

PSC

1900 S.W. Fourth Avenue

Suite 7100

Portland Oregon 97201

Re: PSC Mixed Use Zones Testimony

Dear members of the PSC,

This written testimony applies to the two (2) properties in the City of Portland in Multnomah County that constitute the existing Maplewood Retail Center located at the Southeast corner of S.W. Multnomah Boulevard and S.W. 45th Avenue. These two (2) properties are identified by State tax ID 1S1E20CB2000 and 1S1E20CB 2100. The properties are owned by L&N Fourth, LLC---Larry and Nina Lindstrom.

Currently the properties are zoned CN2 and are proposed for new zone CM1. The property owners are not in agreement with the proposed zone of CM1 and request that the PSC zone the properties **COMMERCIAL EMPLOYMENT (CE)** for the following reasons:

-----The CE zone is described as a medium-scale commercial zone and is intended for commercial sites OUTSIDE designated centers, especially along major streets and traffic routes. This describes the location of the properties well. The east-west Multnomah Boulevard is a major traffic carrier to southwest Portland neighborhood and even has it's identified I-5 exit to these communities. The intersection at 45th and Multnomah is really a 5-street "signalized" intersection with 45th Avenue providing access north and south to many long established residential and commercial locations. These streets are certainly major streets and traffic carriers.

-----The existing 9670 sq.ft. retail structure, even though not located in what could be called a "commercial center" has a proven value to the nearby residents of the area as a vital source for their commercial needs. Most all the existing tenants of the building have been there as tenants for over 15 years.

-----The property has adjacent residential zones. The property south is a relatively new residential structure and was constructed in an R-2 multi-family zone. The properties east are zoned single family with access to their existing structures from a southerly street and are separated from the subject property by a major forested/creek area with environmental protection. There is little impact to adjacent and close-by properties by the change of development parameters from the proposed CM1 to the requested CE zone.

-----The development parameters for the requested CE zone verses the proposed CM1 zone are quite minimal. There appears to be only a minor FAR upgrade and 10 foot more height allowance. Given the future housing projections for the City of Portland, if these properties were to be re-developed these

minimal upgrades could be the difference in providing a much better mixed use building than the older existing single story building much sooner.

In conclusion, the property owners L&N Fourth LLC feel that the resource of this large site at this major intersection would best be served by the development parameters found in the **COMMERCIAL EMPLOYMENT (CE)** zone. However, if the PSA feels that the property does not "fit" the **CE** zone, then the owners believe the **CM2—Commercial Mixed Use 2** zone (for the same reasons as the change to **CE**) is a better use for the properties. There is proposed **CM2** zoning close to this property just east along Multnomah Blvd.

Thank you very much for your consideration regarding this matter,

L&N Fourth LLC and it's owners Larry and Nina Lindstrom 11550 SW Riverwood Portland Oregon
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