

Sellwood-Moreland Neighborhood: Multi-dwelling/townhouse project status as of March 31, 2022.

Pages 1-2: Pipeline table. Multi-dwelling/townhouse projects that are currently being planned or are under construction.

The total number of dwelling units in the pipeline is 657.

This total does not account for potentially major projects on parcels associated with the 5515 SE Milwaukie Ave. entry.

Pages 3-5: Completed Projects table. Multi-dwelling/townhouse units completed since 2013.

The total number of completed units since 2013 is 1,414.

[To find the most current project status, please check permit information on "portlandmaps.com"](http://portlandmaps.com)

At this website, enter the project address in the upper right search box. Scroll down to the 'Planning & Zoning' section.

Click on the 'Permits' button to bring up the table of permits for the site. Scroll right to see the permit status.

More permit information is found by clicking on the permit application number.

Pipeline table: Multi-Dwelling / Townhouse Projects in the Planning, Permit and Construction Process

See page 2 for keys to **Permit Type** numbers and **Zoning** abbreviations

Permit Type	Owner	Address	Lot Size	# Units	# parking	Zoning	Status/Description
1	Nuljon, Jon & Gregor, Mirium C.	8134 SE 6th Ave.	3,800	25		CM2	3/31/2022: No permit activity since EA completed 7/08/2020. Proposed +/- 25 unit apartment building. Parcel has a circa 1900 single family house.
2	Joseph Bradford and Hallie Parsons	6228 SE 14th Ave.	5,000	2		R5d	3/31/2022: Status is Pending / latest activity 1/31/2022. [Land Use Review (Type 1x procedure) for a 2-lot partition. Proposal to divide the 5,000 sq. ft. lot into two, 2,500 SF lots, and allow the R2.5 zone standards to apply.]
2	Portland Memorial, Inc.	6705 W/ SE 14th (fronts on SE 14th, Claybourne & Glenwood)	20,070	31	6	R2.5 & RM1d	3/31/2022: Land Division Review (Type 2x procedure) to create 4 lots on the 100' x 100', north half of the parcel; area is zoned R2.5ad. Application set up 3/02/2022, but incomplete as of 3/25/2022. Proposal for the 4-lot subdivision; two, attached house structures [total of 4 dwelling units], with garages, plus 4 ADUs. Proposal for the south half of the parcel, zoned RM1d, is for a 3-story, 23-unit apartment building.
2	Susan J. La Porte	5515 SE Milwaukie Ave.	59,215	?		CM1 & R5 (west side); R2.5 (east side)	3/31/2022: Parcels are on west side and east side of SE Milwaukie Ave, north of SE Ellis. Hearing's Officer recommended approval of Comp. Plan and Zoning amendments in a Land Use Review, Type III procedure. City Council hearing date for final approval not yet set. Recommendations: 5515 SE Milwaukie Ave -- change Comp. Plan/Zoning from Mixed-Use Neighborhood/CM1d (0.79 acres) and R5-Residential 5,000/R5 (0.34 acres) to Multi-Dwelling-Urban Center/RM4. Northeast corner of SE Ellis & Milwaukie Ave -- change Comp. Plan/Zoning from R2.5-Residential 2,500/R2.5 (0.23 acre) to Multi-Dwelling-Corridor/RM2. (Note: No development is proposed at this time, but the traffic study evaluated impacts of 341 new dwellings based on existing RM4 and recommended RM4 on west side of Milwaukie Avenue, plus recommended RM2 zoning on east side of Milwaukie Ave.)
