

July 12, 2016

Planning and Sustainability Commission (PSC)
Commercial Zoning Proposal Testimony
1900 SW 4th Ave., Suite 7100
Portland OR 97201

To the Members of the PSC,

The owners of the property and businesses on NE Fremont Street request their property be zoned CM2d as part of the Comprehensive Plan update of the City of Portland.

Attached are letters from the 9 property owners along the North side of NE Fremont. They represent 90% of the business property along this portion of Fremont Street. These owners want their property to be zoned CM2, the same zoning as the Fremont properties closer to 42nd Ave.

Support for this zoning includes long-time locally-owned neighborhood institutions like Almafis and Stanich's.

The following owners support the zone change to CM2d.

Acct Number	Address	Owners
R317707	4623-4627 NE Fremont	Paradise 39 Grape LLC Richard Larson
R111559	4703 NE Fremont	Almafis Fred Baker
R111560	4727 NE Fremont	Richard Seaberg Properties LLC
R111561	4741-4743 NE Fremont	Holly Mallinson
R111562	4759 NE Fremont	Modern Pacific Prop LLC Mark Fuentes
R111563	4765 NE Fremont	Alameda Brew Pub Kejo Enterprises LLC
R111564	4803 NE Fremont	PCF Properties LLC John Sheils
R111567	4915 NE Fremont	Stanichs - Gladys & George LLC
R111568	4929 NE Fremont	Settlemer Awards Jacket Inc

Sincerely Submitted,



Doug Kolberg

Representative for these Fremont Street property owners and business.

Subject: Re: 4623-4627 N.E.Fremont Street
From: Richard Larson (richard.cityhouses@gmail.com)
To: dougfkolberg@yahoo.com;
Date: Tuesday, July 12, 2016 8:30 AM

Confirmed.

Thanks,
Richard Larson
(503) 710-7638

On Jul 12, 2016, at 8:21 AM, Douglas Kolberg <dougfkolberg@yahoo.com> wrote:

Regarding the above identified property, I request and support the CM-2 zoning and NOT the CM-1 zoning. Thank you, Richard Larson--Paradise 39 Grape LLC.
Please confirm with reply. Thx Doug

Subject: Re: Zoning on Fremont
From: Kiauna@amalfis (kiauna@amalfisrestaurant.com)
To: dougfkolberg@yahoo.com;
Cc: deervalleyrd@gmail.com;
Date: Monday, July 11, 2016 6:21 PM

Hi Doug,

Both myself (business owner) as well Fred Baker (property owner) highly favor the CM2 zoning. Please put us on record.

Fred's contact info as followed:

Fred Baker
Deer Valley, Inc.
Bend, OR
503-810-9313
deervalleyrd@gmail.com

Thank you for your time and effort here, Doug. Greatly appreciated!

Best,

Kiauna Floyd | President
Amalfi's Restaurant | Est. 1959
t:: 503.284.6747
e: Kiauna@AmalfisRestaurant.com
w:: www.AmalfisRestaurant.com



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Subject: zoning on fremont
From: Ric Seaberg (rics@webehere.net)
To: dougfkolberg@yahoo.com;
Cc: rics@webehere.net;
Date: Thursday, July 7, 2016 11:14 AM

My building is located at 4727 NE Fremont. I would like to go on record that I believe cm2 zoning would be most appropriate for my property, especially since the cemetery is directly behind my building, and a higher building would not disturb neighborhood tenants. Thank you,

Ric Seaberg

My story in annoying detail:

Website: <http://www.ricseaberg.com>

Facebook: <https://www.facebook.com/ric.seaberg.5>

Blog: <http://www.ricseaberg.blogspot.com>

CDBaby: <http://www.cdbaby.com/m/artist/RicSeaberg>

iTunes: <https://itunes.apple.com/us/artist/ric-seaberg/id7749841>

Soundcloud: <https://soundcloud.com/ric-seaberg>

Cell:

503.887.0111

Subject: Re: 4741-4743 N.E. Fremont Street
From: H Mallinson (h.mallinson333@yahoo.com)
To: dougfkolberg@yahoo.com;
Date: Tuesday, July 12, 2016 8:46 AM

