



GOOSE HOLLOW FOOTHILLS LEAGUE

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January 16, 2015

Susan Anderson, Director
Bureau of Planning and Sustainability
1900 SW 4th Avenue, Suite 7100
Portland, OR 97201-5380

RE: Proposed 2035 Comprehensive plan update

Madam Director:

The Goose Hollow Foothills League (GHFL), a Portland neighborhood association that also represents the Kings Hill National Historic District strenuously objects to Portland Comprehensive Plan Amendment #94 changing a residential designation in a residential area to "mixed use-dispersed", a commercial plan designation. We strenuously object to this proposed plan amendment. The suggested amendment (#94) designates an existing 1/2 block of contributing historic residential buildings that are presently adaptively used for commercial purposes as commercial properties, putting them and the historic district at risk for redevelopment. The existing non-conforming use exists due to a thirty-five year old agreement between the neighborhood and the owners that allowed an interim commercial use at a time when the buildings could be better preserved by allowing that commercial use. Now, in 2015, these historic homes are as valuable preserved as fine dwellings as they are for their office uses. It has always been the intent of the GHFL and the Historic District that these homes would revert to residential use.

A recent land use review (LU 10-179977 CP ZC) was proposed in behalf of an heir of the nominal owner in order to modify the house (the "Rosenblatt House") for more intensive commercial use. The neighbors and the Goose Hollow Foothills League persuaded the applicant eventually to withdraw his proposal and subsequently the new owners found ways to stay within the zoning guidelines. We submit that, as in this case, there are perfectly adequate provisions for maintenance, and for necessary improvements that do not violate the residential character of these homes. There is thus no reason to entertain such a radical spot zoning in the middle of the Historic District... unless the intent of the plan provision is in fact to rend the fabric of the Historic District itself.

GHFL remains opposed to this proposed plan amendment and consequent rezoning to conform. This half block, in a historic residential district, should remain residential in character and, eventually, in use as well. Proposal #94 undoes good planning done thirty years ago and does not belong in the recommended proposal.

Jerald M Powell, AICP (retired)
Goose Hollow Planning Co-Chair

in behalf of the GHFL Board of Directors

CC: GHFL Directors
Goose Hollow Business Association
GHFL archives