

July 12, 2016

Planning and Sustainability Commission (PSC)
Composite Zoning Proposal Testimony
1900 SW 4th Ave., Suite 7100
Portland OR 97201

To the Members of the PSC,

This letter is to request, as a group, that our property be zoned CM2d as part of the Comprehensive Plan update of the City of Portland. This letter is to demonstrate that all the property owners together are unified in this request.

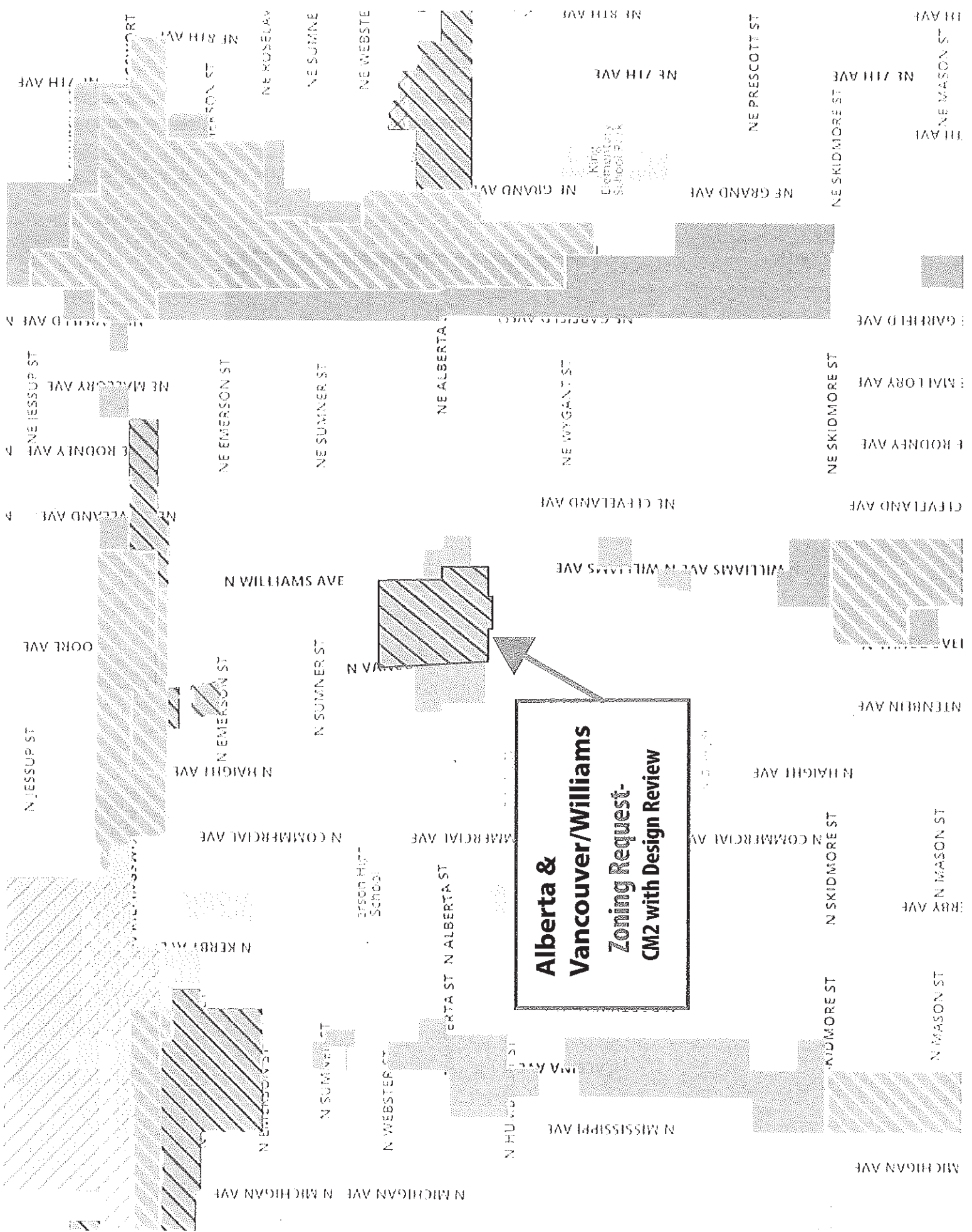
Please find attached to this request, comments from the owners of each of these properties. Each of these parcels formally requests CM2d zoning:

Acct Number	Address	Owners
R308873	20 N Alberta	Luther Strong Jr, Jessie Strong
R308872	106 N Alberta	Darnell Strong, Jackie Strong
R308871	114 N Alberta	Darnell Strong
R308869	122 N Alberta	Stephanie Gaidosh
R308855	4931 N Williams	Jackie Strong
R639049	N Williams	Luther Strong Jr, Jessie Strong
R308856	N Williams	Luther Strong Jr, Jessie Strong
R308867	4922 N Vancouver	Lise-Allynne Scott
R308868	4934 N Vancouver	Douglas McCabe
R308870	4946 N Vancouver	Ernest and Sonya Hill
R298052 R298051	30 N Webster Street	State of Oregon
R298050 R298049		Shannon Ryan DAS Administrator

Respectfully,

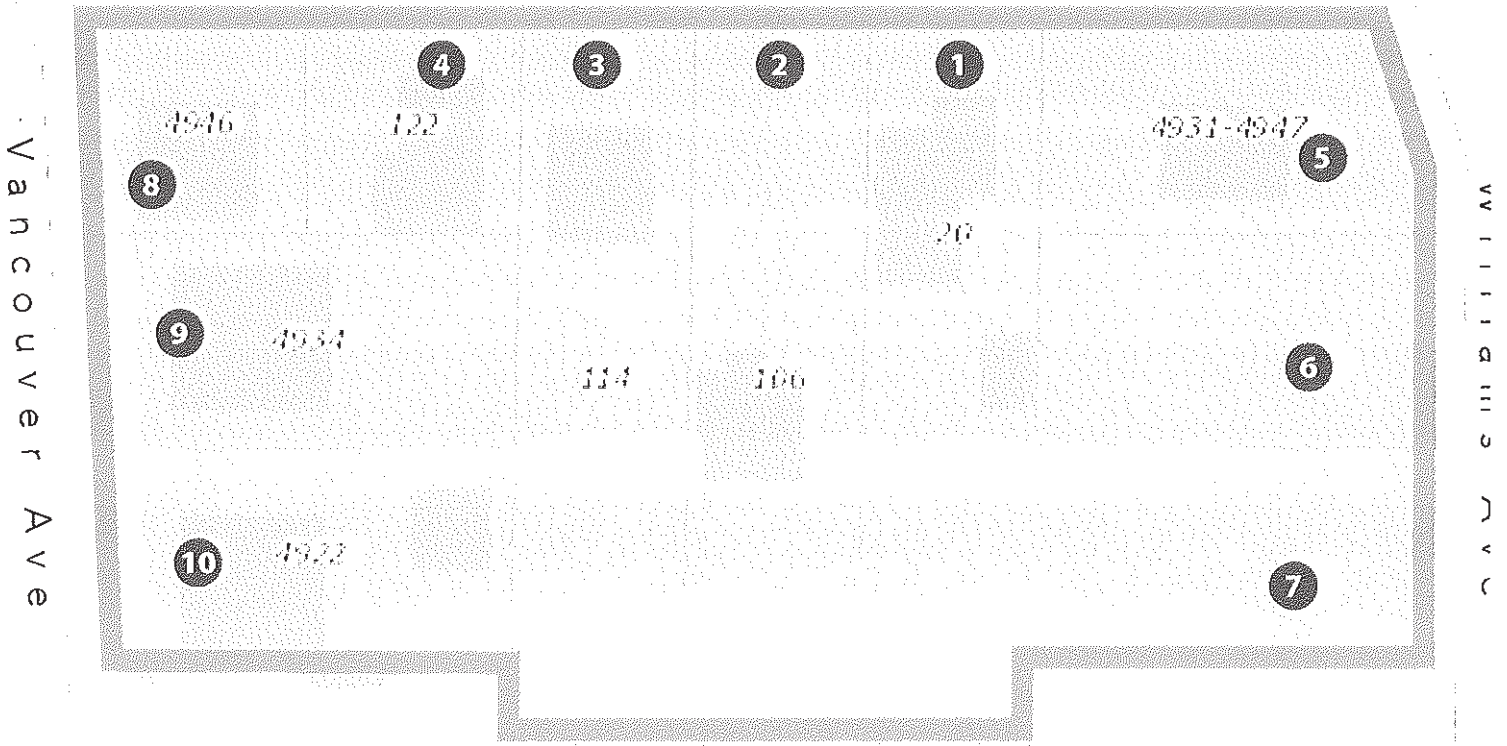


Letter delivered by Jackie Strong on behalf on this group of property owners to the Planning and Sustainability Commission on July 12, 2016



Property Owners on Alberta Street & Vancouver / Williams Avenue Request CM2d Zoning for their parcels