2	Sellwood Tacoma, LLC	2500 W/ SE Tacoma	32,103	56	0	CE	3/31/2022: Land Use Review (Type 1x procedure) for a 3-lot partition of this vacant, 0.737 acre parcel. Application is Pending. First project has 2 apartment buildings, each with 28 studio units; they will be located on one of the partitioned lots (approximately 15,000 SF of the original site). Inclusionary Housing will provide total of 11 units for renters at 80% of median family income.
3	North Block Property Owner, LLC and South Block Property Owner, LLC	535 & 545 SE Tacoma. 536 SE Tacoma & 8145 SE 6th	77,101	104		CM2d	3/31/2022: Application for building permits made 3/23/2022. Proposal to develop two blocks, one north & one south of Tacoma, west of SE 6th Avenue. Each block will have a 16-unit multi-family building and a mixed-use building with 36 dwelling units and two, ground-floor retail tenant spaces fronting SE Tacoma. [EA Completed 9/24/2021.]
3	James & Nancy Nevin, TR	8127 SE 13th (SE 13th & Tenino)	10,000	38	0	CM2dm	3/31/2022: Application made for DEMO permit 3/29/2022 and building permit is Under Reveiw for the 4-story building. Project has two buildings, each with 19 dwelling units: a 4-story building (45' height; retail on ground floor) on west half of parcel adjacent to New Seasons, and a 3-story building (33' 6" height) on east half. No on-site vehicular parking.
3	Sellwood Eighteenth Partners LLC	5252 SE 18th (was 5236 SE 18th)	7,029	38	0	RM2d	3/31/2022: Permits UNDER REVIEW (latest activity Jan. 27, 2022): 38 units in 4-story, above-grade building, with inclusionary housing.
3	DBS Group LC	8438 SE 21st.	5,000	8	0	RM1d	3/31/2022: Permits UNDER REVIEW 3/24/2022. Convert existing SFR to a duplex; permit for "multiple dwellings on a single lot"; permits for 3 duplexes. Not clear if there will be 6 or 8 units.
3	Portland Houseworks LLC	605 SE Spokane	5000	8		RM2d	3/31/2022: Permits UNDER REVIEW for new, 3-story, 8-unit apartment building (latest 3/08/2022). Four units are 2-story and four are 1-story. Also, Public Works Appeal to retain soft-scape planting strip to preserve trees is Under Review.
3	Paramount Development Properties	824-838 SE Tacoma	5000	11		RM1d	3/31/2022: Permits UNDER REVIEW (latest 11/16/2021) for new, 3-story, 11-unit apartment building. No application for demolition has been submitted yet. (An earlier land use approval to partition property was not implemented.)
3	South Lambert Diamond LLC	1666 SE Lambert	33,541	36	36	RM2d was R1ad	3/31/2022: Construction permits are UNDER REVIEW (latest 1/31/2022). Project is 36-unit, multi-dwelling development (six buildings on multiple lots) instead of 86 apartments. 34 units have 1-car garage. No change in Demo permit that was Approved to Issue 3/1/2021.
3	RMAK CAPITAL GROUP LLC	5210 SE 18th (lot separated from 5145 SE McLoughlin)	19,035	19	0	CEd	3/31/2022: Approved to Issue 7/12/2021 for 3-story, 19-unit apartment building. No on-site parking. Project to be located on the southern third of the parcel. (An original tax lot, 50 ft. wide & 113 ft. deep fronting SE 18th, was separated from the larger tract; completed 10/17/2019.)

