

## Appendix F

# R2.5 Zone Changes by District

*The R2.5 proposed zone changes can be seen in more detail on the Map App:*

[www.portlandoregon.gov/bps/infill/mapapp](http://www.portlandoregon.gov/bps/infill/mapapp)

This appendix provides information on the methodology used for the R5 to R2.5 proposed zone changes on historically narrow lots. Historically narrow lots have underlying platting that creates lots that are smaller than typical for the current zoning. Most of these lots are in R5 zones and typically are 25 feet wide by 100 feet deep (2,500 square feet). This appendix is organized by districts (North, Northeast, Southeast, East and West). Citywide there are 30 maps that include areas of R5 to R2.5 zone changes.

### Methodology

The following criteria was considered when developing the proposed for a zone change from R5 to R2.5. The zone changes are proposed on roughly half of the inventoried concentrations of historically narrow lots with the most convenient access to services where physical barriers and site constraints are not present. (See *Volume 1: Staff Report and Map Amendments*, Section 5, B. Rezoning Historically Narrow Lots for more information.)

**Historically Narrow Lots.** Staff reviewed plats citywide to identify areas with historically narrow lots. There tends to be a higher concentration of these historically narrow lot plats in North and Northeast Portland, less in Southeast Portland and almost none in the east and west areas of the city. These concentrations of lots created the inventory of lots to further analyze. Single historically narrow lots or very small areas of historically narrow lots may not have been captured.

**Proximity to Centers, Corridors and Neighborhood Amenities.** The proposed re-zones build on the existing zoning pattern of R2.5 zones applied in areas to create a transition from higher intensity uses to surrounding single-dwelling zones. Because of this, the rezoning proposals are limited to a two- to three-block proximity to:

- Gateway Regional Center, Town Centers and Neighborhood Centers
- Frequent bus lines, MAX light rail stations and streetcar stops
- Neighborhood amenities such as parks, community centers and schools
- Smaller nodes of commercial zoning or neighborhood serving retail uses

**Physical Factors.** In addition, the presence of the following factors weighed *favorably* towards rezoning:

- **Alley access.** Alley access provides greater flexibility and better design of houses on narrow lots.
- **Consistent zoning pattern.** Where adjacent areas were zoned R2.5 or a higher-intensity zoning designation, the R2.5 zone provides for a logical transition to lower-intensity zones.
- **Existing development patterns.** Areas where historically narrow lots have already been developed with narrow houses.

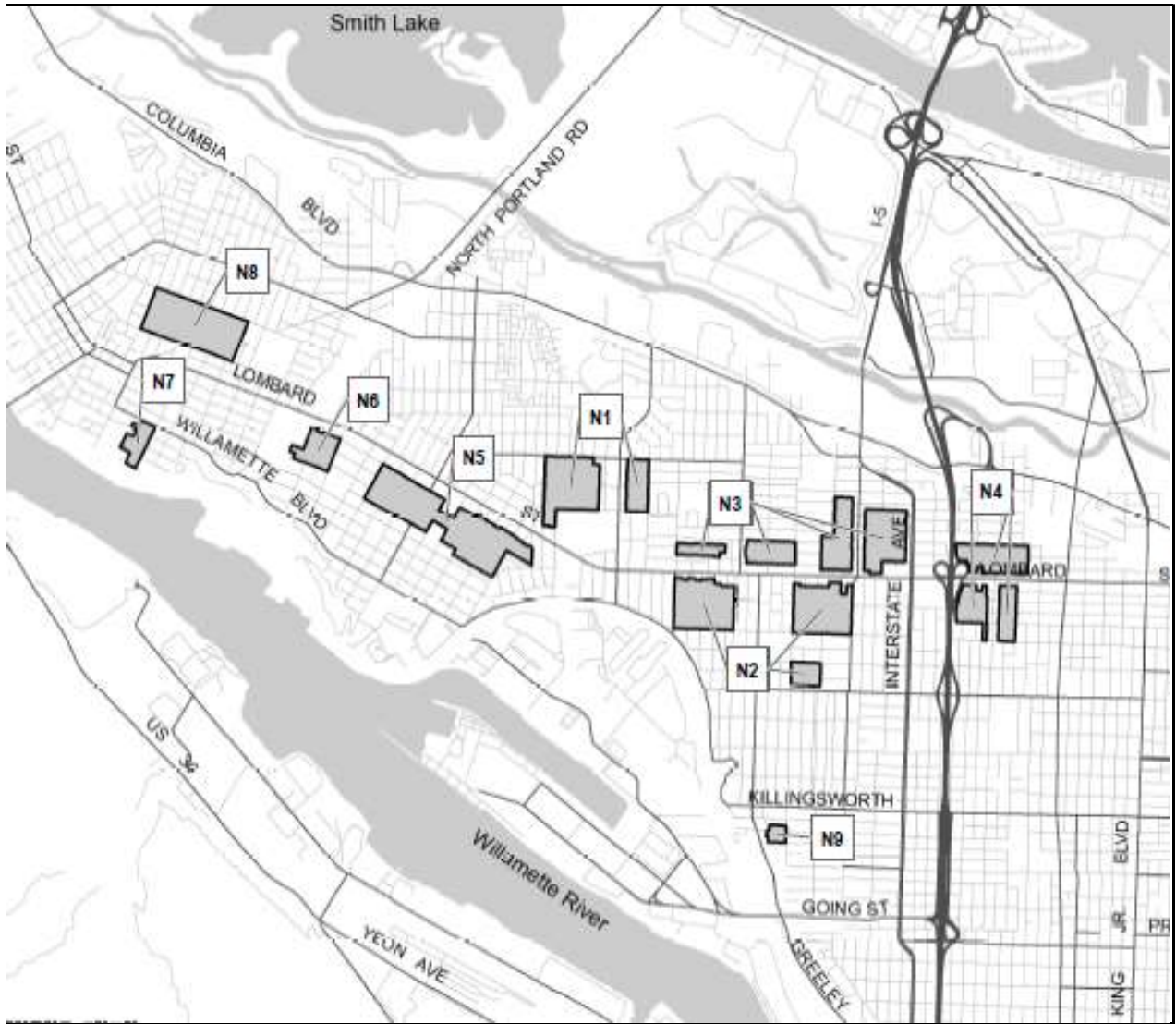
The following physical factors weighed *unfavorably* towards rezoning:

- **Discontinuous and unclear zoning patterns.** Creating inconsistent zoning patterns (for example, R2.5 leapfrogging across other zones or creating islands of isolated R2.5 zones) was avoided.
- **Public land.** Publicly-owned properties that are in public use.
- **Site constraints.** Areas with a high number of unimproved streets, poor connectivity or stormwater or topography issues.

**Equity Lens.** The equity analysis described in *Volume 1: Staff Report and Map Amendments*, Section 5, B. Rezoning Historically Narrow Lots was applied to the rezoning proposals but did not change the outcome.

## R2.5 Zone Change Proposals by District – North

There are nine maps that cover the areas of historically narrow lots proposed for zone changes from R5 to R2.5 in the North district.



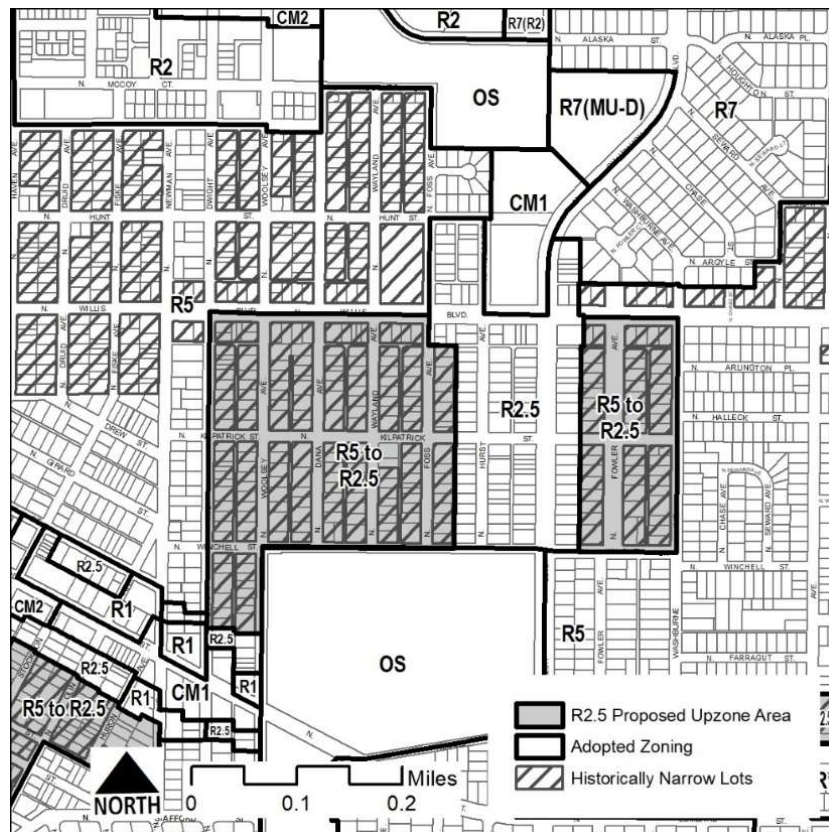
## North – 1

**Description:** R2.5 proposals are located in the area south of N Willis Boulevard and north of Columbia Park between N Dwight Avenue and N Washburne Avenue.

**Existing Zoning Pattern:** There is existing R2.5 zoning between the two sections of proposed R2.5 zoning and north of N Lombard Street.

**Proximity to Centers, Corridors and Neighborhood Amenities:** The proposed rezoned properties are within two blocks of Columbia Park and transit services on Willis and Chautauqua. Some of the properties are within three blocks of commercial and transit services on Lombard. The properties are in between New Seasons Market on Lombard and Village Market in New Columbia.

**Physical Factors:** All the proposed rezoned properties have mid-block alleys. A number of lots in these areas have already taken advantage of historically narrow lots to create R2.5-density development.



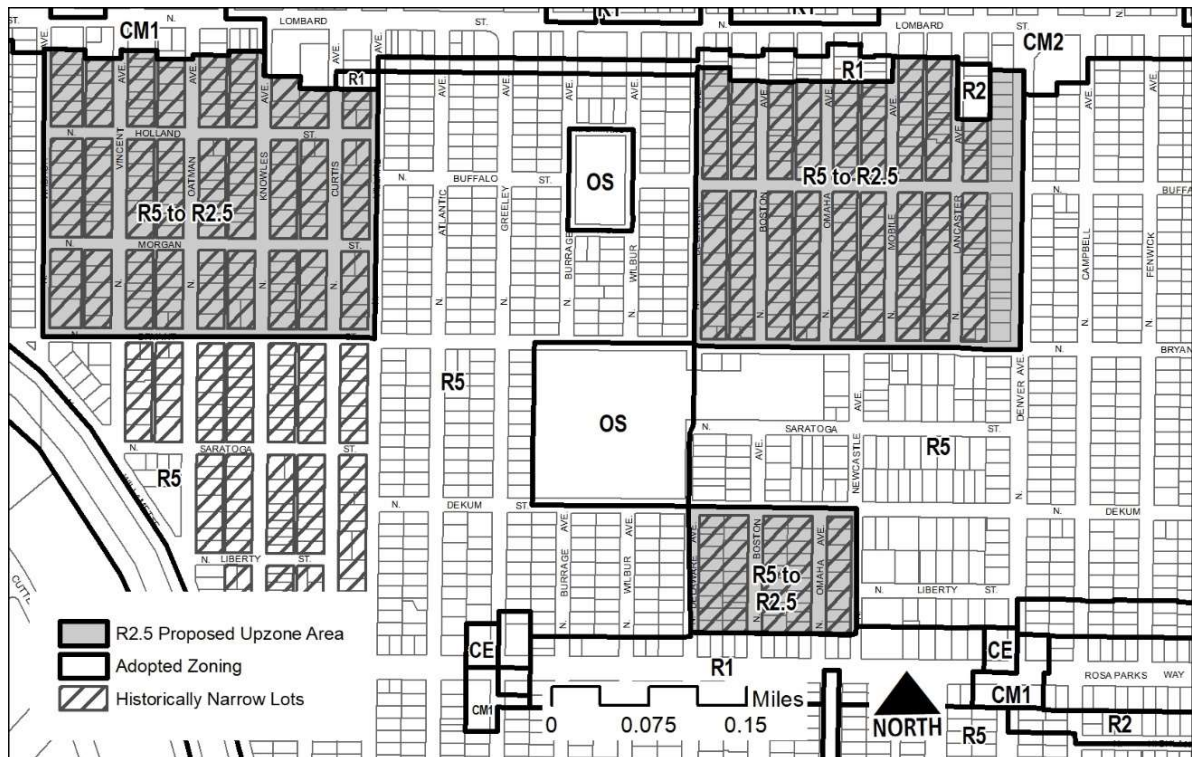
## North – 2

**Description:** R2.5 proposals are located in the area south of N Lombard Street and north of N Rosa Parks Way between N Wabash Avenue and N Denver Avenue.

**Existing Zoning Pattern:** The proposed R2.5 zoning provides a transition to the R1 and mixed-use zoning south of Lombard and the R1 north of Rosa Parks.

**Proximity to Centers, Corridors and Neighborhood Amenities:** Most of the proposed rezoned properties are within three blocks of commercial and transit services on Lombard. The properties have good access to Gammans City Park, Arbor Lodge Park and Chief Joseph Elementary School. This area is immediately to the west of the MAX Yellow Line on N Interstate Avenue and the station at Rosa Parks. There is bus service on Lombard and Rosa Parks. New Seasons Market is located at Rosa Parks and Interstate.

**Physical Factors:** All the northern properties proposed for rezoning have mid-block alleys. A number of lots in these areas have already taken advantage of historically narrow lots to create R2.5 density development.



