

Sellwood-Moreland Neighborhood: Multi-dwelling/townhouse project status as of January 19, 2023.

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 648.

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

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

The total number of completed units since 2013 is 1,452.

To find the most current project status, please check permit information on "portlandmaps.com"

At this website, enter the project address in the upper right search box and hit Enter. 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	01/19/2023: No permit activity since EA completed 07/08/2020. Proposed +/- 25 unit apartment building. Parcel has a circa 1900 single family house.
2	Stoner, David	530 SE Tenino	23,400	0		CM2d	01/19/2023: Type 1, Land Use Review, for replat to eliminate internal lot lines is incomplete; set up 12/30/2022.
2	Joseph Bradford and Hallie Parsons	6228 SE 14th Ave.	5,000	2		R5d	01/19/2023: Partition approved July 2022 to divide the 5,000 sq. ft. lot into two, 2,500 SF lots, and allow the R2.5 zone standards to apply.
2	<i>PortlandMaps does not list the property owner for this parcel</i>	6705 W/ SE 14th	10,035	8	6	R2.5	01/19/2023: Address 6705 W/ SE 14th Ave now applies only to the lot fronting Claybourne. The 4-lot subdivision plat (four, 25 ft. x 100 ft. lots) for this parcel was approved 10/26/2022. Proposed development for the 4 lots has two, attached dwellings [total of 4 units], with garages, plus 4 ADUs. <i>Note: The permit for the 4-lot plat is mistakenly listed in PortlandMaps under a new address, 6680 SE 14th, which is assigned to the lot fronting Glenwood Street. This lot is planned for a 23-unit apartment building and is listed separately in this table.</i>
2	Susan J. La Porte	5515 SE Milwaukie Ave.	59,215			RM4 (west side); RM2 (east side)	01/19/2023: Plan amendments and zone changes final approval 09/07/2022. 5515 SE Milwaukie Ave: Plan/zone changed on 1.13 acres to Multi-Dwelling Urban Center/RM4. Northeast corner of SE Ellis & Milwaukie Ave: Plan/zone changed on 0.23 acres to Multi-Dwelling-Corridor/RM2. <i>(Note: No development has been proposed yet, 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.)</i>
2	Sellwood Tacoma, LLC	2500 W/ SE Tacoma	32,103	112	0	CE	01/19/2023: New EA permit 12/14/2022. Proposal is for a 4-story, 112-unit apartment building. Development to have on-site parking, interior secured bicycle parking, on-site stormwater management, residential community space on roof deck. Near Johnson Creek MAX Station. This replaces an initial proposal for 2 apartment buildings, each with 28 studio units. (A Land Use Review application for a 3-lot partition is no longer in list of permits.)
3	Sellwood LLC LAS VEGAS NV 89137-1330	6680 SE 14th (formerly part of 6705 W/ SE 14th)	10,035	23	0	RM1d	01/19/2023: Permits are UNDER REVIEW for a 3-story, 23-unit apartment building. This parcel was originally part of 6705 W/ SE 14th (two lots on east side of SE 14th between Claybourne and Glenwood Streets), but has been assigned a new address.
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	01/19/2023: Pending: Type 1, Land Use Review, for replat to eliminate internal lot lines at 8145 SE 6th; set up 12/30/2022. Building permits for all parcels are UNDER REVIEW, 10/11/2022. Request to remove street tree planting requirement along SE Spokane St. between SE 6th and SE Grand Ave. was approved on appeal with conditions. (10/25/2022). Project is to develop two blocks, one north & one south of SE 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.
3	James & Nancy Nevin, TR	1269 SE Tenino (8127 SE 13th)	10,000	38	0	CM2dm	01/19/2023: Building permits for both buildings are UNDER REVIEW. Demolition permit for existing structure was "Approved to Issue" 4/27/2022. Project has 2 buildings, each with 19 dwelling units: a 4-story building (45' height; retail on ground floor) on west half of parcel 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	01/19/2023: Permits are still UNDER REVIEW; latest activity was 01/27/2022. Project is a 4-story, 38-unit building with inclusionary housing.
3	Paramount Development Properties	824-838 SE Tacoma	5,000	11		RM1d	01/19/2023: Permits are UNDER REVIEW; latest activity was Nov. 16, 2021. Mechanical permits "void" March 2022. Nuisance complaint about squatters in vacant house filed in May 2022. Project is a 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.

