



BUCKMAN COMMUNITY ASSOCIATION

c/o Southeast Uplift 3534 SE Main Portland, OR 97214 (503) 482-8252

March 13, 2015

Planning and Sustainability Commission
1900 SW 4th Avenue
Portland, OR 97214

Dear Chair Baugh and fellow PSC Commissioners,

In discussions about Portland planned zoning changes we have had many lengthy and lively conversations about the present state of development in the City.

In areas where density is being imposed and older housing demolished, we have noticed a sky-rocketing of rental rates, contrary to the notion that if there are more units, they will become more affordable.

Also, the idea of “mixed-use development” being attractive to neighborhoods has been lost as large, multi-unit developments are continually built under commercial zoning designation without any retail or commercial components at all.

Parking shortages have increased as apartment buildings are developed on transit lines without parking, yet studies show most tenants own cars.

While we are certainly not advocating for more development and have been clear about our opposition to recent and specific comp plan proposals, for areas that are being developed throughout the city as mixed use, we believe these conditions should be considered.

1. Require ground-floor commercial for residential building built in commercial zones. This is a must to create walkable mixed-use neighborhoods and help reduce car dependence.
2. Require inclusionary zoning when allowed to do so (pending state approval). We need to be able to increase affordable housing city-wide throughout our neighborhoods.
3. Require design review for all large-scale buildings.
4. Address historic preservation to preserve important heritage buildings, blocks and historic districts. Help low income neighborhoods preserve their historic resources by adjusting development services fees accordingly for minor repairs and renovations.

5. Create mechanisms to effectively incentivize family housing with options and room for children.
6. Respect communities regarding their efforts to maintain healthy residential fabric and reach out and involve citizens actively and meaningfully in all phases of the planning and visioning process.

Thank you all for your service and hard work,

Sincerely,

A horizontal line containing a handwritten signature in blue ink. The signature is cursive and appears to read 'Susan Lindsay'.

Susan Lindsay
Co-Chair, Buckman Community Association