



AFFORDABLE HOUSING OPPORTUNITIES PROJECT

Amendments to the Comprehensive Plan Map and Zoning Map

Discussion Draft

June 2025



THE BUREAU OF
**PLANNING &
SUSTAINABILITY**

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Project website (visit to learn about upcoming project events): www.portland.gov/ahop

Map App (shows draft zone changes, provide feedback): www.portlandmaps.com/bps/ahop

Project email: ahop@portlandoregon.gov

Comments welcome through July 3, 2025

The Discussion Draft is the initial draft of the Affordable Housing Opportunities Project and is intended to support community discussion on the draft proposals. Public feedback will inform refinements to create a "Proposed Draft," to be reviewed by the Portland Planning Commission, which will hold a public hearing and receive public testimony (specific dates to be determined).

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Section I: Project Overview

Introduction and Project Purpose

The **Affordable Housing Opportunities Project (AHOP)** helps to address Portland's critical need for affordable housing through a limited number of strategic zoning changes that support affordable housing development or preservation. As housing costs continue to rise, this project focuses on leveraging underutilized properties owned by non-profit organizations and public agencies to create more affordable housing options for Portlanders. The AHOP project's proposed zone changes are estimated to increase residential unit capacity by approximately 800 total units across 17 properties dispersed across all four City Council districts.

Aligned with the city's [Housing Production Strategy](#), AHOP focuses on addressing zoning barriers for the development or preservation of affordable housing on seventeen properties owned and identified as priorities by non-profit affordable housing providers and public agencies for future affordable housing development or preservation, and sometimes in conjunction with community services. This document outlines the project's objectives, the site selection methodology, and approaches to community engagement. It also describes the proposed Comprehensive Plan Map and Zoning Map changes to specific properties to expand opportunities for affordable housing and community services.

Project Objectives

- **Enable Affordable Housing Development:** Help non-profit affordable housing providers move developments forward by addressing zoning constraints.
- **Support Practical Development Locations:** Focus on areas where zoning changes align with access to transit, services, and community infrastructure, such as around mixed-use centers and corridors that are intended to be a focus for housing development.
- **Preserve Existing Affordable Housing:** Help preserve existing affordable housing on properties owned by non-profit affordable housing providers by proposing zoning changes that provide zoning that align with existing building scale and uses.

Project Background

The Affordable Housing Opportunities Project (AHOP) is part of Portland's ongoing efforts to address housing affordability and supply challenges. Portland has a tremendous need for affordable housing, as identified in Portland's Housing Needs Analysis (HNA, adopted December 2023). The 2023 State of Housing in Portland Report shows that housing affordability remains a

challenge for many Portlanders, as rents and home sales prices have continued to climb, outpacing incomes, and the median income for homeowners is more than double that of renters. Half of all Portland renters are rent burdened, paying over 30 percent of household income on housing costs, and 25 percent are severely rent burdened, paying more than 50 percent of household income on housing costs. These burdens are disproportionately experienced by Black, Native American, Pacific Islander, Latine, senior, single mother, and foreign-born households, which have significantly lower median incomes and higher rates of poverty in Portland.

Following from the HNA, Portland's Housing Production Strategy (adopted August 2024) identified strategies to support the development of needed housing, including affordable housing. AHOP is identified as one of the implementing actions of the Housing Production Strategy (HPS). Specifically, AHOP implements the HPS Strategy A5 ("Rezone Sites for Affordable Housing"), which calls for collaborating with affordable housing providers to rezone properties to both facilitate the preservation of existing or the construction of new multi-dwelling affordable housing.

AHOP aims to address these challenges by identifying and rezoning properties owned by non-profit affordable housing providers and public agencies. By updating the Comprehensive Plan Map and Zoning Map designations, AHOP can unlock opportunities to develop more affordable housing and support the continuation of existing affordable housing. Building on the success of earlier initiatives to enable housing development on land owned by faith- and community-based organizations (such as the Expanding Opportunities for Affordable Housing project, phases 1 and 2), the AHOP effort shifts the focus to non-profit housing providers that have expertise in affordable housing development and to land owned by public agencies.

Non-profit affordable housing providers play a unique and critical role in producing affordable housing. Many of these nonprofits have deep experience in navigating the complexities of affordable housing development, leveraging public and private funding, and partnering with communities to create housing that serves local needs. By working with nonprofits and public agencies, we can ensure that rezoning efforts are not only aligned with housing production goals but also contribute to equitable development and lasting affordability.

Project Steps and Timeline

- Project scoping and identifying potential properties - **Spring-Fall 2024**
- Site assessments and engagement with partners on development concepts and goals - **Summer/Fall 2024**
- Initial community outreach and zoning proposal development - **Winter/Spring 2025**

- Public discussion draft and community engagement – **Spring/Summer 2025**
- Legislative approval process – **Summer-Winter 2025**

Project Framework

Project Scoping

The scope of the AHOP Project was developed through a collaborative and iterative process involving partnering with affordable housing providers. Scoping and project refinement efforts included the following:

- **Outreach to potential partners.** Early during the development of the project scope, staff reached out to publicize the AHOP Project to non-profit affordable housing providers and public agencies and to invite their participation in the project. While for-profit developers also undertake development that includes affordable housing, project staff intentionally focused on non-profit affordable housing providers to keep the scope of the project limited and streamlined while also ensuring that affordable housing will be the primary project outcome.
- **Site selection.** Staff worked with non-profit affordable housing providers and public agencies to identify properties owned by these organizations that have zoning barriers that constrain future affordable housing development or affordable housing preservation, with an emphasis on properties that provide near-to mid-term development or preservation opportunities.
- **Zoning and contextual analysis.** Staff analyzed properties for potential zone changes (see also page 9, Selection and Prioritization of Sites) based on:
 - **Zoning** – including assessment of alternative zones and their potential for expanding options for affordable housing and community services in comparison to existing zoning.
 - **Comprehensive Plan Map designations** – assessment of whether potential Comprehensive Plan Map and Zoning Map changes are consistent with locational criteria and associated policies.
 - **Context** – staff considered whether zone changes would expand affordable housing options in high-opportunity areas with access to commercial and community services and transit, such as locations close to mixed-use centers and corridors, and also considered continuity with established zoning patterns.

Public Engagement and Project Steps

The following outlines the progression of outreach efforts aimed at informing, involving, and collaborating with the community throughout the project process.

Outreach activities and engagement phases included:

Phase 1

Initial outreach to affordable housing providers. Project staff contacted Housing Oregon, a statewide association of organizations who build, finance, and support affordable housing, to introduce the project initiative and request their help in sharing information with their network. The AHOP Project concept was shared to elicit interest in the project from affordable housing providers and community development organizations throughout the Portland area and statewide.

Information session. Project staff held an online information session on AHOP on July 11, 2024, which provided an opportunity to introduce the project to affordable housing providers and outline the project's scope and opportunities for zone changes to support affordable housing. Organizations that expressed interest in participating in the project included Home Forward, Habitat for Humanity, Unite Oregon, and APANO.

Follow up with project partners. Staff followed up individually with each organization that expressed interest in participating in AHOP to better understand their specific needs and requests. Each organization submitted a list of properties it proposed for rezoning, which provided a starting point for the project's proposed zone changes. In addition to these discussions with non-profit affordable housing providers, communications with TriMet resulted in the identification of additional properties for potential affordable housing development. Based on the identified properties, staff assessed each property based on policy considerations and the potential for supporting affordable housing development and/or preservation and, in some cases, associated community services. This, together with further discussions with project partners, resulted in the list of 17 properties proposed by AHOP for zone changes.

Phase 2

Early Outreach

Prior to the June 2025 release of the Discussion Draft for public review, early outreach undertaken by project partners focused on reaching out to property residents to inform them of the proposals, clarify the intent of the zone changes, and to make project staff and the relevant housing providers available for questions.

Discussion Draft Outreach

The Affordable Housing Opportunities Project Discussion Draft was released on June 2, 2025. The Discussion Draft offers an opportunity to share the AHOP proposals with the broader public and to seek feedback to inform refinements to the project proposals. Outreach for the Discussion Draft includes:

- Publicizing the Discussion Draft on the AHOP website and through BPS news updates.
- Mailing of courtesy notices to district coalition offices, neighborhood associations, and to property owners within 400 feet of each property proposed for zone changes. These notices include information on how to learn about the AHOP proposals and provide input.
- Launching an online Map App tool showing the draft zone changes and providing opportunities to submit comments.
- Holding information sessions on the AHOP proposals. Two online information sessions, scheduled for June 12 and June 18, serve as opportunities for project staff to share the draft proposals with the public and to answer questions.
- Presenting to district coalition committees as well as neighborhood associations as requested.

Project website

The AHOP website (www.portland.gov/ahop) provides summary information on the AHOP Project, presents project updates and information on how to provide feedback, and allows for interested community members to sign up for project notifications. The website also includes links to project documents and resources, as well as to the AHOP Map App.

Phase 3

Proposed Draft and Planning Commission

Based on public input on the Discussion Draft, project staff will make revisions and publish the AHOP Proposed Draft (anticipated to be available in July 2025). The Portland Planning Commission will then hold a public hearing on the Proposed Draft (date TBD). After considering public testimony and any amendments to the proposal, the Planning Commission will vote to forward a Recommended Draft to the Portland City Council.

Recommended Draft and City Council

After the AHOP Recommended Draft is published (potentially in Fall 2025), the Portland City Council will hold a public hearing on the AHOP recommendations and will then consider public

testimony, including any potential refinements, prior to voting on adoption of the AHOP map amendments.

Selection and Prioritization of Sites

The following criteria were established to identify properties suitable for zone changes as part of the AHOP Project. After receiving property lists from participating organizations, a systematic approach was applied to evaluate each site's suitability for zone changes to support affordable housing development. Key factors considered in the assessment included:

- **Ownership Status:** Properties owned by non-profit affordable housing providers or that are publicly owned were prioritized for inclusion, as they align with the project's focus on affordable housing development. In the case of one set of properties (122nd Avenue Properties), condominium property ownership shared between Unite Oregon and adjacent businesses – all of which are non-conforming with current residential zoning – resulted in this instance in the inclusion of condominium properties with a mix of non-profit and small business ownership into the proposed zone changes.
- **Proximity to Centers and Corridors:** Properties near designated centers and corridors were prioritized due to the access these locations provide to transportation, services, and amenities, which will help meet the needs of residents and support higher-density development.
- **Zoning Compatibility:** Properties adjacent to more permissive zoning designations, such as commercial/mixed-use or multi-dwelling zones, were considered appropriate for transitioning properties to higher-density residential uses.
- **Comprehensive Plan Policies:** Staff assessed whether potential Comprehensive Plan Map and Zoning Map changes are consistent with Comprehensive Plan policies and locational criteria.
- **Development Status:** The project prioritized properties that provide near-to mid-term affordable housing development or preservation opportunities.
- **Historic or Scenic Resource Designations:** Properties located in historic districts or that are associated with scenic resources were reviewed for regulatory issues (applies to properties 13 and 15 [see Part 2], which are included in the project to support preservation of existing affordable housing rather than for redevelopment).

Proposed Zoning Changes – Properties List

Following the site evaluation and prioritization process described above, the list of properties was grouped into three categories to reflect how the zone changes could have the greatest impact: **sites with potential to expand opportunities for affordable housing and services**, including **(1) non-profit housing properties** and **(2) publicly owned properties**; and **(3) sites with non-conforming situations**. The third category includes existing affordable housing with non-conforming scale or properties with non-conforming community services or other services, where zoning changes could support their long-term preservation or continuation. These categories help clarify the primary purpose of the zoning proposals and provide a more targeted framework for understanding the potential benefits at each location.

Expanding Opportunities for Affordable Housing and Services

Non-Profit Housing Properties

ID	Property Name	Zone	Proposed Zone	Notes	Ownership
1	Townhouse Terrace 3001 SE 136th Ave	RM1	RM2	Rezone to RM2 to allow for additional affordable housing units when future development occurs. Consistent with policies for locating affordable housing and higher-density development close to transit corridors, such as SE Powell.	Home Forward
2	19th Avenue Apartments 6508-6554 SW 19th Ave	RM2	CM2	Support partnership with Neighborhood House to provide community services and expand affordable housing, consistent with policies for locating services and affordable housing in town centers such as Hillsdale.	Home Forward
3	Gateway Park Management Office 510-512 NE 100th Ave	CX	RX	Support residential development in Gateway near transit and services, consistent with policies for the Gateway Regional Center.	Home Forward
4	Demar Downs 2700-2726 & 2830-2846 SE 148th Ave	RM1	RM2	Rezone to RM2 to provide expanded opportunities for future affordable housing along SE 148th near the SE Division corridor, consistent with policies that encourage directing housing to designated corridors such as SE Division.	Home Forward
5	Camelia Court 2601 N Lombard St	RM2	CM2	Rezone to CM2 to allow future mixed-use and affordable housing development along the N Lombard civic corridor.	Home Forward
6	Prescott Property 6841 NE Prescott St	R7	RM1	Facilitate affordable home ownership near the Cully Neighborhood Center and Scott Elementary School.	Habitat for Humanity
7	Canton Grill Site 2610 SE 82nd Ave	CM2	CM3	Facilitate affordable housing together with community services and commercial uses in the Jade District Neighborhood Center along 82 nd Avenue.	APANO

Public Agency Properties

ID	Property Name	Zone	Proposed Zone	Notes	Ownership
8	Sears Armory / Safe Rest Village 2731 SW Multnomah Blvd	EG2	CM2	Enable future affordable housing and facilitate continuation of the current Safe Rest Village. This is consistent with policies that encourage housing close to designated centers such as Multnomah Village.	City of Portland
9	3717 SE 17th Ave	EG1	CM2	Enable affordable housing and ground floor services along a light rail line.	TriMet
10	4421 SE 17th Ave	EG1	CM2	Enable affordable housing and ground floor services adjacent to a light rail station.	TriMet

