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June 21, 2016

STEVEN W. ABEL  
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**VIA EMAIL AND REGULAR MAIL**

[psc@portlandoregon.gov](mailto:psc@portlandoregon.gov)

Planning and Sustainability Commission  
Attn: Composite Zoning Map Testimony  
City of Portland Bureau of Planning and Sustainability  
1900 SW 4th Avenue, Suite 7100  
Portland, OR 97201

**Re: Composite Zoning Map Request -- McMenamins' Masonic Temple, 5308 N. Commercial ("Masonic Temple")**

Dear Members of the Commission:

This office represents McMenamins, the owner of the Masonic Temple located adjacent to McMenamins Chapel Pub at N. Killingsworth and N. Commercial.

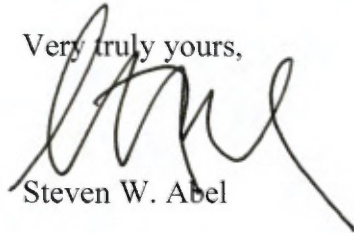
On November 11, 2015, in the City's Comprehensive Plan Update process, McMenamins requested that the City amend the comprehensive plan map existing R-1 designation of the property to Mixed Use-Urban Center. The City Council agreed and adopted an amendment package, designating the amendment as M26, amending the comprehensive plan map to Mixed Use-Urban Center.

This request is made to conform the zoning at the site to Commercial Mixed Use 2 ("CM2"). Given the historic nature of the Masonic Temple and its configuration, the site will never be built to R-1 standards unless the building is torn down. Obviously, since the Temple is an historic resource, demolition would be difficult, if not impossible, and would not be in the best interest of the neighborhood. Therefore, this request is made to conform the zoning to the new comprehensive plan designation and zone the property CM2 leaving the Chapel Pub and the Masonic Temple with a common zoning designation. This change will facilitate the rehabilitation of the Masonic Temple.

Attn: Composite Zoning Map Testimony  
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I have included a copy of the November 11, 2015 letter for your reference.

Very truly yours,

A handwritten signature in black ink, appearing to read 'S. Abel', written over the typed name 'Steven W. Abel'.

Steven W. Abel

Enclosure

cc: Eric Engstrom, BPS  
Deborah Stein, BPS  
Chris Longinetti, McMenamins



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November 11, 2015

STEVEN W. ABEL  
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**VIA EMAIL AND REGULAR MAIL**  
**[cputestimony@portlandoregon.gov](mailto:cputestimony@portlandoregon.gov)**

Portland City Council  
1221 SW Fourth Avenue  
Portland, OR 97204

**Re: Comprehensive Plan Map Revisions -- McMenamins' Masonic Temple, 5308 N. Commercial ("Masonic Temple")**

Dear Mayor Hales and Members of the City Council:

This letter is written as a request to amend the proposed comprehensive plan map designation and applicable zone at the Masonic Temple from a Residential designation to Mixed Use-Urban Center with a corresponding zone of Commercial Mixed Use 2 (CM2).

Background

McMenamins owns the Chapel Pub which serves as a restaurant and McMenamins' corporate headquarters. It is located at the corner of N. Killingsworth and N. Commercial with a property address of 430 N. Killingsworth Street ("Chapel Pub"). The Chapel Pub is zoned Storefront Commercial with an underlying comprehensive plan map designation of Urban Commercial. The City has recommended a new comprehensive plan designation for the Chapel Pub of Mixed Use-Urban Center and CM2 as the implementing zoning. Within the proposed CM2 zone, the present uses, (retail sales and service), are allowed outright.

McMenamins acquired and rehabilitated Chapel Pub in 2006, but did not acquire the adjacent Masonic Temple until 2007.

The Masonic Temple property is presently zoned residential (R1), a zone that predates McMenamins' acquisition. No changes are proposed as part of the City's Comprehensive Plan Update for the Masonic Temple. It is a historical landmark listed on the register for historic places and is a contributing resource within the Piedmont Conservation District. Its structure and configuration is such that it will never be developed as residential.





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### Opportunity

Given that McMenamins now owns both the Chapel Pub and the Masonic Temple and desires to integrate the Masonic Temple into the existing retail sales and service use at the Chapel Pub, a different comprehensive plan designation and zone would be appropriate for the Masonic Temple. The current residential comprehensive plan designation and zoning is not appropriate because the Masonic Temple is a protected historic resource that is not designed for residential use. The residential comprehensive plan designation and zoning was in place prior to McMenamins' acquisition. However, McMenamins' acquisition of the Masonic Temple opens the door to an opportunity to rehabilitate the historic landmark. A Mixed Use-Urban Center designation would be consistent with the past and likely future of the Masonic Temple and would give McMenamins more flexibility to develop the property in a manner that activity incorporates the existing historic landmark. A Mixed Use-Urban Center comprehensive plan designation is consistent with the City's goal of focusing commercial uses in centers and corridors. The Masonic Temple, as indicated, is adjacent to the Chapel Pub. Both the Masonic Temple and Chapel Pub are located across Commercial Street from the large institutional use (Jefferson High School), and are in reasonable proximity to Portland Community College.

Even with the Mixed Use-Urban Center comprehensive plan designation, McMenamins would be required to undertake historic resource review for any alterations to the Masonic Temple. This would ensure the conservation and enhancement of the designated historic resource.

### Conclusion

In sum, a Mixed Use-Urban Center comprehensive plan designation would provide the necessary flexibility to develop the property while maintaining the protections for the historic resource. It will provide a vital investment in a neighborhood where investment is encouraged.

Very truly yours,

A handwritten signature in black ink, appearing to read "Steve Abel".

Steven W. Abel

cc: Mike McMenamin  
Chris Longinetti  
Nan Stark