

Moore-Love, Karla

From: Kathy McIntosh <kmchawkins81@gmail.com>
Sent: Tuesday, February 06, 2018 11:04 PM
To: Moore-Love, Karla
Subject: Subject Macadam Ridge

Dear Karla,

Please share my complete opposition of the proposal to develop this land. I am writing to voice my opposition to the proposed

development involved in file#: LU-16-213734 LDS EN MEV. We need to be able to trust our city leaders to plan our city's development with integrity; their duty is to protect our neighborhoods, communities and green spaces from disastrous ruin by the greed

and short-sighted nature of real estate developers. Growth is not inherently bad but growth without foresight is dangerous.

Please continue to shape Portland's future with thoughtful vision not avarice.

Sincerely,
Kathy McIntosh

Moore-Love, Karla

From: Holly Eby <hge@comcast.net>
Sent: Tuesday, February 06, 2018 11:01 PM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

Dear Portland City Council:

I support the neighborhood association's position and think this project should be denied! It is a terrible location for housing development due to landslide risk, and local elementary schools do not have capacity to accommodate a large influx of additional students. Please reconsider and avoid making a terrible mistake which would negatively impact livability in this part of Portland.

Holly Eby
4320 SW Primrose St.
Portland, OR 97219

Sent from my iPhone

Moore-Love, Karla

From: Leslie Neibert <lneibert@gmail.com>
Sent: Tuesday, February 06, 2018 10:41 PM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied!

Leslie Neibert
8528 SW 35th Ave
Portland OR 97219

Moore-Love, Karla

From: edraper@juno.com
Sent: Tuesday, February 06, 2018 10:11 PM
To: Moore-Love, Karla
Subject: Macadam Ridge #LU-16-213734 (Please read this one)

To: City Council Clerk,

Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

As a native Portlander, I implore you to deny this project. Macadam Ridge is an urban treasure that needs to be preserved! It provides a green highway to many animals and is one of Portland's remaining natural gems. The environmental impact of developing this property would be devastating to not only our city but those that rely on this treasured pocket for habitat and renewal. Please choose to have foresight and integrity rather than being short sighted. Once it is gone, there is no retrieving what was lost. Please keep Macadam Ridge as it is today, undeveloped and a protected green space for the years to come.

I support the neighborhood association's position and think this project should be denied!

Elizabeth Draper
7524 SW 27th Ave
Portland, OR
97219

Moore-Love, Karla

From: Courtney Woodside <courtneywpdx@gmail.com>
Sent: Tuesday, February 06, 2018 9:52 PM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

Dear Karla, Portland City Council, and whom it may concern

I support the South Burlingame neighborhood association's position. The Macadam Ridge project should be denied!

I am working during the City Council meeting on 2/7, otherwise I would be there to give my opinion in person.

Courtney Woodside
8405 SW 11th Ave
Portland, OR 97219

Moore-Love, Karla

From: Z. P. <xaq454@hotmail.com>
Sent: Tuesday, February 06, 2018 9:48 PM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied!

Z. Pliska
9255 SW 8th drive
Portland Oregon 97219

Moore-Love, Karla

From: Robin Jensen <rmjensen88@gmail.com>
Sent: Tuesday, February 06, 2018 9:15 PM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

Though I do not live in the neighborhood, my work with the Backyard Habitat Certification Program has allowed me to visit homes in the vicinity of the proposed project to assess their wildlife habitat and stormwater management. I have witnessed the instability of the soil, seen evidence of erosion and unstable ground in the growth patterns of trees. Removing a large number of trees for development will further destabilize the very steep hillsides in an area that is already prone to landslides.

I support the neighborhood association's position and think this project should be denied! Robin Jensen
1220 SW Westwood Court
Portland, OR 97239

Moore-Love, Karla

From: Patti Henry <palhenry1@gmail.com>
Sent: Tuesday, February 06, 2018 9:05 PM
To: Moore-Love, Karla
Subject: Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

I oppose this development and support the neighborhood associations decision to block this from happening.

