

From: Brendon Haggerty [mailto:haggerb@gmail.com]
Sent: Tuesday, May 17, 2016 7:06 AM
To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Subject: Mixed Use Zones Testimony

Commissioners,

I am concerned about the low-rise commercial storefront provisions contained in the draft proposal. As both a resident on a block that would be affected by these provisions and a member of the Mixed Use Zoning Project Advisory Committee, I feel I have an especially informed perspective. There are four important reasons I think the low-rise commercial storefront provisions should *not* be advanced.

1. **Climate change is more important than cuteness.** To meet our climate goals, we need to be promoting the low-carbon lifestyles afforded by higher density mixed-use development. Stifling development on our commercial corridors is irreconcilable with climate goals, as it disincentivizes sustainable growth in some of the areas best suited to accommodate it.
2. **This solution does not fix the problem.** The characteristics that make our commercial corridors engaging and charming are not related to the building height; a new three-story building does not preserve the character of these corridors better than a new four-story building. The things that draw us to those streets are continuous storefronts with lots of windows and frequent entrances, characteristics that can be provided by new construction as well as old. Those design characteristics are addressed elsewhere in the MUZ proposal, and I am confident that the proposal will create engaging pedestrian environments without the low-rise commercial storefront provisions.
3. **The low-rise commercial storefront proposal slows progress on seismic resilience.** This provision disincentivizes redevelopment of seismically vulnerable buildings.
4. **The public process for the low-rise commercial storefront proposal has been less robust than for other aspects of the MUZ proposal.** I commend BPS staff on the proposal and the process that we worked on together over the last two years. It's important that PSC commissioners know that while most of the process was robust and rigorous, the low-rise commercial storefront provisions were not discussed in as much depth as other parts of the MUZ proposal. These provisions were added just a few months ago, after most of the proposal was already in place.

The low-rise commercial storefront proposal is in conflict with important planning goals. I urge you not to include it in your recommendation.

Regards,
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