Non-Conforming Situations

ID	Property Name	Zone	Proposed Zone	Notes	Ownership
11	Holgate House 4601 SE Cesar E. Chavez Blvd	RM2	RM3	Address non-conforming scale and support preservation of existing affordable housing along a designated civic corridor.	Home Forward
12	Unthank Plaza 2500 N Williams Ave	RM1/ RM2	CM3	Resolve split zoning, address non-conforming scale, and allow community services in a designated neighborhood center.	Home Forward
13	Dahlke Manor 915 NE Schuyler St	RM3	RM4	Provide zoning that addresses non-conforming scale to support preservation and future upgrades to a nine-story affordable housing building close to the Central City.	Home Forward
14	Ruth Haefner Plaza 6005 SW Beaverton Hillsdale Highway	RM1	RM2	Better match existing scale and support long-term preservation of affordable housing along a neighborhood corridor.	Home Forward
15	Schrunk Riverview Tower 8832 N Syracuse St	RM2	RM4	Address non-conforming scale and support long-term preservation of this 11-story affordable housing building in St. Johns Town Center.	Home Forward
16	Sellwood Center 1724 SE Tenino St	RM3	RM4	Align zoning with existing scale and support future improvements to existing affordable housing close to a light rail station.	Home Forward
17	Unite Oregon / 122nd Ave Properties 1320-1390 SE 122 nd Ave	RM1	CM2	Address non-conforming status of community services and existing businesses and facilitate potential affordable housing along the SE 122 nd civic corridor.	Unite Oregon / Others

Note: This list does not indicate overlay zones, only the base zoning

Property Distribution Map

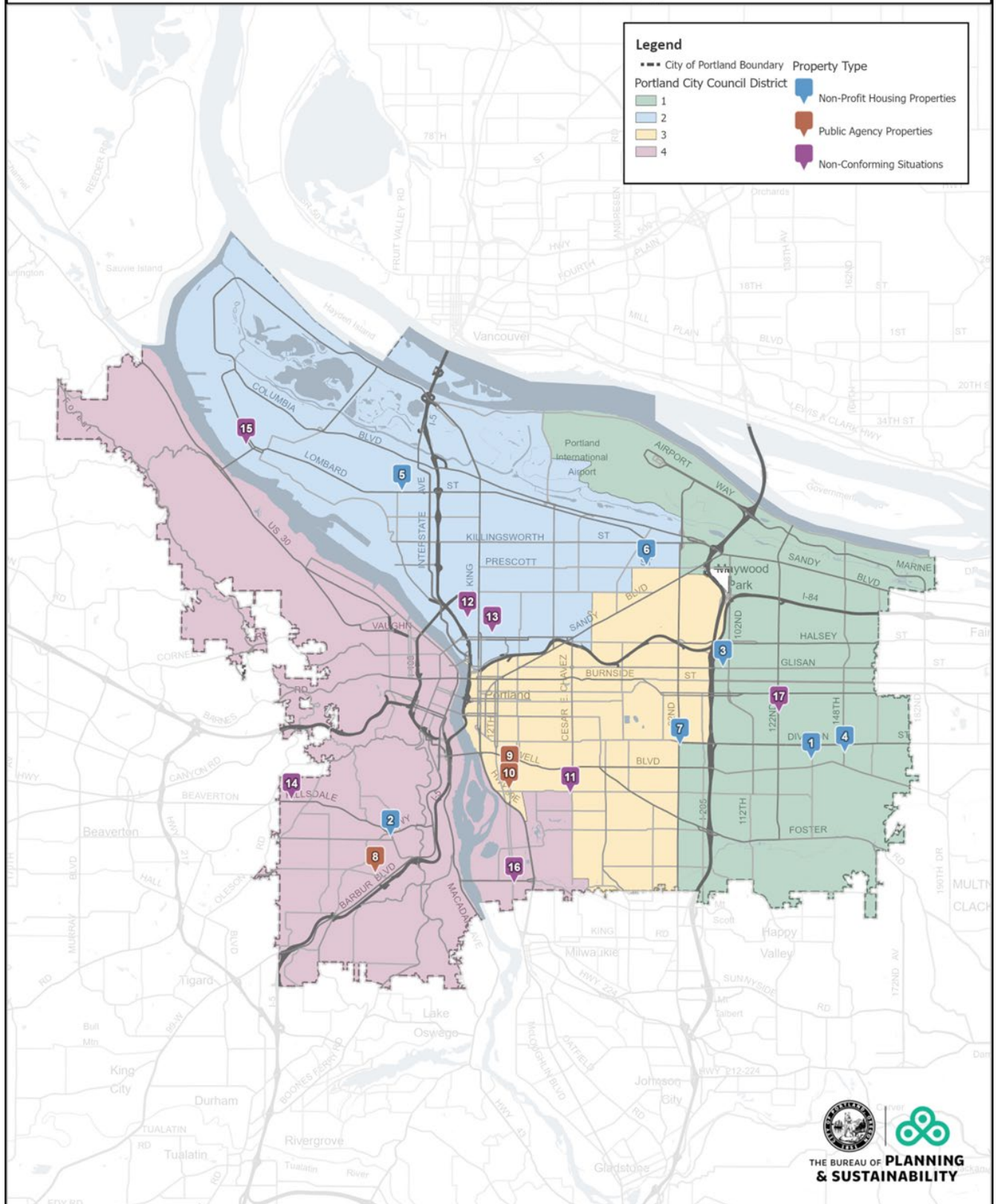
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The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for errors, omissions or positional accuracy.

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Zoning Map and Comprehensive Plan Map Changes

The **2035 Comprehensive Plan Map** depicts a long-term vision of how and where the city will accommodate anticipated population and job growth. Its land use designations, such as the mixed-use and multi-dwelling designations mapped within centers and along corridors, are tied to policy statements in the Comprehensive Plan, and they specify where various land uses can be located. (See *Centers and Corridors Map* on page 15)

Each Comprehensive Plan Map designation corresponds with one or more implementing zones. The zones are defined in the **Portland Zoning Code**, which contains regulations that specify the permitted uses and intensity of each zone and required development standards. In short, zoning directs how land can be used and what can be built on any given property. The **Zoning Map** depicts where the zones apply. The locations of the AHOP mapping changes are consistent with Comprehensive Plan policies that call for focusing multi-dwelling housing, including affordable housing, close to designated mixed-use centers, corridors, and light rail stations so that residents can live near to services and transit.

Most of the proposed AHOP map amendments involve changes to both the Comprehensive Plan Map and Zoning Map designations of each property. Upon adoption of the Affordable Housing Opportunities Project map amendments, both the citywide Comprehensive Plan Map and the Zoning Map will be updated to reflect the newly adopted land use designations for the properties.

Zoning and Corresponding Comprehensive Plan Map Designations (for properties proposed for changes)

Zone	Comprehensive Plan Designation (and map abbreviation)
RX	Central Residential (CX)
RM3 and RM4	Multi-Dwelling – Urban Center (MD-U)
RM2	Multi-Dwelling – Corridor (MD-C)
RM1	Multi-Dwelling – Neighborhood (MD-N)
R7	Residential – 7,000 (R7)
CX	Central Commercial (CX)
CM3 (Comprehensive Plan Map designation varies by location)	Mixed Use – Urban Center (MU-U) Mixed Use – Civic Corridor (MU-C)
CM2 (Comprehensive Plan Map designation varies by location)	Mixed Use – Urban Center (MU-U) Mixed Use – Civic Corridor (MU-C) Mixed Use – Neighborhood (MU-N)
EG1 and EG2	Mixed Employment (ME)

Zone Summaries

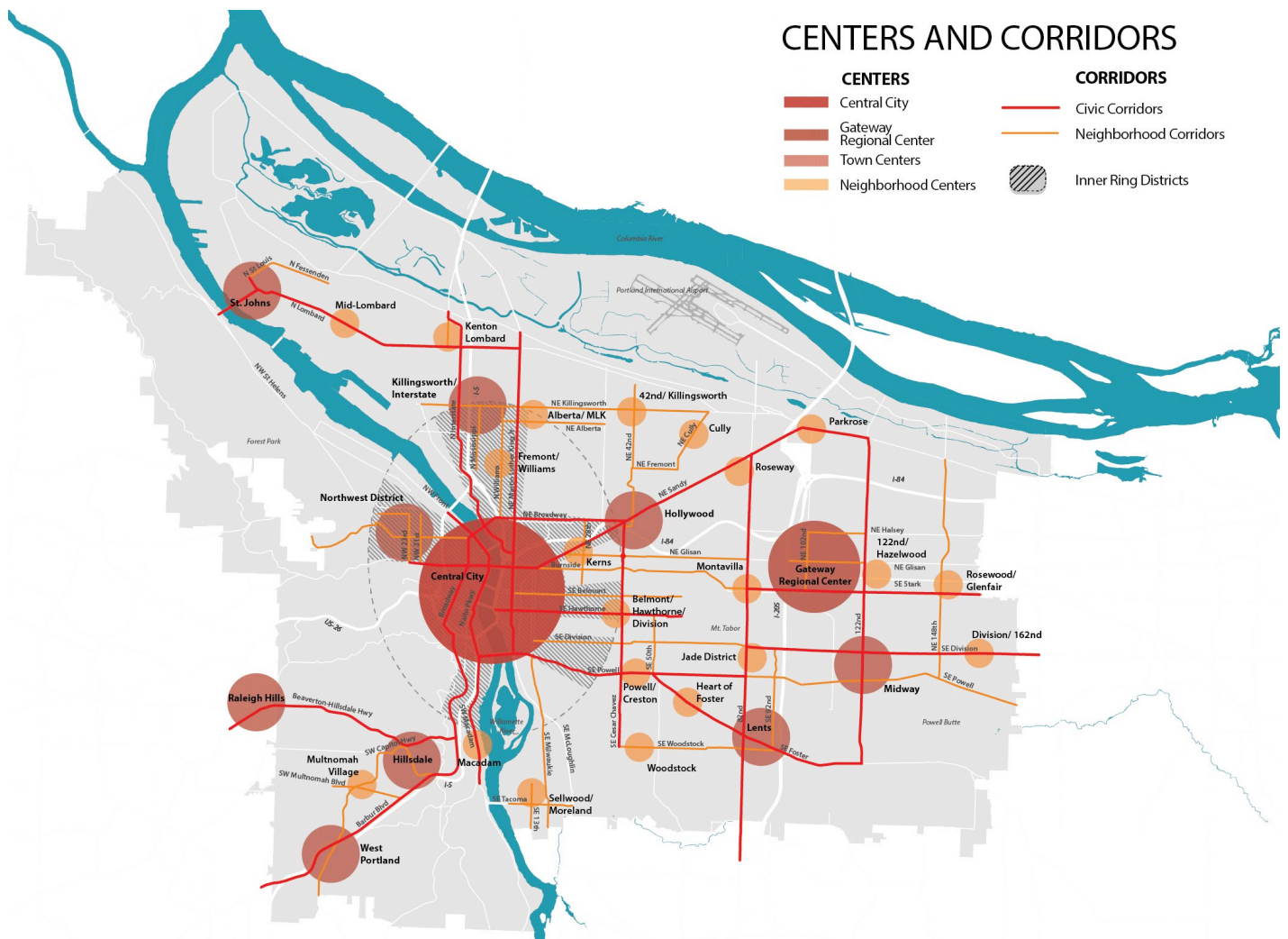
The following summarizes the characteristics of the zones proposed for the AHOP zone change properties. The development scales shown relate to the standard “base zone” allowances of each zone. Future projects may be eligible for additional development allowances (incentives as permitted by the existing the Zoning Code), depending on the type of units provided (affordable housing, family-sized units, or visitable/accessible units). Those additional allowances would be determined at the time development projects are proposed.

Multi-Dwelling Zones: allow for a broad range of housing types that provide multiple units on a property, ranging from clusters of houses, townhouses, and plexes in small-scale zones to multi-level apartment buildings in the larger-scale zones. These zones are primarily intended for residential development, with limited allowances for ground-floor commercial and community services along corridors. Not shown in the following table is the RX zone, which is proposed for a single property in the Gateway Regional Center, which has area-specific development regulations.

Commercial/Mixed-Use Zones: allow for a broad range of multi-dwelling housing, commercial services, and community services. A common arrangement consists of ground-floor commercial or community services, with residential units on upper levels. These zones provide affordable housing providers the most flexibility to develop residential units together with community services, although development can also be purely residential.

Overview of Zones

Multi-Dwelling Zones			Commercial/Mixed Use Zones	
RM1	RM2	RM3/RM4	CM2	CM3
				
				
2-3 stories Small-scale multi-dwelling zone intended to be compatible with single-family areas	3-4 stories Mid-scale multi-dwelling zone often located in centers and along corridors	Up to 6-10 stories Large-scale zone in locations close to the Central City, in major centers, civic corridors, or near light rail	3-4 stories Mid-scale zone typically located in centers and along corridors and in commercial districts	5-6 stories Large-scale zone typically located near the Central City, in major centers, along civic corridors, or near light rail



Centers and Corridors – where Comprehensive Plan policies call for focusing housing growth, including affordable housing, so that residents can live close to commercial and community services and transit. Proximity to centers, corridors, or light rail stations was a key consideration for the proposed AHOP zone changes.

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Section II: Amendments to the Comprehensive Plan Map and Zoning Map

This section presents staff-proposed Comprehensive Plan Map and Zoning Map amendments. The section is formatted to facilitate readability by showing draft map amendments on the right-hand pages and related commentary on the left-hand pages.

The proposed Comprehensive Plan Map and Zoning Map changes fall into one of these categories:

- **Expanding Opportunities for Additional Affordable Housing and Services:**

Non-Profit Housing Properties (properties 1-7). These zone changes expand the potential for new affordable housing or mixed-use development on sites currently used for affordable housing or owned by non-profit housing providers. Several sites (e.g., Townhouse Terrace, 19th Avenue, Demar Downs, Camelia Court) already include affordable housing but are proposed for zone changes to expand opportunities for future affordable housing. Others (e.g., Prescott Property, Canton Grill site) are underutilized or vacant, and the proposed zoning facilitates future affordable housing or community services.

Public Agency Properties (Properties 8–10): These changes create a zoning framework that allows publicly-owned properties, like the Sears Armory (currently a Safe Rest Village) and TriMet properties, with zoning that currently does not allow housing, to in the future transition to include affordable housing. These updates provide long-term flexibility for public use while aligning with corridor planning and housing policy goals.