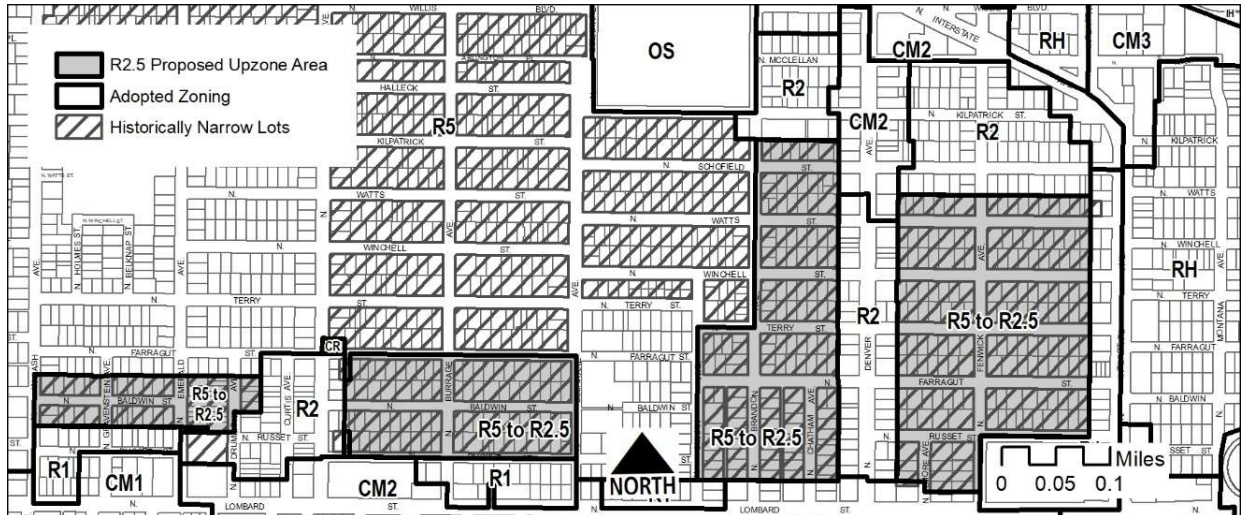
### North – 3

**Description:** R2.5 proposals are located in the area north of N Lombard Street from N Wabash Avenue to N Interstate Avenue and along N Denver Avenue from N Omaha Avenue to Interstate.

**Existing Zoning Pattern:** The proposed R2.5 zoning provides a transition to the R1 and mixed-use zoning along Lombard and Interstate and the R2 zoning along Denver and north of Lombard between N Drummond Avenue and N Peninsular Avenue.

**Proximity to Centers, Corridors and Neighborhood Amenities:** The proposed rezoned properties are within three blocks of commercial and transit services on Lombard, Denver, and Interstate. Many of the properties are within one to 10 blocks of the MAX Yellow Line Lombard and Kenton stations. There are two nearby schools: Peninsula Elementary and De La Salle North Catholic High School. Kenton Park is located to the north of the proposed rezoned properties. Additionally, Fred Meyer is also within one to 10 blocks of the area. For automobile users, the I-5 freeway is in close proximity.

**Physical Factors:** There are mid-block alleys in two and one-half of the blocks near Lombard from Omaha east to the R2 zoning along Denver. A number of lots in this area have already taken advantage of historically narrow lots to create R2.5-density development.



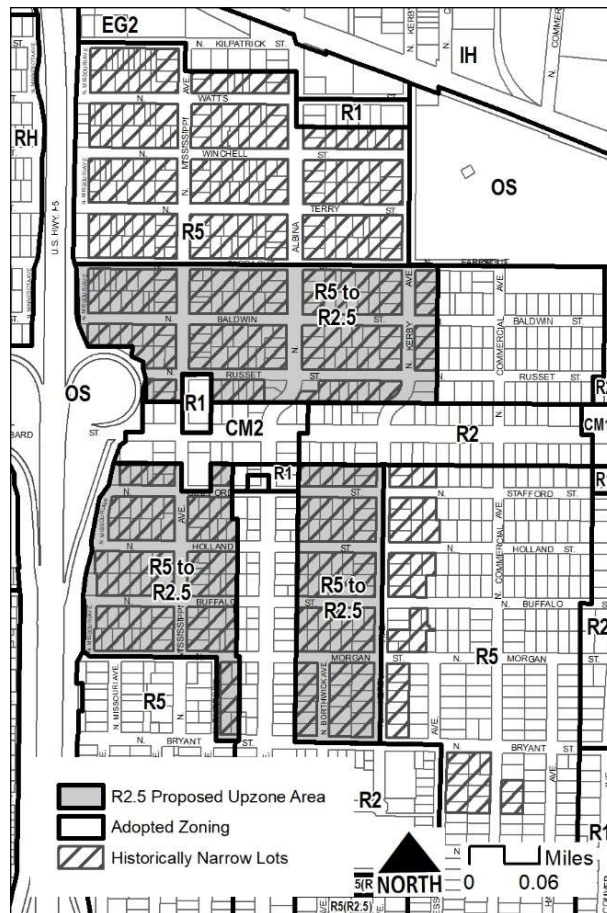
## North – 4

**Description:** R2.5 proposals are located in the area north of N Bryant Street and south of N Farragut Street from I-5 east to N Congress Avenue.

**Existing Zoning Pattern:** The proposed R2.5 zoning provides a transition to the R2, R1 and mixed-use zoning along N Lombard Street and the R2 zoning along N Albina Avenue.

**Proximity to Centers, Corridors and Neighborhood Amenities:** The proposed rezoned properties are within three blocks of commercial and transit services along Lombard. The MAX Yellow Line Lombard station is directly across I-5. The area is served by two parks – to the north is Farragut Park and to the south is Peninsula Park and Community Center. There are two nearby schools: Holy Redeemer Catholic High School and De La Salle North Catholic High School. For automobile users, the I-5 freeway is in close proximity.

**Physical Factors:** A number of lots have already taken advantage of historically narrow lots to create R2.5-density development in this area.



## North – 5

**Description:** R2.5 proposals are located in the area south of N Bowdoin Street and north of N Butler Street from N McKenna Avenue east to N Olin Avenue.

**Existing Zoning Pattern:** The proposed R2.5 zoning provides a transition from the commercial zoning along N Lombard Street to the R5 zoning to the south by expanding the half-block R2.5 zoning south of Lombard to three blocks.

**Proximity to Centers, Corridors and Neighborhood Amenities:** The proposed rezoned properties are within three blocks of commercial and transit services along Lombard. Portsmouth Park is in the rezoned area, with McKenna Park nearby. Astor Elementary is one block south and Holy Cross Catholic School is adjacent to the proposed rezoned area. University of Portland is located five blocks south, with additional amenities available. New Seasons Market is within two to 11 blocks.

**Physical Factors:** Most of the proposed rezoned properties have mid-block alleys. A number of lots have already taken advantage of historically narrow lots to create R2.5-density development in this area.





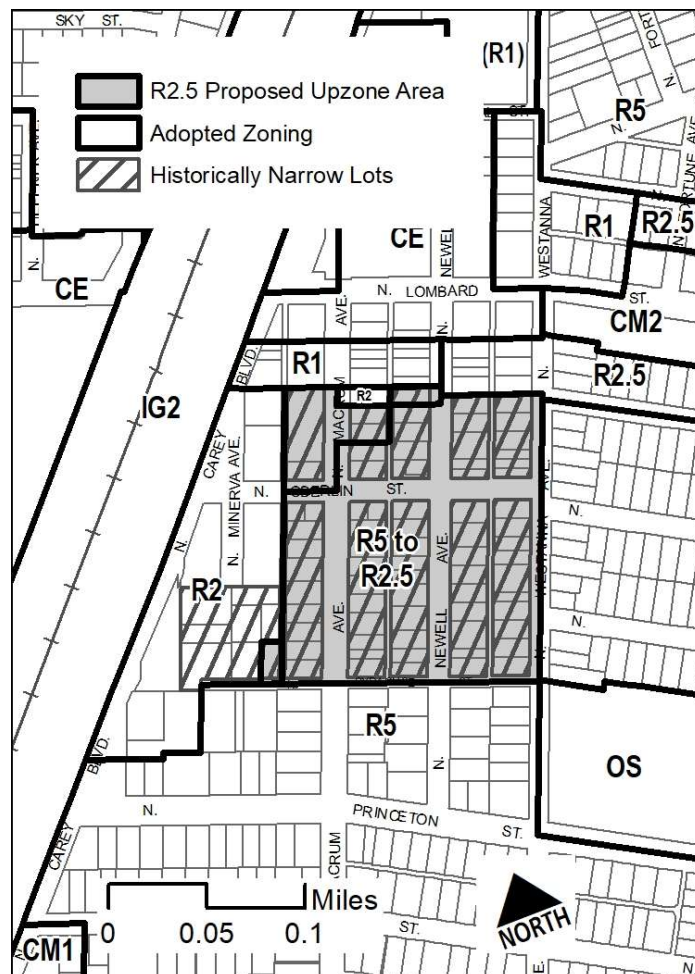
## North – 6

**Description:** R2.5 proposals are located in the area south of N Lombard Street and north of N Syracuse Street from N Carey Boulevard east to N Westanna Ave.

**Existing Zoning Pattern:** The proposed R2.5 zoning provides a transition to the R2 to the east and R1 and R2.5 south of Lombard.

**Proximity to Centers, Corridors and Neighborhood Amenities:** The proposed rezoned properties are within three blocks of commercial and transit services along Lombard. This area is served by two parks – McKenna Park directly southeast of the proposed rezone area and Farragut Park further east. Southeast of the proposed rezoned area are Astor Elementary and the University of Portland. New Seasons Market is within one to six blocks.

**Physical Factors:** Most of the proposed rezoned properties have mid-block alleys. A number of lots have already taken advantage of historically narrow lots to create R2.5-density development in this area.



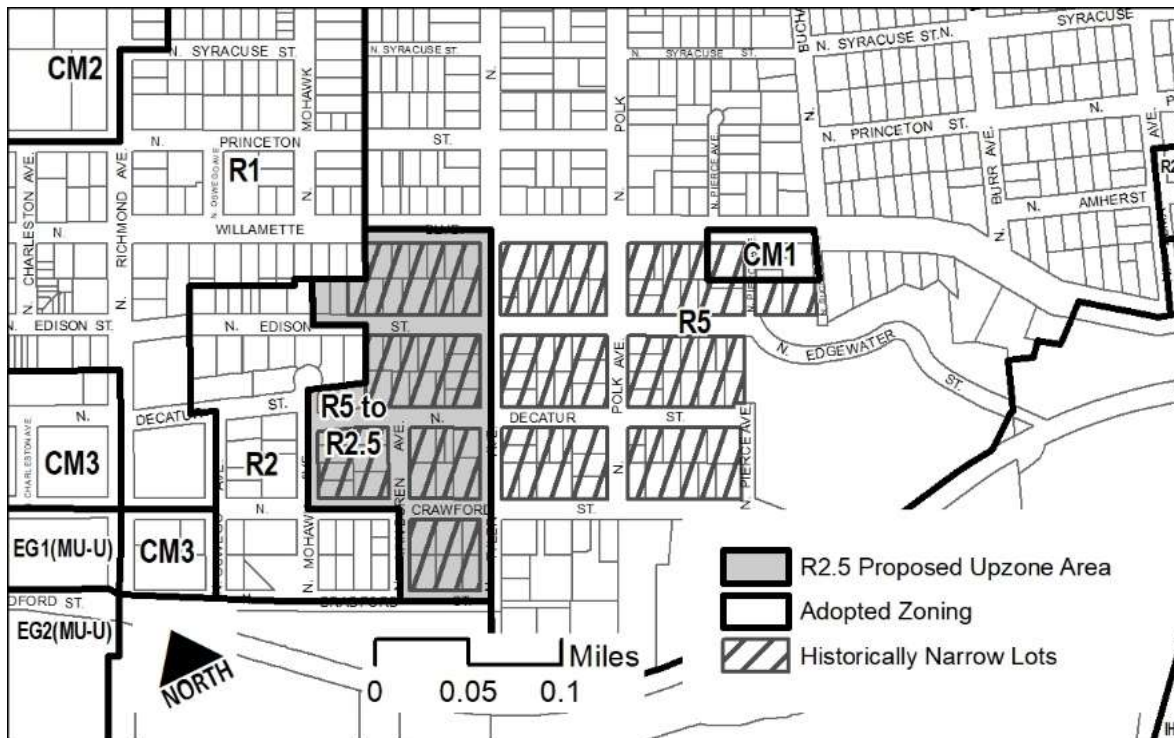
## North – 7

**Description:** R2.5 proposals are located in the area from N Willamette Boulevard south to the bluff and from N Mohawk Avenue east to N Tyler Avenue.

**Existing Zoning Pattern:** The proposed R2.5 zoning provides a transition between R5 and multi-dwelling zones nearby.

**Proximity to Centers, Corridors and Neighborhood Amenities:** The proposed rezoned properties are within three blocks of a transit line on Willamette. Cathedral Park and the Willamette River are directly to the west. Grocery Outlet and other assorted retail services are within easy reach on N Lombard Street, with additional services on N Ivanhoe Street. The Willamette River is accessible and the striking St. Johns Bridge is also within easy view to the west.

**Physical Factors:** Most of the proposed rezoned properties have mid-block alleys. A number of lots have already taken advantage of historically narrow lots to create R2.5-density development in this area.