Alberta Street



1	R308873	20 N Alberta	Luther Strong Jr, Jessie Strong
2	R308872	106 N Alberta	Darnell Strong, Jackie Strong
3	R308871	114 N Alberta	Darnell Strong
4	R308869	122 N Alberta	Stephanie Gaidosh
5	R308855	4931 N Williams	Jackie Strong
6	R639049	N Williams	Luther Strong Jr, Jessie Strong
7	R308856	N Williams	Luther Strong Jr, Jessie Strong
8	R308867	4922 N Vancouver	Lise-Allyne Scott
9	R308868	4934 N Vancouver	Douglas McCabe
10	R308870	4946 N Vancouver	Ernest and Sonya Hill



Oregon

Kate Brown, Governor

Department of Administrative Services
Enterprise Asset Management – Administration Office
1225 Ferry Street SE
Salem, OR 97301-4281
PHONE: 503-378-2865
FAX: 503-373-7210

July 12, 2016

Planning and Sustainability Commission
c/o City of Portland Bureau of Planning and Sustainability
1900 SW 4th Avenue, Suite 7100
Portland, OR 97201

Re: Mixed Use Zones Testimony

Members of the Commission:

The Oregon Department of Administrative Services (DAS) owns the block bounded by North Webster Street, North Williams Street, North Alberta Street, and North Vancouver Avenue. The property consists of four contiguous parcels with the address of 30 North Webster Street:

Property ID	Legal Description	Area
R298052	WALNUT PK, BLOCK 20, LOT 7-9	15,900 SF
R298051	WALNUT PK, BLOCK 20, S 45' OF E 40' OF LOT 5, S 45' OF LOT 6	4,050 SF
R298050	WALNUT PK, BLOCK 20, LOT 4, LOT 5 EXC S 45' OF E 40', LOT 6 EXC S 45'	10,950 SF
R298049	WALNUT PK, BLOCK 20, LOT 1-3&10-12	29,180 SF

The block currently carries CN2 zoning. Under the 2035 Comprehensive Plan Update, this block and surrounding area are designated Neighborhood Mixed Use, with a proposed CM1 zone.

DAS fully supports the comprehensive plan designation.

The property includes a full block face frontage along North Vancouver Avenue, which is home to higher density development than permitted under CM1 zoning. Neighbors on the northern half of the block south of the DAS-owned parcels (fronting on Vancouver, Alberta, and Williams) have requested CM2 zoning be applied to their properties.

DAS requests that the CM2 zone be applied to the DAS block and has no objection to the neighbors' request for CM2 zoning for their parcels.

Sincerely,

Shannon Ryan
Administrator

Portland City Council
1221 S.W. Fourth Avenue
Portland Oregon

Re: Comprehensive Plan and Zone Testimony

Dear Members of the Portland City Council,

This testimony applies to the property at 4934 N Vancouver Avenue in Portland Oregon with Property ID R308868 Map 1N1E22AC 1500. The owner of the property is Douglas McCabe of the McCabe Group.

Currently the property carries a Neighborhood Commercial 2 (CN2) commercial zone.

The new proposed Comprehensive Plan designation is Mixed Use Neighborhood. This designation is acceptable to the property owner with the assumption that the new zone for the property becomes **COMMERCIAL MIXED USE 2 (CM2)**.

The new Comprehensive Plan and zones proposed by the City will 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. Project values, project loan criteria, and the market will be important to determine the development for new projects.

This specific 5740 Sq.ft. property fronts N. Vancouver Avenue which is a major north south Avenue that has experienced tremendous development lately. Many of the buildings on Vancouver Avenue and nearby are 4-6 stories in height with high density. The abilities of the **CM2** zone allow for similar height and density as other properties in the area.

A letter from adjacent property owner Jackie Strong (114 and 106 Alberta Street) will be submitting a similar request for his 18,000 SqFt. of property located east.

In conclusion, Douglas McCabe feels the resource of his 5740 Sq.Ft. property at this location is best suited to the **MIXED USE NEIGHBORHOOD COMPREHENSIVE PLAN DESIGNATION WITH A CM2 ZONE.**

Thank you very much for your consideration,

Douglas McCabe POBox 14593 Scottsdale Arizona phone 503-314-3331

Portland City Council
1221 S.W. Fourth Avenue
Portland Oregon

Re: Comprehensive Plan and Zone Testimony

Dear Members of the Portland City Council,

This testimony applies to the property at 4946 N. Vancouver Avenue in Portland Oregon with Property ID 308870 Map 1N1E22AC 1400. The owner of the property is Ernest and Sonya Hill.

Currently the property carry a Neighborhood Commercial 2 (CN2) commercial zone.

The new proposed Comprehensive Plan designation is Mixed Use Neighborhood. This designation is acceptable to the property owner with the assumption that the new zone for the property becomes **COMMERCIAL MIXED USE 2 (CM2)**.

