

**From:** B BADRICK [mailto:wbadrick@hevanet.com]

**Sent:** Wednesday, August 03, 2016 10:44 AM

**To:** Planning and Sustainability Commission <psc@portlandoregon.gov>

**Subject:** CC2035 Plan Testimony - Central City 2035 Request for Re-Zoning 2410 N. Mississippi Street/Adjacent Lot

Hello, Please find my Request for Re-Zoning 2410 N. Mississippi and an adjacent empty lot as part of the Central City 2035.

I testify that the City of Portland and its Citizens would benefit from improving this unused property into a vibrant and active Hotel directly in front of the Albina MAX Light Rail Station. The Hotel, Coffee Shop, and Rooftop View Lounge will create 57-62 new jobs in the Central City.

Respectfully Yours, Bill Badrick

# Central City 2035 Proposal

Request Re-Zone from IG to CX



Request for Zone Change 2410 N. Mississippi and adjacent vacant lot owned by Mr. Stan Herman. R102631 / R102632

Mr. Herman would build a proposed hotel/coffee shop and roof top view lounge for an international hotel company. The properties are at the Albina MAX Station.

CoreForm  
1722 NW Raleigh St.  
Portland, OR. 97209  
503 224 5117







Request for Zone Change 2410 N. Mississippi and adjacent vacant lot owned by Mr. Stan Herman. R102631 / R102632

Mr. Herman would build a proposed hotel/coffee shop and roof top view lounge for an international hotel company. The properties are at the Albina MAX Station.

| Zoning                 |                                      |
|------------------------|--------------------------------------|
| Property               |                                      |
| Zone                   | IG1                                  |
| Description            | <a href="#">General Industrial 1</a> |
| Overlay                |                                      |
| Comp Plan              | IS                                   |
| Comp Plan Overlay      |                                      |
| Historic District      |                                      |
| Conservation District  |                                      |
| Plan District          | <a href="#">CC</a>                   |
| NRMP District          |                                      |
| Urban Renewal District | <a href="#">Interstate Corridor</a>  |
| Zoning Map             | <a href="#">2829</a>                 |



| General Information                    |                                    |
|--|------------------------------------|
| Property ID                            | R102631                            |
| County                                 | MULTNOMAH                          |
| State ID                               | 1N1E27CA 3400                      |
| Alt Account #                          | R009615060                         |
| Map Number                             | 2829                               |
| Site Info                              |                                    |
| Site Address                           | 2410 N MISSISSIPPI AVE             |
| City/State/Zip                         | PORTLAND OR 97227                  |
| Owner Info ( <a href="#">Privacy</a> ) |                                    |
| Owner(s) Name                          | HERMAN STANLEY R & HERMAN, VICKI L |
| Owner Address                          | 2325 N CLARK ST                    |
| City/State/Zip                         | PORTLAND OR 97227                  |



Property Description



# Central City 2035 Proposal

Request for Zone Change 2410 N. Mississippi and adjacent vacant lot owned by Mr. Stan Herman. R102631 / R102632

Mr. Herman would build a proposed hotel/coffee shop and roof top view lounge for an international hotel company. The properties are at the Albina MAX Station. The Light Rail Transit Station Zone CH. 33.450 [below] suggests that The City would support the dense and active Hotel Use with its street level Coffee Shop, and busy Lounge at night.

## **CHAPTER 33.450 LIGHT RAIL TRANSIT STATION ZONE**

(Amended by: Ord. No. 167464, effective 4/15/94; Ord. No. 169763, effective 3/25/96; Ord. No. 174263, effective 4/15/00; Ord. No. 178172, effective 3/5/04.)

### Sections:

#### General

- 33.450.010 Purpose
- 33.450.020 Short Name and Map Symbol
- 33.450.030 Where These Regulations Apply

#### Use Regulations

- 33.450.300 Prohibited Uses

#### Development Regulations

- 33.450.400 Prohibited Development
- 33.450.410 Minimum Floor Area Ratio
- 33.450.420 Minimum and Maximum Parking Requirements
- 33.450.430 Location of Vehicle Access
- 33.450.440 Improvements Between Buildings and the Street
- 33.450.450 Ground Floor Windows

### **General**

#### **33.450.010 Purpose**

The Light Rail Transit Station overlay zone encourages a mixture of residential, commercial, and employment opportunities within identified light rail station areas. The zone allows for a more intense and efficient use of land at increased densities for the mutual re-enforcement of public investments and private development. Uses and development are regulated to create a more intense built-up environment, oriented to pedestrians, and ensuring a density and intensity that is transit supportive. The development standards of the zone also are designed to encourage a safe and pleasant pedestrian environment near transit stations by encouraging an intensive area of shops and activities, by encouraging amenities such as benches, kiosks, and outdoor cafes, and by limiting conflicts between vehicles and pedestrians.

