

# COMPREHENSIVE PLAN TESTIMONY

Thank you for attending the Mixed Use Zones Public Workshop. The scope of the Mixed Use Zones Project is limited. Some of your comments related to these new zones may refer to underlying Comprehensive Plan policy. This sheet will be submitted as legal testimony for the Comprehensive Plan Update. Please turn this in at your table.

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## Legal Testimony

I wanted to put in a final pitch for affordable housing prioritization in all zoning changes — this ought to be encouraged in any way possible, more even than green features and design concerns. If we lose our affordable housing, we <sup>will</sup> have lost our primary equity fight, and we will be hard pressed to ever get it back.

With this as a primary driver, other concerns that ought to be emphasized include: 1) more substantial incentives for historic preservation (another social asset we will never get back), 2) pedestrian-level interactivity, 3) ~~encourage~~ zoning that encourages more varied and



less monolithic new development (all these new blank beige <sup>apartment</sup> boxes are terrible!), and 4) MORE density than is currently proposed, but specifically focused along major arterials — if we don't allow even greater density there, then ~~that~~ we will either have to eat up more farm and forest land at the edge or we will have to change the character of Portland's lovely, leafy neighborhoods.

The sooner we ~~propose that~~ allow ~~ing~~ density on streets like Division and ENCOURAGE it on Powell, ~~the more~~ ~~the better~~ the better we will be able to preserve farmland outside Gresham and preserve the character of streets like Clinton. We — as a relatively low-density inner city — need to take far more drastic steps toward greater (FOCUSED) density than are currently being proposed, in order to protect our region from far worse consequences in the long-term.