

Nov 1, 2014

Planning and Sustainability Commission
c/o Bureau of Planning and Sustainability
City of Portland
1900 SW Fifth Ave., Suite 7100
Portland, OR 97201-5380

Re: Comments on Comprehensive Plan Proposed Draft Map

Dear Commissioners:

Meeting Room Holdings, Inc. owns five contiguous parcels (R267986, R267987, R 267988, R268176, R268177) at 8738 SE 19th Avenue in Southeast Portland (the "Property"). The Property is currently zoned Residential 2,500, with an underlying Comprehensive Plan designation of R 2.5. No change is proposed under the Comprehensive Plan Proposed Draft Map. However, for the reasons set forth below, we urge the Commission to consider a comprehensive plan designation that would allow for a higher density of residential development, with a corresponding High Density Residential ("RH") zone.

A. A higher density designation is warranted because the Property is close proximity to urban amenities necessary to support a higher density residential use, and adjacent to existing high-density residential uses.

The Property is located in close proximity to TriMet bus lines, near the Springwater Corridor and Johnson Creek Park, and within several blocks of the Portland-Milwaukie Light Rail line. Consistent with the City's Healthy Connected City Strategy, this would provide Portlanders the opportunity to live in a complete community that offers a mix of desirable services and opportunities. The Property is ideally located near active transportation, open spaces, high-quality schools and various services and amenities that would enhance the general quality of life for residents. Moreover, the Property is located adjacent to existing multi-family units, making the location appropriate for more intense residential development.

B. A higher density designation is consistent with the City's goal to provide a diverse and expanding housing supply.

The Comprehensive Plan Proposed Draft notes that about 122,000 new households are expected in Portland between 2010 and 2035. Oregon's Statewide Planning Goals and Metro's Housing Rule require the City of Portland to provide adequate land and plan for a range of housing types that can meet the diverse housing needs of various types of households. Consistent with that direction, the City's proposed housing policies aim to "maintain sufficient residential development capacity to accommodate Portland's projected share of regional household growth" (Policy 5.1) and "strive to capture at least 25 percent of the seven-county region's residential growth." A higher density designation of the Property is consistent with those goals and policies.

We appreciate the opportunity to provide comments on the Comprehensive Plan Proposed Draft Map, and thank you in advance for your thoughtful consideration of our comments.

Sincerely,





**First American
Title Company of Oregon**

Customer Service Department
121 SW Morrison Street Suite 300 - Portland, OR 97204
Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: cs.portland@firstam.com
Today's Date : 10/8/2014

OWNERSHIP INFORMATION

Owner : Meeting Room Holdings Inc
CoOwner :
Site Address : 8738 SE 19th Ave Portland 97202
Mail Address : 5521 SE Woodstock Blvd Portland Or 97206
County : Multnomah (OR)

Bldg # 1 Of 1
Ref Parcel Number : 1S1E26AA 01800
Parcel Number : R267986
T: 01S R: 01E S: 26 Q: NE QQ: NE

PROPERTY DESCRIPTION

Map Page Grid : 626 J7
Census Tract : 2.00 Block: 4
Neighborhood : C740
School District :
Subdivision/Plat : Sellwood
Improv Type : Cu Miscellaneous
Property Use : Church
Land Use : 211 Com,Res,Improved
Legal : SELLWOOD, BLOCK 102, LOT 7 MAP 3932
:
:

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$94,400
Mkt Structure : \$1,046,090
Mkt Total : \$1,140,490
%Improved : 92
M50AssdTotal :
Levy Code : 201
13-14 Taxes :
Millage Rate : 24.1334
Zoning : R2.5

PROPERTY CHARACTERISTICS

Bedrooms :	BldgSqFt :	5,356	Year Built :	1991
Bathrooms :	1stFlrSqFt :	5,356	Total Units :	
Family Room :	2ndFlrSqFt :		LotAcres :	.11
Kitchen :	AtticSqFt :		LotSqFt :	5,000
Dining Room :	BsmFinSqFt :		Lot Dimen :	
Utility Room :	BsmUnFinSqFt :		Curb/Gutter :	
Living Room :	BsmTotalSqFt :		StAccess :	
Other Rooms :	TotalLvgSqFt :	5,356	Paving Matl :	
Floor Cov :	GarageSqFt :		ElecService :	
Fireplace :	GarageSpaces :		Nuisance :	
Cooling :	GarageType :		Sewer :	
Heat Method :	Patio SqFt :		View Qlty :	
Heat Source :	Patio :		Foundation :	
WallMaterial :	Deck SqFt :		Roof Mat :	
Water Source :	Deck :		Roof Shape :	
Bldg Style :	Stories :	1	Const Type :	Various Imps

