enhancements (pedestrian oriented community street)
-  Pedestrian safety and crossing enhancements
-  Existing bicycle routes
-  Improvements recommended for existing pedestrian and bicycle routes
-  Recommended focus areas for redevelopment



# 50TH & FOSTER-POWELL VISUALIZATION

Basic Investment Scenario



Today



Greater Investment Scenario



**Top Left:** Street trees, outdoor seating, sidewalk improvements

**Bottom Left:** Four story mixed used development (ground floor retail with residential above), plaza on turn lane, street trees, outdoor seating, sidewalk improvements, bike racks

## Jade District Vision

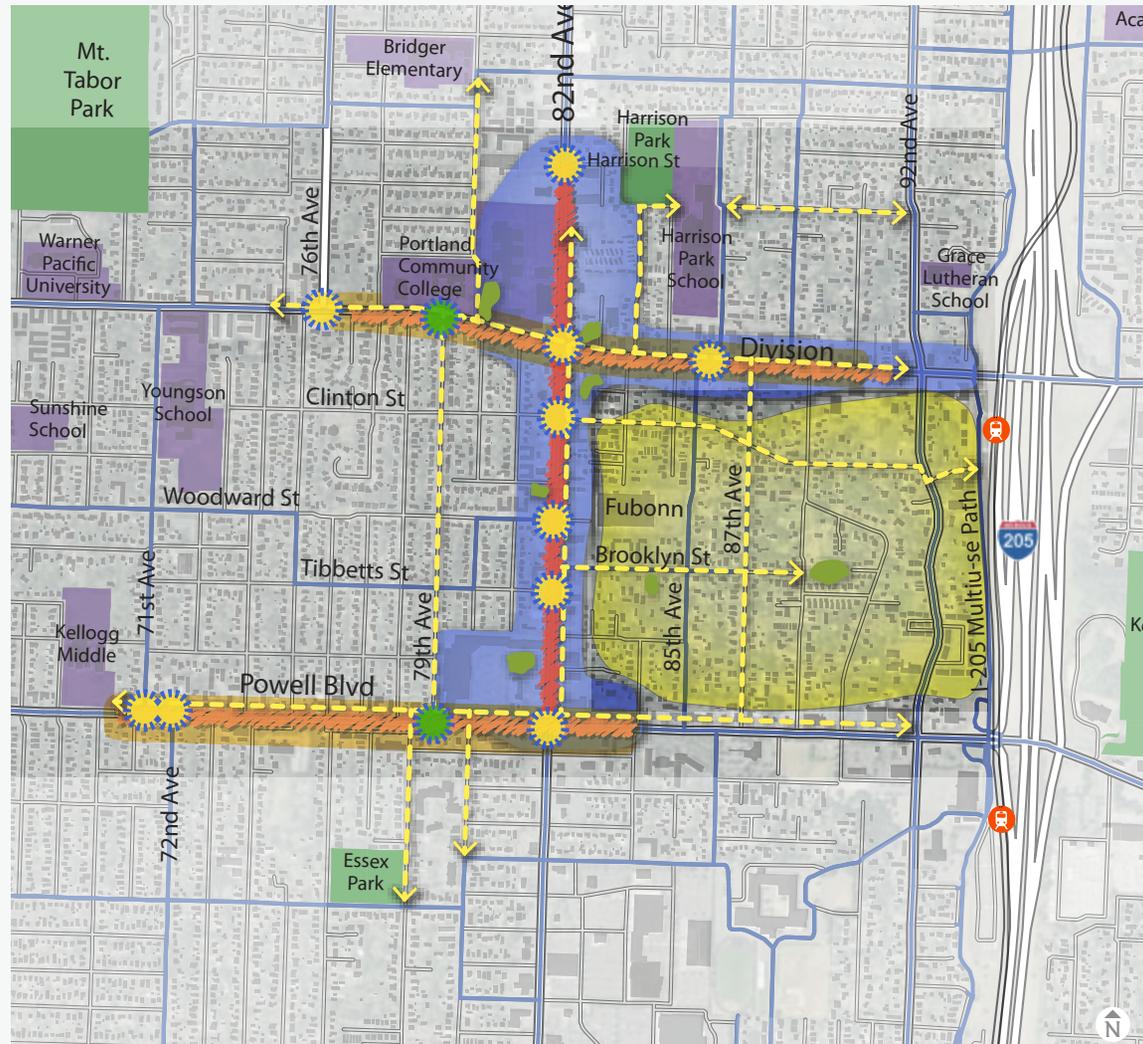
The Jade District is a bustling Neighborhood Center that is a hub for diverse residents and businesses. A welcoming pedestrian environment on 82nd Ave and throughout the neighborhoods to the east provides excellent access to homes and businesses, supporting a vibrant main street between Division St. and Powell Blvd. — the commercial heart of the Jade District. Places for community gatherings provide opportunities for people to relax and recreate inside and out. Continued growth and investment at the Portland Community College Southeast Campus provide options for learning and business development. The Jade District maintains its unique community character, and racial and ethnic diversity; and provides affordable living options in a service-rich environment for people of all ages, backgrounds and incomes.

