

Zoning Testimony

To: Planning and Sustainability Commission

From: Vladimir Ozeruga, Portland Redevelopment LLC

Address: 7050 and 7036 NE MLK

Please change the zoning as to match the comprehensive plan map. I want to develop a mix-use project, not all residential.

My vision and Plan

1. CM2, mixed commercial will give me opportunity to develop more housing units, than existing R2 zone.
2. Develop commercial retail which will give opportunity to employ more people in this city.
3. This is a center of the city, next to downtown, and R2 zone does not fit to surrounding environment, where six story buildings exist now (across the street and sides). It is from my point of view.
4. My lot is empty and surrounded by commercial businesses (see my chart on next page).
5. There is an intense bike route, bus routes. I think it is good to meet city plan to develop high density buildings and instead of large square footage dwelling, build more compact housing.
6. Portland maps does not give true information about my lots. My lots are empty but Portland maps show a house on one of them, which contains a medical dispensary.

Thank you,

Vladimir Ozeruga



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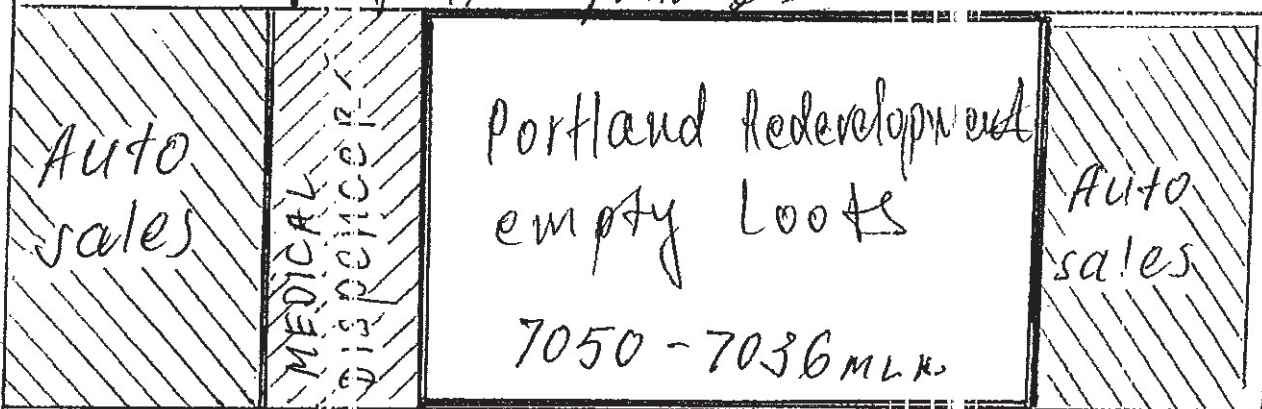
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1. What ~~you~~ testify ng about?
7050, 7036 NE MILK – change zone from R1 to CM2, mixed com nercial.

2. Reason?
 - a. Develop more housing.
 - b. Develop commercial retail- employ more people.
 - c. Center of city, next to downtown (bikes, buses route s).
 - d. Small units instead of large.

3. How it effects my organization?
Duplexes, condos, or row houses will be hard to sell.
Multi dwellings you can rent or sell.

It is registered for some reason
on my lot. (7050). but it has it's
own different physical number. My
lots are empty. I am not an owner
of that premises.



M L K