- **Updating Zoning for Non-Conforming Scale or Use (Properties 11–17):**

These updates align zoning with the existing scale of older, often mid-to-high-rise affordable housing buildings (e.g., Holgate House, Schrunck Riverview Tower, Sellwood Center) or that have non-conforming community services or other services. These sites are currently non-conforming under base zoning, limiting the ability to make even small additions. The proposed changes support the continued use and reinvestment in these properties, providing flexibility for renovations, expansions, or resilience upgrades without triggering zoning conflicts.

Commentary

Property 1: Townhouse Terrace

Owner: Home Forward / Housing Authority of Portland

Address: 3001 SE 136th Ave

Property ID: R334536

Property size: 98,446 sq. ft. (2.26 acres)

Location: Located close to SE Powell Blvd, a designated neighborhood corridor, within the Powellhurst-Gilbert neighborhood

Proposed Map Changes

Comprehensive Plan Map Amendment: Multi-Dwelling - Neighborhood (MD-N) to Multi-Dwelling - Corridor (MD-C)

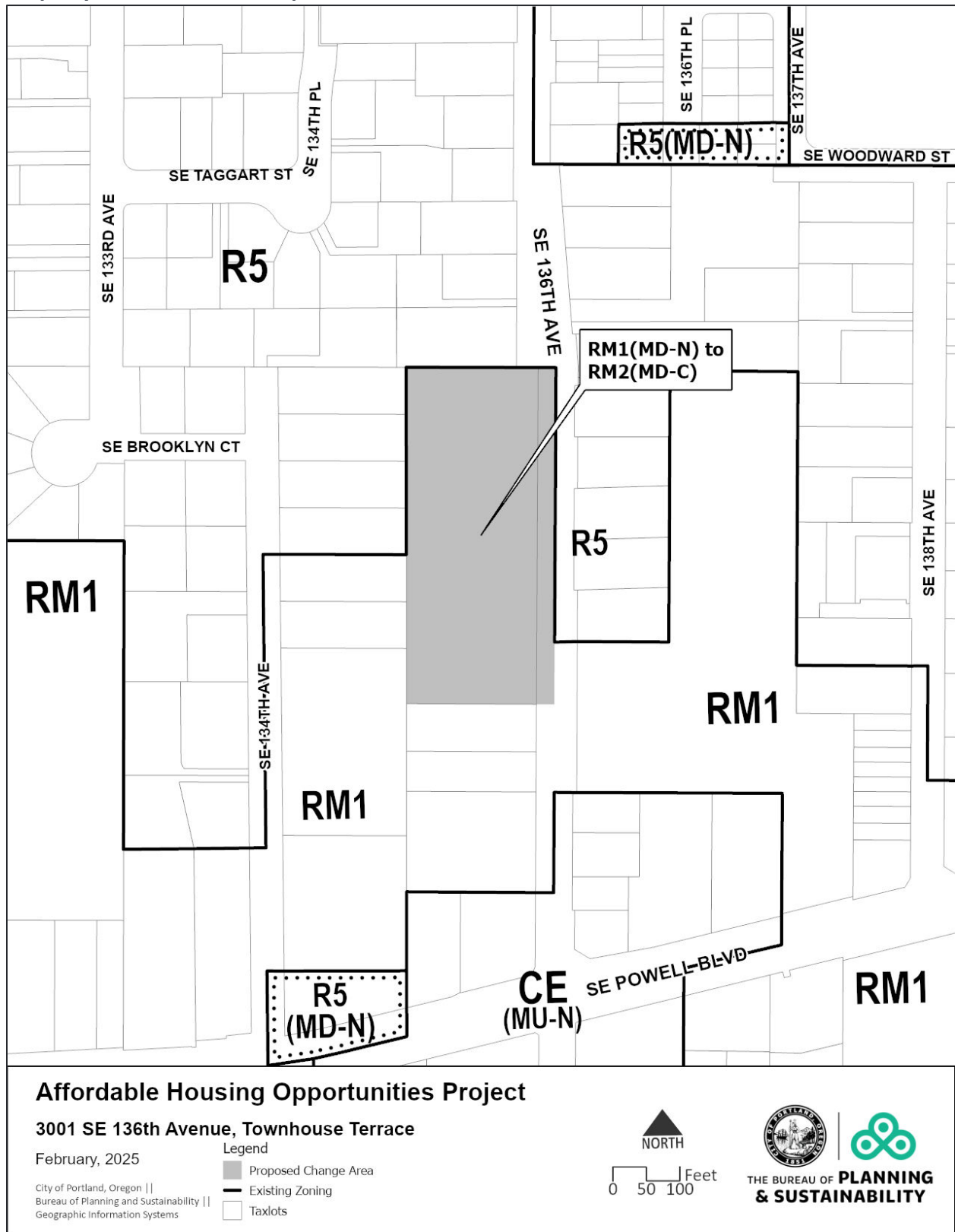
Zoning Map amendment: RM1 to RM2

Notes and Policy Considerations

The property currently consists of a complex of 2-story apartments built in 1975. The property is close to the Powell Boulevard Neighborhood Corridor and to commercial/mixed-use zoning on that corridor. The proposed map changes would be consistent with the intended location of the Multi-Dwelling Corridor designation and RM2 zoning along or near corridors. Regulations for the RM2 zone will require that buildings step-down in height next to the adjacent single-dwelling zoning to provide a transition in scale. The purpose of the map changes is to allow for a greater number of affordable housing units as part of future development, and would be consistent with policies calling for locating higher-density housing close to corridors with transit and commercial services.



Property 1 Amendments Map



Commentary

Property 2: 19th Avenue Apartments

Owner: Home Forward / Housing Authority of Portland

Address: 6508-6554 SW 19th Ave

Property ID: R115790, R115795, R328546, R328571

Property size: 56,646 sq. ft. (1.30 acres)

Location: Located within the Hillsdale Town Center, in the Hillsdale neighborhood

Proposed Map Changes

Comprehensive Plan Map Amendment: Multi-Dwelling - Corridor (MD-C) to Mixed Use - Urban Center (MU-U)

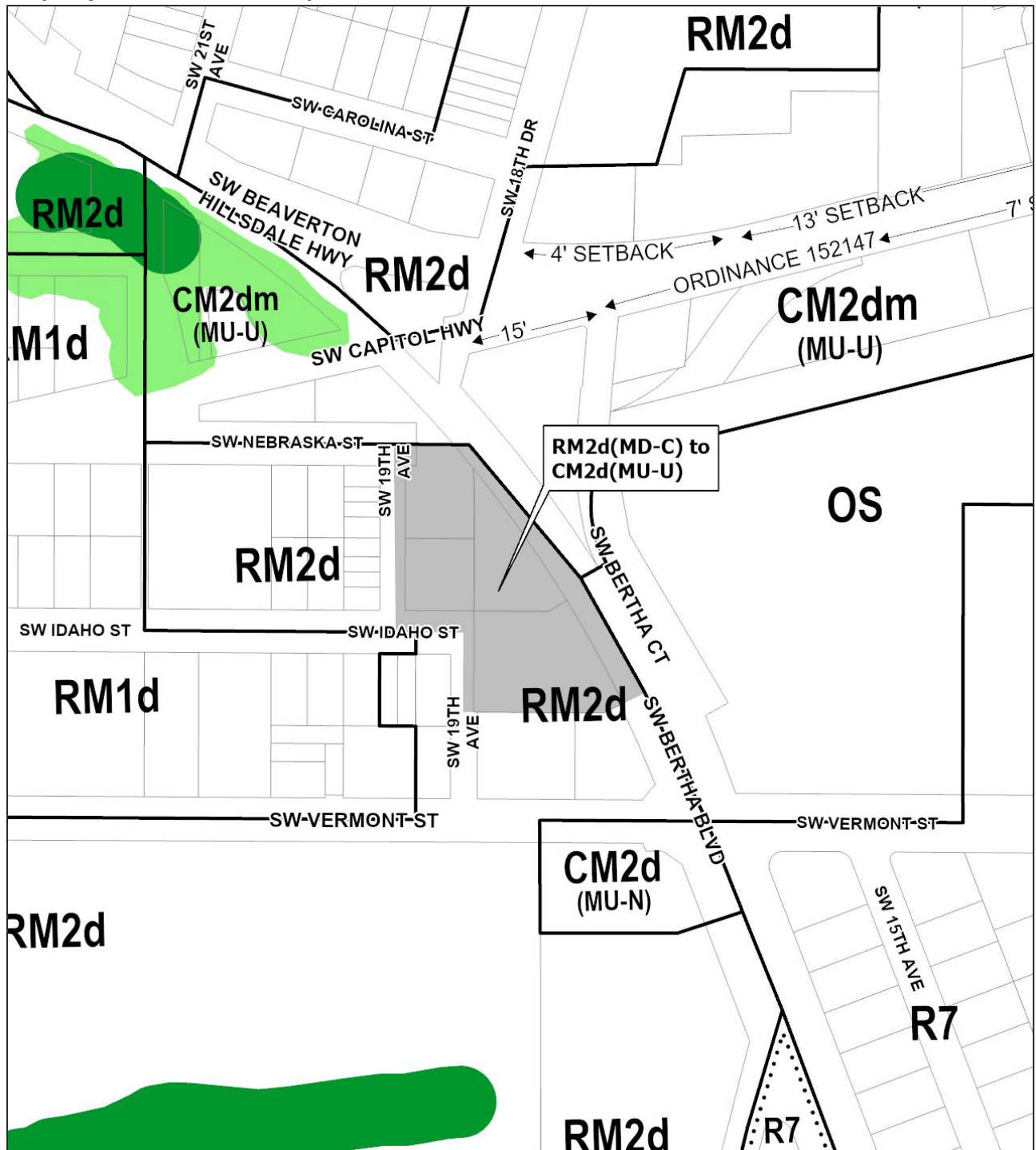
Zoning Map amendment: RM2d to CM2d

Notes and Policy Considerations

The property currently consists of a complex of two-story apartments built in 1996 and is located within the Hillsdale Town Center. CM2 zoning, which allows a mix of residential, commercial, and community services, is an implementing zone for town centers, where commercial/mixed-use zones are assigned the Mixed Use - Urban Center Comprehensive Plan designation. CM2 zoning is the primary mixed-use zoning in the Hillsdale Town Center and applies to adjacent properties to the north and across SW Bertha Blvd. The proposed CM2 zoning would accommodate Home Forward's plans for a partnership with Neighborhood House to provide community services on the property together with housing and would also allow for additional affordable housing on the site. This zone change is consistent with policies for locating affordable housing and community services in town centers, such as Hillsdale.



Property 2 Amendments Map



Affordable Housing Opportunities Project

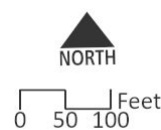
6508-6554 SW 19th Avenue, 19th Avenue Apartments

February, 2025

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Legend

- Proposed Change Area
- Protection overlay zone (p)
- Taxlots
- Conservation overlay zone (c)



Commentary

Property 3: Gateway Park Management Office

Owner: Home Forward / Gateway Park Apartments LP

Address: 510-512 NE 100th Ave

Property ID: R244863

Property size: 4,080 sq. ft. (.09 acre)

Location: Located within the Gateway Regional Center in the Hazelwood neighborhood

Proposed Map Changes

Comprehensive Plan Map Amendment: Central Commercial (CX) to Central Residential (RX)

Zoning Map amendment: CXd to RXd

Notes and Policy Considerations

The property currently consists of an older residential structure on a small lot, currently serving as a property management office. Located within the Gateway Regional Center, which is intended for high-density commercial and residential development, the property is adjacent to high-density multi-dwelling properties with RXd zoning, as well as CXd zoning to the east along NE Glisan. The proposed map change from CXd to RXd reflects Home Forward's intention to prioritize residential development on this site and is consistent with policies calling for Gateway to serve as the location for high-density housing and would provide continuity with adjacent RXd zoning. This zone change is also consistent with policies that support locating higher-density housing near key transit and commercial amenities. The allowed development scale is similar in the CXd and RXd zones in Gateway, a difference being that residential uses are required for development in the RXd zone but optional in the CXd zone.



Affordable Housing Opportunities Project

510-512 NE 100th Ave, Gateway Park Management Office Property

February, 2025

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Legend

- Proposed Change Area
- Existing Zoning
- Taxlots

Scale: 0 50 100 Feet

North Arrow: NORTH

THE BUREAU OF PLANNING & SUSTAINABILITY

Commentary

Property 4: Demar Downs

Owner: Home Forward / Housing Authority of Portland

Address: 2700-2726 and 2830-2846 SE 148th Ave

Property ID: R145549, R145548

Property size: 72,310 sq. ft. (1.66 acres)

Location: Located along SE 148th, a designated neighborhood corridor, and near SE Division, a designated civic corridor, in the Centennial neighborhood

Proposed Map Changes

Comprehensive Plan Map amendment: Multi-Dwelling - Neighborhood (MD-N) to Multi-Dwelling - Corridor (MD-C)

