

July 12, 2016

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VIA EMAIL (PSC@PORTLANDOREGON.GOV)

Ms. Katherine Schultz, Chair
Planning and Sustainability Commission
City of Portland
1900 SW Fourth Avenue, Suite 7100
Portland, OR 97201-5380

Re: Con Am's Testimony Supporting Zone Change for 910 N Harbour Drive

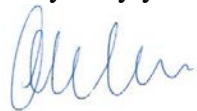
Dear Chair Schultz and Members of the Planning and Sustainability Commission:

This office represents Con Am Management Corporation ("Con Am") which owns property located at 910 North Harbour Drive, developed as the Harbour Court Apartments (the "Property," as depicted on the attached Figure 1). Please include this testimony in the record of the Composite Zoning Map proceedings, and provided us with notice of the final decision.

The Property is proposed to be rezoned from Commercial Mixed Use ("CM") to Commercial Mixed Use 2 ("CM2") through the Composite Zoning Map changes. The Property's proposed CM2 zoning is compatible with the Mixed Use Neighborhood Comprehensive Plan designation recently approved for the Property by the City Council. The Harbour Court Apartments were constructed in 1997 under a 1996 Design Review approval (LUR 90 00374 SU DZ). This approval allowed a height modification of 72 feet for the apartment building. Under this land use approval, the approved design will continue to be conforming under the proposed CM2 zone, which has similar development standards to the Property's current zoning. Therefore, Con Am supports the zone change for this Property and we encourage the Commission to adopt this change.

Thank you for your consideration of this requests.

Very truly yours,



Allison J. Reynolds

AJR:rsr
Enclosure

cc: Mr. Roger Galassi (rgalassi@conam.com)

Figure 1

