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**To:** Planning and Sustainability Commission  
**Subject:** Comprehensive Plan Testimony

To the Planning and Sustainability Commission:

In the spirit of civic engagement, I am writing to share my views about the draft 2035 Comprehensive Plan. I have not read the plan -- but only reviewed the synopses, examined the map, and watched the videos. As a point of reference, I live in NE Portland (at NE 51st and Siskiyou).

Basically, I support what I've seen in the proposal -- the desire to have vibrant, diverse, economically sustainable, accessible communities all makes sense. There may be consensus on a lot of these goals, but then divisiveness about how to achieve them. I have certainly seen concerns (e.g., yard signs about demolition) in my neighborhood. Some of my views are likely not heard as loudly, so I thought I would share some.

I support apartments without parking or with limited parking: to meet environmental goals, we must encourage less car ownership. Single-family home owners complaining about parking generally have more than one car; I have a neighbor with six vehicles. Portland could discourage car ownership and pay for road improvements by charging an additional fee, on a sliding scale, for car #2, #3, #4, etc., per address. I would look to encourage more novel car-sharing ideas, perhaps by neighborhood, perhaps with the city organizing insurance.

I am okay with demolishing old homes, if replacements make sense within the Comprehensive Plan and Climate Action Plan. I have seen new construction that makes no environmental sense. I don't know that such homes should be forbidden, but there should be related fees that encourage density and affordability and discourage excess square footage per occupant.

It is unclear how the Plan interacts with Tri-Met. Fewer cars and greater density depend on better public transportation; e.g., more frequent service. The no-parking apartment building on NE Fremont (44th or so) would have been more palatable with better bus service on Fremont. I support Bus Rapid Transit. How about a dedicated center-lane BRT system running down Sandy Blvd.?

Affordable, diverse, multi-family housing. To the extent possible, we should encourage high-quality, lower-cost housing (easier said than done). Might there be a program to organize and encourage refurbishing and improvements of older multi-family housing? Is there a way to create/support non-profit home builders and developers -- not just for low-income housing but also middle-income housing.

Thank you and keep up the good work.

Best,

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