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Subject: FW: LU20-102914 DZM AD GW-Alamo Manhattan Blocks
Date: Tuesday, September 1, 2020 3:57:29 PM
Attachments: [image003.png](#)

Testimony from Dr Roger L Gertenrich for the Sept. 10, 2pm Council hearing.



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From: roger gertenrich <gertr@comcast.net>
Sent: Tuesday, September 1, 2020 2:14 PM
To: Council Clerk – Testimony <CCTestimony@portlandoregon.gov>
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Subject: LU20-102914 DZM AD GW-Alamo Manhattan Blocks

My wife & I have been residents of the South Waterfront area since day one (July of 2006). I testified at a 1998 Portland City Council meeting in favor of the formation of the North Macadam Urban Renewal area.

The then Mayor of Portland, Vera Katz (once she found out that I was a former Mayor of Salem), put me on an Urban Renewal committee & subsequently I have been on many South Waterfront Committees. A list is as follows:

Portland`s Macadam Urban Renewal Advisory Committee; Portland`s Macadams Urban Renewal Greenway & Parks Committee; Member of PAG (Project Advisory Group) ; The Greenway Strategic Implementation Committee ; NMUR Committee South Waterfront ,alternate representative & Portland Park& Rec North Reach Greenway Committee.

My testimony is this : 1) I favor high rise condo/apartment towers in the South Waterfront area & thus in the Alamo Manhattan project. 2) I would strongly object to any building that violated the 100 foot set back from the Willamette river. This set back was highly contested when the Central Greenway was established. The compromise to the developers was to allow even higher heights for towers further back to the west (eg the Mirabella Tower). If any Alamo Manhattan building has its toes within the 100 feet set back , make it pull them back. 3) Bond Ave needs to be fully completed & not stop at the north side of the Tilikum Bridge. It needs to be

constructed in the Zidell Corporation land & continue through the Alamo Manhattan property. The UR funding is there, at least for a few more years. 4) The North Reach Greenway should also be constructed. It is the last link in the about 12 miles Willamette River loop. The NMUR funds are there for it too. 5) A mainline grocery store should be mandated at some point on the Alamo Manhattan land.

The basic two goals of UR are : To make the area a good place to live & work & to be self sustaining .

Respectfully ,

Dr Roger L Gertenrich