

PSC

1900 S.W. Fourth Avenue

Suite 7100

Portland Oregon 97201

Re: PSC Mixed Use Zones Testimony

Dear Members of the PSC,

This testimony applies to the property at 4934 N. Vancouver Ave in Portland Oregon with Property ID R308868 Map 1N1E22AC 1500. The owner of the property is Douglas McCabe.

Currently the property carry a Neighborhood Commercial 2 (CN2) commercial zone.

The new proposed Comprehensive Plan designation is Mixed Use Neighborhood. This designation is acceptable to the property owner with the assumption that the new zone for the property becomes **COMMERCIAL MIXED USE 2 (CM2)**.

The new Comprehensive Plan and zones proposed by the City will be in place for a long time. The City's progressive development attitude benefits the trend to live "close in" to take advantage of the resulting commercial amenities and transit. Project values, project loan criteria, and the market will be important to determine the development for new projects.

The specific 5740 Sq.Ft. property has frontage on N Vancouver Avenue which is a significant traffic carrier that has experienced numerous developments lately. Many of the buildings nearby on Vancouver Avenue and MLK Ave. are 4-6 stories in height with high density. The abilities of the **CM2** zone on this property allow for similar height and density as other properties in the area.

A letter from adjacent property owners Ernest and Sonja Hill (4946 N. Vancouver Ave.) and Jackie Strong (106 and 114 N. Alberta St.) is also being submitted requesting the CM2 zone. Nearby property owners Luther and Jesse Strong (20 N. Alberta) also will be submitting a request for the CM2 zone.

In conclusion, Ernest and Sonya Hill feel the resource of their 5740 Sq.Ft. property at this location is best suited to the **MIXED USE NEIGHBORHOOD COMPREHENSIVE PLAN DESIGNATION WITH A CM2 ZONE**.

Thank you very much for your consideration,

Douglas McCabe POBox 14593 Scottsdale Arizona Telephone contact: 503-314-3331