

To: Mayor Hales and City Council Commissioners

From: Argay Terrace Neighborhood Association

November 12, 2015

RE: Proposed Castlegate Apartment Homes Project

Good Morning Mayor Hales and City Council Commissioners

My name is Bill Lindekugel. I am Board Member of the Argay Terrace Neighborhood Association. I'm here with other folks from Argay Terrace to ask for your help to protect the reputation of Argay Terrace for being a quiet, peaceful neighborhood with wide and winding streets used daily by walkers, joggers, bikers and playing children. (Photos #1, 1-A)

We want you to know we appreciate the courteous attention that the City's PBOT and BDS staffs have given our concerns about how to best incorporate Castlegate into Argay Terrace.

These discussions have led to our residents having two major concerns about the Castlegate development.

The first has to do with the Castlegate traffic. Since NE 148<sup>th</sup> Avenue is designated as a District Collector and Castlegate has full frontage on NE 148<sup>th</sup>, this street is the most logical access connection for the project. PBOT has declared such access to be unsafe. Instead, they want all Castlegate traffic to be routed through the winding Local Service Street network of our neighborhood, over one mile to the adjacent arterials of NE 122<sup>nd</sup> Avenue and NE Sandy Blvd, through a grade school crossing and past two city parks. One of the attached photos shows these routes. (Photos 2, 2-A, 2-B)

For well over 30 years, 200+ households have had as their only access, two streets which enter NE 148<sup>th</sup> from the east, directly opposite the Castlegate site. PBOT reports no significant accident history. If access to NE 148<sup>th</sup> at this exact location has proven safe for them, why was it declared unsafe for Castlegate residents?

Further, PBOT staff has in its possession, two traffic engineer studies conducted within the last year. One by PBOT itself states there is no safety issue at this location and one by a consulting engineer stating that northbound traffic could pose a danger. One of our photos shows suggested alternatives both temporary and permanent. (Photo 3)

Our residents' second major concern is density. As proposed, Castlegate is to be a 56 unit, apartment complex of 7 three story, eight unit buildings positioned tightly against the neighboring buildings and at a density of almost exactly 20 units/acre. As the code reads, R-3 development are to be one and two story buildings at a density of 14.5 units/acre. R-2 zoning allows three story buildings at a density of 21.8 units/acre. Clearly the developer is attempting to use his generous claim for Amenity Bonus Points to build an R-2 complex in an R-3 zone. City planners have already designated this site and the area to the north as R-5, single family in the 2035 Comprehensive Plan, so our future neighborhood will include a sole R-2 apartment complex in a single family neighborhood if the current plan is approved. (Photo 4)

We would greatly appreciate the opportunity to meet with any Council member or their staff to answer any questions about the information we are giving you today and have already provided PBOT and BDS.

Thank you all for your consideration.

#1

## Rose Parkway Should Terminate at its Current Location:

The plan currently under review shows Rose Parkway extended well into the Castlegate site. If for some unfortunate reason, the Castlegate project is connected to the Local Service street network of Argay, it should be done so with a driveway terminating at the south lot line of the Castlegate site, the current termination of Rose Parkway.

There is no reason why an extension of Rose Parkway should be required or allowed as the Castlegate development is on a single site. If the connection to NE Rose Parkway is allowed, extension of the street into the site instead of terminating it at its current location would further increase the danger to Argay residents.

Termination at a driveway would require those leaving the Castlegate project to slow or stop – use of a stop sign and a rise in pavement or “bump” could accomplish this. If those leaving the Castlegate project are allowed to be gaining speed as they enter the neighborhood, they will pass through the street conditions noted in these photos.

The first photo shows the entry to the site if the driveway approach were to terminate at the current dead-end. The second and third photos are shown from the perspective of a driver leaving the Castlegate project. The driver will be going up hill to a nearly 90 degree sweeping right turn, with limited visibility. Another driver cutting that curve could be in the first driver's path before either could see the other. The exit and its seeping curve would also encourage drivers to increase speed before and while turning through the curve, without being able to see far enough ahead for pedestrians, bicyclists, or other cars.

