

Manufactured Dwelling Parks Project
Appendix A. Manufactured Dwelling Park Inventory

ID No.	Name	Address	Tax Lot R-numbers	Year Built	55+	Existing Spaces	Existing 2035 CP Designations	Proposed CP Designation	Existing Zones	Proposed Zone	Existing Overlays	Proposed Overlays	Plan District
1	Hayden Island Mobile Home Community	1503 N Hayden Island Dr	R951330410;R951330430	1969		440	R2,R3	MDP	R2,R3	RMP	h,c,x	h,c,x	Hayden Island
2	Oak Leaf Mobile Homes	4556 NE Killingsworth St	R434104230;R434103810;R434103840;R434103870	1954		34	R2	MDP	R2	RMP	h	h	
3	The Arbor	6415 NE Killingsworth	R942171400	1944		135	R2	MDP	R2	RMP	h	h	
4	Cedar Shade Mobile Home Park	7120 NE Killingsworth	R942200870	1962	Yes	76	R2.5	MDP	R2.5	RMP	h	h	
5	Glenwood Trailer Park	7041 NE Killingsworth	R671200020;R942170420;R942170490;R671200030	1942		77	ME	MDP	R3	RMP	h	h	North Cully
6	Fir Grove RV Park	5541 NE 72nd Ave	R671200020;R942170420;R942170490	1941		62	ME	MDP	R3	RMP	h	h	North Cully
7	El Rancho Mobile Park	7265 NE Killingsworth	R671200440;R671200530	1949		27	ME	MDP	R3	RMP	h	h	North Cully
8	Sumner Estates	5200 NE 92nd Ave. # 9	R942210110	1997		34	R2	MDP	R2	RMP	h,x	h,x	
9	Parkrose Mobile City	9945 NE Sandy Blvd	R942211260;R942210930	1948		72	MU-C	MDP	CE	RMP	h,m,x	h,m,x	
10	Heidi's Mobile Home Park	10315 NE Sandy Blvd	R647316360	1947		16	MU-C	MDP	CE	RMP	h,m,x	h,m,x	
11	Garden Meadows	14308 NE Sandy Blvd	R942240140	1996	Yes	50	R2	MDP	R2	RMP	h,x	h,x	
12	Portland American Mobilodge	16901 SE Division St	R993060290;R993065130;R993063450;R993064670	1959	Yes	123	R3	MDP	R3	RMP	a		
13	Mobile Estates	16745 SE Division St	R993060290;R993065130;R993063450;R993062250;R9930	1964	Yes	190	R3	MDP	R3	RMP	a		
14	Lantern Lane Mobile Villa	1523 SE 162nd Ave	R707307160	1959		34	R3	MDP	R3	RMP			
15	Meadowcrest Farm Mobile Estates	3930 SE 162nd Ave	R649730250	1997	Yes	71	R2	MDP	R2	RMP	a,c	c	Johnson Creek
16	Meadowland Mobile Home Park	16000 SE Powell Blvd	R992120250	1989		76	R2,R10	MDP	R2,R10	RMP	a,c	c	Johnson Creek
17	Parkway Estates	15768 SE Powell Blvd	R649722370;R649722380;R649722360;R649722400	1993		51	R2	MDP	R2	RMP	a,c	c	Johnson Creek
18	Tall Firs Mobile Home Park	15656 SE Division St	R477800310	1950	Yes	63	R3	MDP	R3	RMP	a		
19	Cumberland I	15103 SE Powell Blvd	R992120630	1985		7	R3	MDP	R3	RMP	a		
20	Rollin Wheels Mobile Estates	14222 SE Division St	R992120090;R992117260	1959		77	R2	MDP	R2	RMP	a		Johnson Creek
21	Maple Estates	6251 SE 136th Ave	R466204020	2002		4	R2	MDP	R2	RMP	a		Johnson Creek
22	Aspen Meadows	13400 SE Holgate Blvd	R466100040;R992144420;R992140120	1998		118	R7,R2	MDP	R7,R2	RMP	a		Johnson Creek
23	Marcy Manor Mobile Home Park	4223 SE 136th Ave	R992114950;R992118680;R992118640	1998		9	R2	MDP	R2	RMP	a		Johnson Creek
24	Marissa Estates	13318 SE Raymond St	R466100040;R992140120;R992146080;R992144630	1998		9	R2	MDP	R2	RMP	a		Johnson Creek
25	Strawberry Acres	5200 SE 132nd Ave	R649776430;R992140120;R649776440;R992146080;R9921	1999		24	R2	MDP	R2	RMP	a		Johnson Creek
26	Cumberland II Mobile Estates	13115 SE Foster	R466201800;R466201630	1988		51	R5,R2	MDP	R5,R2	RMP	a		Johnson Creek