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Meeting Room Holdings Inc	:12/01/1988	2183-1730	:\$90,000	:Deed	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
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This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



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Today's Date : 10/8/2014

OWNERSHIP INFORMATION

Owner	: Meeting Room Holdings Inc	Bldg #	Of
CoOwner	:	Ref Parcel Number	: 1S1E26AA 01700
Site Address	: 8738 SE 19th Ave #W1 Portland 97202	Parcel Number	: R267987
Mail Address	: 5521 SE Woodstock Blvd Portland Or 97206	T: 01S	R: 01E S: 26 Q: NE QQ: NE
County	: Multnomah (OR)		

PROPERTY DESCRIPTION

Map Page Grid : 626 J7
Census Tract : 2.00 Block: 4
Neighborhood : C740
School District :
Subdivision/Plat : Sellwood
Improv Type :
Property Use : Church
Land Use : 211 Com,Res,Improved
Legal : SELLWOOD, BLOCK 102, INC PT VAC ST
: LOT 8, INC PT VAC ST-E 32' OF LOT 9
: MAP 3932

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$168,950
Mkt Structure :
Mkt Total : \$168,950
%Improved :
M50AssdTotal :
Levy Code : 201
13-14 Taxes :
Millage Rate : 24.1334
Zoning : R2.5

PROPERTY CHARACTERISTICS

Bedrooms	:	BldgSqFt	:	Year Built	:
Bathrooms	:	1stFlrSqFt	:	Total Units	:
Family Room	:	2ndFlrSqFt	:	LotAcres	: .24
Kitchen	:	AtticSqFt	:	LotSqFt	: 10,660
Dining Room	:	BsmtFinSqFt	:	Lot Dimen	:
Utility Room	:	BsmtUnFinSqFt	:	Curb/Gutter	:
Living Room	:	BsmtTotalSqFt	:	StAccess	:
Other Rooms	:	TotalLvgSqFt	:	Paving Matl	:
Floor Cov	:	GarageSqFt	:	ElecService	:
Fireplace	:	GarageSpaces	:	Nuisance	:
Cooling	:	GarageType	:	Sewer	:
Heat Method	:	Patio SqFt	:	View Qlty	:
Heat Source	:	Patio	:	Foundation	:
WallMaterial	:	Deck SqFt	:	Roof Mat	:
Water Source	:	Deck	:	Roof Shape	:
Bldg Style	:	Stories	:	Const Type	:

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Meeting Room Holdings Inc	:12/01/1988	2183-1730	:\$90,000	:Deed	:	:
:	:	:	:	:	:	:
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Today's Date : 10/8/2014

OWNERSHIP INFORMATION

Owner	: Meeting Room Holdings Inc	Bldg #	Of
CoOwner	:	Ref Parcel Number	: 1S1E26AA 01600
Site Address	: 8738 SE 19th Ave #WI Portland 97202	Parcel Number	: R267988
Mail Address	: 5521 SE Woodstock Blvd Portland Or 97206	T: 01S	R: 01E S: 26 Q: NE QQ: NE
County	: Multnomah (OR)		

PROPERTY DESCRIPTION

Map Page Grid : 626 J7
Census Tract : 2.00 Block: 4
Neighborhood : C740
School District :
Subdivision/Plat : Sellwood
Improv Type :
Property Use : Church
Land Use : 211 Com,Res,Improved
Legal : SELLWOOD, BLOCK 102, INC PT VAC
: ST-W 18' OF LOT 9, INC PT VAC ST
: LOT 10, LOT 11 MAP 3932

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$239,420
Mkt Structure :
Mkt Total : \$239,420
%Improved :
M50AssdTotal :
Levy Code : 201
13-14 Taxes :
Millage Rate : 24.1334
Zoning : R2.5

PROPERTY CHARACTERISTICS

Bedrooms	:	BldgSqFt	:	Year Built	:
Bathrooms	:	1stFlrSqFt	:	Total Units	:
Family Room	:	2ndFlrSqFt	:	LotAcres	: .35
Kitchen	:	AtticSqFt	:	LotSqFt	: 15,340
Dining Room	:	BsmtFinSqFt	:	Lot Dimen	:
Utility Room	:	BsmtUnFinSqFt	:	Curb/Gutter	:
Living Room	:	BsmtTotalSqFt	:	StAccess	:
Other Rooms	:	TotalLvgSqFt	:	Paving Matl	: Gravel
Floor Cov	:	GarageSqFt	:	ElecService	:
Fireplace	:	GarageSpaces	:	Nuisance	: Lt Traffic
Cooling	:	GarageType	:	Sewer	:
Heat Method	:	Patio SqFt	:	View Qlty	:
Heat Source	: Oil	Patio	:	Foundation	:
WallMaterial	:	Deck SqFt	:	Roof Mat	:
Water Source	: Yes	Deck	:	Roof Shape	:
Bldg Style	:	Stories	:	Const Type	:

