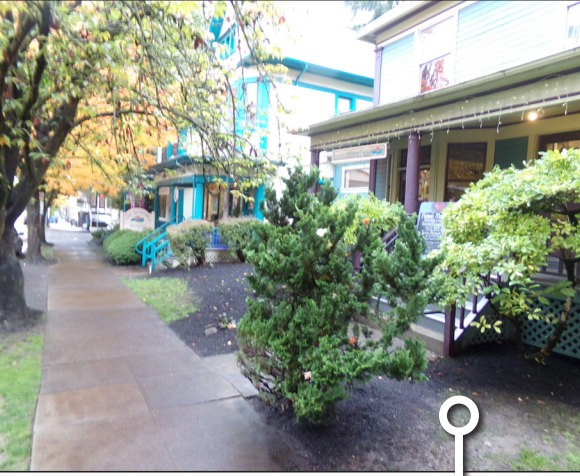


# GREATER NORTHWEST PORTLAND DEVELOPMENT MAP

## 1310-1338 NW 23RD AVE.

A proposal to purchase parcels on the east side of Northwest 23rd Avenue between Overton and Pettygrove streets for redevelopment has fallen through. The properties, which contain five houses in retail use, are owned by Legacy Good Samaritan Medical Center.



## RIDGELINE

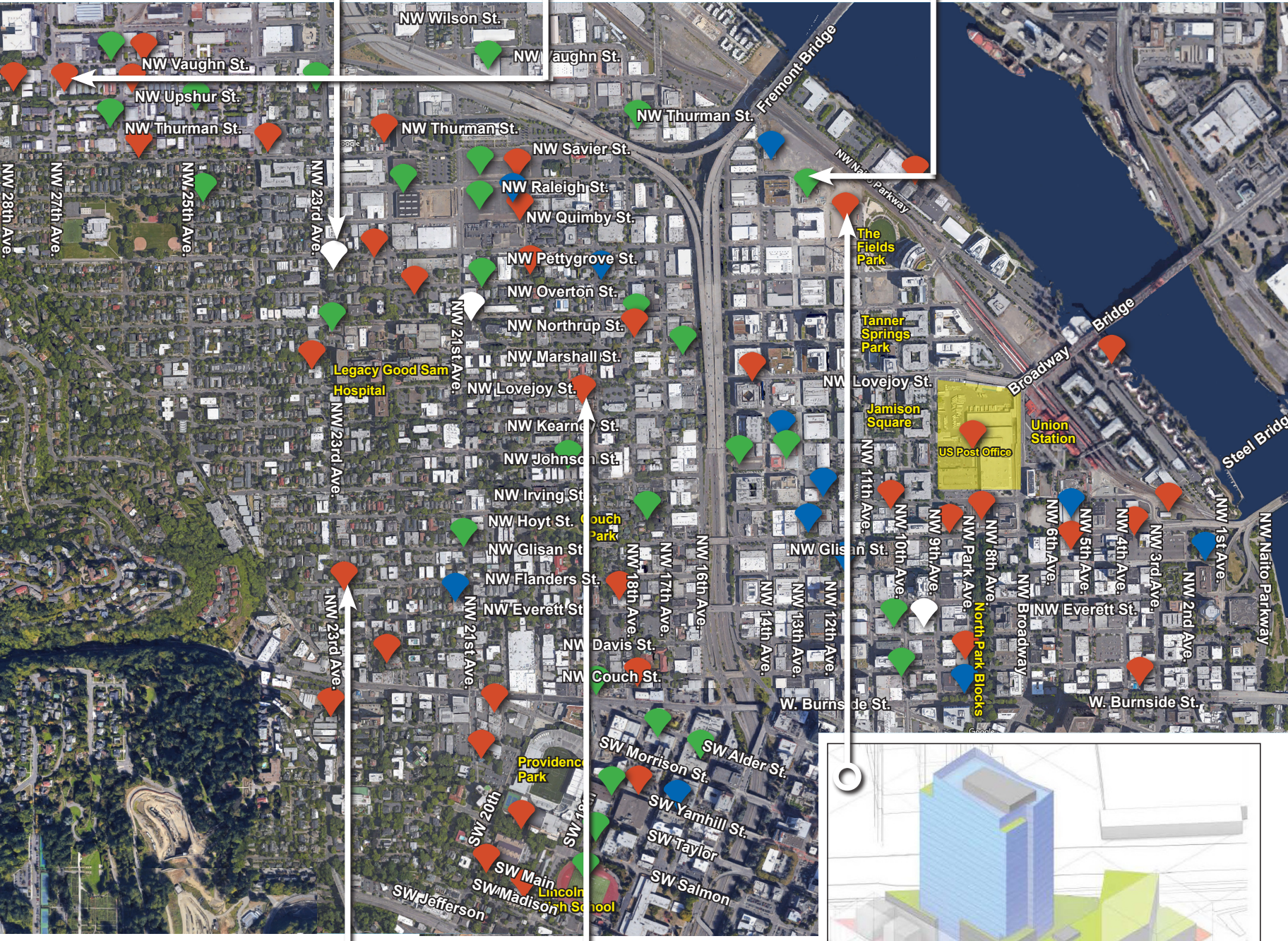
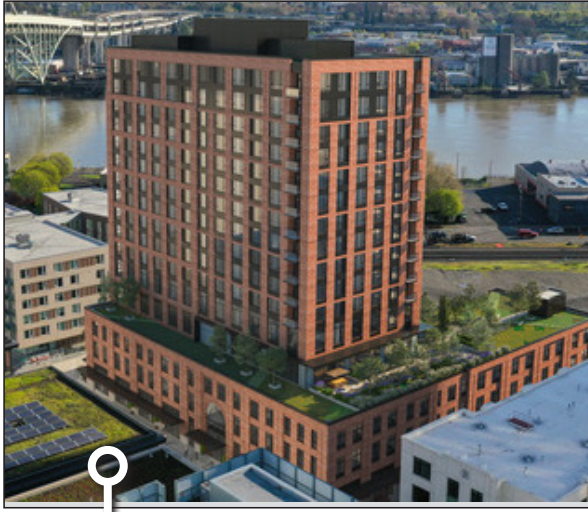
Ethos Development LLC has again expanded plans for an apartment building to replace Elysian Garden on the 2600 block of Northwest Upshur Street. The Impala restaurant at Northwest 27th and Upshur will be demolished to accommodate about 256 residential units and possibly retail and live/work units along Northwest Vaughn Street. Under-ground parking is planned. The original plans for about 155-170 units were amended last summer when the Trovo industrial building west of Elysian Garden was acquired.