27	Newcastle Manufactured Housing Community	12846 SE Ramona St	R466201800;R466201630	1998		10	R5	MDP	R5	RMP	a		Johnson Creek
28	Lostinda Woods	12506 SE Foster Rd	R992141560	1994		10	R2	MDP	R2	RMP	a		Johnson Creek
29	Sunny Hill Mobile Home Park	5918 SE 122nd Ave	R992140410	1965		27	R2	MDP	R2	RMP	a		Johnson Creek
30	89th Avenue Estates	7916 SE 89th Ave	R992210730	1997		15	R2	MDP	R2	RMP	a		Johnson Creek
31	Flavel RV Park	8410 SE Flavel St	R202613890;R202613940;R202614030;R202614090	1951		58	R2	MDP	R2	RMP	a		Johnson Creek
32	Springwater Mobile Estates	8309 SE Lambert St	R202613890;R202613940;R202614030	1997		38	R2	MDP	R2	RMP	a		Johnson Creek
33	Johnson Creek Trailer Park	8205 SE 82nd Ave	R081800670	1953		24	ME	MDP	EG2	RMP	c,p	c,p	Johnson Creek
34	Southgate Mobile Home and RV Park	7911 SE 82nd Ave	R202611410	1951		45	R2	MDP	R2	RMP	a		
35	Circle Cedar Court	7451 SE 82nd Ave	R992201160;R992200530	1960		41	R2	MDP	R2	RMP	a		
36	Shady Lane Mobile Estates	7409 SE 82nd Ave	R992201160;R992200530	1951		26	R2	MDP	R2	RMP	a		
37	Rudiger Mobile Park	7227 SE Flavel St	R992203120	1961	Yes	46	R2	MDP	R2	RMP	a		
38	Central Park Mobile Homes	2300 SE 82nd Ave	R992040640	1968	Yes	30	R2,MU-C	MDP	CM2,R2	RMP	a		
39	Cherry Grove	9035 SE Division	R182800830	1946		29	MU-C	MDP	CM1	RMP			
40	Grant Street Manufactured Home Park	9307 SE Grant St	R182800200	2002		8	R2	MDP	R2	RMP	a		
41	Stark Firs Mobile Home Park	10852 SE Stark	R992030600	1957		30	R1	MDP	R1	RMP	d	d	Gateway
42	Mobile Village	13045 SE Stark st	R942351140;R041800010	1963		85	R2	MDP	R2	RMP	a,d	d	East Corridor
43	Value Trailer Court	13223 SE Stark	R942351140;R041800010	1954		21	R1	MDP	R1	RMP	d	d	East Corridor
44	Midway Mobile Home Park	12726 SE Division St	R992116150	1945		34	R2	MDP	R2	RMP	a		Johnson Creek
45	Park Place Mobile Home Park	13141 SE Powell Blvd	R500304500	1988		24	R2	MDP	R2	RMP	a		Johnson Creek
46	Bush Street Estates	12420 SE Bush St	R804305900	1947		7	R2	MDP	R2	RMP	a		Johnson Creek
47	Holgate Estates	12323 SE Holgate Blvd	R804307350;R804306380	1997		19	R2	MDP	R2	RMP	a		Johnson Creek
48	TO-NIS-GAH Mobile Home Park	4264 SE 122nd Ave	R804306070;R804307350;R804306380	1961	Yes	39	R1	MDP	R1	RMP	a		Johnson Creek
49	Nine Oaks Estates	4239 SE 122nd Ave	R804307510	1993	Yes	14	R1,R2	MDP	R1,R2	RMP	a		Johnson Creek
50	119th Avenue Estates	11905 SE Holgate	R804308030;R804307950	2000		19	R2	MDP	R2	RMP	a		Johnson Creek
51	Kelly Butte Place	3348 SE 112th	R550001960;R550002010	1997		11	R2	MDP	R2	RMP	a		Johnson Creek
52	Viking Mobile Villa	3441 SE 111th Ave	R592201440;R592201180	1964	Yes	30	R2	MDP	R2	RMP	a		Johnson Creek
53	Ranchette Manor	10901 SE Powell Blvd	R592201440;R592201180;R592202780	1950		32	R2	MDP	R2	RMP	a		Johnson Creek
54	Neilson's Mobile City	10835 SE Powell Blvd	R592201440;R592202780	1959		44	R2	MDP	R2	RMP	a		Johnson Creek
55	Rainbow Villa Mobile Home Park	11803 SE Division St	R202500570;R202500880	1937		36	R3	MDP	R3	RMP	a		
56	Evergreen Mobile Home Park	11911 SE Division St	R202500570;R202500880	1956		67	R3	MDP	R3	RMP	a		

