

Brooklyn Rezoning Survey Report 2026

By the Brooklyn Action Corps Land Use & Transportation Committee

EXECUTIVE SUMMARY

This year, the City of Portland's Bureau of Planning & Sustainability (BPS) announced its [Inner Eastside Zoning Project](#) to update decades old single-dwelling zoning rules to allow for a greater variety of housing types to increase housing availability and affordability near major transit lines and jobs. BPS is soliciting community input via public comment and the impacted neighborhood associations. The Brooklyn Action Corps (BAC) Land Use & Transportation Committee (LUTC) conducted an online survey to gather input from the community in September 2026. 85 people responded, most of which support gradual to moderate growth not exceeding 4 stories, predominantly along major corridor streets, near existing commercial areas, and intersections where it would make sense. Top priorities include preserving parks/open spaces, walkability, and the tree canopy. LUTC will use survey findings to guide its proposals to the BAC Board and BPS.

INTRODUCTION

Survey Launch & Responses

LUTC launched an online survey that was open from September 8-22, 2026. Survey notices were hand delivered on the front page of the BAC newsletter, distributed via BAC listserv e-mail, and at a BAC booth at the neighborhood Ice Cream Social. The survey was also shared on social media and Signal chat.

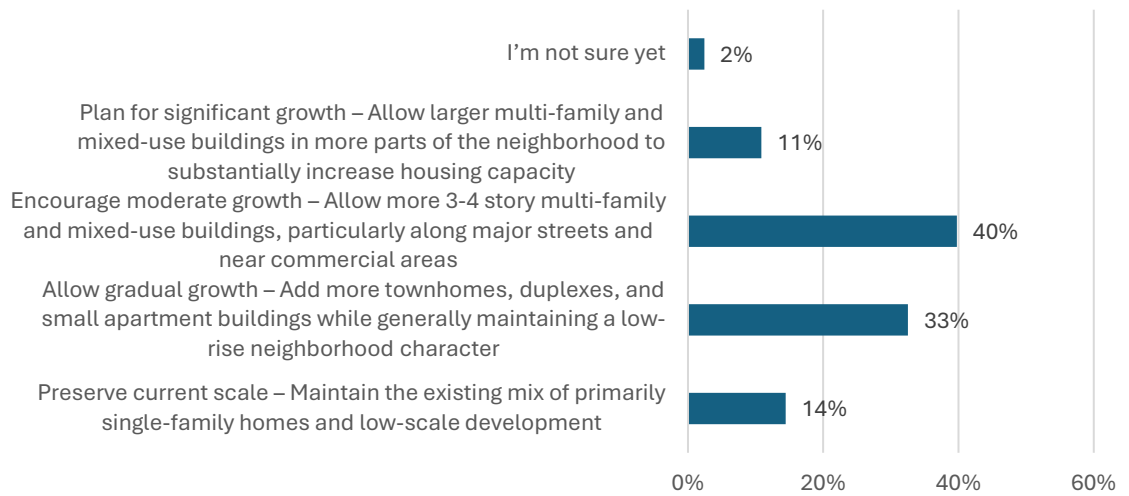
85 respondents participated in the survey, of which 86% own a dwelling in Brooklyn and 12% rent in Brooklyn. Others reported that they work, own a business, and/or wish they lived in Brooklyn. Responses from renters were largely aligned with the overall consensus of survey respondents.

COMMUNITY PREFERENCES

Preferred Evolution of Neighborhood Over 30-50 Years

Nearly 3 in 4 respondents prefer gradual growth (33%) of townhomes, duplexes, and small apartment buildings while generally maintaining a low-rise neighborhood character or moderate growth (40%) which allows more 3-4 story multi-family and mixed-use dwellings, particularly along major streets and near commercial areas. Only 14% prefer the neighborhood maintain its current scale, and 11% prefer significant growth.

