Community and Economic Development

Inner Eastside Zoning Project

Grant Park Neighborhood Association

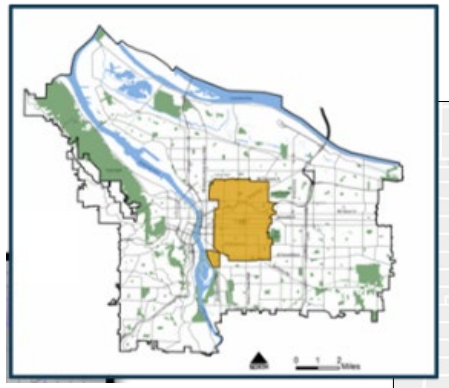
November 5, 2026

Project webpage – learn more, sign up for project updates:

www.portland.gov/bps/planning/inner-eastside-zoning-project

Ryan Singer
Principal Planner
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Bill Cunningham
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Project Overview and Background

Primary Project Purpose

Update zoning to allow more housing choices in the Inner Eastside – a high-opportunity area near the Central City with access to transit, services, jobs, schools, and neighborhood centers.

- Large geography across *all or parts* of **20** neighborhoods

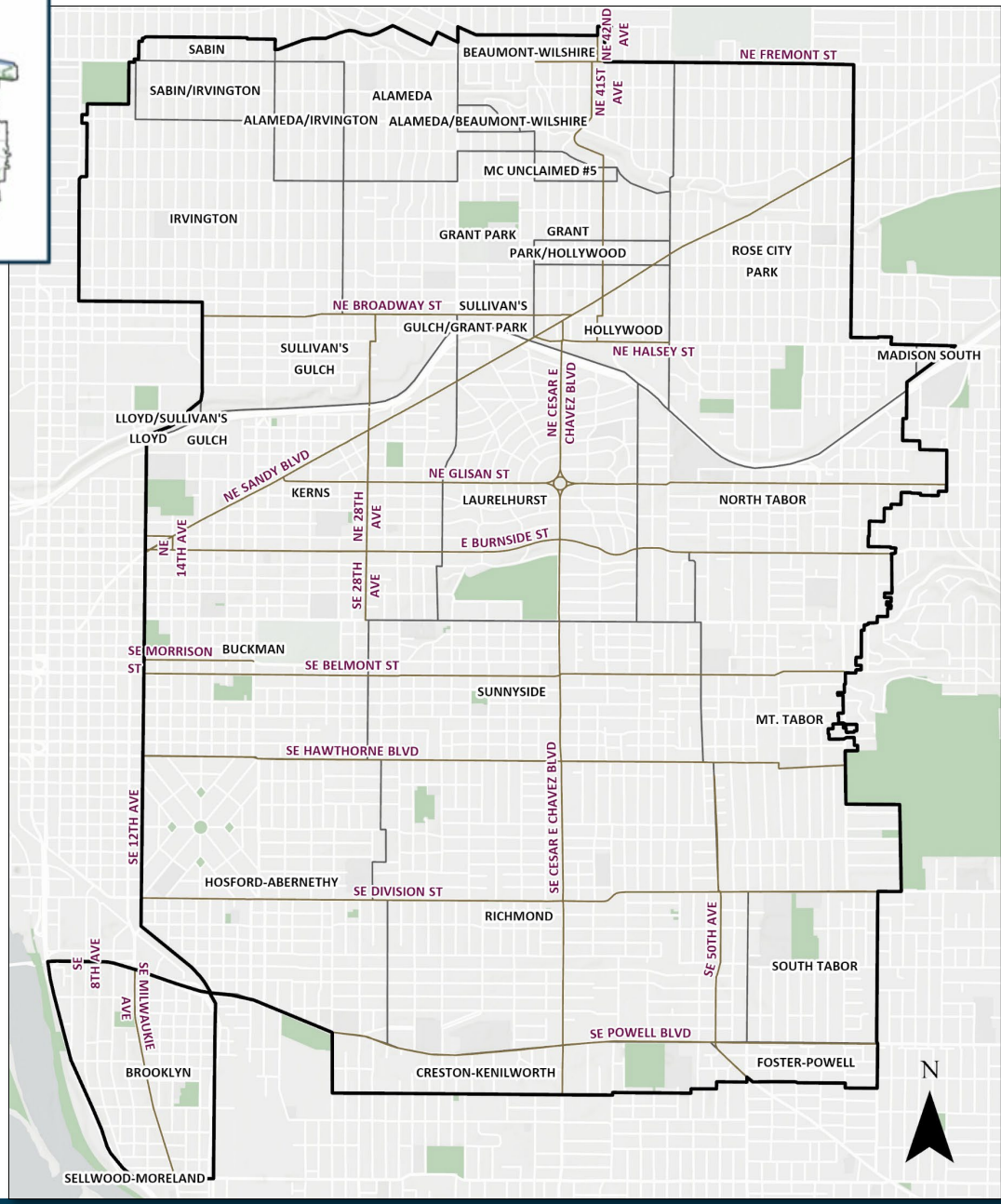
Project Study Area Boundaries:

North: NE Fremont Street

South: SE Powell Boulevard

West: 7th and 12th Avenues

East: 60th Avenue





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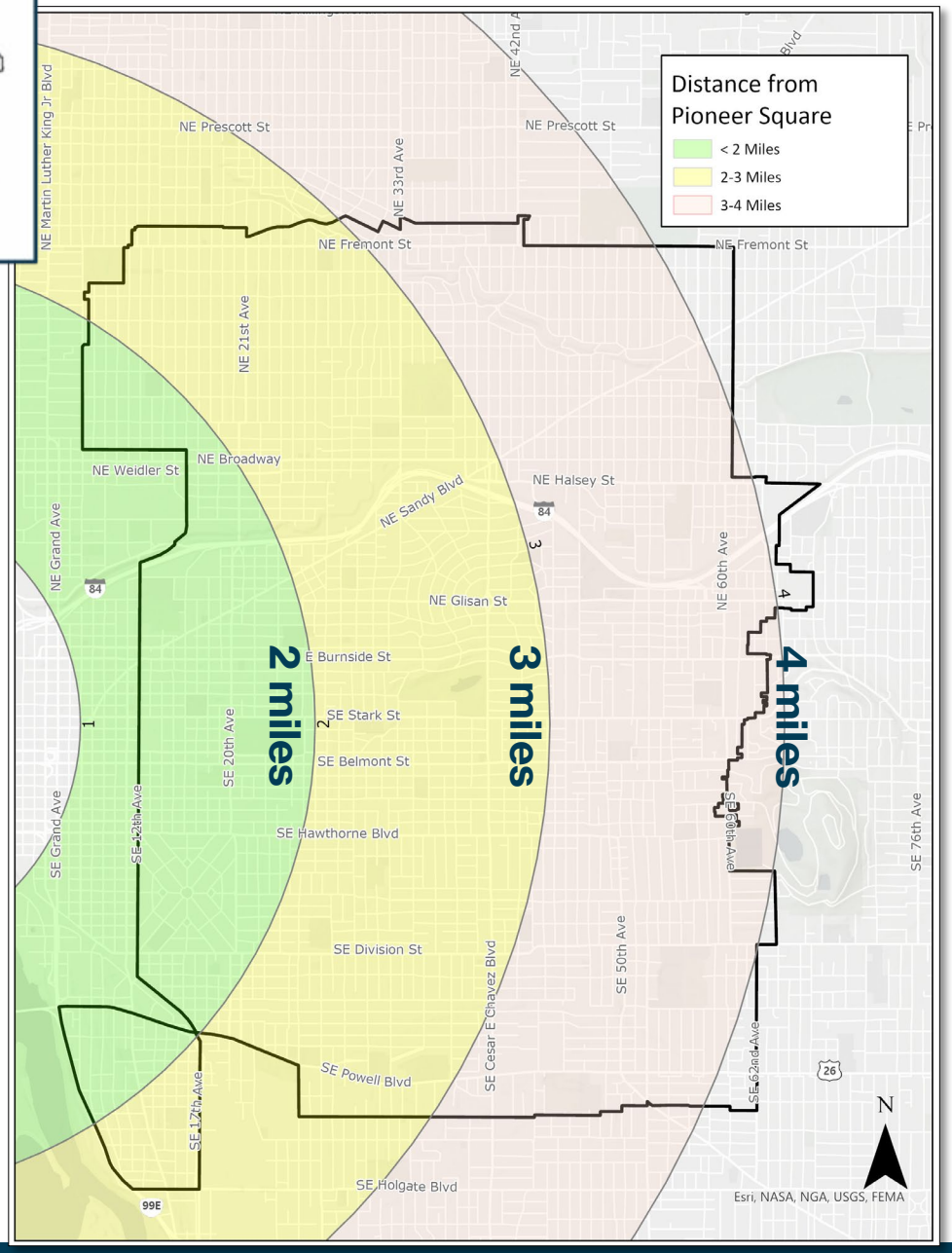
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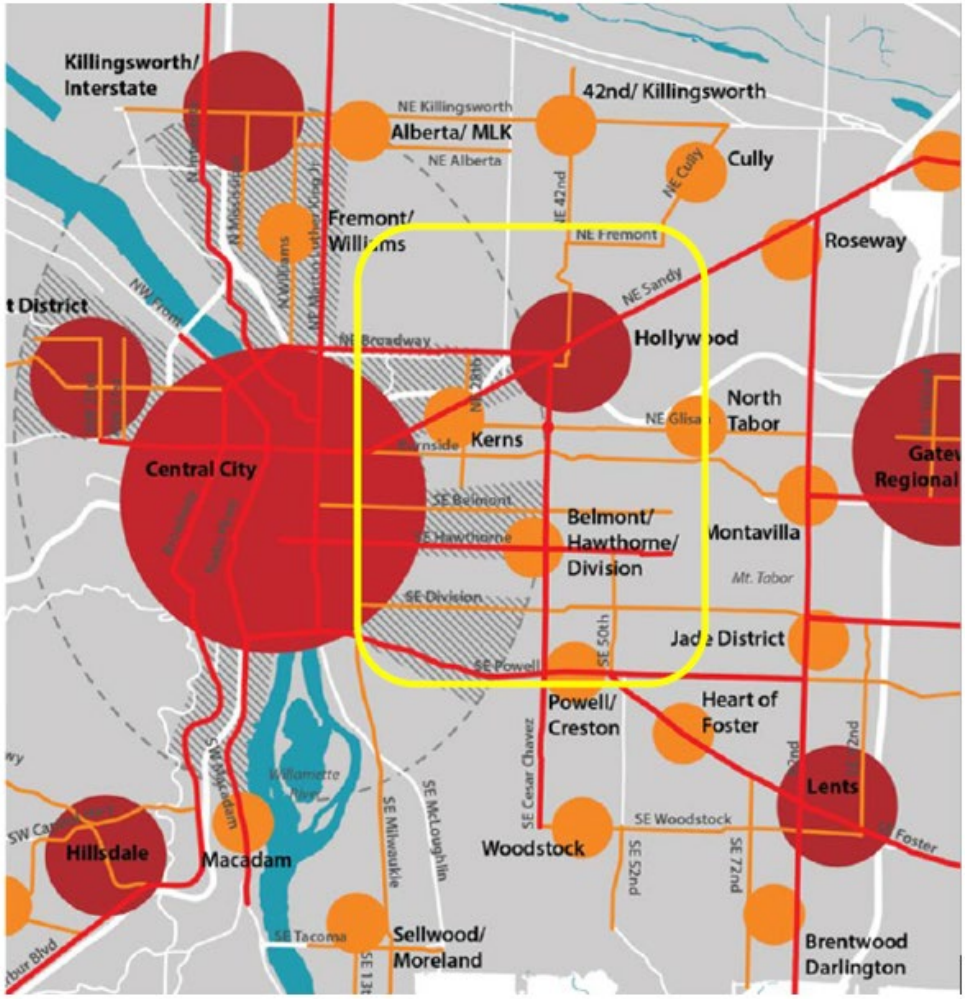
East: 60th Avenue



