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Mar 10th, 2015

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)
6919-6933 SE 82nd Avenue, Portland, OR. 97266
Tax Lot Property ID: R336300

To whom it may concern:

I am writing in regards to the Notice of a Proposed Comprehensive Plan Map Change regarding the proposed designation change to my business rental locate at **6919-6933 SE 82nd Avenue, Portland, OR. 97266** along with the **Tax Lot Property ID: R336300** on the North side of the 6919 building.

My rental building is currently designated as **General Commercial, (CG) zone**. Your proposed designation is **Multi-Dwelling 2,000, Residential R2 zone**. The backside of the property (east side of SE 181st Place) is currently designated as **High Density Multi-Dwelling, (RH) zone**, and the new proposed designation is **Multi-Dwelling 2,000, Residential R2 zone**.

I would like to register my strongest opposition against the destination and zone change for our location at 6919 - 6933 SE 82nd ave. because of the following basic things:

First, the building at 6919-6933 SE 82nd is currently in a commercial zone. In 2011, my 9000 SF building was built in the way is zoned and how it is used now. If the proposed plan goes into effect, our building would be an exception in the neighborhood but still the property won't be able to be used as commercial for retail and service space, and would limit our ability to sell it in the future as a commercial. We intend to build apartment complex within the existing high Density Multi-Dwelling RH zone more affectively to the market demand and affordability. The new proposed designation to Multi-Dwelling 2,000, Residential R2 zone will not allow this to happen.

Second, 82nd ave. is a major arterial, five-lanes cross section with full bicycle and pedestrian facilities, ADT is above 26,000 veh., designated as a main street in the region. Traffic conditions on this highway such as the vehicle volumes and speeds, number of travel lanes, vehicle, freight, and transit functions will get worse in the future. This segment is also includes multiple top of 10% SPIS sites, meaning it has

severe safety problems. As an ODOT employee for over 25 years, safety is always my top priority. In my opinion, 82nd avenue is not a safe environment to raise a family, having kids running around when cars and trucks are moving at 35-45 MPH or more.

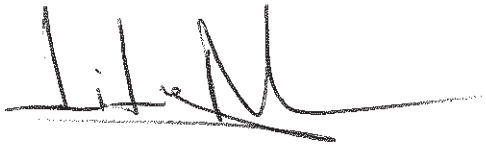
Lastly ...you already heard about the issue. The property underwent an extensive process of a major zone change from residential to commercial, which was adopted by City Council in Oct. 2006. Now, the city wants us to revert it, go backwards, and undo all the good that we have done. Does the city know how these changes will affect our property values and how this will affect our ability to develop our property in the future? To the extent, that any of those zone changes either from commercial to residential or mixed use would cause my tenants use to be from conforming to non-conforming. You don't want to wholesale the change of commercial uses throughout the city and then start converting these conforming uses in a non-conforming uses. It absolutely makes no sense to propose.

With all that, we would like to request these locations to be "**OPT OUT**". Let the properties remain as is, and **NOT BE A PART** of the new Long-Range Comprehensive Plan.

I believe our streets matter, I believe in what our transportation system can be, and I believe we all ought to be a part of the discussion.

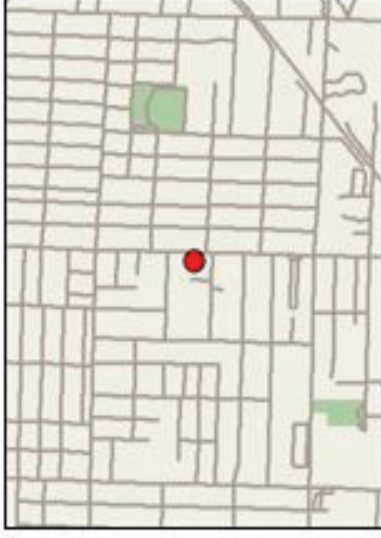
Thank you for your time and review of my request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lily Nguyen', with a horizontal line drawn underneath it.

