

2536 SE 33rd Place
Portland, OR 97202

May 10, 2016

Chair Schultz and Planning and Sustainability Commission Members:

I am writing to offer my support for the recommendations that have been offered by the Division Design Committee for consideration in regards to the Mixed Use Zones proposed draft. Key points include:

- Restoring a residential FAR requirement for Mixed Use Buildings, encouraging the city to fix this problem immediately rather than waiting for implementation perhaps two years down the road, or even longer.
- Incorporating all of the new Division Design Guidelines into the Division Plan District.
- Supporting the preservation of "Vintage Low-Rise Commercial Areas," limiting development to 3-story (35') scale in commercial storefront areas with continuity of 400' of pre-1920s buildings. The stretch of blocks from SE 35th to SE 38th Avenues along Division Street is an excellent choice for implementation of this proposal. Thank you for listening and acknowledging community desire for preservation of our architectural character.
- Supporting Design Review and Design Commissions to be established for each quadrant of the city.
- Requesting a Southeast area plan in order to give the southeast neighborhoods an opportunity to reflect broadly on our common vision and future goals in concrete and meaningful ways.

I appreciate your work and time spent considering community needs.

Sincerely,



Denise Hare
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Portland, OR 97202