

Dear Planning and Sustainability Commission:

I write to you as the purchaser of property at [2831 SW Barbur Blvd.](#) The existing CN zoning does not support or allow the existing building, which is why we are requesting the new comprehensive plan designate this property as CM3. As owners of the property, we plan to renovate the structure to allow a major company with over 300 jobs to locate to the building. In the renovation we would like to utilize the existing public capital infrastructure of the major arterial street (Hwy 99) and the property's close proximity to the central city to increase density and square footage on the site in support of jobs.

The proposed use of office would revitalize the vacant building yet generate less traffic than the athletic club that was previously there. To add the additional square footage, the height limit would need to increase to 55-60 feet. The proposed Mixed Use Urban Center designation supports the property's close proximity to downtown, frequent transit service with an eye to allow mid-rise development. The attached sketch shows the existing level of underground parking, two existing floors as well as the additional floor. Please consider this request to transition the property into the CM3 zone as proposed.

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