Lily Nguyen

6919 SE 82ND AVE PORTLAND, OR 97266



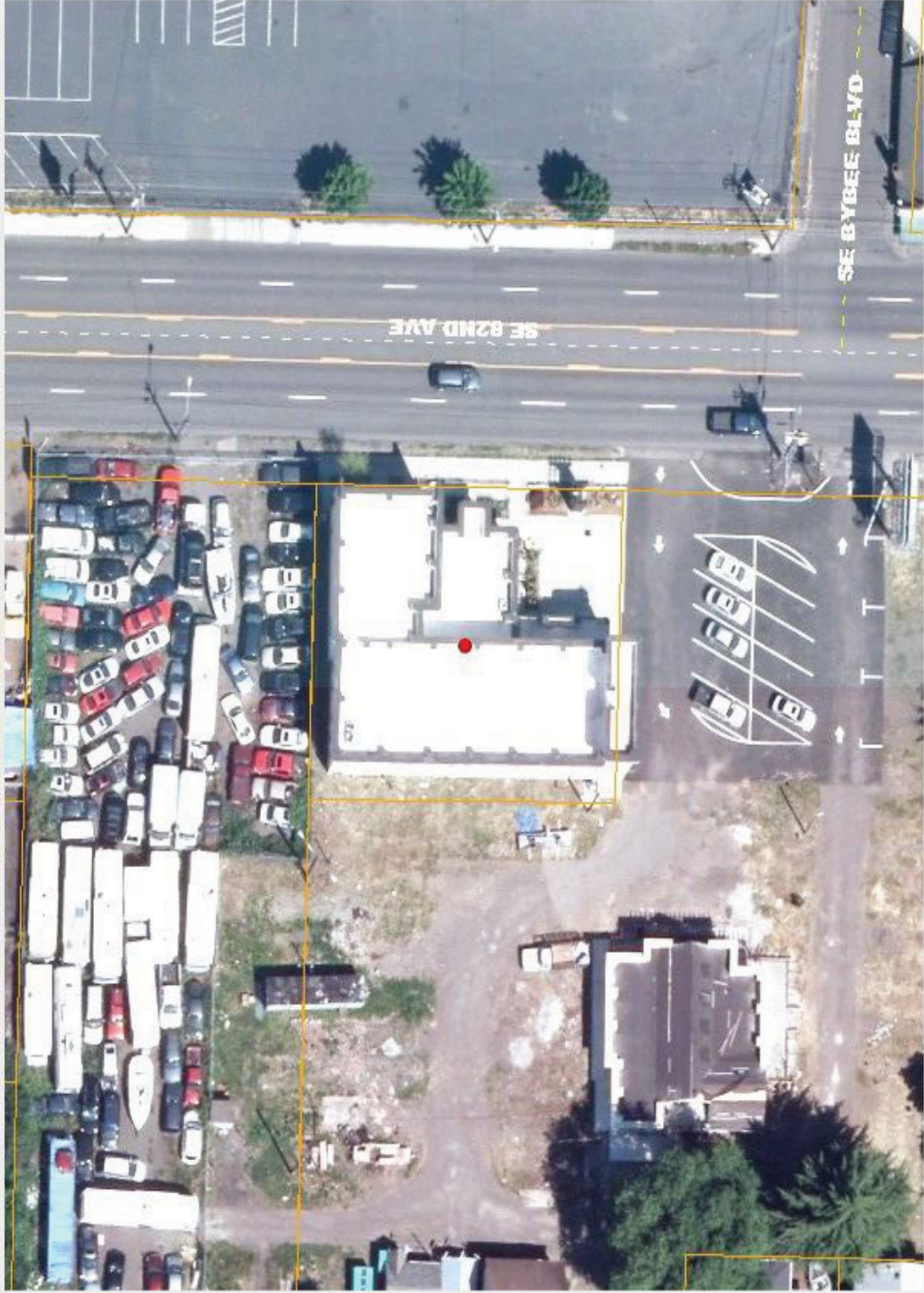
Description	OFFICE [CL]
Size	10,268 square feet
Number of Bedrooms	
Bathrooms	

