

TNS CONSTRUCTION LLC
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October 26, 2014

City of Portland, Oregon
Bureau of Planning and Sustainability
1900 SW 4th Avenue, Suite 7100
Portland, OR 97201-5380

**RE: PSC Comprehensive Plan Testimony (from General Commercial to Multi-Dwelling 2,000)
6919 SE 82nd Avenue and 6933 SE 82nd Avenue, Portland, OR 97266**

To Mayor Hales, Commissioners Fritz, Saltzman, Fish, Novick and other members of the City of Portland:

My name is Tim Nguyen. This is my written opposition to the proposed comprehensive plan map change for the properties of 6919-6933 SE 82nd Avenue, Portland, Oregon 97266. I currently own TNS Construction and rent space from Nguyen-Bui Enterprises (owned by my sister and brother-in-law) at 6919 SE 82nd Avenue, Ste. 201, Portland, Oregon 97266. My construction company just finished building the tenant improving for Lee's Sandwiches at Eastport Plaza, about ½ a mile north on SE 82nd Avenue. Lee's Sandwiches has 62 franchises across the states and this one is the very first one to be brought into Oregon. Over 10,000 people attended the grand opening on October 18, 2014. My business is doing well and I do not want to relocate. I have been living and working in Portland for over 20 years.

From 2002/2003 to 2012/2013, I owned 6919 SE 82nd Avenue and 6933 SE 82nd Avenue. It was my dream to develop this underdeveloped site and turn it into a beautiful multi-use complex, where you could live and work and not drive. I believe in the City of Portland's goals of healthy, safe, sustainable living. However, I did not have the financial resources to make my dreams come true and had to let 6933 fall into foreclosure and had to turn 6919 over to my family for bail out. My sister, Lily Nguyen and my brother-in-law, Nam Bui, currently own 6919. My other brother-in-law, Dr. Andrew Phan, has his dental office on the site as well. I have worked tirelessly for over a decade to see this property developed and improve.

From 2002 to 2003 I purchased 6919 and 6933. I lived there and did business there for over a decade. From 2004 to 2007, I spent hundreds of thousands of dollars to change the zone on both properties from residential to its current zoning of general commercial, R2 and RH. This process took 3 years. In that time I had to pay for a feasibility study, a

traffic impact study, engineering plans and designs, and met with the City of Portland planning and zoning, PDOT, ODOT, PDC, worked with the Brentwood Darlington Neighborhood, and attended City Council meetings. This experience was a long drawn out nightmare that nearly bankrupted me, but I did not give up and I was finally granted my zone change after much compromising. However, after that, the economy took a turn for the worse and I did not have any money to develop the site the way I wanted and I could not get any investors or a loan. By 2011/2012, I had to let 6933 fall into foreclosure and hand over 6919 to my family in order to save it.

With the help of my sister Lily, and her husband Nam Bui, and my sister Tiffany, and her husband, Dr. Andrew Phan, we were able to build a dental office and rent the 6919 building out to a total of 4 businesses (including my construction company and the dental office). By 2014, things have steadied.

Then recently, we received the notice of proposed comprehensive plan change and now the nightmare begins all over again. It is like a terrible sick joke. I was upset to the point of utter disbelief and shock that I have to go through all this with the City again.

If this terrible proposal goes through, 6919-6933 will be out of compliance and will have to be grandfathered in and the use will be non-conforming. This is exactly what I wanted to avoid in the first place. This is what I worked so hard to change back in 2004.

For the next few days I will be gathering signed letters of opposition and also a signed petition from the nearby businesses in protest of this god awful proposal. I will forward those items to you as soon as I have them.

You can contact me at any time at 503-799-2948 or email at superiorteam2001@yahoo.com.

Sincerely,



Tim Nguyen