

EDWARD F. WAGNER  
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07.MAY.2016

No. 3835 S.E. POWELL BLVD.  
MIXED-USE HEARING

PSC COMMISSIONERS & STAFF;

MY NAME IS ED WAGNER AND I OWN THE SMALL PARCEL OF LAND AT THE N.W. CORNER OF S.E. 39<sup>TH</sup> & POWELL BLVD.

I HEREBY REQUEST A ZONING UPGRADE TO CM3 AND BEYOND. I ALSO REQUEST THE ESTABLISHMENT OF "TRANSIT OVERLAY ZONES" AT THIS AND OTHER KEY BUS AND RAIL STOPS IN A STRATEGIC & DELIBERATE EFFORT TO CONCENTRATE DENSITIES AT TRANSIT STATIONS.

THIS INTERSECTION & MY PROPERTY WILL EXPERIENCE ACTIVITY INCREASES AS TRI-MET IMPLEMENTS ITS EXPRESS BUS SERVICE ON POWELL BLVD. BETWEEN THE DOWNTOWN AND I-205. A HIGH DENSITY, MULTI-STORY, MIXED-USE TRANSIT STATION LOCATED ON MY SITE AND CONTIGUOUS LAND WILL SERVE DENSITY GOALS AND TRI-MET SERVICE MOST EFFECTIVELY.

LANDS WITHIN 1000 TO 2000 FEET OF MAJOR RAIL & BUS STOPS SHOULD BE RECOGNIZED AS VALUABLE PUBLIC ASSETS AND GRANTED "TRANSIT OVERLAY ZONES" ENCOURAGING TRANSIT STATION COMMUNITIES WITHIN THE GPMRA. INCREASED HEIGHT LIMITATIONS (OR NO HEIGHT LIMITS), MAXIMUM FAR'S, ZERO SET-BACKS, ETC. WILL BE APPROPRIATE.

TRANSIT STATION DEVELOPMENT HAS OFTEN BEEN CONSIDERED AND TRULY IS: THE OTHER HALF OF THE SYSTEM, AND HAS BEEN IGNORED TO DATE. THE WORDS HAVE BEEN GENEROUSLY SPRINKLED THROUGHOUT PLANNING AND POLITICAL SPEECHES & DOCUMENTS. BUT NOTHING HAPPENS. I AM AVAILABLE TO DISCUSS THIS AT YOUR CONVENIENCE.

SINCERELY,



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