

From: Alan Kessler <ak@alankesslerlaw.com>
Sent: Thursday, October 19, 2017 1:17 PM
To: Planning and Sustainability Commission
Cc: Stockton, Marty; Engstrom, Eric
Subject: Re: Map Refinement Project

Dear Planning & Sustainability Commissioners:

I understand that staff has revised its downzoning proposal for the parcels near NE 45th Ave at Halsey and Broadway.

It is a positive move that staff retracted their suggestion to downzone certain sections to R1, and I support that move.

However, the proposal to reduce RX to RH is still a substantial downzoning which undermines the walkability and affordability of this vital area near the Hollywood Transfer Center.

RH has a substantially limited FAR compared to RX, which means that many fewer homes (subject to inclusionary zoning) are likely to be built if this downzoning is accomplished. If it is staff's desire to remove RX except outside the urban core (a folly, in my personal opinion) they should not destroy the walkability of the neighborhood in the process. Rezoning everything designated RX or RH to CM-3 would be a reasonable compromise. It still has a reduced FAR, but at least it matches the surrounding zoning, and, most importantly. Does not have RH's substantial side setbacks.

The gaps that are required by RH make being a pedestrian far less comfortable.

Please do not downzone the area near the MAX station in the refinement. If you must, please use CM-3 rather than RH, which is far more compatible with the surrounding context, and which does far more to advance our affordability and sustainability goals.

Best Regards,
Alan

Alan L. Kessler
805 SW Broadway STE 1580 Portland, OR 97205
(503) 860 1020

PRIVILEGED AND CONFIDENTIAL COMMUNICATION

This electronic transmission, and any documents attached hereto, may contain confidential and/or legally privileged information. The information is intended only for use by the recipient named above. If you have received this electronic message in error, please notify the sender and delete the electronic message. Any disclosure, copying, distribution, or use of the contents of information received in error is strictly prohibited.

On Sep 21, 2017, at 10:45 PM, Alan Kessler <ak@alankesslerlaw.com> wrote:

Dear Planning and Sustainability Commissioners:

It has come to my attention that a number of parcels in the Hollywood area are to be downzoned in the current map refinement. In particular, parcels near NE 45th Ave between Halsey and Broadway are scheduled to be downzoned from RX to RH or R1.

These parcels are steps away from Hollywood Transit Center. We should be doing everything we can to promote dense, walkable urbanism near this major bus and light rail hub. Downzoning to RH is about a 20% reduction in housing capacity. Downzoning to R1 is a radical reduction in potential homes.

With our inclusionary zoning rules in place, the downzoning to RH translates directly to lost income-restricted homes. Downzoning to R1 makes it much more likely that any development will include 19 or fewer homes per building and avoid the IZ rules entirely.

If we are serious about our mode-share, climate, and affordability goals we should be up-zoning at every opportunity—not looking for ways to chip away at our meager multi-family allocations. In particular, we should be supporting dense transit-oriented development near our transit stations.

If the Commissioners wish to reconsider zoning near light rail stops, I would suggest that a small portion of the City-owned land adjacent to the SE Bybee Blvd MAX Station would be a prime candidate for CM3, RX, or RH.

Sincerely yours,
Alan Kessler

Alan L. Kessler
2725 SE 36th Ave
Portland, OR 97202