



April 10, 2019

Mayor Ted Wheeler
1221 SW 4th Avenue, Room 340
Portland, OR 97204

Commissioner Amanda Fritz
1221 SW 4th Avenue, Room 220
Portland, OR 97204

Commissioner Chloe Eudaly
1221 SW 4th Avenue, Room 210
Portland, OR 97204

Commissioner Jo Ann Hardesty
1221 SW 4th Avenue, Room 230
Portland, OR 97204

Commissioner Nick Fish
1221 SW 4th Avenue, Room 240
Portland, OR 97204

RE: Stadium District

Dear Mayor and Commissioners:

I am a board member of the Stadium District Business Association. I have been a property owner in Goose Hollow/Stadium District for approximately 15 years and have located my business in the district. I have seen the area transform from a sleepy neighborhood to the beginnings of a new vibrant part of downtown.

The renovation of Providence Park is a landmark development that will bring more visitors and business to the neighborhood and will act as a catalyst for future development. I want to take this opportunity to thank the City of Portland for its cooperation and involvement with the Timbers to bring this important renovation of the stadium to life.

This is an exciting time as we are beginning to see substantial development in our neighborhood. We look forward to a new Lincoln High School coming to the district. However, just as we seemed to be moving forward, it appears we are encountering some concerning headwinds. Several new catalyst projects have been cancelled or indefinitely delayed. In addition, TriMet has proposed the closure of the Kings Hill Max Light Rail Station. We are also seeing continued signs of an economic slowdown.

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We want to continue to support policies that promote density in the Central City to better utilize our infrastructure, transportation systems and Transit Oriented Developments.

As currently articulated, FAR can only be transferred within designated sectors. Please see the attached Map 510-23 titled Floor Area Transfer Sectors. Goose Hollow/Stadium District is the smallest, and only, standalone sector and an FAR island. Combining Sector 1 and 5 would produce more efficient outcomes for property development by optimizing the use of FAR throughout westside central city.

I am here to bring your attention to what I believe is an oversight and offer a possible solution. Combining Sector 1 and 5 would provide for the most efficient use of FAR which will translate to higher density and more available housing in the central city.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Petrusich". The signature is fluid and cursive, with the first name "Dan" and last name "Petrusich" clearly distinguishable.

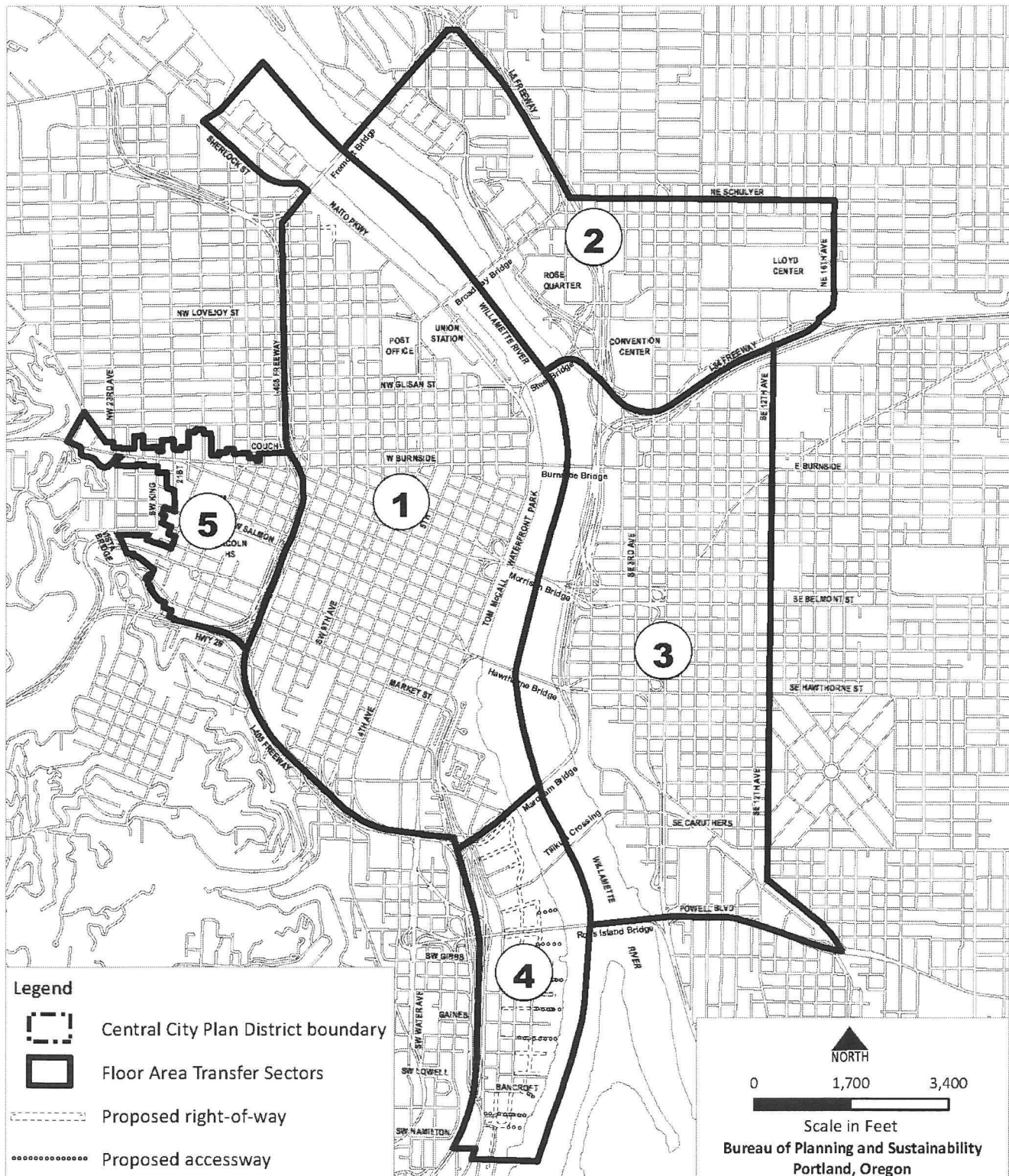
Dan Petrusich
President



Floor Area Transfer Sectors

Map 510-23

Map Revised July 9, 2018



Moore-Love, Karla

From: Dan Petrusich <dpetrusich@mmdccompany.com>
Sent: Monday, March 18, 2019 4:54 PM
To: Council Clerk – Testimony
Subject: City Council Testimony on April 10th

I would like to testify before City Council on April 10th on behalf of the Stadium District Business Association.
Please confirm that I am scheduled.
Thank you.

Dan Petrusich

President

MMDC Commercial Real Estate

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Portland, OR 97205

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e: dpetrusich@mmdccompany.com

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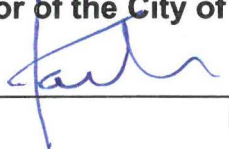


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Request of Dan Petrusich to address Council regarding the Stadium District
Business Association (Communication)

APR 10 2019

PLACED ON FILE

Filed APR 02 2019
MARY HULL CABALLERO
Auditor of the City of Portland
By  Deputy

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