

**111<sup>th</sup> SQUARE LLC**

**11112 NE Halsey St, Suite A**

**Portland, OR 97220-2021**

**503-803-3707**

**Halsey111@aol.com**

September 1, 2014

City of Portland  
Bureau of Planning and Sustainability  
1900 SW 4<sup>th</sup> Avenue, 7<sup>th</sup> floor  
Portland OR 97201

RE: 2035 Comprehensive Plan for 1353, 1409 and 1421 NE 112<sup>th</sup>, Portland OR 97220

Thank you for all the research, analysis and most of all for listening to Portland stakeholders and the community in creation of the draft 2013 Plan. We are particularly pleased with the framework proposed for properties we own at 1353, 1409 and 1421 NE 112<sup>th</sup>. By including our three SFR parcels on the west side of 112<sup>th</sup> to the south of Halsey Street (and the three SFRs owned by others on the east side of 112<sup>th</sup>), we believe our neighborhood will be more complete and can continue to grow successfully. If accepted, we intend to invest in 1353, 1409 and 1421 NE 112<sup>th</sup> and adjacent real estate we own to develop more affordable housing and neighborhood services.

Cordially yours,



Fred and Ann Marie Sanchez  
111<sup>th</sup> SQUARE, LLC



# 2035 Comprehensive Plan Proposed Draft Map App

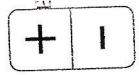
## Land Use

### Mixed Use - Neighborhood

This designation promotes mixed-use development in neighborhood centers and along neighborhood corridors to preserve or cultivate locally serving commercial areas with a storefront character. This designation is intended for areas where urban public services, generally including complete local street networks and access to frequent transit, are available or planned, and development constraints do not exist. Areas within this designation are generally pedestrian-oriented, predominantly built-up at low- to mid-rise scale, often with buildings close to and oriented towards the sidewalk. The corresponding zones are Neighborhood Commercial 1 (CN1), Neighborhood Commercial 2 (CN2), Office Commercial 1 (CO1), Office Commercial 2 (CO2), Mixed Commercial/Residential (CM), Storefront Commercial (CS), and General Commercial (CG).

## Infrastructure

## Transportation



1404 NE 111th A

NE EUGENE ST

NE TECHNICIAN ST

NE SAN RAFAEL ST

NE HANCOCK ST

NE SCHUYLER ST

NE 108TH AVE

NE 106TH AVE

NE 104TH AVE

NE 103RD PL

BLACKAWAS ST

NE WASCO ST

NE 104TH AVE

NE HOLIDAY ST

NE 113TH AVE

NE 111TH PL

NE SCHUYLER

NE 114TH AVE

NE IMPERIAL ST

NE IMPERIAL ST

NE 111TH AVE

NE 114TH AVE

NE 112TH AVE

NE 111TH AVE

NE 110TH AVE

NE 109TH AVE

NE 108TH AVE

NE 106TH AVE

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NE 112TH AVE

NE 111TH AVE

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NE 109TH AVE

NE 108TH AVE

NE 106TH AVE

NE 104TH AVE

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Aerial Photo (2011) • 1353, 1409 & 1421 NE 112th Ave.



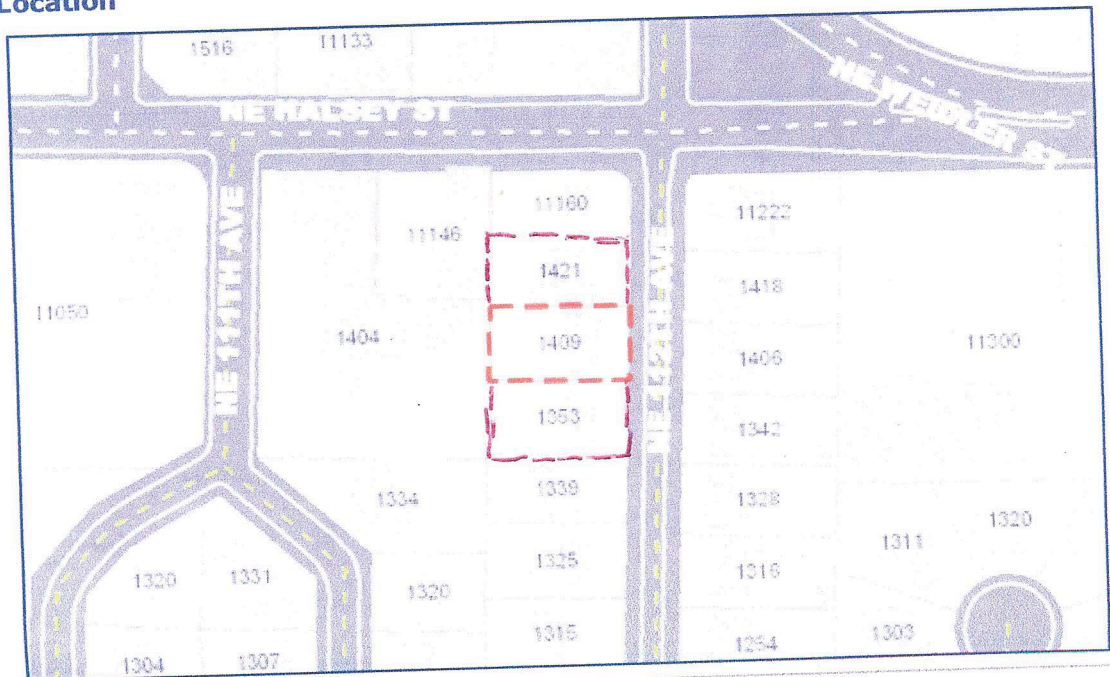
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• 1409 NE 112TH AVE & 1353 & 1421  
HAZELWOOD - PORTLAND