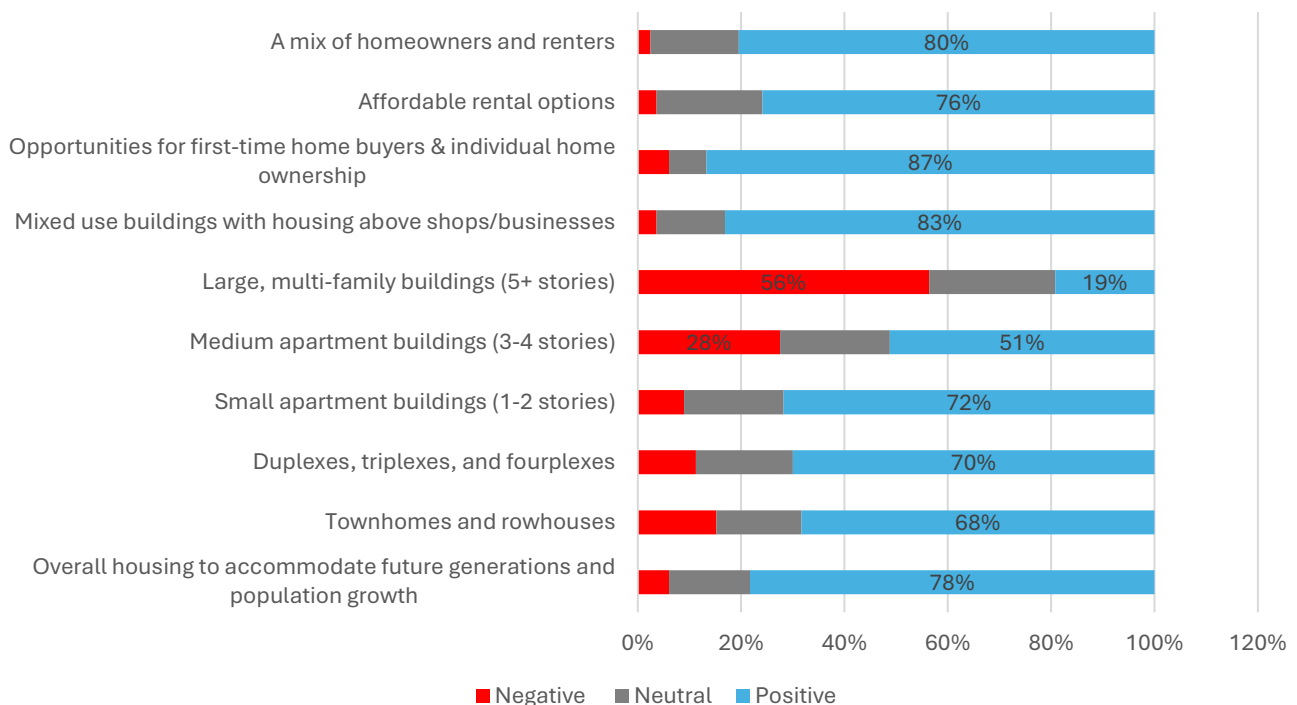
Preferred Approach as Neighborhood Grows Over Next 30-50 Years



