

**From:** Doug K [mailto:dougurb@gmail.com]  
**Sent:** Wednesday, September 20, 2017 11:36 PM  
**To:** Planning and Sustainability Commission <psc@portlandoregon.gov>  
**Subject:** Downzones in Map Refinement Project

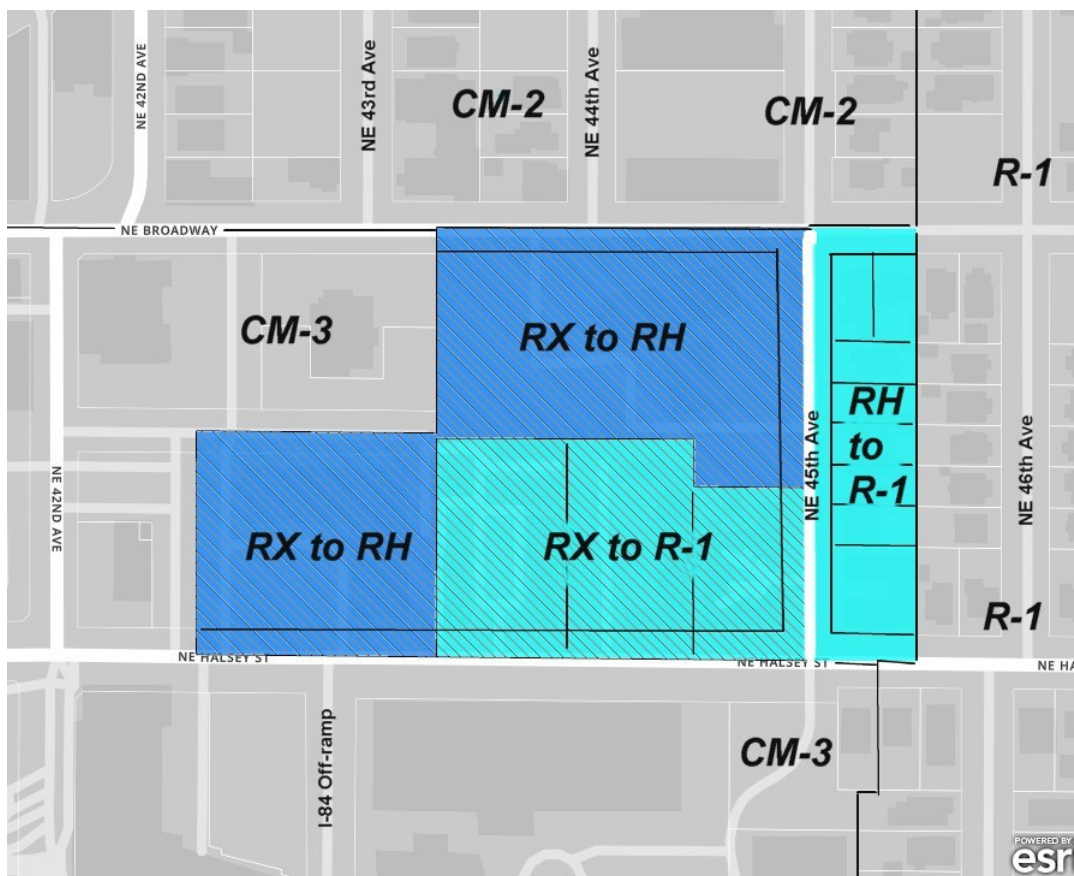
Sept. 20, 2017

To: Planning and Sustainability Commission  
Re: Map Refinement Project

Chair Schultz and Commissioners:

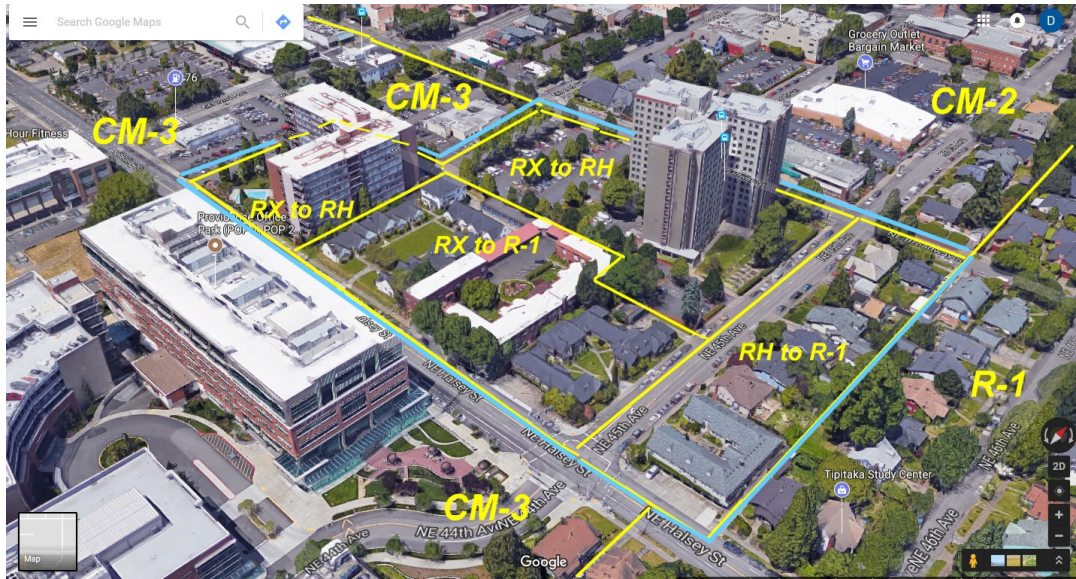
I thought I'd point out what seems to be an inappropriate downzoning, in a Town Center, being proposed in the Map Refinement project.

