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To: Planning and Sustainability Commission  
Re: **May 2015 Growth Scenarios Report**

Chair Baugh and Commissioners:

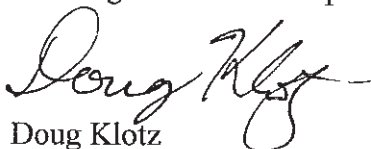
I support the Proposed Comprehensive Plan as the best alternative to all the Growth Scenarios presented in this report.

The Proposed Plan performs significantly better than the other alternatives on four transportation-related measures; Complete Neighborhoods, Frequent Transit Access, Low-stress Bike Network Access, VMT reduction, and Mode Share. I should note that these results depend on aggressively building out the planned greenway network, and reducing auto traffic on these greenways to make them truly "low-stress". The Commission should be aware of needed vigilance to ensure that these networks are built as planned, and not sidetracked for political reasons.

The Housing Choice chapter describes a plan that will result in more households in walkable neighborhoods. It lays out a range of housing types, including Attached House (High Density), otherwise known as duplexes, triplexes, fourplexes, etc., that are currently not allowed in Single-family zones and underperform in Multifamily zones. The Single Family Zones should be modified to allow this type of housing, as well as traditional detached and row houses. The multi-dwelling housing on transit corridors does not provide enough variety or numbers to maximize housing choice.

The Report notes (on P. 53) that "adding more R2.5 or R2 zoning near neighborhood centers could increase the supply of small lot single family homes, duplexes, townhouses, and low density multifamily development types. This should be a consideration as refinement plans are developed for centers and corridors." I look forward to these zoning changes, especially to higher density than R2.5..

I support the Proposed Plan over the alternatives, and would be pleased to support a strong position by the Planning and Sustainability Commission in further work on ensuring the Plan accomplishes these promised results.

  
Doug Klotz