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To: [Planning and Sustainability Commission](#)
Cc: [Manning, Barry](#); [Frederiksen, Joan](#); [Peter Fry \(peter@finleyfry.com\)](mailto:peter@finleyfry.com)
Subject: 820-830 NW 18th and 839 NW 17th 1n1e33ac 5400 & 5500, Portland OR.
Date: Monday, July 18, 2016 9:35:02 AM
Attachments: [image001.png](#)
[PSC testimony.pdf](#)

https://www.portlandmaps.com/detail/property/820-830-NW-18TH-AVE/R140822_did/
https://www.portlandmaps.com/detail/property/820-830-WI-NW-18TH-AVE/R140821_did/

We are the asset manager of the above referenced properties. In April 2016 we received notice that the property was being rezoned from Exd to CM3. I attended several meetings to understand the implications of the new zoning and was satisfied that the CM3 zoning was consistent with existing and most likely future potential uses of the property which is commercial retail currently but has potential to be office and otherwise mixed use in the future. The property has enjoyed long term tenancy for its existing commercial uses and the intention is for those uses to remain into the future until such time is becomes desirous and economically feasible to redevelop.

In June 2016 we received notice that the zoning was to now be changed to EG1. The only reason I was able to find out from planning staff that this was being done was to attempt to satisfy NWNA desire to maintain EG1 uses in the neighborhood.

The ownership of the property objects to having the property reclassified to EG1 and respectfully requests that the property be reclassified to the new CM3 zoning for the following reasons.

- 1) The CM3 zoning is consistent with the current mixed use nature of the neighborhood and the comprehensive plan.
- 2) EG1 zoning would be more appropriately placed in the Guilds Lake area of NW Portland where there are larger sites, better parking and traffic circulation better suited to EG1 uses. This has been the case for the last 100+ years and should satisfy NWNA's desire to keep employment uses in the nearby vicinity.
- 3) The EG1 zoning if implemented would make the past and existing uses of the property allowed under EXD non-conforming and is an underutilization of the site's potential.
- 4) The EG1 zoning would prohibit future mixed use development and density that is currently allowed where the CM3 zoning would allow future development and uses consistent with the comprehensive plan and the existing growth patterns associated with the neighborhood and need for closer in density.

I attended the July 12th hearing and asked Peter Fry our planning consultant to provide oral and written testimony which was previously submitted by email and hard copy at the

meeting. A copy is again attached. I don't see where it was entered into the record the website provides access to.

We would appreciate planning staff's and the commission's reconsideration of the zoning this property (1n1e33ac 5400 & 5500, Portland, OR.) CM3 because it's the right thing to do.

Thank you

Don Drake



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