

***Chevalier Portland Laurelhurst, LLC***

3060 SE Stark Str.  
Portland, OR 95214  
(503) 535-4700

May 26, 2016

Via: Email and Regular Mail

Comprehensive Zoning Plan Update  
Planning and Sustainability Commission  
c/o Bureau of Planning and Sustainability  
1900 SW 4th Avenue, Suite 7100  
Portland OR 97201

**Re: Upzoning to R-2 of four contiguous residential lots on Alder Street, SE District. (Address numbers 3027, 3033, 3039 and 3051)**

Dear Honorable Councilmembers,

I write on behalf of owners of the Laurelhurst Village Senior property, located on SE Stark between 30<sup>th</sup> Ave., 33<sup>rd</sup> Ave., & Alder Street, in the Sunnyside neighborhood of the City. I write to request an upzoning of the four residential lots located on Alder Street, located at the rear of the property. The lots, 3031, 3033, 3039, and 3051 SE Alder Street, are currently designated on the comprehensive plan map and are zoned as Single-Dwelling R5. We request an up-designation and subsequent up-zone to Multi-Dwelling R2 as part of the Comprehensive Plan Update currently under consideration.

In discussions with the City, we understand that the property adjacent to the east (3059 SE Alder), which is improved with two (2) 8-unit apartment buildings constituting a nonconforming residential density, and the property across 30<sup>th</sup> Street (2944 SE Stark) are both being upzoned to Multi-Dwelling R2 as part of a larger area that is proposed for a map change. We wish to have our lots included in the upzoning area to allow for greater density and to be consistent with the neighborhood. We are currently in the process of seeking planning approvals for the redevelopment of a currently unoccupied portion of the existing senior living facilities at Laurelhurst Village which do not involve these lots, but hope to develop plans for a better utilization of this land in the near future.

Please consider our request. If you have any questions, please contact me directly at 916-837-1189.

Sincerely,



David Econome  
Chevalier Portland Laurelhurst, LLC