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**Sent:** Tuesday, July 19, 2016 11:32 AM  
**To:** Planning and Sustainability Commission <psc@portlandoregon.gov>  
**Subject:** Composite Zoning Map

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To;  
Planning and Sustainability Commission  
Katherine Schultz, Chair

Re: Composite Zoning Map

Dear Ms Schultz and commissioners.

In light of testimony you may be receiving, I wanted to reiterate my position that none of the "downzonings" proposed in the "low-rise commercial areas" should take place, and all of those areas should remain CM-2.

In the 33rd to 34th stretch of Belmont, for instance, there is concern that the one- and two-story buildings there will be replaced, and their historic facades will be lost. (This is an area where the commission already tentatively decided to NOT downzone to CM-1)

However, the proposal in question is to replace a two-story building with a three-story building, which would be allowed in CM-1 anyway. And, any reduction from the current CS (4-story) to CM-1 (3-story), wouldn't take place until 2018.

A better path would be to keep the zoning here and in all other such areas, at CM-2, to allow 4-story buildings, and use the time between now and Jan. 2018 to explore other options to retain at least the historic feel of these street frontages, perhaps with some sort of facade preservation incentive or even requirement, such as apparently is in place in Seattle's Capitol Hill area.

Division Street, likewise, should remain at CM-2.

Thank you.

Doug Klotz