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January 29, 2015

City of Portland Planning Staff  
Planning and Sustainability Commission  
1900 S.W. 4th Avenue, Suite 7100  
Portland, Oregon 97201-5380

Subject: Comprehensive Plan Testimony–Request to Have Split-Designation  
Corrected

Dear Planning Staff:

This letter requests correction of a mapping error for the property at 11858 N.E. Halsey (the “Property”). The request is made on behalf of the owner of the site, Ghassan George Faddoul.

The Property has been mistakenly split-designated in the City’s pending Comprehensive Plan update process, with the western portion of the Property designated Mixed Use-Neighborhood and the eastern portion of the Property designated Mixed Use-Civic Corridor. This split designation poses a particular problem with the Property because it also splits the building on the site, with most of the building in the Mixed Use-Civic Corridor designation, but some of the building in the Mixed Use-Neighborhood designation. Needless to say, siting a use in a building with split designations, and the likely resulting split zoning, would be difficult to impossible depending on the proposed use.

We respectfully request that the City resolve this apparent mapping error by designating the entire Property Mixed Use-Civic Corridor. The Civic Corridor designation is more appropriate for the site, given its historical auto-related uses, the large automobile oriented building on the Property, and the Property’s proximity to Portland’s prominent Civic Corridor area surrounding N.E. Halsey Street and 122<sup>nd</sup> Avenue.

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The Property has frontage on Halsey Street, 118<sup>th</sup> Avenue, and 119<sup>th</sup> Avenue. It is developed with an approximately 10,500-square-foot commercial building that was designed and used as an auto dealership. The remainder of the Property is paved with asphalt. The frontage of the Property on Halsey Street and the proximity of the Property to 122<sup>nd</sup> Avenue provides ample opportunity for access to public transit and the City's transportation infrastructure.

The Property fits the Mixed Use-Civic Corridor designation, which "is intended for areas along key civic corridors where urban public services are available or planned including access to high-capacity transit, frequent bus service, or streetcar service." Both Halsey Street and 122<sup>nd</sup> Avenue provide frequent bus service. The Property does not fit well with the Mixed Use-Neighborhood designation, which "are generally pedestrian-oriented, predominantly built-up at low- to mid-rise scale, often with buildings close to and oriented towards the sidewalk." The Property and the neighboring properties near Halsey Street and 122<sup>nd</sup> Avenue are not particularly pedestrian-oriented as evidenced by the auto-related use of the Property.

We respectfully request that the City avoid split-designating the Property and the building on the Property and instead designate the entire Property Mixed Use-Civic Corridor. Please feel free to contact me directly if I can be of any assistance in this matter.

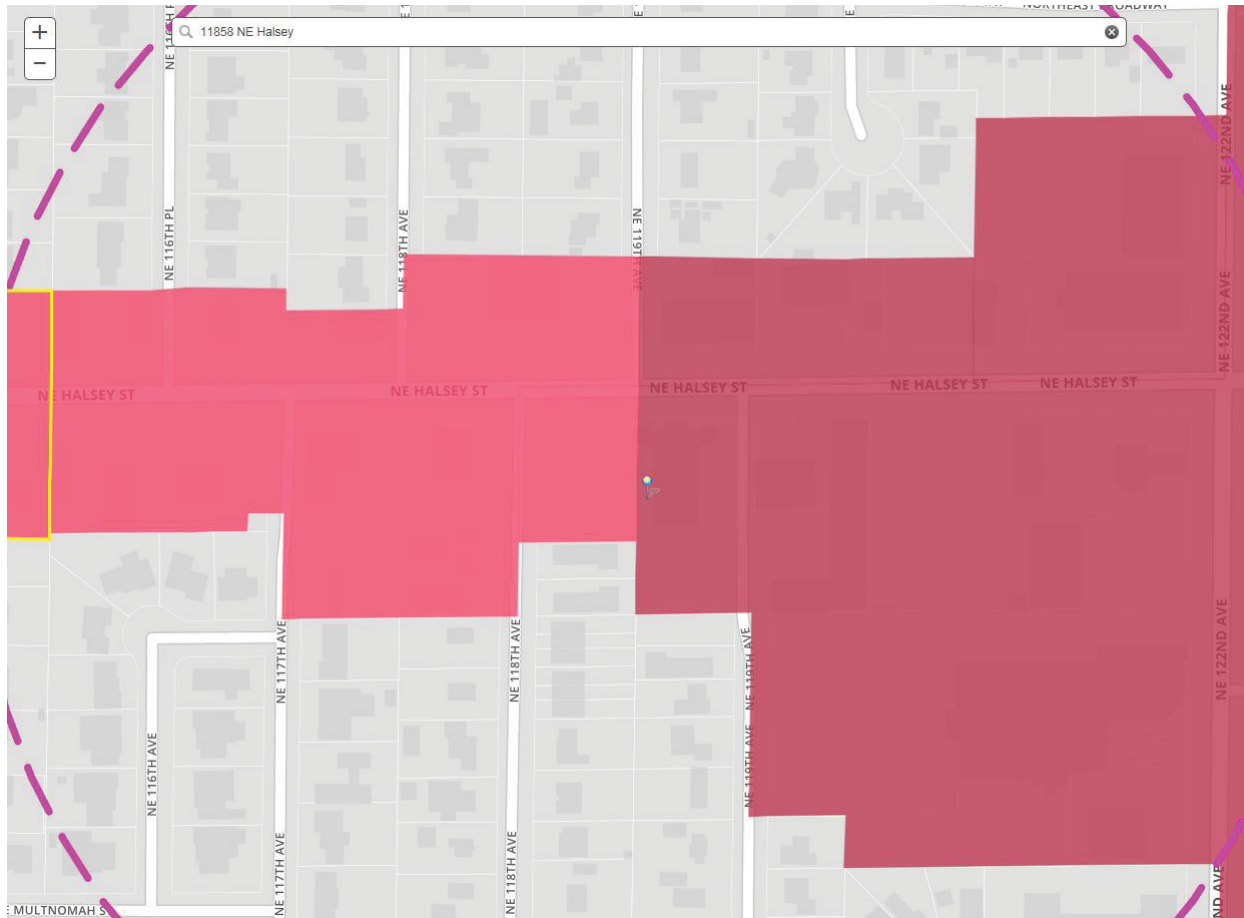
Very truly yours,



William L. Rasmussen

Enclosures: Aerial Photo of Property  
Draft Designation Mapping of Property

cc: Mr. Ghassan George Faddoul



Aerial Photo

2012 / '11 / '10 / '09 / '08 / '07 / '06 / '05 / '04 / '03 / '02 / '01 6" / 2' / 4' / 10' / 20' Streets: [On](#) Lots: [On](#) Dot: [On](#)

