

PSC

1900 S.W. Fourth Avenue

Portland Oregon 97201-5380

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PLANNING BUREAU

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Re: Written Comprehensive Plan and Conceptual Zone Testimony

Dear Members of the Portland Planning and Sustainability Commission,

This testimony applies to the property at 4915 N.E. Fremont Street in Portland Oregon with Property ID R111567 Map 1N 2E 19CD 2600. The owner of the property is the Gladys and George, LLC which is entirely owned by Steve Stanich.

Currently, the property carries a Neighborhood Commercial 2 (CN2) commercial zone.

The new proposed Comprehensive Plan designation is Mixed Use-Neighborhood. This designation is acceptable to the property owner with the assumption that the new Conceptual Zone for the property becomes CM2.

The reasons for these plan and zone requests are as follows:

1. This property has 100 feet of Street frontage on N.E. Fremont Street. N.E. Fremont Street is a well established commercial corridor in northeast Portland. This particular area of Fremont Street has numerous long standing residential and commercial development. In fact, the owners restaurant business has been open for about 65 years.
2. Lately, there has been a recent residential development nearby on Fremont Street of a four (4) story building in an existing CS zone. The CS zone allows for a 45ft height limitation, which is similar to the new Conceptual Zone CM2.
3. The specific property lends itself to the density and height criteria of the CM2 zone. The property is bordered along the north by the open space of a cemetery, on the west by cemetery access, on the south by N.E. Fremont Street, and on the east by a 10,000 sqft property owned by the Settlemier Family. Adjacent east of the Settlemier Family property is a newer three(3) story building with main floor commercial uses and residential uses on the upper floors. The Settlemier's are also requesting a CM2 zone. There is very limited impact on any adjacent properties.
4. N.E. Fremont Street provides City transit (bus line).
5. The new Comprehensive Plan and Zones will be in place for a long time. The City's progressive development attitude benefits the trend to live "close in" to take advantage of the resulting commercial amenities and transit. Property values, project loan criteria and the market will be important to determine the development for new projects. The Stanich's believe, given the increased demand for these infill sites, the ability for greater density with the bonuses and incentives of the CM2 zone will be crucial to the property ultimate development and pricing of the final product.

In conclusion, the Stanich Family Trust feels the resource of a 10,000 sqft property at this location is best suited to the Mixed Use-Neighborhood Comprehensive Plan designation with a CM2 Conceptual Zone.

Thank you very much for your consideration of this matter.

The Gladys and George, LLC by Steve Stanich PO Box 13220 Portland Oregon 97213-0220

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