

Dear Commissioners:

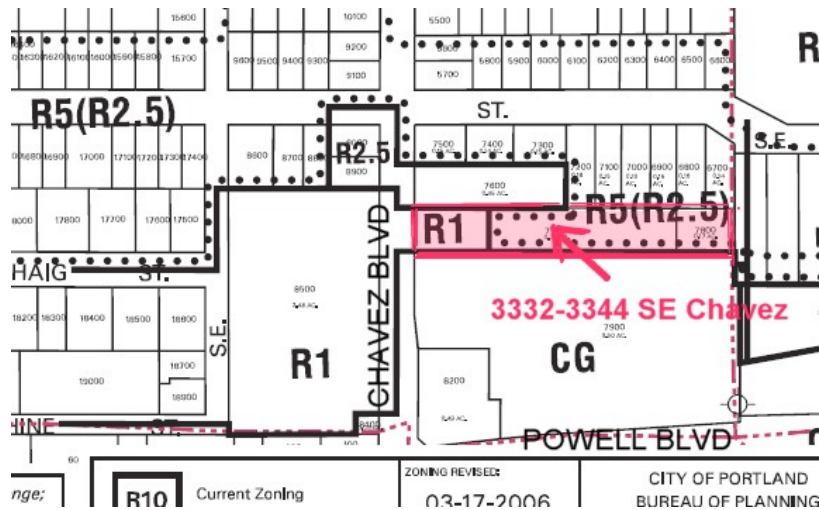
Here is a property, a long narrow site, with about 75' frontage on SE Cesar Chavez, which is oddly split-zoned.

3332-3344 SE Cesar Chavez has a single "foursquare" house near Chavez. Stretching out behind it is a series of three apartment buildings, with about 30 apartments on the site. I presume the house in front is also rental(s).



To the south of the site is a commercially-zoned shopping center. North of it is an R-2.5-zoned site with a single house on it, and the back yards of a few R-5 (comp R-2.5) zoned single-family houses.

The zoning is split, and the portion with the house near Chavez is zoned R-1, while the rest of the site (where the apartments actually are) is zoned R-5 (Comp Plan R-2.5).



It would seem to make the most sense, and would clean up a non-conforming situation, to rezone the eastern portion of the site R-1 (and comp plan R-1) to match the western portion, and to match the apartment zoning across Chavez. The development on the site is closest to the parameters of this zone, as well. This also seems an appropriate transition between the CG site to

the south and the R-5 (R-2.5) zoning north of it.

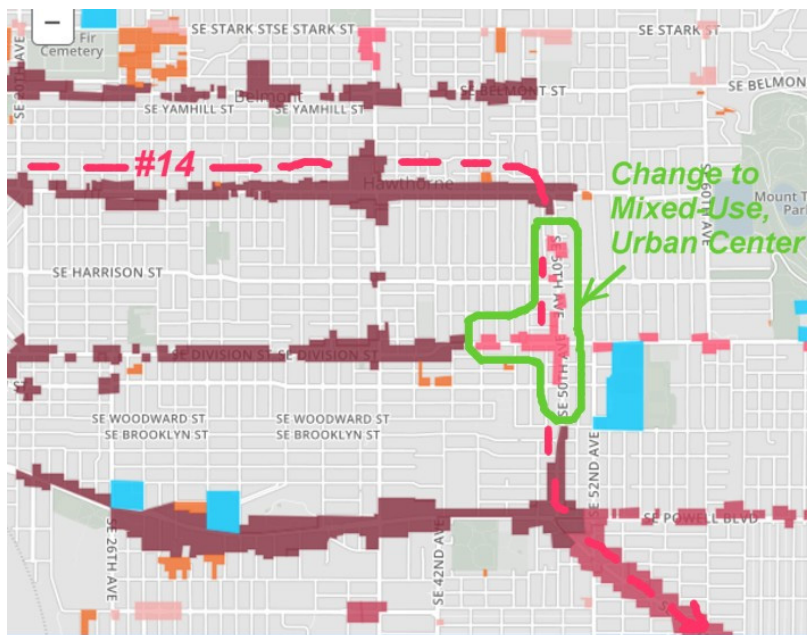
Here is another site that has been commercial for a long time, and should be changed to a Mixed Use designation during the Comp Plan process:

It is at 2914 SE 52nd. This is a 1925 store building, that might have very well served Franklin High students in the past, and may be today. Currently it is the Palace for Beauty. It is directly across from the corner of the Franklin High School property.



