

Weston Investment Co. LLC

A Real Estate Holding Company

Administrative Office

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PLANNING BUREAU
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March 10, 2015

Planning & Sustainability
City of Portland
1900 SW 4th Avenue, Suite 7100
Portland, Oregon 97201-5380

COPY

RE: Sylvan Commercial Area
City of Portland

To Whom It May Concern:

Weston Investment Co. LLC owns property on the top of Sylvan where the Sunset Highway and SW Skyline join (see map enclosed).

This property was developed in the 1960's and I refer to them as our "woody walk ups", them being frame construction, non-elevator, and for the most part do comply with the ADA standards, as when they were built there was no ADA requirements.

This site is within three minutes of the central downtown area and the site is not currently being used to its highest and best use.

I envision the area as an office retail complex with a series of six to eight story brick buildings, a parking structure, and retail area within the building to support the occupancy.

For the past thirty years plus I have allowed the Oregon Zoo, the Forestry Center, and the Children's Museum to use our parking at night and on weekends for overflow parking, as there is not suffice parking at their facilities.

Twelve years ago I offered to Tri-met and the Zoo, free land at the east edge of our property for a parking structure, as the current Sunset park and ride station is not of adequate size and cannot be enlarged as the footing and building design did not allow for expansion.

The free land gift requirement was with provisions that the parking facility would be made available to the tenants of the office campus complex that would be developed. At that time Tri-met felt a park and ride station that close to the City Central district would go against their established policy of locating park and ride parking structures.

Tri-met did acknowledge that the Max line Zoo station stop is under-utilized during the week and if parking was available it would be of benefit. The Zoo, Forestry Center, and Children's Museum now charge for parking, so the issue of parking facilities should once again be studied.

Due to my age, I will not develop an office complex on the office site in question and when the property is sold by my Foundation at my demise the new owner may not be of the mind set to share parking, but will develop the entire site as a Central City office complex because of its proximity location to City Center.

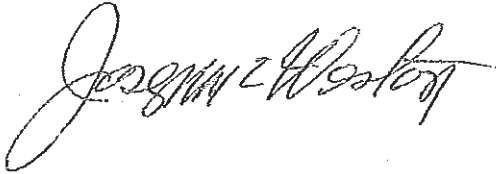
Under your comprehensive plan proposal you indicate a zone designation of Mixed Use Dispersed, which is a low density.

In my opinion, the zoning designation that should be assigned should be mixed use civic corridor or mixed use urban center, and I ask that you give serious consideration to these zoning designations.

If there is additional information needed or if you feel a meeting would be beneficial I am available.

Thank you for your consideration.

Yours truly,
Weston Investment Co. LLC



Joseph E. Weston

JW/ts
Enclosure

CC: Keith Vernon, Senior Vice President, Weston Investment Co. LLC
Joan Frederiksen
Planning & Sustainability
City of Portland
1900 SW 4th Avenue, 7th Floor
Portland, Oregon 97201

*Weston Investment Co. LLC
Sylvan Area*



1730 Skyline Building
1730 SW Skyline Blvd
20,301 sq ft

1750 Skyline Building
1750 SW Skyline Blvd
36,553 sq ft

Canyon Court Building
5457 SW Canyon Ct
6,550 sq ft

Sylvan-Westgate
5819 SW Westgate Dr
69,407 sq ft

26

SW Clay St

60th Ave

SW 57th Ave

SW Westgate Dr

SW Skyline Blvd

SW Canyon Ct

SW Sunset Hwy

SW Humphrey Blvd

SW Scholte Farm Rd

SW Humphrey Park Rd