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Planning and Sustainability Commission

Sent via Email to the PSC

Re: The Block of Land Within SW4th St, SW Sheridan St, 5th St., and SW Caruthers St.

Dear Commissioners:

I have been hired by the owners of the block described above to increase their proposed zoning from CM2 to CM3 to allow full development of the block. I have been retained by the owners of the Travel Lodge and have reached out to the remaining land owners in the block and have received positive feedback from the remaining land owners to join this petition for the land use change.

Presently the block is made up of the Travel Lodge and 5 homes that have primarily been turned into offices. The block is on the edge of the downtown free transit corridor for ease of getting to work without the need for a car. The land owners have agreed that the property should be developed into a 75' property with retail on the ground floor and housing above.

The owners of the property envision a residential makeup of rent controlled units, handicapped units and market priced units. The plan would provide much needed housing for the poor and disabled in walking distance to mass transit, while providing normal rental units to create a sustainable business venture. This project would also provide new places for people to live and work on the edge of downtown. The property has excellent access to mass transit, and the property owners feel a project of this type would help the city to create a healthy complete neighborhood.

This project would allow for multiple types of housing and retail on the street levels, and would reduce the need for automobiles as the property is on a mass transit line and is blocks away from

the transit free zone. This area is ripe for redevelopment due to its location, and the rezoning to CM3 would allow for growth right outside the downtown center. The new development would serve many types of residents, and is a mixed use project, just what is desired in the new plan. Additionally, the property is sandwiched between two developments that are at least 75' in height, so allowing the desired zone change would allow similar development to be placed in the area.

The proposed project would have attractive street level design and as already stated has active transportation options available. With the mix of residential uses the project would fulfill many of the stated desires of the new City of Portland Comprehensive Plan. The owners request the zoning of the property be changed to CM3 to allow this development to move forward.

Thank you,

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