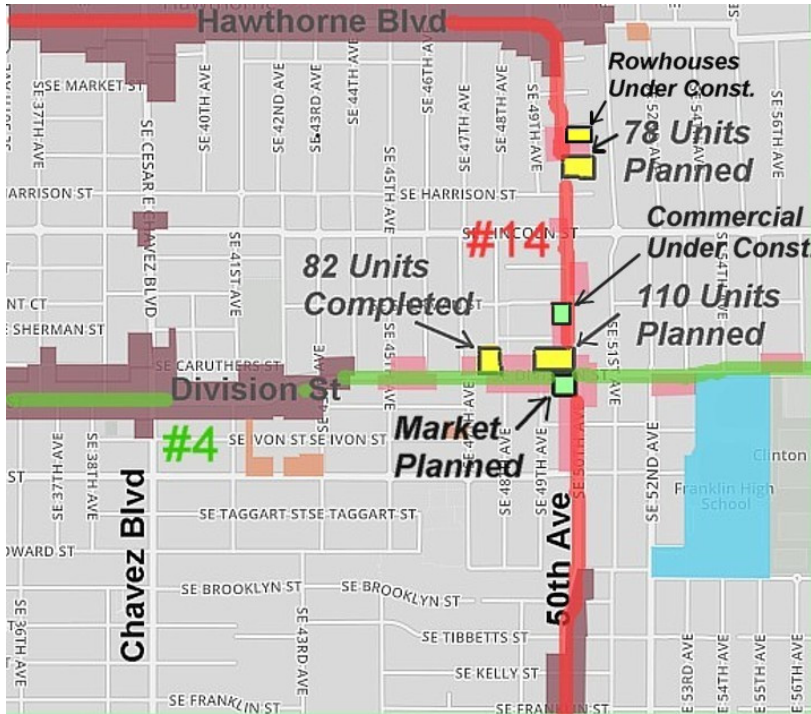
Changing this site from R2.5 to a Mixed Use zone would remove it from Non-Conforming status, and validate the long-standing commercial use here.

Just a few notes on the 50th and Division vicinity. As mentioned before, I believe that the Mixed-Use - Urban Center designation should be applied to all C-zoned properties on Division as far east as 51st, and all C-zoned properties on 50th from Hawthorne to Powell.



I noted recently that 50th in this stretch is the only place that the very frequent #14 bus line is not in a higher density designation like Urban Center or Civic Corridor. The good service this line provides is conducive to the Urban Center type of development.

Here's some of the projects going on in the area, where the #14 and #4 bus lines cross:



The new 82-unit apartment at 48th and Division will be joined by a larger, 110-unit building at 50th and Division, outlined below:



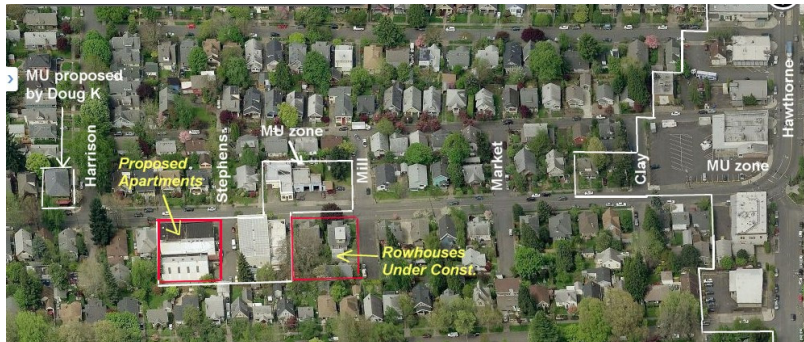


Here is the commercial and mixed use landscape along SE 50th:

Division to Lincoln:



Lincoln to Hawthorne:



Thank you for considering this change.

Thank you.

Doug Klotz