

Nicole Mardell

From: Nick Veroske <nick@willamette-equities.com>
Sent: Monday, September 7, 2020 5:15 PM
To: Nicole Mardell; Kerry Prosser
Cc: Kevin Eckert; Jim Cornelius
Subject: Planning Commission meeting 9/10/20 - Sisters Woodlands public comment
Attachments: 200907 NRV ltr to Planning Comm re Sisters Woodlands 9-7-2020.pdf

Hello Nicole and Kerry,

Please see the attached letter of public comment for the 9/10 Planning Commission meeting. Please enter this letter into the public record.

Best regards,

Nick Veroske

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September 7, 2020

Nicole Mardell
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**Delivered by email submission this date.
Copy to City Recorder Kerry Prosser at
kprosser@ci.sisters.or.us**

FOR ENTRY INTO THE PUBLIC RECORD

Re: September 10 Planning Commission Meeting, Forest Service Land – PX2 Investments
FILE NUMBER(S): CP 20-03, ZM 20-02
Sisters Woodlands future Workforce Housing and Commercial Development

Dear Nicole and Planning Commission:

The potential to create workforce housing on 31 acres of the Forest Service land is excellent news for the City of Sisters, for the future Sisters' employers and their workforce, and for Downtown Sisters. I have long felt that workforce housing was the very best use for most of that section of the Forest Service property. Its location is perfect for residents to walk or bike to work, to grocery shopping and to Downtown events, activities, dining, socializing and shopping.

The news comes with the additional bonus of the investment by Laird Superfoods CEO. This speaks to the long term and strong commitment of one of Sisters' most promising and high-profile employers to the city and to the workforce they foresee needing as they grow.

The City will eventually realize a huge boost to its tax base that will probably contribute in excess of \$1 million annually to all City services including libraries, schools, fire protection, law enforcement and even COCC (which I understand many Sister's students take advantage of).

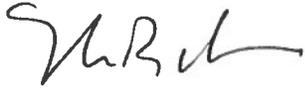
Additionally, Downtown Sisters has struggled for years to attract the foot traffic necessary to sustain its core businesses. Recent efforts by this property owner to establish a Town Square Park consistent with the 2003 Urban Renewal Plan have failed. Such a park could have been a magnet to attract local residents and tourists alike into Downtown. When fully developed in several years, the Sisters Woodlands workforce housing will offer Downtown businesses an opportunity to attract many new customers to their doors.

The Woodlands development is supported by many of the strategies set forth in the Sisters Country Vision Action Plan published in June, 2019. Direct contribution to the Vision by the Woodlands is particularly strong with respect to a Prosperous Sisters and a Livable Sisters.

This development will produce many positive outcomes consistent with the Vision, the City's Comprehensive Plan, the needs of the City and for the long-term benefit of Sisters. I urge the Planning Commission to support the efforts and very significant future investment by these local residents, business owners and job-creators.

Thank you for your positive consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nick Veroske', written in a cursive style.

Nick Veroske
Downtown Sisters VACANT Land Owner