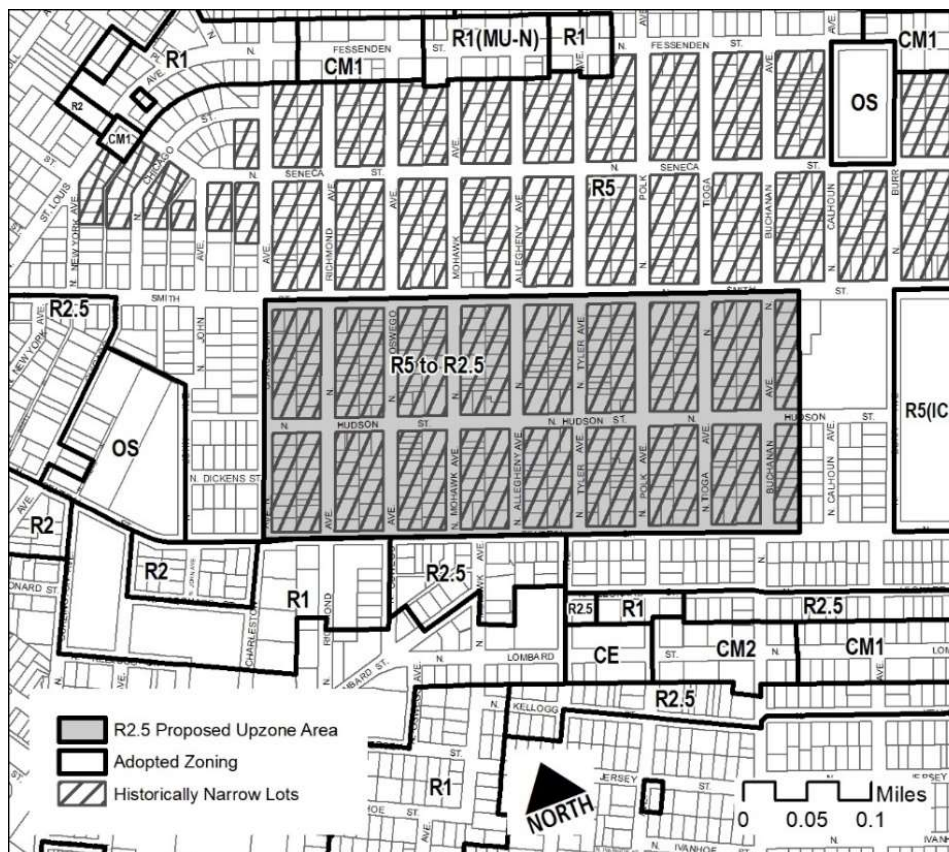
## North – 8

**Description:** The R2.5 proposal is located between N Fessenden Street to the north and N Lombard Street to the south from N Charleston Avenue east to N Buchanan Avenue.

**Existing Zoning Pattern:** The proposed R2.5 zoning provides a transition between multi-dwelling zoning to the south and R5 zoning to the north.

**Proximity to Centers, Corridors and Neighborhood Amenities:** The proposed rezoned properties are within two to three blocks of commercial and transit services along Fessenden and Lombard. The area is served by two parks – George Park to the east and St. Johns City Park and Community Center to the west. The Regional Pier Park is also to the northwest. James John Elementary School, George Middle School and Roosevelt High School are nearby. This area is close to both the Willamette and Columbia Rivers.

**Physical Factors:** A number of lots in this area have already taken advantage of historically narrow lots to create R2.5-density development.



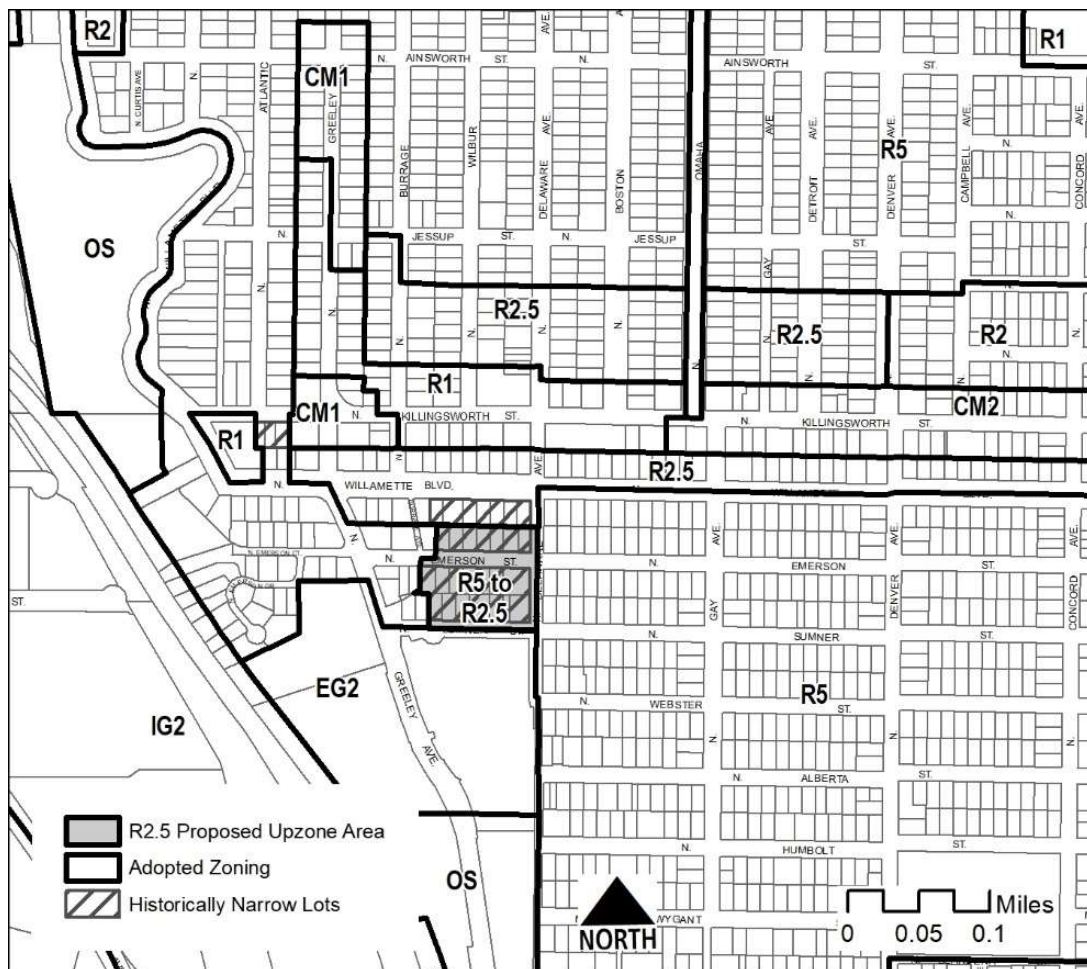
## North – 9

**Description:** R2.5 proposals are located in the area south of N Willamette Boulevard and north of N Sumner Street from N Greeley Avenue to N Delaware Avenue.

**Existing Zoning Pattern:** The proposed R2.5 zoning extends the existing R2.5 zoning along Willamette and provides a transition to EG2 zoning to the south.

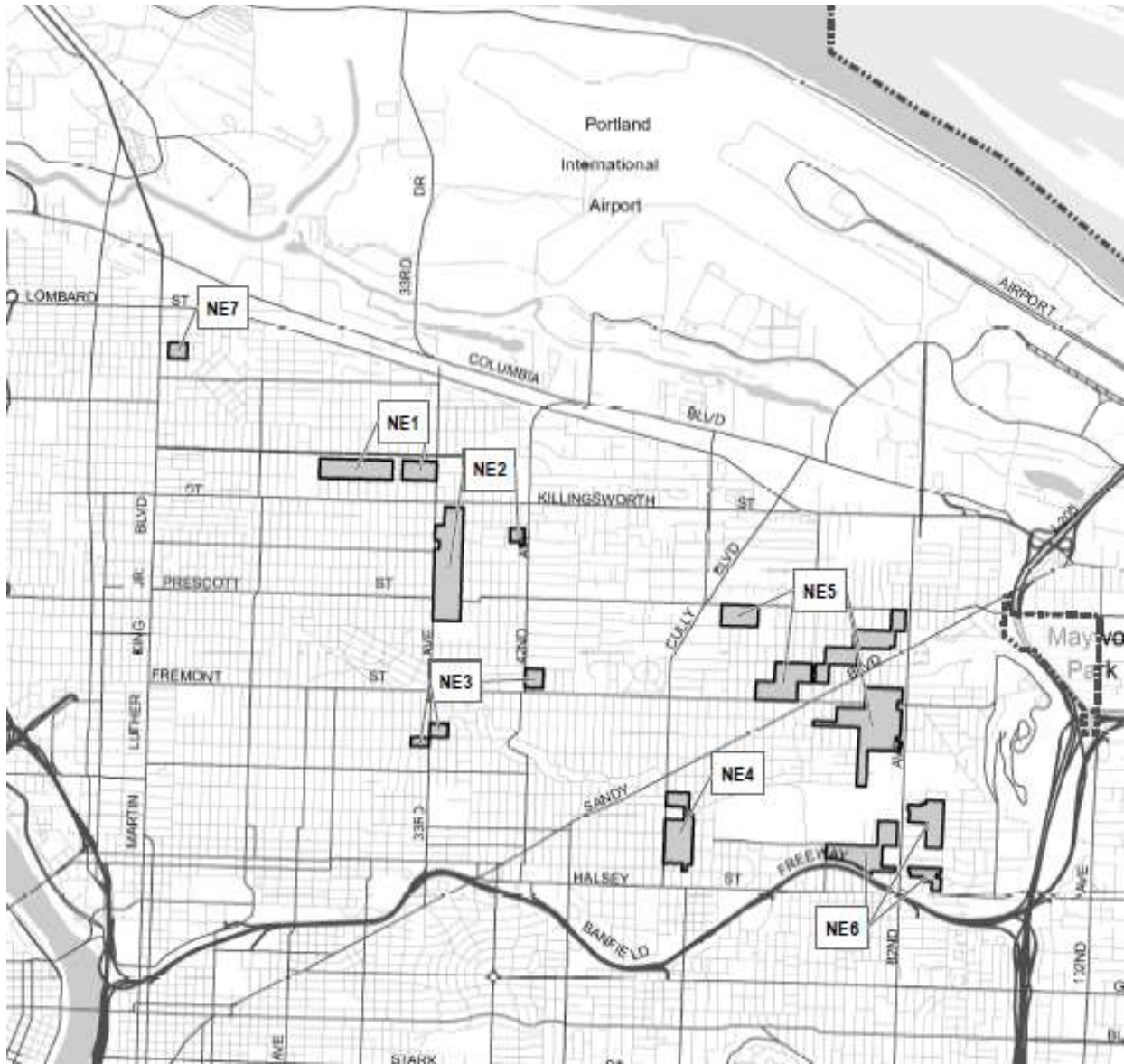
**Proximity to Centers, Corridors and Neighborhood Amenities:** The proposed rezoned properties have transit service along Greeley and Killingsworth. The MAX Yellow Line Killingsworth station is four blocks directly east of the area. Madonna Park is directly south and Beach Elementary School is five blocks southeast of the area.

**Physical Factors:** A number of lots in the area have already taken advantage of historically narrow lots to create R2.5-density development.



## R2.5 Zone Change Proposals by District – Northeast

There are seven maps that cover the areas of historically narrow lots proposed for zone changes from R5 to R2.5 in the Northeast district.



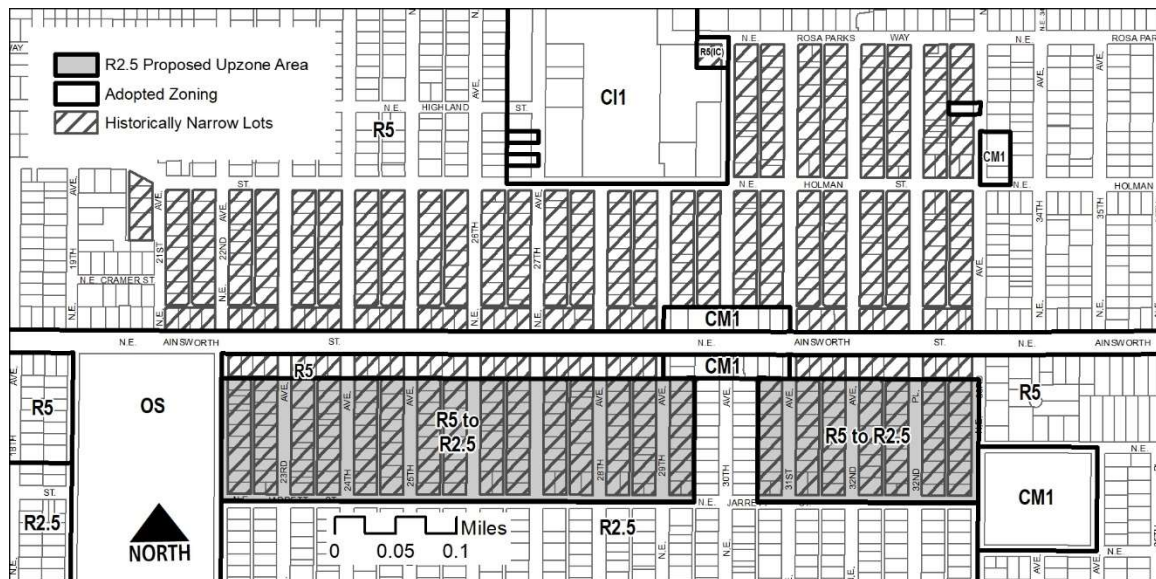
## Northeast – 1

**Description:** R2.5 proposals are located in the area south of NE Ainsworth Street and north of NE Jarrett Street from NE 22<sup>nd</sup> Avenue to NE 33<sup>rd</sup> Avenue.

**Existing Zoning Pattern:** The proposed R2.5 zoning extends the area of existing R2.5 zoning south to NE Killingsworth Street. The proposed R2.5 zoning does not include the lots fronting Ainsworth to maintain consistent R5 zoning along the park blocks on this section of Ainsworth.

**Proximity to Centers, Corridors and Neighborhood Amenities:** The proposed rezoned properties have access to transit service along Killingsworth, NE 27<sup>th</sup> Avenue and 33rd. Scattered neighborhood commercial services on 33<sup>rd</sup> include New Seasons Market and Walgreens, and a small commercial node exists at NE 30<sup>th</sup> Avenue and Killingsworth. Alberta Park is directly east of the proposed rezoned area. Vestal Elementary is one block to the south, Faubion Elementary School is three blocks to the north and Concordia University is one block to the north.

**Physical Factors:** All the proposed rezoned properties have mid-block alleys. A number of lots in the area have already taken advantage of historically narrow lots to create R2.5-density development.



