

**TLC DENTISTRY LLC**

**Dr. Andrew Phan**

6919 SE 82<sup>nd</sup> Avenue, Ste. 103, Portland, OR 97266

Phone: 503-774-3546

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October 27, 2014

City of Portland, Oregon  
Bureau of Planning and Sustainability  
1900 SW 4<sup>th</sup> Avenue, Suite 7100  
Portland, OR 97201-5380

**RE: PSC Comprehensive Plan Testimony (from General Commercial to Multi-Dwelling 2,000)  
6919 SE 82<sup>nd</sup> Avenue and 6933 SE 82<sup>nd</sup> Avenue, Portland, OR 97266**

To Mayor Hales, Commissioners Fritz, Saltzman, Fish, Novick and other members of the City of Portland:

My name is Dr. Andrew Phan. This is my written opposition to the proposed comprehensive plan map change for the properties of 6919-6933 SE 82<sup>nd</sup> Avenue, Portland, Oregon 97266. I have been a dentist for over 25 years in Oregon. My dental practice is located on 6919 SE 82<sup>nd</sup> Avenue, Ste. 103, Portland, Oregon. I have been on this site since 2011. I average roughly 15-20 patients a day. I use part of 6933 SE 82<sup>nd</sup> Avenue for my parking lot, and so does the other tenants on the property. I plan on continuing my dental practice for a very long time.

In 2011, my wife and in-laws talked me into opening my own dental practice, which was a long time dream of mine. I took out my savings of over 20 years, refinanced my home, and borrowed additional funds from the bank in order to realize my dream. I wanted a dental office with the most high tech equipment and up to date services. It cost me almost 1 million dollars to open TLC Dentistry LLC. I have been very happy serving the SE 82<sup>nd</sup> Avenue folks ever since. I have no regrets opening my own practice. I love the location I am in and I love my dental office. I have hired several employees, including dental hygienists, assistants, receptionist, and bookkeeper.

82<sup>nd</sup> Avenue is a very busy business street. I have never considered 82<sup>nd</sup> Avenue to be a residential street. I see hundreds of businesses around my dental office. I go to eat at the restaurant across the street. It came as a shock to me to receive the notice from the City. I have to admit I did not read it in the beginning or notice what it was saying. Once my family and I realized what the notice was proposing, we were beside ourselves. Being a dentist is my only profession. I have invested my entire life's savings into my dental practice. To me, 6919-6933 is a commercial piece of property. When I moved in, the adjoining suite to my dental office was the Law Office of Samantha N. Dang.

She was my sister-in-law and she has been practicing law in the adjoining suite from 2002 to roughly 2012/2013 when she accepted a teaching position at Irvine University College of Law in California.

I cannot imagine this property being anything but commercial. At this point, there are 3 other tenants in the adjoining suites 101 (Vape 9), 102 (7 Zodiacs Tattoo), and 201 (TNS Construction). How can the City possibly propose to remove all these businesses and replace it with multi-dwelling units? Is the City considering reimbursing the \$1 million dollar I invested into my business? Please enlighten me on the basis of the Planning and Sustainability Commission's reasoning and research into its proposed finding to change the current zoning (general commercial, which works) to something that completely does not work (multi-dwelling). This proposal is not in character with the current use of the property or even the future use of the property. The City of Portland should encourage, assist, and help develop more jobs and businesses into underdeveloped areas and not hinder, stifle, and terminate all the good that has already been done to move this site forward.

Sincerely,



Dr. Andrew Phan