



Friends of Goose Hollow, LLC
1132 SW 19th, #403 | Portland, Oregon 97205

Building a Healthy Community

Planning and Sustainability Commission

November 20, 2014

Attn: Joan Frederiksen (City Planner, West District)

1900 SW 4th Avenue, Suite 7100

Portland, OR 97201-5380

Public comments on suggested Comp Plan Change #94:

Friends of Goose Hollow (FOGH) is an advocacy group, formed in 2013 to counter claims of developers like the MAC about what is "best" for Goose Hollow. We are committed to fostering a strong residential community and encouraging thoughtful development in our densely populated, pedestrian/transit-friendly, and historic urban neighborhood. It has come to our attention that there is a proposed zone change on King's Hill (#94) which would change residential zoning into commercial zoning. We strenuously object to this proposed zone change. We support retaining residential zoning in this block on King's Hill. The conditional uses (allowing commercial use) should expire, and the zoning should revert to residential usage.

A couple of years ago, the Goose Hollow Foothills League heard from owners of one of the homes in this area—the "Rosenblatt House" on SW King and Main (land use petition LU 10-179977 CP ZC). GHFL unanimously rejected the owner's request to change the residential zoning once the conditional (commercial) use expires.

FOGH and Goose Hollow residents remain opposed to this proposed rezoning. The use of this half block should remain residential. This is an historic residential neighborhood, and we have a strong force of neighbors who vehemently object to this proposed zone change.

Having these historic homes used for commercial purposes was a temporary conditional use—this was agreed to by GHFL several decades ago in order to prevent homes from being demolished (before it was desirable to live on King's Hill and before the King's Hill historic district came into effect). Having 24-hour eyes on the ground (which residential use provides) is much better for the neighborhood than houses used as businesses that are unattended most nights and weekends. Goose Hollow has constant problems with commercial spaces that do not have 24-hour usage. The conditional use should be reverted back to a residential zone, as originally agreed.

Sincerely,

Harvey Black, President

Friends of Goose Hollow