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May 21, 2020

Via Email

Chairman Eli Spevak
Planning and Sustainability Commission Members
Bureau of Planning and Sustainability
City of Portland, Oregon
1900 SW 4th Ave, Suite 7100
Portland OR 97201
PSC@PortlandOregon.gov

Re: Friendly Amendment to the Expiration Date Extension Project for Con-way Master Plan

Dear Chairman Spevak and Commission Members,

Cairn Pacific and Prometheus are owners and developers of property located in the Con-way Northwest Master Plan ("NWMP") area. Over the past eight years they have developed the majority of sites within the NWMP, and they currently own two additional blocks in the master plan area that have yet to be developed. On behalf of both of these owners, we request that the Planning and Sustainability Commission ("PSC") extend the expiration date of the NWMP in the same manner the City proposes to extend the deadline for similar development permits under the Expiration Date Extension Project. Specifically, the NWMP will expire on October 2, 2022. We request that the Extension Project also extend the NWMP timeline consistent with other approved permits to January 1, 2024.

There are several reasons for this request:

1. The NWMP includes 17.49 acres and sixteen development parcels. To date, nine of those blocks have submitted or approved development permits, and one has an existing operating office building, together representing 63% of the master plan area. The remaining and undeveloped six parcels are subject to the same pressures from the impact of COVID-19 on the financial markets and feasibility of project development as all other development regulated by Title 33 in the City of Portland. Thus, an extension of the NWMP expiration date is necessary to offer the remaining parcels the same relief that will be applicable to development projects outside the master plan area;
2. The 16 blocks are part of a comprehensive master plan with special development and design guidelines. For example, floor area ratio ("FAR") in the master plan area is capped at a maximum of 3:1 which can be averaged and transferred amongst blocks within the master plan area. Many of these transfers have already occurred, but not all. If the master plan is not extended and the site-wide FAR averaging left incomplete, build out for the 17.49-acre site and remaining six blocks (including the park) may be inconsistent with the master plan FAR limitations;

Chairman Spevak and Commission Members

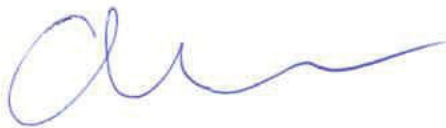
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3. The special design and development standards for the NWMP were derived specifically from the goals established by the planning process and stakeholder input. These guidelines and special standards have been applied to 63% of the blocks within the master plan area to date. The NWMP should be extended to ensure that the remaining vacant parcels are developed consistent with these same standards and achieve the original purpose of the master plan which aspired to a particular urban framework, including limits on the amount of retail and office uses, special mapped locations for retail uses within the plan area, specific public open spaces and pedways, and decreasing parking ratios as the phases of development are complete. None of these special requirements are found in the base zone should the master plan expire before it is complete; and
4. Most importantly, the NWMP is just that, a master plan. It is a plan that was developed for all 16 blocks; not just 10 of the 16 blocks. The plan is not complete. Important public and private elements of the plan have yet to be developed, specifically the public park located on Block 290E which is an essential element of the urban framework of the master plan. The park must be developed as envisioned by the master plan. While overall development within the master plan area has occurred at a brisk pace (9 blocks with approved or submitted permits in 8 years) these particularly challenging times will impact the viability of development of the remaining 6 blocks during the next 2 years before the plan expires in October of 2022. An extension to January 1, 2024 will help the property owners deliver on the promise of the whole master plan vision.

For these reasons, we request an amendment that would extend the NWMP expiration date from October 2, 2022 to January 1, 2024. This amendment will provide the same market relief for properties inside the master plan area as those elsewhere in the City, and will facilitate the completion of the master plan vision as originally conceived by the neighborhood's stakeholders and the City.

Sincerely,



Christe C. White