Unless the developers are willing to completely overhaul Taylors Ferry by adding turning lanes, a bike lane and safe areas for pedestrians, this project should never be allowed.

I am also concerned about the volume of traffic coming through our neighborhood.
There is really no need for large single family homes in Portland, only affordable housing.

Please stop considering this development and look for more affordable housing solutions elsewhere.

Patti Henry
7808 SW 4th Ave
Portland, OR 97219

Moore-Love, Karla

From: Mark Hankin <drmhankin@gmail.com>
Sent: Tuesday, February 06, 2018 8:34 PM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied!

The process in which a single member of the committee that oversaw the review of the could overturn the votes of all other committee members demonstrates incredibly bad government. I am appalled and, should this initial decision not be overturned by city council, it should be brought to public attention.

The fact that sensitive environmental areas will be destroyed is not acceptable, either to the local residents or to the citizens of Portland as a whole. In fact, this is not what we stand for as people living in the beautiful Pacific northwest; we should be leading by example and this is definitely not the example we should set. This decision will set a precedent that will likely have far reaching impact that can only negatively impact the quality of life in Portland.

I urge the city council to overturn this decision.

Mark H. Hankin
8229 SW 2nd Ave
Portland, OR 97219

Moore-Love, Karla

From: Linda Miller <lindaloupdx@hotmail.com>
Sent: Tuesday, February 06, 2018 8:10 PM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

Greetings!

I support the South Burlingame neighborhood association's position and think **the Macadam Ridge project should be denied!**

Sincerely,
Linda Miller 5858 SW Riveridge Ln. #10
Portland, OR 97239

Moore-Love, Karla

From: Terri Franklin <pdxforme6015@gmail.com>
Sent: Tuesday, February 06, 2018 7:39 PM
To: Moore-Love, Karla
Subject: Reference: LU 16-213734 :LDS EN M EV
Attachments: Macadam ridge appeal.rtf; Macadam ridge appeal.rtf

please find attached response letter for: Macadam Ridge Development
decision appealed to City Council. Thank you.

02/06/2018

From:

Terri Franklin

011 SW Taylors Ferry Rd., Portland, OR 97219

To: Karla.Moore-Love@portlandoregon.gov

RE: Reference LU 16-213734 LDS EN M EV

Criteria for Appeal/ Item 5. Landslide Hazard 33.632.100

I am the property owner of: 11 SW Taylors Ferry Rd., Portland, OR 97219.

My property borders the Macadam Ridge Subdivision, the South/ West side. My home is built into the hillside on a steep slope at the lowest point of all adjacent properties and the proposed land development being: Macadam Ridge Subdivision (pls. check map).

My understanding is that my property is in a Landslide Zone. I either live in a previous Landslide or on the edge of it.

The Macadam Ridge Subdivision developing land in this Landslide Zone, could create Triggers for another land slide.

Doing some research on Land Slides: Grading and removing material from the bottom of the slope or adding loads to the top of a slope, or concentrating water on a slope (e.g. from impervious homes/streets, roof downspouts, broken water/sewer/spinkler lines) could all be triggers for Land Slide.

What assurance do I have that the development of the land bordering my property will not create triggers and even land movement (damage to my property). Above all concern about potential danger to my safety, even life?

Please consider some type of commitment from all Developers, that avoiding land movement of any type to adjacent properties and Land Slide Triggers is a top priority.

Thank you for caring about our safety.

Terri Franklin

02/06/2018

From:

Terri Franklin

From: Terri Franklin

011 SW Taylors Ferry Rd., Portland, OR 97219

To: Karla.Moore-Love@portlandoregon.gov

RE: Reference LU 16-213734 LDS EN M EV

Criteria for Appeal/ Item 5. Landslide Hazard 33.632.100

I am the property owner of: 11 SW Taylors Ferry Rd., Portland, OR 97219.

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My understanding is that my property is in a Landslide Zone. I either live in a previous Landslide or on the edge of it.

