

July 7<sup>th</sup>, 2016

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Petition for Zoning Change for 2 tax lots

- 1) 3430 NE 50<sup>th</sup> Ave., 97213
- 2) Vacant lot on 50<sup>th</sup> & NE Fremont St., 97213

Both parcels are designated as CM1 according to the 2035 Comprehensive Plan, and we are requesting that the zoning be changed on both parcels to CM1.

- 3) 5024 NE Fremont St., 97213

This parcel is currently zoned R-2 and we are requesting a zoning change to CM1, because we would like to develop all three properties as one project. If this parcel were to stay as currently R-2 zoned and developed into 2 units, it would require driveways on Fremont which already has a nearby bus stop, a crosswalk, and is a transit corridor. To access this property as currently zoned would be unsafe and not practical, due to the high volume of both vehicle and pedestrian traffic.

Thank you for your consideration of these matters.

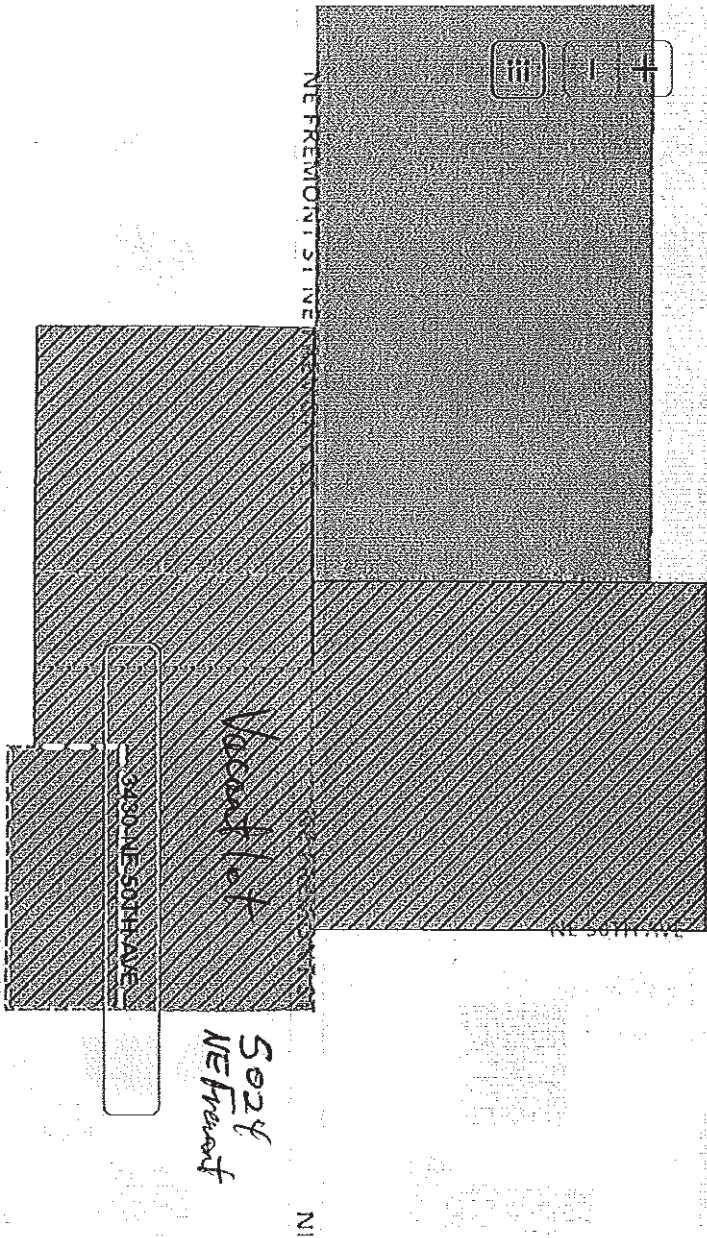
Sincerely,

Rick Peterson  


Blair Peterson  


Jason Peterson  


Sara Peterson  

3430 NE 50TH AVE

Map	Proposal	Comments
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Proposed Change # 1470

Amendment # M39

Proposed Comprehensive Plan Designation	Mixed Use - Neighborhood
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Existing Comprehensive Plan Designation	Low Density Multi-Dwelling
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**Proposed Commercial/Mixed Use**  
 designation will eventually create a more continuous street frontage or full block of shops, restaurants, services, offices and/or residences to provide residents and others with a variety of desired goods and services within walking distance. Existing residential zoning may be retained in the near-term.

Mixed Use - Neighborhood

This designation promotes mixed-use development in neighborhood centers and

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