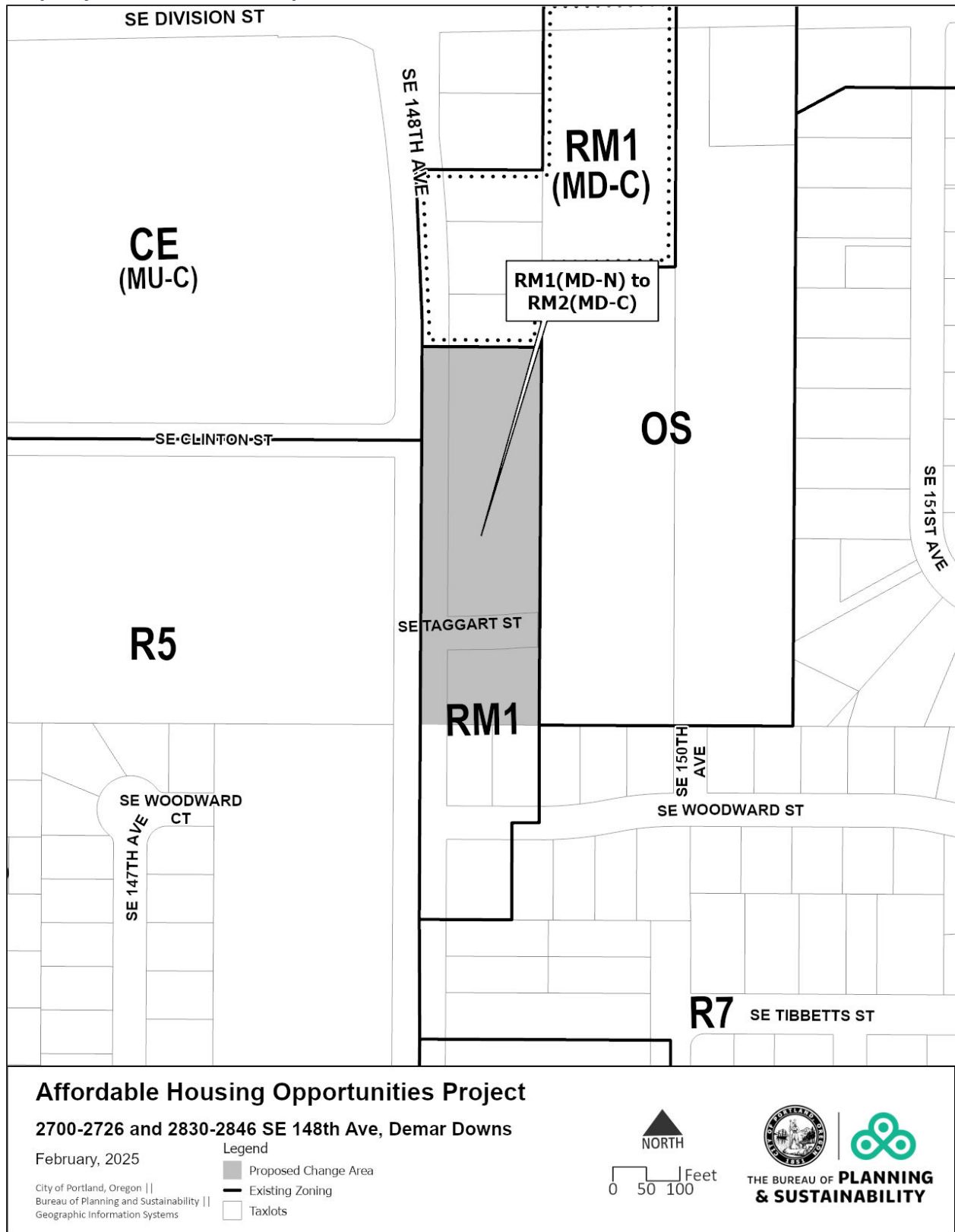
Zoning Map amendment: RM1 to RM2

Notes and Policy Considerations

The property currently consists of a complex of single-story apartments built in 1972. It is located along the SE 148th neighborhood corridor near the intersection with the SE Division civic corridor. Both types of corridors are intended to be a focus for housing development. The property is across the street from a large supermarket and close to the Division FX transit line, and it is adjacent to the SE 150th and Division Street Community Garden and future park. The proposed map changes would be consistent with the intended location of the Multi-Dwelling Corridor designation and RM2 zone along or near corridors and is consistent with policies for locating multi-dwelling housing close to transit and commercial services and community amenities. Adjacent properties toward SE Division already have the Multi-Dwelling Corridor designation, while properties across SE 148th close to Division have commercial/mixed-use CE zoning. The map changes would allow for a greater number of affordable housing units as part of future development in this high-amenity location.



Property 4 Amendments Map



Commentary

Property 5: Camelia Court

Owner: Home Forward / Housing Authority of Portland

Address: 2601 N Lombard St

Property ID: R166291

Property size: 12,827 sq. ft. (.29 acre)

Location: Located along N Lombard, a designated civic corridor, within the Kenton neighborhood

Proposed Map Changes

Comprehensive Plan Map amendment: Multi-Dwelling - Corridor (MD-C) to Mixed Use - Civic Corridor (MU-C)

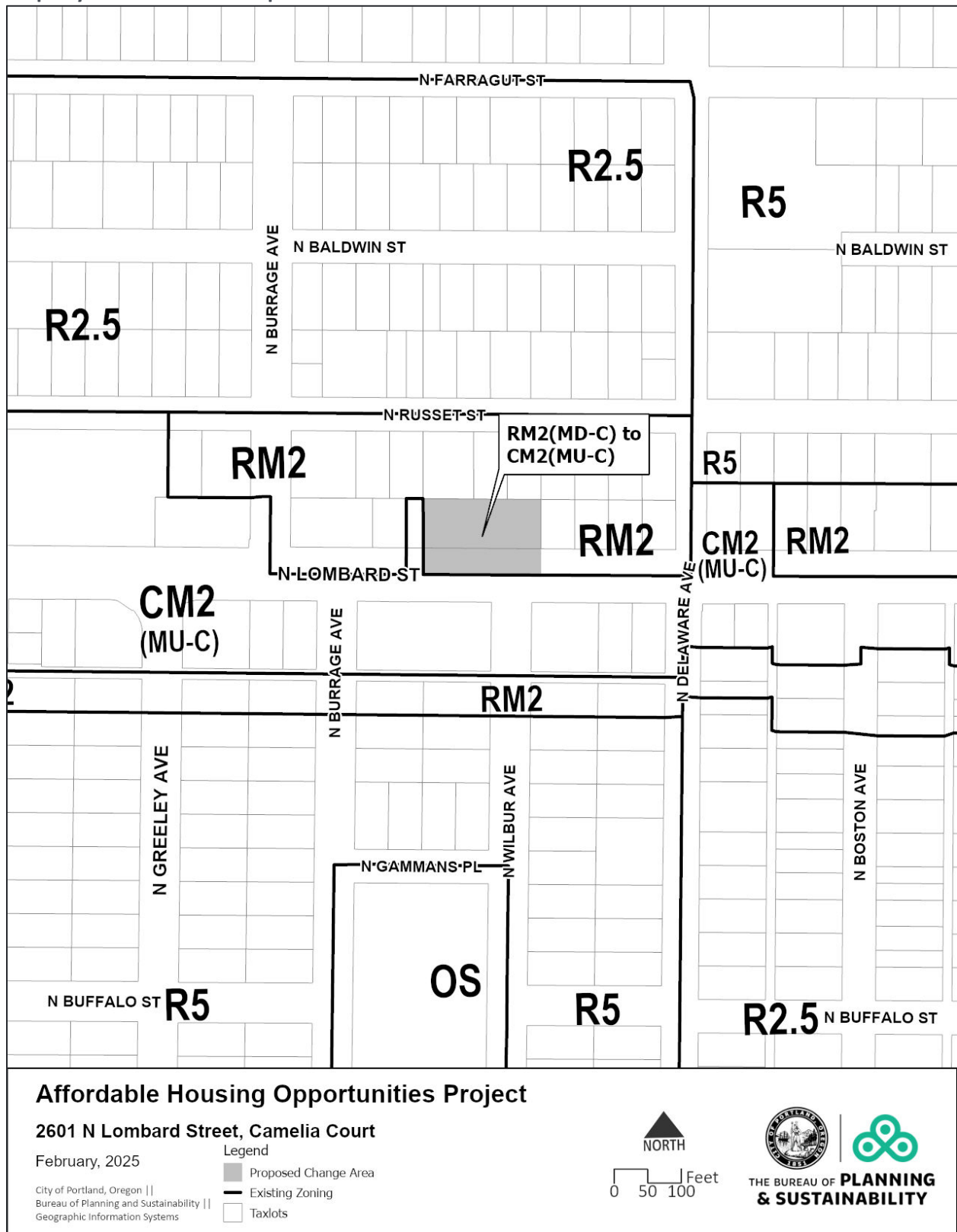
Zoning Map amendment: RM2 to CM2

Notes and Policy Considerations

The property currently consists of a small complex of older single-story apartments. The property is along the N Lombard Civic Corridor, which includes a mix of multi-dwelling and commercial/mixed-use zoning. The proposed map changes would be consistent with the intended location of the proposed Mixed-Use - Civic Corridor Comprehensive Plan Map designation and the CM2 zone along civic corridors and is supportive of policies for locating mixed-use and multi-dwelling development close to transit and commercial services. The map changes would also provide continuity with existing CM2 zoning adjacent to and across the street along N Lombard. The map changes would expand options for a mix of housing and commercial or community services, as well as allow for a greater number of affordable housing units as part of future development.



Property 5 Amendments Map



Commentary

Property 6: Prescott Property

Owner: Habitat for Humanity Portland/Metro East

Address: 6841 NE Prescott St, 6841 E/ NE Prescott St

Property ID: R232428, R232427

Property size: 33,150 sq. ft. (0.76 acre)

Location: Located close to the Cully Neighborhood Center, within the Cully neighborhood

Proposed Map Changes

Comprehensive Plan Map amendment: Single-Dwelling 7,000 (R7) to Multi-Dwelling - Neighborhood (MD-N)

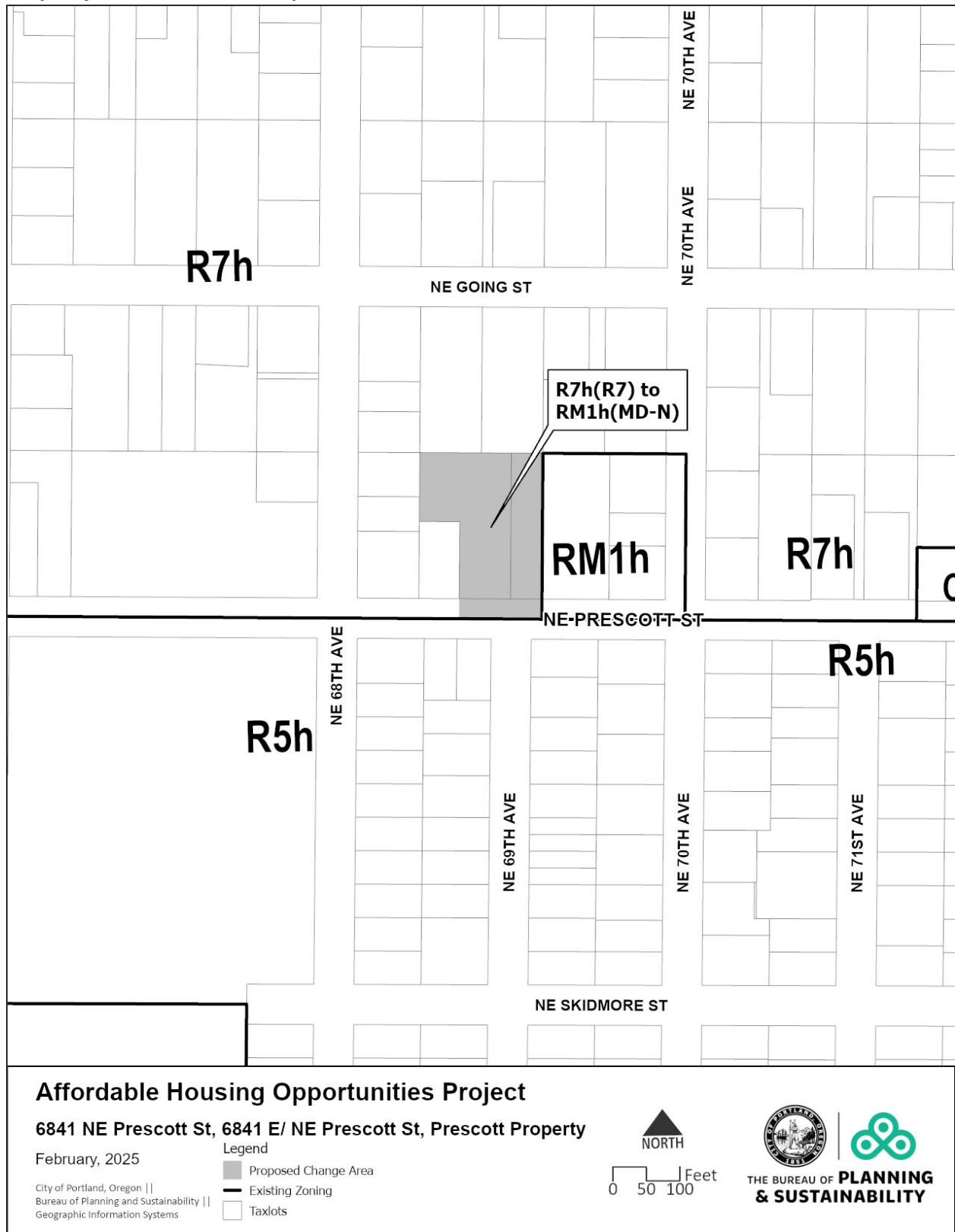
Zoning Map amendment: R7h to RM1h

Notes and Policy Considerations

This property consists of two parcels along NE Prescott in the Cully neighborhood, served by TriMet's Line 71 bus route. The property, owned by Habitat for Humanity, has been used temporarily for agriculture and is a half-block from Scott Elementary School and is close to the Cully Neighborhood Center. The proposed zone change from R7 single-dwelling to RM1 multi-dwelling zoning would support the ability of Habitat for Humanity to develop affordable ownership townhouses on this site. The RM1 zone is a low-scale multi-dwelling zone intended to allow a diverse range of housing types that are compatible with single-dwelling areas. Adjacent property to the east along NE Prescott is already zoned RM1. The proposed map changes would be consistent with the intended location of the Multi-Dwelling - Neighborhood designation and RM1 zone in areas where a transition to the scale of existing single-dwelling residential areas is desired. Given the location of the property close to an elementary school and neighborhood center, the map changes would support policies for expanding affordable homeownership opportunities close to commercial and community services.



