

Concerning the proposed draft of Portland's 2035 Comprehensive Plan:

- 1. I approve your recommendations to decrease maximum allowed density.**
- 2. I strongly urge you to expand the proposed areas of "down designation" (expand the downward shift in density).**

I am concerned that greater housing density would increase already heavy storm water runoff throughout the West Hills. This could adversely affect many of the already deeply canyoned creeks within this area.

I have worked with many volunteers and multiple agencies to restore 2 creeks between SW Patton Road and SW Thomas Street. For over 2 years the project involved 2 HOA's and 175 homeowners. A grant from WMSWCD and thousand's of donated plants from CWS provide the foundation for this effort. The educational and organizational support of these two agencies was invaluable. This restoration project cleared invasive plants and added native vegetation along streams and bordering hillsides. The plants will absorb additional ground water, reduce runoff, keep the creek water clean, aid in maintaining hillsides and provide for wildlife.

- 3. I strongly urge you to work across agency lines with the multitude of experts within the environmental, watershed and storm water departments that already exist....** Portland's Bureau of Environmental Services, West and East Multnomah Soil and Water Conservation Districts and Clean Water Services.

In my restoration work I found that well-meaning property owners generally want to take environmentally sustainable actions but lack the expertise.

The agencies above have experts who can evaluate development versus creek and watershed sustainability (and homeowner safety). I hope their expert knowledge will carry more weight in the decision making process than developers or a well-meaning homeowner with limited environmental knowledge .

The illustration below is from Clean Water Services's website. It illustrates the affect of increased development on water runoff. Please refer to their website and more importantly their experts for more information.

<http://www.cleanwaterservices.org/Content/Documents/Watershed%20Info/Effective%20Impervious%20Area%20Report.pdf>

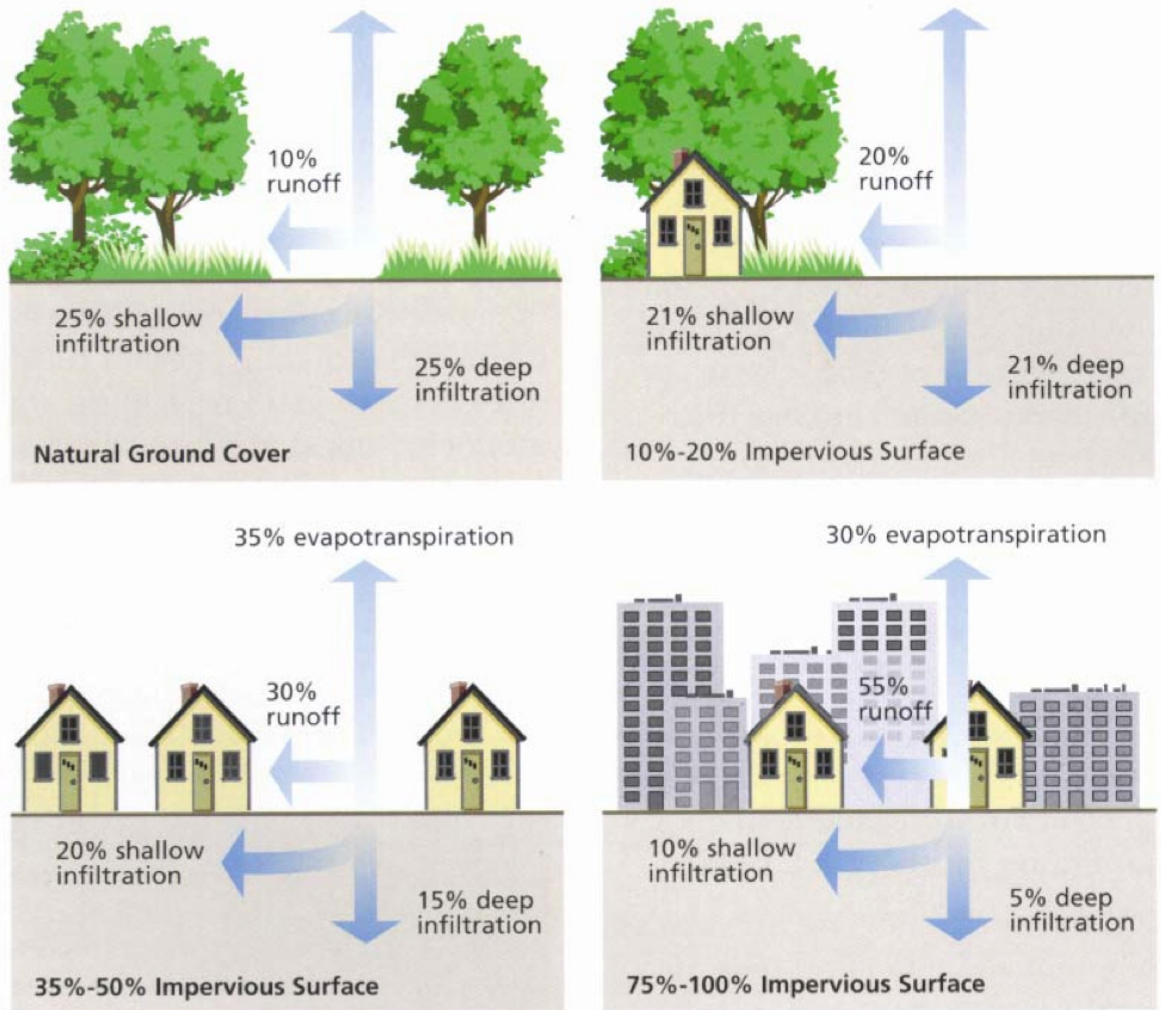


Figure 2: Altered Hydrologic Cycle. As the land use is changed, from forest to farm to urban landscape, the hydrologic cycle is impacted.

Thank you,

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