

12-4-2014

Goose Hollow Neighborhood Perspectives

Nic Clark

Jon Beil

Casey Milne

Roger Leachman

Jerry Powell

Anita Sande

Harvey Black

Note: Written materials submitted into the hearing record include:

- ✓ List of Block 7 Related Referenced Materials
- ✓ List of Block 7 Related Media (news) items
- ✓ Written testimonies



Nic Clark (#1)

Goose Hollow Update 2014:

- GHFL Board Resolution Opposing Rezone*, November 25
- GHFL Board Election (7 residents elected), November 20
- GHFL Membership Resolution Opposing Rezone*, October 8
- GHFL Petition of Members to Hold Special Meeting, August 25

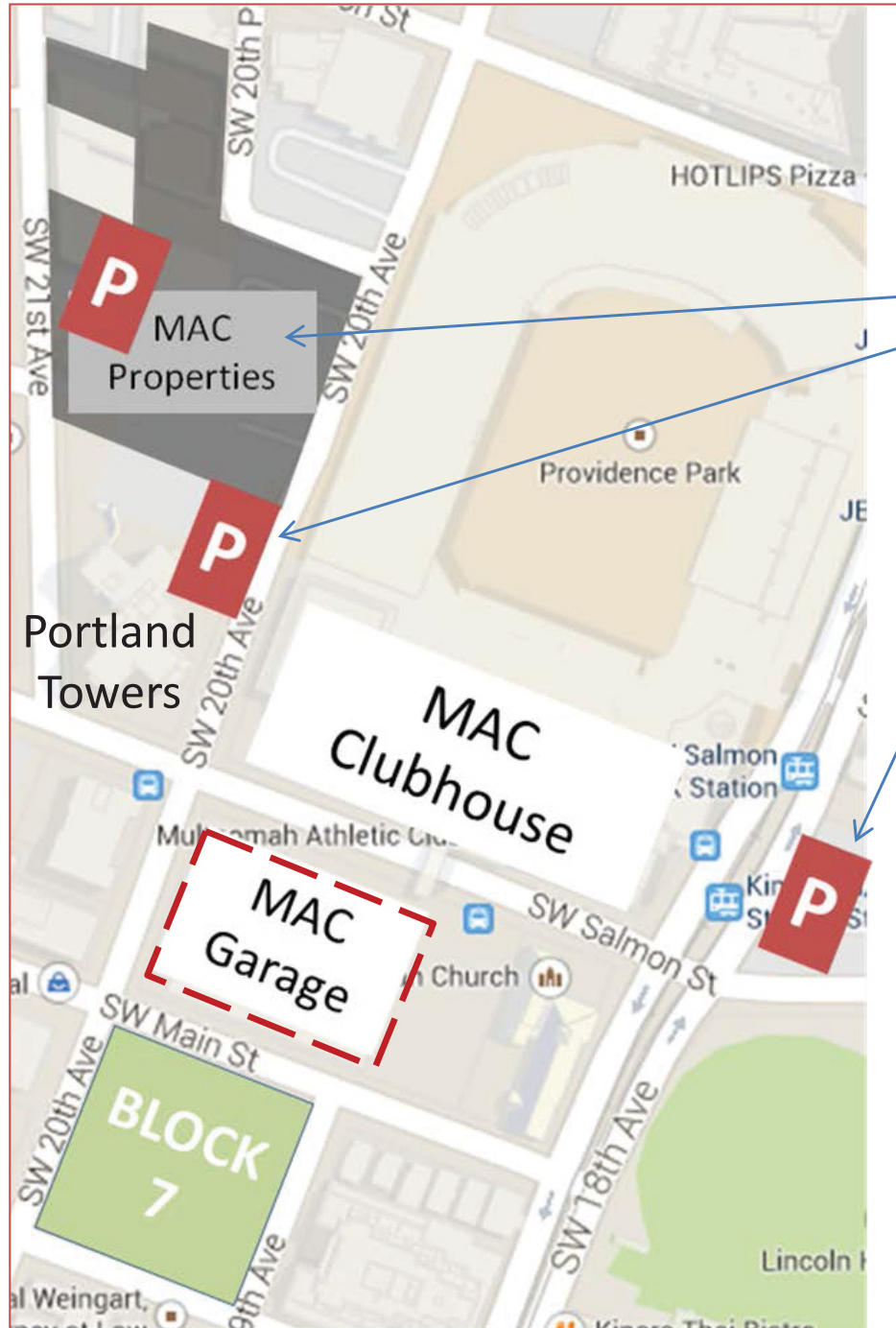
A Question Posed By City Council:

“B. What impact does the proposed MAC parking have on vehicle queuing at the entrance of the Salmon Street garage?”

