

From: Brian Stafki [<mailto:brianstafki75@gmail.com>]

Sent: Wednesday, December 10, 2014 10:08 AM

To: Planning and Sustainability Commission

Cc: Jennifer Kenny

Subject: Comprehensive Plan Testimony

First of all, thank you for your work on this. It is very obvious that great care and thought has gone into preparation of this document.

My comments:

Please add page numbers to your table of contents.

Given:

"Guiding Principles.: Environmental health. Encourage land use decisions that recognize, incorporate, and sustain valuable ecosystem services related to air, water, and land quality, and the intrinsic value of nature."

and

"Policy 4.38 Demolition. Protect significant historic structures from demolition until opportunities can be provided for public comment, pursuit of alternatives to demolition, or actions that mitigate for the loss."

Construction represents six percent of US industry GHG emissions. A majority of the waste generated in the area -- 26 percent -- is from demolition and remodeling. I would like the plan to represent some limits on new building at the expense of our existing stock. Policy 4.38 does not go far enough.

I am assuming that "historic structures" are structures that are registered on historic lists. What is "significant?" That nature and character of our community fabric will change with wholesale demolition of older homes and replacement with new stock. Plus, the embodied energy and resources will be wasted and new resources will be used and additional carbon will be generated instead. This is not in line with your guiding principle of environmental health. Priority should be given to maintaining and restoring existing stock over new building. Additionally, policies should encourage infill of ADUs on existing lots with existing buildings staying intact. Demolition of derelict homes that are beyond repair can come next.

Thank you.

Sincerely, Brian Stafki, resident, homeowner
1555 Ne 75th Ave. 97213