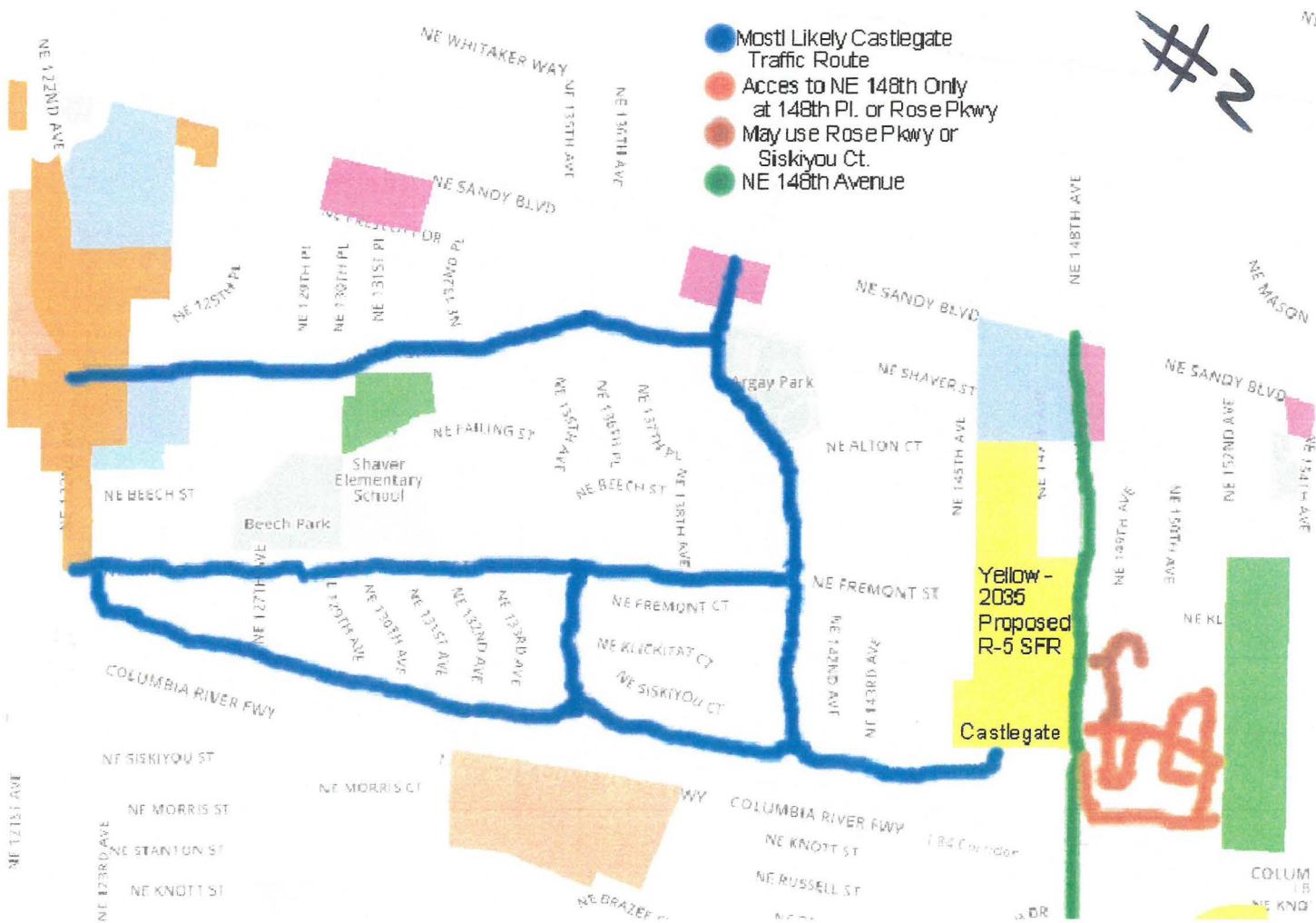




~~#~~ Neighborhood 1-A



Traffic Patterns: Shows pathways through Argay if Castlegate is connected to NE Rose Parkway and Comp Plan 2035



