

PSC

1900 S.W. Fourth Avenue

Suite 7100

Portland, Oregon 97201

Re: PSC Mixed Use Zones Testimony

Dear Members of the PSC,

This testimony applies to the following properties which are ALL owned by L&N Third, LLC :

Map 1S 1E 01AA Tax Lot 09000 Parcel # R112202 House on 5,000 sf lot (residential use on Morrison St)

Map 1S 1E 01AA Tax Lot 08900 Parcel # R112203 House on 5,000 sf lot (residential use on Morrison St)

Map 1S 1E 01AA Tax Lot 08800 Parcel # R112205 House on 3333 sf lot (commercial use on Morrison St)

Map 1S1E 01AA Tax Lot 08700 Parcel # R112204 Parking Lot on 3330 sf (commercial use on corner Morrison St./Cesar Chavez Ave)

Map 1S1E 01AA Tax Lot 08500 Parcel # R112210 2 Houses on 6667 sf lot (commercial use on Belmont St)

Map 1S1E 01AA Tax Lot 08400 Parcel # R112209 House on 3333 sf lot (residential use on Belmont St)

The existing Commercial zone for those properties fronting Belmont St is CN-2. Two of the properties, Tax Lots, 8700 and 8800, have split zoning with the south half of each CN-2 and the north half of each R-1. The other properties which front Morrison St are residential R-1.

Tax Lots 8500, 8700, and 8800 are currently commercially used for the long time neighborhood Belmont Academy school, and the other Tax Lots are currently improved with the school use AND duplex and triplex rentals.

L&N Third, LLC believes the proposed new Comprehensive Plan designation for the properties on Belmont St of Mixed Use-Urban Center is acceptable, but only with a **CM2 Zone**.

L&N Third LLC also believes the properties on Cesar Chavez Ave and Morrison St. should have a similar Comprehensive Plan designation of Mixed Use-Urban Center and a **CM2 Zone**.

The reasons for these requests are as follows:

1. All the properties are under the same ownership and are contiguous Tax Lots comprising 26,663 sf of property fronting on Morrison St on the North; Cesar Chavez Ave on the East; and Belmont St on the South.
2. The properties as they exist now have a split zones CN-2 and R-1. The R-1 properties consisting of the north half of Tax Lots 8700, 8800 and all of Tax Lots 8900, and 9000 (total of 13,331.50 sf)

have Cesar Chavez Ave and Morrison St frontage. The CN-2 properties facing Belmont St are Tax Lots 8400 and 8500 and the CN-2 properties facing Cesar Chavez Avenue are the south half of Tax Accounts 8700 and 8800 (total of 13,331.50sf). Since this property is in one ownership, and has potential as one large development with three (3) street frontages, one new commercial comprehensive plan of Mixed Use-Urban Center and one new commercial conceptual zone of CM2 provides for a better property use and eliminates the split zone problem.

3. There is a significant likelihood that the 6,000 sf property in another ownership at the Northwest corner of Belmont St and Cesar Chavez Ave (which abuts Tax Lots 8500, 8700, and 8800) will be incorporated into a development of the L&N Third, LLC property. Cesar Chavez Ave is a Civic Corridor and Belmont St a Neighborhood Corridor with both streets served by City transit at this "important" intersection.
4. Pedestrian traffic will benefit by the L&N Third, LLC property being developed as a whole.
5. The new Comprehensive Plan and Zones will likely be in place for a long time. The City's progressive development attitude benefits the trend to live "close in" to take advantage of the resulting commercial amenities and transit. Property values, project loan criteria and the market will be important to determine the development for new projects. L&N Third, LLC believes, given the increased demand for these infill sites, the ability for the greater density with bonuses and incentives of the CM2 zone will be crucial to the properties ultimate development and pricing of the final product.

The Sunnyside Neighborhood Association has been contacted and those at the meeting appeared to support the CM2 zone.

In conclusion, although L&N Third, LLC would like all the property it owns at this location to have the same Zone of CM2.

**NOTE: THE NOTICE OF PROPOSED ZONE CHANGE TO CM-2 WAS RECEIVED FOR 5 OF THE 6 PARCELS OWNED BY L&N THIRD, LLC. HOWEVER, THE 6<sup>TH</sup> PARCEL---R112202 AT 3834 SE MORRISON ST. WAS NOT RECEIVED. OUR REQUEST IS THAT ALL THE PARCELS BE ZONED CM-2.**

Thank You,

L&N Third, LLC

Larry and Nina Lindstrom 11550 S.W. Riverwood Portland, Oregon 97219---owners of L&N Third, LLC  
tele: 503-997-9520