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Doing some research on Land Slides: Grading and removing material from the bottom of the slope or adding loads to the top of a slope, or concentrating water on a slope (e.g. from impervious homes/streets, roof downspouts, broken water/sewer/spinkler lines) could all be triggers for Land Slide.

What assurance do I have that the development of the land bordering my property will not create triggers and even land movement (damage to my property). Above all concern about potential danger to my safety, even life?

Please consider some type of commitment from all Developers, that avoiding land movement of any type to adjacent properties and Land Slide Triggers is a top priority.

Thank you for caring about our safety.

Moore-Love, Karla

From: Paul Platosh <paul@platosh.com>
Sent: Tuesday, February 06, 2018 7:13 PM
To: Moore-Love, Karla
Subject: Macadam Ridge Development

I am writing in support of the proposal to develop Macadam Ridge. I find the arguments of the against the development to be disingenuous and NIMBY-esque at best, and bullying at worst. I have not heard any compelling argument against the proposal.

1. Landslide risk can be mitigated by geotechnical engineering. Indeed countless westside sites are in the same boat.
2. the "habitat" is altered, poor quality, and is far less valuable as habitat than annexed lands outside the UGB that will be needed should we not find infill sites.
3. With Portland population expected to climb 725,000 people in 20 years, we need to find close-in sites to develop to accommodate the growth. Better this than quality habitat outside the UGB.

Paul Platosh

Portland, Oregon

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Paul Platosh, Ph.D.
GeoDesigner
State of Oregon
Capital Finance and Planning

Moore-Love, Karla

From: Laurie A Flynn <laurie.a.flynn@gmail.com>
Sent: Tuesday, February 06, 2018 6:58 PM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood associations position and think this project should be denied!

Laurie Flynn
7858 SW 5th Ave
Portland Or 97219

Sent from my iPad

Moore-Love, Karla

From: Erika Carter <echomina@hotmail.com>
Sent: Tuesday, February 06, 2018 6:57 PM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied!

Erika Carter
4940 SW Landing Dr.
Portland OR 97239

Moore-Love, Karla

From: Camille Stark <stark.camille@yahoo.com>
Sent: Tuesday, February 06, 2018 6:57 PM
To: Moore-Love, Karla
Subject: Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

Message: I support the neighborhood association's position and think this project should be denied!

Your name: camille stark

Your address 8016 sw 11th ave pdx 97219

i have lived here for +30 years and would be very disappointed and angry if you install that awful building project go somewhere else and build !

Moore-Love, Karla

From: Sylvia Bogert <sylvia@swni.org>
Sent: Tuesday, February 06, 2018 6:25 PM
To: Moore-Love, Karla
Subject: Fwd: SWNI Letter Re Macadam Ridge CASE FILE #LU 16-213734
Attachments: SWNI Macadam Ridge CASE FILE #LU 16-213734 Letter 02-06-18.pdf

Hi Karla,

South Burlingame requested I forward SWNI's letter to you directly.

Sylvia

Sylvia Bogert
Executive Director
Southwest Neighborhoods, Inc.
7688 SW Capitol Hwy., Room 5
Portland, OR 97219
503-823-4592
sylvia@swni.org

Begin forwarded message:

From: Sylvia Bogert <sylvia@swni.org>
Subject: SWNI Letter Re Macadam Ridge CASE FILE #LU 16-213734
Date: February 6, 2018 at 5:59:15 PM PST
To: "mayorwheeler@portlandoregon.gov" <mayorwheeler@portlandoregon.gov>, Commissioner Nick Fish <NickFish@portlandoregon.gov>, Commissioner Dan Saltzman <dan@portlandoregon.gov>, Commissioner Amanda Fritz <amanda@portlandoregon.gov>, Commissioner Eudaly <chloe@portlandoregon.gov>, cctestimony@portlandoregon.gov
Cc: John Gibbon <jtgorygun@aol.com>, Robert Lennox <robertlennox.pdx@gmail.com>

Dear Mayor Wheeler and Commissioners Eudaly, Fish, Fritz, and Saltzman:

On January 24, 2018, the Southwest Neighborhoods, Inc., Board of Directors voted unanimously to support the South Burlingame Neighborhood Association's (SBNA) appeal of the Macadam Ridge development. The board understood SBNA's appeal is based on following issues: the environmental mitigation and remediation plans, the tree preservation, landslide hazard and transportation impacts, as well as procedural errors (that the neighborhood's due process rights were denied by being accorded insufficient time to address new evidence placed in the record). This letter is intended to advise the council of existing circumstances in SWNI as well as previous SWNI actions and statements that are consistent with the items that SBNA has described as the basis for their appeal.