The new Comprehensive Plan and zones proposed by the City will 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. Project values, project loan criteria, and the market will be important to determine the development for new projects.

The specific 3080 Sq.Ft. property is a corner location and fronts both N. Vancouver Ave. and N. Alberta Street both of which are significant traffic carriers that have experienced numerous developments lately. Many of the buildings nearby on Vancouver Avenue and MLK Ave. are 4-6 stories in height with high density. The abilities of the **CM2** zone on this property allow for similar height and density as other properties in the area.

A letter from adjacent property owners Douglas McCabe (4934 N. Vancouver Ave.) and Jackie Strong (106 and 114 N. Alberta St.) will be submitted to request a similar zone for their properties.

In conclusion, Ernest and Sonya Hill feel the resource of their 3080 Sq.Ft. property at this location is best suited to the **MIXED USE NEIGHBORHOOD COMPREHENSIVE PLAN DESIGNATION WITH A CM2 ZONE**.

Thank you very much for your consideration,

Ernest and Sonya Hill 4946 N. Vancouver Ave Portland Ore

Subject: RE: Alberta House
From: Gaidosh Stephanie D (Stephanie.D.Gaidosh@doc.state.or.us)
To: dougkolberg@yahoo.com;
Date: Thursday, July 7, 2016 10:06 AM



From: Douglas Kolberg [mailto:dougkolberg@yahoo.com]
Sent: Thursday, July 07, 2016 10:04 AM
To: Gaidosh Stephanie D
Subject: Re: Alberta House

I love the tails, but can't suck the guts!!! Will bring some ice cold Modelo especial. A case.

From: Gaidosh Stephanie D <Stephanie.D.Gaidosh@doc.state.or.us>
To: 'Douglas Kolberg' <dougkolberg@yahoo.com>
Sent: Thursday, July 7, 2016 9:58 AM
Subject: RE: Alberta House

Cool!! See you then! We boil up 50 lbs of crawfish with the works!

From: Douglas Kolberg [mailto:dougkolberg@yahoo.com]
Sent: Thursday, July 07, 2016 9:54 AM
To: Gaidosh Stephanie D
Subject: Re: Alberta House

I would love to come on the 30th. Lots to talk about then---rugby, tickets, OSU, property, more. Thx for the invite. Doug

From: Gaidosh Stephanie D <Stephanie.D.Gaidosh@doc.state.or.us>
To: 'Douglas Kolberg' <dougkolberg@yahoo.com>
Sent: Thursday, July 7, 2016 9:43 AM
Subject: RE: Alberta House

Yes....we have season tickets....we USED to be in the valley center end zone...but now we got bumped to the family section where the visitors used to sit (I don't know where they put the visitors now???)
We always go to the big first away game....but we'll also be at the Stanford, Washington and UCLA (possibly the Colorado) games this year.

We have 4 tix....keeping the cheap ones until my daughter graduates in '19 from Grant.
We make it to every home game....if you aren't able to use your tickets we definitely would!
Don't you have a place in Arizona? I haven't been to any of the games there.
I host a big crawfish boil on July 30th that everyone's invited to....you should come to that if you are around.
....any time after 2ish....bring your own cup, chair, and a bottle to share....all the rest is on me. Feel free to bring anyone with you.
Remember we talked about it...I along with some other women started the women's rugby team in 1993 at OSU.

From: Douglas Kolberg [mailto:dougkolberg@yahoo.com]
Sent: Thursday, July 07, 2016 9:37 AM
To: Gaidosh Stephanie D
Subject: Re: Alberta House

of course. Did I tell you I am Beaver fan?? Father Elmer all American football in 1930s and he scored 18 when Beavs beat tall firs the yr they were national champs. My brother Jeff played football in early 70s was OSU mvp. Jeff played for Bud Riley in Canadian league for 4 years and one yr with patriots. Father played for Steelers and Eagles until WWII and then PT Boat captain in South Pacifis. I played one year freshman basketball and blew knee. Have 2 50 yd line tickets. Can't make all games. Do you have season tickets?? Cool about Minnesota game!!!! Let's have coffee/beer when you are back in own if want. Doug

From: Gaidosh Stephanie D <Stephanie.D.Gaidosh@doc.state.or.us>
To: 'Douglas Kolberg' <dougkolberg@yahoo.com>
Sent: Thursday, July 7, 2016 9:14 AM
Subject: RE: Alberta House

Your welcome.
Please let me know when you intend to do something with your property.

PS Go Beavs and we are going to the game in Minnesota Labor Day weekend...should be fun!

