

From: Alan Kessler [mailto:alankessler@gmail.com]
Sent: Tuesday, May 17, 2016 10:14 AM
To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Subject: I Oppose Downzoning of "Low-Rise Commercial" Areas

Dear Planning and Sustainability Chair, Katherine Schultz:

I am a resident of the Richmond neighborhood and a member of the board of directors for the Richmond Neighborhood Association, though I am writing only on my own behalf.

I wish to express my strong opposition to the proposed downzoning of so-called "Low-Rise Commercial Storefront Areas."

As you are aware, the proposed CM1 zones are a political response to a coordinated attempt by certain citizens to reduce much-needed density on corridors in their neighborhood. This is bad policy. The corridors are intended to continue to develop into vibrant social spaces, with eyes on the street and rich opportunity for social contact. We should be promoting density and good urban design in these places as much as anywhere in the city.

The proponents of this amendment claim that their intent is to preserve the "historic" 1- and 2-story buildings: This is pretext.

Limiting buildings to 3 stories will mean that when the older buildings are torn down, fewer homes will replace them than would under the original draft. If some of these buildings are historic assets, they should be listed on the federal register. Zoning is both ineffective and the incorrect tool for saving these buildings from demolition.

Please reject this amendment.

Best Regards,
Alan Kessler
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