Pease see the attached letter for further details. Thank you for your courtesy in considering our testimony.

Sincerely,

John Gibbon
President
Southwest Neighborhoods, Inc.
Sylvia Bogert
Executive Director
Southwest Neighborhoods, Inc.
7688 SW Capitol Hwy., Room 5
Portland, OR 97219
503-823-4592
sylvia@swni.org



Southwest Neighborhoods, Inc.

7688 SW Capitol Highway, Portland, OR 97219 (503) 823-4592

www.swni.org

February 6, 2018

Portland City Council
1900 SW 4th Avenue
Portland, Oregon 97201

Re: CASE FILE #LU 16-213734
BDS Case File: LU16-213734LDS EN M EV

Dear Mayor Wheeler and Commissioners:

On January 24, 2018, the Southwest Neighborhoods, Inc., Board of Directors voted unanimously to support the South Burlingame Neighborhood Association's (SBNA) appeal of the Macadam Ridge development. The board understood SBNA's appeal is based on following issues: the environmental mitigation and remediation plans, the tree preservation, landslide hazard and transportation impacts, as well as procedural errors (that the neighborhood's due process rights were denied by being accorded insufficient time to address new evidence placed in the record). This letter is intended to advise the council of existing circumstances in SWNI as well as previous SWNI actions and statements that are consistent with the items that SBNA has described as the basis for their appeal.

SWNI, based on the history of development within its neighborhoods, can support that SBNA's contention the applicant's environmental mitigation and remediation plans were inadequate due to their failure to include any alternatives considering the utilization of multifamily housing on the site. On the same basis SWNI can support SBNA's contention that the decision of the hearing officers approving the application without requiring that reasonable alternative be considered was lacking an adequate evidentiary basis for approval.

SWNI acknowledges that consideration of such a housing type has rarely, if ever, been without controversy our area but can definitely say that multifamily developments on environmentally constrained sites in our neighborhoods do exist. This shows it is not in any way unfair or unreasonable to require such an alternative be considered when development is proposed in the SW Neighborhoods.

Moreover a review of such an existing project may well illustrate for the council how such a development can occur on a property with the least disturbance to sensitive and unstable areas. An example that serves to illustrate how a large property was developed in an environmentally sensitive and single family zoned area of SW Portland with multifamily style development is the Shadow Creek Condominium located in the Ashcreek neighborhood in the Woods Creek Canyon, in the 5100 block to south of SW Multnomah Blvd.

Likewise accepting “a remove most and replant some of the trees platting proposal” on an e(p)/ e(c) zoned parcel is inconsistent with the city’s historic approach to regulating development in the forested upland areas of SWNI as well as the City’s recent approach to allowing development in the environmental overlay zones throughout southwest. Prior to the adoption of the environmental zone overlays subdivisions with small lots were allowed if developed as PUDs that required private infrastructure and home siting to preserve trees as well as ongoing HOA approval to control subsequent tree removal, for example the Quail Park subdivision in the Markham Neighborhood, in 2800-2900 block north of SW Huber Street. Most recently projects approved for development on land with overlay designations have been developed with small development clusters close to existing transportation facilities and large undeveloped tracts protecting the resource, for instance the Altadina subdivision in the Marshall Park neighborhood in the 9700 block east of Lancaster Road. Both these developments seem consistent with the “Western Pattern” neighborhood urban form aspired to in the recently adopted 2035 Comprehensive Plan.