I am the owner of the above described property (R111561) and request and support the CM-2 zoning and NOT the CM-1 zoning. Thank you,

Holly Mallinson

On Tuesday, July 12, 2016, 8:42 AM, Douglas Kolberg <dougfkolberg@yahoo.com> wrote:

I am the owner of the above described property (R111561) and request and support the CM-2 zoning and NOT the CM-1 zoning. Thank you. Please confirm with e-mail back. Doug

Subject: Re: 4759 N.E. Fremont Street
From: modernpacificproperties@gmail.com (modernpacificproperties@gmail.com)
To: dougfkolberg@yahoo.com;
Date: Tuesday, July 12, 2016 8:57 AM

As owner of the property located at 4759 NE Fremont (R111562) I support and request the CM-2 zoning NOT the CM-1 zoning for this property.

Mark Fuentes
Modern Pacific Properties, LLC

Sent from my iPad

On Jul 12, 2016, at 8:36 AM, Douglas Kolberg <dougfkolberg@yahoo.com> wrote:

I request and support the CM-2 zoning and NOT the CM-1 zoning for the above identified property (R111562). Thank You. Mark, could you please confirm with e-mail back. Thx
Doug

Subject: Alameda
From: Keytra Bafford (keytra.bafford@gmail.com)
To: dougfkolberg@yahoo.com;
Date: Tuesday, July 12, 2016 12:20 PM

Hi Doug,

I understand that you did not receive my last email. If you need me to sign what appears to be a petition, I'm happy to participate and represent Alameda Brewhouse LLC on the list.

Cheers.



Keytra Bafford | Owner
keytra.bafford@gmail.com
(c) 208.340.5496 (w) 503.460.9025

Alameda Brewhouse | 4765 NE Fremont St. Portland, OR 97213
Alameda Brewing Company | 4736 SE 24th Ave. Portland, OR 97202
www.alamedabrewing.com | #alamedabrewing | @alamedabrewing

Subject: Re: 4803 N.E. Fremont
From: John Sheils (JohnS@pcfinc.com)
To: dougkolberg@yahoo.com;
Date: Sunday, June 19, 2016 11:44 AM

Dear Zone Committee,

The properties are identified by Multnomah County as R111566 (Map 1N2E19CD Tax Lot 2700) and R111564 (Map 1N2E19CD Tax Lot 2800). Both carry the city address of 4803 N.E. Fremont Street Portland Oregon. Although I have no memory of being notified of the city's new zone proposal for my properties, it is assumed the city is proposing CM-1. I have been informed of the development criteria for the CM-1 zone, and feel the CM-2 zone offers much more development diversity and better suits the location of my properties. I understand that the Stanich and Settlemier ownerships adjacent east are challenging their CM-1 proposed zone if favor of CM-2 and support their CM-2 request and they support mine.

I give permission to Douglas Kolberg to offer city testimony on my behalf---either written or oral--- and to meet the Cully Neighborhood Assn. regarding this zone issue.

Thank You,

John Sheils

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PSC

1900 S.W. Fourth Avenue

Suite 7100

Portland Oregon 97201

Re: PSC Mixed Use Zones Testimony

Dear Members of the PSC,

- This testimony applies to the property at 4915 N.E. Fremont Street in Portland Oregon with Property ID R111567 Map 1N 2E 19CD 2600. The owner of the property for many, many years is the Gladys and George LLC and their business Stanich's Restaurant continues by the family at this location to this day.

Currently, the property carries a Neighborhood Commercial 2 (CN2) commercial zone.

The new proposed Comprehensive Plan designation is Mixed Use-Neighborhood. This designation is acceptable to the property owner with the assumption that the new Zone for the property becomes **COMMERCIAL MIXED USE 2—CM2**.

