

**From:** Erin Telford [mailto:[erinleben@gmail.com](mailto:erinleben@gmail.com)]  
**Sent:** Thursday, May 12, 2016 11:56 AM  
**To:** Planning and Sustainability Commission <[psc@portlandoregon.gov](mailto:psc@portlandoregon.gov)>;  
[fosterpowellneighborhood@gmail.com](mailto:fosterpowellneighborhood@gmail.com)  
**Subject:** Foster Powell Mixed Use Zones

I am a resident of the Foster-Powell neighborhood. I have lived here for over three years, and my husband has been here for over a decade. I have worked in the architectural field in Portland for many years.

In response to this email sent out by the Foster-Powell Neighborhood Association:

As discussed at Monday's Neighborhood Association meeting, there is a "low-rise commercial" proposal of Commercial Mixed Use 1 (CM1) on both the north and south sides of Foster Rd. between 63rd Ave. and 68th Ave. This designation will cap building height requirements to two stories as opposed to the previous CM2 designation, which allowed for up to 4 stories. This is to acknowledge the existing character of one to two-story "street car era" buildings.

I am very much AGAINST a low-rise commercial proposal.

The city so desperately needs apartment units, and additional rental space. While some neighborhoods (Division as an example) have been overwhelmed by 4-story development, Foster-Powell is one neighborhood with the space, wide commercial streets and scale to actually benefit from the added building height. And as a rapidly gentrifying neighborhood, we have a change to fit in more affordable housing and also help improve the neighborhood with new development and retail.

While I am all for the preservation of our historic building on the commercial strip on Foster and elsewhere, to limit the new building height to 2-stories, simply to acknowledge the older street-car era buildings, greatly limits the neighborhood's potential, and disregards some wide open spaces on Foster that are more suitable to higher buildings than most lots in the city.

Thank you,

Erin Telford