To SWNI the approval of the Macadam Ridge project can be fairly characterized as allowing an “Inner Urban Neighborhood” style development in what manifestly “Western” area. This is a change in approach that should not occur because it threatens a yet to be realized City policy. Although the Council chose not to precisely define a boundary for the neighborhoods were to be “Western” in urban form Stephens Creek seems to be an obvious natural boundary between these two urban form areas. Allowing the removal of such a large number of trees from the subject site to provide for the creation of this proposed neighborhood has to be considered carefully, as allows a style of development that puts in question the urban form concepts awaiting implementation when administrative disputes regarding the comprehensive plan are resolved.

SWNI has reason to be concerned that the policy of connectivity, which the Portland Bureau of Transportation and the Portland Fire Bureau, with support from SWNI transportation committee, have emphasized for its a public safety benefits, seems once again to being marshaled to support the construction of another subdivision in SW Portland. Recognizing that the Council supports connectivity, SWNI urges the Council to reflect on the fact in the Hayhurst NA appeal the majority of the new homes proposed had direct access to the proposed connecting street extension. In this case almost none of the homes have that direct connection, instead, at an extremely high price to areas subject to environmental and scenic overlays, the connecting street only provides access to a deep cul-de-sac along which most of the home sites will be clustered. SWNI urges the council to recognize that at some point the goal of connectivity must be measured against its impact on scenic resource, environmental protection and environmental conservation overlay zones.

In addition, on matters related to transportation, SWNI writes to advise the council that PBOT and the neighborhood’s concerns regarding east and north bound transit access, requiring the project, at some point along its frontage, provide a Taylor’s Ferry crossing and safe boarding area on the south side of Taylors Ferry, is entirely consistent with SWNI’s pervious actions related to the operation of the 43 TriMet line. In the past when

TriMet was considering modifications to that route, which would have changed its course from one that runs from downtown Portland through the South Portland neighborhoods to Washington Square to a route that would run from the Sellwood Transit Center to Washington Square, SWNI's board adopted a position urged on it by South Portland that supported retention of the South Portland to Downtown connection. This position was communicated to, at least, the TriMet Board and perhaps the City. The improvements requested by the neighborhood and PBOT staff strongly support that component of the 43 route, in light of this history the Council should take care in determining that the applicant's phone call to a current TriMet employee creates a sufficient factual record to support approval of this application.

SWNI also writes today to also express grave concern about the issue that the neighborhood characterizes as a "due process" problem. Whether that characterization has a legal substance or not is something SWNI will not speak to. What the organization can say is that what has occurred in the course this decision are events that SWNI feels does not adhere to standard procedures neighborhoods have experienced in past land use proceedings. These events interfered with the neighborhood effectively playing the role the land use process they have been granted by city ordinance. Recognized organizations, as defined by Zoning Ordinance, are granted a right to speak to complicated zoning criteria and given leave by those ordinances to bring appeals without charge. This clearly indicates that City assumes the neighborhood has a productive role to play in insuring compliance with approval criteria.

However in this instance the SBNA and the professional consultants they hired were interfered with and then, apparently as a result, not given due consideration. In addition, the Bureau of Environmental Services, Portland Bureau of Transportation, PP&R Urban Forestry, and the Bureau of Development Services recommendations of denial were also not considered in the decision. To be able to provide useful testimony requires expert assistance in evaluating and understanding the application of the facts to the City criteria. Such a process is essential in order provide for valid public participation in land use decision-making. The Council should carefully consider whether, as a matter of reasonable ordinance interpretation, with the public participation needed by the City in making this decision subjected to the reported interference, the process was so impaired the City has to determine the evidentiary record presumptively inadequate to allow approval.

Thank you for your courtesy in considering our testimony.

Sincerely,



John Gibbon
President
Southwest Neighborhoods, Inc.

Moore-Love, Karla

From: Carlos Lopez <lopez_c_a@yahoo.com>
Sent: Tuesday, February 06, 2018 6:10 PM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the S. Burlingame neighborhood association's position. This project should be denied!

