

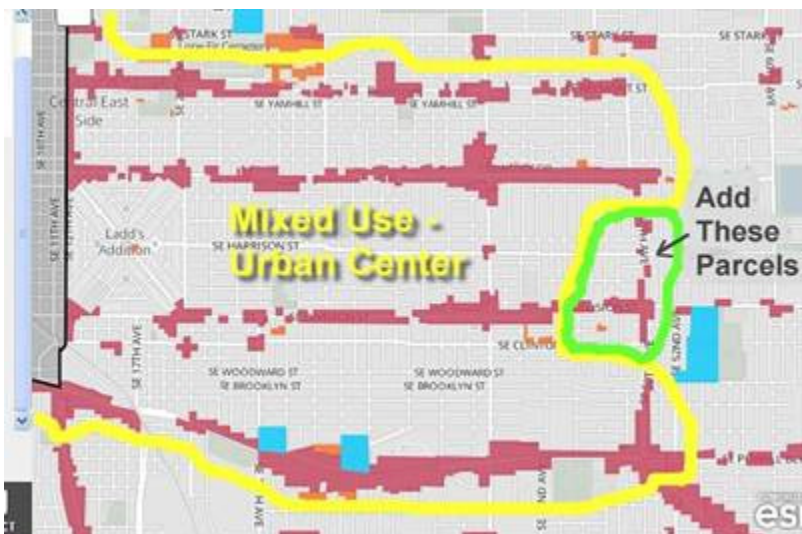
From: Doug X [<mailto:dougurb@gmail.com>]
Sent: Sunday, August 31, 2014 11:23 PM
To: PDX Comp Plan
Cc: Stockton, Marty
Subject: PSC Comprehensive Plan Testimony

To the Planning and Sustainability Commission

From: Doug Klotz
1908 SE 35th Place
Portland, OR 97214

Dear Commissioners:

I am writing to ask that the mapping of **Mixed Use-Urban Center**, that covers the majority of inner SE Portland, be extended as far east as SE 52nd, along Division Street. Studying the map, you'll see that the "Urban Center" designation has been applied to all the Mixed Use properties within the yellow boundary I have drawn:



The **Mixed Use-Urban Center** designation extends east beyond 50th along Belmont, along Hawthorne, and even along Powell. However, it stops at 44th on Division, leaving the green bubble as **Mixed Use - Neighborhood**.

The hub developing at 50th and Division is as much a part of this Town Center as areas further west on Division. At 48th, the new 4-story mixed-use building by developer Aaron Jones is almost finished:



The Town Center characteristics are building east of there:



The building at left will become a Green Zebra Market. At the corner of 50th, Mr. Jones is planning a new mixed use building similar to his development at 48th. The resulting volume will increase the urban feeling at this intersection. (I have drawn in the ghost of this building)



This intersection has better transit service than much of the Inner SE Town Center. Here, the No.14 Hawthorne Bus intersects with the No. 4 Division bus, giving great transit opportunities. As well, the city's best Bike Boulevards are blocks away at Clinton and at Lincoln.

As the map indicates, it seems a logical pattern to extend the Mixed Use - Urban Center designation to all mixed use parcels as far east as 52nd or so, from Belmont, south to Powell Blvd, including parcels along Division, as well as those along 50th. Instead of the **Mixed Use - Neighborhood** designation now in the proposal, I urge you to change the parcels I have circled in green, to **Mixed Use - Urban Center**, to better achieve the goals of walkable neighborhoods for the majority of new residents as well as existing residents.

Thank you.

Doug Klotz