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Sent: Monday, May 23, 2016 8:31 PM
To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Subject: testimony on the Mixed Use Zoning

I'm writing as one of the initial leaders of the Division Vision Coalition that has worked the past 15 years to improve the quality of Division Main Street developments. I want to encourage you to vote yes on four pieces of the Mixed Use Zoning developments:

1. Restore a Residential FAR Requirement for Mixed Use Buildings.
Not counting FAR in new buildings is creating many of the negatively perceived characteristics that has been the concern of community members including an overly box-like appearance, large blank walls, and significant shading, light overspill and privacy impacts on adjacent properties. I'm encouraging the City to fix this now and not wait until the Comp Plan approval timeline of 2018.
2. Division Plan District: Incorporate the new Division Design Guidelines
The Community, in partnership with the Division Design Initiative, and a coalition of Division neighborhood and business associations would like to codify where possible:
 - a) The Division Design Guidelines be integrated into the "Division Plan District" in the new Mixed Use Zoning and
 - b) The Division Plan District be extended to match the boundaries of the Division Main Street Plan (and the Division Design Guidelines) which extend from 11-60th.
3. Support for Preservation of "Vintage" Low-Rise Commercial Areas
4. Support for Design Review for main street developments
None of the buildings on Division have had any Design Review by the City's Design Commission and many are concerned we need more design tools to better help new development blend better within the existing fabric of Portland communities.

Thank you for your interest and contributions,

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