Pipeline table: Multi-Dwelling / Townhouse Projects in the Planning, Permit and Construction Process

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Permit Type	Owner	Address	Lot Size	# Units	# parking	Zoning	Status/Description
3	Alpina Properties	5316 SE 18th	5,000	6		RM2d	3/31/2022: Permits are UNDER REVIEW (latest 2/04/2022) for 6 new townhomes on a single lot. Two story structure; no garages. Demolition permit for existing dwelling is still UNDER REVIEW (latest 8/27/2021.)
3	Mark Radford, PC PSMPP	1065 SE Ochoco	2,901	4	4	R5	3/31/2022: Permits are Under Review (latest activity 2/01/2021). Project is two townhomes on separate lots, each with an attached ADU.
3	Joseph Bradford	8120 SE 6th Ave.	5,000	31		CM2d	3/31/2022: Permits are UNDER REVIEW for a new, 4-story, 31-unit, wood framed, mixed-use building (latest 3/07/2022). Demolition of 1895 dwelling is Under Inspection (2/16/2022).
3	Bridger, Glenn & Karen	5270 SE 18th (was 5308) SE 18th)	4,792	16		RM2d	3/31/2022: Sewer line is Under Inspection, but no building permits filed yet. Design Review approval recorded 9/29/2019. Project is a 3-story, 16-unit apartment building.
3	Sellwood Norm Building LLC	527 SE Spokane	5,000	15	0	RM2d	3/31/2022: Permits are UNDER REVIEW for 3-story 15-unit apartment building with no parking (latest 10/13/2021). (In 2019, the project started as a 3-story, 6 unit apartment building.)
3	Jetter, Anna	1650 SE Spokane (was 1654 SE Spokane)	7,500	27	0	CM2d	3/31/2022: Permits are UNDER REVIEW (latest 7/21/2020). Project is a 4-story, 27-unit apartment building.
3	Dewall, Stacy	1660 SE Spokane (was 1662 SE Spokane)	5,000	27	0	CM2d	3/31/2022: Permits are UNDER REVIEW (latest 5/14/2020). Project is a 4-story, 27-unit apartment building.
3	Janet L Benson Liv. TR etal	1235 SE Lambert (was 1221-1223 SE Lambert)	5,000	15	0	CM2dm	3/31/2022: No new activity since 10/22/2019 (permits have been UNDER REVIEW). Project is a 3-story, 15-unit apartment building.
3	Janet L Benson Liv. TR etal	626 (660) SE Spokane	5,000	12	0	CM2d	3/31/2022: Permits are UNDER REVIEW, but no new activity since 2/25/2020. Demolition permit expired 2/28/2020. Project is a 2-story, 12-unit apartment building.
4	DEZ Development	5324 SE Milwaukie	6400	8	0	RM2d	3/31/2022: Construction is UNDER INSPECTION (latest activity 3/28/2022). Project is eight, 2-story townhomes (no garages) on one lot.
4	Anamic Construction	8134 SE 11th Ave. (was 1111 SE Tenino)	5,000	19		CM2d	3/31/2022: Construction is UNDER INSPECTION of 3-story, 19-unit apartment building (latest 3/17/2022). Request to keep existing planter strips "as is" was denied, 7/16/2020.
4	Anamic Construction Co.	8120 SE 11th Avenue	5,000	19	0	CM2d (MU-N)	3/31/2022: Construction is UNDER INSPECTION (latest 3/30/2022). Project is a 19-unit apartment and is adjacent to the other 19-unit apartment. Approved Final Inspection for house demolition 8/23/2021.
4	Park Somerset LLC	1724 SE Ramona	52,272	23	23	RM2d	3/31/2022: Construction of several townhomes is UNDER INSPECTION, 3/18/2022. Plat approved 5/26/2019 for 23 townhomes, each with a garage.
4	Southeast Portland Investors LLC	5205 & 5209 SE 18th Avenue	10,000	59	13	RHd	3/31/2022: Construction permits were ISSUED 10/13/2021. Project is a 6-story, 59-unit apartment building with 13 ground floor parking spaces.
NUMBER OF UNITS and PARKING SPACES IN PLANNING AND PERMIT PROCESS				657	82		

PERMIT TYPE	
1	Early Assistance for proposed project
2	Land Use Review (partitions; adjustments)
3	Construction Permit Review
4	Under Construction

ZONING DISTRICTS	
CEd - Commercial Employment; Design overlay	R5 - Single Family, 5,000 SF lots.
CM1d - Commercial Mixed Use 1 (small-scale, commercial/residential); Design overlay	R5z - Single Family, 5,000 SF lots; Constrained site
CM1dm - Commercial Mixed Use 1; Design and Centers Main Street overlays	RM1d - Low Scale, Multi-Dwelling; Design overlay.
CM2d - Commercial Mixed Use 2 (medium-scale, commercial/residential); Design overlay	RM2d - Medium Scale, Multi-Dwelling; Design overlay.
CM2dm - Commercial Mixed Use 2; Design and Centers Main Street overlays	RM4dn - High Density Residential; Design & River Natural overlays.
R2.5 - Single Family, 2,500 SF lots.	RHd - High Density Residential; Design overlay

Sellwood-Moreland Neighborhood: Multi-Dwelling/Townhouse units completed since 2013 as of March 31, 2022