Carlos Lopez
3925 SW Multnomah Blvd #204

Moore-Love, Karla

From: patd@pacifier.com
Sent: Tuesday, February 06, 2018 6:07 PM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

Macadam Ridge File# LU-16-213734 LDS EN M EV

To Portland City Council,

I would like to voice just one of my concerns regarding the above referenced property development:

We Portlanders value our green spaces and the trees which create them. If this project goes through, over 500 mature trees will be clearcut. That is a large chunk removed from our tree canopy, which is one of the things that creates the environment that we all love and that makes us all healthier.

Please do not approve this project.

Thank you for your consideration,

Patricia Dennis
7929 SW Ruby Terrace
Portland OR 97219
503-704-7354

Moore-Love, Karla

From: Jimmy Page <gcstiffler@yahoo.com>
Sent: Tuesday, February 06, 2018 5:30 PM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied!
Gail Stiffler
7205 SW 12th Ave., Portland, OR 97219
gcstiffler@yahoo.com

Sent from my iPad

Moore-Love, Karla

From: Sarah Lowles <sarah.lowles@gmail.com>
Sent: Tuesday, February 06, 2018 5:29 PM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied!

Sarah Lowles
1246 SW Hume St.
Portland, OR 97219

Moore-Love, Karla

From: m Wills <mcwills7@yahoo.com>
Sent: Tuesday, February 06, 2018 5:28 PM
To: Moore-Love, Karla
Subject: Macadam Ridge planned development

Dear Ms. Moore,

I am writing to you regarding the proposed development Of Macadam Ridge in Southwest Portland. File# LU-16-213734 LDS EN M EV

I am opposed to this development for many reasons, among them are the environmental issues which should be of very great concern to everyone. Because this and other issues regarding this proposed development have been discussed in depth by my neighborhood association, I wish to express my support for their (the neighborhood association's) position and strongly believe that this project should be denied!

Thank you,

Mary Wills
8107 SW 9th Avenue
Portland, Oregon 97219

Moore-Love, Karla

From: ljkup@aol.com
Sent: Tuesday, February 06, 2018 5:21 PM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV Message: I live in South Burlingame and I support the neighborhood association's position that this project should be denied! I'm concerned about landslides and clearing a beautiful, natural area. And, the traffic at the corner of Terwilliger and Taylors Ferry is already extremely difficult to navigate especially during rush hour. Please reject this proposal.

Laura Kuperstein
675 SW Evans Street, Portland, OR 97219

Moore-Love, Karla

From: Rose Rogel <rogel.rose@gmail.com>
Sent: Tuesday, February 06, 2018 5:11 PM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

Dear Ms. Moore-Love, I support the neighborhood association's position and think this project should be denied!
Sincerely,

Rosie Rogel
8307 SW 2nd Ave
Portland, OR 97219

Moore-Love, Karla

From: Brian Mosher - Gmail <mosher.brian@gmail.com>
Sent: Tuesday, February 06, 2018 5:08 PM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied! Brian Mosher
8307 SW 2nd Ave
Portland, OR 97219

Moore-Love, Karla

From: Christine Wanderer <cctwigs@comcast.net>
Sent: Tuesday, February 06, 2018 5:03 PM
To: Moore-Love, Karla
Subject: [User Approved] Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied!

Chris Wanderer
0405 SW Vermont St.
Portland, OR

Moore-Love, Karla

From: susiejake@comcast.net
Sent: Tuesday, February 06, 2018 4:46 PM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied!

Susan Jacobsen
1509 SW Carson St.
Portland, OR 97219

Sent from XFINITY Connect Application

Moore-Love, Karla

From: Steensma Family <steensmafamily@hotmail.com>
Sent: Tuesday, February 06, 2018 4:27 PM
To: Moore-Love, Karla
Subject: Macadam Ridge File #LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied.

Nancy Steensma
9005 SW 35th Ave
Portland, OR 97219

Moore-Love, Karla

From: Melinda Mallek <melmallek@gmail.com>
Sent: Tuesday, February 06, 2018 4:17 PM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

Message: I support the neighborhood association's position and think this project should be denied!