Property 6 Amendments Map



Commentary

Property 7: Canton Grill Site

Owner: APANO

Address: 2610 SE 82nd Ave

Property ID: R106329, R106335, R106336, R106337

Property size: 47,265 sq. ft. (1.09 acres)

Location: Located along the 82nd Avenue civic corridor in the Jade District Neighborhood Center, within the Powellhurst-Gilbert neighborhood

Proposed Map Changes

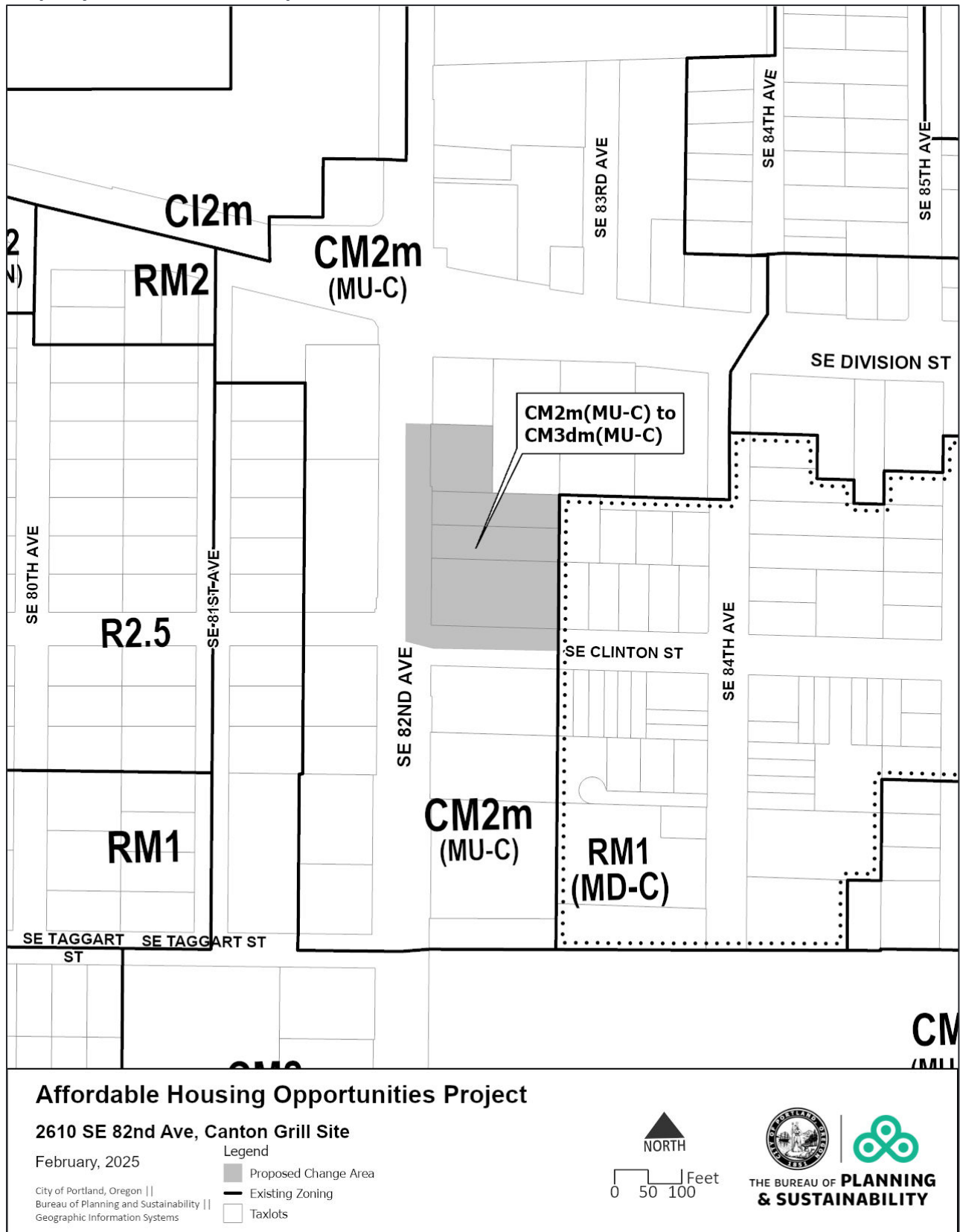
Comprehensive Plan Map amendment: Mixed Use - Civic Corridor (no change)

Zoning Map amendment: CM2m to CM3dm

Notes and Policy Considerations

The property is the site of the former Canton Grill, which has been acquired by APANO to provide affordable housing and potential ground-floor community services and commercial spaces. The property is located in the heart of the Jade District - a designated neighborhood center - near the intersection of SE 82nd and SE Division and close to Portland Community College's Southeast Campus. The property's current zoning is CM2, which limits buildings to four stories in this location, constraining the ability to include the mix of housing, community services, commercial spaces, and courtyard space that APANO and the community envision for this site. Changing the property's zoning to CM3 would better accommodate this mix of uses together with affordable housing, while providing more flexibility for building height to allow for a ground-level courtyard. This zone change is also appropriate given the property's location in a designated neighborhood center and along the 82nd Avenue civic corridor. CM3 is also an implementing zone of the site's current Mixed-Use - Civic Corridor Comprehensive Plan Map designation. Consistent with City policies, the design ("d") overlay would be applied in conjunction with the CM3 zone to address design issues associated with larger-scale development. This zone change would also be consistent with policies supporting larger-scale development in centers and along corridors, as well as policies for locating affordable housing close to commercial and community services and transit.

Property 7 Amendments Map



Commentary

Property 8: Sears Armory Site

Owner: City of Portland

Address: 2731 SW Multnomah Blvd

Property ID: R263339

Property size: 159,430 sq. ft. (3.66 acres)

Location: Located along SW Multnomah Blvd, a designated neighborhood corridor, adjacent to the Multnomah Village Neighborhood Center, in the Multnomah neighborhood

Proposed Map Changes

Comprehensive Plan Map amendment: Mixed Employment (ME) to Mixed Use - Neighborhood (MU-N)

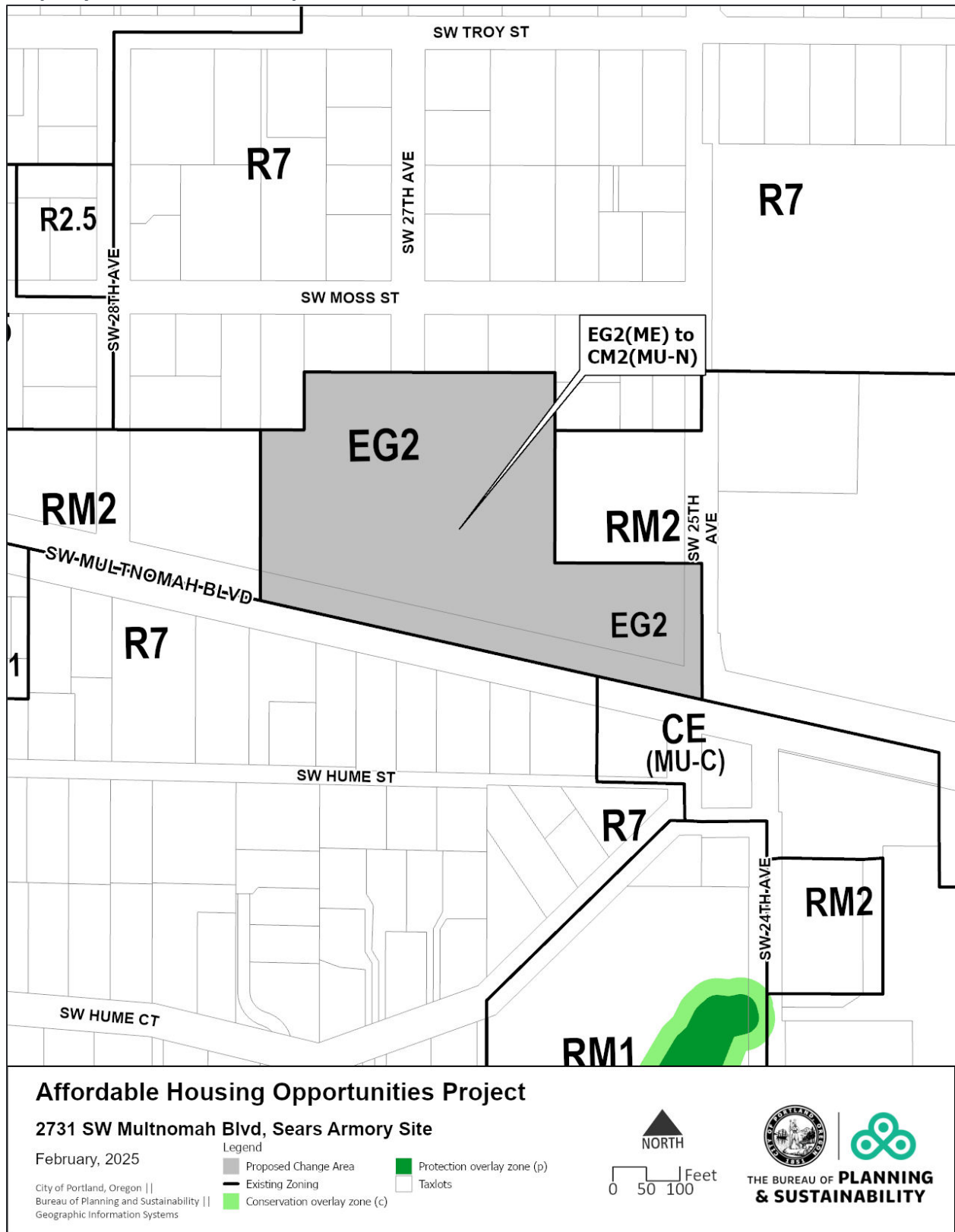
Zoning Map amendment: EG2 to CM2

Notes and Policy Considerations

The property is the location of the former Sears Armory and is currently serving as the Multnomah Safe Rest Village (100 individual outdoor shelter units) and is also the location of emergency management uses. The property is close to the Multnomah Neighborhood Center and its commercial and community services. The property's current EG2 zoning is generally intended for employment/industrial uses and prohibits most residential uses. Outdoor shelters, such as safe rest villages, are conditional uses in the EG2 zone. The proposed CM2 zone would allow for future use of the property for residential uses, including affordable housing, as well as provide flexibility for community services to be located on the site, while also facilitating continuation of the safe rest village. The proposed map changes would be consistent with the intended location of the Mixed Use - Neighborhood designation and CM2 zone along neighborhood corridors, such as Multnomah Blvd, and is consistent with policies for locating a mix of uses and multi-dwelling housing, including affordable housing, close to commercial services and community amenities.



Property 8 Amendments Map



Commentary

Property 9: 3717 SE 17th Site

Owner: TriMet

Address: 3717 SE 17th Ave

Property ID: R162559

Property size: 15,905 sq. ft. (.37 acre)

Location: Located along SE 17th Ave along the MAX Orange Line, two blocks from a light rail station, in the Brooklyn neighborhood

Proposed Map Changes

Comprehensive Plan Map amendment: Mixed Employment (ME) to Mixed Use - Neighborhood (MU-N)

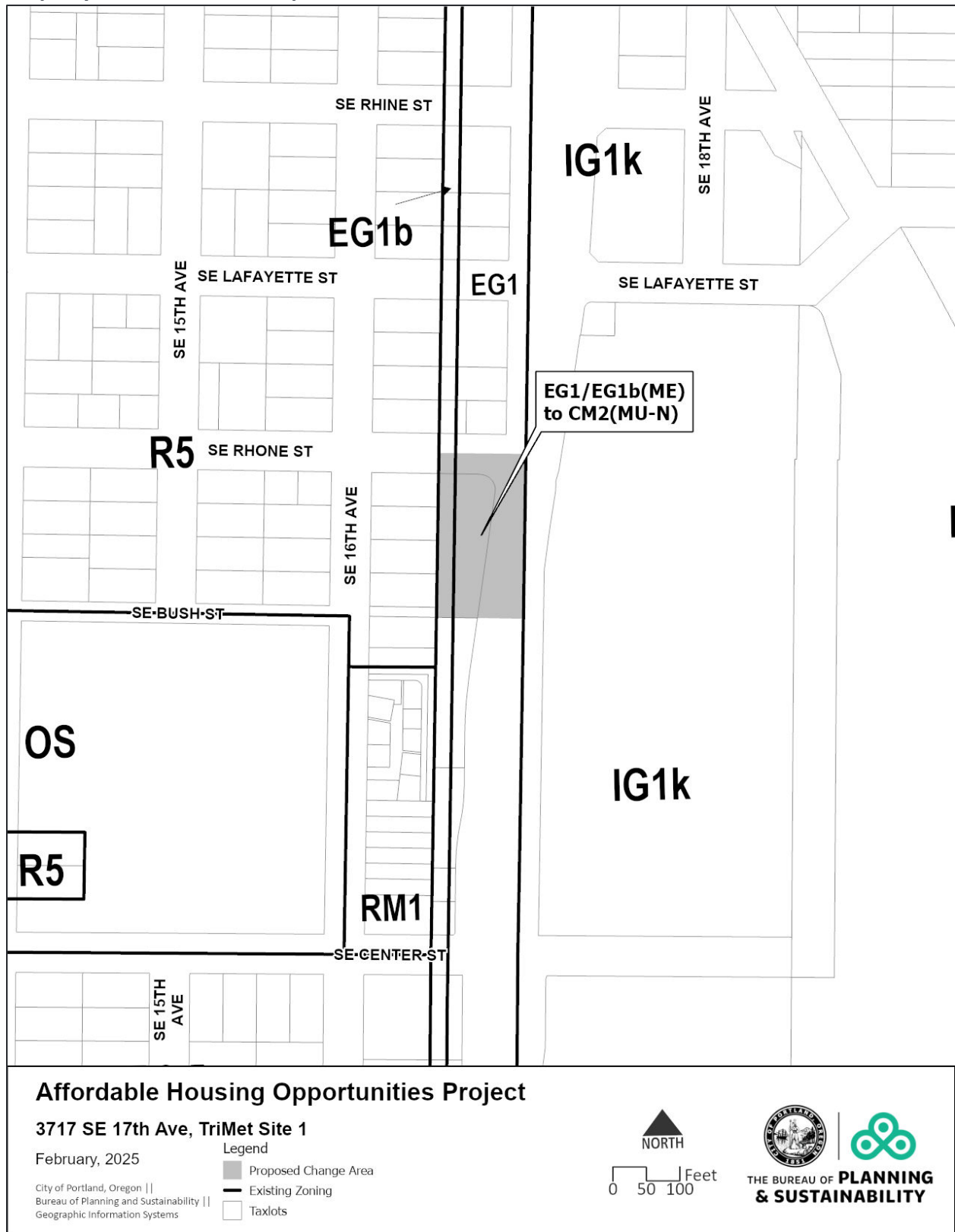
Zoning Map amendment: EG1/EG1b to CM2

Notes and Policy Considerations

This vacant property is owned by TriMet and is adjacent to the MAX Orange Line along SE 17th Avenue at SE Rhone. The property is adjacent to single-dwelling R5 zoning and is within a block of Brooklyn School Park and Winterhaven Elementary School. To the east across SE 17th Ave is IG1 (General Industrial 1) zoning with employment uses. TriMet would like to develop this property for affordable housing. However, the property's current EG1 zoning (General Employment 1) is generally intended for employment uses and is not intended for residential uses. The proposed CM2 zone would allow for affordable housing and other residential development and would also provide flexibility for community services or commercial uses to be located on the site, such as on the ground floor. The proposed map changes would be consistent with the intended location of the Mixed Use - Neighborhood designation and CM2 zone in locations close to frequent transit, such as the adjacent light rail line, and is consistent with policies for locating multi-dwelling housing, including affordable housing, close to transit and community amenities.



