

**From:** Doug K [mailto:dougurb@gmail.com]  
**Sent:** Friday, October 27, 2017 10:18 AM  
**To:** Planning and Sustainability Commission <psc@portlandoregon.gov>  
**Subject:** Map Refinement, #1799

Planning and Sustainability Commission  
Chair Schultz and Commissioners

Re: #1799 CM2 to CM3 at 705 N. Fremont and 815 N. Fremont

I am supportive of the work of PCRI in providing affordable housing. I also recognize the planning rationale for bringing these two lots up to CM3. The adjacent lots to the west, and to the south across Fremont are EX, which has a density comparable to CM3. Fremont is apparently slated to be upgraded to Neighborhood Collector, which it certainly is functioning as now. The density at these sites is a logical extension of the zoning at Mississippi, and with what is happening on Fremont already.

Admittedly the stepdown from CM3 to R2 is more than what is commonly seen. The houses to the north are in the R2 (Multi-dwelling) zone, where the height limit is 40'. The CM3 height limit is 65' with bonus to 75'. The 705 Fremont site is 150' deep in the north/south direction. There is room to include a significant step-down to reduce the shading of the properties to the north. The 815 Fremont site is 76' n/s, so less so.

I support the change to CM-3 on these two lots with the hope that conditions be placed on those two lots for a stepdown at the north greater than what is in the code for those zones.

Thank you.

Doug Klotz  
1908 SE 35th Pl.  
Portland, OR 97214