Policy Basis: 2035 Comprehensive Plan

Urban Design Framework directs growth towards:

- Mixed-use centers and corridors
- Inner Ring Districts close to the Central City
- High-opportunity areas with access to services
- Places where more housing choice can support broader access to opportunity



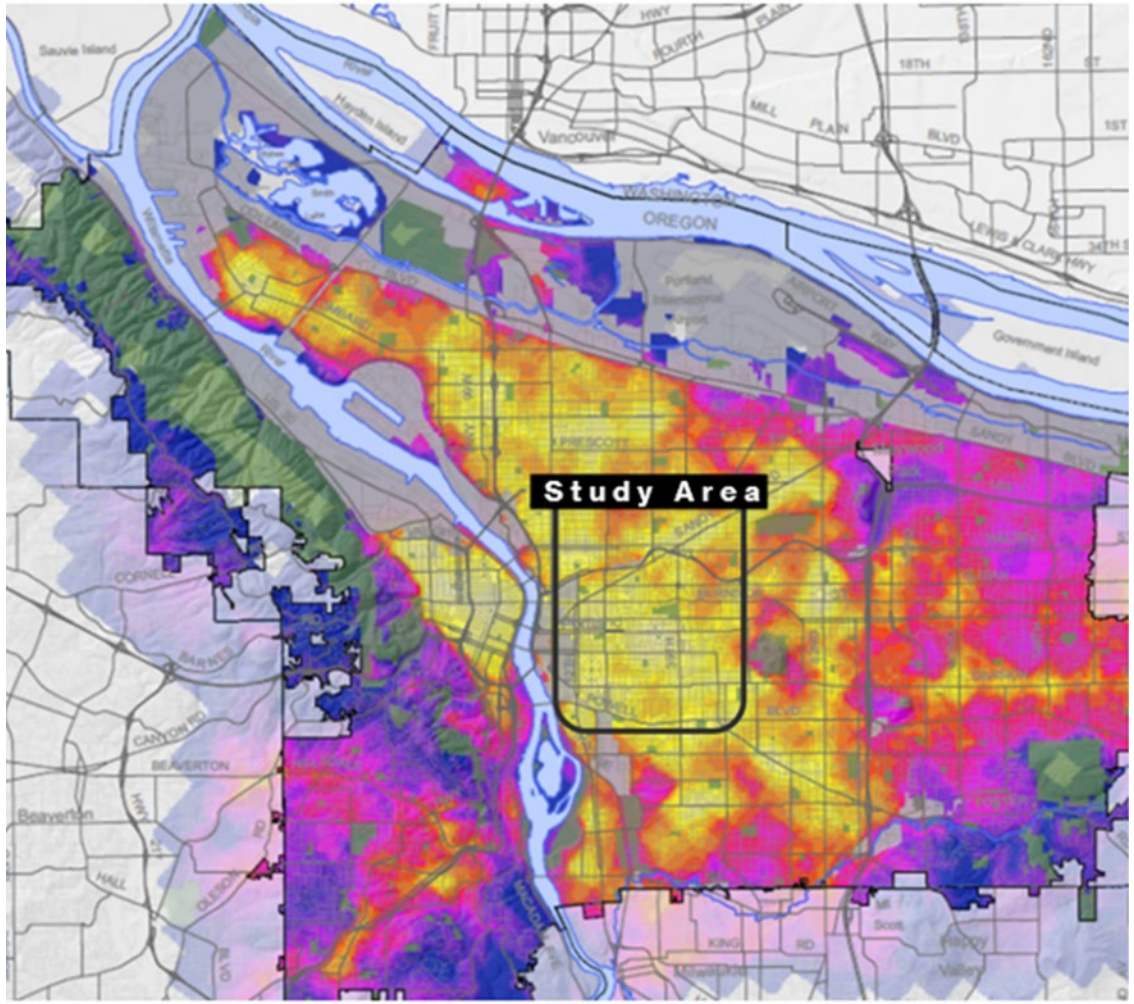


Access to Daily Needs

The “glowing” areas show locations with strong access to daily needs

- Commercial and community services
- Transit, pedestrian, and bicycle networks
- Parks, schools, and neighborhood destinations