From: Douglas Kolberg [mailto:dougkolberg@yahoo.com]
Sent: Thursday, July 07, 2016 9:12 AM
To: Gaidosh Stephanie D
Subject: Re: Alberta House

Hi Stephanie, Thanks for the support. BTW the zoning we are talking about will not be implemented until 2018. With the design, city approval process, etc, it will likely be 2020 before anything would happen out there. And that is if all goes well. I will keep you in the loop on how things go for the CM-2 zoning. Again, thanks for the support, Doug

From: Gaidosh Stephanie D <Stephanie.D.Gaidosh@doc.state.or.us>
To: 'Douglas Kolberg' <dougkolberg@yahoo.com>
Sent: Thursday, July 7, 2016 9:04 AM
Subject: RE: Alberta House

Good morning.
I understand the proposal.

But you can also understand that when/if you, Jackie, Hill sell their properties I'm in the middle of a bunch of high rises.

I'm very aware of the changes as I deal with rental tenants, bike traffic, car traffic, lack of parking, drunks on my porch, bikes stolen, and more importantly gentrification. Like you say "that is life" and change happens. What is your intention with your property? I know Luther says he wants to stay in his place, but they are getting up there in age and really doubt the kids will move into his property. I know Jackie was been wanting to get the block reassessed for a higher value for selling. Any time the property gets reassessed my taxes go up.....which we are fortunate to be in a little pocket that still has low taxes comparatively to other home owners in Portland.

I'll support the CM-2 zoning....but I'm hoping that you and the rest of the group are considering the bigger picture of the folks in our city that have been affected by these neighborhood changes and the cost of living for folks that aren't getting rich off of the housing market.

Thanks for keeping me in the loop.

~Stephanie

From: Douglas Kolberg [<mailto:dougkolberg@yahoo.com>]
Sent: Wednesday, July 06, 2016 2:52 PM
To: Gaidosh Stephanie D
Subject: Re: Alberta House

Hi Stephanie, here is some thoughts and info: The City just approved the new comprehensive plan for the area. Your designation is commercial. The next step for the City is to establish the zoning for the properties. A flyer was sent out a couple of months ago to all commercial landowners in the City that revealed what zone the City thought your property would have. You and the adjacent properties (owners mentioned already to you) were CM-1 which is a small-scale zone. It calls for a max height of 35'. The CM-2 zone is a medium-scale zone. It allows 45' height and if certain public amenities are proposed for the development, it could be 55'. In other words 4-5 stories. As you are aware, there are many of these buildings close by your property. But, there are many nearby residential zoned properties with the ability to build this high also.

You are probably aware of the great appreciation in value for real estate in this area, and there are many property owners in owner occupied houses. With the value of these houses---both owner occupied and multi-tenant rentals---the useful life of these houses will be determined by the value in the marketplace. No property owners, either owner occupied houses or rental houses, will be required to do anything, like sell. Yes, the entire area is going to grow and new buildings built which will certainly surround all the properties (both residential and older commercial/industrial) that are not ready to be sold or developed. But that is life.

What the Strong family and the other landowners with property in the north half of the block are trying to establish is the CM-2 zoning which will give them the advantages in the future that come with the medium-scale zone. It does not mean that any property owner has to sell their property at any specified time.

The property owners in the north half of the block are unified in their proposal for the CM-2 zoning. Of course, they would like you to join with them to support this change. You would not need to do anything at the City. The group has hired a consultant to do this. You are not required to pay any money for the consultant as your property is quite small. All I need from you is an e-mail that states you would be in support of the CM-2 zone and not the CM-1 zone.

We are time sensitive. Basically, we need to turn in additional support data by the end of the week. So a quick response would be great. Again, all the CM-2 zone does is ALLOW for one more story (and maybe two under some circumstances), it does not require anyone to sell or build. Does this help???

Thanks, Doug

From: Gaidosh Stephanie D <Stephanie.D.Gaidosh@doc.state.or.us>
To: 'Douglas Kolberg' <dougkolberg@yahoo.com>
Sent: Tuesday, July 5, 2016 12:50 PM
Subject: RE: Alberta House

Howdy.

If you could get me additional info that would be great, I've been reading what the city sends.....I'm the only person that actually owns and lives in my home and plan on staying there for some time. From an investment perspective I'm sure it's looking good...but from a residents perspective that lives right in the middle of businesses and rentals it's a different perspective.

When does the city plan on making this decision and how would I give my vote?

Thanks for sending the info and keeping me informed.

