

**Testimony to Portland Planning and Sustainability
Commission pertaining to the Central City 2035 Plan
July 26, 2016**

My name is Tom Neilsen

I am a resident of the West End residing at 1221 SW 10th Ave.

My comments refer to the West End FAR Heights and Bonuses.

The West End is an important transitional area between the tall dense corporate downtown district and the more modest neighbors of the Pearl, Goose Hollow and University District. Looking at the current plan a gentler stepped-down transition is needed between the very high allowances (15.1 and 12.1) in the downtown district and the lower FAR allowances of 4.1 and 6.1 in the adjoining Pearl, Goose Hollow and University districts.

I recommend establishing a FAR base of 7.1 west of Park Avenue and a maximum building height of 100' throughout the West End. This would still allow for an increase in the districts density but the density would be in a more compact form. Creating this transition would preserve the West End's, highly desirable mixed-use urban character of smaller businesses/offices and residential apartment/condo buildings many which are listed in the historic resources inventory.

Further Limiting potential FAR Bonus awards strickly to projects providing increased affordable housing and/or preserving historic buildings and assets in the West End as currently proposed in the plan is a positive change . The policy effect of a 7.1 FAR Base and up to 3 additional Bonus points that are tied to projects addressing affordable housing and historic preservation would help retain many of the West Ends wonderful historic buildings and provide additional mixed housing opportunities.