

Date: October 27, 2015

Subject: 12150 NE Airport Way, Portland OR 97220, EG2

PSC Employment Zones Testimony

To Whom It May Concern:

We owned the above parcel of land since 2006. The land is .71 acre or 30,928 square feet. Our property is too small in size to rezone to IG2. It is not economical or profitable to develop the property in IG2.

Our property is surrounded by restaurants, hotels, retails, and office/medical buildings. Please see attached map for detail. We have McDonald and Hilton Garden Inn to the west, Kaiser Permanente medical office, Starbucks, Jack In the Box to the east, Adventist Health medical office to the south, Danner Factory Store, Tonkin Parts Center, Goodwill retail to the north. Your Planning and Sustainability website in Employment and Industrial Zones section stated IG2 "The development standards for each zone are intended to allow new development which is similar in character to existing development. The intent is to promote viable and attractive industrial areas." We do not believe our property is in an industrial area. If our property is to be rezone from EG2 to IG2, this is a clear contradiction to your mission. We request our property remains in EG2 zone. We strongly agree our property met the intent of EG2 "...to promote viable and attractive industrial/commercial areas."

Sincerely,

 10/27/2015

Dana Prak member

 10/27/15

Darith Lim member

Huoyeng Investments, LLC

360-921-7911

Encl: Google map of property and surrounding businesses

# Google Maps 12150 NE Airport Way



Map data ©2015 Google 200 ft



12150 NE Airport Way  
Portland, OR 97220

## Planning and Sustainability

Innovation. Collaboration. Practical Solutions.

Phone: 503-823-7700 Curbside Hotline: 503-823-7202 1900 SW 4th Ave, Suite 7100, Portland, OR 97201

More Contact Info <http://www.portlandoregon.gov/ops/article/136170>



## Employment and Industrial Zones

### General Employment zones

The General Employment zones implement the Mixed Employment map designation of the Comprehensive Plan. The zones allow a wide range of employment opportunities without potential conflicts from interspersed residential uses. The emphasis of the zones is on industrial and industrially-related uses. Other commercial uses are also allowed to support a wide range of services and employment opportunities. The development standards for each zone are intended to allow new development which is similar in character to existing development. The intent is to promote viable and attractive industrial/commercial areas.

1. General Employment 1. EG1 areas generally have smaller lots and a grid block pattern. The area is mostly developed, with sites having high building coverages and buildings which are usually close to the street. EG1 zoned lands will tend to be on strips or small areas.
2. General Employment 2. EG2 areas have larger lots and an irregular or large block pattern. The area is less developed, with sites having medium and low building coverages and buildings which are usually set back from the street. EG2 zoned lands will generally be on larger areas than those zoned EG1.

### EX (Central Employment) zone

This zone implements the Central Employment map designation of the Comprehensive Plan. The zone allows mixed-uses and is intended for areas in the center of the City that have predominantly industrial type development. The intent of the zone is to allow industrial, business, and service uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area. The development standards are intended to allow new development which is similar in character to existing development.

### General Industrial zones

The General Industrial zones are two of the three zones that implement the Industrial Sanctuary map designation of the Comprehensive Plan. The zones provide areas where most industrial uses may locate, while other uses are restricted to prevent potential conflicts and to preserve land for industry. The development standards for each zone are intended to allow new development which is similar in character to existing development. The intent is to promote viable and attractive industrial areas.

1. General Industrial 1. IG1 areas generally have smaller lots and a grid block pattern. The area is mostly developed, with sites having high building coverages and buildings which are usually close to the street. IG1 areas tend to be the City's older industrial areas.
2. General Industrial 2. IG2 areas generally have larger lots and an irregular or large block pattern. The area is less developed, with sites having medium and low building coverages and buildings which are usually set back from the street.

### IH (Heavy Industrial) zone

This zone is one of the three zones that implement the Industrial Sanctuary map designation of the Comprehensive Plan. The zone provides areas where all kinds of industries may locate including those not desirable in other zones due to their objectionable impacts or appearance. The development standards are the minimum necessary to assure safe, functional, efficient, and environmentally sound development.