Melinda Mallek
8602 SW 35th Ave
Portland, OR 97219

Moore-Love, Karla

From: S Morris <smorris@hotmail.com>
Sent: Tuesday, February 06, 2018 4:13 PM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

Macadam Ridge File# LU-16-213734 LDS EN M EV

Hi,

I strongly support the neighborhood association's position and think this project should be denied! The city isn't getting that many new homes for what they'd be giving up in terms of the environment, livability in the area, etc.

The city recently allowed Fred Meyer to put in a fuel station on the street right next to my property and the change in traffic and rise in related issues has been significant, I can't imagine what adding that many new homes would have done. We should enlarge the urban growth boundary rather than allowing these monstrosities in the middle of neighborhoods that aren't equipped to deal with them.

Another recent development that's completely inappropriate and out-of-scale is the new mixed use development in Multnomah Village. And don't get me started on the lack of parking with that one.

Sheila Morris
2529 SW Spring Garden St Apt 6
Portland, OR 97219

Moore-Love, Karla

From: LeGregoir <greg.lansing@gmail.com>
Sent: Tuesday, February 06, 2018 4:08 PM
To: Moore-Love, Karla
Subject: Comments - LU 16-213734 LDS EN M EV

Hello, I am writing to express my opposition to the proposed development in the South Burlingame neighborhood I live in. I am very pro responsible development when all environmental and density elements of a proposed project are addressed successfully, however, what is being proposed in South Burlingame is trodding all over the restrictions (zoning and environmental) with no reasoning. The condition of our streets is already appalling, even if there were major repaving requirements to the entire region there is simply not enough width on our streets to handle more traffic. Please do not allow the proposed development to go through. Please make sure that any new development complies with regulations currently in place. Thank you.

Greg Lansing

Moore-Love, Karla

From: Teri Danielson <danielson.tf@gmail.com>
Sent: Tuesday, February 06, 2018 3:59 PM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

To the City Council,

I support the South Burlingame Neighborhood position on Macadam Ridge development and would ask that you please deny this project. I'm specifically concerned that this proposed neighborhood would be built in a historic slide area against advice of geologists. Also, I'm wondering why the project was approved when all but one of the city agencies reviewing the proposal, did not approve the submission for their area. I don't want to say that development can't happen on this land, but certainly the circumstances warrant additional study and work to address the neighborhood's concerns.

Teri Danielson
7900 SW Crestline Drive
Portland, OR 97219

Moore-Love, Karla

From: Matt Franklin <matt@bottlerocketlabs.com>
Sent: Tuesday, February 06, 2018 3:47 PM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

I enthusiastically support the neighborhood association's position and think this project should be denied. It is bad for the neighborhood, and more important, bad for the environment. The impacts on wildlife in the area will be severe. Matt Franklin
1235 SW Freeman St.
Portland, OR 97219

Moore-Love, Karla

From: Klewis <lewiskerry22@gmail.com>
Sent: Tuesday, February 06, 2018 3:42 PM
To: Moore-Love, Karla
Subject: Macadam ridge development

Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

Please please reconsider the ill advised Macadam Ridge development project. The added traffic alone should be reason to overturn approval. So much of south Burlingame is without sidewalks or safe walking/biking routes, adding more cars and congestion will only make the neighborhood more dangerous for pedestrians and cyclists.

Kerry lewis
1227 SW Spring Garden

Moore-Love, Karla

From: Julia Unangst <juliaunangst0@gmail.com>
Sent: Tuesday, February 06, 2018 3:28 PM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

Dear City Council Clerk,

I support the neighborhood association's position and think this project should be denied!

Julia Unangst
9282 SW 4th Ave
Portland, OR 97219

Moore-Love, Karla

From: Danielle Ramos <daniellebinta@gmail.com>
Sent: Tuesday, February 06, 2018 2:50 PM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied!

Our city desperately needs low income and median income housing, we don't need more giant houses and we definitely must put environment front and center in development efforts.

