

From: Joshua Scott <Josh@kozdevelopment.com>

Date: Tuesday, October 24, 2017 at 3:46 PM

To: "psc@portlandoregon.gov" <psc@portlandoregon.gov>

Cc: Cathy Reines <Cathy@kozdevelopment.com>

Subject: Written Testimony, Map Refinement Project and Code Reconciliation Project Hearings, October 24, 2017

Koz Development is a multifamily development company focused on the creation of an affordable housing option in urban areas previously not easily accessible to many. We presently have 6 projects in development in Portland, bringing 533 units of small studio, 1 bedroom and 2 bedroom apartments to the market with our first units delivering in February.

As one of those projects, we have, under sales contract and in development, a 6 story, 114 unit multi-family mixed use project located on the corner of 47th and Sandy (4728 Sandy Blvd.) Previous actions for this proposal include an Early Assistance meeting conducted in April presenting the design much as it exists today. A Type II design review application was made at the end of September and is presently in staff review for completeness. During this process, we became aware of how proposed map and code changes would be negatively impacting our ability to move forward with this project. Several of these changes seemed counterintuitive to the overall goal of increasing the stock of affordable housing in Portland and I want to make those changes clear that are having negative effect on our real-life project.

1. The site was originally attractive to us due to the main street designation providing a 20' height bonus to a maximum height of 65'.
2. The provision to exempt residential floor area from the FAR requirements within the CG zone was helpful in enabling the 6 floors/65' height building housing 114 units and a FAR of nearly 5:1.
3. The requirement to include residential FAR in the total floor area when IHZ was adopted was not shared at the Early Assistance meeting in April and it was significantly unclear that the maximum FAR for the property changed from unlimited for residential to 3.5:1 max, a significant down-zone.
4. The CE zone proposal further limits the building height to 45', a drastic reduction from the height limit at which this project was started.

In total, the changes to the area of the CGdm zoning along Sandy Blvd east of 47th Avenue have significantly effected our ability to create a feasible project on a site where 114 units of housing would have been built. We are hopeful that this unwanted impact can be mitigated in a manner in which our project, as started by right, can continue to completion.

Best regards,

Joshua Scott | vp, design and construction

206.755.1290 **koz Development**

Joshua Scott

Kōz Development

1830 Bickford Avenue

Suite 201

Snohomish, WA 98290