

18. City Master Plans

All portions of the proposed site plan have, to the best of our knowledge, been designed to be consistent / compliant with City related Master Plans, the current Comprehensive Plan (2017), as well as with off premises infrastructure, including sewer and stormwater, streets, trails, pedestrian and bicycle network, environmental management or other public facilities.

The Project is consistent with and complements the following Goals as outlined in the Portland Plan, as adopted in June, 2017:

HOUSING

The proposed Project meets the Local Goals for Housing in the following ways:

- *Increase, preserve, and modify the overall supply of housing City-wide to meet the needs, preferences, and financial capabilities of all Portland Residents. **This project replaces an aging housing complex with new housing stock, doubling the number of units and providing a mix of affordable and market rate apartments for its residents.***
- *Encourage additional contextually appropriate housing density to neighborhood centers, concentration of services and transportation nodes and corridors as a means of supporting complete neighborhoods. **The proposed project increases the density of the existing Front Street project, providing critical housing in a neighborhood that is within walking distance of Metro bus routes, Public open space (Payson Park) and existing commercial services on Washington Ave.***
- *Pursue policies that enable people that work in Portland to have the option to live in Portland. **The project builds on the existing family oriented apartments and is phasing the project to guarantee those relocated during construction can return to this neighborhood once the project is completed.***
- *Encourage quality sustainable design in new housing development. **The project is designed to meet the most stringent building requirements for efficiency, air quality, and long term maintenance and sustainability. The Owner and project design team are committed to meeting or exceeding these goals .***

The project also meets the future strategies for Housing, specifically :

1. ***Build on Existing Programs. This project takes advantage of new Affordable Housing bonuses defined in Division 30 as recently amended.***
2. ***Remove Housing Barriers. This Project provides for increased density while still compatible with existing neighborhood patterns and uses. It provides a wide range of housingtypes to meet individual needs of the residents.***
3. ***Promote Sustainability. The project replaces aging inefficient apartments with new, energy efficient, sustainable units. The design has accounted for resiliency and sea-level rise to insure future climate change impacts are accounted for.***

4. *Adapt affordable Housing.* **The project adapts an existing affordable Housing development to provide improved housing, increase density, and strengthen neighborhood connections and opportunities for social interaction with the surrounding neighborhood.**

RECREATION AND OPEN SPACE

The proposed project will meet the Local Goals for Recreation and Open Space in the following ways:

- *Provide high quality, well designed, safe and integrated parks, trails, public open spaces, and recreational opportunities accessible to all residents.* **The Proposed Project envisions passive and active recreation and open space within the project that integrates with the pedestrian circulation to provide easily accessible space for all residents. The spaces are flexible and usable by all residents and encourage social interaction with the adjacent residential neighborhood.**
- *Strengthen connections between open spaces.* **The project provides linkages to the existing neighborhood as well as Payson Park and encourages interaction between residents as well as neighbors.**