# 82ND AVE/JADE DISTRICT OPPORTUNITY AREA CONCEPT

## 82nd Ave/Jade District Opportunity Area

Powell - Division  
Transit and Development Project

-  Light rail station
-  Funded intersection improvement
-  Unfunded crossing improvements
-  Schools
-  Recommended potential redevelopment sites
-  Primary streetscape enhancements (pedestrian oriented community street)
-  Pedestrian safety and crossing enhancements
-  Existing bicycle routes
-  Improvements recommended for existing pedestrian and bicycle routes
-  Potential Parks
-  Area of community concern for lack of sidewalk connectivity, safety, and lighting
-  Recommended focus areas for redevelopment

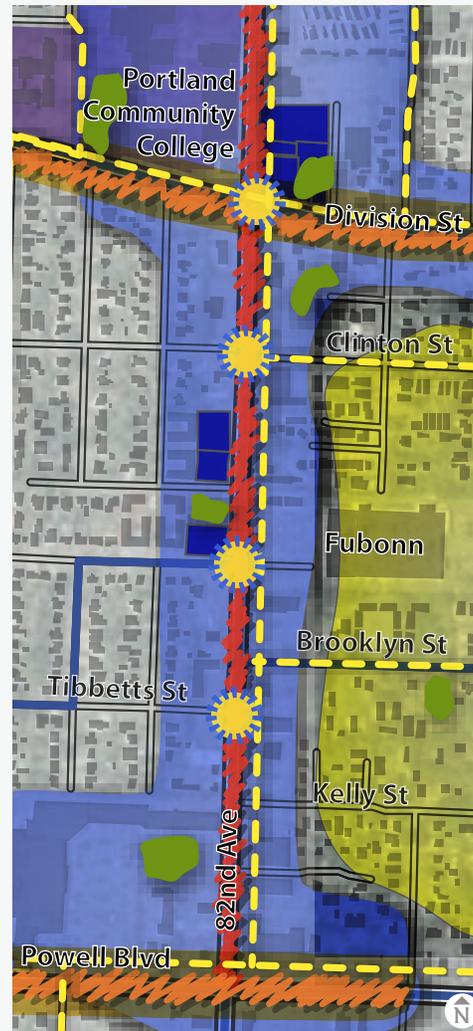


# 82ND AVE/JADE DISTRICT OPPORTUNITY AREA CONCEPT

## 82nd Ave/Jade District Opportunity Area

Powell - Division  
Transit and Development Project

-  Funded intersection improvement
-  Unfunded crossing improvements
-  Schools
-  Recommended potential redevelopment sites
-  Primary streetscape enhancements (pedestrian oriented community street)
-  Pedestrian safety and crossing enhancements
-  Existing bicycle routes
-  Improvements recommended for existing pedestrian and bicycle routes
-  Potential Parks
-  Area of community concern for lack of sidewalk connectivity, safety, and lighting
-  Recommended focus areas for redevelopment



