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Portland Planning and Sustainability Commission
City of Portland
1900 SW 4th Ave, Suite 1700
Portland, OR 97201

Re: Rezoning 6454 N Greeley Avenue
Mixed Use Zones Project

Dear Commissioners:

This firm represents Mr. Joseph Angel, owner of the real property at 6465 N Greeley Avenue ("Site"). The current draft of the Mixed Use Zones Project proposes to rezone the Site from CN1 to CM1. The Mixed Use Dispersed Comprehensive Plan designation is proposed for the Site, with corresponding zones of CE and CM1. Here, the characteristics of the Site correspond to the CE implementing zone and we request that the PSC apply the CE zone. The past, current, and future use of the Site are more conducive to the CE zone, as the Site has a history of employment uses.

Address	Current Zone	MUZP Draft Zone	Requested Zone
6454 N Greeley Ave	CN1	CM1	CE

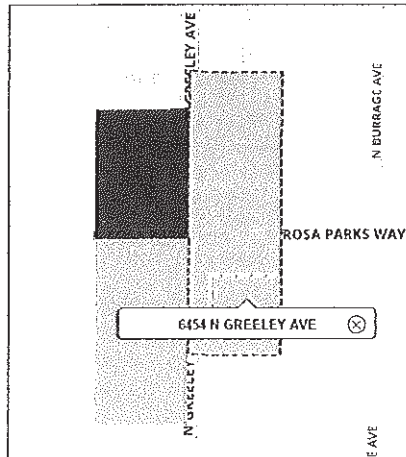
Since the 1920s, the Site has been used for vehicle servicing of one kind or another, over the years having housed both a gas station and auto mechanic. The Site currently houses the owner's corporate offices, including storage and servicing of company vehicles.

The long-term redevelopment potential of the Site should allow more development capacity and potential employment uses than would be permitted under CM1. This would reflect not only the historic employment use of the Site, but also the character of the Site currently, as it is sits at the intersection of two neighborhood collector streets and is well served by transit.

Furthermore, the CE zone is being proposed at the very same intersection for another property with a history of vehicle service and current use as a gas station (see map on following page). That lot currently has the same CN1 designation as the Site. Due to the similarities between the characteristics and proximity of these properties, the same CE zoning should be applied to Site as well.



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We request that the PSC not arbitrarily limit the future development capacity of the Site based on the rote application of the conversion chart. Instead, we request the PSC to consider the Site characteristics and context, including providing the same treatment to the similarly situated property across the street, and apply the CE zone.

Thank you in advance for your consideration of this request.

Sincerely,

Damien R. Hall

DRH:DRH
cc: Client