From:	BPS - Mixed Use Zones
To:	Boschetti, Tabitha
Cc:	Hartinger, Kathryn; Ocken, Julie
Subject:	FW: Comprehensive Plan/Zone change testimony
Date:	Thursday, July 14, 2016 1:08:02 PM

Tabitha:

This came in after MUZ testimony had closed, so I would consider it Composite Map related. Can you please include it with the other database entries. Thanks.

Barry

Barry Manning | Senior Planner
Portland Bureau of Planning and Sustainability
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503.823.7965 (p) | 503.823.7800 (f)
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From: Planning and Sustainability Commission
Sent: Tuesday, June 14, 2016 3:47 PM
To: BPS - Mixed Use Zones <MixedUseZones@portlandoregon.gov>; Boschetti, Tabitha <Tabitha.Boschetti@portlandoregon.gov>
Subject: FW: Comprehensive Plan/Zone change testimony

Julie Ocken
City of Portland
Bureau of Planning and Sustainability
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Portland, OR 97201
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From: LLC [mailto:Nguyen-Bui.LLC@comcast.net]
Sent: Tuesday, June 14, 2016 2:43 PM
To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Subject: Comprehensive Plan/Zone change testimony

From: Lily Nguyen, Nam Bui & Lien Chung
1775 Sunburst Terrace NW
Salem, OR. 97304

To: City of Portland, Oregon
Planning and Sustainability commission
1900 SW 4th Avenue, Suite 7100
Portland, OR 97201-5380

RE: PSC Comprehensive Plan Testimony
6735 SE 82nd Avenue, Portland, OR 97266
Request to be include in Comprehensive Zone Change designation from R1a to Commercial/Mixed Use Zone

Dear Planning and Sustainability Commission:

Thank you for the opportunity to present written testimony regarding the 2035 City's Comprehensive Plan Update.

We write to express our strong support of the proposed comprehensive plan designation change along 82nd Avenue and request to be included in this change for our property located at 6735 82nd Avenue, Portland 97266. We would like to change it from **"R1a - Medium Density Multi-Dwelling"** to **"Commercial / Mixed Use".** We are the owners of 6735 82nd Avenue, Portland 97266. We have been renting this property out as an office space for over a decade. It was formerly a law office, chiropractic clinic and now an auto sales office.

The proposed change would be good for our property because then the use will finally be in conformity with what the property has already been used as for a decade or more. The R1a designation is outdated. The better zone is for Commercial/Mixed Use. We would like to have our property finally zoned correctly and not continue to seek a variance on its commercial/office use because it has been grandfathered in.

We believe this change would amount to a simple ratification of how the area is currently and successfully being used. I say successfully because I believe the mixed use designation is beneficial to all who live and work in the proposed area. Tenants in the office space provide a range of services to the residents of the neighborhood including psychiatry, psychology, general counseling, massage therapy, accounting, financial planning, event planning, legal and real estate work (and much more). This changing will not bring additional traffic to the neighborhood and the impact is minimal or close to none because the area is already being currently used for commercial purposes for over 10 years.

Additionally, the office tenants provide a certain level of security to the neighborhood by occupying buildings in the neighborhood during hours that residents are away at work. Similarly, the residents provide the same oversight to the office spaces in the evening hours. We think the combination of services and security illustrates a symbiotic relationship between the occupants of the proposed mixed use space that is exactly what building a community is about.

For these reasons and more we request the proposed change.

Thank you for the opportunity to submit this written testimony on this important

issue. We hope you will seriously consider our request to be included in this change and change 6735 SE 82nd avenue site from Medium Density Multi-Dwelling with an Alternative Design Density Overlay (R1a) to Mixed Use/Commercial as part of the 2035 Comprehensive Plan updates.

Again, Thank you for taking the time to consider this request, and please do not hesitate to reach out if you have any questions.

Sincerely,

Lily Nguyen, Nam Bui & Lien Chung
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Salem, OR. 97304
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Email: lilyn1964@comcast.net