Property 9 Amendments Map



Commentary

Property 10: 4421 SE 17th Site

Owner: TriMet

Address: 4421 SE 17th Ave / 1639 SE Holgate Blvd

Property ID: R117995, R117996, R117997, R117998

Property size: 25,465 sq. ft. (.58 acre)

Location: Located at SE 17th Ave and SE Holgate Blvd along the MAX Orange Line, adjacent to a light rail station, in the Brooklyn neighborhood

Proposed Map Changes

Comprehensive Plan Map amendment: Mixed Employment (ME) to Mixed Use - Neighborhood (MU-N)

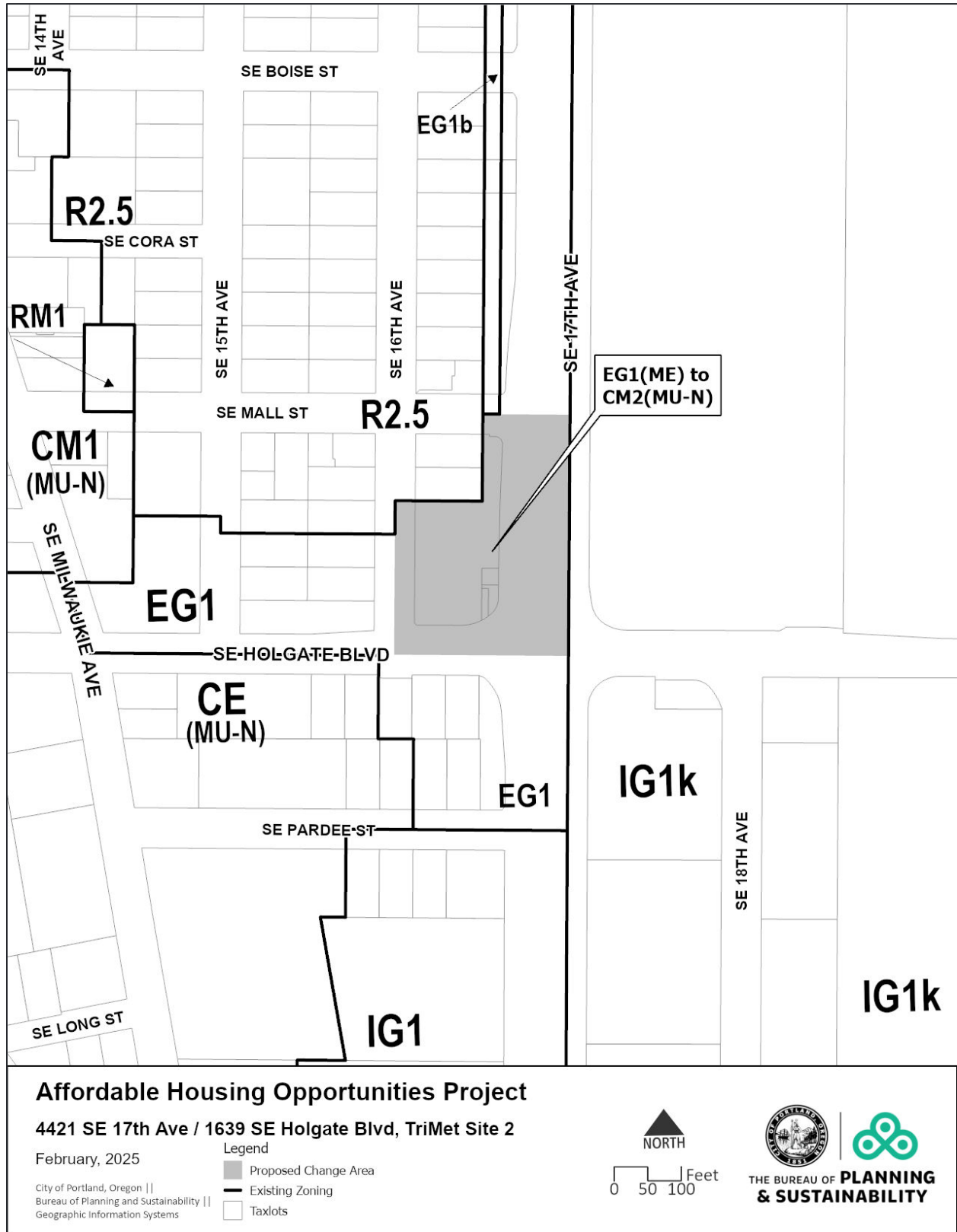
Zoning Map amendment: EG1 to CM2

Notes and Policy Considerations

This vacant property is owned by TriMet and is adjacent to a MAX Orange Line station at the corner of SE 17th Avenue and SE Holgate Blvd. The property abuts single-dwelling R2.5 zoning, and to the west and south are properties with EG1 (General Employment 1) zoning. To the east across SE 17th Ave is IG1 (General Industrial 1) zoning with TriMet's Center Street Garage. TriMet would like to develop this property for affordable housing. However, the property's current EG1 zoning is generally intended for employment uses and is not intended for residential uses. The proposed CM2 zone would allow for affordable housing and other residential development and would also provide flexibility for community services or commercial uses to be located on the site, such as on the ground floor. The proposed map changes would be consistent with the intended location of the Mixed Use - Neighborhood designation and CM2 zone in locations close to frequent transit, such as the adjacent light rail line, and is consistent with policies for locating multi-dwelling housing, including affordable housing, close to transit and other services.



Property 10 Amendments Map



Commentary

Property 11: Holgate House

Owner: Home Forward / Housing Authority of Portland

Address: 4601 SE Cesar E Chavez Boulevard

Property ID: R172265, R172266

Property size: 60,237 sq. ft. (1.38 acres)

Location: Located along SE Cesar E Chavez Boulevard, a designated civic corridor, within the Reed neighborhood

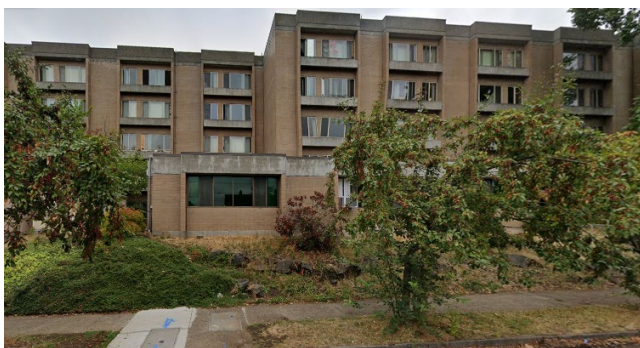
Proposed Map Changes

Comprehensive Plan Map amendment: Multi-Dwelling - Corridor (MD-C) to Multi-Dwelling - Urban Center (MD-U)

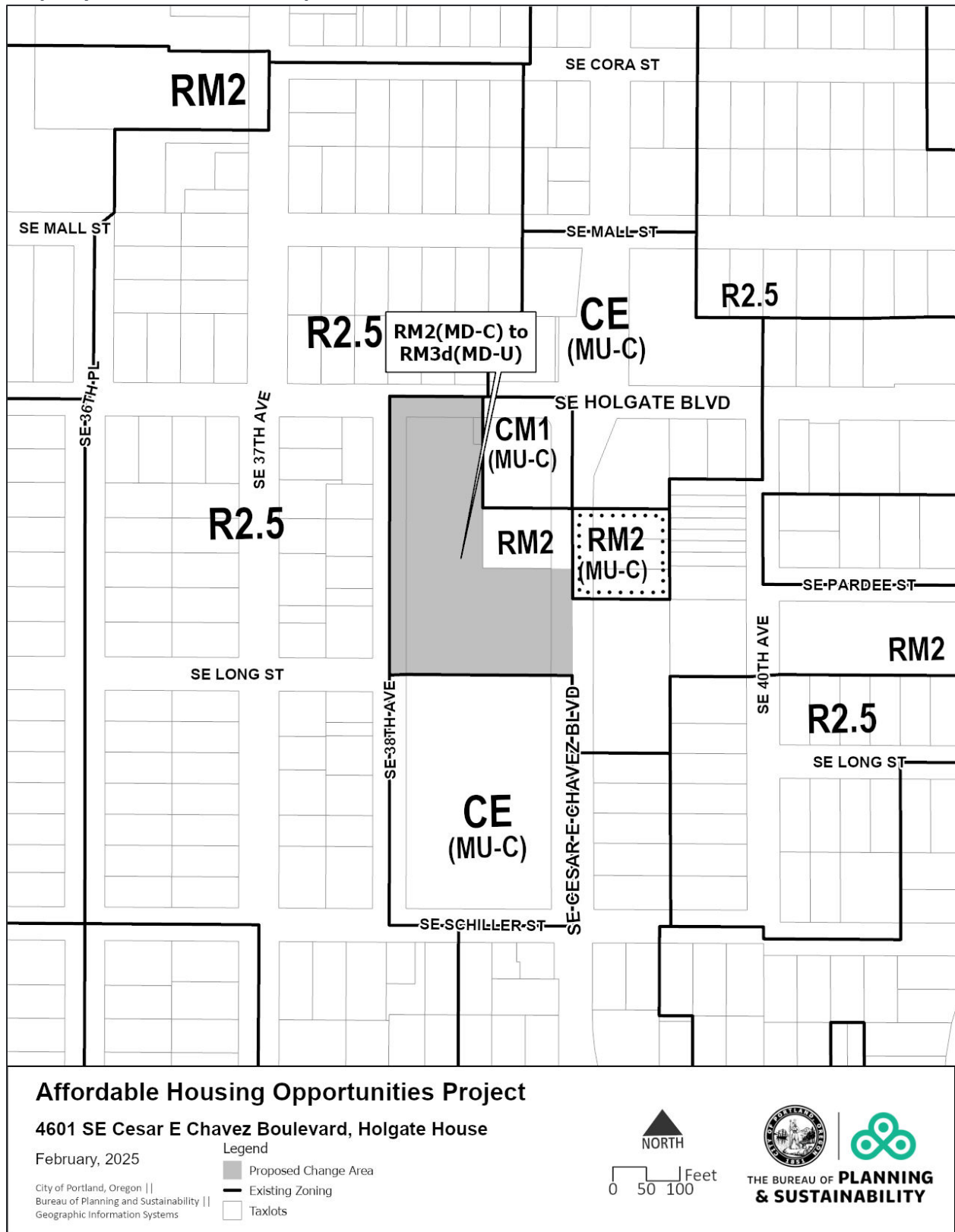
Zoning Map amendment: RM2 to RM3d

Notes and Policy Considerations

The current building on the site is a large-scale, five-story apartment building built in 1971 that provides housing for low-income residents. This existing development exceeds the allowable scale for the RM2 zone, which is usually intended for three- to four-story buildings, making it non-conforming in scale. Rezoning the site from RM2 to RM3 would better align with the existing building's five-story scale, bringing it closer into conformance with zoning regulations, while facilitating the continued use and preservation of affordable housing on this property and future modifications. This rezoning includes a small adjacent 560-square-foot parcel to provide consistency in zoning. The Zoning Code indicates that the RM3 zone is appropriate along civic corridors, such as SE Cesar Chavez Blvd. Rezoning to RM3, given the property's location close to commercial services and frequent-service transit, is also supportive of policies for locating higher-density housing in high-opportunity locations, as well as policies for preserving existing affordable housing.



Property 11 Amendments Map



Commentary

Property 12: Unthank Plaza

Owner: Home Forward

Address: 2500 N Williams Ave

Property ID: R102426

Property size: 58,806 sq. ft. (1.35 acres)

Location: Located along the N Williams neighborhood corridor in the Fremont-Williams Neighborhood Center, within the Eliot neighborhood

Proposed Map Changes

(Property is currently split between two land use and zoning designations)

Comprehensive Plan Map amendment: Multi-Dwelling - Neighborhood/Multi-Dwelling - Corridor (MD-N/MD-C) to Mixed Use - Urban Center (MU-U)

Zoning Map amendment: RM1/RM2 to CM3d

Notes and Policy Considerations

The property is the site of a large-scale apartment building built in 1978 that provides housing for low-income residents. The property's zoning is split between RM2 and RM1 zoning, and the existing building scale exceeds the intended scale of these zones. It is adjacent to high-density, mixed-use CM3 zoning to the north and west in an area that was historically a hub for Portland's Black community. Changing the property's zoning to CM3 would be a better match with its existing scale of development, rectify its split zoning, and allow for community services to be provided on the property along with housing, and would expand possibilities for partnerships with community organizations to meet more needs on this property. This zone change is also appropriate given the property's location in a designated neighborhood center and along a corridor, and its adjacency to existing CM3 zoning. Changing the Unthank Plaza zoning to CM3 would be consistent with policies supporting larger-scale development in centers and along corridors, as well as be supportive of policies calling for preserving and expanding affordable housing.