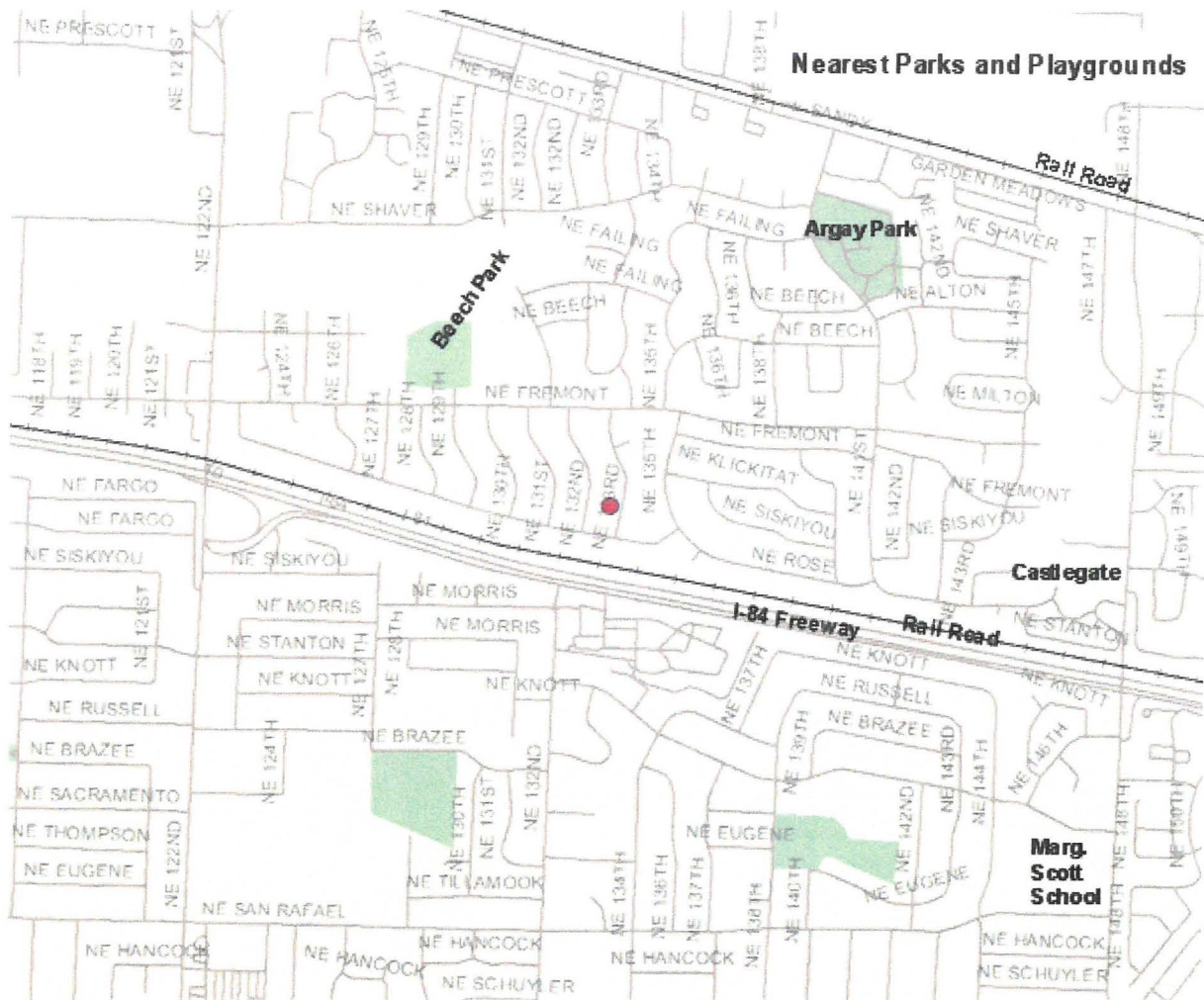




**Map Key: # 2-A**

- Routes using Argay streets for Castlegate Access
- Castlegate Site
- Three Arterial Streets which access Argay Terrace
- City Parks (Beech and Argay)
- Shaver Elementary School