# 82ND & DIVISION VISUALIZATION

---

Basic Investment Scenario



Today



**Top Left:** Street trees, outdoor seating, bike racks, sidewalk improvements, crosswalk improvements

Greater Investment Scenario



**Bottom Left:** Two story mixed used development (ground floor retail with office above), street trees, outdoor seating, bike racks, sidewalk improvements, crosswalk improvements

## Division Midway Vision

Division Midway is an active Town Center, with safe walking environments and bike connections to and from residential neighborhoods. There are ample employment opportunities in and around the station areas and within an easy transit ride from Division Midway. Specialty food markets offering goods from around the world draw people from around the region and highlight the diversity and vibrancy of East Portland. Storefront improvements and landscaping create a pleasant walking, shopping and working environment, and temporary events like market and fairs enliven the area. Buildings and sites are developed in a way that recognizes that pedestrians need safe buffers from busy streets. Street crossings are well marked and signalized, allowing people to safely and confidently cross Division, 122nd, 148th and 162nd to get to their homes, work, school and services. In the neighborhoods, there are good connections to and from current and future parks and schools. Stations reflect the local community and add to the sense of place in East Portland.

# DIVISION MIDWAY OPPORTUNITY AREAS CONCEPT

## Division Midway Opportunity Areas

Powell - Division  
Transit and Development Project



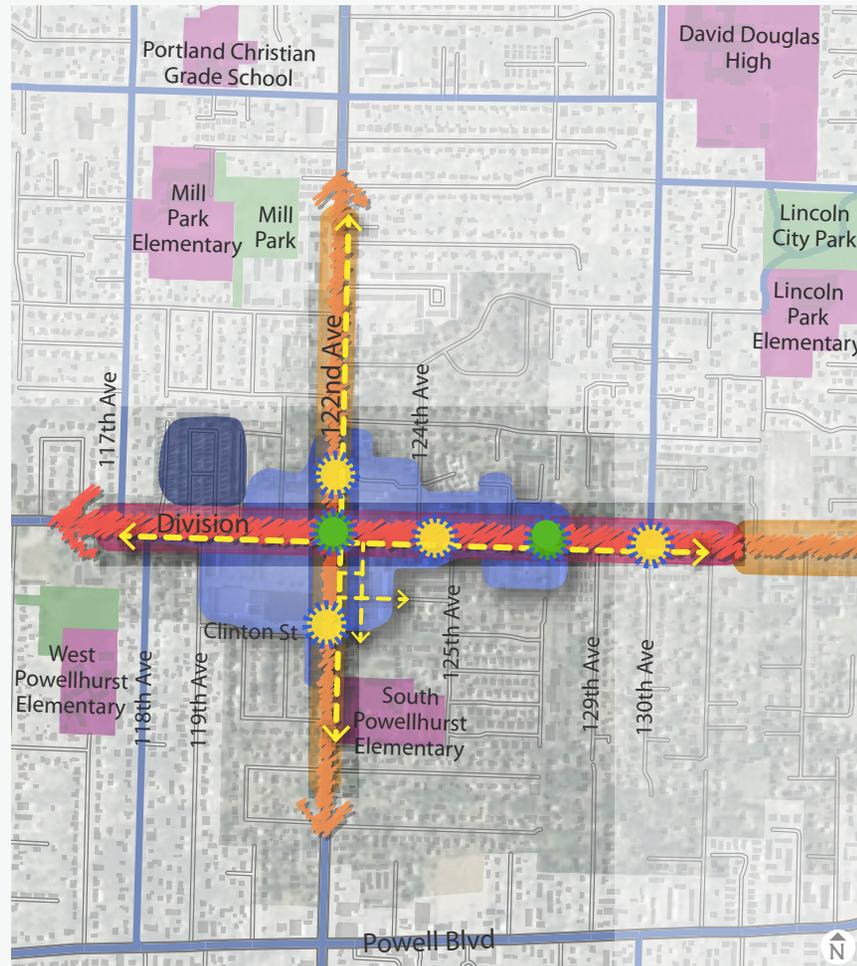
- |   |                                |   |   |   |   |
|---|--------------------------------|---|---|---|---|
|  | Unfunded crossing improvements |  | Potential pilot project site  |  | Existing bicycle routes   |
|  | Parks                          |  | Primary streetscape enhancements (pedestrian oriented community street) |  | Improvements recommended for existing pedestrian and bicycle routes |
|  | Schools                        |  | Pedestrian safety and crossing enhancements                             |  | Recommended focus areas for redevelopment                           |