~Stephanie

From: Douglas Kolberg [<mailto:dougkolberg@yahoo.com>]
Sent: Tuesday, July 05, 2016 11:37 AM
To: Gaidosh Stephanie D
Subject: Re: Alberta House

Thank you for the e-mail. Regarding Luther, we are working with his son Mark and his daughter. What we are requesting from you is support for the CM-2 zone from the City's proposed CM-1 zone. Basically, this applies to the north half of the block and the State of Oregon property north of Alberta. Included are the properties owned by the Strong family, Doug McCabe, Ernest Hill, and the Wellness Center and all these parties are working together. The CM-2 zone offers more diversity for future development than the CM-1 zone. I can get you the particular development criteria if you like, but the FAR is greater as is the height allowance from 35' to 45'---about one more story---and if public concerns are met, maybe another floor.

Of course, there is no hurry to develop your property or commitment to do so. This just makes for a better opportunity later. Please advise, thanks, Doug Kolberg

From: Gaidosh Stephanie D <Stephanie.D.Gaidosh@doc.state.or.us>
To: "'dougkolberg@yahoo.com'" <dougkolberg@yahoo.com>
Sent: Tuesday, July 5, 2016 9:59 AM
Subject: Alberta House

Howdy.

Sorry it has taken some time for me to get back to you.

Last time you tried to reach me I was in New Orleans on vacation and it sounded like it was a last minute thing and you needed a response ASAP, so I figured that had been resolved.

This time I'm working out of town and then gone for the 4th holiday.

I talked to Luther recently and he didn't mention anything you guys were working on...but maybe you are talking to Jackie since he also left me message.

What is that you guys are wanting to do?

Email is usually the best way to reach me...you can use this one or sgaidosh70@gmail.com

Hope all is well!

~Stephanie Gaidosh

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**122 N ALBERTA ST - HUMBOLDT
- PORTLAND**

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General Information	
Property ID R308869	
County MULTNOMAH	
State ID 1N1E22AC 1300	
Alt Account # R916500410	
Map Number 2530 OLD	
Site Info	
Site Address 122 N ALBERTA ST	
City/State/Zip PORTLAND OR 97217	
Owner Info (Privacy)	
Owner(s) Name GAIDOSH STEPHANIE D	
Owner Address 122 N ALBERTA ST	
City/State/Zip PORTLAND OR 97217	

Property Description	
Tax Roll WILLIAMS AVE ADD 2, BLOCK 1, E 1/2 OF LOT 17	Use RESIDENTIAL IMPROVED
Lot 17	Block 1
Tax Districts	
101 PORT OF PORTLAND	130 CITY OF PORTLAND
130L CITY OF PORTLAND - NEW LEVIES	130M CITY OF PORTLAND PARKS LOP
143 METRO	164 EAST MULT SOIL/WATER
170 MULTNOMAH COUNTY	170L MULT CO LIBRARY LOCAL OPT TAX
171 URBAN RENEWAL PORTLAND	173 URB REN SPECIAL LEVY - PORTLAND
198 TRI-MET TRANSPORTATION	304 MULTNOMAH ESD
309 PORTLAND COMM COLLEGE	311 PORTLAND SCHOOL DIST #1

Deed Information			
Sale Date	Type	Instrument	Sale Price
04/01/1998	WARRANTY DEED	98073970	\$72,500.00
11/01/1996	WARRANTY DEED	96170186	\$60,900.00
02/01/1996	WARRANTY DEED	96024168	\$45,500.00
07/01/1995	WARRANTY DEED	95088792	\$6,000.00
	BARGAIN & SALE DEED	2009020869	\$0.00
	BARGAIN & SALE DEED	2005049611	\$0.00

Land Information		
Type	Acres	SQFT
RESIDENTIAL LAND	0.0700	3,085

Subject: Fwd: property zoning change
From: jackiestrong@comcast.net (jackiestrong@comcast.net)
To: dougkolberg@yahoo.com;
Cc: jackiestrong@comcast.net;
Date: Monday, June 27, 2016 11:01 AM

Doug here is the communication with the health center,
Jackie

From: "Annabelle Snow, LAc" <annabelle@northportlandwellness.com>
To: "jackiestrong" <jackiestrong@comcast.net>
Sent: Wednesday, May 25, 2016 6:25:22 PM
Subject: RE: property zoning change

Hello Jackie,

Sorry for the delay in getting back to you. We were all hit with some sort of strange flu and now we've been running like crazy to prep for a 5 week Europe trip in early June.

I agree, it wouldn't likely hurt anyone to have the zone changed. What happened with testifying? Did anyone end up going? What was the result?

Thanks and sorry again to be out of touch.

Annabelle

Annabelle Snow, LAc
North Portland Wellness Center
4922 N. Vancouver Avenue
Portland, OR 97217
Office: 503-493-9398 x205 **Fax:** 503-493-9518
Web: northportlandwellness.com
Social: [facebook.com/npdxwellness](https://www.facebook.com/npdxwellness); twitter.com/npdxwellness
Join Our Mailing List!