#22

**Long Distances to Area Parks or Playgrounds:** Beech Park is under construction. Both Beech and Argay Parks are approximately one mile from the Castlegate site. Margaret Scott School Playground is approximately one half mile from Castlegate with most of the route along a strip paved 35 mph street and under the rail road and I-84 viaducts. Children's play area would be essential to parents with small children occupying the two and three bedroom units of the Castlegate and the play area would need to be fully equipped.

**Proximity to High Noise Generators:** A six lane freeway and rail road line are up hill and located near the Castlegate site. Another busy rail line and 45 mph state highway is located downhill approximately one mile. The NE 148<sup>th</sup> and Sandy Blvd. crossing for that line requires use of the engine's horn regardless of the time of day or night. Those factors and the three story flat construction of the Castlegate which requires party floors and ceilings as well as party walls would require a substantial level of noise reduction be built into the original construction of a mid-level apartment just as a safety measure. Retrofitting the building to correct the problem would be virtually impossible due to the very high cost required.



#3

Castlegate Site Today: Shows property lines, street locations, proposed entry area if current plan adopted.



Possible Alternatives: Shows possible barrier to temporarily limit access only to the southbound lane and possible entry locations which appear to have a longer line of sight for the northbound lane than the access in the current plan.





## Area Photos and Map – Castlegate Apartment Homes: 3001 NE 148<sup>th</sup> Avenue



General Area



Close Proximity to Adjacent Properties: Minimum setbacks were used in the construction of the adjacent properties and will also be required for the Castlegate buildings. Three story buildings with 25+/- feet between them means greatly reduced light and air and no privacy.



## Parsons, Susan

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**From:** Bobbie Lindekugel <betowork@comcast.net>  
**Sent:** Wednesday, October 28, 2015 3:09 PM  
**To:** Parsons, Susan  
**Cc:** doug.cook12@gmail.com; AlanBrown@msm.com; argayvpcraigt@centurylink.net; Bill; billargay@comcast.net  
**Subject:** Argay Neighborhood Association & Communication to Council Presentation on 11.12.15 At 9:30 A.M.

**Importance:** High

Hi Susan,

This is our formal request that I be scheduled on the Communication to Council portion of the agenda at 9:30 a.m., Thursday, November 12, 2015 at Portland City Hall.

I am on the Board of the Argay Neighborhood Association and will make the presentation.

My 3 minute presentation will be on ATNA's concerns about the Castlegate Apartment building permit which is currently being reviewed by BDS and PBOT. We are especially concerned about the connection of the apartments to the Argay Terrace neighborhood. We believe the connection should be to NE 148th only. This would be the most logical connection since the address is 3001 NE 148th.

Please note that I am using my wife's email because mine stopped working this a.m.

I may be reached via her email or my cell, 503-317-0574.

Can you please confirm that we will be scheduled at the above time or if there is a problem?

Thank you for your assistance.

Bill Lindekugel  
Treasurer, Argay Neighborhood Association



1163

Request of Bill Lindekugel to address Council regarding Argay Neighborhood  
Associations concerns about the Castlegate Apartment building permit  
(Communication)

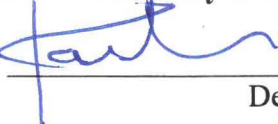
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**PLACED ON FILE**

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Filed \_\_\_\_\_

**MARY HULL CABALLERO**  
**Auditor of the City of Portland**

By  Deputy

COMMISSIONERS VOTED AS FOLLOWS:		
	YEAS	NAYS
1. Fritz		
2. Fish		
3. Saltzman		
4. Novick		
Hales		