

Good morning,

I am writing regarding the zoning of my property at 625-627 SE 30<sup>th</sup>, which is currently zoned as R5. I understand the city is in process of re-zoning and felt you might be my best resource, as I hope to have some influence on the proposed zoning changes. I was out of town for two of the public meetings and working for the other two.

I currently have 5 units on this 5,593 sq ft property which is clearly non-conforming and it has been that way since I purchased it over 15 years ago, and it doesn't make sense to me when I am surrounded by large apartment buildings. In fact, my closest neighbor is a 21-unit apartment.

I tried to find out from the city when it became non-conforming or when the zoning changed to make it that way, but couldn't find anything. They are telling me I may need to dig further for phone records, utility bills, etc. to try and prove my property is a legal non-conforming use.

I don't understand everything, but it looks like just ½ a block to the east of me, you are considering changing to R1, which I am hoping could extend as far as the area where I am. Even better would be an RH zoning, after looking at the types of properties around me. Following is a list of all the buildings just around my block, most of which are extremely non-conforming due to the current zoning.

510 SE 29 <sup>th</sup> Conforming	– Zoned R2.5	- 10-12 Units	-12,056 sq ft lot – Non
2743 SE Alder	– Zoned R5	- 24 Units	-15,000 sq ft lot– Non Conforming
2934 SE Alder	– Zoned R 5	– 22 Units	-6,500 sq ft lot– Non Conforming
2921 SE Alder	– Zoned R5	– 6 Units	– 50 X 100 Lot - Non Conforming
2905-2915 SE Alder	– Zoned R5	– 4 Units	– 50X100 Lot – Non Conforming
622-624 SE 29 <sup>th</sup>	– Zoned R5	– Duplex	– 50X100 Lot – Non Conforming
2904 SE Washington	– Zoned R2.5	– 7 Units	– 50X100 Lot – Non Conforming
2921 SE Washington	– Zoned R2.5	- 18 units	- 19,000 sq ft – Non conforming
2905 SE Washington	- Zoned R.5	-6 units	- 50 X 100 Lot - Non conforming

Many of them are double, triple, quadruple the size they should be and the zoning is completely incorrect. If you look at the list, which I am sure you already have, you will see that a zone

change for this block, would bring more people closer to conformance. For the few single-family homes, this could increase their property if they were thinking of selling.

I am concerned about the value of my property with this current zoning and what would happen if my property were to burn down. Could I then build at least 5 units again, even though I am so far out of compliance? And the law doesn't allow me to move further out of compliance, so I cannot expand, which does not seem reasonable given my surroundings.

I would like to make enhancements to my property and someday expand the cottage in back of the 4-plex to be a few more units. If I was R1, I could possibly increase up to 50% more units by adding amenities. We take great care of our properties and currently offer storage for bikes, laundry facilities, but could also add an ADA accessible unit or amenities you might suggest to increase our density. We would also like to consider seeing what would be required to get a charging station out front for electric cars, etc. We want to be progressive with the city and offer inner-city housing, but right now our hands are tied.

From our apartment, a block in either direction is transit and supportive commercial services. Our property and this block seem prime for the highest density possible, at least R1 or RH. I hope you will hear my concerns, consider my request and let me know what if anything else I can do to help change my zoning when the city changes the area around me.

Thanks for your time.

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*Make it a Great Day*