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Sent: Thursday, September 21, 2017 10:46 PM
To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Cc: Stockton, Marty <Marty.Stockton@portlandoregon.gov>; Engstrom, Eric <Eric.Engstrom@portlandoregon.gov>
Subject: Map Refinement Project

Dear Planning and Sustainability Commissioners:

It has come to my attention that a number of parcels in the Hollywood area are to be downzoned in the current map refinement. In particular, parcels near NE 45th Ave between Halsey and Broadway are scheduled to be downzoned from RX to RH or R1.

These parcels are steps away from Hollywood Transit Center. We should be doing everything we can to promote dense, walkable urbanism near this major bus and light rail hub. Downzoning to RH is about a 20% reduction in housing capacity. Downzoning to R1 is a radical reduction in potential homes.

With our inclusionary zoning rules in place, the downzoning to RH translates directly to lost income-restricted homes. Downzoning to R1 makes it much more likely that any development will include 19 or fewer homes per building and avoid the IZ rules entirely.

If we are serious about our mode-share, climate, and affordability goals we should be up-zoning at every opportunity—not looking for ways to chip away at our meager multi-family allocations. In particular, we should be supporting dense transit-oriented development near our transit stations.

If the Commissioners wish to reconsider zoning near light rail stops, I would suggest that a small portion of the City-owned land adjacent to the SE Bybee Blvd MAX Station would be a prime candidate for CM3, RX, or RH.

Sincerely yours,
Alan Kessler

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