Total number of units = 1,414

Year	Name/Owner	Address	Lot Size	# Units	# Parking	Zoning
2022	Portland Houseworks	1736 SE Umatilla	5,000	4	0	RM1d - Low Scale, Multi-Dwelling; Design overlay.
2022	Nehalem 13 LLC	1280 SE Nehalem	5,000	19	0	CM2dm - Commercial Mixed Use 2 (medium-scale, commercial/residential); Design & Centers Main street overlays
2022	The Chelsea UDG NEHALEM LLC	1645 SE Nehalem St.	11,076	75	0	CM2d - Commercial Mixed Use 2 (medium-scale, commercial/residential); Design overlay
2021	Kehoe Northwest Properties LLC (Portland Memorial, Inc.)	1406 SE Glenwood	20,000	9	9	RM1d - Low Scale, Multi-Dwelling; Design overlay.
2021	Greenworks Contractors, LLC	1144 and 1204 SE Tenino	10,000	4	0	R2ad - Low Density Multi-Dwelling; Alternative Design Density & Design overlays
2021	UDG 17TH & TENINO LLC	1717 and 1725 SE Tenino St.	15,000	91	19	CM2dm - Commercial Mixed Use 2 (medium-scale, commercial/residential); Design & Centers Main street overlays
2021	K&C Custom Homes LLC	1122 SE Tenino	5,000	3	3	R2ad - Low Density Multi-Dwelling; Alternative Design Density & Design overlays
2020	Tacoma Commons LLC	2000 & 2006 SE Tacoma St.	10,000	12	9	R1d -Medium Density Multi-Dwelling
2020	Studio Pointe / ELLIS Apartments LLC	5603 (or 5605) SE Milwaukie St. @ Ellis	3,080	30	0	CM1d - Commercial Mixed Use 1 (small-scale, commercial/residential); Design overlay
2020	Enclave 54 / Milwaukie Apartments LLC	5434 SE Milwaukie Ave.	3,900	28	0	RHd - High Density Residential; Design overlay
2020	Harold Condominium Association	2019, 2027, 2029 SE Harold St.	5,949	4	2	R1d -Medium Density Multi-Dwelling
2020	The Katniss / Sellwood Mixed-Use LLC	7807 SE 13th Ave.	10,000	30	7	CM2dm - Commercial Mixed Use 2; Design & Centers Main Street overlays
2020	Alpina Properties LLC	1627 SE Reedway St.	5,000	12	0	R2.5ad - Attached Residential; Alternative Design Density & Design overlays.
2020	Alpina Properties LLC	5377 SE 18th Ave.	5,000	12	0	R1d -Medium Density Multi-Dwelling