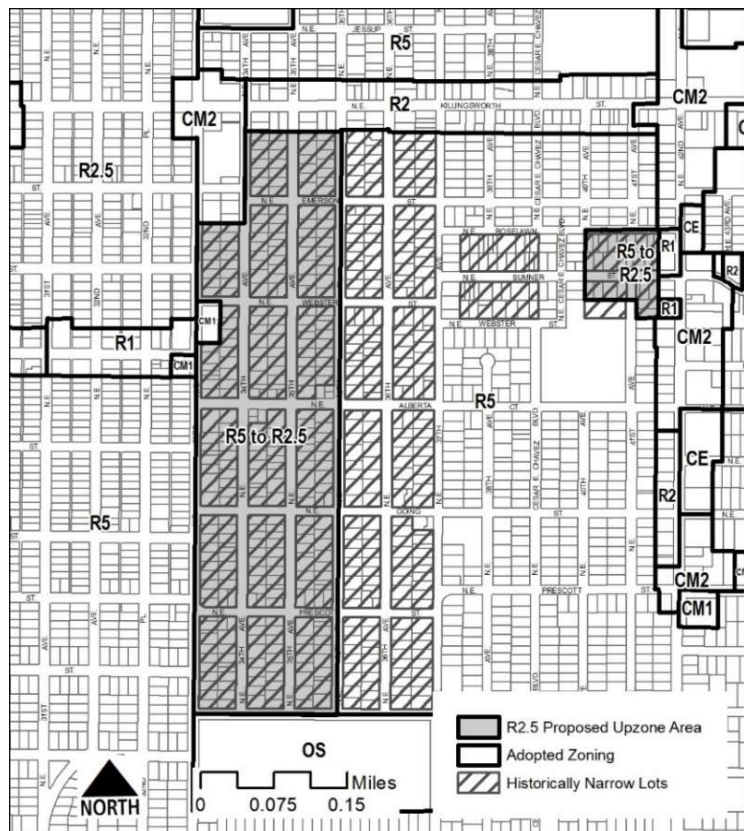
## Northeast – 2

**Description:** Most of the proposed R2.5 properties are located south of NE Killingsworth Street and north of NE Skidmore Street from NE 33<sup>rd</sup> Avenue to NE 37<sup>th</sup> Avenue. To the east, a smaller area of R2.5 is proposed south of NE Roselawn Street and north of NE Webster Street just to the west of NE 42<sup>nd</sup> Avenue.

**Existing Zoning Pattern:** The proposed R2.5 zoning extends the pattern of existing R2.5 zoning south of Killingsworth to the west and extends R2.5 zoning down the east side of 33<sup>rd</sup>, a commercial street served by transit.

**Proximity to Centers, Corridors and Neighborhood Amenities:** The proposed rezoned properties are within three blocks of commercial and transit services along 33<sup>rd</sup>, Killingsworth, 42<sup>nd</sup> and NE Alberta Street. New Seasons Market is in the proposed rezone area at NE Emerson Street and 33<sup>rd</sup>. Wilshire Park is directly south of the area along 33<sup>rd</sup>, and Fernhill Park is to the north across Killingsworth. There are neighborhood commercial uses along NE 42<sup>nd</sup> Avenue, and the Portland Community College Workforce Training Center is on Killingsworth.

**Physical Factors:** Several lots in the area for proposed rezoning have already taken advantage of historically narrow lots to create R2.5-density development.



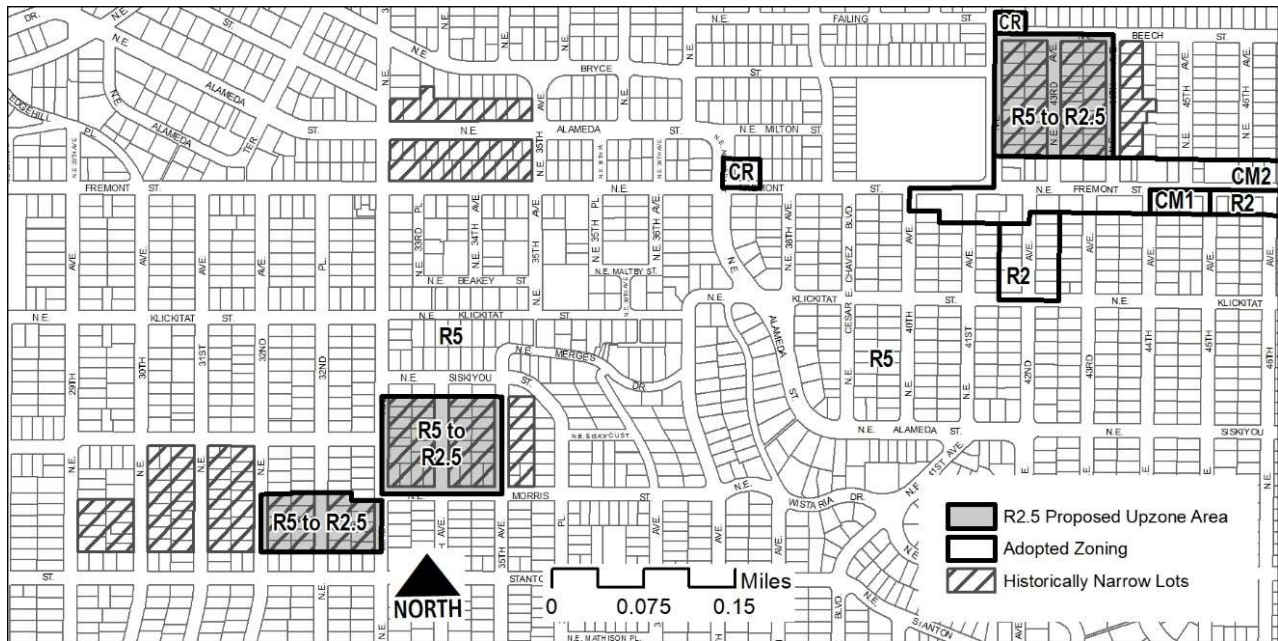
### Northeast – 3

**Description:** This map shows three areas of proposed R2.5 rezoning near NE Fremont Street. The area north of Fremont is located between Fremont and NE Beech Street from NE 42<sup>nd</sup> Avenue to NE 44<sup>th</sup> Avenue. One area south of Fremont is bound by NE 33<sup>rd</sup> Avenue, NE 35<sup>th</sup> Avenue, NE Siskiyou Street and NE Morris Street, and another is bound by 33<sup>rd</sup>, NE 32<sup>nd</sup> Avenue and NE Stanton Street near NE Morris Street.

**Existing Zoning Pattern:** The northern area provides a transition to the CM2 zoning along the north side of Fremont and the surrounding R5-zoned areas to the north and west.

**Proximity to Centers, Corridors and Neighborhood Amenities:** The northern area is within one block of commercial and transit services along Fremont as well as transit service along 42<sup>nd</sup>. Rose City Cemetery is three blocks to the east, Wilshire Park is six blocks to the northwest and Beaumont Middle School is across 42<sup>nd</sup> to the west. The southern areas have transit access along 33<sup>rd</sup> and are two blocks north of Grant Park and Grant High School.

**Physical Factors:** In all areas, a number of lots have already taken advantage of historically narrow lots to create R2.5-density development.





## Northeast – 4

**Description:** R2.5 proposals are south of NE Braze Street and north of NE Broadway from NE 57<sup>th</sup> Avenue to NE 60<sup>th</sup> Avenue.

**Existing Zoning Pattern:** The proposed R2.5 zoning adjacent to R1 zoning to the northwest, with R5 zoning surrounding the rest of the area.

**Proximity to Centers, Corridors and Neighborhood Amenities:** The proposed rezoned properties have access to transit service along NE Halsey Street and 57<sup>th</sup>. Neighborhood commercial services exist to the north on NE Sandy Boulevard and at the 57<sup>th</sup>/Halsey node. Rose City Park and Normandale Park, Rose City Park Elementary and Frazer School are nearby.

**Physical Features:** Several lots in the area have already taken advantage of historically narrow lots to create R2.5-density development.



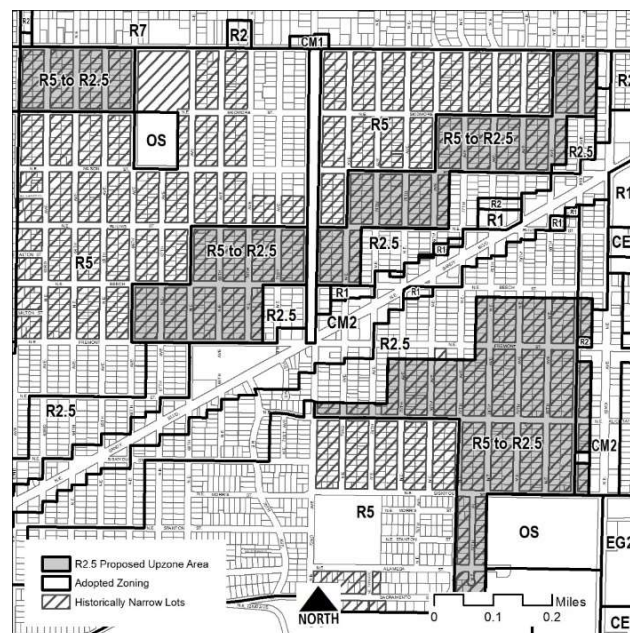
## Northeast – 5

**Description:** R2.5 proposals are located in three areas: north of NE Sandy Boulevard between NE 66<sup>th</sup> Avenue and NE 82<sup>nd</sup> Avenue, south of NE Prescott Street between NE 62<sup>nd</sup> Avenue and 66<sup>th</sup>, and an area that includes NE Beech Street to NE Siskiyou Street between NE 78<sup>th</sup> Avenue and NE 81<sup>st</sup> Avenue as well as properties along NE 77<sup>th</sup> Avenue between Siskiyou and NE Sacramento Street.

**Existing Zoning Pattern:** The proposed R2.5 zoning extends the area of existing R2.5 zoning. On the north side of Sandy, the proposed R2.5 area extends the R2.5 zone one block north of the current R2.5 zone that is adjacent to mixed use zoning along Sandy. South of Sandy, the proposed R2.5 area extends the R2.5 zone adjacent to mixed use zoning along Sandy by one to three blocks.

**Proximity to Centers, Corridors and Neighborhood Amenities:** The proposed areas for rezoning have access to frequent transit service along the major corridors of NE 82<sup>nd</sup> Avenue and Sandy. Neighborhood commercial services exist on both streets, with the Comprehensive Plan-designated Neighborhood Center extending from NE 72<sup>nd</sup> Avenue to 82<sup>nd</sup>. This area includes Madison High School, Glenhaven Park, Roseway Heights Elementary School and Rose City Golf Course all within three to six blocks. The five-block area between 62<sup>nd</sup> and 66<sup>th</sup> south of Prescott is in close proximity to Harvey Scott School, Wellington Park and the commercial area at NE Cully Boulevard and Prescott. Transit is available on Prescott connecting to Cully and 82<sup>nd</sup>.

**Physical Factors:** A number of lots in these areas for proposed rezoning have already taken advantage of historically narrow lots to create R2.5-density development.



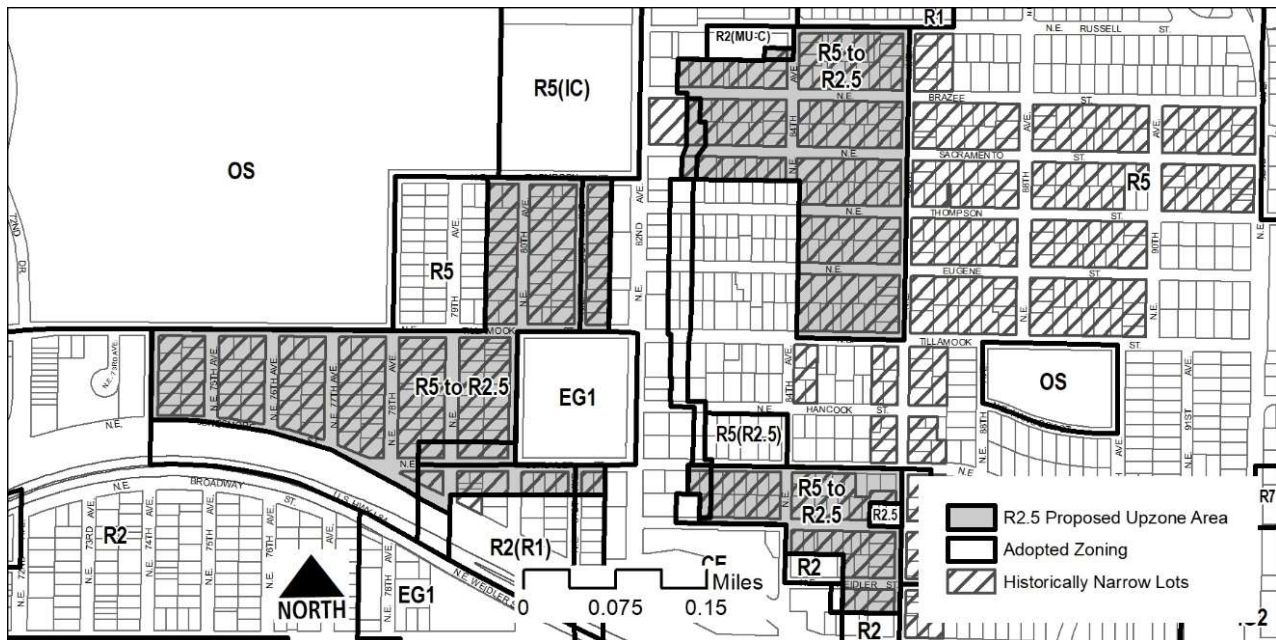
## Northeast – 6

**Description:** R2.5 proposals are located in three areas: east of NE 82<sup>nd</sup> Avenue to NE 86<sup>th</sup> Avenue between NE Russell Street and NE Tillamook Street, NE Schuyler Street to I-84, and west of 82<sup>nd</sup> between Rose City Golf Course and I-84.

