

City of Portland
Planning and Sustainability Commission
Mixed Use Zones Project

This is written testimony for submission for the above project in response to PSC Work Session #3 on July 5 2016.

At that session the Commission stated it would accept comments through July 19, 2016.

These comments are in regards to Topic #4. Development and Design Standards regarding building height (1) Step-backs/downs (2) articulation, length, etc.(3) We own property at 2531 SE Ankeny St. that is affected by this Topic. We completed a set of townhouses in 2015. The project is a passive house with a zero net energy use.

We have occupied the townhouse for a little over a year and have been able to meet this goal of zero net energy utilizing passive and active solar installations.

The building project was aided by using both state and federal energy tax credits and support of the Oregon Energy Trust. We hired a design build firm – Green Hammer – who oversaw the design elements of the passive house and solar applications.

The concern we would like the commission to take into consideration is the Design overlay in considering permits for buildings on Ankeny Street directly across from our residence at 2531 SE Ankeny. This overlay would take into consideration the sustainability issue for our solar access.

If a building is allowed to include a 10 ft. bonus height as part of the CM2 zone the additional height to 55' will impact our solar (see attached)
We understand the bonus could also be applied that may address the scale issue and change the FAR from 2.5;1 to 4:1.

At this time, as far as we know there is no permit issued for the lot/building across the street. Our concern is that in adopting the development standards allowing the additional height will impact our solar access. We would like the commission to take this design overlay into account when issuing any building permits for this location.

Thank you,
Anne Morrow
Roger Chope
2531 SE Ankeny
Portland OR 97214

Attached Ankeny Row description
Attached – preliminary architectural notes on solar access

SUN SHADING CHART

LOCATION: Portland International Ap, OR, USA
Latitude/Longitude: 45.6° North, 122.62° West, **Time Zone from Greenwich -8**
Data Source: TMY3 726980 WMO Station Number, **Elevation 19 ft**

LEGEND

- **WARM/HOT > 75°F**
 (SHADE NEEDED)
 133 Hours Exposed
 0 Hours Shaded
- **COMFORT > 68°F**
 (SHADE HELPS)
 149 Hours Exposed
 0 Hours Shaded
- **COOL/COLD < 68°F**
 (SUN NEEDED)
 1462 Hours Exposed
 764 Hours Shaded

PLOT MONTHS:

- WINTER SPRING
 December 21 to June 21
 SUMMER FALL
 June 21 to December 21

- Display Grid
 Display Shading Calculator
 Display Obstruction Elevation

