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Planning and Sustainability Commission
1900 SW Fourth Ave.
Portland, OR 97201

Dear Commissioners:

Thank you for the opportunity to testify. On this day of the UN Climate Conference, I and others, including members of Portland Neighbors for Sustainable Development, feel that much of this Draft is headed in the right direction, and will be a step toward slowing climate change on our planet.

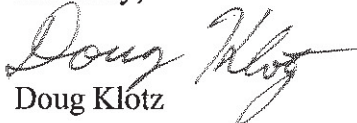
The first “key direction” in the Comp Plan draft is **Create Complete Neighborhoods**, “with shops and services, a variety of housing and good pedestrian environments, and bike and transit access.” This plan attempts to increase the number of people living in these neighborhoods, and to create Complete Neighborhoods in Eastern Neighborhoods and Western Neighborhoods, while enhancing the Inner Neighborhoods.

However, an important component of this plan is the willingness of the development sector to build the housing and mixed-use buildings these neighborhoods will need. Constraints in Eastern and Western Neighborhoods have meant that less building is happening there. In the Inner Neighborhoods, builders have been taking advantage of the Mixed-Use zoning to build the sort of Complete Neighborhoods the plan envisions. These improvements are helping **Create a Low-Carbon Community** (Key Direction 3), reducing the need for driving in Inner Neighborhoods, but also making the Inner Neighborhoods a better place to live, with more shops and services within walking distance of the existing and the new residents.

The Commission should ensure that zoning and Comp Plan designations along Corridors and in Centers do not restrict or discourage this construction, which is key to achieving so many Comp Plan goals. The Mixed Use zoning designations should allow at least as much development by right as the existing zoning, and perhaps grant additional rights in trade for the inclusion of affordable housing, for instance.

The Commission should look also at the R-1 zone, which is a good portion of the land along Corridors and even in Centers. Compared to the CS and CM zones, almost no multifamily housing is being built in R-1, because of the comparatively low intensity allowed. Rezoning to RH or redefining R-1 would add valuable capacity in the neighborhoods where housing is in short supply and high demand.

Thank you for consideration of these important issues for the City, the Region and the planet.
Sincerely,


Doug Klotz