**Existing Zoning Pattern:** The proposed R2.5 zoning extends the existing R2.5 zone by one block east of 82<sup>nd</sup> and by two to six blocks west of 82<sup>nd</sup>, where it is adjacent to the golf course.

**Proximity to Centers, Corridors and Neighborhood Amenities:** The proposed rezoned areas have access to frequent transit service along 82<sup>nd</sup> and the MAX Light Rail 82<sup>nd</sup> Avenue station. Scattered neighborhood commercial services exist on 82<sup>nd</sup>. This area includes Madison High School, Glenhaven Park and the Rose City Golf Course. East of 82<sup>nd</sup>, Hancock Park is nearby at NE 87<sup>th</sup> Avenue and Tillamook.

**Physical Factors:** A number of lots in the area for proposed rezoning have already taken advantage of historically narrow lots to create R2.5-density development.



## Northeast – 7

**Description:** R2.5 proposals are located from NE Morgan Street south to NE Bryant Street from NE Grand Avenue east to NE 7<sup>th</sup> Avenue.

**Existing Zoning Pattern:** The proposed R2.5 zoning extends the area of existing R2.5 zoning north one block. This one-by-two-block proposal abuts medium-density residential (R1) zoning to the west.

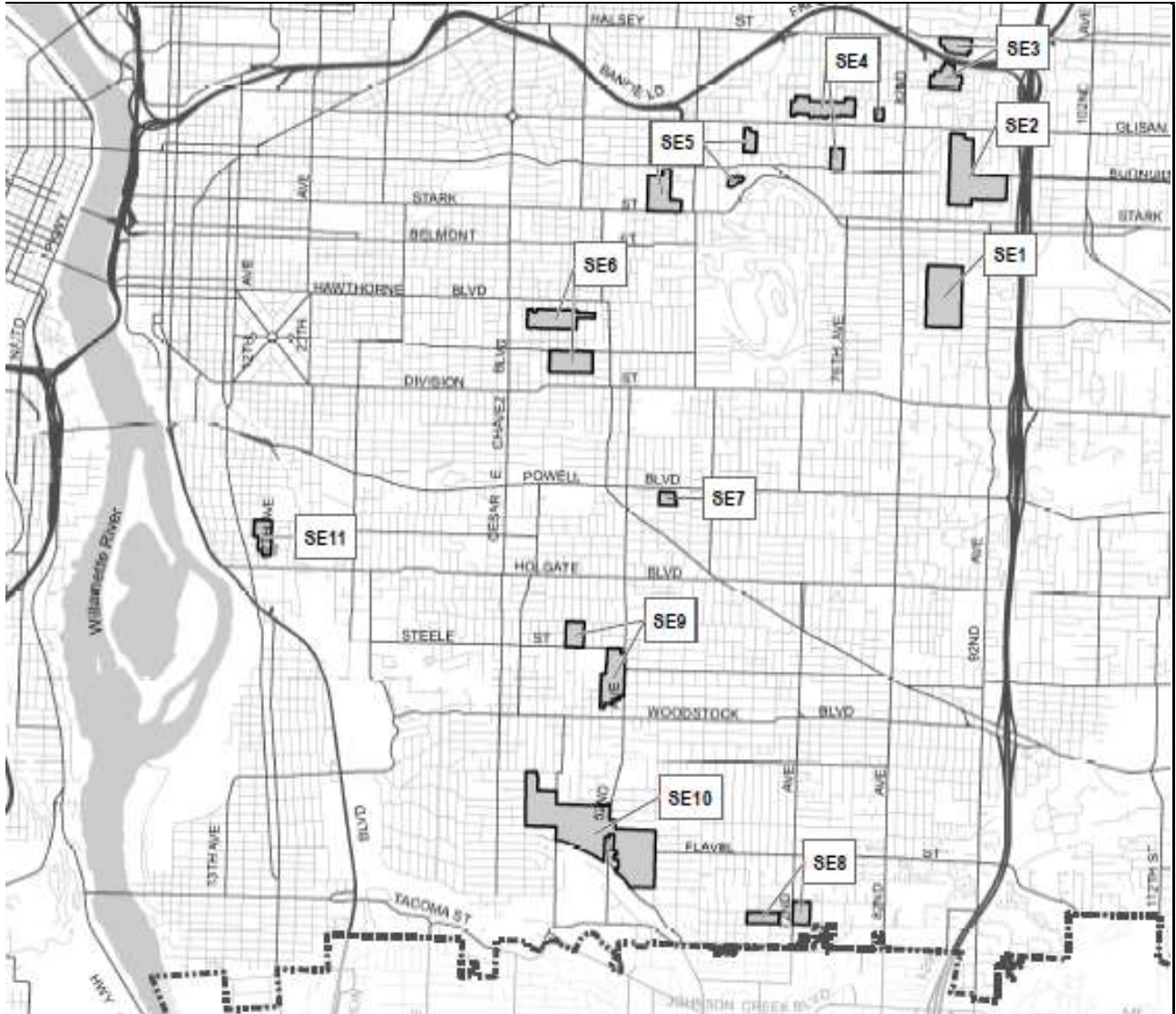
**Proximity to Centers, Corridors and Neighborhood Amenities:** The proposed rezoned properties have access to transit service along Grand and NE Martin Luther King, Jr. Boulevard (MLK) and NE Dekum Street. Neighborhood commercial services exist on Dekum and MLK. Woodlawn Park is east of the proposed rezoned area, with Woodlawn Elementary School and various childcare facilities nearby.

**Physical Factors:** Several lots in the area have already taken advantage of historically narrow lots to create R2.5-density development.



## R2.5 Zone Change Proposals by District – Southeast

There are 11 maps that cover the areas of historically narrow lots proposed for zone changes from R5 to R2.5 in the Southeast district.



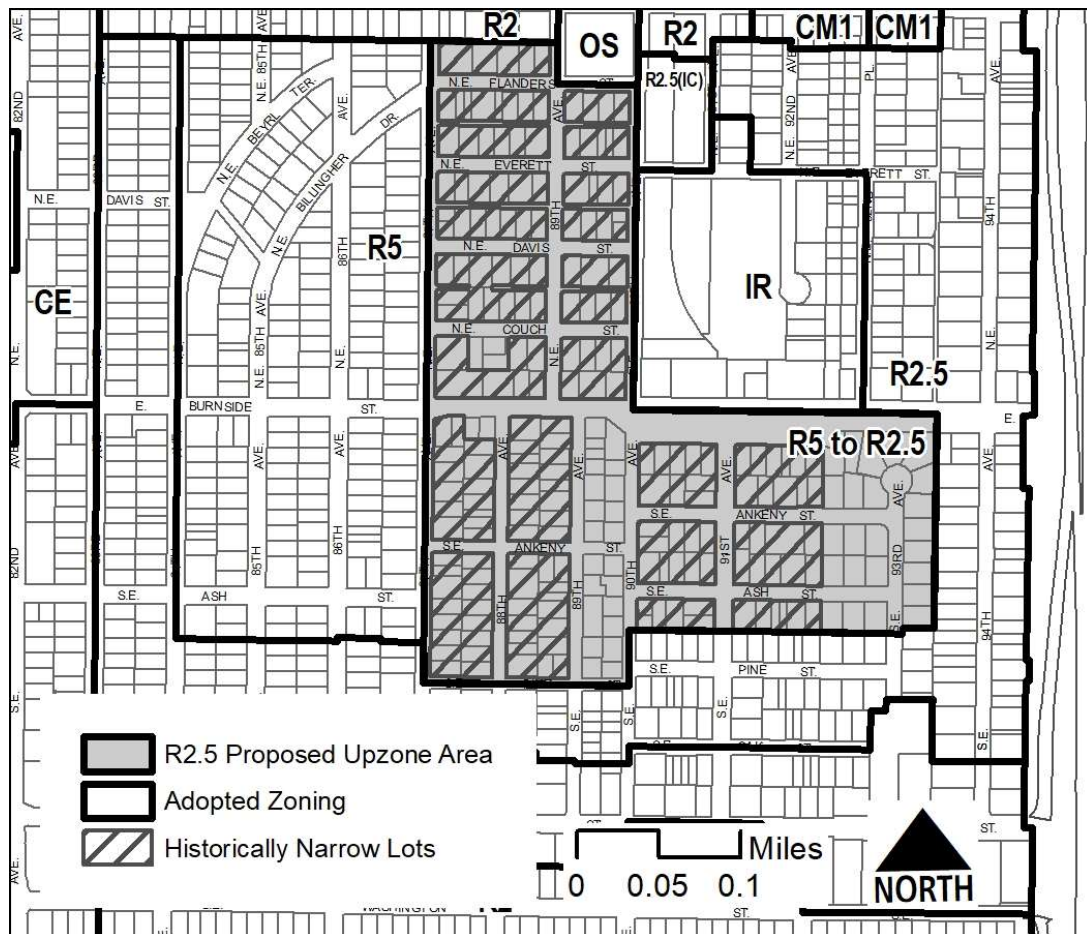
## Southeast – 1

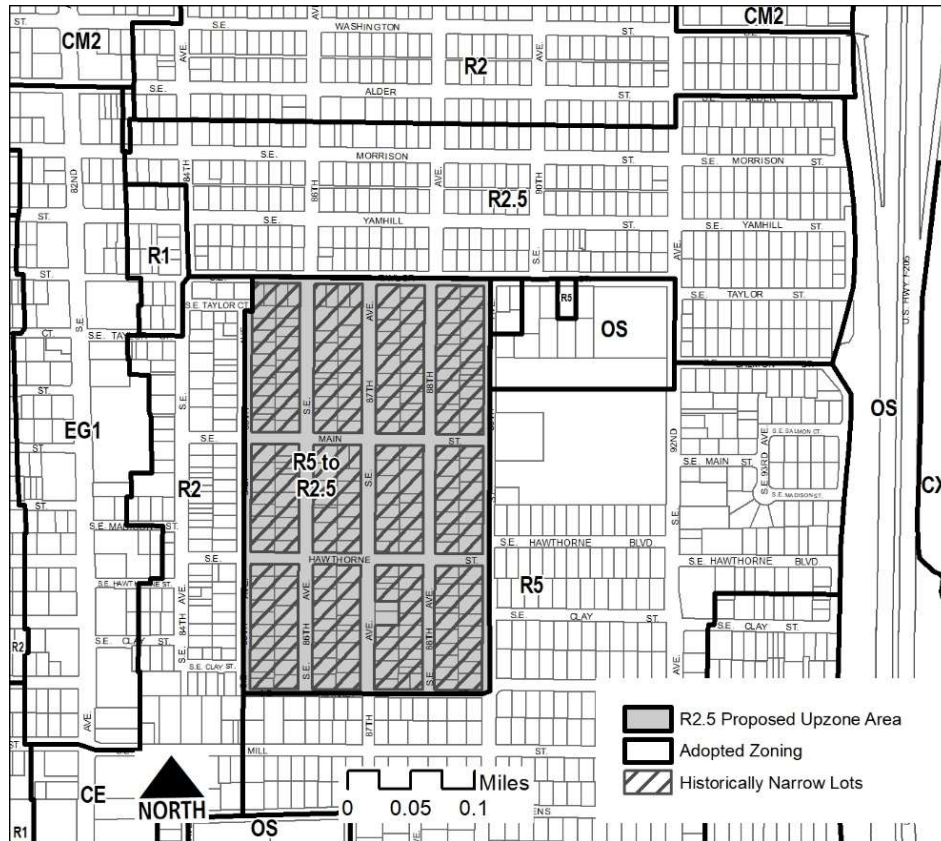
**Description:** R2.5 proposals are located in the area from SE Taylor Street south to SE Market Street from SE 85<sup>th</sup> Avenue to SE 89<sup>th</sup> Avenue.

**Existing Zoning Pattern:** The proposed R2.5 zoning provides transition from the R2 zoning along SE 82<sup>nd</sup> Avenue and the R5 zoning to the east. R2.5 zoning currently exists north of Taylor.

**Proximity to Centers, Corridors and Neighborhood Amenities:** Most of the proposed rezoned properties are within three blocks of commercial and transit services along 82<sup>nd</sup>, as well as transit service to the north along SE Washington Street and SE Alder Street and to the south along SE Division Street. The area is directly west of Berrydale Park and the Creative Science School at Clark. Harrison Park and Harrison Park Elementary School are two blocks south of this area.

**Physical Factors:** A number of lots in the area have already taken advantage of historically narrow lots to create R2.5-density development.





## Southeast – 2

**Description:** R2.5 proposals are located in the area from NE Glisan Street south to SE Pine Street from 87<sup>th</sup> Avenue to SE 93<sup>rd</sup> Avenue.

**Existing Zoning Pattern:** This area is surrounded to the east and south with R2.5 zoning.

**Proximity to Centers, Corridors and Neighborhood Amenities:** The proposed rezoned properties are within five blocks of commercial and transit services along 82<sup>nd</sup> Avenue. Transit service to the north along Glisan connects to the Gateway Transit Center and to the south along SE Washington Street and SE Alder Street. The area is directly west and south of Columbia Christian School. Montavilla Park and Multnomah University are two blocks north of this area.

**Physical Factors:** A number of lots in the area have already taken advantage of historically narrow lots to create R2.5-density development. Properties north of NE Couch Street have mid-block alleys.

