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Katherine Schultz, Chair
Planning and Sustainability Commission
City of Portland Bureau of Planning and Sustainability
1900 SW Fourth Ave., Suite 7100
Portland, OR 97201

Dear Ms. Schultz and Commissioners:

I support the upzoning that is proposed by the Bureau of Planning and Sustainability for the Residential and Open Space Mapping. I am not commenting on the areas proposed to be downzoned.

A critical component of the Comprehensive Plan Update is achieving the goal of increased access to Complete Neighborhoods. The higher densities allow for parcels fronting Corridors and Centers is not sufficient to achieve this. Increasing the population who live within walking distance of these important locations is necessary. However, there are many who would like to see a gradual transition down to the scale of single-family neighborhoods.

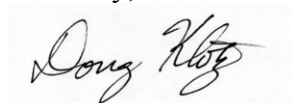
The Comprehensive Plan of 1981 laid the groundwork for these transitions with R2.5 (and in certain cases, R2 and R1) Land Use Designations. The city at that point did not set the zoning in these areas to match those designations.

Now, with a housing crisis that is depleting affordability, and a rapidly changing climate, there is no time to wait. We need to upzone these properties to encourage the development of these areas. This will allow more people to live within proximity to Centers and Corridors and be able to walk, bike or use transit for daily trips. This will also increase the number of housing units, at a time when the population increase outstrips the new supply.

I urge the adoption of all the upzoning proposed in the Residential and Open Space Mapping proposal, especially the areas in Inner Southeast such as the Richmond/Hosford-Abernethy, Between Hawthorne and Powell, the Richmond, along SE Chavez, Between Hawthorne and Division, and the two Sunnyside/Mt. Tabor proposals.

Thank you for your volunteer time on these many Comprehensive Plan issues.

Sincerely,



Doug Klotz