# DIVISION MIDWAY OPPORTUNITY AREAS CONCEPT

## Division Midway Opportunity Areas

Powell - Division  
Transit and Development Project

-  Funded intersection improvement
-  Unfunded crossing improvements
-  Parks
-  Schools
-  Potential pilot project site
-  Primary streetscape enhancements (pedestrian oriented community street)
-  Pedestrian safety and crossing enhancements
-  Existing bicycle routes
-  Improvements recommended for existing pedestrian and bicycle routes
-  Recommended focus areas for redevelopment



# 122ND & DIVISION VISUALIZATION

Basic Investment Scenario



Today



**Top Left:** Adaptive reuse of existing building, street trees, sidewalk improvements, crosswalk improvements

**Bottom Left:** Food carts, seating and pedestrian activity, adaptive reuse of existing building, street trees, sidewalk improvements, crosswalk improvements, bike racks, landscaping

Greater Investment Scenario

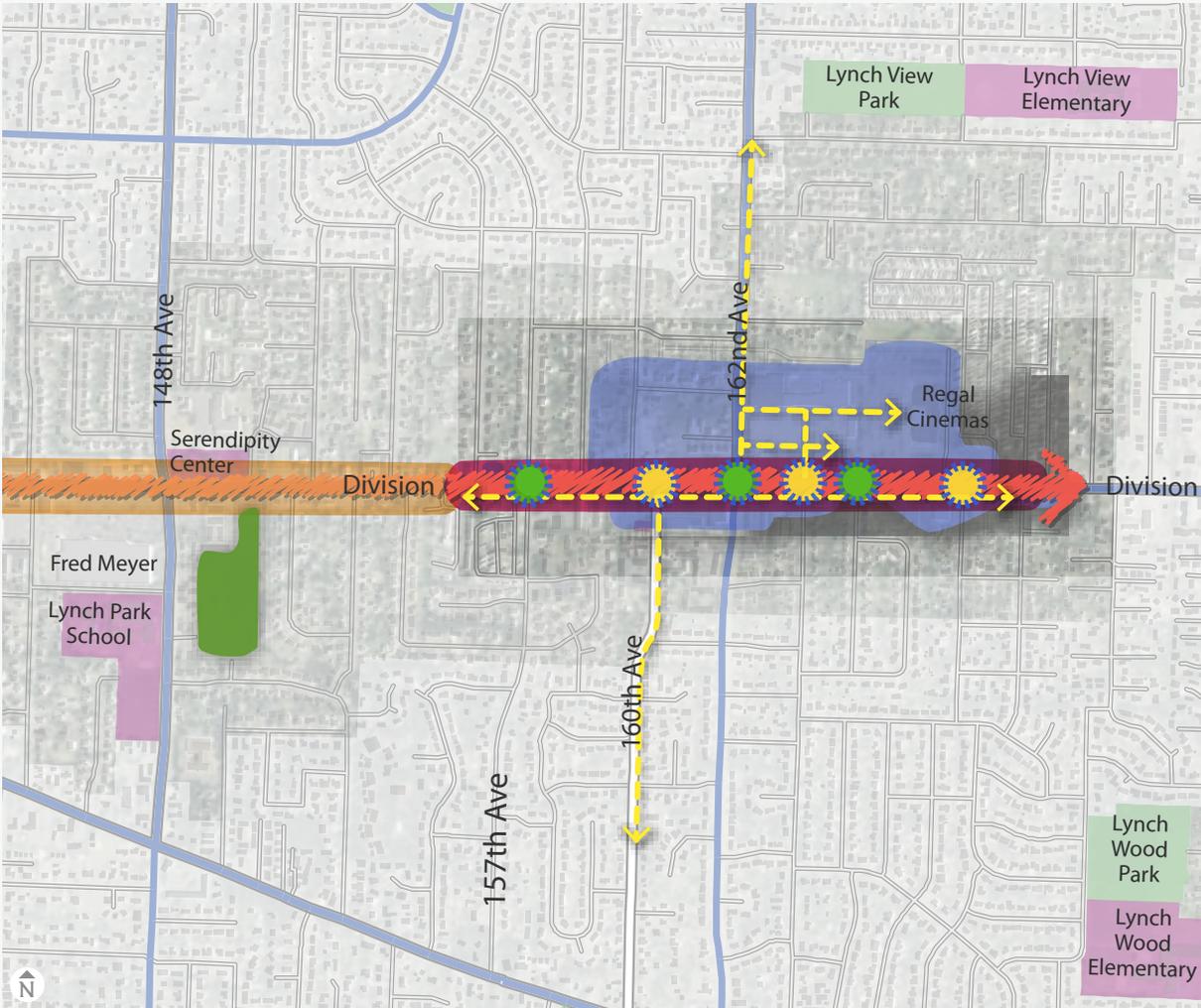


# DIVISION MIDWAY OPPORTUNITY AREAS CONCEPT

## Division Midway Opportunity Areas

Powell - Division  
Transit and Development Project

-  Funded intersection improvement
-  Unfunded crossing improvements
-  Parks
-  Schools
-  Primary streetscape enhancements (pedestrian oriented community street)
-  Pedestrian safety and crossing enhancements
-  Existing bicycle routes
-  Improvements recommended for existing pedestrian and bicycle routes
-  Recommended focus areas for redevelopment



# 162ND & DIVISION VISUALIZATION

Today



Existing Building



Landscaping Only



Potential Food Cart Pod



New Street Network



New Development



# WOODWARD & DIVISION VISUALIZATION

---

Basic Investment Scenario



Today



**Top Left:** Two story mixed used development (ground floor retail with office above), street trees, sidewalk improvements

Greater Investment Scenario



**Bottom Left:** Four story mixed used development (ground floor retail with office above), street trees, sidewalk improvements, crosswalk improvements, bike racks, street trees

THIS PAGE LEFT BLANK INTENTIONALLY.

# ACTIONS

---

**1. PROJECT DEVELOPMENT**

**2. CONSTRUCTION**

**3. EARLY OPERATIONS**

# 1. Project Development Actions

	Strategies	Actions	Potential Lead	Potential Partners	Potential Funding
