

From: David Mihm [<mailto:davidmihm@davidmihm.com>]

Sent: Tuesday, May 10, 2016 1:09 PM

To: BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov>; Planning and Sustainability Commission <psc@portlandoregon.gov>

Subject: [User Approved] Testimony on the proposed mixed-use zoning update

To whom it may concern:

I learned about the ongoing zoning revisions being proposed at the Richmond Neighborhood Association meeting last night. Doug Klotz of the RNA did an excellent job laying out the impact and implications of the proposed changes.

I was surprised and disappointed to see that there are still large swaths of red-colored areas along SE Powell between the Ross Island Bridge and 35th that this plan proposes to leave as "general commercial."

SE Powell is one of the widest/largest corridors in the entire inner eastside, soon to be served by a bus rapid transit system. It's one of the most natural places for large-scale residential building projects to happen outside the downtown core. And certainly is a more natural place for these kinds of projects than a number of locations where Mayor Hales' administration has already allowed them to occur (N. Williams is the most glaring example).

I had thought that Mayor Hales' embarrassingly-belated declaration of a housing emergency in Portland several months ago was designed to allow for all options to be on the table when it comes to zoning for more housing. Especially for more affordable housing, and especially for more affordable housing close to transit hubs.

This section of SE Powell seems like a perfect place for that to happen, and I strongly suggest it be considered more thoroughly to *at least* be zoned as Mixed-Use as part of this process.

Sincerely,
David Mihm
1982 SE 30th Ave
Portland, OR 97214