

**From:** [Qin Hong](#)  
**To:** [Paglia, Tanya](#)  
**Subject:** Re: SW Park building hearing comments  
**Date:** Wednesday, August 5, 2020 3:06:30 PM

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Hi Tanya,

Sorry missed a point that the other neighbor point out. Adding more comments to the third point.

3. RM4d limit the max height of the building is 10 stories. Please help to check why the developer proposed to build 11 stories?

Is it possible to request the developer to make the building high no more than 6 stories? (Please refer to the AMY building in the corner which only have 5 stories with much larger lot).

Thanks  
Qin

On Wed, Aug 5, 2020 at 1:44 PM Qin Hong <[qingzil13@gmail.com](mailto:qingzil13@gmail.com)> wrote:

Hi Tanya,

How are you doing? We are from one of the houses along the Cardinell Way and want to understand more about the hearing and the new building proposal. Please understand this proposed building will potentially get a big impact on the families around it. We have a few questions about the hearing and the new building. Please help to see if you can provide more information.

How long is the hearing for SW Park Way building? Do you have any agenda can share with us? Will we get a few minutes to testify if we hit testify when signing up for the hearing? Is there is a deadline for the neighborhood to submit any written petitions to counter the proposal? Can we bring a lawyer who is experienced with land use with us to the hearing on Thursday?

Our concerns and proposal:

1. Since we are on a very steep slope and the house is so close to the new building location, we are very concerned about the impact of new construction that will drive into the ground. We can feel the house shake when there is a motorcycle or heavy-duty truck driving by the I405 highway. We are very concerned if this new construction could possibly cause the potential of the land movement and tremors which will impact the stability of our houses.

There are at least 6-7 single-family detached houses along the Cardinell Way street that are on the slope and the houses are built on the steel poles. We all have concerns and worried about the safety issues for us and our families.

2. The neighbors who live along the bottom of the Cardinell way hill slope have big exposure to the rocking fallings from the slope. The neighbors below the Cardinell Way hillside built a retaining wall to stop the rolling rock currently. We are worried about the drilling down or the punding into the land from the new building foundation will make the situation worse. There will be at least 20-30 neighbors (including single families and

the apartment units down the hill) that will get impacted if there are more rocks falling down continuously.

3. The zoning for RM4d FAR is 4:1. The bonus zoning Far is 6:1 for affordable housing. With that being stated, this new proposed building does not comply with the city zoning rules according to the proposed height of 11 stories with a basement.

And the RM4d with Deign(d) zone promotes the conservation, enhancement, and continued vitality of the city with special scenic, architectural and cultural value. Does the new building proposal comply with this special Design(d) coding rules?

For the parking, this RM4d requires 1 space per 2 units if this is more than 30 units. There will be 89 units in this proposed building with 0 parking. Can the developer explain why? Has the developer considered the potential parking issue causes the neighbors around the lot?

4. Please help to ask the developers why they chose to not use the original plan and max it out at 7 stories. Could you also help to ask if the developer has considered the impact of the narrow footprint with a high rise and blocking daylight on the neighboring homes and gardens? Especially in city of Portland where daylights are so important to health.

5. The three Victorian homes at the SW Park (2055 2057 2061) which will be demolished for the new SW Park building are built prior to 1900. Has the developer considered the historical values of these houses? This is a heritage tree in the backyard of the 2061 house. This neighbor would like to ask how the developer will deal with the tree? Demolishing these houses will be against preserving the historical architecture of the city of Portland.

Two requests:

1. That being said, if you have some more detailed information you can provide (such as the reports from engineering soil testing for the lot; Geotechnical reports on the landslides in the area on the potential impact from the new building; the application for the new development with the detailed zoning consideration; the no parking consideration and the impact to the traffic for the residents in the neighborhood) please feel free to share with us.

If there are not any reports available, we request the developer to analyze the soil and slope and have civil engineering to provide feedback. We request the developer to provide detailed zoning considerations and research on the impact on the neighboring houses and families? We request the developer provide all the related reports before submitting the development application for public review.

2. We consult one of our neighbors who is the civil engineer, that we should require the developer and contractor to have at least \$100 million in liability insurance do to the high probability of land movement.

The group of neighbors (neighbors along Cardinell way and neighbors down the hill around the proposed building lot) could possibly have an attorney review all the materials for the neighborhood and protect our safety and health for the families who live in this area. Please help to deliver our concerns to the city and the developers/contractors. Please feel free to let us know if you need any more information from us. Looking forward to hearing back from you.

Thanks for your attention and appreciate your help in advance.

Best Regards,

Qin Hong

479-871-6564

A neighbor from Cardinell Way