COMMUNITY DEVELOPMENT					
P1	Transit project decision-making body	Support the work and process of the transit project decision-making body during the Project Development phase.	Metro, TriMet	Regional Project Team	TBD
P2	Community collaboration	Continue to work with community based organizations to support the implementation of actions to support equitable development	BPS	Regional Project Team	TBD
P2	Community development program alignment	Convene City of Portland bureaus and agencies to coordinate and seek to expand community development activities related to the PDTDP. The community development team for Portland will work together to:	BPS	PHB, PDC, PBOT, TriMet, Metro	Community Planning and Development Grant
		a. Work with <b>anchor institutions and major employers</b> in the corridor to: 1. identify their core concerns, and 2. find ways to link these businesses and institutions to development and job growth in the corridor.	TBD	BPS, PHB, PDC, PBOT, TriMet, Metro and anchor institutions and businesses	Community Planning and Development Grant TBD
		b. Seek funding for <b>affordable housing development and preservation</b> in the corridor. Specifically, seek to capitalize a Housing Land Bank/Trust Fund fo investments in the corridor	PHB	BPS, Metro	Project Development General Fund (leadership staff)
		c. Identify public-private <b>development projects</b> that can be pursued through combing and/or coordinating action across agencies. Focus on projects that support affordable housing, business retention, and economic opportunity for area residents.	BPS	TriMet, Metro, PDC, PHB, non-profit housing providers and for-profit housing developers	Community Planning and Development Grant; Project Development: General Fund (leadership staff)
P3	Monitoring and learning from project over time	Engage PSU Center for Population Research to conduct a longitudinal study of neighborhood change before and after transit development and to evaluate the effectiveness of community development programs.	BPS	PSU, PDC, PHB, TriMet, PBOT, Metro	Community Planning and Development Grant