Affordable Housing Opportunities Project

2500 N Williams Ave, Unthank Plaza

February, 2025

City of Portland, Oregon ||
Bureau of Planning and Sustainability ||
Geographic Information Systems

Legend

- Proposed Change Area
- Existing Zoning
- Taxlots

Map Labels:

- RM2
- CM3d(MU-U)
- RM1
- CM3d(MU-U)
- CM2d(MU-U)
- CM3dm(MU-U)
- CM2dm(MU-U)
- EG1(MU-U)
- CM3d(MU-U)
- R2.5
- RM1/RM2 (MD-N/MD-C) to CM3d(MU-U)

Streets:

- N-VANGOVER-AVE
- N-RUSSELL-ST
- N-FLINT-AVE
- N-PAGE-ST
- N-WILLIAMS-AVE
- NE-KNOTT ST
- NE-RUSSELL-ST
- NE-SACRAMENTO-ST
- NE-THOMPSON ST
- NE-RODNEY-AVE

Scale: 0 50 100 Feet

North Arrow: NORTH

Logos:

- City of Portland
- THE BUREAU OF PLANNING & SUSTAINABILITY

Commentary

Property 13: Dahlke Manor

Owner: Home Forward / Housing Authority of Portland

Address: 915 NE Schuyler St

Property ID: R182554

Property size: 40,000 sq. ft. (0.92 acre)

Location: Located on a full block adjacent to the Central City Plan District within the Irvington neighborhood and historic district

Proposed Map Changes

Comprehensive Plan Map amendment: Multi-Dwelling - Urban Center (no change)

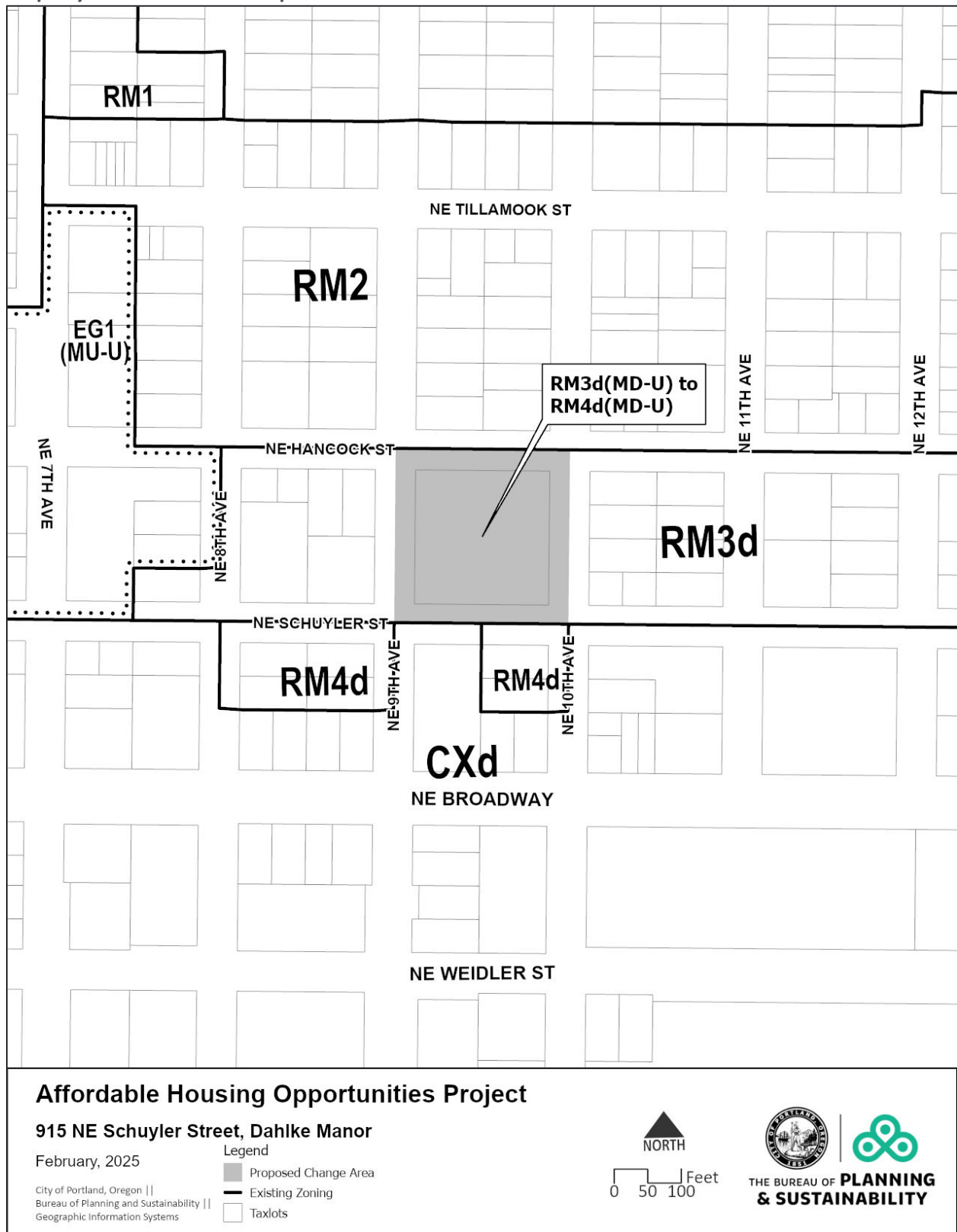
Zoning Map amendment: RM3d to RM4d

Notes and Policy Considerations

The current building on the site is a large-scale, nine-story apartment building built in 1971 that provides housing for low-income residents. The existing building exceeds the allowable scale for the RM3 zone, which is usually intended for buildings up to six stories high, making it non-conforming in scale. Rezoning the site from RM3 to RM4 would better align with the existing building's scale, bringing it closer into conformance with zoning regulations, while facilitating the continued use and preservation of affordable housing on this property and future modifications. The property is located within the Irvington Historic District, although the property is a non-contributing property within the district. Home Forward has no plans to redevelop the property, but is seeking the change to RM4 zoning to provide a better match with the existing building scale and to better accommodate future modifications to the property and its long-term continued use for affordable housing. The Zoning Code indicates that the RM4 zone is appropriate in locations close to the Central City, which is the case with this property. Rezoning this property to RM4, given the property's location, is also supportive of policies for locating higher-density housing in high-opportunity locations, as well as for preserving existing affordable housing.



Property 13 Amendments Map



Commentary

Property 14: Ruth Haefner Plaza

Owner: Home Forward / Housing Authority of Portland

Address: 6005 SW Beaverton Hillsdale Highway

Property ID: R111037

Property size: 43,996 sq. ft. (1.01 acre)

Location: Located along SW Beaverton Hillsdale Highway, a designated neighborhood corridor, within the Bridlemile neighborhood

Proposed Map Changes

Comprehensive Plan Map amendment: Multi-Dwelling - Neighborhood (MD-N) to Multi-Dwelling - Corridor (MD-C)

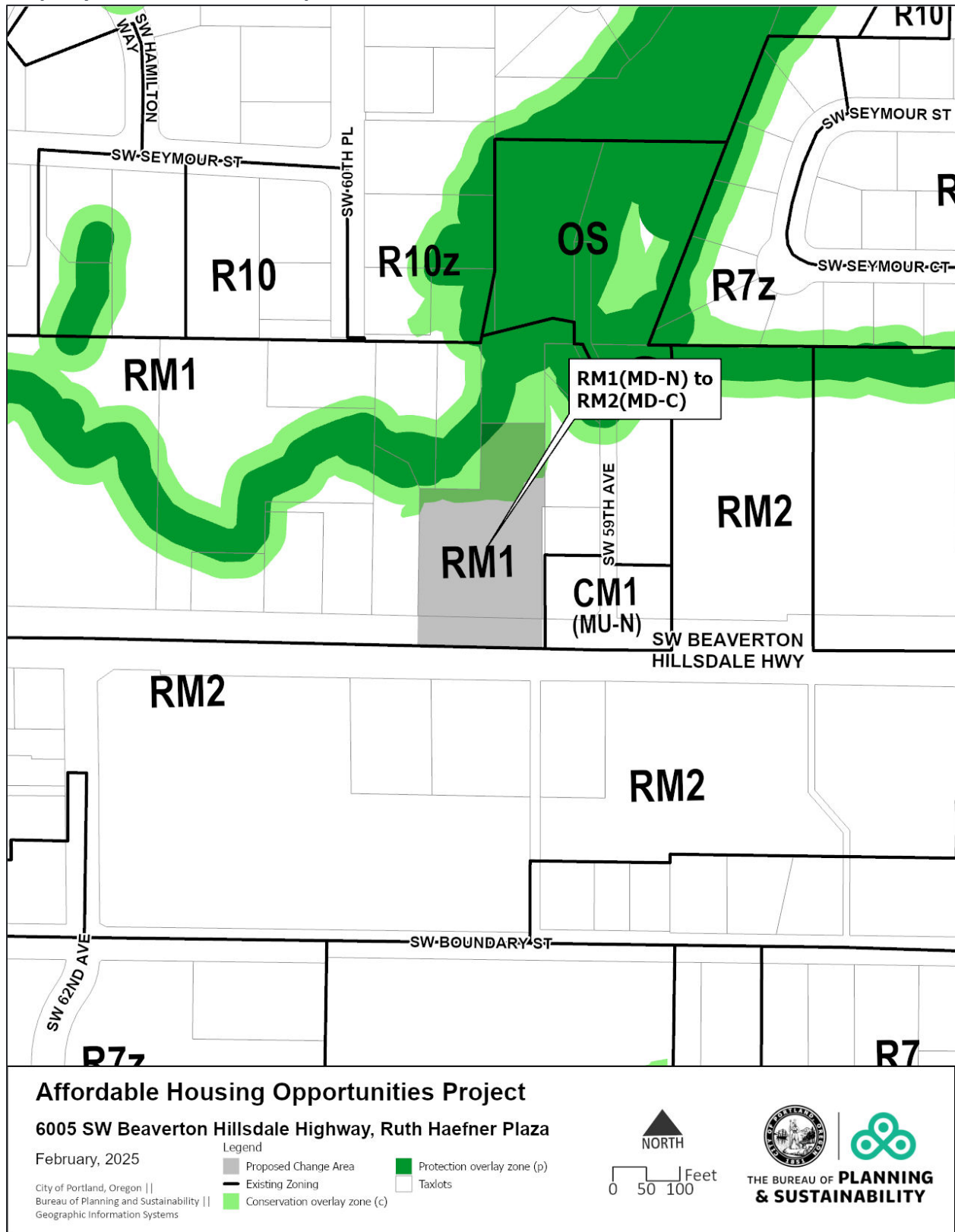
Zoning Map amendment: RM1 to RM2 (no change to existing c and p environmental overlay zones, which apply to parts of the northern portion of the property)

Notes and Policy Considerations

The current building on the site is a four-story apartment building built in 1983 that provides housing for low-income residents. This existing development exceeds the allowable scale for the RM1 zone, which is usually intended for two- to three-story buildings, making it non-conforming in scale. Rezoning the site from RM1 to RM2 would better align with the existing building's four-story scale, bringing it closer into conformance with zoning regulations, while facilitating the continued use and preservation of affordable housing on this property and future modifications. Home Forward has no plans to redevelop this property. The Zoning Code indicates that the RM2 zone is appropriate along transit corridors, such as SW Beaverton Hillsdale Highway, which is a designated neighborhood corridor. Rezoning this property to RM2 is supportive of policies for locating higher-density housing close to transit, as well as policies for preserving existing affordable housing.



Property 14 Amendments Map



Commentary

Property 15: Schrunk Riverview Tower

Owner: Home Forward / Housing Authority of Portland

Address: 8832 N Syracuse St

Property ID: R191942

Property size: 30,000 sq. ft. (0.69 acre)

Location: Located in the St. Johns Town Center, within the Cathedral Park neighborhood

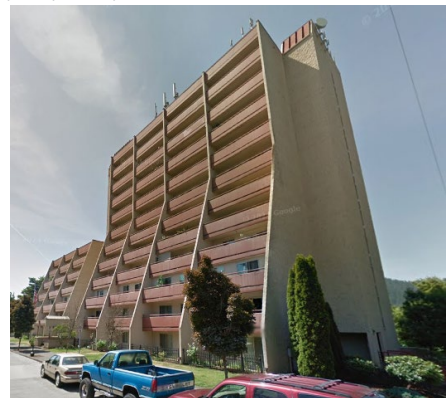
Proposed Map Changes

Comprehensive Plan Map amendment: Multi-Dwelling - Corridor (MD-C) to Multi-Dwelling - Urban Center (MD-U)

