

From: [john keshar wenderoth](#)
To: [Planning and Sustainability Commission](#)
Subject: Composite Zoning Testimony re: 7640 N Jersey, 97203
Date: Tuesday, July 12, 2016 2:41:41 PM

Hello,

I'd like to submit testimony regarding my intentions to improve the property at 7640 N Jersey, Portland, OR, 97203, in the event that a zoning change is approved in the future. I live next door to this property (at 7626 N Jersey) and have been a proud resident of St. Johns for the past 14 years - i was fortunate to buy the bordering property back in 2010 when the opportunity presented itself and in the interim have maintained the property with little change to the neighborhood. My friend and neighbor, architect Joseph Purkey, let me know about the city's comprehensive plan review a few years back and i've worked with him to understand the plan and it's potential towards how i might improve the property.

A few things i've kept in mind and consider in lieu of the fact that i love my neighborhood, have become great friends with my neighbors and that i'd like to see the neighborhood continue to grow and maintain its quality:

- the structure at 7640 was formerly a single story grocery and for the past ~40 years has been office space. The construction is unreinforced brick masonry and, though functional, is at great risk in a large seismic event.

- the cost of retrofitting the structure is sizeable, to restore it to its original appearance and retrofit it (it was given a cosmetic stucco facelift during the 80's) does not appear to be cost effective.

- a zoning change and the following allowances for appropriate business to function in an improved space would make an overhaul of the property cost effective.

- the structure dates back prior to St. Johns being annexed to Portland. Though the neighborhood has changed, 7640 N Jersey has maintained in continuous use as office space and has been a quiet and consistent component of the neighborhood and street. I would not want to affect the street and neighborhood in regards to the quiet and traffic levels that residents have come to expect.

Joe Purkey has provided insight on how to potentially and most cost effectively improve the property while maintaining both an appearance and use that would revitalize the space and create a space that's functional and beneficial to the neighborhood for the long haul.

Thanks!

John Wenderoth
(owner 7640 N Jersey, 97203)
7626 N Jersey.
971-506-9197