

**From:** [BPS - Mixed Use Zones](#)  
**To:** [Boschetti, Tabitha](#)  
**Cc:** [Ocken, Julie](#); [Hartinger, Kathryn](#)  
**Subject:** FW: Zoning Testemony  
**Date:** Thursday, July 14, 2016 1:07:39 PM

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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**  
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**From:** Planning and Sustainability Commission  
**Sent:** Monday, June 20, 2016 9:07 AM  
**To:** BPS - Mixed Use Zones <[MixedUseZones@portlandoregon.gov](mailto:MixedUseZones@portlandoregon.gov)>  
**Subject:** FW: Zoning Testemony

Julie Ocken  
City of Portland  
Bureau of Planning and Sustainability  
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**From:** Vladimir Ozeruga [<mailto:tuur151@gmail.com>]  
**Sent:** Saturday, June 18, 2016 9:04 PM  
**To:** Planning and Sustainability Commission <[psc@portlandoregon.gov](mailto:psc@portlandoregon.gov)>  
**Subject:** Zoning Testemony

To: Planing and Sustainability Commission.  
From: Portland Redevelopment LLC  
Vladimir Ozeruga  
Properties: 7036 WI/ NE MLK BLVD (R155334, Map Number 2331 OLD)  
7050 S/ NE MLK BLVD (R155333, Map Number 2331 OLD)

TESTIMONY FOR CHANGING ZONE FROM R2 TO CM2, MIXED  
COMMERCIAL

Please, include my properties (now it is vacant lots) into your plan to change zone from R2 to CM2 - Mixed Commercial).

If you change this zone, it will give me opportunity to develop mixed use project instead of residential only. I will be able develop more housing units: First floor - commercial or retail and three or four stories more residential or offices. From my perspective, it will bring more attractive curb appeal than residential only. Plus, I think, not many people will be willing to buy a house or condo on MLK BLVD. But again, I think, some people without kids will be able to rent apartments there. Also it will give the opportunity to develop more working spaces to the local population.

Thank you in advance.

Vladimir.