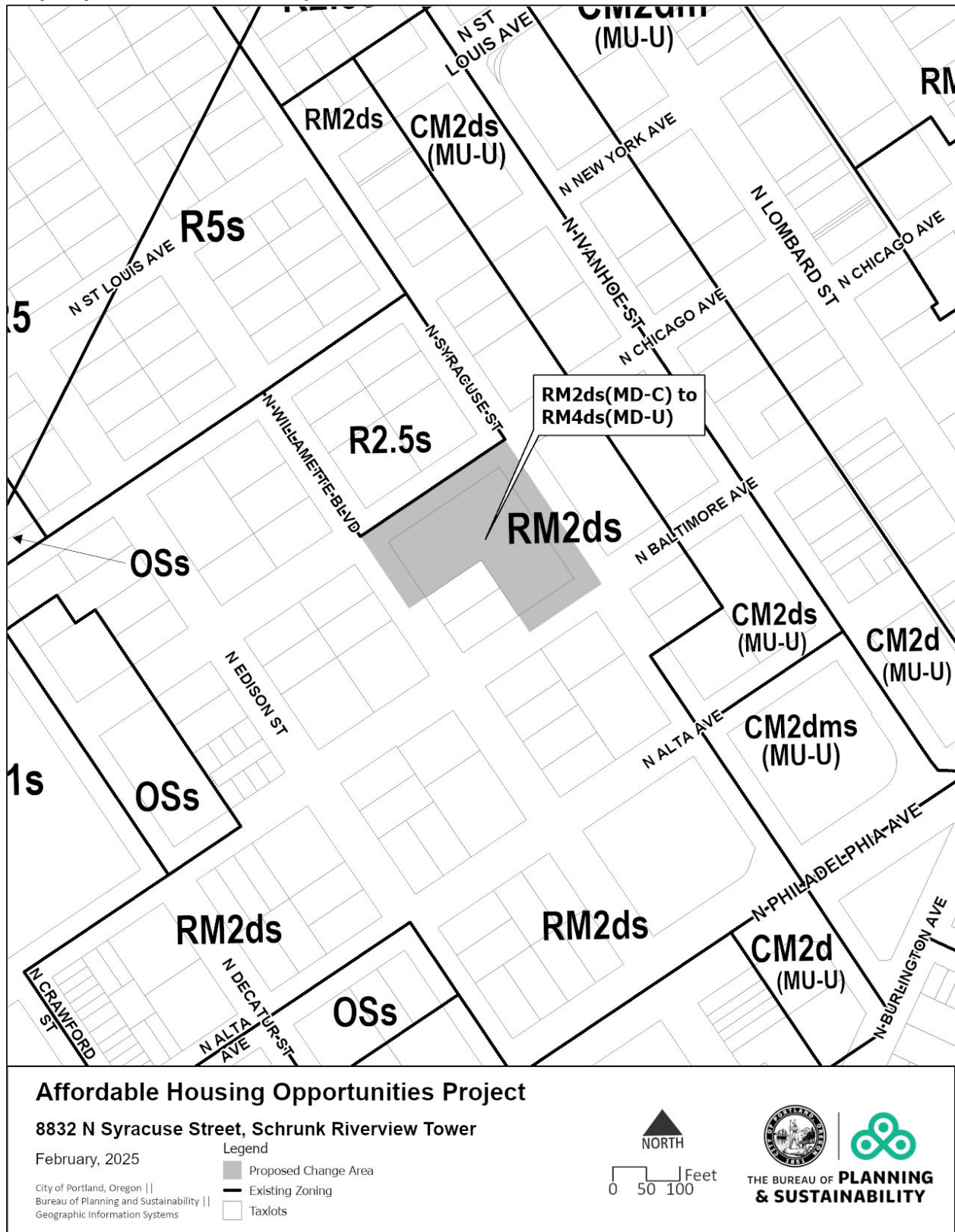
Zoning Map amendment: RM2ds to RM4ds

Notes and Policy Considerations

The current building on the site is a large-scale, 11-story apartment building built in 1971 that provides housing for low-income residents. The existing building significantly exceeds the allowable scale for the RM2 zone, which is usually intended for three- to four-story buildings, making it non-conforming in scale. Rezoning the site from RM2 to RM4 would better align with the existing building's scale, bringing it closer into conformance with zoning regulations, while facilitating the continued use and preservation of affordable housing on this property and future modifications. Home Forward has no plans to redevelop the property but is seeking the change to RM4 zoning to provide a better match with the existing building scale and to better accommodate future modifications to the property and its long-term continued use for affordable housing. The property is located within a designated View Corridor (per the Scenic Resources Protection Plan) associated with the St. Johns Bridge, which restricts building height to 75 feet. While this would prevent new construction from exceeding this height, RM4 zoning would provide zoning regulations that would better accommodate the existing building scale on the property than the current RM2 zoning. The Zoning Code indicates that the RM4 zone is appropriate in town centers, such as St. Johns. Rezoning this property to RM4, given the property's location close to the commercial and community services in St. Johns, is also supportive of policies for locating higher-density housing in high-opportunity locations, as well as for preserving existing affordable housing.



Property 15 Amendments Map



Commentary

Property 16: Sellwood Center

Owner: Home Forward

Address: 1724 SE Tenino St

Property ID: R267779

Property size: 32,500 sq. ft. (0.75 acre)

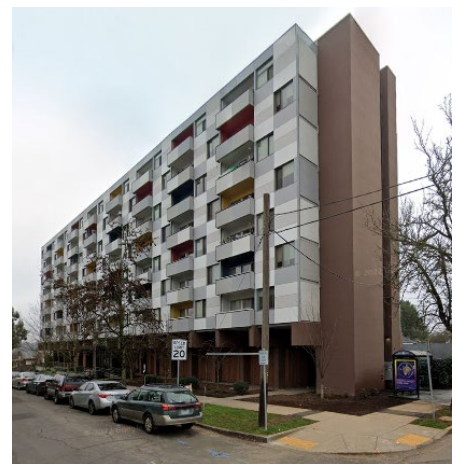
Location: Located in the Sellwood-Moreland Neighborhood Center, within the Sellwood-Moreland neighborhood

Comprehensive Plan Map amendment: Multi-Dwelling - Urban Center (no change)

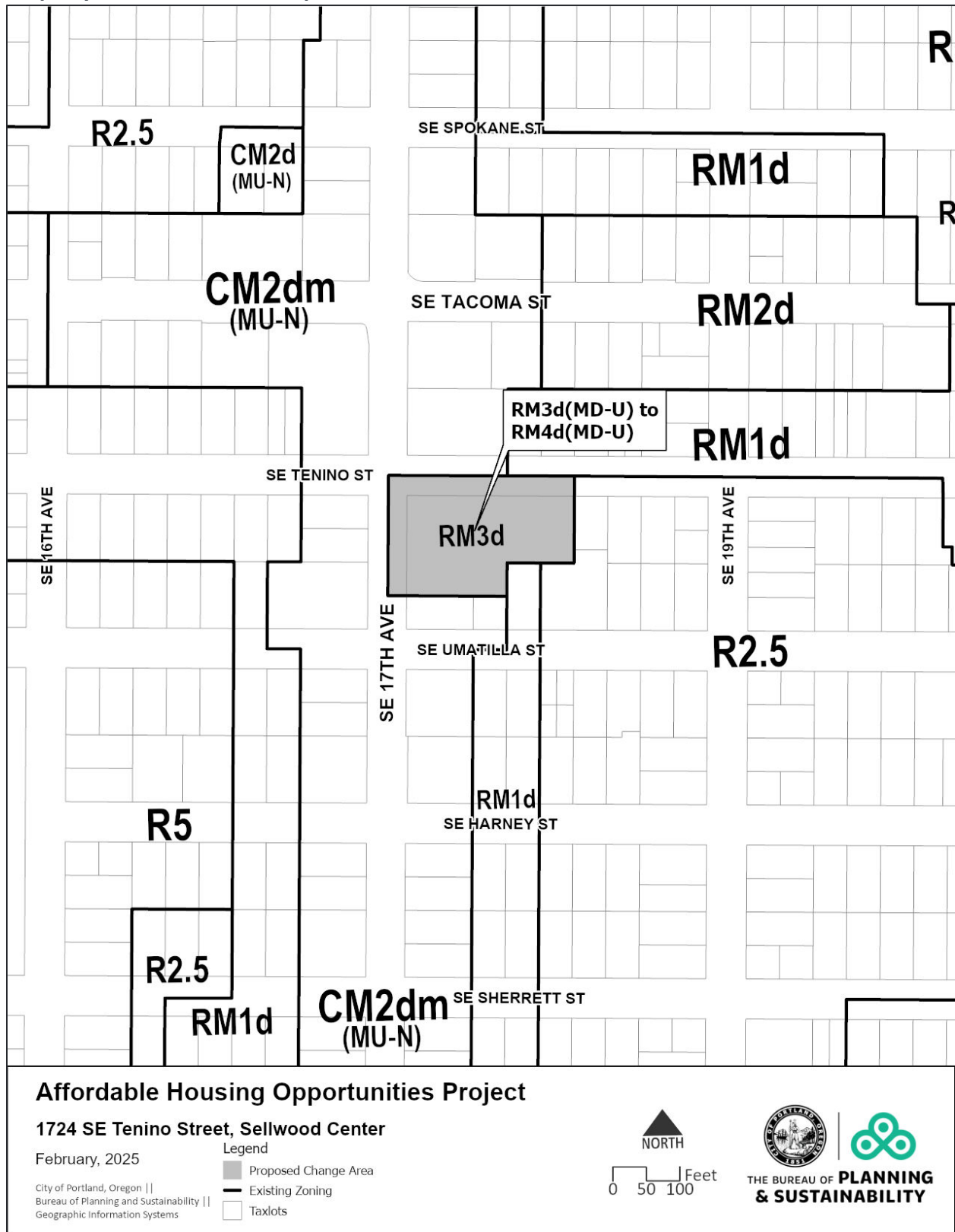
Zoning Map amendment: RM3d to RM4d

Notes and Policy Considerations

The current building on the site is a large-scale, eight-story apartment building that provides housing for low-income residents. The existing building exceeds the allowable scale for the RM3 zone, which is usually intended for buildings up to six-stories high, making it non-conforming in scale. Rezoning the site from RM3 to RM4 would better align with the existing building's scale, bringing it closer into conformance with zoning regulations, while facilitating continuation and preservation of affordable housing on this property and future modifications. The property is located within the Sellwood-Moreland Neighborhood Center, and is a block from the SE Tacoma neighborhood corridor and close to the MAX Orange Line's SE Tacoma/Johnson Creek station. Home Forward has no plans to redevelop the property, but is seeking the change to RM4 zoning to provide a better match with the existing building scale and to better accommodate future modifications to the property and its long-term continued use for affordable housing. The Zoning Code indicates that the RM4 zone is appropriate in locations near light rail stations, which is the case with this property. Rezoning this property to RM4, given the property's location close to light rail and commercial services, is also supportive of policies for locating higher-density housing in high-opportunity locations, as well as for preserving existing affordable housing.



Property 16 Amendments Map



Commentary

Property 17: 122nd Avenue Properties

Owners: Unite Oregon/Center for Intercultural Organizing, Kentron South commercial condominium

Address: 1130 through 1390 SE 122nd Ave

Property ID: R274143, R196775

Property size: 27,993 sq. ft. (0.64 acres)

Location: Located on SE 122nd Avenue, a designated civic corridor, in the Mill Park neighborhood

Proposed Map Changes

Comprehensive Plan Map amendment: Multi-Dwelling - Neighborhood (MD-N) to Mixed Use - Civic Corridor (MU-C)

Zoning Map amendment: RM1 to CM2

Notes and Policy Considerations

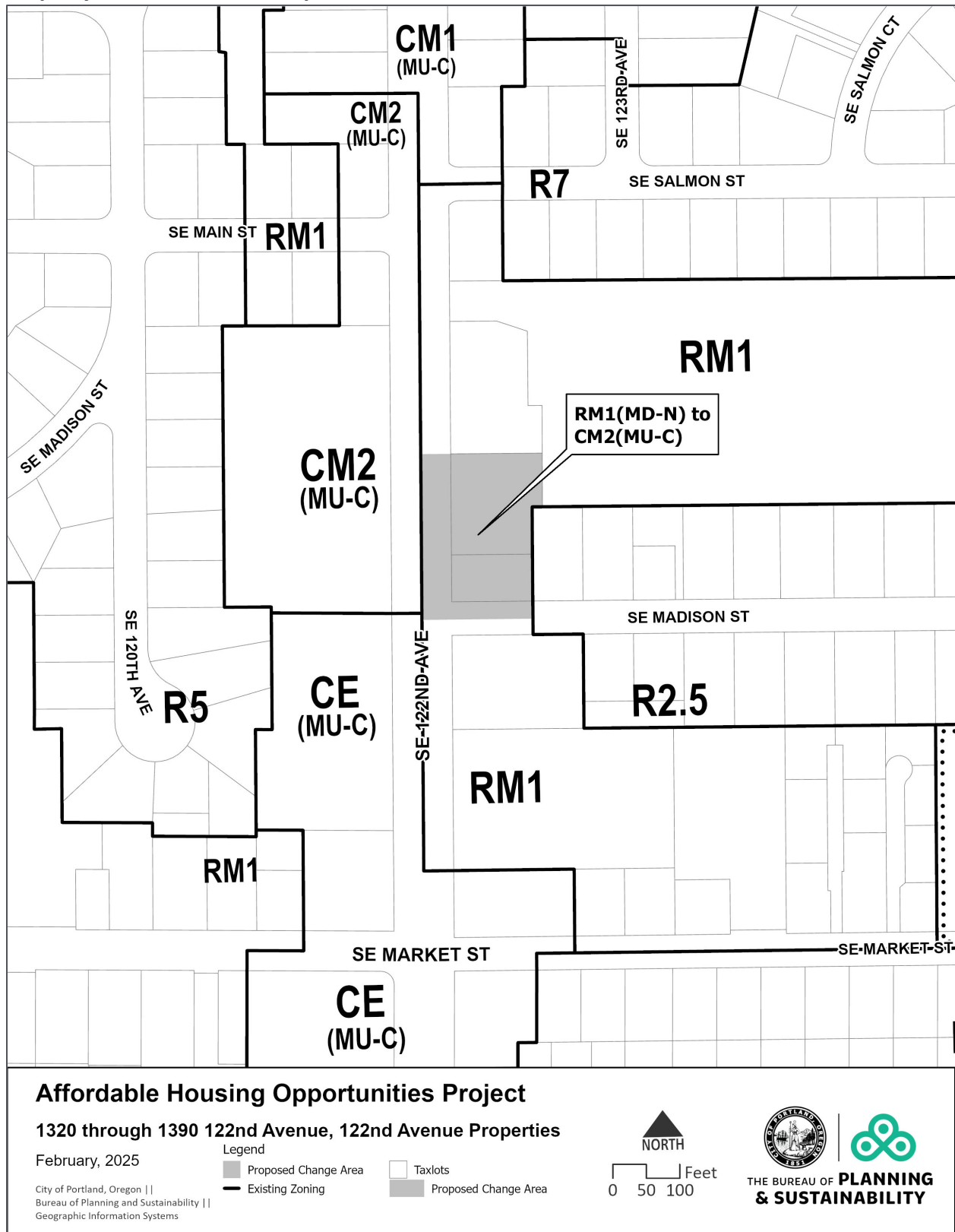
These properties include two small-scale office buildings, primarily occupied by medical offices and by the offices of Unite Oregon, a community-based organization that has been expanding its role in community development. These office uses are non-conforming in the RM1 multi-dwelling zone that applies here. The majority of these properties have a commercial condominium ownership arrangement, the exception being the southern-most parcel at the corner of SE 122nd and SE Market, which is owned by Unite Oregon and is a surface parking lot. Unite Oregon would like to provide more community services in their office building, which is constrained by the existing RM1 multi-dwelling zoning, and would like to expand options for potential future affordable housing on the existing surface parking lot to the south.

Changing the zoning of these properties to CM2 would achieve the following:

- Provide zoning that matches the existing office uses, addressing their existing non-conforming use situation.
- Support the continuation of the existing office uses and allow flexibility for commercial uses in an area of Portland where commercial services and employment opportunities have been desired by the community.
- For the Unite Oregon properties, allow for more community services to be provided.
- For the Unite Oregon parking lot, expand the opportunity for affordable housing to be provided as part of potential future development.

Applying the Mixed Use - Civic Corridor mapping designation and CM2 zoning to these properties would be consistent with policies for civic corridors such as SE 122nd and would continue zoning patterns along SE 122nd, where properties across the street have CM2 zoning.

Property 17 Amendments Map



Commentary

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About City of Portland Bureau of Planning and Sustainability

The Bureau of Planning and Sustainability (BPS) develops creative and practical solutions to enhance Portland's livability, preserve distinctive places, and plan for a resilient future.



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