2,849

Fox Run MHC

9000 NE MLK Jr Blvd

143

ME

EG2

h,k

Manufactured Dwelling Parks Project
Appendix A. Manufactured Dwelling Park Inventory

ID No.	Name	Site Area (sf)	Site Area (ac)	Existing Spaces	Current Min Density	Current Max Density	Current Max Height	2016 BLI Capacity	RMP Max Spaces (1 per 1,500sf)	Potential Transfer Density	RMP Min Spaces	Urban Design	Metro 2040	City Greenway Urban Habitat Corridors
1	Hayden Island Mobile Home Community	2,446,939	56.2	440	979	1223	40 feet		1631	1191	1305	Neighborhood Center		
2	Oak Leaf Mobile Homes	67,549	1.6	34	27	34	40 feet	24	45	11	36	Neighborhood Corridor/Cent Corridor		
3	The Arbor	443,468	10.2	135	177	222	40 feet		296	161	237	Neighborhood Corridor/Cent Main Street		
4	Cedar Shade Mobile Home Park	135,907	3.1	76	40	54	35 feet		91	15	72	Neighborhood	Neighborhood	City Greenway
5	Glenwood Trailer Park	146,797	3.4	77	39	49	35 feet		98	21	78	Employment Area	Employment Area	City Greenway
6	Fir Grove RV Park	84,942	2.0	62	23	28	35 feet		57	-5	45	Employment Area	Employment Area	
7	El Rancho Mobile Park	53,910	1.2	27	14	18	35 feet		36	9	29	Employment Area	Employment Area	City Greenway
8	Sumner Estates	152,024	3.5	34	61	76	40 feet		101	67	81	Neighborhood Center	Station Community	
9	Parkrose Mobile City	159,865	3.7	72	N/A		45 feet	139	107	35	85	Civic Corridor/Neighborhood Station Community		
10	Heidi's Mobile Home Park	52,738	1.2	16	N/A		45 feet	63	35	19	28	Civic Corridor/Neighborhood Main Street		
11	Garden Meadows	316,681	7.3	50	127	158	40 feet		211	161	169	Corridor		City Greenway
12	Portland American Mobilodge	426,016	9.8	123	114	142	35 feet		284	161	227	Civic Corridor/Neighborhood Corridor		
13	Mobile Estates	748,796	17.2	190	200	250	35 feet	121	499	309	399	Civic Corridor/Neighborhood Corridor		
14	Lantern Lane Mobile Villa	102,695	2.4	34	27	34	35 feet		68	34	55	Neighborhood	Neighborhood	City Greenway
15	Meadowcrest Farm Mobile Estates	509,216	11.7	71	204	255	40 feet		339	268	272	Neighborhood Corridor	Corridor	
16	Meadowland Mobile Home Park	662,322	15.2	76	265	331	40 feet		442	366	353	Neighborhood Corridor	Corridor	
17	Parkway Estates	371,131	8.5	51	148	186	40 feet		247	196	198	Neighborhood Corridor	Corridor	
18	Tall Firs Mobile Home Park	156,800	3.6	63	42	52	35 feet		105	42	84	Civic Corridor/Neighborhood Main Street		
19	Cumberland I	33,735	0.8	7	9	11	35 feet		22	15	18	Neighborhood Corridor	Corridor	
20	Rollin Wheels Mobile Estates	268,765	6.2	77	108	134	40 feet		179	102	143	Civic Corridor	Main Street	
21	Maple Estates	20,600	0.5	4	8	10	40 feet		14	10	11	Corridor		
22	Aspen Meadows	1,079,852	24.8	118	277	540	40 feet	209	720	602	576	Neighborhood		City Greenway/Urban Habitat
23	Marcy Manor Mobile Home Park	18,895	0.4	9	8	9	40 feet		13	4	10	Neighborhood		City Greenway
24	Marissa Estates	19,602	0.5	9	8	10	40 feet		13	4	10	Neighborhood		
25	Strawberry Acres	117,176	2.7	24	47	59	40 feet	19	78	54	62	Neighborhood		City Greenway
26	Cumberland II Mobile Estates	325,829	7.5	51	130	163	40 feet		217	166	174	Corridor		City Greenway
27	Newcastle Manufactured Housing Community	63,647	1.5	10	19	32	30 feet	11	42	32	34	Neighborhood		City Greenway
