

From: Ken J <akeidolon@gmail.com>

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To: Planning and Sustainability Commission

Subject: Code Reconciliation

While I value the presence of urban trees in our city I urge you not to remove the Title 11 exemptions for Commercial / Mixed Use zones. Trees are important in the right of way, where they mask road noise, provide cover from the weather, and beautify the streetscape. As a requirement on lots themselves, they render many lovely built forms non-conforming, force expensive mitigation or half measure inclusions on already costly projects, and jeopardize the maximal use of precious close in buildable space. I love Portland's trees, but they can grow in medians and other slivers of land, while housing and space for businesses cannot. We are already in the midst of a crisis of space for people, prioritizing carve outs for plants that can serve their purpose offset a handful of feet away feels like a terrible misstep.

-Ken Johnson

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