



Date: February 24, 2020

To: Wade Johns, Alamo Manhattan

From: Sara Vonde Veld

Re: LU 20-102914 DZM AD GW: Redevelopment of South Waterfront Blocks 41, 42, 44 and 45

Campus Planning
& Real Estate

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Sara Vonde Veld
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Dear Wade,

Thank you for the recent briefing you provided OHSU regarding your development proposal at the South Waterfront. While we appreciate the important discussions taking place over building massing, parkway design, etc., those details are clearly within the realm of the City's Design Commission and the Portland Bureau of Parks and Recreation. For our part, we wanted to share with you our enthusiasm for bringing additional residential units to the South Waterfront Neighborhood in the near-term.

Staff at OHSU spend a great deal of time and resources encouraging our employees to walk, bike, carpool and take transit to work. For example, we recently established a successful ridesharing app to connect OHSU drivers and riders to carpool. OHSU deeply subsidizes annual transit passes and incentivizes daily walking and biking trips. To make bike commuting easier, we provide a free bike valet program that serves hundreds of bicyclists each day at the base of the Portland Aerial Tram. The Tram, linking South Waterfront and Marquam Hill, was a substantial investment, which has proven to influence people's commuting choices for the better. These efforts have allowed us to reach impressive mode splits, superior to most other large employers in our region. Still, we continually strive to further reduce the number of single-occupancy vehicle trips.

Although not in our direct control, increasing the supply of housing near OHSU would contribute to further gains in our commute mode split. For many OHSU employees living in South Waterfront, walking to work or to the Tram is undoubtedly the most convenient option. And based on experience with the existing buildings in South Waterfront, we have every reason to believe that many OHSU employees and students would choose to reside in your buildings.

Transportation aside, we share the neighborhood residents' desires to see South Waterfront become a "20-minute" neighborhood, as it was intended, with a grocery store and plenty of other retail that is easily accessible on foot. Grocery and other retailers say that South Waterfront needs a greater density of residential units to make such ventures viable, and your proposal would certainly boost the local population.

Thank you again for your presentation, and best of luck with your endeavor.

Sincerely,

A handwritten signature in cursive script, appearing to read "SV Vonde Veld".

Sara Vonde Veld
Director, Campus Planning and Real Estate
OHSU