28	Lostinda Woods	87,843	2.0	10	35	44	40 feet		59	49	47	Corridor		
29	Sunny Hill Mobile Home Park	84,071	1.9	27	34	42	40 feet		56	29	45	Civic Corridor	Corridor	City Greenway
30	89th Avenue Estates	102,850	2.4	15	41	51	40 feet		69	54	55	Station Community		
31	Flavel RV Park	99,900	2.3	58	40	50	40 feet		67	9	53	Neighborhood		
32	Springwater Mobile Estates	52,800	1.2	38	21	26	40 feet	9	35	-3	28	Neighborhood		
33	Johnson Creek Trailer Park	28,320	0.7	24	N/A				19	-5	15	Civic Corridor	Employment Area	
34	Southgate Mobile Home and RV Park	102,850	2.4	45	41	51	40 feet		69	24	55	Civic Corridor	Corridor	
35	Circle Cedar Court	125,363	2.9	41	50	63	40 feet		84	43	67	Civic Corridor	Corridor	
36	Shady Lane Mobile Estates	53,143	1.2	26	21	27	40 feet		35	9	28	Civic Corridor	Corridor	
37	Rudiger Mobile Park	161,820	3.7	46	65	81	40 feet		108	62	86	Neighborhood		City Greenway
38	Central Park Mobile Homes	89,298	2.1	30	59	45	40 feet	29	60	30	48	Civic Corridor/Neighborhood Corridor		City Greenway
39	Cherry Grove	18,125	0.4	29	N/A		35 feet	46	12	-17	10	Neighborhood Corridor/Cent Station Community		
40	Grant Street Manufactured Home Park	33,993	0.8	8	14	17	40 feet		23	15	18	Station Community		City Greenway
41	Stark Firs Mobile Home Park	63,800	1.5	30	44	64	45 feet	34	43	13	34	Civic Corridor	Station Community	Urban Habitat
42	Mobile Village	321,472	7.4	85	129	161	40 feet		214	129	171	Civic Corridor/Neighborhood Station Community		City Greenway
43	Value Trailer Court	42,005	1.0	21	29	42	45 feet		28	7	22	Civic Corridor	Corridor	City Greenway
44	Midway Mobile Home Park	67,900	1.6	34	27	34	40 feet		45	11	36	Civic Corridor/Town Center	Main Street	City Greenway
45	Park Place Mobile Home Park	150,282	3.5	24	60	75	40 feet		100	76	80	Neighborhood Corridor	Corridor	City Greenway
46	Bush Street Estates	37,830	0.9	7	15	19	40 feet		25	18	20	Neighborhood		City Greenway
47	Holgate Estates	94,478	2.2	19	38	47	40 feet		63	44	50	Civic Corridor	Corridor	City Greenway/Urban Habitat
48	TO-NIS-GAH Mobile Home Park	98,835	2.3	39	68	99	45 feet	38	66	27	53	Civic Corridor	Main Street	City Greenway/Urban Habitat
49	Nine Oaks Estates	63,807	1.5	14	39	44	45 feet		43	29	34	Civic Corridor	Main Street	City Greenway/Urban Habitat
50	119th Avenue Estates	39,770	0.9	19	16	20	40 feet	9	27	8	21	Neighborhood		Urban Habitat
51	Kelly Butte Place	44,398	1.0	11	18	22	40 feet	10	30	19	24	Neighborhood Corridor	Corridor	City Greenway/Urban Habitat
52	Viking Mobile Villa	95,550	2.2	30	38	48	40 feet		64	34	51	Neighborhood Corridor	Corridor	City Greenway/Urban Habitat
53	Ranchette Manor	109,918	2.5	32	44	55	40 feet		73	41	59	Neighborhood Corridor	Corridor	City Greenway/Urban Habitat
54	Neilson's Mobile City	170,000	3.9	44	68	85	40 feet		113	69	91	Neighborhood Corridor	Corridor	City Greenway/Urban Habitat
55	Rainbow Villa Mobile Home Park	83,160	1.9	36	22	28	35 feet		55	19	44	Civic Corridor/Town Center	Main Street	Urban Habitat
56	Evergreen Mobile Home Park	221,337	5.1	67	59	74	35 feet		148	81	118	Civic Corridor/Town Center	Main Street	Urban Habitat
			269	2,849	4,234	5,494		761	7,821	5,002	6,256			

