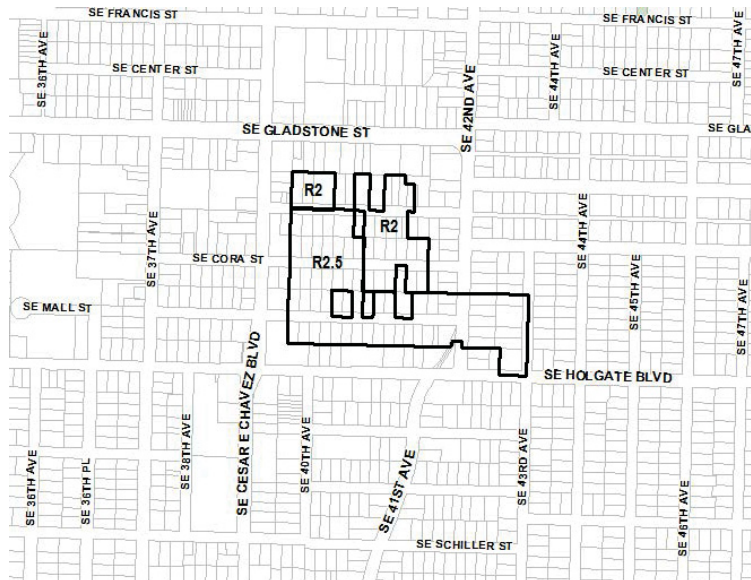


## Revised: Creston-Kenilworth Neighborhood, East of Chavez Blvd, North of SE Holgate

Comprehensive Plan Designation: R2.5 and R2

Existing Zoning: R5

Proposed Zoning: R2.5 and R2



Areas proposed for zoning changes to R2.5 and R2

- **Proximity to amenities and services:** This area north of SE Holgate and east of SE Cesar E Chavez is situated within a half mile of the Powell/Creston Neighborhood Center. The #75 bus runs along SE Cesar E Chavez to the west and is a frequent service line. The proximity of this area to transit, amenities and services means that this area is a good location for a range in housing types.
- **Infrastructure availability:** There are no water, sewer or stormwater systems constraints.
- **Lot sizes and built densities:** There are a number of buildings that include more units than allowed by the current R5 zoning. There are few underlying lots, so this area has some potential for lot confirmations.
- **Recent development activity:** There have been eight individual sites in this area that have gone through a quasi-judicial zone map amendment process to convert to R2.5 or R2. There has been some demolition and redevelopment in this area.
- **Occupancy:** This area is approximately 35% (R5 to R2.5 area) and 43% (R5 to R2 area) tenant-occupied. (For comparison, 47% of households are tenant-occupied citywide.)
- **Additional factors considered:** This Zoning Review Area is surrounded by areas already zoned for R2 and R1 to the north, west and south. The area to the east is zoned R5.
- **Feedback received during Discussion Draft review period:** In a conversation at the Creston-Kenilworth Neighborhood Association meeting on October 26, 2015, a range of considerations were raised, particularly with regard to transportation. Some thought that neighborhoods with stronger connections to MAX and other transit services should be prioritized for more housing options, while others considered that planned bus rapid transit on Powell might be an argument for increasing