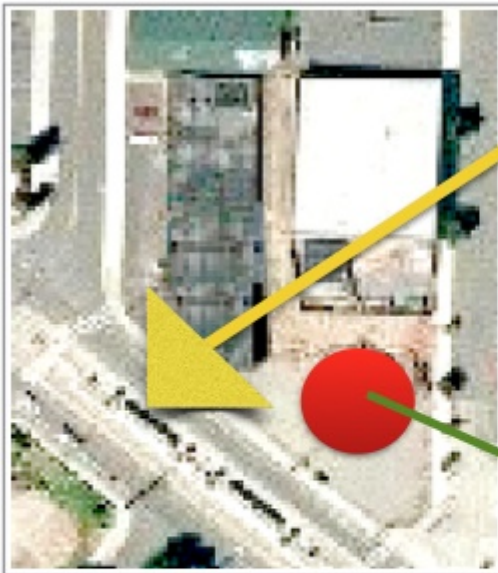
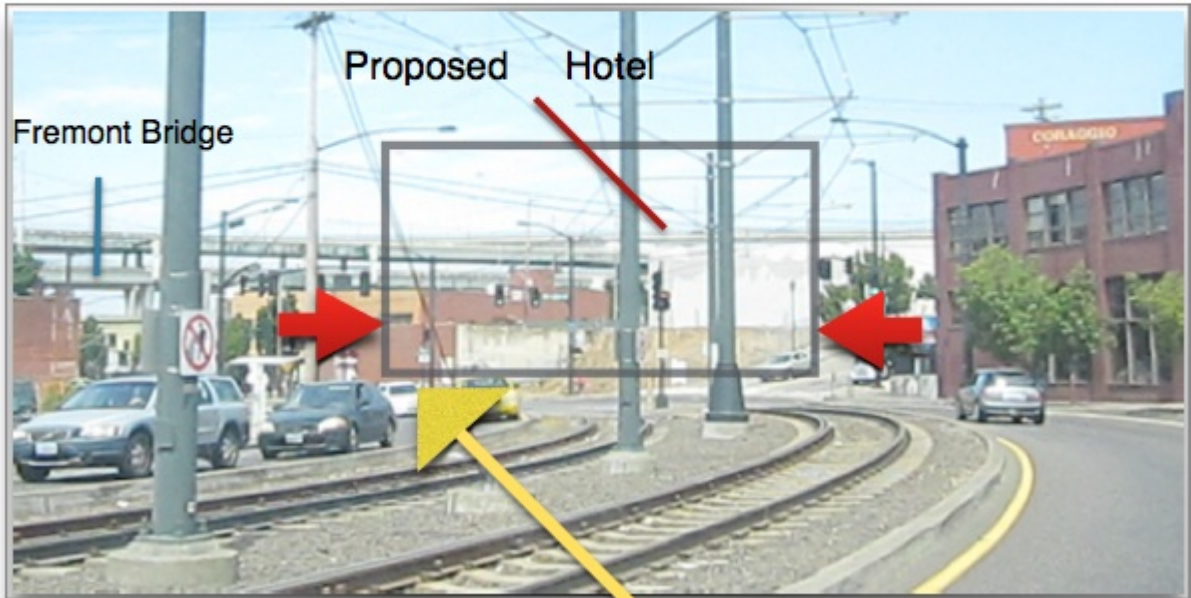
**CoreForm**  
1722 NW Raleigh St.  
Portland, OR. 97209  
503 224 5117







# Central City 2035



Albina MAX Light Rail Station

Request for Zoning  
Change at the  
N. Interstate Ave.  
Albina MAX Station

Proposed Hotel, Coffee Shop-Co-  
Work - Rooftop Lounge - 54 jobs

CoreForm  
1722 NW Raleigh St.  
Portland, OR. 97209  
503 224 5117

Best of  
houzz  
2015  
SERVICE





# CC2035 Plan - Request for Zone Change

2410 N. Mississippi and Adjacent Lot - IG to CX



Rooftop View Lounge

Albina Station MAX  
N. Interstate Ave.  
Coffee Shop  
Hotel Entrance  
Glass Elevator and Stair



W BADRICK  
[wbadrick@hevanet.com](mailto:wbadrick@hevanet.com)

Managing Partner  
CoreForm

Board of Directors  
History Collection