* 2 letters regarding GHFL resolutions submitted into the hearing record



Nic Clark (#2)



Other Suitable
Locations
for MAC Parking

Butler
Block

RH



Jon Beil

- Another MAC Demand for Waiver
- MAC Special Events Income
- MAC Non-Profit and Tax Exempt Status
- More parking vs. mass transit
- Last house standing on Block 7
- MAC's promise to Goose Hollow

Parking Garage ~530

Mission: athletics & social

Athletic Facilities

3 pools
27 courts (tennis, squash, ...)
Eight squash courts
Gymnastics, 3 gymnasiums
Track, rock climbing,
Exercise rooms & studios
Pilates Studio

Multnomah Athletic Club

Convention-Like Facilities

3 Restaurants, Bar & Pub
10 dining/meeting rooms
Grand Ballroom
Pool-side Terrace
Stadium Terrace for 300

**IRS 990: Inc Tax
Exempt**



Roger Leachman (#1)

Zone change application based solely on MAC's parking "need":

- BDS Staff agrees CCPR should be a pre-condition
- How can zone change be approved without proving need?

Applicant claims Title 33 justifies more MAC parking

- BDS Staff does not agree

MAC is incapable of parking demand management (required by CCPR)

- MAC parking is free and uncontrolled

Hearings Officer says street access to Block 7 parking is prohibited

- implies access must be through tunnel

PBOT requires "Encroachment Permit" to build tunnel

- active sewer line under SW Main Street intersects tunnel

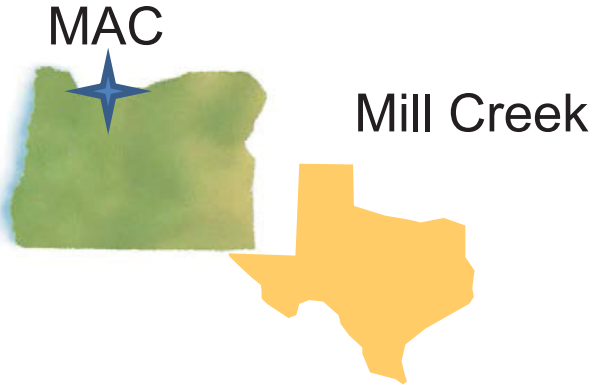


Development Project for Block 7
“Win-Win for the Neighborhood?”

Roger Leachman (#2)

CX

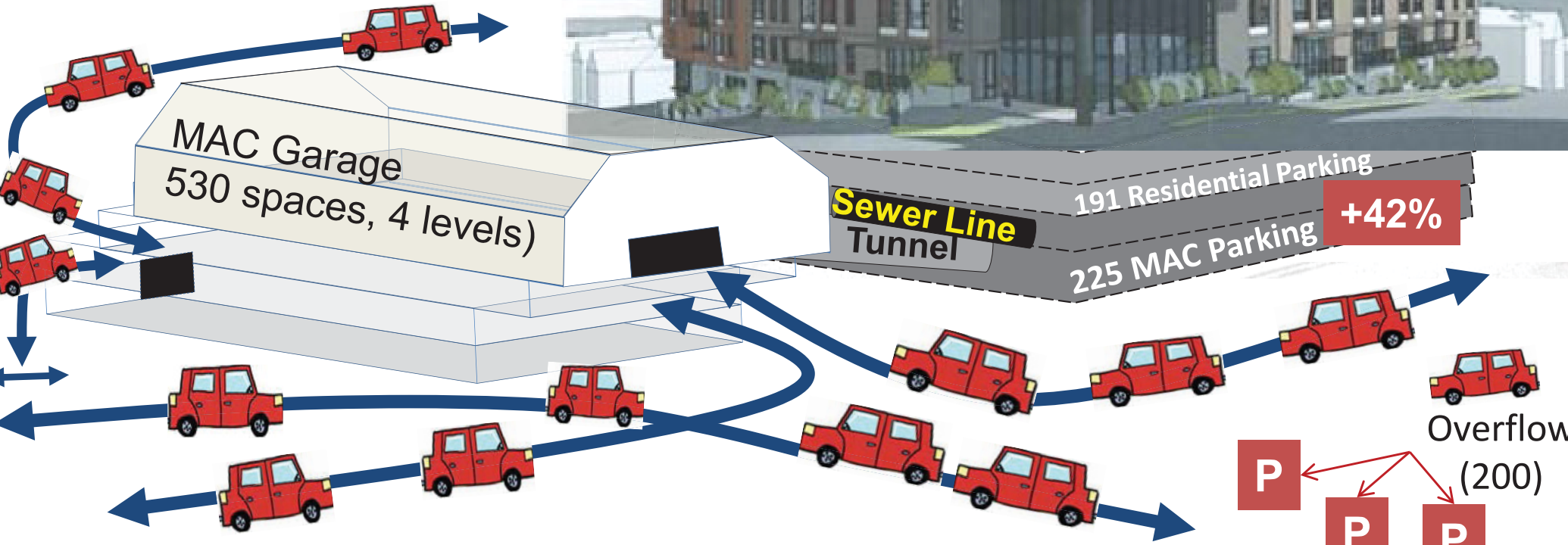
Block 7 ... RH (park-like space, 40 mature trees)



69-89 residents without parking

260-280 rentals

16 hotel suites



Jerry Powell

Post Acknowledgement Plan Amendments (PAPA)

No credible evidence more parking needed

No credible evidence of no impact on neighborhood

Applicant's balancing act framed housing not parking

Metropolitan Housing Rule may also be violated



Harvey Black

MAC is not controlling use of their existing parking

Most MAC members are satisfied with MAC parking

MAC has no parking management plan (only for employees)

A need for more parking is unsubstantiated

MAC Master Plan remains in effect notwithstanding other opinions