Northwest Vaughn Street. Under-ground parking is planned. The original plans for about 155-170 units were amended last summer when the Trovo industrial building west of Elysian Garden was acquired.

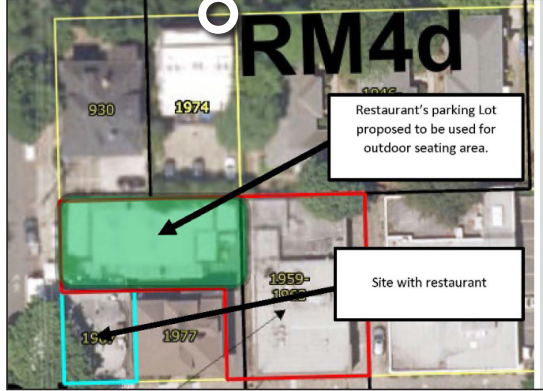
## HOLDEN OF PEARL

The 17-story Holden of Pearl between Northwest 12th, 13th, Quimby and Raleigh streets is nearly "topped out." It will have 231 independent and assisted living units for seniors, as well as a memory care facility.



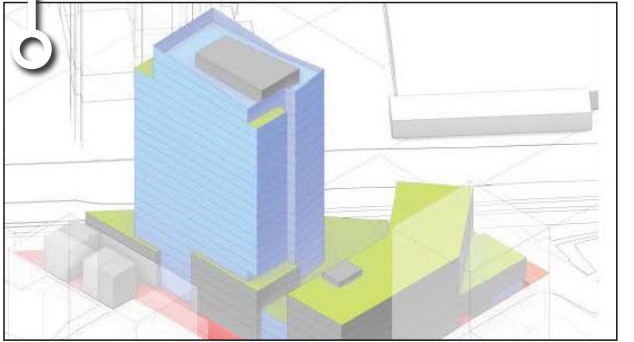
## 419-425 NW 23RD AVE.

A five-story mixed-use building is proposed on the west side of Northwest 23rd between Flanders and Glisan streets. It would have 20 residential units and 35 parking stalls. The developer is Robert Ball Companies, which has offices on the same block. A 1963 professional office building on the site was damaged by fire about two years ago.



## CAFÉ NELL

Café Nell is proposing to expand its restaurant, which does not conform to its residential zoning at Northwest 20th and Kearney streets. If approved, its COVID-era dining area in a rented parking lot would become permanent. Northwest District Association Planning Committee Chair Greg Theisen, acknowledging noise and nuisance complaints from adjacent neighbors, said, "it's a pretty significant zoning issue in my opinion."



## BLOCK 24

A 260-foot-tall tower containing about 440 residential units is proposed on the north side of Northwest Quimby Street between 11th and 12th avenues. There would be retail space at the southeast corner, which faces The Fields Park. Underground parking for 300 vehicles is planned, a number considered excessive by some representatives of the Pearl District Neighborhood Association. Representatives of global Greystar Development have had preliminary design advice meetings with the city.



For an interactive and continually updated version of this map, visit: [NextPortland.com](http://NextPortland.com)  
Also see the development map maintained by the Goose Hollow Foothills League: [goosehollow.org/images/GooseHollowDevelopmentMap.pdf](http://goosehollow.org/images/GooseHollowDevelopmentMap.pdf)