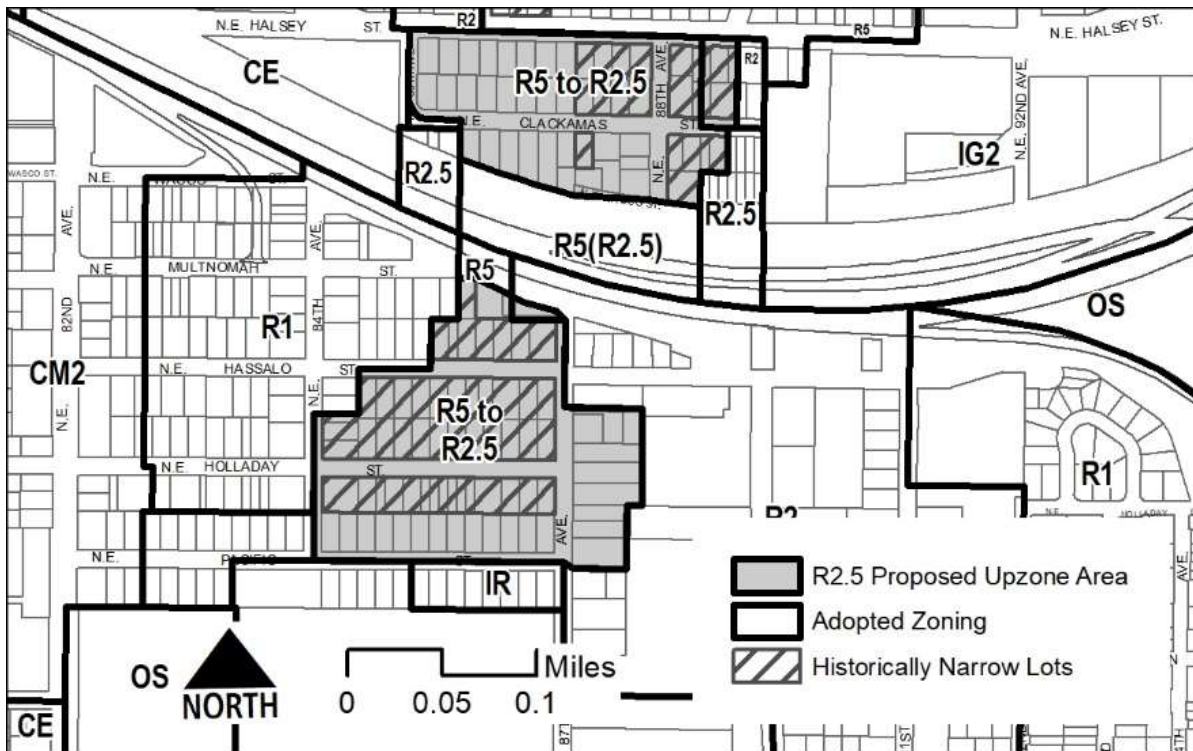
### Southeast – 3

**Description:** R2.5 proposals straddle I-84 south of NE Halsey Street and north of NE Pacific Street from NE 84<sup>th</sup> Avenue to NE 90<sup>th</sup> Avenue.

**Existing Zoning Pattern:** North of I-84, this area is east of CE zoning and west of IG2 zoning. South of I-84, this area is east of R1 zoning and west of R2 zoning.

**Proximity to Centers, Corridors and Neighborhood Amenities:** The proposed rezoned properties are within one to two blocks of commercial and transit services along NE 82<sup>nd</sup> Avenue that connects to the MAX Light Rail 82nd Avenue station. The area is directly north of Montavilla Park and Multnomah University.

**Physical Factors:** A number of lots in the area along NE Clackamas Street and NE Holladay Street have already taken advantage of historically narrow lots to create R2.5-density development.





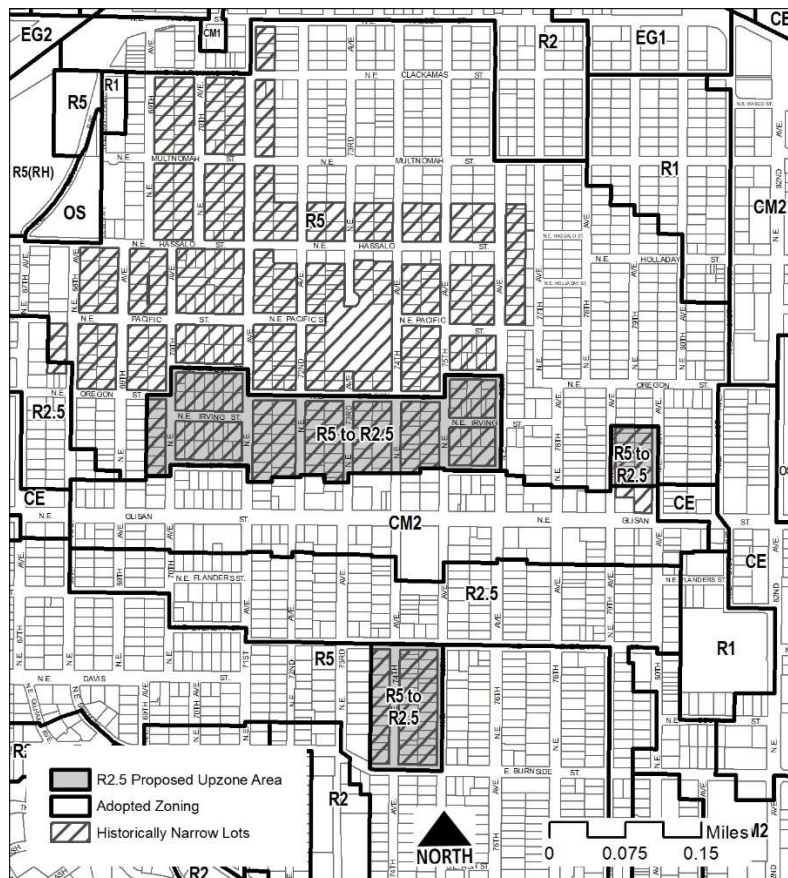
## Southeast – 4

**Description:** Most of the properties proposed for R2.5 zoning are located in the area north of NE Glisan Street and south of NE Oregon Street from NE 68<sup>th</sup> Avenue to NE 80<sup>th</sup> Avenue. To the south, a smaller area of R2.5 is proposed between NE Burnside Street and NE Everett Street between NE 73<sup>rd</sup> Avenue and NE 75<sup>th</sup> Avenue.

**Existing Zoning Pattern:** The proposed R2.5 zoning provides a transition to the CM2 north of Glisan. It also reflects the existing R2.5 zoning pattern on the south side of Glisan. To the south, the proposed R2.5 expands R2.5 zoning along the proposed Seventies Neighborhood Greenway alignment.

**Proximity to Centers, Corridors and Neighborhood Amenities:** The northern properties are within three blocks of commercial services including a grocery store and transit service along Glisan, and they are five blocks west of Montavilla Park. The southern properties are directly north of transit service on Burnside. East of the proposed rezoned area is Vestal Elementary School. The Seventies Neighborhood Greenway alignment is proposed along 75<sup>th</sup> Avenue.

**Physical Factors:** A number of lots in the southern area have already taken advantage of historically narrow lots to create R2.5-density development.



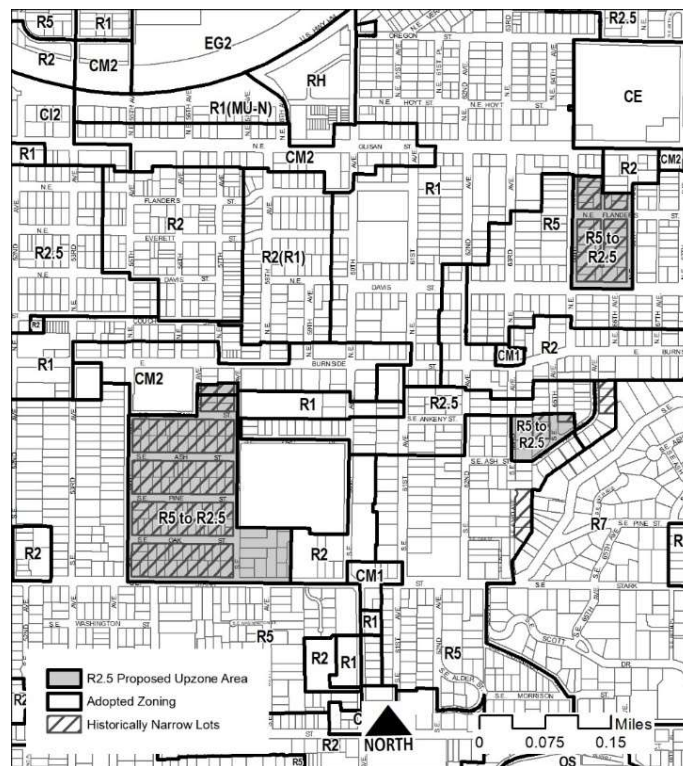
## Southeast – 5

**Description:** Most of the properties proposed for R2.5 zoning are located in the area from East Burnside Street south to SE Stark Street between SE 55<sup>th</sup> Avenue and SE 66<sup>th</sup> Avenue. To the north a smaller area of R2.5 is proposed between NE Glisan Street and NE Davis Street from NE 65<sup>th</sup> Avenue to 66<sup>th</sup>.

**Existing Zoning Pattern:** The proposed R2.5 zoning reflects existing application of the R2.5 zoning in the area. The two areas of proposed R2.5 to the south of Burnside are connected by existing R2.5 zoning.

**Proximity to Centers, Corridors and Neighborhood Amenities:** Most of the proposed properties south of Burnside are within three blocks of commercial services, including a QFC grocery store, and transit service along Burnside. All proposed rezoned areas have good access to MAX Light Rail service along Burnside. The northern properties are within three blocks of commercial and transit services along Glisan. Schools in the area include Mt. Tabor Middle School and Glencoe Elementary School.

**Physical Factors:** A number of lots have already taken advantage of historically narrow lots to create R2.5-density development.



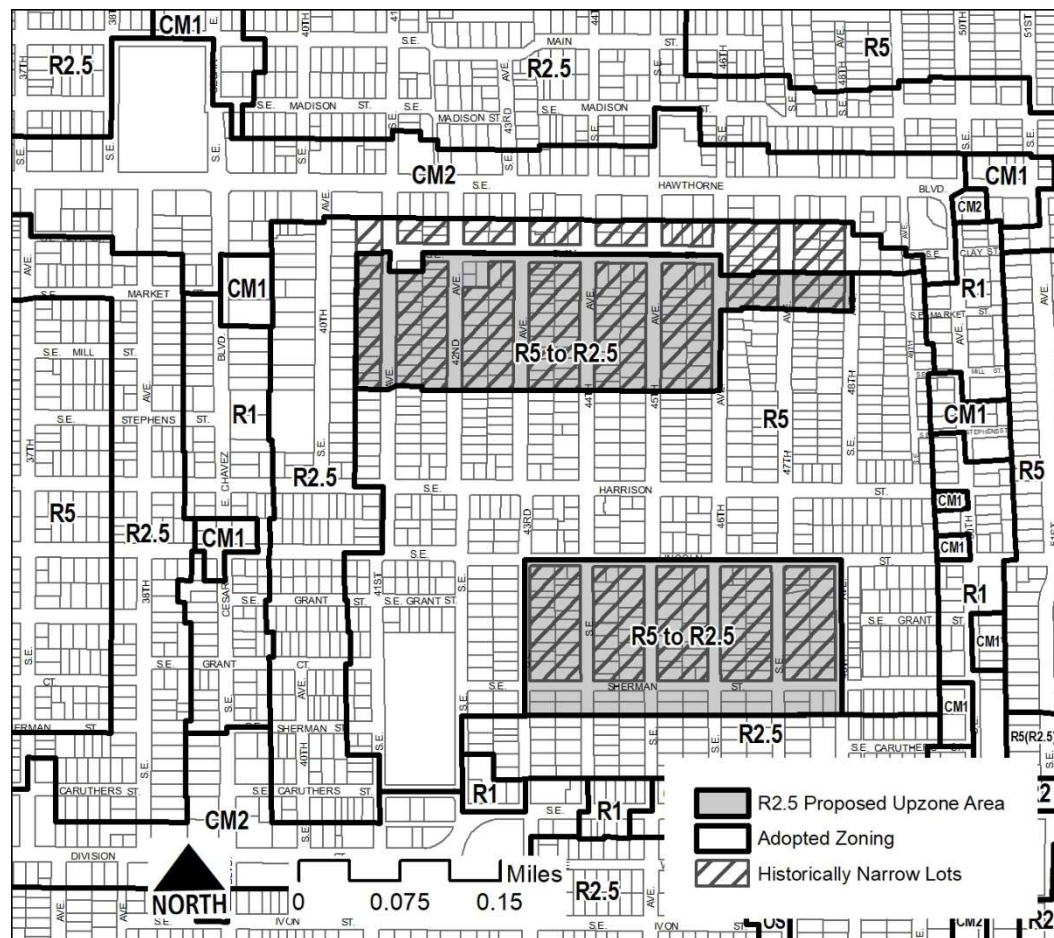
## Southeast – 6

**Description:** The northern properties proposed for R2.5 zoning are located from SE Clay Street south one half-block from SE 40<sup>th</sup> Avenue to SE 48<sup>th</sup> Avenue. The southern properties are located from SE Division Street north to SE Lincoln Street from SE 43<sup>rd</sup> Avenue to 48<sup>th</sup>.

**Existing Zoning Pattern:** In both areas, the proposed R2.5 zoning extends the existing pattern of R2.5 zoning along SE Hawthorne Boulevard, Division and SE Cesar E. Chavez Boulevard.

**Proximity to Centers, Corridors and Neighborhood Amenities:** All the proposed properties are within three blocks of commercial and transit services along Hawthorne and Division. The area is bound by frequent bus service on Hawthorne, Division, Cesar E. Chavez and SE 50<sup>th</sup> Avenue. Richmond Elementary School is located within five blocks of the R2.5 proposals.

**Physical Factors:** A number of lots have taken advantage of historically narrow lots to create R2.5-density development.



