

**From:** BJ Cefola [mailto:bcefola@gmail.com]  
**Sent:** Tuesday, May 17, 2016 11:46 AM  
**To:** Planning and Sustainability Commission <psc@portlandoregon.gov>  
**Subject:** PSC Mixed Use Zones Testimony

Planning and Sustainability Chair Katherine Schultz,

I'm writing to express opposition to the potential down-zoning of Low-Rise Commercial Storefront areas, from CM-2 to CM-1. This down-zoning would restrict development in neighborhood commercial centers to 3 stories, instead of 4. I think this would significantly restrict new development, particularly of housing. Projects that are viable with 4 stories may not be at 3. At a time when the city suffers from a desperate housing shortage we should be expanding opportunities for new housing, not restricting them. Plus, I think the aesthetic difference between a 3 story building and a 4 story building is nil.

Thanks for your consideration,  
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