

STEEL HAMMER PROPERTIES, LLC  
8424 N. CRAWFORD STREET  
PORTLAND, OREGON 97203

To: Portland Planning and Sustainability Commission

From: Steel Hammer Properties, LLC – Tom Leaptrott-Member  
Marcus Lampros-Member

Subject: Zoning Change –

APN	Tax Lot
R263874	1N1W-12CA-200
R263875	1N1W-12CA-300
R263876	1N1W-12BD-5800
R263877	1N1W-12BD-5900
R263878	1N1W-12BD-5700
R263880	1N1W-12BD-5600
R263881	1N1W-12BD-5500

Date: November 20, 2014

To Whom It May Concern:

Steel Hammer Properties, LLC owns approximately 15 acres on the Willamette River just south of Cathedral Park; earlier this month we put the property on the market for sale.

We have owned the property for over 8 years during which time the areas around us have developed into more residential/commercial uses rather than continuing the heavier industrial use established and maintained since the late 1800's (lumber mills, manufacturing, warehousing, etc.).

Any new purchaser of our property will have the opportunity to continue with industrial uses and job creation; if the proposed land use changes are approved any new owner will also have the

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Reference: Zone Change – Steel Hammer Properties – St. Johns

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option in the future to redevelop. Redevelopment of the property under the newly proposed land use changes will be an asset to the neighborhood and the City of St. Johns.

We believe that changing the property's zoning to mixed use commercial will be in the best interest of any future property owner as well as the City of St. Johns and the neighborhood.

Thank you.

Sincerely,



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TOM LEAPTROTT  
Property Owner