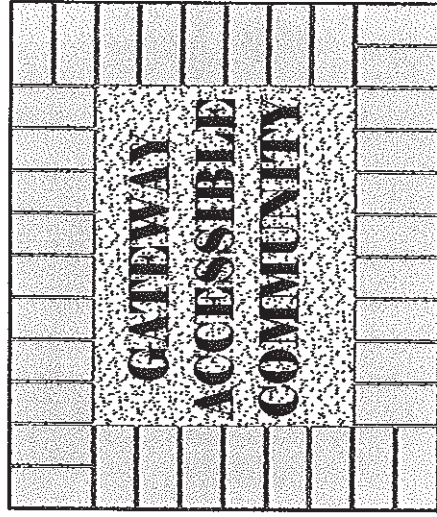
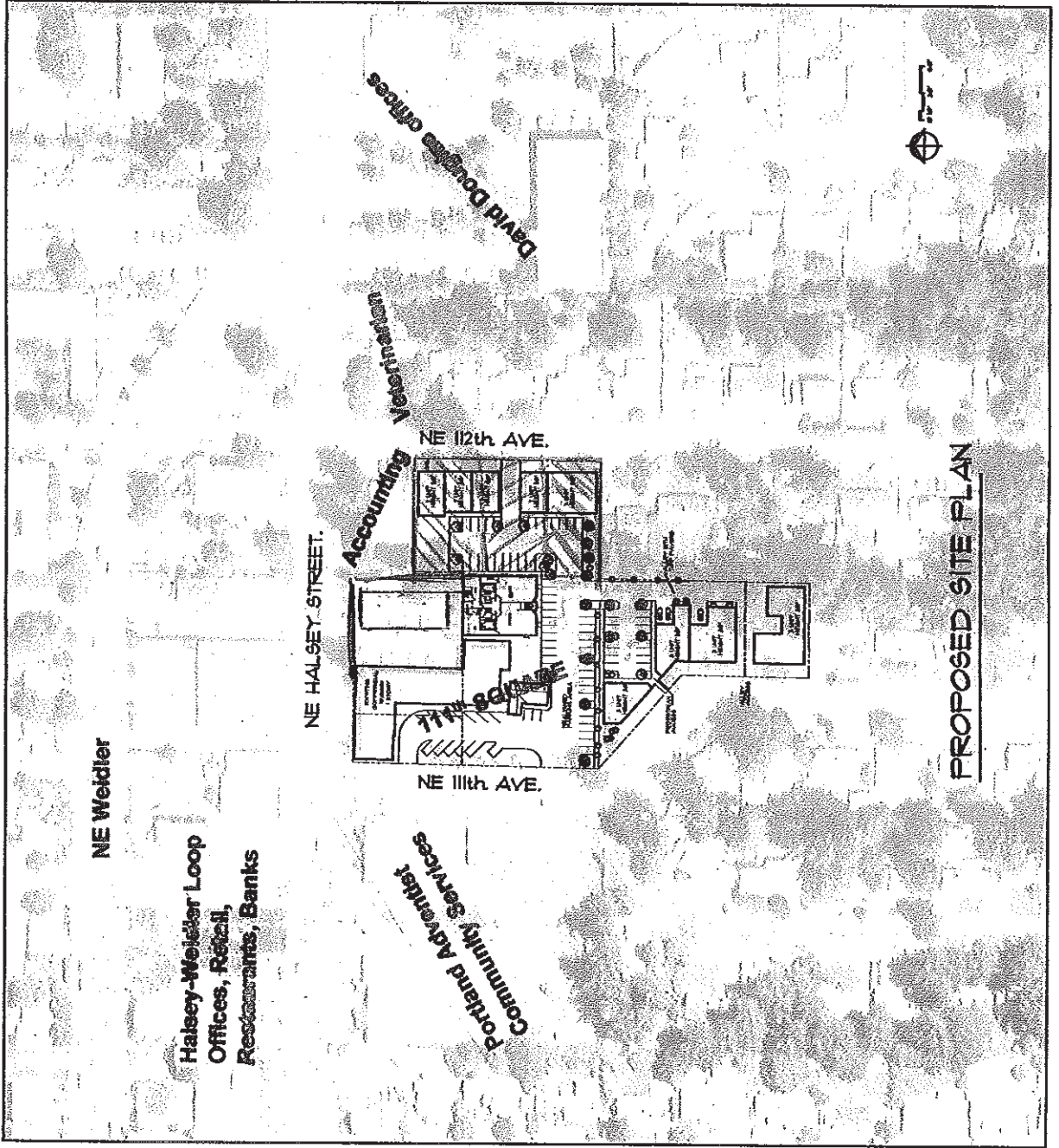


1421, 1409 and 1353 NE 112th (cross hatched in red) These existing (R7) residential properties South of NE Halsey St on 112th in the Eastern Neighborhood are proposed to be changed to Mixed Use Neighborhood. This designation will allow the three properties to be developed into a much needed accessible community in Gateway.