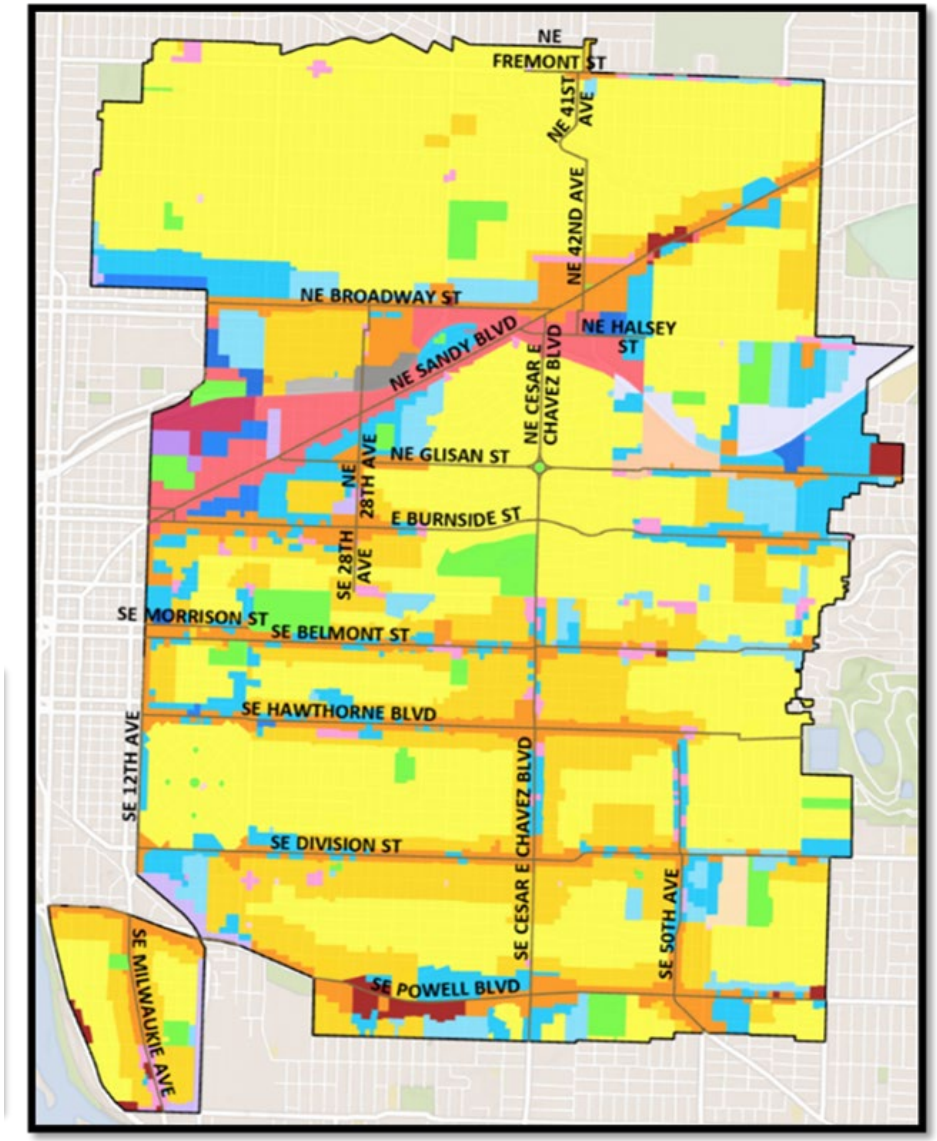
Who benefits from this access now, and who is missing?



Zoning

About two-thirds (67%) of land area is in single-dwelling zones

- Single-dwelling zones generally allow lower-density housing
- Much less land is zoned for apartments, mixed-use buildings, or commercial areas



The project will explore where zoning changes can expand housing options and allow more people to live in this high-opportunity area

Partnership with PBOT to identify transportation improvements to make it safer and easier to access destinations

Zoning

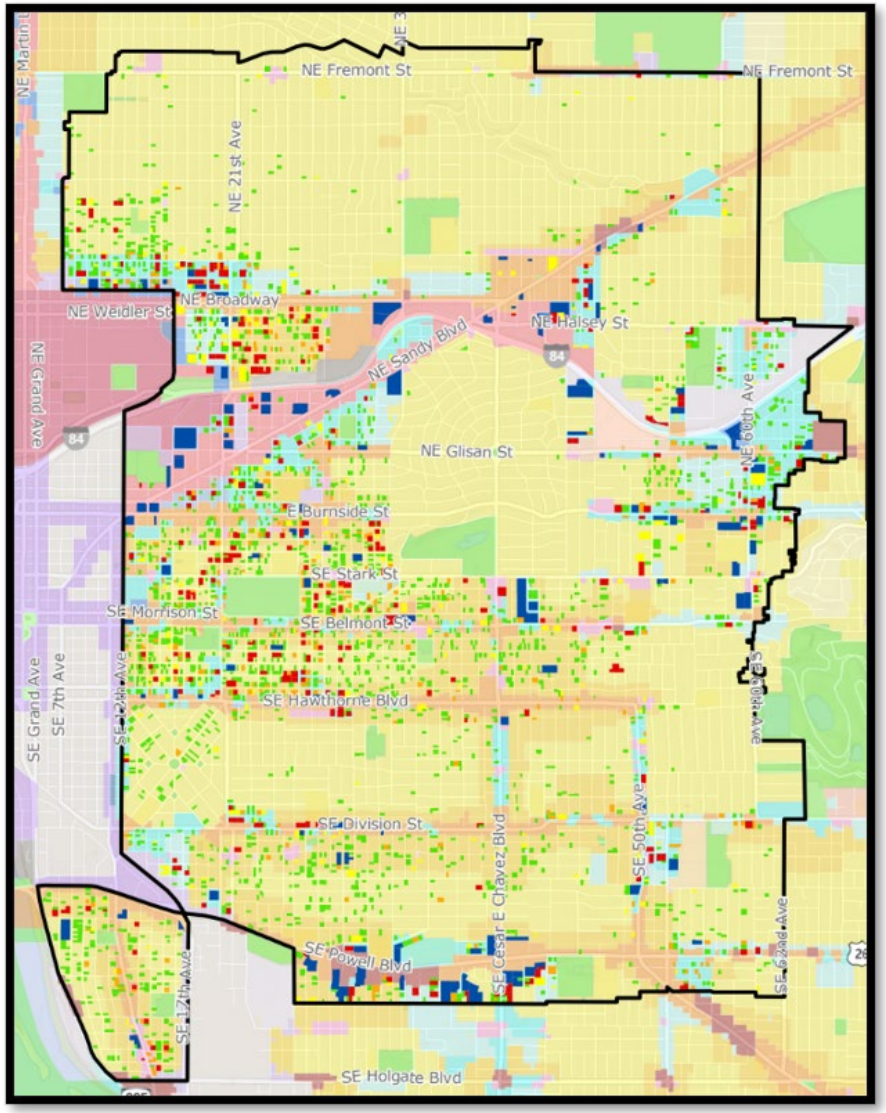
About two-thirds (67%) of land area is in single-dwelling zones