From: jackiestrong@comcast.net [mailto:jackiestrong@comcast.net]
Sent: Thursday, May 05, 2016 1:43 PM
To: Annabelle Snow, LAc
Cc: jackiestrong
Subject: Re: property zoning change

Hi Annabelle and Lili,
Thanks for your getting back to me. Here are a few thoughts I have about your email...

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**4922 N VANCOUVER AVE -
HUMBOLDT - PORTLAND**

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Wz/mess

General Information	
Property ID R308867	
County MULTNOMAH	
State ID 1N1E22AC 1600	
Alt Account # R916500370	
Map Number 2530 OLD	
Site Info	
Site Address 4922 N VANCOUVER AVE	
City/State/Zip PORTLAND OR 97217	
Owner Info (Privacy)	
Owner(s) Name VITALITY CONCEPTS LLC % SCOTT, LISE-ALLYNNE	
Owner Address 4922 N VANCOUVER AVE	
City/State/Zip PORTLAND OR 97217	0 63 FT

Property Description			
Tax Roll WILLIAMS AVE ADD 2, BLOCK 1, LOT 15	Use RESIDENTIAL, COMMERCIAL USE		
Lot 15	Block 1		
Tax Districts			
101 PORT OF PORTLAND	130 CITY OF PORTLAND		
130L CITY OF PORTLAND - NEW LEVIES	130M CITY OF PORTLAND PARKS LOP		
143 METRO	164 EAST MULT SOIL/WATER		
170 MULTNOMAH COUNTY	170L MULT CO LIBRARY LOCAL OPT TAX		
171 URBAN RENEWAL PORTLAND	173 URB REN SPECIAL LEVY - PORTLAND		
198 TRI-MET TRANSPORTATION	304 MULTNOMAH ESD		
309 PORTLAND COMM COLLEGE	311 PORTLAND SCHOOL DIST #1		
Deed Information			
Sale Date	Type	Instrument	Sale Price
07/16/2010	QUIT CLAIM DEED	2010081302	\$340,000.00
05/20/2005	WARRANTY DEED	2005094113	\$193,000.00
01/01/1995	WARRANTY DEED	95007998	\$42,000.00
	BARGAIN & SALE DEED	99170211	\$0.00

Land Information		
Type	Acres	SQFT
RESIDENTIAL, COMMERCIAL USE	0.1300	5,550

Improvement Information	

Portland City Council
1221 S.W. Fourth Avenue
Portland Oregon

Re: Comprehensive Plan and Zone Testimony

Dear Members of the Portland City Council,

This testimony applies to the property at 106 and 114 N. Alberta Street in Portland Oregon with Property IDs R308872 and R308871 Map 1N1E22AC 1100 and 1200. The owner of the properties are Darnell (Jackie) Strong.

Currently the properties carry a Neighborhood Commercial 2 (CN2) commercial zone.

The new proposed Comprehensive Plan designation is Mixed Use Neighborhood. This designation is acceptable to the property owner with the assumption that the new zone for the property becomes **COMMERCIAL MIXED USE 2 (CM2)**.

The new Comprehensive Plan and zones proposed by the City will 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. Project values, project loan criteria, and the market will be important to determine the development for new projects.

These specific 18,000 Sq.Ft. properties front N. Alberta Street which is a significant east-west Street that has experienced numerous developments lately. Many of the buildings nearby on Vancouver Avenue and MLK Ave. are 4-6 stories in height with high density. The abilities of the **CM2** zone on this property allow for similar height and density as other properties in the area.

A letter from adjacent property owner Douglas McCabe (4934 N. Vancouver Ave.) will be submitted to request a similar zone for his 5740 SqFt. of property located west.

In conclusion, Jackie Strong feels the resource of his 18,000 Sq.Ft. property at this location is best suited to the **MIXED USE NEIGHBORHOOD COMPREHENSIVE PLAN DESIGNATION WITH A CM2 ZONE**.

Thank you very much for your consideration,

Jackie Strong 12165 N.W. Big Fir Ct. Portland Oregon Phone 503-309-2460

Zone Change Request Strong Brothers

To: Planning and Sustainability Commission (PSC)

From: Darnell Jackie Strong and Luther Strong (Property owners in the N/NE Portland corridor/center)

Address of properties: 4931 N. Williams; 4937 N. Williams; 4939 N. Williams; 4947 N. Williams; 20 N. Alberta; 106 N. Alberta; 114 N. Alberta (Jointly these properties equal approximately 1 acre).

Date: 5/05/16

Re: Document requesting Zone designation be revised to CM2 on properties owned by the mentioned parties.