	Strategies	Actions	Potential Lead	Potential Partners	Potential Funding
<b>HOUSING</b>					
P4	Multi-family housing preservation	Design a program to upgrade and preserve existing private multi-dwelling housing and affordability. Including the identification of start-up and operational costs, funding source recommendations and administrative structure proposals.	PHB	BPS, Metro	Community Planning and Development Grant
P5	Rental housing inspections	Develop an Enhanced Rental Housing Inspection Program, including the identification of start-up and operational costs, funding source recommendations and administrative structure proposals.	PHB	BPS, Metro	TBD
P6	Tenant rights in evictions	Explore the costs and benefits of establishing a Just Cause Eviction Policy (eliminating No Cause Evictions).	BPS	PHB	C40 Network
P7	Manufactured home communities	Work directly with mobile home park residents in the corridor to increase stability and work with them to meet their housing needs.	TBD	TBD	TBD
P8	Anti-displacement tax deferral	Explore the costs and benefits of establishing a local deferral for long-term qualifying residents who would like to remain in the corridor, but cannot manage increased tax burdens.	TBD	TBD	TBD
P9	Business retention technical assistance	Provide technical business assistance to businesses along the proposed route prior to construction to help them prepare for both construction and potential market changes.	BPS	PDC, Metro, TriMet, Jade District, DMA	Community Planning and Development Grant
P10	Pre-development assistance	Expand PDC's Development Opportunity Services grant program to the Jade District and Division Midway Alliance NPIs. Use, for a limited time, to assist qualifying and interested property owners with design and development.	BPS	PDC, Metro, Jade District, DMA	Community Planning and Development Grant; General Fund

	Strategies	Actions	Potential Lead	Potential Partners	Potential Funding
<b>PLACEMAKING, STATION AREA DESIGN AND ACCESS</b>					
P11	Fulfill the concept visions	Work with the regional project team to design the new transit line and transit stations to incorporate the recommendations listed below and shown in the visions.	PBOT	ODOT, TriMet, BPS, COG	Community Planning and Development Grant; Project Development
P12	Supportive land use and zoning	Coordinate the implementation of the Mixed Use Zones Project zoning assignments with the PDTDP. Ensure that zones that best support transit oriented development and community visions are in place at each station location.	BPS	Metro, TriMet	Community Planning and Development Grant
P13	Station environment	Work with the regional project team to design all stations to be safe, comfortable and clean with ample shelters from the weather, lighting to help riders feel and be safe; easy to read signage and current transit information, landscaping, and ample trash and recycling receptacles.	BPS, PBOT	Metro, TriMet, ODOT	Community Planning and Development Grant; Project Development
P14	Station access	Work with the regional team to provide safe, protected pedestrian and bike crossing to reach stations. Design the crossings to minimize impact on bus or traffic function, while improving safety.	BPS, PBOT	Metro, TriMet, ODOT	Community Planning and Development Grant; Project Development
P15	Transfer design	Work with the regional team to design stations and locate stops to promote excellent and efficient transfers at the following intersections, and at other intersections which support transfers in the future: <ul style="list-style-type: none"> <li>• Powell Blvd and Cesar Chavez Blvd (Line 75)</li> <li>• Powell Blvd and Foster Rd/50th Ave (Lines 14 and 71)</li> <li>• Powell Blvd and 82nd Ave (if 82nd Ave is the selected crossover route) (Lines 72 and 9 EB)</li> <li>• Division St and 82nd Ave (Lines 72 and 4 WB)</li> <li>• Division St and 122nd Ave (Line 71)</li> </ul>	BPS, PBOT	Metro, TriMet, ODOT	Community Planning and Development Grant; Project Development