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	RMAK CAPITAL GROUP LLC	5210 SE 18th (lot separated from 5145 SE McLoughlin)	19,035	19	0	CEd	01/19/2023: Permits were APPROVED TO ISSUE, 7/12/2021. Project is a 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.)
3	Mark Radford, PC PSMPP	1065 SE Ochoco	2,901	4	4	R5	01/19/2023: Permits are UNDER REVIEW; latest activity 02/01/2021. Project is two townhomes on separate lots, each with an attached ADU.
3	Bridger, Glenn & Karen	5270 SE 18th (was 5308 SE 18th)	4,792	16		RM2d	01/19/2023: No building permits for an apartment building are listed. Permits for plumbing and electrical appear to be for existing dwellings. Design Review approval recorded 9/29/2019 for addition of a 3-story, 16-unit apartment building on this site.
3	Sellwood Norm Building LLC	527 SE Spokane	5,000	15	0	RM2d	01/19/2023: Permits are UNDER REVIEW; latest activity 01/18/2023. Project is a 3-story 15-unit apartment building with no parking. (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	01/19/2023: Permits are now APPROVED TO ISSUE, 11/29/2022. Permits had been "Under Review" since 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	01/19/2023: Permits are now APPROVED TO ISSUE, 11/29/2022. Permits had been "Under Review" since 5/14/2020. Project is a 4-story, 27-unit apartment building.
3	Southeast Portland Investors LLC	5205 & 5209 SE 18th Avenue	10,000	59	13	RHd	01/19/2023: Construction permits were ISSUED 12/20/2019 and reactivated 10/13/2021; latest activity 10/04/2022. Mechanical permits expired 10/17/2022. Project is a 6-story, 59-unit apartment building with 13 ground floor parking spaces.
4	DBS Group LC	8438 SE 21st.	5,000	8	0	RM1d	01/19/2023: Construction is UNDER INSPECTION, 01/11/2023. Sewer connection permit issued 10/26/2022. Project is to 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.
4	Portland Houseworks LLC	605 SE Spokane	5,000	8		RM2d	01/19/2023: Construction is UNDER INSPECTION, 12/13/2022. Project is a new, 3-story, 8-unit apartment building. Four units are 2-story and four are 1-story. Public Works Appeal to retain soft-scape planting strip to preserve trees was cancelled.
4	South Lambert Diamond LLC	1666 SE Lambert	33,541	36	34	RM2d was R1ad	01/19/2023: Construction is UNDER INSPECTION, 01/18/2023. Project is 36-unit, multi-dwelling development consisting of six buildings on multiple lots. 34 units have a 1-car garage. Demolition of church buildings completed summer 2022.
4	Alpina Properties	5316 SE 18th	5,000	6		RM2d	01/19/2023: Construction is UNDER INSPECTION, 01/18/2023. Project is 6 new townhomes on a single lot. Two story structures; no garages.
4	Joseph Bradford	8120 SE 6th Ave.	5,000	31		CM2d	01/19/2023: Construction is UNDER INSPECTION, 01/19/2023 Project is a new, 4-story, 31-unit, wood framed, mixed-use building. Replaced an 1895 dwelling.
4	DEZ Development	5324 SE Milwaukie	6,400	8	0	RM2d	01/19/2023: Construction is UNDER INSPECTION, 10/11/2022. Project is eight, 2-story townhomes (no garages) on one lot.
4		1724 SE Ramona	52,272	23	23	RM2d	01/19/2023: Some townhomes are completed, while construction of others is UNDER INSPECTION (10/24/2022). Plat approved 5/26/2019 for 23 townhomes, each with a garage.
NUMBER OF UNITS and PARKING SPACES IN PLANNING AND PERMIT PROCESS				648	80		

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

January 19, 2023: Sellwood-Moreland Neighborhood: Multi-Dwelling/Townhouse units completed since 2013

Total number of units = 1,452

Year	Name/Owner	Address	Lot Size	# Units	# Parking	Zoning
2022	Anamic Construction	8134 SE 11th Ave. (was 1111 SE Tenino)	5,000	19	0	CM2d - Commercial Mixed Use 2 (medium-scale, commercial/residential); Design overlay
2022	Anamic Construction	8120 SE 11th Avenue	5,000	19	0	CM2d - Commercial Mixed Use 2 (medium-scale, commercial/residential); Design overlay
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	8134 SE 6th Ave.	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
2019	Alpina Properties development	1616 SE Inslay 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

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Total number of units = 1,452

Year	Name/Owner	Address	Lot Size	# Units	# Parking	Zoning
2019	Crescent Custom Homes	2216 SE Lambert	13,939	5	5	R2ad and R2adp - Low Density Residential
2019	WAK LLC	8324 - 8334 WI/ 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	5324 SE Milwaukie	15,000	69	21	CS - Storefront Commercial
2016	5624 SE 22nd LLC	5624 SE 22nd Avenue	5,000	15	0	RM2d - Medium Scale, Multi-Dwelling; Design overlay
2016	Galaxie Apartments Joe Bradford	7400 SE Milwaukie Avenue	19000	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				1,452	362	