

To the Portland Planning & Sustainability Commission:

A number of comments and concerns have been raised throughout many of Portland's long-established neighborhoods, all expressing serious concern about proposed comprehensive plan designations and related zoning. In summary, the proposed plan designations very often tend to ignore the long-standing building character and development patterns that define our neighborhoods. Instead, the plan designations seem to encourage re-development and densities that will even further damage our neighborhoods.

In particular, we support the concerns expressed by residents and property owners for Buckman, Concordia, Goose Hollow, Boise, Eliot Hosford-Abernethy, Richmond and the other "inner-city" neighborhoods where the Epidemic of Demolitions has already negatively impacted neighborhood character and stability. We have reached and in some locations even surpassed the tipping point, where so much demolition has perhaps irreversibly impacted the qualities that have long attracted neighborhood residents, home owners, and tax payers.

We think another look needs to be taken at the current strategy of maximizing density through redevelopment in any and every possible location, in the interest of "*protecting the urban growth boundary.*" Regional rules regarding Portland's UGB are being misinterpreted as directing the current BPS strategy of planning increased density *where development has already occurred* in stable neighborhoods. I have long defended the urban growth boundary as a practicing city planner, from 1976 – 1987, and since then as an advocate of historic preservation as an essential ingredient of successful city planning.

I look forward to a more careful and thoughtful approach to *matching plans to existing development realities*, before it is too late. The city's physical character - - though its building heritage - - is what chiefly attracted us to settle and invest in our particular Portland neighborhoods. It is that building character that continues to invite others to settle in and invest in our beloved city, and its future.

- Cathy Galbraith, Executive Director

Cathy Galbraith, Executive Director
Bosco-Milligan Foundation/Architectural Heritage Center
701 SE Grand Avenue
Portland, OR 97214

503-231-7264

www.VisitAHC.org

Portland Preservation Blog

<http://portlandpreservation.wordpress.com/>