

Regarding the Floor to Area Ratio (FAR) proposal for the area bounded by SW Sheridan Street, SW Harrison Street, SW Naito Parkway, and SW 1st Avenue:

The South Auditorium District is really a residential neighborhood adjacent to PSU and the City Center. The fact that it is a residential area brings with it its own considerations and as stated in 2035 Comprehensive Plan: “One size does not fit all: Plan and design to fit local conditions. Each area of Portland has distinctive and valued characteristics — natural features, community histories, patterns of development and types of buildings. Instead of following a one-size-fits-all approach, harness growth and change to enhance positive and valued community characteristics”

Just because the South Auditorium District neighborhood is vertical as opposed to horizontal, with apartments and condominiums, this does not negate the requirements of a neighborhood — this *is* still a residential neighborhood. 250-foot commercial buildings would not be considered in a typical horizontal neighborhood.

The proposed changes, if approved, would add a significant amount of traffic to SW 1st Avenue, Naito Parkway / Barbur Boulevard, and SW Harrison Street. These roads are already very congested and parking is limited. Given that the entrance/exit to the Ross Island Bridge, I-5, and downtown converge in this one small area, traffic is often backed up. In addition, with PSU growth, MAX and streetcar crossing these roads, and an already insufficient road infrastructure for heavy traffic, the system cannot handle a significant increase in demand.

Building in this area would require the removal of many large trees that are part of an urban habitat that supports many types of animals, including, but not limited to, bald eagles, red tail hawks, foxes, raccoons, squirrels, and many other species of bird. Allowing 250-foot buildings in this area would not improve livability of our neighborhood for either humans or animals.

Our home was purchased for the views of Mt Hood and the river, sunshine, open space, the neighborhood, *and* its proximity to downtown. While maintaining the existing 2:1 FAR does not, in any way, change the *existing* value of the properties within this boundary, the proposed FAR change of 4:1 (12:1 with Bonus) will have a negative impact on the property value and resaleability of our home and that of hundreds of other Portland homes in our neighborhood; the City should *not* implement such a policy.

Thank you for consideration,

Joy Mahoney and John McManimie
2221 SW 1st Avenue, # 723
Portland, Oregon 97201