- Single-dwelling zones generally allow lower-density housing
- Much less land is zoned for apartments, mixed-use buildings, or commercial areas
- **Many apartment buildings are in single-dwelling zones; non-conforming status complicates their continuation**

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Partnership with PBOT to identify transportation improvements to make it safer and easier to access destinations

Existing multi-unit buildings



Who lives here?

~98,000
residents in the study area

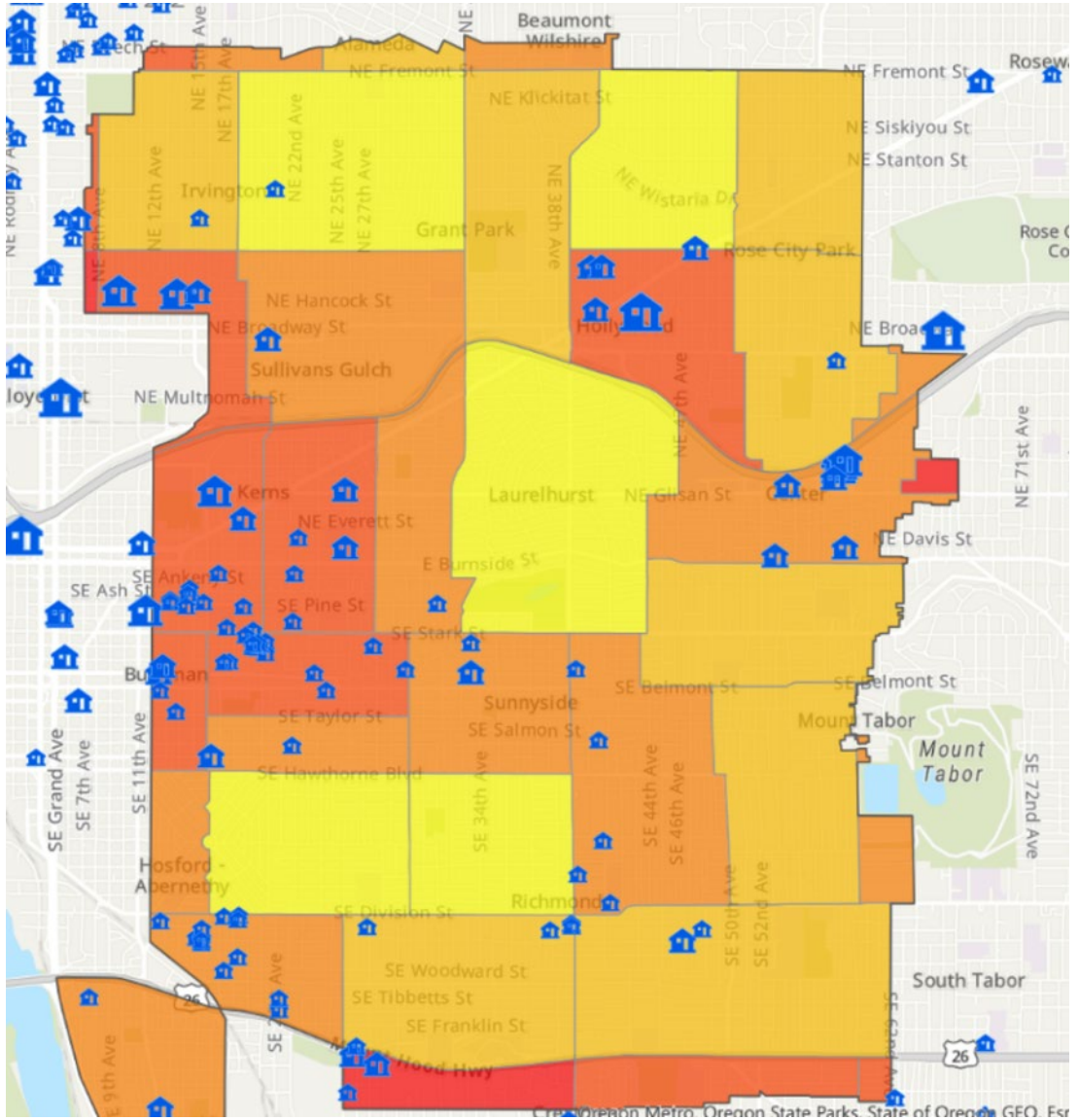
51%
of households live in multi-unit buildings

