



## CITY OF PORTLAND

TO: Adam Mancini, Payton Construction

FROM: Marge Schmuckal, Zoning Administrator

SUBJECT: B-3 PAD district requirements

DATE: November 15, 2000

Adam,

I am in receipt of your fax. I do not remember my conversations with Jim Harnden in the manner described. During the initial stages of development, I was trying to confirm conformance with **all** zoning requirements. I did have discussions concerning the PAD overlay zone requirements, especially since no real floor plans existed at that time. We were all aware that Merrill Lynch was going in the same area that we are discussing now. I wanted it to be known early on that this would be a future review issue so that no one would be caught off guard. I was assured that the area would be designed to meet the PAD requirements. I could not have given a written approval before reviewing an actual plan.

I now have some plans, along with a permit application, and I am questioning that the PAD requirements are being met. At this point, I am not saying that they are not being met. I am requesting more information. The plans do not tell me the functions of each space shown on the layout. Yes, it is true that Merrill Lynch is a financial service and is one of the listed, allowable uses in PAD. However, I want to be sure that customer services will be located within that PAD defined area. I can understand that private rooms would be used to meet with clients to discuss their financial concerns. I just need some verification that those types of activities for customers or clients would be located in this PAD area and that these front office spaces are not just back office users who never deal with customers or clients.

So to clarify my initial request, is it possible for someone to outline the uses that will be provided within the 40 foot setback from the front? 75% of this area needs to meet the PAD requirements. If I can determine that the PAD requirements are being met, I will be able to sign off on zoning compliance in short order. Any information to help me make a determination can be fax to me at 874-8716. I can also be reached by phone at 874-8695.

Cc: Joseph Gray, Jr., Planning & Urban Development  
Alan Holt, Planning Division  
Mark Adelson, Housing & Neighborhood Services  
Penny Littell, Corporation Counsel  
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