The parcels shown below, in the Hollywood district between NE Halsey and Broadway, and between 42nd and 46th, are proposed to go from RX, to either RH or to R-1. A strip east of 45th will drop from RH to R1.



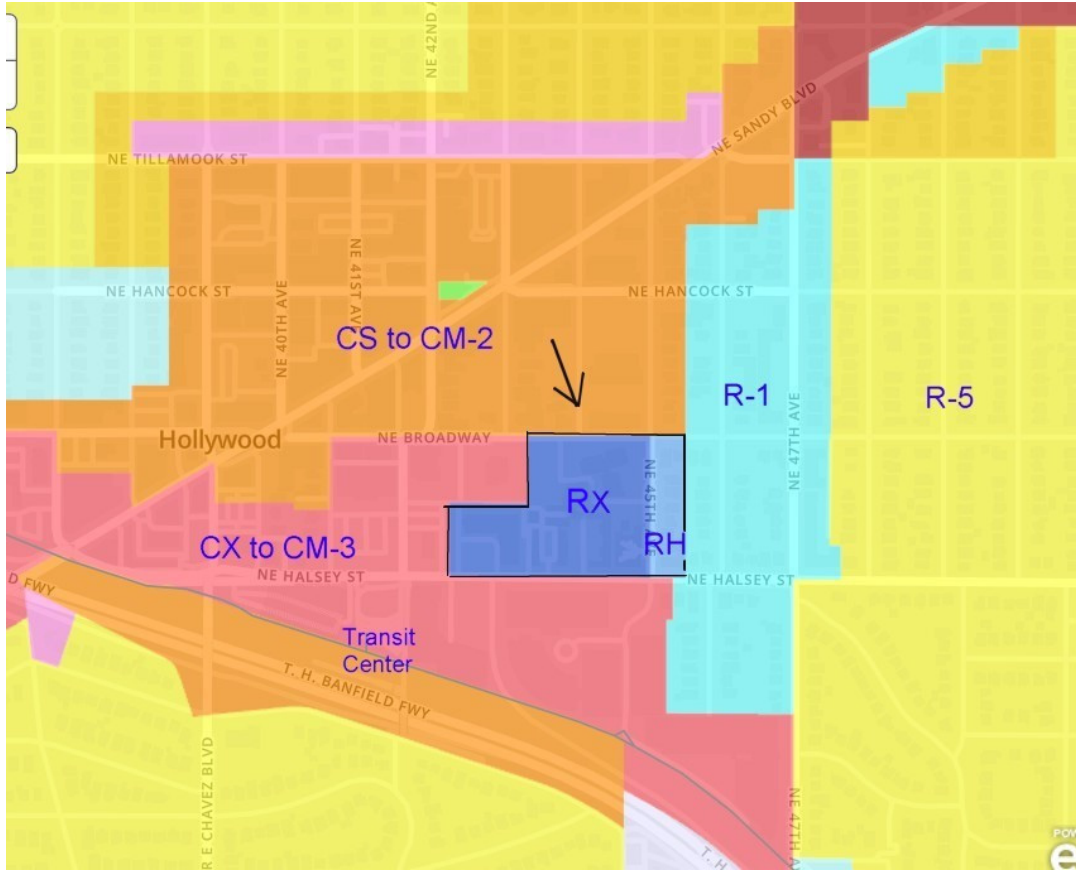
Apparently this is driven by a desire to reserve "X" zones for CC and Gateway, and RH was the closest equivalent. The drop from RX to R-1 though, seems part of a philosophy of not zoning parcels higher that they might develop in the next 20 years.

This sort of thinking seems not to take into account the housing crisis we are in, and the "high-opportunity" location, two blocks from the Hollywood Transit Center, with Max and bus access, as well as the Town Center. If there's even a small likelihood that a significant number of units can be built here, whether by choice or because the existing buildings are destroyed, then the city should retain at least RX zoning on all of the parcels west of 45th.



The east side of 45th, at RH, is zoned more intensely than blocks to the east. This continues a pattern from north of Broadway, where the CM-2 extends to cover the east side of 45th.

The map below shows the Comp Plan proposal. The Refinement proposal (arrow) will carve a huge low-density "notch" in the higher density zoning in the town center. You could say that CM-3 would be the obvious choice for the portion west of 45th, and an appropriate extension of the intense activity developing along Halsey on the south side.



But even zoning all of this section, west of 45th, as RH, and keeping RH east of 45th, would be better than the significant opportunities lost with the R-1 zoning proposed. I hope you will take this into consideration.

Thank you

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