The reasons for these plan and zone requests are as follows:

1. This property has 100 feet of Street frontage on N.E. Fremont Street. N.E. Fremont Street is a well established commercial corridor in northeast Portland. This particular area of Fremont Street has numerous long standing residential and commercial development.
2. Lately, there has been a recent residential development nearby on Fremont Street of a four (4) story building in an existing CS zone. The CS zone allows for a 45ft height limitation, which is similar to the new Zone CM2.
3. The specific property lends itself to the density and height criteria of the CM2 zone. The property is bordered southerly by Fremont Street, on the north by the open space of a cemetery, on the west by N.E. 49th Avenue, and on the east by Settlemier Jackets. Settlemier Jackets are also requesting a CM2 zone. There is very limited impact on any adjacent properties.
4. N.E. Fremont Street provides City transit (bus line).
5. The new Comprehensive Plan and Zones will be in place for a long time. The City's progressive development attitude benefits the trend to live "close in" to take advantage of the resulting commercial amenities and transit. Property values, project loan criteria and the market will be important to determine the development for new projects. **PRECEDENCE ALREADY ESTABLISHED: The City approved and construction recently completed five (5) blocks away at 4429 NE Fremont Street the four (4) story Beaumont Village mixed use development.** The Gladys and George LLC believes, given the increased demand for these infill sites, the ability for greater density with the bonuses and incentives of the CM2 zone will be crucial to the property ultimate development and pricing of the final product.

In conclusion, the Gladys and George LLC feels the resource of a 10,000 sqft property at this location is best suited to the Mixed Use-Neighborhood Comprehensive Plan designation with a **CM2 ZONE**.

Thank you very much for your consideration of this matter.

The Gladys and George LLC 4915 N.E. Fremont Street Portland Oregon 97213 tele: 503-544-1633 (Steve Stanich)

Portland City Council
1221 S.W. Fourth Avenue
Portland Oregon

Re: Written Comprehensive Plan and Proposed Zone Testimony

Dear Members of the Portland City Council,

This testimony applies to the property at 4929 N.E. Fremont Street in Portland Oregon with Property ID R111568 Map 1N 2E 19CD 2500. The owner of the property for many, many years is Settlemier Award Jackets, Inc. and their business continues at this location to this day.

Currently, the property carries a Neighborhood Commercial 2 (CN2) commercial zone.

The new proposed Comprehensive Plan designation is Mixed Use-Neighborhood. This designation is acceptable to the property owner with the assumption that the new Zone for the property becomes Commercial Mixed Use 2 (CM2)

The reasons for these plan and zone requests are as follows:

1. This property has 100 feet of Street frontage on N.E. Fremont Street. N.E. Fremont Street is a well established commercial corridor in northeast Portland. This particular area of Fremont Street has numerous long standing residential and commercial development.
2. Lately, there has been a recent residential development nearby on Fremont Street of a four (4) story building in an existing CS zone. The CS zone allows for a 45ft height limitation, which is similar to the new Zone CM2.
3. The specific property lends itself to the density and height criteria of the CM2 zone. The property is bordered southerly by Fremont Street, on the north by the open space of a cemetery, on the west by property owned by the Gladys and George, LLC, and on the east by a newer three (3) story building with main floor commercial uses and residential uses on the upper floors. The Gladys and George, LLC owners are also requesting a CM2 zone also. There is very limited impact on any adjacent properties.
4. N.E. Fremont Street provides City transit (bus line).
5. The new Comprehensive Plan and Zones will be in place for a long time. The City's progressive development attitude benefits the trend to live "close in" to take advantage of the resulting commercial amenities and transit. Property values, project loan criteria and the market will be important to determine the development for new projects. **PRECEDENCE ALREADY ESTABLISHED: The City approved and construction recently completed five (5) blocks away at 4429 NE Fremont Street the four (4) story Beaumont Village mixed use development.** Settlemier Award Jackets, Inc. believes, given the increased demand for these infill sites, the ability for greater density with the bonuses and incentives of the CM2 zone will be crucial to the property ultimate development and pricing of the final product.

In conclusion, the Settlemier Award Jackets, Inc. feels the resource of a 10,000 sqft property at this location is best suited to the Mixed Use-Neighborhood Comprehensive Plan designation with a CM2 Zone.

Thank you very much for your consideration of this matter.

Settlemier Award Jackets, Inc 4929 N.E. Fremont Street Portland Oregon 97213