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Meeting Room Holdings Inc	:12/01/1988	2183-1730	:\$90,000	:Deed	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
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OWNERSHIP INFORMATION

Owner	: Meeting Room Holdings Inc	Bldg #	Of
CoOwner	:	Ref Parcel Number	: 1S1E26AA 01500
Site Address	: 8738 SE 19th Ave #W1 Portland 97202	Parcel Number	: R268176
Mail Address	: 5521 SE Woodstock Blvd Portland Or 97206	T: 01S	R: 01E S: 26 Q: NE QQ: NE
County	: Multnomah (OR)		

PROPERTY DESCRIPTION

Map Page Grid : 626 J7
Census Tract : 2.00 Block: 4
Neighborhood : C740
School District :
Subdivision/Plat : Sellwood
Improv Type :
Property Use : Church
Land Use : 211 Com,Res,Improved
Legal : SELLWOOD, BLOCK X, INC PT VAC ST
LOT 1 MAP 3932
:

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$104,220
Mkt Structure :
Mkt Total : \$104,220
%Improved :
M50AssdTotal :
Levy Code : 201
13-14 Taxes :
Millage Rate : 24.1334
Zoning : R2.5

PROPERTY CHARACTERISTICS

Bedrooms	:	BldgSqFt	:	Year Built	:
Bathrooms	:	1stFlrSqFt	:	Total Units	:
Family Room	:	2ndFlrSqFt	:	LotAcres	: .18
Kitchen	:	AtticSqFt	:	LotSqFt	: 8,000
Dining Room	:	BsmtFinSqFt	:	Lot Dimen	:
Utility Room	:	BsmtUnFinSqFt	:	Curb/Gutter	:
Living Room	:	BsmtTotalSqFt	:	StAccess	:
Other Rooms	:	TotalLvgSqFt	:	Paving Matl	:
Floor Cov	:	GarageSqFt	:	ElecService	:
Fireplace	:	GarageSpaces	:	Nuisance	:
Cooling	:	GarageType	:	Sewer	:
Heat Method	:	Patio SqFt	:	View Qlty	:
Heat Source	:	Patio	:	Foundation	:
WallMaterial	:	Deck SqFt	:	Roof Mat	:
Water Source	:	Deck	:	Roof Shape	:
Bldg Style	:	Stories	:	Const Type	:

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Meeting Room Holdings Inc	:11/01/1988	2163-2082	:\$37,000	:Deed	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
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:	:	:	:	:	:	:



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CoOwner	:	Ref Parcel Number	: 1S1E26AA 01400
Site Address	: 8738 SE 19th Ave #W1 Portland 97202	Parcel Number	: R268177
Mail Address	: 5521 SE Woodstock Blvd Portland Or 97206	T: 01S	R: 01E S: 26 Q: NE QQ: NE
County	: Multnomah (OR)		

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Census Tract : 2.00 Block: 4
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Improv Type :
Property Use : Church
Land Use : 211 Com,Res,Improved
Legal : SELLWOOD, BLOCK X, INC PT VAC ST
: LOT 8 MAP 3932
:

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$104,220
Mkt Structure :
Mkt Total : \$104,220
%Improved :
M50AssdTotal :
Levy Code : 201
13-14 Taxes :
Millage Rate : 24.1334
Zoning : R2.5

PROPERTY CHARACTERISTICS

Bedrooms	:	BldgSqFt	:	Year Built	:
Bathrooms	:	1stFlrSqFt	:	Total Units	:
Family Room	:	2ndFlrSqFt	:	LotAcres	: .18
Kitchen	:	AllieSqFt	:	LotSqFt	: 8,000
Dining Room	:	BsmtFinSqFt	:	Lot Dimen	:
Utility Room	:	BsmtUnFinSqFt	:	Curb/Gutter	:
Living Room	:	BsmtTotalSqFt	:	StAccess	:
Other Rooms	:	TotalLvgSqFt	:	Paving Matl	:
Floor Cov	:	GarageSqFt	:	ElecService	:
Fireplace	:	GarageSpaces	:	Nuisance	:
Cooling	:	GarageType	:	Sewer	:
Heat Method	:	Patio SqFt	:	View Qlty	:
Heat Source	:	Patio	:	Foundation	:
WallMaterial	:	Deck SqFt	:	Roof Mat	:
Water Source	:	Deck	:	Roof Shape	:
Bldg Style	:	Stories	:	Const Type	:

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Meeting Room Holdings Inc	:11/01/1988	2163-2082	:\$37,000	:Deed	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