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Year	Name/Owner	Address	Lot Size	# Units	# Parking	Zoning
2019	Alpina Properties development	1616 SE Insley Street (was 1624)	5,000	12	0	R1d -Medium Density Multi-Dwelling
2019	Yukon Flats David Mullens	5965 SE Millwaukie Ave. @ Yukon	8,500	54	0	CM2d - Commercial Mixed Use 2 (medium-scale, commercial/residential); Design overlay
2019	The Meeting House NBP 7119 SE MILWAUKIE LLC	7119 SE Milwaukie	1.31 ac.	232	100	CM2d - Commercial Mixed Use 2 (medium-scale, commercial/residential); Design overlay
2019	The Wheelhouse Joe Bradford	8130 SE 6th Avenue	5,000	29	0	CM2d - Commercial Mixed Use 2 (medium-scale, commercial/residential); Design overlay
2019	Crescent Custom Homes	2216 SE Lambert St.	13,939	5	5	R2ad and R2adp - Low Density Residential
2019	WAK LLC	8324 - 8334 W/ SE 17th Ave.	5,000	12	0	CM2d - Commercial Mixed Use 2 (medium-scale, commercial/residential); Design overlay
2019	Ternium Apartments, Wak LLC	1610 SE Tacoma St.	5,000	12	0	CM2d - Commercial Mixed Use 2 (medium-scale, commercial/residential); Design overlay
2019	Holm Apartments, LCHS Enterprises	8220 & 8222 SE 6th Ave.	21,600	119	40	CM2d - Commercial Mixed Use 2 (medium-scale, commercial/residential); Design overlay
2018	Yellow Submarine LLC	8705 SE 13th	10,000	24	12	CM1 - Commercial Mixed Use 1
2018	Maurice & Catherine Unis	7780 SE 21st Avenue	7,586	2	4	R5a - Single Family, 5,000 SF lots; Alternative Design Density overlay
2018	DEZ Development	8188 SE 19th	5,000	6	5	R1d -Medium Density Multi-Dwelling
2018	NW Properties LLC	5350 SE 18th Ave. @ Insley	5,000	18	0	RHd - High Density Residential; Design overlay
2018	Rusth Miles	5505 SE 17th Avenue	6,290	6	0	RHd - High Density Residential; Design overlay
2018	Benjamin S. McInnis	5624 SE 22nd Avenue	5,000	15	0	RHd - High Density Residential; Design overlay
2018	Guymon D. Ben & Guymon, Kathryn TR	8100 / 8102 SE 21st Ave.	5,000	2	2	R2acd - Low Density Multi-Dwelling; Alternative Design Density, Environmental Conservation, and Design overlays
2018	Benjamin McInnis	7510 SE Milwaukie Ave.	10,000	30	0	CM - Mixed Commercial/ Residential
2018	1611 Bybee Investors LLC	1611 SE Bybee	5,000	1	0	CS - Storefront Commercial
2017	Claybourne Commons	1602-1612 SE Claybourne; 1603-1623 SE Glenwood; 6630-6640 SE 16th Ave.	20,000	20	20	CS - Storefront Commercial
2017	Moreland Rose Apartments Milwaukie Avenue LLC	7625 & 7627 SE Milwaukie Ave.	5,250	13	0	CS - Storefront Commercial
2017	Eastbank Quarters Elliott Properties Inc.	686 SE Spokane St.	5,000	12	0	CS - Storefront Commercial
2017	Elliott Properties, Inc.	924 / 926 SE Tacoma St.	5,000	3	0	R2 - Low Density Residential

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Year	Name/Owner	Address	Lot Size	# Units	# Parking	Zoning
2016	Springwater Flats	1685 SE Umatilla St.	15,000	69	21	CS - Storefront Commercial
2016	5624 SE 22ND LLC	5624 SE22nd Avenue	5,000	15	0	RM2d - Medium Scale, Multi-Dwelling; Design overlay
2016	Galaxie Apartments Joe Bradford	7400 SE Milwaukie Avenue	19,000	76	25	CM - Mixed Commercial/Residential
2016	Morgan Apartments Yoshida Real Estate Holdings	1640 SE Tacoma Street	9,650	44	13	CM - Mixed Commercial/Residential
2016	Lambert Lofts Vic Remmers	1313 SE Lambert Street	5,000	19	0	CS - Storefront Commercial
2015	Spokane 13 Apartments Vic Remmers	1313 SE Spokane St.	10,000	30	0	CS - Storefront Commercial
2015	The Moreland Apartments SE Harold LLC	1650 SE Harold Street	6,250	14	0	RH - High Density Residential
2015	Harold Apartments	5450 / 5490 SE Milwaukie	4,228	11	0	RH - High Density Residential
2014	Moreland Crossing Apartments	8150 SE 23rd Ave.	34,066	68	45	R1d - Medium Density Multi-Dwelling
2014	The Madison @ Sellwood	1315 SE Umatilla Street	10,000	21	21	CS - Storefront Commercial
2014	Spokane Chaney Chaney & Peterson LLC	610 SE Spokane Street	5,000	12	0	CS - Storefront Commercial
2014	Choi Cliff & Choi, Luana %Tangent Property Mgmnt	8072 / 8074 SE 6th Ave.	5,000	11	0	CS - Storefront Commercial
2014	Double Springs LLC	8624 / 8636 SE 17th Ave.	5,000	4	0	CS - Storefront Commercial
2013	Sellwood Apartments Van Zile Apts LLC	1721 SE Tacoma Street	10,000	46	0	CS - Storefront Commercial
2013	Velo / WN Velo, LLC	7339 SE Milwaukie St.	5,279	14	0	CM - Mixed Commercial/ Residential
NUMBER OF COMPLETED UNITS & PARKING SPACES				1,414	362	