

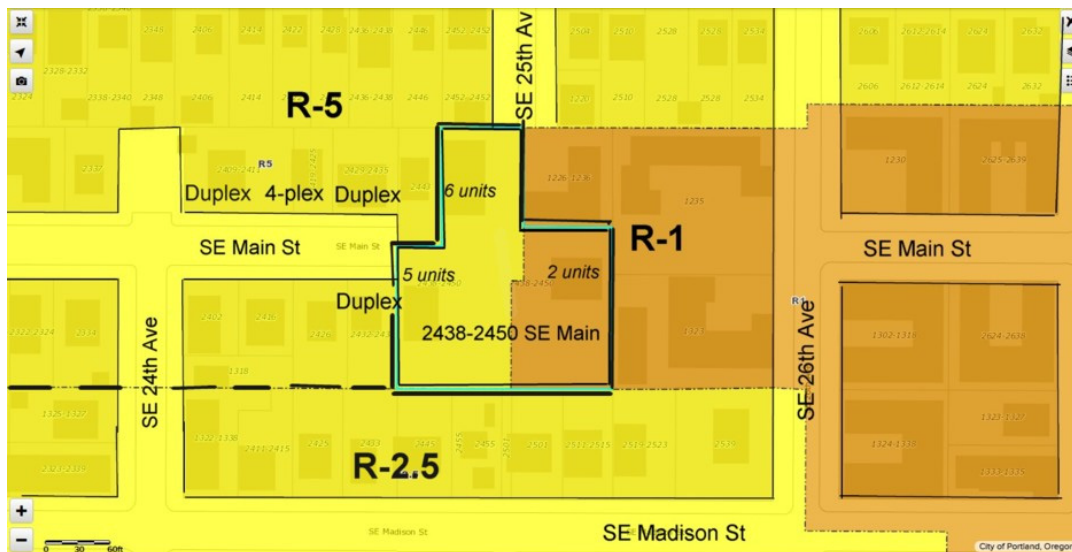
**From:** Doug K [mailto:dougurb@gmail.com]  
**Sent:** Monday, October 23, 2017 9:01 AM  
**To:** Planning and Sustainability Commission <psc@portlandoregon.gov>  
**Subject:** Map Refinement comment on #1777

10-23-17

Katherine Schultz, Chair  
Planning and Sustainability Commission

Chair Schultz:

This letter is regarding **#1777, 2438-2450 SE Main**, in the Map Refinement Project. The lot, located between a dead-ends of SE Main and of SE 25th, is currently split-zoned at R-1 and R-5. The proposal is to rezone the entire lot R-2.



Ironically, the current development has a 5-unit and a 6-unit building on the R-5, and a duplex on the R-1. It seems reasonable, and in keeping with Comp Plan goals, to zone the entire lot as R-1. It is a large parcel, with good access to transit two blocks away on Hawthorne, and access to two streets. While the neighbors may argue that this would be out of character for the "single-family" Main St., in actuality, the adjacent block of Main St. has a 4-plex and 3 duplexes, as well as 4 single-family houses. Main St. continues onto this property as a private street with sidewalks and a cul-de-sac turnaround.

The R-2 proposed, in concert with the two existing multi-dwelling buildings, would seem to be a downzone. Unless all existing structures were razed and rebuilt, the net unit count would be less than is allowed in the current split-zoned configuration.

A compromise would be to zone the R-5 portion as R-2, and leave the R-1 portion at R-1.

In any case, rezoning is logical, and useful to meet Climate Action and other Comp. Plan goals for this "high-opportunity" area of Inner SE Portland, with good transit, walking and biking options for residents, and a "Missing Middle" character already established on this and neighboring blocks.

Thank you,

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