

17 May 2016

Portland Planning and Sustainability Commission  
psc@portlandoregon.gov

Re: Mixed Use Zoning project amendments testimony

Dear Chair Katherine Schultz, members of the Commission

I wish to thank the Commission and the Department of Planning and Sustainability for this opportunity to (1) serve on the project advisory committee and (2) to submit comments regarding the package of amendments.

Amongst the many considerations in putting the package of materials before you, the ones I worked hardest to have incorporated included:

- (1) requiring building facades to be articulated, that is not just be a flat surface the entire front surface for large, long building faces,
- (2) Height scaled to the width of the street right-of-way so as to provide users with a less like 'canyon' experience,
- (3) Enabling active uses other than retail to occupy the ground floor of a complex.

The big disappointment in the final product was our inability to incorporate how low income (affordable) housing could be included in the package as an incentive for builders/developers. It seems that the the biggest impact in providing affordable housing is to reduce onsite parking, as much as \$25-30,000 per space for structured parking. The owner needs to recoup that investment and the only way for that is to add it into the cost or rent of the unit. With that in mind fewer or zero onsite parking still requires at least frequent mass transit service, supports walking and biking as transport modes as well as working to achieve better health choices, supports the Town Center designation (of St Johns), helping to reduce human impacts on climate change. A word of caution in considering adding an additional floor to structures without tiering it back (to accommodate more affordable housing) is the impact it would have on the street scale, by allowing an additional floor as an incentive to include affordable housing would re-create the 'canyon' feel that many persons who attended our meetings spoke against.

With respect to including affordable housing as part of the mixed use package I would ask that including it at the expense of requiring other amenities such as private and public plazas not be approved. All residents need both private and public space for rest, relaxation and recreation. It should not be at the expense of others needs.

Thank you again for this opportunity,

Respectfully,  
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Cc: Barry Manning