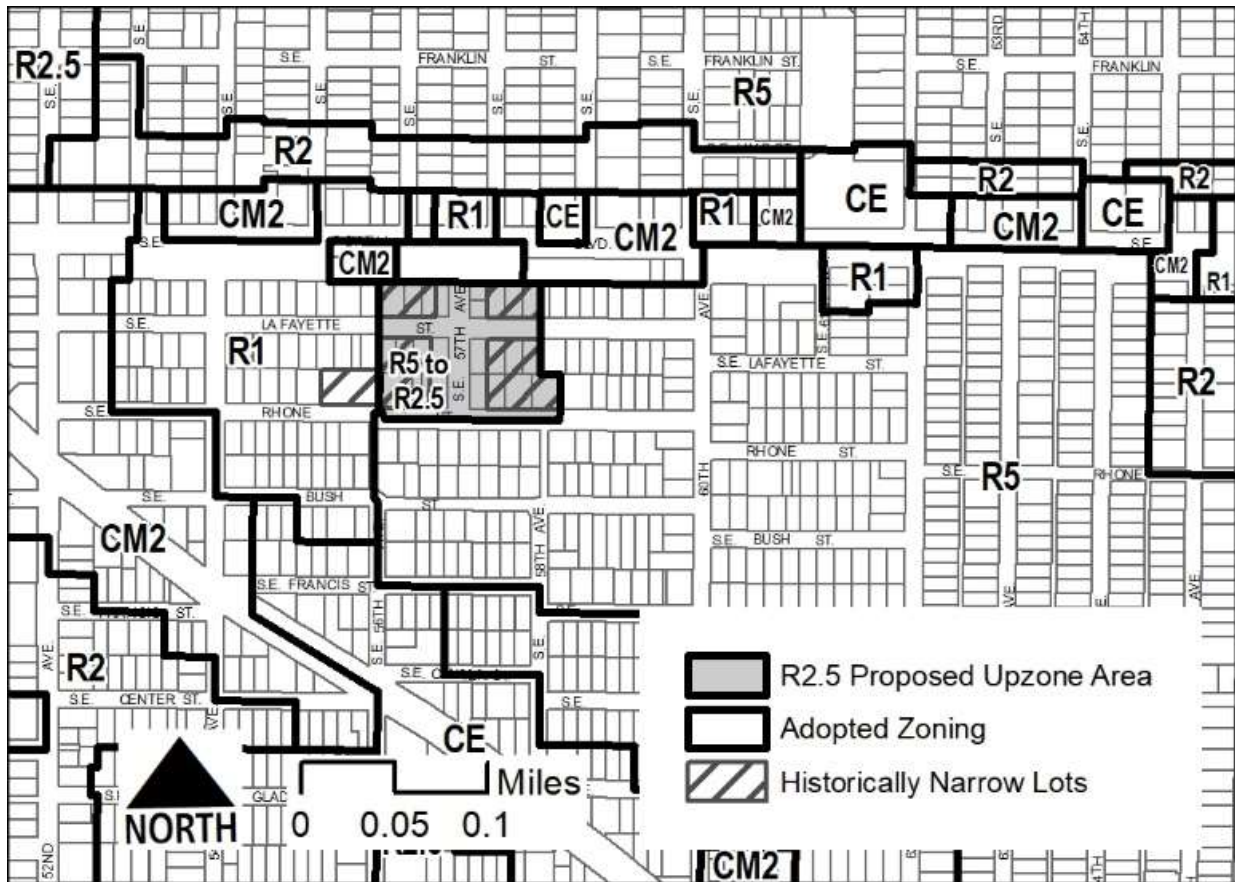
**Southeast – 7**

**Description:** The R2.5 proposals are several lots deep east and west of SE 57<sup>th</sup> Avenue south of SE Powell Boulevard and north of SE Rhone Street.

**Existing Zoning Pattern:** The proposed R2.5 zoning provides a transition to the CM2 and row of off-street parking south of Powell, as well as between the R1 zoning east of SE 52<sup>nd</sup> Avenue and the surrounding R5 zoning. R2.5 zoning of similar depth exists along SE Foster Road.

**Proximity to Centers, Corridors and Neighborhood Amenities:** All the proposed rezoned properties are within three blocks of commercial and transit services along Powell. The area is four blocks north of commercial and transit services on Foster. Creston Park and Creston Elementary School are located four blocks to the west. Franklin High School is located four blocks to the north.

**Physical Factors:** A number of lots have already taken advantage of historically narrow lots to create R2.5-density development.



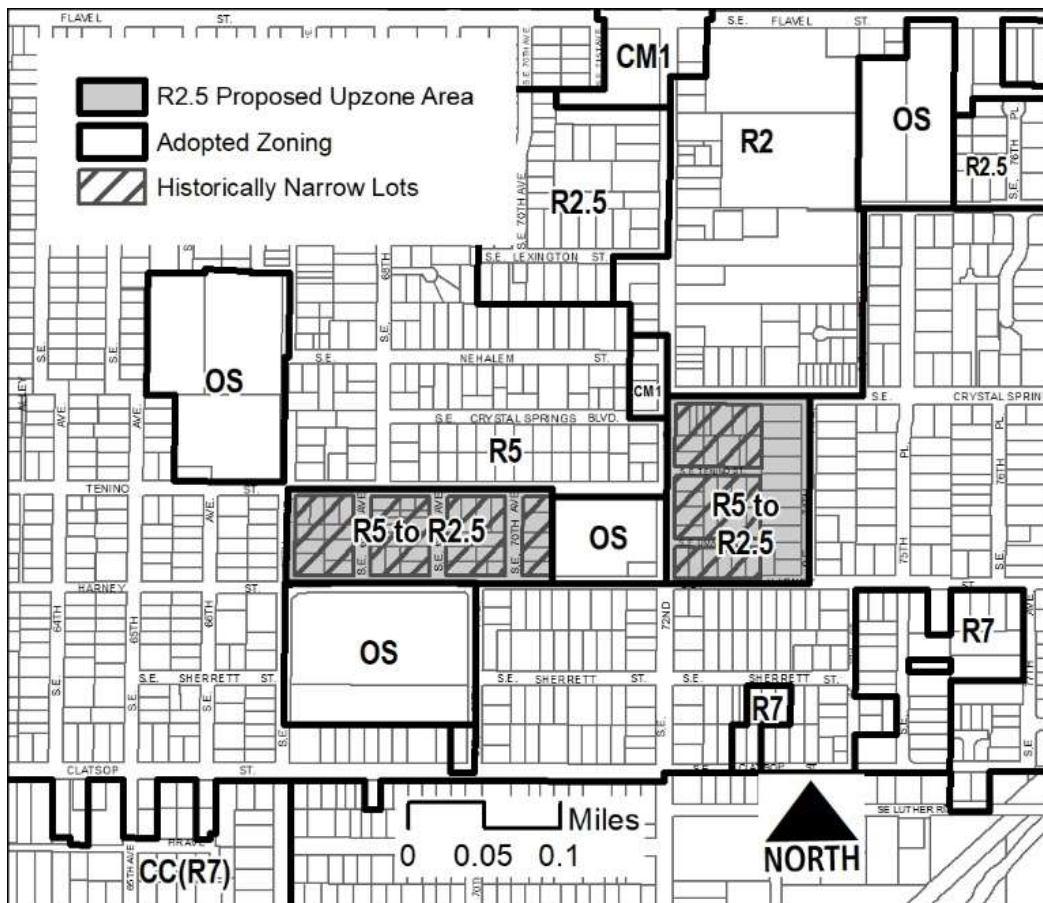
## Southeast – 8

**Description:** The R2.5 proposals are in the area from SE Harney Street north to SE Crystal Springs Boulevard between SE 67<sup>th</sup> Avenue and SE 74<sup>th</sup> Avenue.

**Existing Zoning Pattern:** The proposed R2.5 zoning provides a transition between the R2 zoning north of Crystal Springs and the OS zoning on the nearby parks and cemetery. R2.5 zoning currently exists north of the proposals.

**Proximity to Centers, Corridors and Neighborhood Amenities:** Most of the proposed rezoned properties are within three blocks of transit service along SE 72<sup>nd</sup> Avenue. The area is surrounded by open spaces including Harvey Park to the south, Mount Hood Little League and a cemetery. Whitman Elementary School is located to the north.

**Physical Factors:** A number of lots have already taken advantage of historically narrow lots to create R2.5-density development.



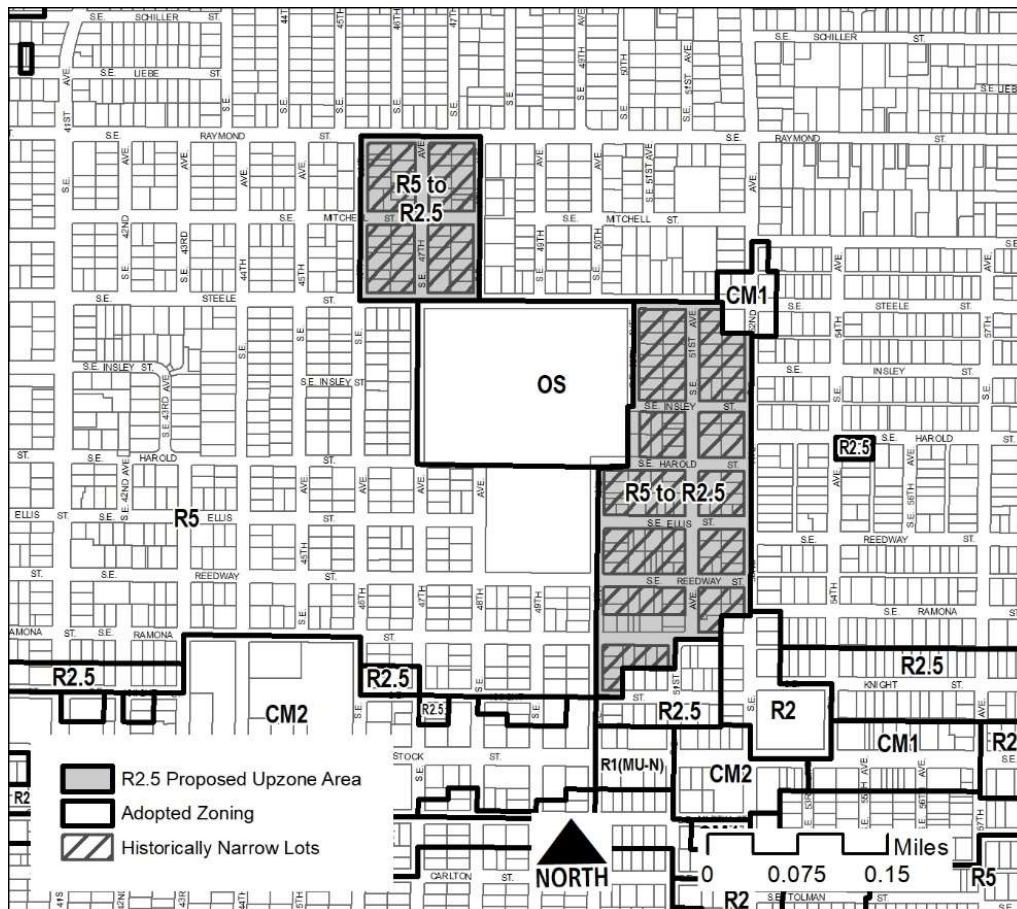
## Southeast – 9

**Description:** The northern properties proposed for R2.5 zoning are located from SE Steele Street north to SE Raymond Street between SE 46<sup>th</sup> Avenue and SE 48<sup>th</sup> Avenue. The southern properties are located from SE Knight Street north to SE Steele Street between SE 50<sup>th</sup> Avenue and SE 52<sup>nd</sup> Avenue.

**Existing Zoning Pattern:** The proposed R2.5 zoning in the southern properties extends the R2.5 zoning that currently existing along SE Woodstock Boulevard.

**Proximity to Centers, Corridors and Neighborhood Amenities:** Some of the southern properties are within three blocks of commercial and transit services along Woodstock. Both areas have access to transit along 52<sup>nd</sup> and Steele. Both areas are adjacent to Woodstock Park, and Woodstock Elementary School is located to the south of the park.

**Physical Factors:** A number of lots have already taken advantage of historically narrow lots to create R2.5-density development.



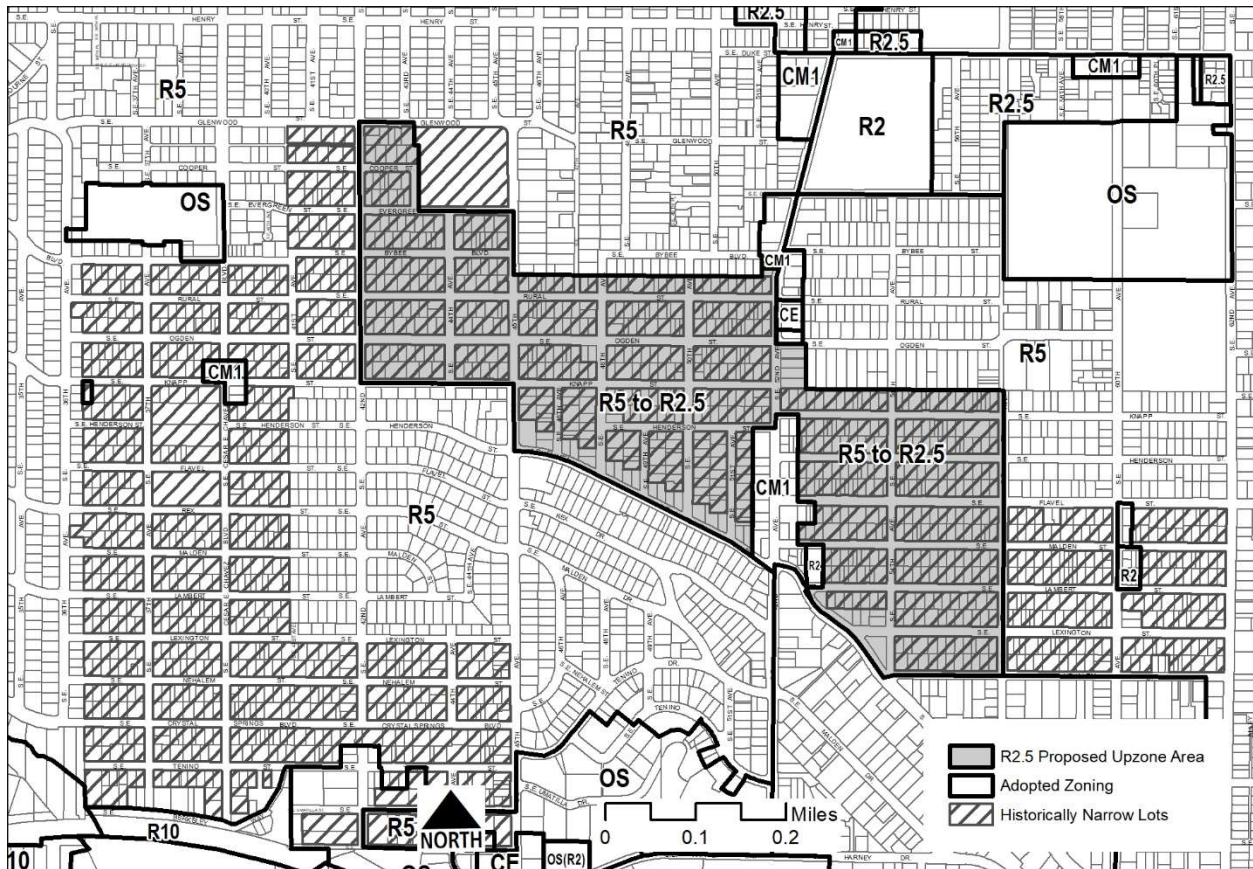
## Southeast – 10

**Description:** The R2.5 proposals generally follow SE Flavel Drive and extend 6.5 to 3.5 blocks to the north between SE 42<sup>nd</sup> Avenue and SE 57<sup>th</sup> Avenue.

