



## North Williams Center 2124 N. Williams Portland, Oregon



### BACKGROUND:

Multnomah County completed acquisition of this Property September 30, 2013, in satisfaction of a security interest from lease obligations of Port City Development. Port City was the original agency provider of vocational rehabilitation services for developmentally disabled residents at the site. It is currently leased to Albertina Kerr for continued programming until June 30, 2016.

The Property was the site of a battery manufacturing and recycling operation historically associated with releases of hazardous materials. Port City invested in the Property purchase and environmental remediation with funds from the financial arrangement with the County. The

Property is in compliance with environmental regulations for its use and operation today and received a No Further Action letter from Oregon Department of Environmental Quality. The site is subject to an environmental encumbrance which restricts disturbance of any subsurface in a delineated area. Any future development will require negotiations with DEQ.



### PROPERTY:

The Property totals 50,000 square feet (approximately 1.15 acres) with three structures on the Property, totaling approximately 17,000 square feet in useable area. The site is flat, with an irregular shape, wrapping around a single family residence on NE Thompson.

**ZONING:** The Property is zoned R1 (32,500 square feet) and R2 (17,500 square feet). These are residential zones. The current use is permitted as a non-conforming, pre-existing use. The following descriptions are

excerpted from the City of Portland Bureau of Planning and Sustainability website:

**R1 (Residential 1,000) zone:** The R1 zone is a medium density multi-dwelling zone. It allows approximately 43 units per acre. Density may be as high as 65 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to four story buildings and a higher percentage of building coverage than in the R2 zone. The major type of new housing development will be multi-dwelling structures (condominiums and apartments), duplexes, townhouses, and

rowhouses. Generally, R1 zoning will be applied near Neighborhood Collector and District Collector streets, and local streets adjacent to commercial areas and transit streets.

**R2 (Residential 2,000) zone:** The R2 zone is a low density multi-dwelling zone. It allows approximately 21.8 dwelling units per acre. Density may be as high as 32 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to three story buildings, but at a slightly larger amount of building coverage than the R3 zone. The major types of new development will be duplexes, townhouses, rowhouses and garden apartments. These housing types are intended to be compatible with adjacent houses. Generally, R2 zoning will be applied near Major City Traffic Streets, Neighborhood Collector and District Collector streets, and local streets adjacent to commercial areas and transit streets.

The zoning on part of the Property is subject to change in the proposed draft of Portland's 2035 Comprehensive Plan. Additional information on the Comprehensive Plan Update may be found at the City of Portland Bureau of Planning and Sustainability Comprehensive Plan Update and Central City Plan 2035 N/NE Quadrant Plan.



#### **PROCESS:**

Multnomah County commenced public outreach through its *Surplus Property Process* in early 2014. By Resolution 2014-094, dated August 14, 2014, the Multnomah County Board of Commissioners accepted the Surplus Property Report, available online:

<https://multco.us/facilities-and-property-management/surplus-real-property>

The Board directed staff to develop property disposition options for Board consideration, including a process for additional public input and community forums. To solicit information on one possible disposition option, Multnomah County is participating in the North/Northeast Neighborhood Housing Strategy Community Forums to solicit community input on the Property's potential for affordable housing. Final disposition decision rests solely with the Board of County Commissioners.

In addition to the community forums, public comments are being accepted on affordable housing and other potential uses and disposition options via e-mail:

[north-williams-center@multco.us](mailto:north-williams-center@multco.us)

It is anticipated a report will be submitted for Board consideration in January 2015.