More affluent than Portland as a whole:
Median income $101,000/year ($88,000 in Portland)

Homes are expensive:
Median home sales price is $700,000, compared to $570,000 for Portland overall

Wide demographic and housing variation between innermost areas and other neighborhoods

Vulnerable Populations and Regulated Affordable Housing

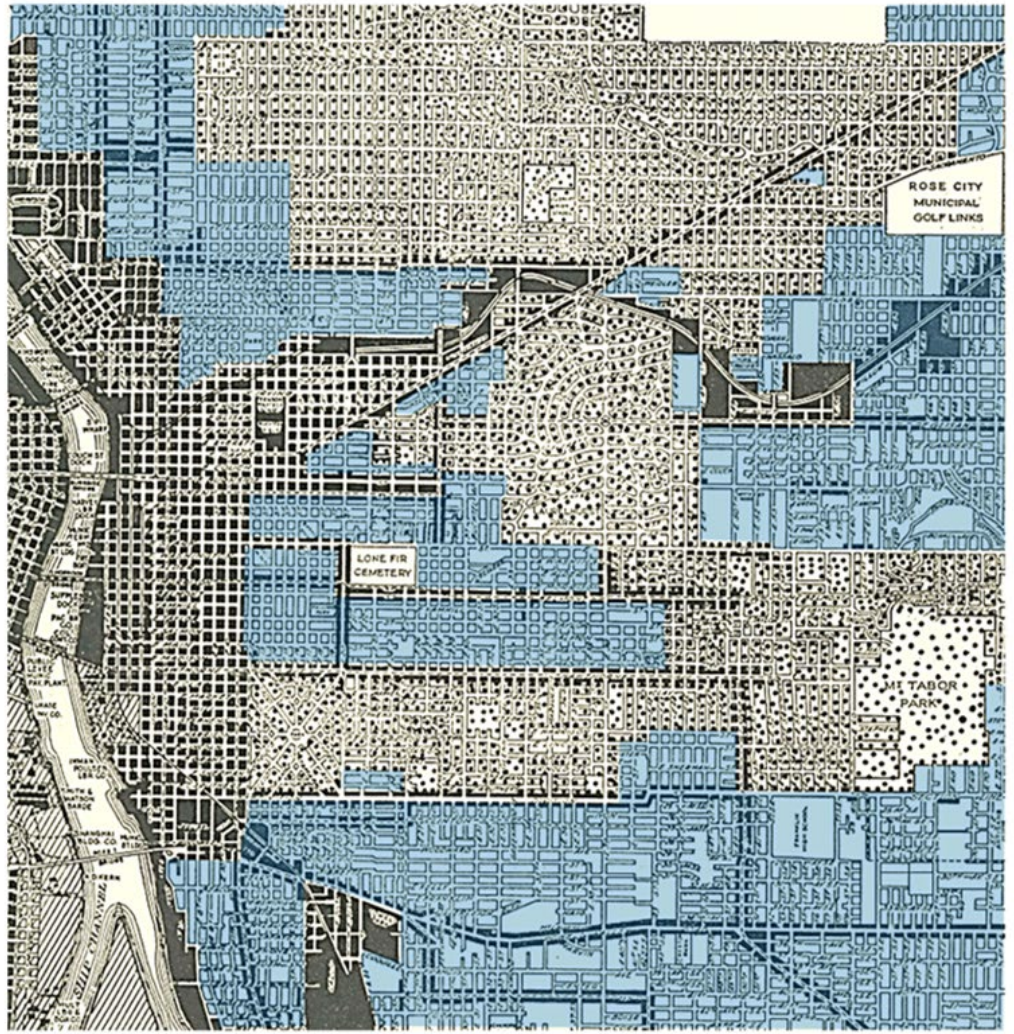


1924 Zoning Map

