

Hello Planning and Sustainability Commission:

Our name is: Stanley T. Louie and Cynthia Y. Louie
Our Address is: 1976 SE Mulberry Ave, Portland, OR 97214
We own Property at: 2921 – 2955 SE Washington St., Portland, OR 97214 (a two-story 18-unit apartment complex)

The current zoning for our property (2921-2955 SE Washington St) is R2.5 which is an Attached Single-Dwelling zone. The current proposal in the Comprehensive Plan is to change the designation from an R2.5 Attached Single-Dwelling zone to an R2 Multi-Dwelling zone. Our 18-unit apartment complex is also currently classified a legal non-conforming density and will remain classified as a legal non-conforming density under the proposed Comprehensive Plan. Given this classification, we would be able to rebuild our 18-unit apartment complex in the event it was burnt down or destroyed by some act of god. In addition, our 18-unit apartment complex would then have to be rebuilt within a five year time frame. However, if we were to demolish our apartment complex intentionally and redevelop the site due to economic reasons, we would be required to redevelop the site based on the current zoning of our property. As a result, this would prevent us from replacing the old 18-unit complex with a new 18-unit apartment complex, but would only allow us to build a 7-unit apartment complex under the current zoning for our property (R2.5) or a 9-unit apartment complex under the proposed R2 zoning in the Comprehensive Plan.

It should be noted that there are two other apartment complexes (2905-2913 SE Washington St. (5-units) and 510-532 SE 29th Ave. (14-units) that are located on the same block and adjacent to our property that are also currently zoned R2.5. They are also classified as a legal non-conforming density as well and will remain classified as a legal non-conforming density under the proposed Comprehensive Plan. The owners of these two properties will also face the same issues as us if they ever decide to redevelop their properties. They would not be able to replace their apartment complexes with the same number of units under the current zoning and under the proposed zoning change. Based on this, we are recommending to the Planning and Sustainability Commission that the Comprehensive Plan incorporates a zoning change of R1 or RH Multi-Dwelling that would allow us, at minimum, to redevelop our properties to have at least the same number of units as we currently have in our apartment complexes. By incorporating our recommended zoning change into the Comprehensive Plan, the apartment complexes on this block will conform to the residential zoning without exception.

Thank you.
Stanley & Cynthia Louie
Edward Chinn <ejchinn@comcast.net>