Manufactured Dwelling Parks Project
Appendix A. Manufactured Dwelling Park Inventory

ID No.	Name	Natural Hazards	Public Facility Issue Area	Transportation Issue Area	School District	Complete Neighborhood	Access to Transit	Access to Bikeways	Access to Parks	Access to Grocery Store	Access to Business District
1	Hayden Island Mobile Home Community	Floodplain/Landslide	Stormwater			FALSE	FALSE	FALSE	FALSE	FALSE	TRUE
2	Oak Leaf Mobile Homes					TRUE	TRUE	FALSE	FALSE	TRUE	TRUE
3	The Arbor					FALSE	TRUE	FALSE	TRUE	FALSE	FALSE
4	Cedar Shade Mobile Home Park			Freight Route		TRUE	TRUE	TRUE	TRUE	TRUE	FALSE
5	Glenwood Trailer Park			Freight Route		FALSE	TRUE	FALSE	TRUE	TRUE	FALSE
6	Fir Grove RV Park			Freight Route		FALSE	TRUE	FALSE	TRUE	TRUE	FALSE
7	El Rancho Mobile Park			Freight Route		FALSE	TRUE	FALSE	TRUE	TRUE	FALSE
8	Sumner Estates	Landslide Susceptibility		Freight Route		FALSE	TRUE	FALSE	FALSE	FALSE	FALSE
9	Parkrose Mobile City		Stormwater	Substandard Streets		TRUE	TRUE	TRUE	FALSE	TRUE	TRUE
10	Heidi's Mobile Home Park		Stormwater	Substandard Streets		TRUE	TRUE	FALSE	FALSE	TRUE	TRUE
11	Garden Meadows					FALSE	TRUE	FALSE	TRUE	FALSE	FALSE
12	Portland American Mobilodge					TRUE	TRUE	FALSE	FALSE	TRUE	TRUE
13	Mobile Estates					TRUE	TRUE	FALSE	FALSE	TRUE	TRUE
14	Lantern Lane Mobile Villa					TRUE	FALSE	TRUE	TRUE	TRUE	TRUE
15	Meadowcrest Farm Mobile Estates	Landslide Susceptibility				FALSE	TRUE	FALSE	TRUE	FALSE	TRUE
16	Meadowland Mobile Home Park	Landslide Susceptibility				FALSE	TRUE	FALSE	TRUE	FALSE	FALSE
17	Parkway Estates	Landslide Susceptibility				FALSE	TRUE	FALSE	TRUE	TRUE	FALSE
18	Tall Firs Mobile Home Park					TRUE	TRUE	FALSE	FALSE	TRUE	TRUE
19	Cumberland I		Stormwater			FALSE	TRUE	FALSE	FALSE	TRUE	FALSE
20	Rollin Wheels Mobile Estates					FALSE	TRUE	FALSE	FALSE	TRUE	TRUE
21	Maple Estates					FALSE	FALSE	FALSE	TRUE	FALSE	FALSE
22	Aspen Meadows	Floodplain/Landslide	Stormwater		David Douglas	TRUE	TRUE	TRUE	TRUE	FALSE	FALSE
23	Marcy Manor Mobile Home Park		Water		David Douglas	FALSE	TRUE	TRUE	TRUE	FALSE	FALSE
24	Marissa Estates				David Douglas	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE
25	Strawberry Acres	Landslide Susceptibility	Water		David Douglas	FALSE	FALSE	FALSE	TRUE	FALSE	FALSE
