

From: GLee [<mailto:glee@planetlee.com>]
Sent: Friday, October 31, 2014 10:28 AM
To: PDX Comp Plan
Subject: [Approved Sender] PSC Comprehensive Plan Testimony

My name is Gary Lee, and I am the owner of 10118-10122 E. Burnside Street, Portland Oregon.

I have received notice of a proposed change in the Comprehensive Plan designation for my property from "Central Employment" to "Mixed Employment".

I strongly oppose this change. The proposed change *removes* residential use as a possibility for the property. Although currently not in residential use, a change would preclude me from a future development of residential or mixed residential with retail or commercial. This property sits directly opposite a Max Light Rail stop, and as such, I have always believed it would make a perfect residential or mixed residential property; and I hope to someday upgrade it in such a manner. It is currently used as warehouse space, which is not the best use of the property along the light rail corridor, where it could one day serve commuters along the Max line and help remove auto traffic from our streets.

My understanding of the designations comes from this document:

<http://www.portlandoregon.gov/bps/article/505086>

Current:

Central Employment

This designation is intended to provide for mixed-use areas in an overall industrial-type setting. The designation is intended for very developed parts of the city which have the highest levels of public services. It allows a full range of industrial and commercial uses. **Residential uses are allowed** but should be compatible with the surrounding nonresidential development. The intensity of development will be higher than in other employment designations and most commercial designations. The corresponding zone is [EX](#). The Design overlay zone will be applied in conjunction with the EX zone.

PROPOSED:

Mixed Employment

This designation encourages a wide variety of office, creative services, manufacturing, distribution, traded sector, and other light-industrial employment opportunities, typically in a low-rise, flex-space development pattern. Most employment uses are allowed but limited in impact by the small lot size and adjacency to residential neighborhoods. Retail uses are allowed but are limited in intensity so as to maintain adequate employment development opportunities. **Residential uses are not allowed** to reserve land for employment uses, to prevent conflicts with the other uses, and to limit the proximity of residents to truck traffic

and other impacts. The corresponding zones are General Employment 1 ([EG1](#)), General Employment 2 ([EG2](#)), and Neighborhood Employment (EN).

I urge you to not change the property designation. Thank you,

Gary S. Lee
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