Residential Options

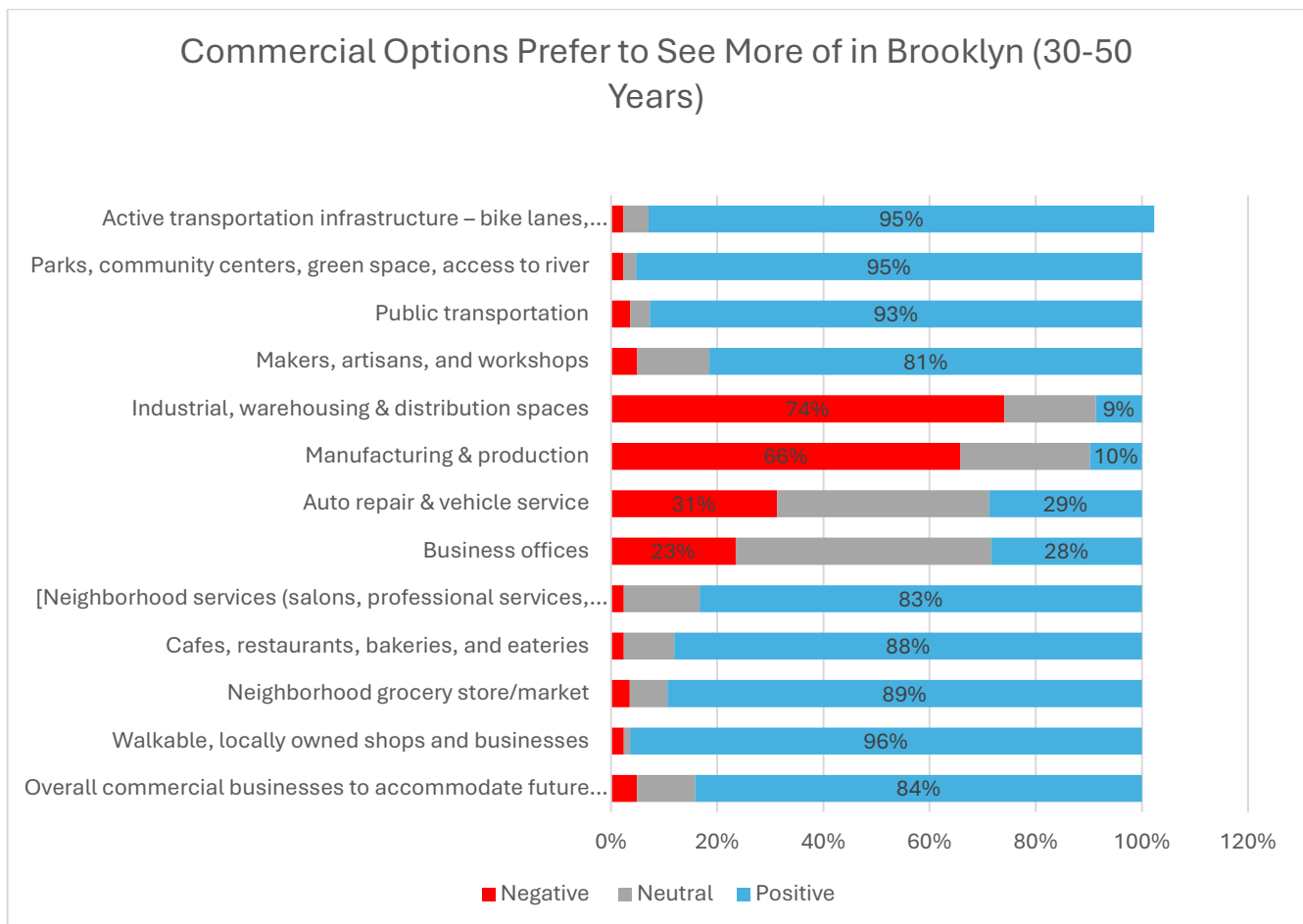
Respondents were largely in favor of opportunities for first-time home buyers and individual home ownership (87%), mixed use buildings with housing above shops and businesses (83%), a mix of homeowners and renters (80%), and overall housing to accommodate future generations and population growth (78%) with little opposition. Most were in favor of 1-2 story small apartment buildings (72%) and 3-4 story medium apartment buildings (51%). In contrast, less than 1 in 5 were supportive of large, multi-family buildings of 5+ stories.

Residential Options Prefer to See More of in Brooklyn (30-50 years)



Commercial Options

Survey respondents overwhelmingly want not just additional housing but also a variety of commercial and amenities in the neighborhood. Overall, respondents are supportive of a variety of commercial types moving into the area with strongest support for walkable, locally owned shops and businesses (96%), a neighborhood grocery store/market (89%), and cafes, restaurants, bakeries, and eateries (88%). They also prefer active transportation infrastructure (95%), parks, community centers, and river access (95%), and public transportation (93%). Respondents strongly opposed more industrial, warehousing, and distribution spaces (74% opposed) and manufacturing/production (66% opposed).