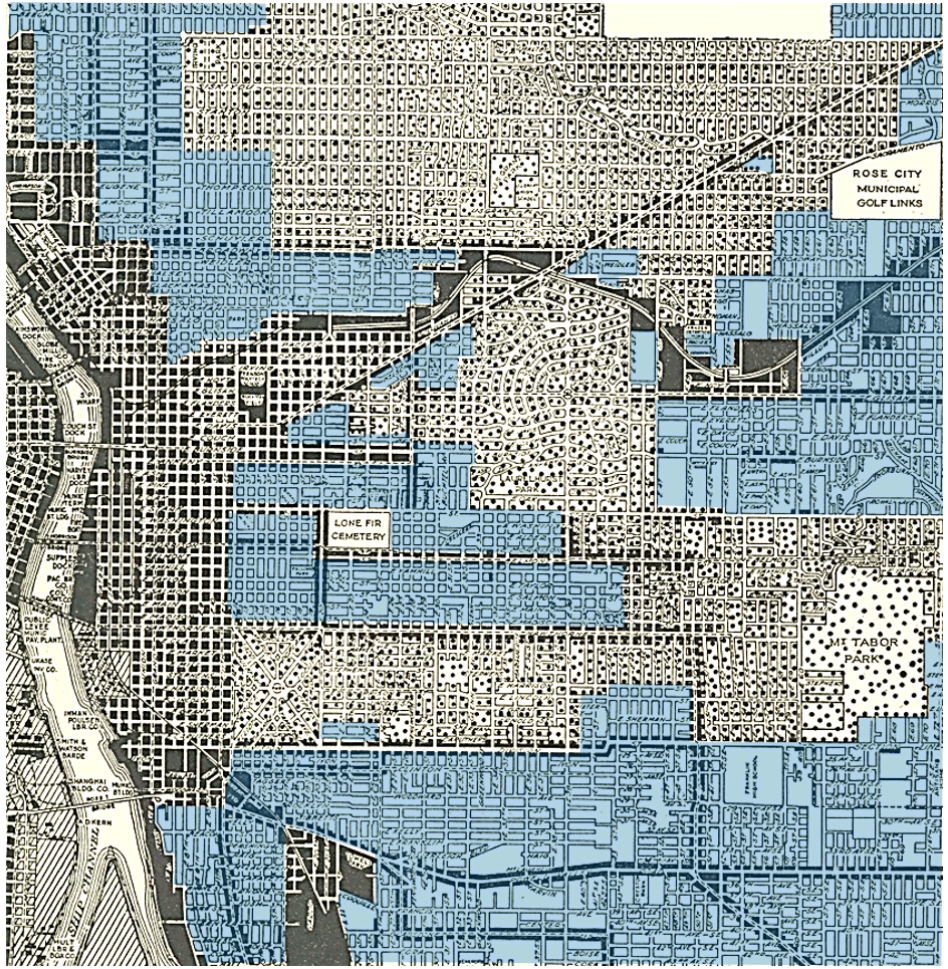
Portland's first Zoning Map

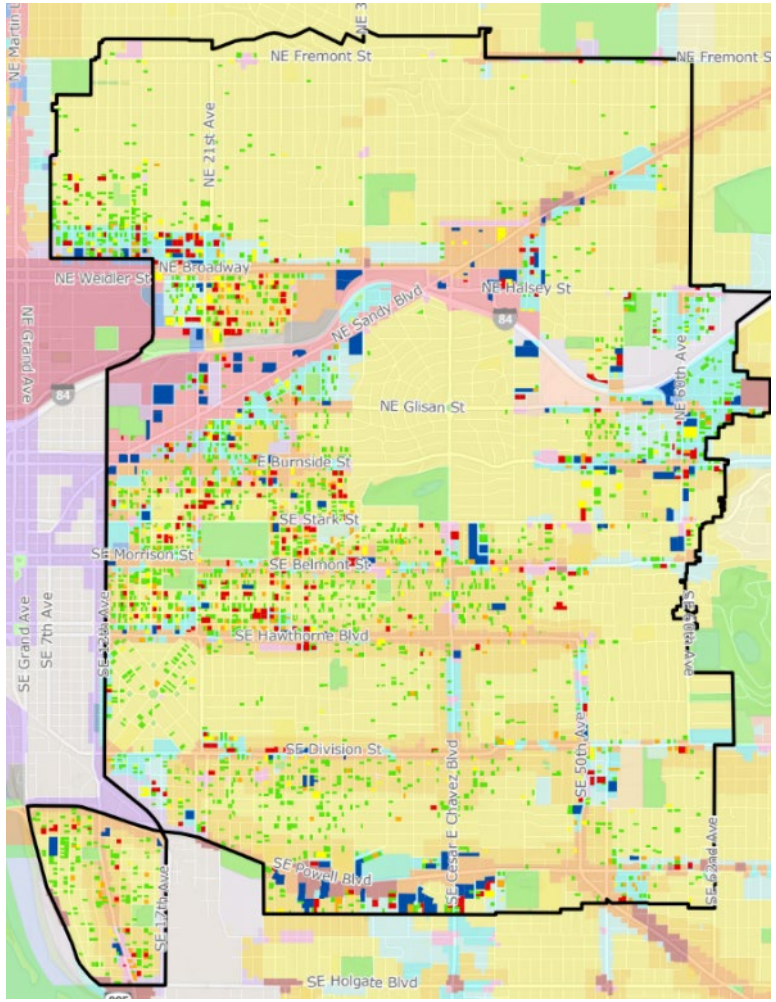
- The City did not regulate land uses before 1924
- Allowed apartments much more broadly
- Helps explain the historic urban fabric of the area - older apartments and corner stores in some areas with single-dwelling zoning
- Apartment buildings have long been part of the Inner Eastside