	Strategies	Actions	Potential Lead	Potential Partners	Potential Funding
P16	Flagship East Portland stations	Forward the ideas in the visions and work with community members and the regional project team to design and implement placemaking improvements at major East Portland station: <ul style="list-style-type: none"> <li>• Division St and 82nd Ave</li> <li>• Division St and 122nd Avhe</li> <li>• Division St and 162nd Ave</li> </ul>	PDC	Metro, TriMet, ODOT	Community Planning and Development Grant; Project Development
P17	Community engagement in station design in East Portland	Work with the regional project team to create opportunities for people who live and work near East Portland stations to inform station design, public art and station naming.	BPS	Metro, TriMet	TBD
P18	Parks access in East Portland	Explore options for providing a transit station at Division St and 148th Ave to connect to commercial services and to provide a direct connection to the future Portland Parks and Recreation facility near this intersection.	PDC	Metro, TriMet	
P19	Jade District Connectivity	Scope and begin an urban design and multi-modal transportation analysis of the multi-dwelling residential area between Division St, Powell Blvd, 82nd Ave and I-205, with the goals of increasing connectivity and safety.	PBOT	BPS	Community Planning and Development Grant (82nd Ave Project)
P20	Powell Blvd/ODOT Parcel Reconceptualization	In coordination with the transit project design, investigate options for alternative uses for the state-owned right-of-way parcels that currently serve as parking for adjacent businesses on the south side of Powell between 52nd Ave and 82nd Ave, while maintaining circulation, safety and retaining some parking.	PBOT, BPS	ODOT, TriMet	Community Planning and Development Grant
P21	Foster-Powell public realm improvements	Evaluate the elimination of the slip lane at the intersection of 50th, Foster and Powell to provide increased space for a community plaza and pedestrian and commercial activity and to activate the small historic main street in this location.	PBOT	BPS	Community Planning and Development Grant

	Strategies	Actions	Potential Lead	Potential Partners	Potential Funding
P22	Cleveland High School and Green Loop connections and crossings	Coordinate the design of a stop or station near Cleveland High School with Portland Public Schools and connect the stop the planner new Powell Blvd crossing near 28th. Explore opportunities to connect to the Central City Green Loop and for creating a through east-west pedestrian network, through an incremental approach, between 21st Ave and Cesar Chavez Blvd, that also provides good pedestrian access to Powell to the neighborhoods south of Powell, particularly between 26th Ave and 36th Ave.	PBOT, BPS	ODOT, Metro, TriMet	Community Planning and Development Grant
P23	Collins Circle and Goose Hollow main street	If the route extends to Collins Circle in the Central City, design the transit service to support placemaking and main street style development at Collins Circle and 18th Ave.	BPS	PBOT, Metro, TriMet	Project Development
P24	Land use integration	Include BPS urban designer in review and development of transit station and area improvements.	BPS	Metro, PBOT	Community Planning and Development Grant

