

Doug Klotz  
1908 SE 35th Place  
Portland, OR 97214  
1-26-14

Planning and Sustainability Commission  
1900 SW 4th Ave.  
Portland, OR 97201

Chair Baugh and Commissioners:

Here are some more detailed arguments for the Belmont-Hawthorne-Division Town Center designation.

1. Transit. While not currently served by High Capacity Transit, the area has the best transit access of any area outside the Central City. 87% of the residents are within 1/4 mile of Frequent Service Transit. The 14, 4, 15, and 75 provide multiple choices for many of the residents.

2. Center Population. The population, at 9,000 people within a 1/2 mile radius, is among the highest in any proposed Center. Only NW Portland is higher.

3. Growth Capacity. The Growth capacity is 8,300 households based on existing zoning, with most capacity along mixed-use streets with excellent transit.

4. Services. The 20-Minute Neighborhoods Analysis gives this area the highest score in the city (79 out of 100). The combined three streets host a large and varied number of businesses that serve the residents very well.

5. Jobs. It has among the best access to the Central City, not just by transit, but by 2 heavily used Bike Boulevards, Lincoln and Clinton, as well as jobs in the Central Eastside and downtown that are easily accessible by walking.

6. District Anchor. The three strong Main Streets, closely spaced, provide an anchor for complete neighborhoods, and serve to anchor the district.

Many of us living within this proposed center look forward to the additional city resources and planning that may flow here as a result of this designation.

Thank you for your consideration of this and all the numerous comments you have received.

Sincerely,

Doug Klotz

Doug X <dougurb@gmail.com>