

**From:** Brian Posewitz [mailto:brianposewitz@comcast.net]  
**Sent:** Monday, May 09, 2016 11:35 PM  
**To:** Planning and Sustainability Commission <psc@portlandoregon.gov>  
**Subject:** Mixed Use Zones Testimony - Sellwood Moreland Overlay

Dear Planning and Sustainability Commission:

I live in Sellwood. I have reviewed the proposed MUZ overlay for Sellwood/Moreland and find it inappropriately provincial and stuck in the past. In particular, the neighborhood centers (loosely defined) around 13th/Tacoma and Bybee/Milwaukie should be at least CM3 and/or CM2. Nothing should be CM1, which is proposed for the core parts of these intersections.

Sellwood/Moreland is a close-in neighborhood that can and should grow significantly taller and more dense if our wider metropolitan area grows as projected. This will help accommodate growth while minimizing regional sprawl. Moreover, it will enhance the livability of our neighborhood by facilitating (through economic incentive) the repair and replacement of the many old, run-down structures that still occupy our neighborhood centers (despite vast improvement in recent years). I see little to no risk that every building in these centers/corridors will be torn down and replaced with the same type and size of building to create the "four-story tall canyons" feared by the majority of the board of the neighborhood association board. The nice buildings will be preserved and the run-down ones will appropriately be replaced, creating a fresher, more diverse and more vibrant neighborhood.

Thank you for considering my comments.

Regards,

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