

**TO: Portland City Council**

**RE: LU 20-102914 DZM AD GW**

**Alamo Manhattan Blocks**

Thank you for the opportunity to express some serious reservations about this project. I think it will be extremely detrimental to the South Waterfront area for the following reasons:

**DENSITY**

Is there a study that demonstrates a need for the 1200 residential units proposed? Alamo Manhattan is currently constructing a 340 unit building on Moody Street. In addition, another apartment complex in the S. Waterfront, and five large apartment buildings in Johns Landing have come on the market in the last 2-3 years. They joined five other apartment buildings in the S. Waterfront, some built specifically for lower income residents. I don't know the occupancy rate of any of these buildings but I am concerned that the addition of 1200 more units will greatly exceed the demand.

Also, these buildings have been characterized as "luxury" units. That would not enhance the stated purpose of trying to increase housing for people with lower incomes.

**PARKING**

There will be only 738 parking spaces for these 1200 units and that will extremely negatively impact the already desperate lack of parking in the area. Currently, there is not enough parking for many of the current residents of the buildings nor space for loading/unloading zones or parking to accommodate guests or service workers.

Commercial tenants are unlikely to find the location attractive since there would be very little parking for customers. That would likely leave much of the 22,000 sf of retail space vacant. Look at the vacancy and failure rate of businesses already in the area for the last few years.

**TRAFFIC**

The street grid in the area is haphazard and extremely congested at times. With only one southbound access, Macadam, out of the area. It is already difficult when trying to leave at times and dangerous in an emergency. The street in front of the ICE building was blocked for days at a time during the demonstrations last year and was blocked again this year making egress to the south impossible.

There are only two northbound exits out of the area, again on Macadam, plus a short two way access going North on Moody only after Curry St. This street serves the many medical/dental buildings as well as residential buildings in S. Waterfront and provides entrance to the area from downtown.

The additional traffic from this proposed development would seriously aggravate the existing problems.

## HEIGHT

For many years city policy was that buildings were to step down in height going east as they approached the Willamette River in order to preserve river views for the enjoyment of residents living to the west. That policy appears to have changed over time. But, the original proposal for properties on these parcels had significantly lower rise buildings on the river side as well as the promise of "view corridors" to preserve views from the west. The high rise buildings proposed do not provide view corridors. The relatively minor concession required for the additional 100' of height for two buildings in this development will break the implicit covenant with owners of nearby properties.

Finally, I urge you to reconsider approval of this proposal. There is no established need and it will greatly exacerbate already existing problems in the neighborhood. Consider, too, the number of units being constructed in the close in east side. The excess vacancies could be deleterious to the apartment housing market in general.

Thank you for your consideration.

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