

Prosper Portland, hear our customers' pleas

The owner of Peterson's Convenience Store on why he fears a parking garage redevelopment might spell the end for his Morrison Street location.

On Dec. 1, we will celebrate the 34th anniversary of Peterson's Convenience Store at our Morrison location. Since day one, we have been open 365 days per year during all hours that the MAX runs to best serve the hundreds of customers from all walks of life who shop at the store each day.

Our celebration is bittersweet because December could also be our last full month in business at our Morrison location because Prosper Portland is requiring us to vacate our space by Jan. 14, 2018, for a full year to renovate the Yamhill SmartPark garage and the ground floor retail area. The future beyond January 14 for us is unclear.

We were initially very excited about the opportunity to renovate our Morrison store. For us, making significant investments in the space would have been a risky undertaking since we have been on a month-to-month lease since the '90s. Until now, our landlord (the city of Portland) has never offered to make any improvements. The city gave up on fixing the air conditioning years ago, making the store so hot in the summer that the chocolate bars would melt!

Prosper Portland has met with us several times since 2015 and has said that they have heard Peterson's desire to remain at our Morrison location. Their actions suggest otherwise. The construction plans divide our current space into smaller units, which indicates that we already face an uphill battle to keep our space. In addition, the application process isn't



Doug Peterson says a planned renovation of the city-owned SmartPark garage at Southwest 10th and Morrison could force him to close his convenience store there.

going to begin until Prosper Portland "is ready", which could easily extend beyond when we were asked to vacate. Even if we could apply before we lost employees who have been with the company for decades, the requirements set by Prosper Portland puts us at a disadvantage. Prosper Portland Resolution No. 7240 "sets a lower priority for locally owned franchises with more than three locations" (we have four) and will not "allow off-premises sales of alcoholic beverages" (we sell Pacific Northwest wines and beer.)

The requirement to vacate for an entire year or more during the remodel also feels targeted to root out existing

businesses. Open store remodels are common, with just one example down the street at the Pioneer Square Starbucks. Our space is conducive to staying open since the major construction will occur on the corners of the building and the store fronts are slated to remain intact for some time. Allowing us to stay open would improve the safety and convenience of MAX riders, since we sell TriMet's Hop Fastpass Hop Pass and are open all hours that MAX operates. Many of the over 3,500 supportive comments we received from our customers that have signed our petition discussed how they feel safer waiting for the MAX because Peterson's is open. Closing Peterson's

for an entire year would also cause unnecessary hardship for our employees or cause us to lose great employees, some of who have been with us for decades.

Other communities recognize the value of preserving legacy businesses like Peterson's as historical assets because of the Intangible elements of culture and community created by long-standing businesses over time. For example, San Francisco passed Prop J, which helps preserve locally-owned business that are over 30 years old by offering an annual grant of \$500 per employee, as well as an annual \$4.50 per square foot grant to property owners who extend 10-year leases to Legacy Business tenants.

It is heartwarming to read the comments we received from our petition to save the store, including "Would hate to see this store go. It is a Portland landmark," "Very important local business, like a corner bodega, a store like this serves an important function to the community," and "It's open late and a lifesaver. We need to keep stores like this in business. Stop pushing small business out of Portland!" We urge Prosper Portland to hear our customers' love for Peterson's and allow us to remain at the location where we have served Portland for Decades.

-Doug Peterson

Doug Peterson is the owner of Peterson's Convenience Store, which operates four locations in downtown Portland.

**PORTLAND CITY COUNCIL
COMMUNICATION REQUEST
Wednesday Council Meeting 9:30 AM**

Council Meeting Date: November 1, 2017

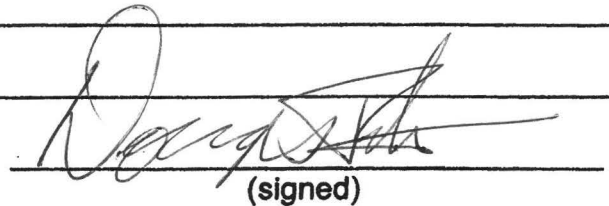
Today's Date 8/24/17

Name Doug Peterson

Address 115 S.W. Yamhill Portland, OR 97204

Telephone 503-805-6157 Email dgp@teleport.com

Reason for the request: Follow up on Peterson's On Morrison
status re: remodel of parking structure


(signed)

- Give your request in writing to the Council Clerk's office to schedule a date for your Communication. Use this form or email the information to the Council Clerk at the email address below.
- You will be placed on the Wednesday official Council Agenda as a "Communication." Communications are the first item on the Agenda and are taken at 9:30 a.m. A total of five Communications may be scheduled. Individuals must schedule their own Communication.
- You will have 3 minutes to speak and may also submit written testimony before or at the meeting. Communications allow the Council to hear issues that interest our citizens, but do not allow an opportunity for dialogue.

Thank you for being an active participant in your City government.

Contact Information:

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Request of Doug Peterson to address Council Peterson's On
Morrison remodel of parking structure (Communication)

NOV 01 2017

PLACED ON FILE

Filed OCT 24 2017

MARY HULL CABALLERO
Auditor of the City of Portland

By  Deputy

COMMISSIONERS VOTED AS FOLLOWS:		
	YEAS	NAYS
1. Fritz		
2. Fish		
3. Saltzman		
4. Eudaly		
Wheeler		