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VIA EMAIL (PSC@PORTLANDOREGON.GOV)

Ms. Katherine Schultz, Chair
Planning and Sustainability Commission
City of Portland
1900 SW Fourth Avenue, Suite 7100
Portland, OR 97201-5380

Re: SolTerra Testimony Requesting 4:1 FAR at 25 N Fargo Street to Prevent New Mixed Use Developments from Becoming Non-Conforming

Dear Chair Schultz and Members of the Planning and Sustainability Commission:

This office represents SolTerra Architecture, Inc. (“SolTerra”) which owns property located at 25 North Fargo Street (the “Woods Site”). The Woods Site is proposed to be down-zoned from RX to RH. The Woods Site is *not* included on the 4:1 FAR maps in the Miscellaneous Zoning Amendments Project, which will make SolTerra’s brand new development non-conforming. We request that the Commission include this property on the 4:1 FAR maps and establish a 75-foot height limit for the site.

The Woods Site is proposed to be down-zoned from RXd to RHd, which we understand is part of the City’s effort to eliminate the RX zone outside of the Central City and Gateway Plan Districts. SolTerra’s proposed development, which in the last stages of building permit review, and will be constructed before the Composite Zoning Map changes become effective, will conform to the Property’s current RX zoning. The development will also conform to the RH development standards if the 4:1 FAR and 75 foot height limits are imposed. SolTerra requests that if the RH zoning is imposed, the Woods Site is allowed a 4:1 FAR and 75 foot height limit.

Thank you for your consideration of this request.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Allison J. Reynolds". The signature is fluid and cursive, with the first name being the most prominent.

Allison J. Reynolds