OK

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

BOOK 2163 PAGE 2082

Gary L. Dressler and Alice L. Steele, not as tenants in common, but with the right of survivorship, convey and warrants to Meeting Room Holdings, Inc.,

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Multnomah County, Oregon, to-wit:

Lots 1 and 8, Block X, TOWN OF SELLWOOD, in the City of Portland, County of Multnomah and State of Oregon

TA 1000818
sellwood

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE
The said property is free from encumbrances except ordinance including the terms and provisions thereof recorded September 30, 1988 in Book 2143, Page 829

The true consideration for this conveyance is \$37,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 4th day of November, 1988

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Gary L. Dressler
Gary L. Dressler

Alice L. Steele
Alice L. Steele

STATE OF OREGON, County of Multnomah) ss.

This instrument was acknowledged before me on November 4th, 1988 by Gary L. Dressler and Alice L. Steele

Notary Public for Oregon
My commission expires 7/6/92

(SEAL)

WARRANTY DEED	
Gary L. Dressler	GRANTOR
Alice L. Steele	GRANTOR
Meeting Room Holdings, Inc.	GRANTEE
GRANTEE'S ADDRESS, ZIP	
After recording return to:	
Meeting Room Holdings, Inc.	
6505 S. E. 16th	
Portland, Oregon	
NAME, ADDRESS, ZIP	
Until a change is requested, all tax statements shall be sent to the following address:	
same as above	
NAME, ADDRESS, ZIP	

098589

STATE OF OREGON,) ss.

1988 DEC 16 PM 1:53

RECORDING SECTION
MULTNOMAH CO. OREGON

BOOK 2163 PAGE 2082

1, a Deputy for the Recorder of Commissions, in and for Multnomah County, Oregon, do hereby certify that the instrument of record herein was recorded in the record of said County.

Witness my hand and seal of office at Multnomah County, Oregon, this 16th day of December, 1988.

Deputy Recorder of Commissions

3

instru- on the '9... corded ... on Instru- ... tal of ...

DEC. 16, 1988

DocuSign Envelope ID: 44F41FA0-0BD2-4530-96AD-FC9F9D937DDD

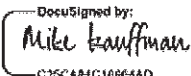
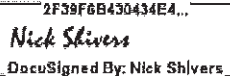
**KELLER WILLIAMS REALTY
REFERRAL INFORMATION FORM**

SECTION 1 - RECEIVING OFFICE		SENDING OFFICE	
TO: Agent:	Mike Kauffman	Make Checks Payable to: Keller Williams Portland Central	
Firm Name:	Keller Williams Realty	Put in memo line: WestOne Pro	
Address:		Address:	919 NE 19th Ave, Ste. 100
City/State/Zip:		City/State/Zip:	Portland, OR 97232
Business Phone:	503-496-5151	Business Phone:	503.594.0805
Email:	mkauffman@kwcommercial.com	Email:	sold@westonepro.com
Firm Tax ID#:		Firm Tax ID#:	

SECTION 2 - SELLER INFORMATION			
Seller Name:	Terry Brandsen	When to make initial contact:	ASAP
Address:		Property address to be listed:	8738 SE 19th Street
City/State/Zip:			Portland, OR 97232
Business Phone:		Additional Helpful Information:	
Home Phone:	503 775 0034		
Email:	terry@bhf-nw.com		

SECTION 3 - BUYER INFORMATION			
Buyer's Name:		New Employer:	
Address:		Address:	
City/State/Zip:		City/State/Zip:	
Business Phone:		Position & Approx Salary:	
Home Phone:		Must home be sold first?	
Email:		Company buyout?	
Preferred Location:		Cash Available for Purchase:	
Size & Type of Home Desired:		Contact Buyer at this # first:	
Price Range: \$		By this date:	
Number in Family:		Expected Arrival Date:	
Adults:		Moving:	
Children:		Comments:	

SECTION 4 - REALTOR'S ACCEPTANCE OF REFERRAL			
Prospect's Name:		Comment:	
Date Contacted:			
Date of First Appt:			
WE ACCEPT THIS REFERRAL AND WHEN THE SALE IS CONSUMMATED, WE AGREE TO SEND 40% (OF THE GROSS COMMISSION) REFERRAL FEE. WE WILL ENCLOSE DETAILS OF THE SALE WITH THE CHECK.			

Receiving Sales Associate Signature:	Date:	Receiving Broker's Signature:	Date:
 <small>DocuSigned by: C25CAB4C1096AAD</small>	Oct-08-2014 16:39 PT	 <small>2F39F6B430434E4... DocuSigned By: Nick Shivers</small>	Oct-08-2014 15:30 PT

