

City of Portland
Planning and Sustainability Commission
1900 SW 4th Avenue, Suit 5000
Portland Oregon 97201

February 18, 2015

Dear members of the Planning and Sustainability Commission:

My name is Alem Gebrehiwot; I am the owner of the properties located at R257825, R257826, and R316284. I am writing you this letter to request a zone change. These properties are currently zoned R1, my request is to change them to EX.

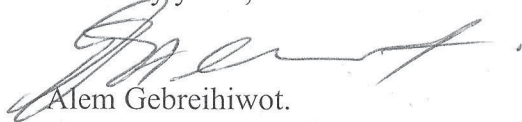
As a long-term property owner and resident of the neighborhood I have carefully planned a strategy to develop my property. I would like to develop said property to fulfill the demand for store front and residential needs, primarily focusing on enhancing the economic circumstances of minorities in this district that have been or are in danger of being generifed 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.

These particular properties being zoned R1 does not fulfill the demand of the neighborhood needs. At its current zoning, 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 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 and this will fulfill it use and the demand that exists. Current neighborhood development of multi-story and high-density residential has demonstrated that this model is successful.

I believe the timing for this change is both critical and now. I would like to request that City honor my request for this zoning change so that I might offer an economic benefit to both small business owners and needy residents.

Thank you for your consideration of my request

Sincerely, yours,



Alem Gebrehiwot.

Small business operator, resident and property owner.

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