1421, 1409 and 1353 NE 112th
 (cross hatched in red)
 Mixed Use Neighborhood designation will allow the properties to be developed into a much needed accessible community /

SPECIAL FEATURES

- Fitness and Exercise Spa, Music & Art Gallery for Residents
- Most Units Thoughtfully Designed for 100% Accessibility
- Green Building techniques used for Earth Friendly project



PROPOSED SITE PLAN

I am **John Koehler**. Three weeks after my 21st birthday, which was well over half of my life ago, I was involved in an accident that dislocated my spine, leaving me paralyzed from the waist down. Being a young father at the time it was clear from the start that nothing, not even a wheelchair, was going to stop me from providing for my family and contributing to the Portland community. I've worked as an alarm and a 911 dispatcher, as an IRS employee, and am now self-employed. I pride myself on being a good dad, a good citizen and a contributing member of society.

Thank you for allowing me to comment on properties at **1353, 1409, and 1421 NE 112th Ave.** These are existing residential properties South of NE Halsey St on 112th, in the Eastern Neighborhood. Proposed change is **#645** for each of the properties. I support the new designation of **Mixed Use Neighborhood** for these parcels under Proposed change #645.

Of all the hardships that the disabled endure, the hardest for me is not the wheelchair, but rather the world, which doesn't naturally accommodate it. It takes strength and willpower to get from my bed into the chair, but no amount of either can circumvent a curb, step or narrow door. Although public facilities have seen marked improvement in recent years, wheelchair-bound people still cannot enter (let alone live) in over 90% of the private housing in Portland.

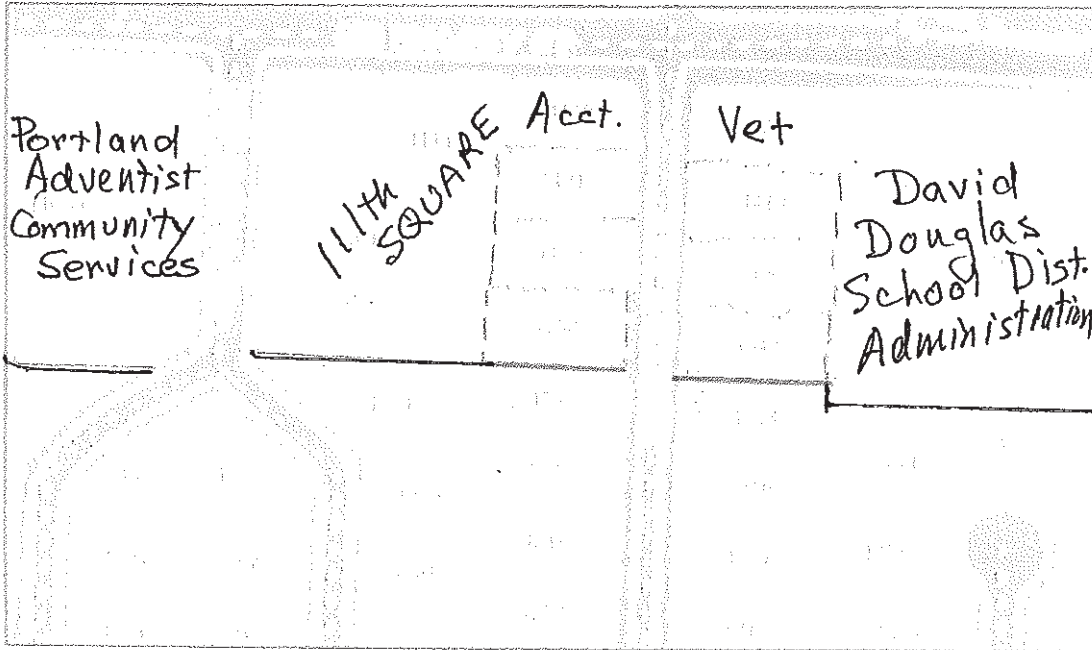
In 2010-11, I worked with Architect Joe Van Lom to create an accessible community in the Gateway Area at 111th SQUARE and on NE 112th. Mr. Van Lom went above and beyond designing a structures and grounds meeting ADA guidelines. He listened to my suggestions and those of some of my other disabled friends to create a real community of accessible paths, gardens, homes and facilities for recreation, physical therapy, personal training, massage, acupuncture, chiropractic and support offices for vocational therapy, counseling and other complementary disciplines. Thank you Mr. and Mrs. Sanchez, Joe Van Lom and Linda Sanchez for trying to do something meaningful for the disabled.

