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Testimony to CC2035 Plan Planning and Sustainability Commission, August 9, 2016

I'm Suzanne Lennard and I am a downtown resident. I am an architect and Founder of Making Cities Livable, LLC.

I'm here to advocate for RETAINING the RX zone¹, and LOWERING both the FAR and the maximum building heights in the West End and on all blocks facing the South Park. I recommend a FAR of 7:1 and a maximum building height of 100' for both areas.

By promoting "contextually-sensitive infill development on vacant and surface parking lots," these reductions would create a compact but dense building form as opposed to the more corporate, podium tower form typical in the downtown area². This will help preserve the West End's architectural history³, preserve the many affordable housing units⁴ and still be able to meet the density goals for housing diversity⁵ expressed in the plan. This will create a more livable urban form, allowing light on the street, sunlight for trees, and a healthier public realm.

Protection of sunlight on the South Park Blocks should be REQUIRED, rather than "encouraged"⁶ in order to enhance the signature open space of the South Park⁷. Maximum building heights should be LOWERED to 100' along both sides of the park blocks; step backs at the third story of buildings over 3 stories should be REQUIRED facing the park. The designation of "area eligible for height increase" should be REMOVED⁸.

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¹ Zoning Maps: Vol. 2, p. 467, 469.

² Neighborhood Transitions: Vol. 1, p. 66, Policy 5.7

³ Historic Preservation. Vol. 1, p. 69, Policies 5.18 & 5.19

"Historic resources and districts. Protect the personality and character of the West End by encouraging the use, preservation and rehabilitation of existing buildings and historic resources that represent a wide range of architectural styles, scales and eras." Vol. 1, p. 71, Policy 5.WE-3

⁴ Support the affordable housing policy of "no net loss." Housing & Neighborhoods, No Net Loss: Vol. 1 p. 43, Policy 2.10b)

⁵ Vol. 1, p. 44, Policy 2.WE-5.

Housing & Neighborhoods, Housing Diversity: Vol. 1, p. 43 Policy 2.8

⁶ "Encourage heights and building forms that preserve sunlight on public open spaces and parks." Vol. 1, p. 66, Policy 5.3

"Preserve the South Park Blocks as one of Portland's signature open spaces." Vol. 1 p. 70, Policy 5.DT-4b

⁷ Signature Open Spaces. Vol. 1, p. 69, Policy 5.16

⁸ Maps of Proposed Heights along South Park Blocks: Vol. 2, p. 331, p. 337; Vol. 1, p.64 Goal 5.C