

Testimony of  
Elizabeth L. Perris  
1132 SW 19th Ave. #811  
Portland, OR

I am a resident of Goose Hollow and very concerned that the drive for density contained in the CC2035 plan will significantly change the personality and character of my neighborhood. I chose this neighborhood over the Pearl, downtown, and South Waterfront, because it was more residential in character.

The CC2035 plan will reduce the livability of Goose Hollow by:

1. Increasing the amount of property on which very tall buildings can be built. SW Jefferson is being changed from a view corridor to a view street. My understanding is that this change will allow 50' heights next to the bridge, 140' heights 2 blocks from the bridge, and 180' 6 blocks from the bridge. As other testimony explains, this change will significantly reduce views of the bridge and views from the bridge.
2. Failing to assure local residents of a park if Lincoln High is reconfigured in a way that eliminates the field on SW 18th or leaves the neighborhood. There are currently two "de facto parks" (places where local residents recreate) - the field at Lincoln High School and a vacant block bounded by SW Main, SW Madison, SW 19th, and SW 20th. The vacant block is privately owned and is likely to be developed. If the field at the school is removed, and the CC2035 plan implemented, Goose Hollow will be dense but without the public parks present in all other dense parts of town.
3. Failing to preserve historic and older smaller property. The denser and higher you permit the neighborhood to be, the more incentive there is for owners to allow replacement of older properties with large structures. We are already seeing older structures demolished in order to create larger structures. Historic properties have little chance unless they are protected.

In addition, the CC2035 plan should restrict FAR transfers to properties within Goose Hollow. We have already experienced efforts to transfer FAR from outside the confines of Goose Hollow to Goose Hollow. Such transfers, if permitted, will increase the density and reduce the livability of this neighborhood.

While I understand your concern about providing housing for future residents, the CC2035 plan will lead to more density in Goose Hollow. I urge you to temper the development by preserving the existing Jefferson view corridor, preserving historic structures, assuring that any development on the Lincoln High site will come with a requirement of a park, and that FAR transfers be limited to transfers from within the neighborhood.