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From: Megan Light [mailto:lightmeg2008@gmail.com]

Sent: Monday, May 16, 2016 11:57 PM

To: Planning and Sustainability Commission <psc@portlandoregon.gov>

Subject: Mixed Use Zones Testimony

Hello Planning and Sustainability Commission.

Thank you for all the work and effort you have put in to the Mixed Use Zones Project thus far. Please consider my following testimony as you moved toward a final recommendation.

1. Please DO NOT change the zoning of small neighborhood commercial sites such as People's Food Co-op, Clinton Market, and Palio (Ladd's addition circle) to CM1 zoning. Each one of these sites has a unique and interesting building on it, and they are currently an asset to the surrounding residential neighborhood. But it just would not be appropriate to change these sites to CM1 zoning, as it would only encourage the removal of not only the business, but replacement of the buildings. If the buildings on these sites are ever destroyed, they should either be replaced with a replica, or developed to the standards of the surrounding residential zoning.

2. Please DO restore the Residential FAR requirement for mixed-use buildings. We are tired of the boxes!! Please do what you need to do to change this NOW, and not wait for the Comprehensive Plan approval timeline of 2018.

3. I like the idea of the "Vintage" Low-Rise Commercial Areas, so if that is my only choice for these pre-1920's buildings, I would support it. But I don't think it goes far enough to protect some of the best buildings in Portland. With a building height potential of 35', that is still a lot of dollar signs for developer! Is there some other way we can make sure these buildings don't get knocked down?

4. I strongly support adding the Division Plan District, as well as the Design Review overlays where it is being proposed. (Hawthorne, Belmont, Division)

Thanks for your time and consideration. After having lived in Portland (Sunnyside, Overlook, Mt. Tabor, and Richmond neighborhoods) since 1987, I have recently moved on. But I still have 5 rentals in the SE neighborhoods, and I care deeply about the future of the neighborhoods and their development.

Sincerely,

Megan Light
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