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planning and development services, llc.

October 24, 2017

Chair Schultz and Members of the Planning & Sustainability Commission  
1900 SW 4<sup>th</sup> Ave., Suite 7100  
Portland, OR 97201

RE: Map Refinement Project

Dear Chair Schultz and PSC members,

I am writing in response to the Notice of the Proposed Map Change for property at 907 – 917 SW Gibbs Street (R668004950). I am a land use planner representing Richard Piacentini of Belmar Properties, who manages this property on behalf of the Piacentini family. This property was recently designated Mixed Use Dispersed (MU-D) on the recently adopted Comprehensive Plan Map and zoned CM1. During the hearings before the Planning and Sustainability Commission and the City Council, we submitted oral and written testimony requesting that the Mixed Use Neighborhood (MU-N) plan designation and CM2 zoning be applied to these properties.

As part of the Map Refinement Project, the property is now proposed to be added to the Marquam Hill Plan District and designated as part of Sub district Fand designated as Mixed Use Neighborhood with CM2 zoning. We are writing to say that we continue to be in support of the proposed plan and zoning map designations.

As we testified and has been identified in the Discussion Draft – Map Refinement Project, the 9<sup>th</sup> and Gibbs properties enjoy the following characteristics:

- The site contains retail space and a convenience store and associated parking;
- It is a block west of the Marquam Hill OHSU campus and near the US Veteran's hospital, both major employers;
- Frequent bus service is available and runs on SW 11<sup>th</sup> and SW Gibbs;
- There are no sewer, water or storm water constraints;
- The commercial area is surrounded by R1 zoning to the west north and south. To the east is EX zoning applied to the OHSU campus;

Based on these factors, this site is consistent with the purpose of the Mixed Use Neighborhood plan designations. These properties are appropriate for the more intense development standards allowed in the CM2 zoning and will help fulfill needed density.

The proposed code suggests that simultaneous with the addition of the property to the Marquam Hill Plan District, the staff recommends that the following uses be prohibited:

- Quick vehicle servicing;
- Vehicle repair;
- Commercial parking;
- Self-service storage;
- Commercial outdoor recreation;

- Major event entertainment;
- Warehouse and freight movement;
- Aviation and surface passenger terminals and
- Detention facilities.

We are aware of the concerns expressed by the neighbors within the area and believe that this prohibition of uses will address their concerns about the potential for the development of additional commercial parking facilities. We also understand that staff recommends that the sub district F properties be exempt from all other standards imposed on the properties within the Marquam Hill Plan District.

For these reasons we request that you approve the proposed MU-N plan designation and the CM2 zoning for the SW 9<sup>th</sup> and Gibbs Street properties. Please do not hesitate to call me if either Richard Piacentini or I can answer any questions for you.

Very truly yours,



Martha F. Stiven, Principal

Cc: Richard Piacentini