

Dear Members of the Planning and Sustainability Commission,

I am a resident of the HAND neighborhood, and request that you consider the following points while finalizing the Comprehensive Plan.

- Please opt for the lowest-intensity commercial zoning designation for commercial properties along SE Clinton St (at 16th, 21st, 26th, 34th, and 41st). I support small-scale neighborhood oriented businesses in these locations, but larger development would be out-of-place in given the surrounding neighborhoods. Please do not add commercial zoning to any currently non-commercial properties surrounding these nodes. They are the right size as they are, and it would be a mistake to encourage larger-scale development that would attract more traffic to one of Portland's busiest bikeways.
- Neighborhoods should have more control in how they grow and develop. They are places people are passionate about, and have chosen to make their homes. To that end, we need either a design-review overlay, pattern area standards, or, better, a neighborhood plan to encourage development beneficial to the neighborhood.
- The zoning code needs mechanisms for preserving solar access to existing structures, and to encourage preservation and reuse of historical structures.
- I am concerned about the development along Division that has occurred in the Richmond neighborhood. The buildings are too tall for a narrow street like Division, and, frankly, the building design is poor. The comp plan should limit maximum building height along narrower streets like Division and Belmont. Again, design-review or similar standards would help drive better design in these buildings that will be an enduring part of our community.
- Neighborhoods need better notification of coming development. They should be notified early in the process, ideally during the pre-app stage, and again as the permitting application proceeds. This should be required for all major developments, not just those that require code adjustments. Better communication between developers and residents will, in most cases, result in better buildings, which will benefit all parties.
- In areas that are expected to become more dense, such as the HAND neighborhood, we need tools to discourage demolition of older homes to be replaced with larger single-family houses. This sort of development runs counter to many of the neighborhood's and city's goals of increasing sustainability, density, and livability.

Thank you for your consideration,

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