Dear committee members:

We the Strong brothers have been engaged in conversations with various members of PSC for several months. During the course of those conversations and related meetings we came to believe our property had a good chance to be zoned as CM2. However in the recent draft of the comprehensive plan it appears that you have proposed a CMI designation, to our surprise and disappointment.

The purpose of this document is multiple, first it is to ask the Planning and Sustainability Commission to consider zoning our property to (CM2) versus the proposed zoning of (CM1) as outlined in your tentative plan.

The second purpose is to present our reasons why we are requesting this zone change to happen and to have those reasons documented with your office. The following bullet points details the reasons we are making this request:

- A review of your proposed draft summary reveals that the intent of the plan is to create zones of activity so that persons have the ability to walk or bike to get the things they need. Our properties have the unique position of being in the middle of the activity happening all around us. It is our belief that our property could be the center jewel in the middle of this activity.
- Our property is situated a mere 2 to 3 tenths of a mile from (Killingsworth) to the North, (Skidmore) to the South, (MLK) to the East and (Albina) to the West all short walking distances. There are also regular bus schedules and bike lanes that make our property easily accessible to community members. The high level of activity happening all around us reflects that we are not in a low density area and high density mixed use developments are going up within close proximity to our property regularly. Our properties are directly on the

Zone Change Request Strong Brothers

- I have been in contact with several neighbors close to our properties and they are in agreement that a CM2 zone designation supports their vision of how this block should zoned.
- The Strong family, African American owners of the properties involved, have been long time neighborhood members dating back to 1956. The family is well known politically and is also known as being socially conscientious as represented by Luther Strong and Opal Strong, who is now 100 years of age. Both were community activists and mentors to leaders of color. Opal Strong was appointed by the late Governor Vic Atiyeh and served as a board member for the council of senior citizens, a state wide effort. She was also a founding member and active participant leading the Humboldt/King neighborhood associations dating back to model cities, which is now the N/Ne coalition of neighborhoods.

Their social work skills were passed on to their children and grandchildren who are also passionate about serving the community of Portland. The off springs have shown that same drive to help others and illustrate such by having positions of importance in the African American community and the community at large. For example her two sons who own these properties are concerned about how to address the issues of gentrification, affordable housing and job creation in N/NE Portland. Another one of her grandchildren is the Pastor of one of the largest predominantly African American churches in Portland, while yet another grandchild is a top administrator at the United Way.

I believe that as long time residents of this neighborhood and as long time owners of these properties since 1976, we are uniquely positioned to give credible and sound input about future zoning in the community where we still live and care deeply about.

In conclusion I want to reiterate that it is the Strong brother's intent to pursue development opportunities for our properties. Additionally we are excited about the possibility of teaming with the City of Portland, the offices of the Commissioners, Private developers, Nonprofit housing programs like the Portland Housing Bureau and the African American community to quell the issue of gentrification and affordable housing.

Thank you for your time to receive and review our input about changing the proposed zone to CM2.

The Strong brothers
Jackie Strong
Luther Strong

Portland City Council
1221 S.W. Fourth Avenue
Portland Oregon

Re: Comprehensive Plan and Zone Testimony

Dear Members of the Portland City Council,

This testimony applies to the property at 20 N. Alberta Street in Portland Oregon with Property ID R308873 Map 1N1E22AC 200. The owner of the property is Luther and Jesse Strong.

Currently the property carry a Neighborhood Commercial 2 (CN2) commercial zone.

The new proposed Comprehensive Plan designation is Mixed Use Neighborhood. This designation is acceptable to the property owner with the assumption that the new zone for the property becomes **COMMERCIAL MIXED USE 2 (CM2)**.

The new Comprehensive Plan and zones proposed by the City will 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. Project values, project loan criteria, and the market will be important to determine the development for new projects.

The specific 4980 Sq.Ft. property fronts N. Alberta Street which is a significant traffic carrier that has experienced numerous developments lately. Many of the buildings nearby on Vancouver Avenue and MLK Ave. are 4-6 stories in height with high density. The abilities of the **CM2** zone on this property allow for similar height and density as other properties in the area.

A letter from adjacent property owners Douglas McCabe (4934 N. Vancouver Ave.) and Jackie Strong (106 and 114 N. Alberta St.) and others will be submitted to request a similar zone for their properties.

In conclusion, Luther and Jesse Strong feel the resource of their 4980 Sq.Ft. property at this location is best suited to the **MIXED USE NEIGHBORHOOD COMPREHENSIVE PLAN DESIGNATION WITH A CM2 ZONE**.

Thank you very much for your consideration,

Luther and Jesse Strong 20 N. Alberta Street Portland Ore Telephone contact: 503-309-2460 (Jackie Strong)