

**From:** Charlie Tso [mailto:charlie.tso@gmail.com]  
**Sent:** Monday, October 23, 2017 2:49 PM  
**To:** Planning and Sustainability Commission <psc@portlandoregon.gov>  
**Subject:** Map Refinement Project Public Comment

To Whom It May Concern,

I am writing to oppose the proposed downzoning to part of Hollywood between NE Halsey to NE Broadway and between approximately NE 42nd to NE 46th as part of the Map Refinement Project.

The Bureau of Planning and Sustainability would be going against Portland's land use and transportation goals by downzoning this part of Hollywood from RX to RH and R-1. This area is within a quarter to half a mile from the Hollywood Transit Center and part of the designated Town Center in the 2035 Comprehensive Plan.

There is a lot of potential for adding more housing and mixed-use buildings to accommodate the City's growth in the next 20 years and bring more people closer to mass transit and non-driving modes of transportation. If BPS really wants to remove RX zone, the area should be rezoned to CM-2 or CM-3 to be consistent with its surrounding area.

Low density zoning is out of context with Hollywood. The area near the Hollywood Transit Center should allow more density and height and encourage more housing units to full-fill the 20-minute neighborhood concept and improve walkability and transit access. Downzoning will certainly help defeat all these goals.

Sincerely,

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