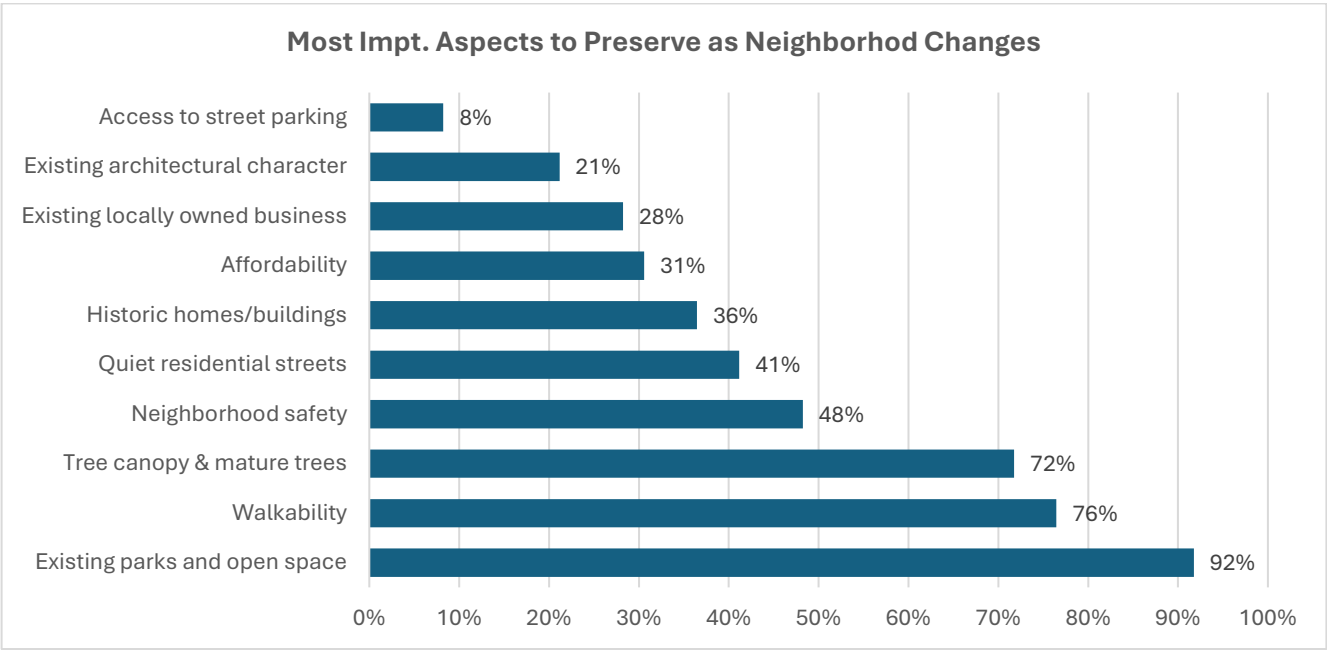
Geographic Considerations

8 in 10 survey respondents prefer additional housing and development occurring primarily along major streets and transit corridors, such as SE Milwaukie Ave, SE Holgate, and SE 17th. 62% also prefer development around existing commercial areas and neighborhood businesses, and over half support development at intersections where neighborhood businesses could develop (51%). Less than one in four want it scattered around the neighborhood.

Preserving Neighborhood Livability

Respondents spoke favorably of the neighborhood in their qualitative survey responses, commonly referencing its warm, connected, community-oriented feel where people know their neighbors. Several referenced it having a small-town feel while having geographic proximity to key places throughout the city. While surrounded by roads with a large amount of traffic along the corridors, the inner neighborhood is experienced as quiet and safe. As such, the following were prioritized as the most important aspects to

preserve in Brooklyn: existing parks and open spaces (92%), walkability (76%), and tree canopy and mature trees (72%).



CONCLUSION

The LUTC will use the survey findings to shape its recommendations to BPS to protect and promote the interests of the neighborhood as the City explores rezoning opportunities to meet Portlanders in the decades to come.