1924 Zoning Map & Existing Multi-dwelling Housing Map

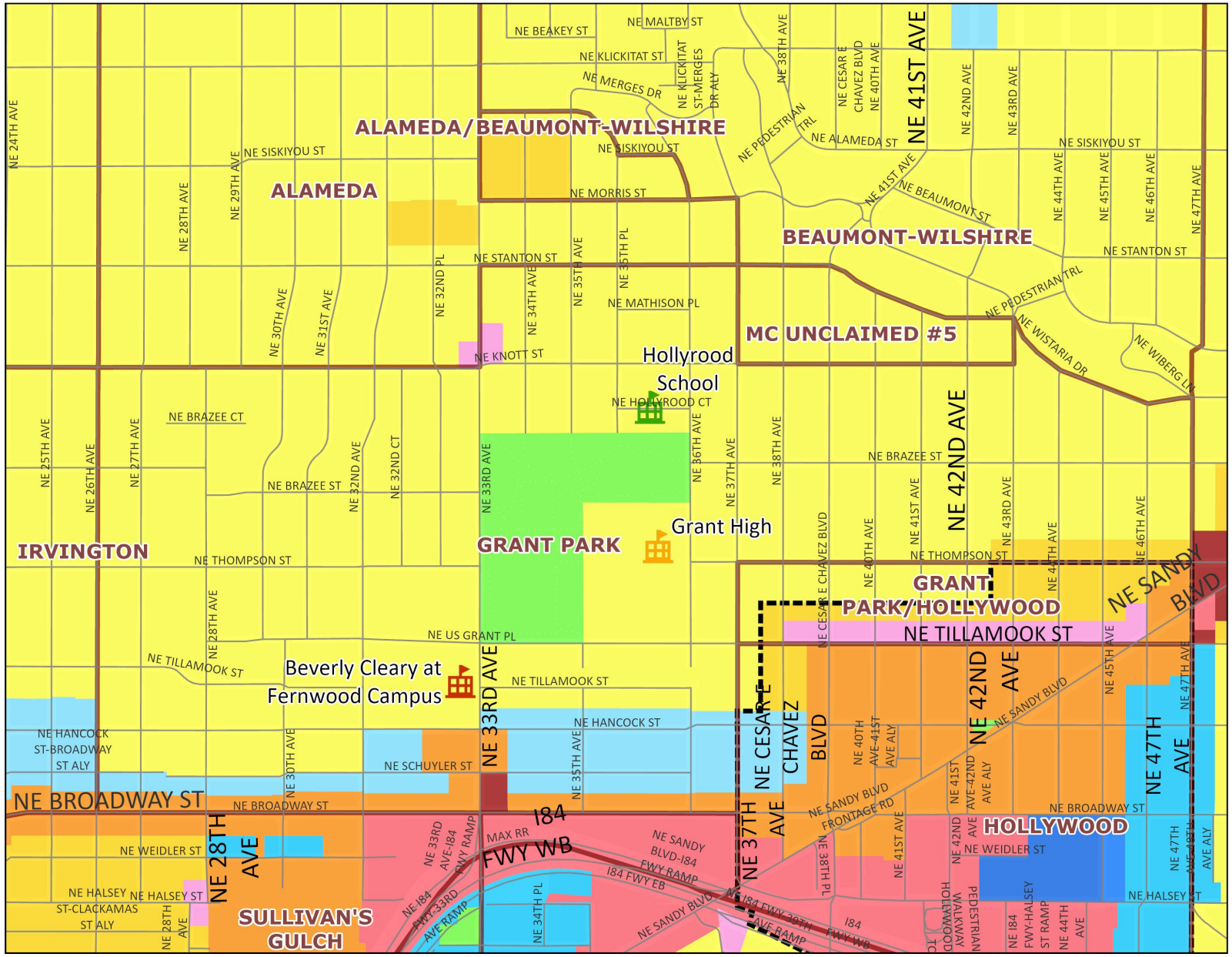




Community and Economic Development

Grant Park & Nearby Zoning

- Majority is single-dwelling R5 zoning
- CM2 mixed-use zoning along NE Broadway
- RM1 multi-dwelling zoning north of Broadway
- Neighborhood is adjacent to the Hollywood Town Center, with a variety of commercial/mixed-use zoning



Project informed by earlier planning efforts

- **2035 Comprehensive Plan** (adopted 2016) – policies to focus housing growth in high-opportunity areas, such as centers, corridors, and the Inner Ring Districts.
- **2045 Housing Needs Analysis** (2023) – need for 85,000 – 120,000 additional housing units citywide by 2045; increase housing options in high-opportunity areas.
- **Housing Production Strategy** (2024) – identified 35 strategies to support housing needs and development, including: “Increase Housing Capacity in Inner Centers & Corridors.”
- **Inner Eastside Infrastructure Assessment** (2025) – assessed infrastructure capacity and risks associated with zoning to increase housing density in the area. Zoning used for this assessment was for analysis purposes only and was not an actual proposal.

Project focus and considerations

- **Zone changes to expand housing options,** allowing a range of housing types with a variety of affordability levels.
- **Support the preservation of existing multifamily housing,** through zoning approaches that make it easier to continue this housing while managing pressure for redevelopment.
- **Expand access to neighborhood businesses,** considering zone changes to allow businesses in more locations.
- **Inventory existing historic resources,** focusing on Streetcar-Era commercial buildings and multi-dwelling housing.
- **Consider infrastructure improvements needed to support growth,** including transportation improvements to support safe access to destinations.

Project phases and public engagement

Phase 1 – Project Launch *(late spring–summer 2026)*
Launch project website, develop public engagement plan, existing conditions analysis, initial meetings with community organizations.

Phase 2 – Community Priorities *(Fall 2026)*
Gather input on priorities, issues, and opportunities to inform alternative zoning scenarios; roundtables on project topics, such as housing, neighborhood businesses, and design and historic preservation.

Phase 3 – Review of Zoning Alternatives *(Spring 2027)*
Share alternative zoning scenarios, gather feedback, and inform development of the preferred zoning concept. Bring preferred zoning concept to City Council in Summer 2027.

Phase 4 – Discussion Draft *(Summer 2027)*
Share draft zoning proposals, gather public feedback to inform development of the Proposed Draft.

Legislative process follows:
Proposed Draft → Planning Commission → Recommended Draft → City Council

Opportunities to provide input and learn more

Online Questionnaire (open through the end of November) – opportunity to provide input on priorities and issues related to land use and housing.

Coming Soon

Background Report – will provide information on policies, demographics, existing conditions, and services and infrastructure to serve as a factual basis for the project.

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