26	Cumberland II Mobile Estates				David Douglas	FALSE	FALSE	TRUE	TRUE	FALSE	TRUE
27	Newcastle Manufactured Housing Community				David Douglas	FALSE	FALSE	TRUE	TRUE	FALSE	FALSE
28	Lostinda Woods				David Douglas	FALSE	FALSE	TRUE	TRUE	FALSE	TRUE
29	Sunny Hill Mobile Home Park				David Douglas	TRUE	TRUE	TRUE	FALSE	FALSE	TRUE
30	89th Avenue Estates	Floodplain				FALSE	TRUE	TRUE	FALSE	FALSE	FALSE
31	Flavel RV Park	Floodplain				TRUE	TRUE	TRUE	TRUE	TRUE	FALSE
32	Springwater Mobile Estates					TRUE	TRUE	TRUE	TRUE	TRUE	FALSE
33	Johnson Creek Trailer Park	Floodplain				TRUE	TRUE	TRUE	FALSE	TRUE	TRUE
34	Southgate Mobile Home and RV Park					TRUE	TRUE	TRUE	TRUE	TRUE	TRUE
35	Circle Cedar Court					TRUE	TRUE	FALSE	TRUE	TRUE	FALSE
36	Shady Lane Mobile Estates					TRUE	TRUE	FALSE	TRUE	TRUE	FALSE
37	Rudiger Mobile Park					TRUE	TRUE	FALSE	TRUE	TRUE	FALSE
38	Central Park Mobile Homes					TRUE	TRUE	TRUE	TRUE	TRUE	TRUE
39	Cherry Grove					TRUE	TRUE	TRUE	TRUE	TRUE	TRUE
40	Grant Street Manufactured Home Park					TRUE	TRUE	TRUE	FALSE	TRUE	TRUE
41	Stark Firs Mobile Home Park				David Douglas	FALSE	TRUE	FALSE	TRUE	FALSE	FALSE
42	Mobile Village				David Douglas	FALSE	TRUE	TRUE	FALSE	FALSE	FALSE
43	Value Trailer Court				David Douglas	FALSE	TRUE	TRUE	FALSE	FALSE	FALSE
44	Midway Mobile Home Park				David Douglas	TRUE	TRUE	TRUE	FALSE	TRUE	TRUE
45	Park Place Mobile Home Park				David Douglas	TRUE	TRUE	TRUE	TRUE	FALSE	TRUE
46	Bush Street Estates				David Douglas	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE
47	Holgate Estates				David Douglas	TRUE	TRUE	TRUE	TRUE	FALSE	TRUE
48	TO-NIS-GAH Mobile Home Park				David Douglas	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE
49	Nine Oaks Estates		Water		David Douglas	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE
50	119th Avenue Estates				David Douglas	FALSE	TRUE	FALSE	TRUE	FALSE	FALSE
51	Kelly Butte Place				David Douglas	TRUE	TRUE	TRUE	TRUE	FALSE	TRUE
52	Viking Mobile Villa				David Douglas	FALSE	TRUE	TRUE	TRUE	TRUE	TRUE
53	Ranchette Manor				David Douglas	TRUE	TRUE	FALSE	TRUE	TRUE	TRUE
54	Neilson's Mobile City				David Douglas	TRUE	TRUE	FALSE	TRUE	TRUE	TRUE
55	Rainbow Villa Mobile Home Park				David Douglas	TRUE	TRUE	FALSE	TRUE	TRUE	TRUE
56	Evergreen Mobile Home Park				David Douglas	TRUE	TRUE	FALSE	TRUE	TRUE	TRUE