I've known the owners of the 112th properties since 1976. I trust them to build state-of-the-art residences and fitness and therapy facilities if the zoning is changed to accommodate their dream of helping others like me live in homes and communities which meet our basic needs, but facilitate our independence. I'll be proud to be a part of their project if the zoning will allow it.

Planning Commission Members and Staff. I am Linda Sanchez, owner of 111th SQUARE Fitness and Therapy, LLC. I agree with the City's proposed mixed use neighborhood designation for the properties on NE 112th, south of Halsey Street. I am an Oregon State graduate and live on 140th and Russell in NE Portland. My specialty as a personal trainer is working with disabled individuals and our staff includes an expert physical therapist, chiropractor, counselor, naturopath, acupuncturist and masseuse. If we're able to build a facility with an accessible pool for the disabled, hot tubs, exercise equipment and examination and therapy rooms, I could hire additional qualified personnel and help to fulfill the Comp Plan's 2nd goal to "Encourage Job Growth". Thank you for your time and allowing us to speak in favor of Portland's comp plan designation of Mixed Use Neighborhood for the currently residentially zoned properties of NE 112th.

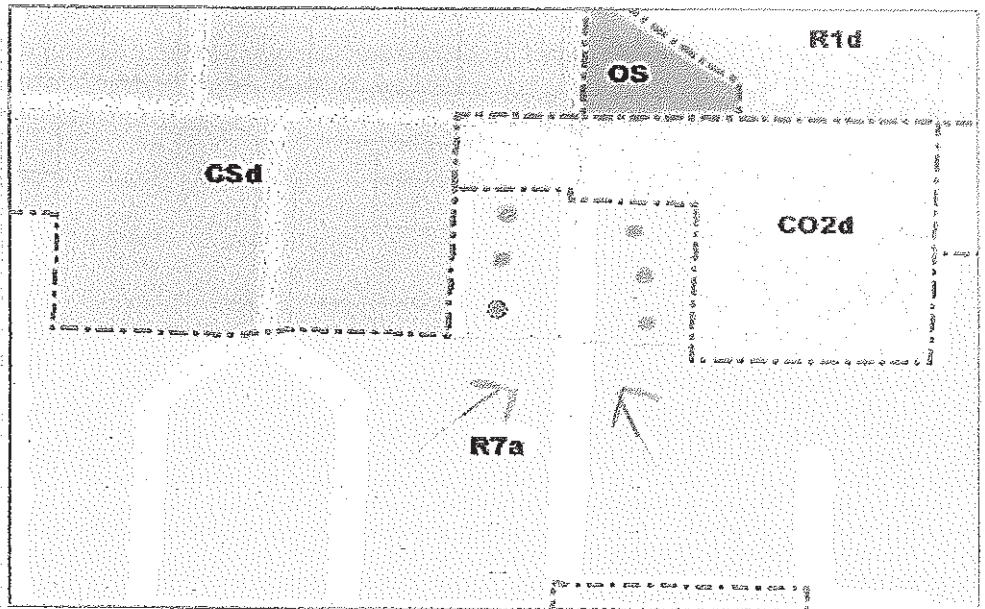
NE 112TH AVE - HAZELWOOD - PORTLAND

Property & Location



Zoning

Property	
Zone	R7
Description	Residential 7,000
Overlay	R
Comp Plan	R7
Comp Plan Overlay	
Historic District	
Conservation District	
Plan District	
NRMP District	
Urban Renewal District	n/a
Zoning Map	2942



1421, 1418, 1409, 1406, 1352 and 1342 NE 112th are zoned R7 with proposed designation of Mixed Use Neighborhood. Eight of the boundaries of these R7 lots are CSd and CO2d. It just makes sense to extend the mixed use neighborhood zoning to straighten out the lines