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**Sent:** Wednesday, April 13, 2016 8:13 AM  
**To:** Planning and Sustainability Commission <psc@portlandoregon.gov>  
**Subject:** Comprehensive Plan Zoning Testimony

My name is Josh Bachman. I have lived in the Richmond neighborhood at 3953 SE Grant Ct since 2005. I urge the Sustainability and Planning Commission to reject converting SE Cesar Chavez Blvd and the bordering side streets from R5 to R1 zoning for the following reasons:

1. As you know Richmond neighborhood has been the epicenter of radical change. While I'm supportive of increasing density and access to affordable housing within Portland, our neighborhood has received an overwhelming disproportionate focus. The proposed R1 changes exacerbates the traffic, safety, and parking issues in our neighborhood with no planned solution to provide relief. There is a better way.
2. A campaign of misleading and disingenuous information on the proposed R1 change has significantly limited neighborhood input on the proposed change. Until recently the BPS map website stated that the R1 development required one parking space for each unit. Only recently was this information changed to correctly reflect the reality that this requirement is typically waived along transit corridors like SE Chavez Blvd. It is egregious that this misleading information would be provided in the wake of the new development parking issues on Division St that embroiled our neighborhood over the past few years. In another example, the proposed zoning change information that was sent to our residence made no mention of the R1 change that would occur just three doors down. It merely outlined converting our lot from R5 to R2.5 (which I'm supportive of). To make no mention of the significant impact that the R1 change would make just a few doors down is remarkable. Lastly, the attached handout from the Richmond Neighborhood Association makes no mention of the R1 change. Why not? It is clearly the most radical change being proposed.

Respectfully,

Josh Bachman