	Strategies	Actions	Potential Lead	Potential Partners	Potential Funding
<b>PROJECT COORDINATION, MULTIMODAL STREETS AND CONNECTIONS</b>					
P25	Coordination with existing projects	<p>Coordinate the design of the BRT project with other funded capital projects including the following:</p> <ul style="list-style-type: none"> <li>• Central City Multi-modal Safety Improvements (PBOT)</li> <li>• Powell-Division Safety and Access to Transit (TriMet)</li> <li>• 20s Bikeway (PBOT)</li> <li>• Powell Safety Project - US26: SE 20th Ave to 33rd Ave (ODOT)</li> <li>• Foster Road Streetscape Project (PBOT)</li> <li>• 82nd Avenue Safety Improvements at Division St and other locations (ODOT)</li> <li>• East Portland Access to Transit (PBOT)</li> <li>• East Portland Access to Employment and Education Multimodal Investments (PBOT)</li> </ul>	PBOT	Metro, TriMet, BPS	Project Development
P26	Implement planned, unfunded improvements	<p>Identify opportunities to implement other related planned improvements:</p> <ul style="list-style-type: none"> <li>• Projects in the Division Midway Neighborhood Streets Plan and</li> <li>• Remaining projects in the Inner Powell Streetscape Plan.</li> </ul>	PBOT	BPS, Metro, TriMet	Project Development
P27	Safe pedestrian crossings	<p>Identify and prioritize the currently unfunded pedestrian crossing enhancements along the transit alignment to improve safety and access to and from residential and commercial areas.</p> <p>Work with Metro, ODOT and TriMet to include City priority crossings in the transit project. Community priority crossings are shown on the visions included in this document.</p>	PBOT	Metro, TriMet, ODOT, BPS	Project Development
P28	TSP amendment	Amend the TSP transit classification for SE Powell Blvd between 50th Ave and 82nd Ave from a Transit Access Street to a Major Transit Priority Street.	PBOT	ODOT, TriMet, Metro, BPS	Project Development
P29	Special Transportation Area designation	Consider pursuing an ODOT Special Transportation Area for Powell Blvd from the Willamette River to 82nd Ave and along 82nd Ave from Powell Blvd to Division St, in areas where criteria can be met, to increase design and operational flexibility.	PBOT	BPS	Project Development

	Strategies	Actions	Potential Lead	Potential Partners	Potential Funding
<b>IMPLEMENTATION AND EVALUATION</b>					
P30	Community development program assessment	Assess the strengths and weakness of the Community Development Coalition work format and recommend changes for the Construction Phase.	BPS	Metro, TriMet, PBOT, PDC, PHB	TBD
P31	Land use refinement planning	Develop a work plan to implement an detailed zoning refinements needed at key station areas to complete during the construction phase.	BPS		TBD
P32	Work plan development	Identify actions to complete during the Construction phase and preliminary actions for the Early Operations Phase.	BPS	Metro, TriMet, PBOT, PDC, PHB	TBD

## 2. Construction Phase Actions

	Strategies	Actions	Potential Lead	Potential Partners	Potential Funding
<b>LAND DEVELOPMENT AND PLACEMAKING</b>					
C1	Zoning modifications	Complete and implement any needed modifications to the mixed use and multi-dwelling development standards in areas with wide and busy streets to better accommodate pedestrian traffic, bike parking and pedestrian-oriented public realm, as part of private development.	BPS	PBOT, BDS	TBD
C2	Temporary use pilot project	Engage with PSU MURP students to work with interested property owners to design and plan for temporary uses and parking lot improvements on properties between 82nd Ave and the the eastern City of Portland boundary, within the project area.	BPS	PBOT, BDS	TBD
C3	Parking strategy	Develop a shared parking strategy for areas along the final transit alignment.	BPS	PBOT, BDS	TBD
<b>ECONOMIC DEVELOPMENT</b>					
C4	Construction phase technical assistance	Continue to work with business and provide technical assistance to support them during construction.	TriMet	PDC, BPS	TBD
C5	TSP amendment II	Identify amendments to the TSP System Improvements Project List to ensure the relevant project description and cost reflects the transit project definition.	PBOT	BPS	TBD
C6	Maintenance plan	Work with regional partners and institutions to develop a cooperative maintenance agreement and funding for stations and stops to ensure cleanliness. This could differ by area.	TBD	TBD	TBD

# 3. Early Operations (Years 0-3) Phase Actions

	Strategies	Actions	Potential Lead	Potential Partners	Potential Funding
TBD					
O1	Post-operations social analysis	Evaluate social and demographic changes in the corridor and evaluate the effectiveness of pre-operations programs. Coordinate this work with PSU.	BPS	PSU, PDC, PHB, TriMet, PBOT, Metro	TBD
O2	Transit evaluation	Coordinate with TriMet's evaluation of the new transit service and assess community outcomes.	BPS	TriMet	TBD

*Portland*  
**ACTION PLAN**  
Powell-Division Transit & Development Project

Steering Committee Review Draft  
May 2015