

CC2035 PLAN TESTIMONY

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I'm Wendy Rahm and I live in the West End. I am also speaking on behalf of the Architectural Heritage Center/Bosco Milligan Foundation board.

I recommend both a change in the West End's FAR to 7:1 and a lowering of the maximum building heights to 100'. This would still allow for the needed increase in density to meet the city's goals, but it would be in a compact urban form. These FAR and height changes would create a step down area from the podium tower form of the more corporate downtown area with its 12:1 and 15:1 FARs to the more modest West End neighbors of the Pearl, Goose Hollow and the University District with FAR's of 6:1 and 4:1. Not only would this create a step-down transition area, it would also preserve the distinction between these areas, preserving the unique and distinct feel of the West End so popular with shoppers, diners, and tourists alike. It will preserve the West End's distinctive smaller businesses, offices, and residential buildings, many of which also house affordable housing units. As you know, the West End packs in one of the densest areas of affordable housing. Encouraging reuse and rehabilitation will help both with the affordable housing goal of "no net loss" and with historic resource preservation goals. The historic importance of the West End is well documented in the 1984 Historic Resource Inventory, in the 2 Multiple Property Listings, and with many buildings on the National Historic Registry. Most of these historic resources are not protected however, but this change would help. A last reason to lower the building form and heights is to preserve Mt. Hood's historic view corridor from Goose Hollow. The proposed building heights will completely block the trees below the tree line, which is part of the historic view corridor. Allowing this view corridor to deteriorate is destroying our sense of place. Please reduce the FAR to 7:1 and lower the maximum building heights to 100' throughout the West End.

CC2035 Draft Plan References:

- Neighborhood Transitions: Vol1 p66 Policy 5.7
- West End historic resources, including building heights, ages, and resources map: Vol5 UD79 p220-222.
- FAR: Vol 2A p48, p64, p323 replacing p257.
- Heights: Vol 2A p331,337 replacing p265. Bonus heights p337 replacing p265.
- Historic View Corridor: Vol3A p80, p101.
- Housing affordability: Vol1 p43 2.10b