

Commissioners:

I write regarding property ID R326382, also identified as [2438—2450 SE Main St](#). This property is currently split-zoned R1/R5, and there is a proposal before you to rezone the entire lot R2.

Based on the allowed number of units and the current site configuration (with almost all the density on the Western portion of the property), this presents a substantial missed opportunity to create more housing near excellent transit, which would be subject to the inclusionary zoning rules.

Please do not downzone any portion of this property. Ideally, please upzone the R5 section to R1 to make it match the rest of the parcel.

If it is important to the Commission to have an R2 section as a transition from the higher-intensity development on SE 26th, then please leave the split zoning in place, and simply upzone the R5 section to R2 to make it conforming.

We need every home (and every affordable home) we can get in inner SE Portland. Downzoning anything in this part of town is contrary to our housing, climate, and transportation goals.

Thank you,

Alan Kessler
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