**Existing Zoning Pattern:** R2.5 zoning exists to the north along Duke and Woodstock.

**Proximity to Centers, Corridors and Neighborhood Amenities:** Most of the properties proposed for R2.5 zoning are within three blocks of commercial and transit services along SE 52<sup>nd</sup> Avenue. There is also transit service on SE 45<sup>th</sup> Avenue and Flavel. There are three nearby parks: Brentwood Park to the east, Errol Heights Park to the south and Berkeley Park to the west. The northwest portion of the area is adjacent to Lewis Elementary School, and Lane Middle School is one block to the east.

**Physical Factors:** A number of lots have already taken advantage of historically narrow lots to create R2.5-density development.



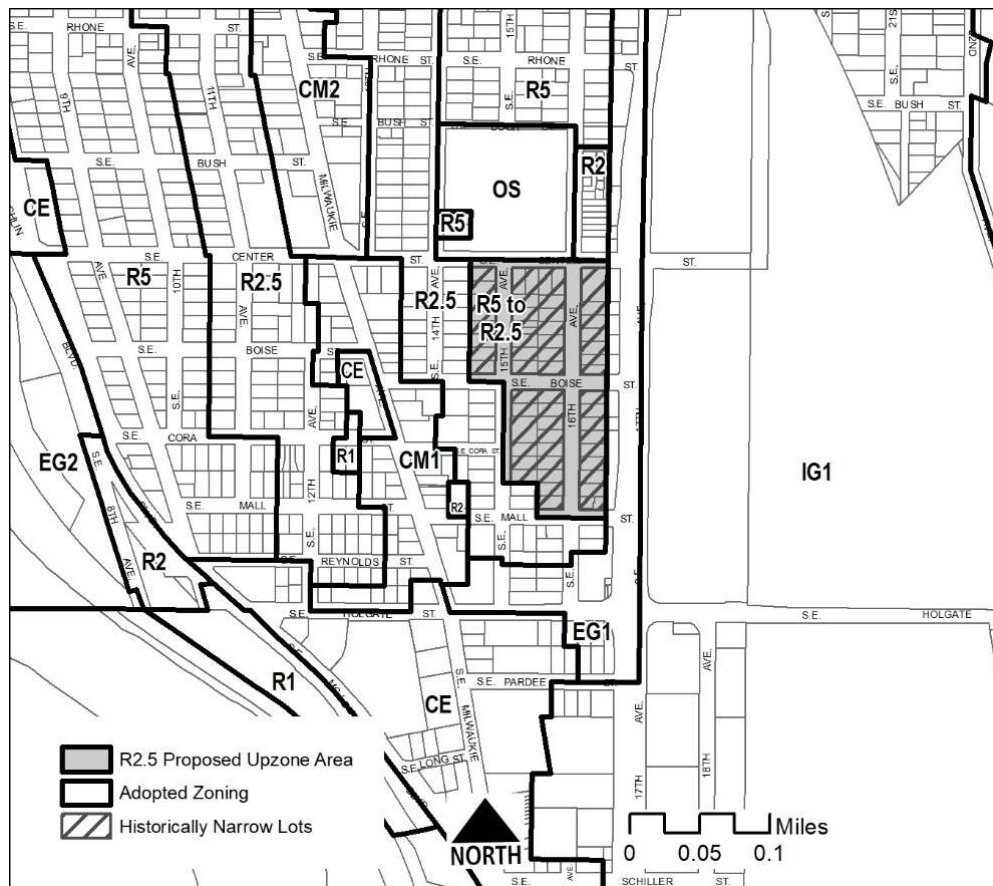
## Southeast – 11

**Description:** The R2.5 proposals are located from SE Center Street south to SE Mall Street between SE 15<sup>th</sup> Avenue and SE 17<sup>th</sup> Avenue.

**Existing Zoning Pattern:** The proposed R2.5 zoning extends the existing R2.5 zoning located behind the CM and EG zoning along SE Milwaukie Avenue to the entire area south of Center and west of 17<sup>th</sup>.

**Proximity to Centers, Corridors and Neighborhood Amenities:** The proposed properties are within three blocks of commercial and transit services along Milwaukie. The area is adjacent to the MAX Orange Line station at 17<sup>th</sup> and SE Holgate Boulevard. Directly north are Brooklyn School Park and Winterhaven Elementary School.

**Physical Factors:** A number of lots have already taken advantage of historically narrow lots to create R2.5-density development.





## R2.5 Zone Change Proposals by District – East

There are two maps that cover the areas of historically narrow lots proposed for zone changes from R5 to R2.5 in the East district.



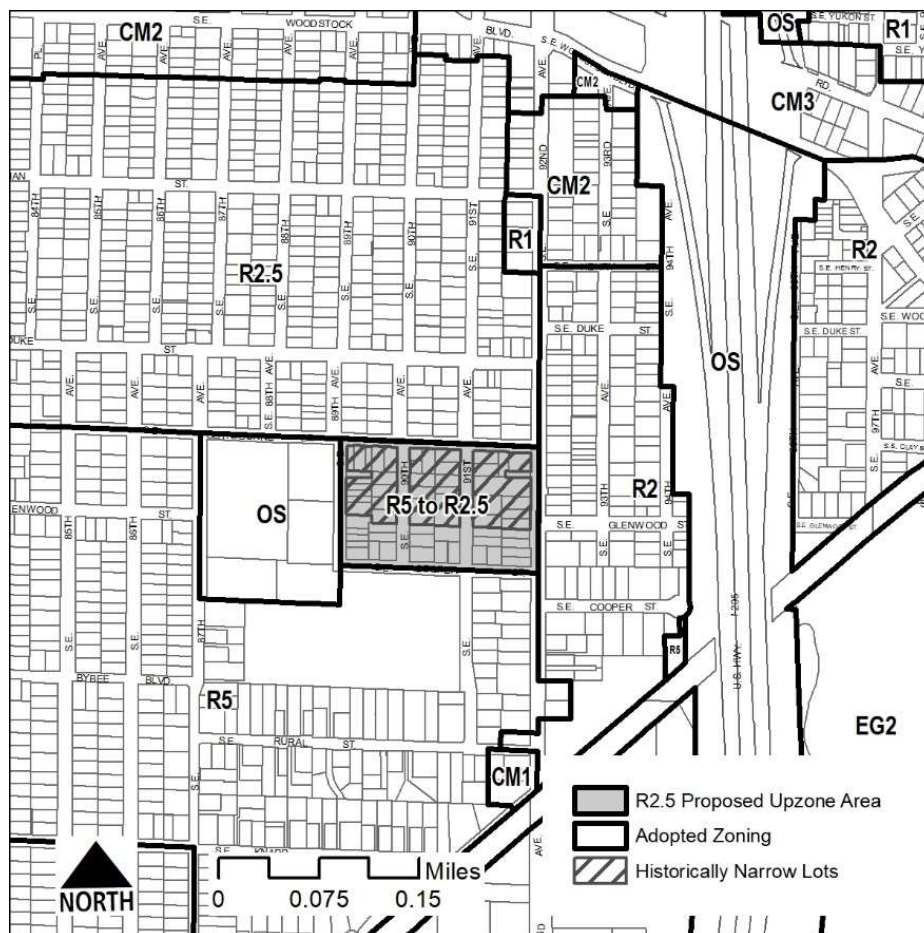
## East – 1

**Description:** The R2.5 proposals are located from SE Claybourne Street south to SE Cooper Street between SE 89<sup>th</sup> Avenue and SE 91<sup>st</sup> Avenue.

**Existing Zoning Pattern:** The proposed R2.5 zoning extends the existing R2.5 zoning north, with R2 zoning directly to the east and R5 zoning directly to the south.

**Proximity to Centers, Corridors and Neighborhood Amenities:** The proposed properties are near commercial and transit services on SE 82<sup>nd</sup> Avenue, MAX Light Rail along the I-205 freeway and the Springwater Corridor Trail. The area is adjacent to Kelly Center Headstart, Kelly Street Elementary and Glenwood City Park.

**Physical Factors:** A number of lots have already taken advantage of historically narrow lots to create R2.5-density development.



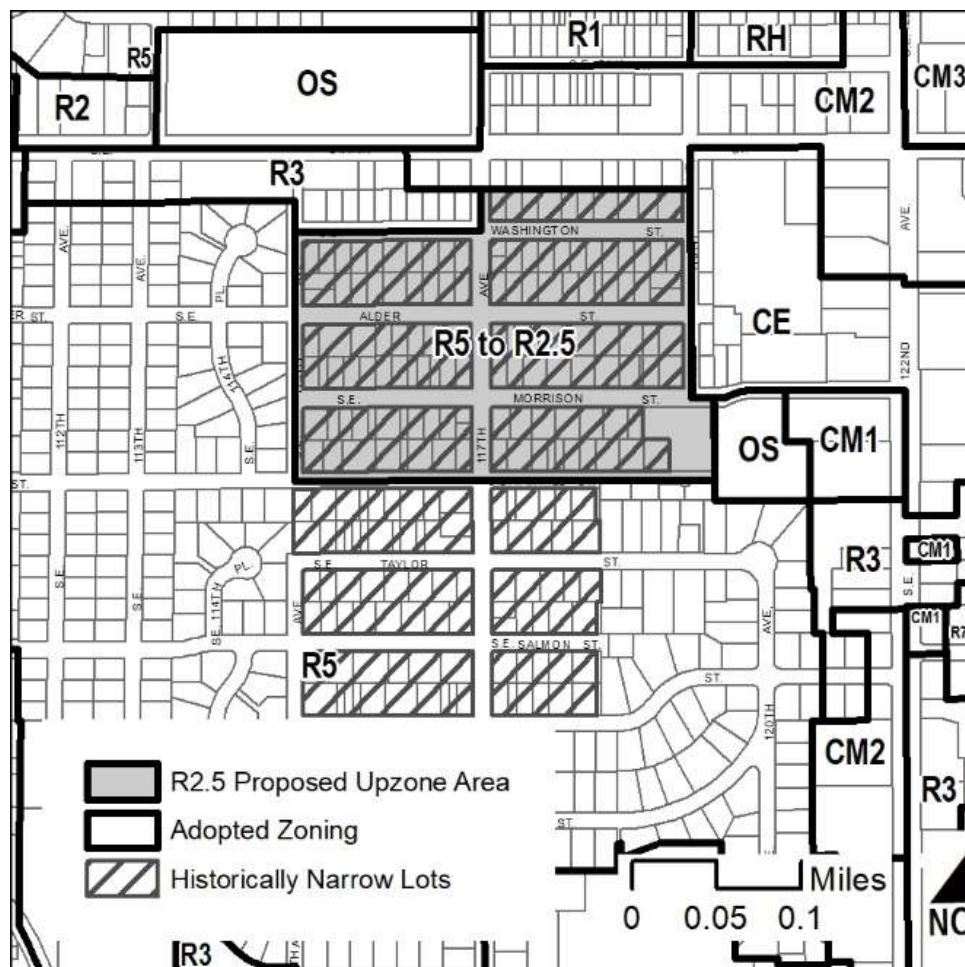
## East – 2

**Description:** The R2.5 proposals are located from SE Washington Street south to SE Yamhill Street between SE 115<sup>th</sup> Avenue and SE 119<sup>th</sup> Avenue.

**Existing Zoning Pattern:** The proposed R2.5 zoning is immediately south of commercial zoning on SE Stark Street and provides a transition to R5 zoning to the south.

**Proximity to Centers, Corridors and Neighborhood Amenities:** The proposed properties are within one block of commercial and transit services along Stark and within three blocks of commercial and transit services on SE 122<sup>nd</sup> Avenue. Ventura Park, Midland City Park and Midland Library are adjacent.

**Physical Factors:** A number of lots have already taken advantage of historically narrow lots to create R2.5-density development.



## R2.5 Zone Change Proposals by District – West

There is one map that covers the areas of historically narrow lots proposed for zone changes from R5 to R2.5 in the West district.



## West – 1

**Description:** The proposed area for R2.5 rezoning covers roughly two blocks bound by SW California Street, SW Nevada Street, SW Capitol Highway and SW 28<sup>th</sup> Avenue.

**Existing Zoning Pattern:** The proposed R2.5 zoning extends the existing R2.5 zoning located on SW Texas Street between SW 30<sup>th</sup> Avenue and SW 29<sup>th</sup> Avenue roughly one additional block to the north, south and east. The proposed R2.5 zoning provides a transition between the commercial and R2 zoning to the north and the surrounding lower-density R5- and R7-zoned areas.

**Proximity to Centers, Corridors and Neighborhood Amenities:** The proposed R2.5 properties are two to four blocks from commercial and transit services both to the north and south along SW Capitol Highway.

**Physical Factors:** While some of these blocks slope downward to the east from SW Capitol Highway, there are no features that would preclude R2.5-zoning development. Streets in this proposed four-block R2.5 area are developed to City standards and most, except SW Nevada Street, have curbs and sidewalks on at least one side.