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*NE 112th Avenue*  
[Traffic](#) | [Transit](#) | [Paving](#) | [Snow and Ice](#) | [Transportation System Plan](#)

## Property & Location



August 22, 2014

Portland Planning and Sustainability Commission  
Comprehensive Plan Update  
1900 SW 4<sup>th</sup> Avenue, Suite 7100  
Portland OR 97201

RE: 1353, 1409 and 1421 NE 112<sup>th</sup> Avenue

I am a resident and business owner (Terra Health Resources) and community activist in Parkrose. I actively volunteer on the Halsey Weidler Corridor Group and have been tasked to write a grant proposal for funds for Gateway identity and improvements for the couplet between NE 102<sup>nd</sup> and NE 112<sup>th</sup> on Halsey St. and Weidler Street. I believe the Mixed Use – Neighborhood Proposed Comprehensive Plan Designation will help businesses to grow and succeed and residents to enjoy a good quality of life. I also support proposed changes to real estate owned by my friend, Fred Sanchez at 1353 NE 112<sup>th</sup>, 1409 NE 112<sup>th</sup> and 1421 NE 112<sup>th</sup>. He believes in Gateway and is eager to see the area prosper.

Thank you,

A handwritten signature in blue ink that reads "Tom Badrick". The signature is written in a cursive, flowing style.

Tom Badrick  
1725 NE 118<sup>th</sup> Avenue  
Portland OR 97220



11124 NE Halsey St. PMB 478  
Portland OR 97220  
[www.gabanet.com](http://www.gabanet.com)  
[gabaemail@aol.com](mailto:gabaemail@aol.com)

August 25, 2014  
City of Portland Bureau of Planning & Sustainability  
1900 SW 4<sup>th</sup> Avenue, Portland OR 97201

RE: Mixed Use – Neighborhood designation for Halsey/Weidler between 102<sup>nd</sup> and 112<sup>th</sup> and extension of mixed use to 1353, 1409, 1421, 1406, 1418 and 1342 NE 112<sup>th</sup>.

Gateway Area Business Association supports the City's draft 2035 Plan for the above properties. Our business organization's chief purpose and objective is to advance the commercial, economic, financial, industrial and civic interests of the Gateway area. We believe that this draft plan will increase density necessary for successful businesses and thus enhance financial investment in our neighborhood. Improvements and projects encouraged by the mixed use – neighborhood designation will increase and encourage customers to stay and shop and use business services.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Panichello", with a long horizontal line extending to the right.

David Panichello, President Elect  
Gateway Area Business Association

11124 NE Halsey Street  
Portland OR 97220  
August 28, 2014

City of Portland Planning

To whom it may concern:

RE: 1353, 1409, 1421, 1405, 1418i and 1342 NE 112<sup>th</sup>

I have grown up in the Gateway vicinity and worked at Postal Place off and on for 15 years. I love this neighborhood and support the designation of Mixed Use - Neighborhood for the six properties on NE 112<sup>th</sup>. Businesses need more concentration of residents and establishments in the vicinity so they can be successful. This change appears to move our district forward to become a more complete neighborhood.

Thank you for helping to encourage growth and prosperity in Gateway.



Debbie Edwards

971-888-1296

Debrajedwards1@gmail.com

August 22, 2014

Subjects: 1353, 1421 & 1409 NE 112th

I've lived at 1334 NE 11th for 9 years and appreciate my landlord (Ann Sanchez) and her family. They take good care of my home and other property they own close by. Ann showed me the Comp Plan Draft map and it just makes sense that the line for Mixed Use Neighborhood should be extended on NE 112th since those pieces are about commercial properties.

I support the proposed changes.

Lerri Brueno  
1334 NE 11th



## **SUNRISE CONSULTING**

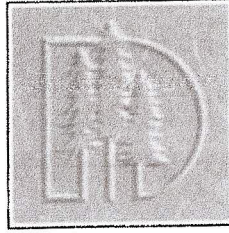
Portland Planning and Sustainability

RE: 1353, 1409, 1421 NE 112<sup>th</sup>, Portland OR 97220

I own and operate Sunrise Consulting at 111<sup>th</sup> SQUARE One on One Fitness and Therapy at NE 111<sup>th</sup> & Halsey Street. I specialize in Drug and Alcohol rehabilitation and counseling. Many of my clients cannot drive and rely on mass transit, biking and walking to attend their court-required classes. Encouraging growth and density in our neighborhood will be helpful to my clients and will also grow my business. Thank you for your consideration.

John McMurry  
503-516-4808





## David Douglas School District

Don Grotting, Superintendent  
1500 SE 130th • Portland, Oregon • 97233-1719  
(503) 252-2900 • Fax (503) 256-5218

September 2, 2014

City of Portland  
Bureau of Planning and Sustainability  
1900 SW Fourth Avenue, Seventh Floor  
Portland OR 97201

RE: 2035 Comprehensive Plan for 1342, 1406, 1408 NE 112<sup>th</sup>, Portland OR 97220

Thank you for considering changing the designation of 1342, 1406 and 1408 NE 112<sup>th</sup> to Mixed Use – Neighborhood. David Douglas School District recently purchased the adjoining property at 11300 NE Halsey Street (Halsey Center). Most of our west property line abuts the three 112<sup>th</sup> lots. We believe the Mixed Use – Neighborhood designation is appropriate and will contribute to the success of David Douglas School District. We look forward to being a good neighbor and participating in the vitality of the community.

Sincerely,

Don Grotting  
Superintendent

DG/fs