

Richard Rahm  
1221 SW 10<sup>th</sup> Avenue, #1001  
Portland, OR 97205  
503/227-8527

I'm Richard Rahm, resident of the central city's West End. I'm here to advocate for a 7:1 FAR and maximum building height of 100 Feet. I've followed this planning process from the first stages of the West Quadrant Plan. Good progress was made in addressing some worries I had with earlier drafts. However, I'm still concerned with one major citywide problem, and aspects of that as it particularly affects our West End - building size, specifically height.

Most of the Plan's laudable, stated goals - be it historic preservation, human scale, light on the street, open space, liveability, affordable housing - are inevitably undermined by excessive building heights.

Our West End neighborhood contains many historic buildings. Some have a degree of preservation protection, most do not. We recently lost an historic building which served over the decades as home to Reed College's first classrooms, an apartment house, a hotel, and a famous basement nightclub home of Portland's vibrant African-American jazz scene in the 1930s and 40s. Gone. Many more are at risk. Excessive height allowances pose excessive profit temptations to tear down rather than preserve.

Our West End neighborhood also has a high percentage of affordable and subsidized housing. Many older buildings are entirely devoted to such units. These buildings are generally well maintained, well run, and vital to many of the central city's neediest citizens. Again, excessive height allowances puts these older buildings at risk. Twelve or fifteen affordable units may be required in tall new buildings, and the developer might even live up to the commitment, but they hardly replace the 30, 40, or 50 lost in a demolished building entirely given over to affordable and subsidized units.

I hope the new plan will support its stated goals of historic preservation and affordable housing by limiting heights in the West End to 100 feet.