

From: Peter Spencer [mailto:amamioshima2000@yahoo.com]
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To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Cc: Peter Spencer <supensa@earthlink.net>
Subject: CC2035 Plan Testimony

From Dr. Peter S. Spencer, 2309 SW First Avenue, #1942, Portland, OR 97201. Email supensa@earthlink.net 503-209-0986

1. When I first moved to American Plaza Towers, we were assured that building height restrictions were in place in Portland such that views of the Willamette River, Mount Hood and Mount St. Helens would remain intact in perpetuity. With the OHSU waterfront development and other encroachments, this has sadly not been our experience. The potential intrusion of high-density high rises proposed in the CC2035 draft report would, if realized, destroy the living experience promised to American Plaza Tower Residents.

2. The draft rules would also endanger American Plaza Tower Condo (APTC) residents because:

Additional housing/condo/apartment construction would add greatly to the present congestion associated with:

- 500 APTC residents on 2200 block of 1st Avenue plus 320 resident vehicles and 45 parking spaces for guests and workers;
- 1st Ave is a direct route exiting the city when Ross Island Bridge and I5 are backed-up, now an everyday workday phenomenon between 3-7 p.m.. Residents are unable to return to the building because of back ups on 1st Ave;
- With congestion, emergency vehicles are impeded/unable to access the three high rises that constitute APTC.

I respectfully urge the city to consider these important issues and modify CC2035 to address the concerns.

Thank you.

Peter S. Spencer, PhD