

May 18, 2016

To The Planning and Sustainability Commission:

My name is Alem Gebrehiwot, I am the owner of the property located on North Fremont St. addressed as 311 W/N Ivy St. R316284. SECTION 27 1N 1E, TL 3100 0.25

I am writing you this letter to request a zone change. These property is currently zoned R1, my request is to change it to CM2, Mixed Commercial 2.

As a long-term property owner and resident of the neighborhood I have carefully planned to develop my property. I would like to develop said property to fulfill the demand for store front and residential needs, primarily focusing on enhancing the economic circumstances of minorities in this district that have been or are in danger of being generified out. It will also create housing for those who work downtown and rely on easy access to public transportation and or safe bicycle routes. I believe this will create opportunities not only for small businesses but also create access to affordable shops for community members.

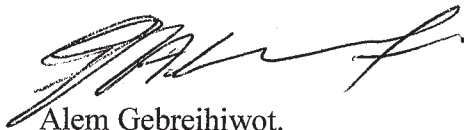
At its current zoning R1, and in light of all of the high density development going on around it, it is a misuse of this land. These properties have close access to a grocery, schools and public transportation. A zone change would improve the condition of this neighborhood and give affordable access to those who wish to remain in it. Current neighborhood development of multi-story and high-density residential has demonstrated that this model is successful.

For all the above reasons The City Council voted to change those lots to the Mixed Use designation, but at this point, the zoning is R1. The timing for this change is both critical and now. I would like to request that Planning and Sustainability Commission honor my request for this zoning change, to match the proposed designation. Which is the most appropriate zoning would be CM2, Mixed Commercial 2.

I believe this might offer an economic benefit to both small business owners and needy residents.

Thank you for your consideration of my request, and I thank you deeply for your time to listen my testimony and your commitment to our community.

Sincerely Yours

A handwritten signature in black ink, appearing to read 'Alem Gebrehiwot', with a stylized flourish at the end.

Alem Gebrehiwot.

Small business owner, resident and property owner.