Property Map

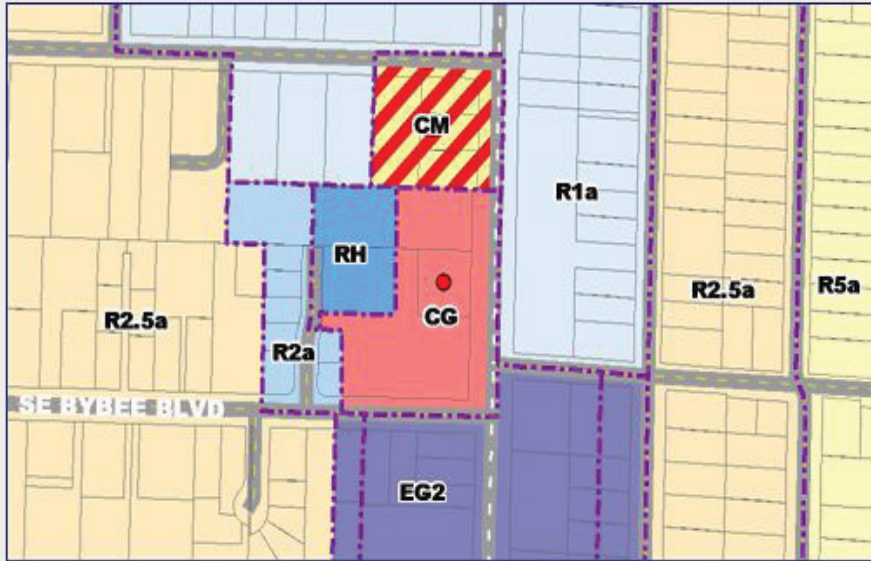


Aerial Photo

2012 / '11 / '10 / '09 / '08 / '07 / '06 / '05 / '04 / '03 / '02 / '01 6" / 2' / 4' / 10' / 20' Streets: On Lots: On Dot: On



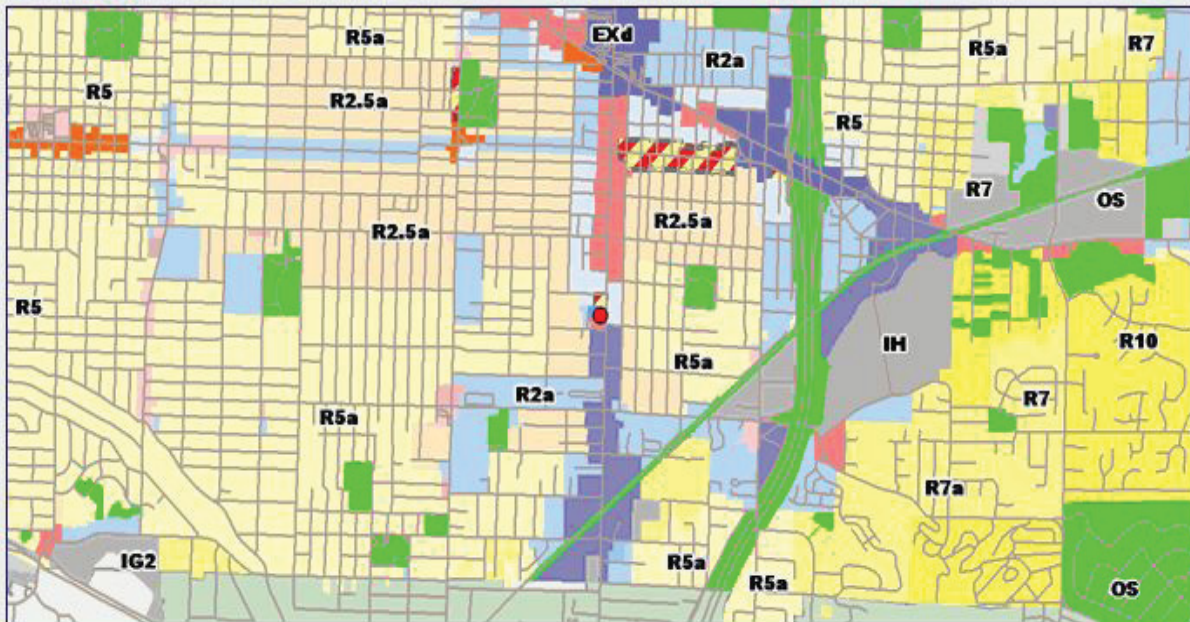
Zoning



- Commercial
- Employment
- Industrial
- Open Space
- Residential (Single)
- Residential (Farming)
- Residential (Multi)
- Commercial/Residential

0 |-----| 300 FT

Zone	CG (General Commercial)	Plan District	
Overlay		NRMP District	
Comp Plan	CG	Historical Resource Type	
Comp Plan Overlay		Historic District	
Zoning Map	3738	Conservation District	
Urban Renewal Area	Lents Town Center	Wellhead Protection Area	No



Property & Location

