

Thomas W. Gornick

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March 9, 2020

To: Portland Design Commission
From: Thomas W. Gornick
Re: LU 20-102914, Alamo Manhattan comments

Chair Livingston and Commissioners,

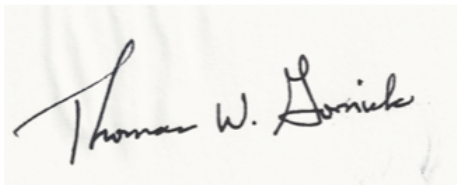
I have followed this case closely as a South Portland Neighborhood Association board member and a daily user of the Willamette Greenway trail. This project, as currently designed, should be denied.

Major concerns are these:

- The greenway bonus areas appear private and broken up. They are tucked into the corners of the building and do little to increase the actual setback. Considering that the applicant will get 125' of extra height by utilizing a greenway bonus, it undermines the intent of the bonus. In today's parlance, it is an unfair quid pro quo.
- There is no clear definition between private and public space. The extra landscaping right outside of residences will appear to be their private yards – not public open space.
- There already exists a comprehensive enhanced greenway plan which the applicant should follow—the Greenway Master Plan—which has been successfully implemented in the north section of SoWa.
- Do not postpone any enhancement work on the greenway design. This essentially means it will never occur. (Our experience is that greenway violations are not enforced)

To truly appreciate these issues, I strongly urge commissioners to visit the greenway in South Waterfront. You will find a heavily vegetated, laid-back riverbank PLUS a greenway setback that is far more than 100 feet deep. Residences are clearly distinct from public areas with vegetated swales and elevated patios. Now imagine the Alamo with its proposed 55' of greenway setback (after the bank is laid back), imposing facades, and no clear definition between private and public space. Conflicts between residents and the public will surely arise. We see it all the time in the South Reach.

Sincerely,

A handwritten signature in black ink that reads "Thomas W. Gornick". The signature is written in a cursive, flowing style.