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**Sent:** Friday, October 27, 2017 11:27 AM  
**To:** Planning and Sustainability Commission <[psc@portlandoregon.gov](mailto:psc@portlandoregon.gov)>  
**Subject:** Citizen support for map refinement; [2505 NE Pacific](#)

Planning and Sustainability Commission

[1900 SW Fourth Avenue, Suite 7100](#)

[Portland, OR 97201](#)

RE: Map Refinement Project Testimony

Dear Planning and Sustainability Commissioners,

This letter is to express my full support of the proposed 2035 Map Refinement Project for the City of Portland which will amend the Comprehensive Plan Map and the Zoning Map designations for a limited number of sites based on consistency with the recently adopted 2035 Comprehensive Plan. Specifically I am writing to support inclusion of the property ([2505 NE Pacific](#) St.; 2627 NE Sandy Blvd.) now under consideration. In making the zoning adjustment from EG1 to CM3dm, the City will open the possibilities for new ownership to create the next dynamic urban village in Portland.

Portland has become known for dynamic mixed-use urban developments predominantly located in thriving neighborhoods near the inner east side. The development opportunity presented by the CM3 designation at the former Pepsi Distribution center fits neatly into precedent examples located along other major business districts such as Hawthorne, Belmont and East Burnside. NE Sandy is ripe for expansion of residential, commercial and retail density and I encourage you to lift the EG1 zoning currently in place and match the CM3 that surrounds it.

By adopting the 2035 Map Refinement Project, the City is ensuring that Portland continue to grow and capitalize on its unique mix of economic drivers, multi-modal transportation infrastructure, and vibrant community and cultural resources for the next 20 years.

Kind regards,

Gus Baum

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