--
Danielle

Moore-Love, Karla

From: dan&jan hicks <danjanh@gmail.com>
Sent: Tuesday, February 06, 2018 12:50 PM
To: Moore-Love, Karla
Subject: Macadam Ridge File # LU-16-213734 LDS EN M EV

We support the neighborhood association's position and think this project should be denied!

Thank you,
Dan and Jan Hicks
10014 SW 28th Ave
Portland, Oregon 97219

Moore-Love, Karla

From: Evan Pierce <pierce.evan@gmail.com>
Sent: Tuesday, February 06, 2018 11:14 AM
To: Moore-Love, Karla
Subject: LU-16-213734 LDS EN M EV Testimony

As a resident of Portland, OR, I support maintaining existing green spaces within city limits over new development.

Sincerely,
Evan Pierce
5580 SW Nevada Ct.
Portland, OR, 97219
630-269-8564

Moore-Love, Karla

From: BRAD MCCUAIG <BCSIMCCUAIG@msn.com>
Sent: Tuesday, February 06, 2018 11:12 AM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied!

Brad McCuaig
7920 SW Ruby Terrace
Portland Oregon 97219
bcsimccuaig@msn.com

Moore-Love, Karla

From: BRAD MCCUAIG <bcsimccuaig@msn.com>
Sent: Tuesday, February 06, 2018 11:07 AM
To: Moore-Love, Karla
Subject: Macadam Ridge proposed development

Message: I support the neighborhood association's position and think this project should be denied!

Carolyn McCuaig
7920 SW Ruby Terrace
Portland OR 97219
503 319 3735

from my iPhone

Moore-Love, Karla

From: David Cipriano <D.cipriano@comcast.net>
Sent: Tuesday, February 06, 2018 10:42 AM
To: Moore-Love, Karla
Subject: Fwd: Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied.

David Cipriano
1254 SW Carson Street
Portland, Oregon
97219

Moore-Love, Karla

From: Barbara Anne Dickie <barbara.dickie@frontier.com>
Sent: Tuesday, February 06, 2018 10:41 AM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

Is there nothing you people won't do to increase your tax base? Those of us who have lived here for decades are seeing all that was special and beautiful about Portland deteriorate. Do people come to visit cities to see housing developments, or do they come to see the wooded parks, quaint neighborhoods and Victorian houses? Stop ruining Portland just to increase your tax base. Portland was a far better place twenty years ago.

Barbara Anne Dickie
3615 SW Kelly Avenue

Moore-Love, Karla

From: Meredith Hamm <m.hamm@comcast.net>
Sent: Tuesday, February 06, 2018 10:37 AM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied!

Meredith Hamm
1254 SW Carson St.
Portland, OR 97219

Moore-Love, Karla

From: Shani Michelle <shanie20@hotmail.com>
Sent: Tuesday, February 06, 2018 10:33 AM
To: Moore-Love, Karla
Subject: Macadam Ridge File # LU-16-213734 LDS EN M EV

Please, no more development that doesn't think long-term about the impact on the community. Portland is already getting a bad reputation for letting large development change our living/residential-culture.

I support the neighborhood association's position on this issue and think this project should be denied!!

Shanie Mason
10625 SW 4th Avenue
Portland, OR 97219

Moore-Love, Karla

From: alc75@juno.com
Sent: Tuesday, February 06, 2018 10:17 AM
To: Moore-Love, Karla
Subject: Macadam Ridge File # LU-16-213734 LDS EN M EV

Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the South Burlingame neighborhood association's position and think this project should be denied.

An early traffic analysis said there would be no impact. That can hardly be true. The traffic on Terwilliger, Taylor's Ferry, and both sides of the Sellwood Bridge is already at untenable levels. At times traffic is backed up on I-5 for the Terwilliger exit!

In addition, the area is landslide prone. I've seen nothing realistic in an environmental analysis.

Thank you for considering my comments.

Ann L Carlson
7852 SW Burlingame Ave
Portland, OR 97219

Moore-Love, Karla

From: Jessica Smith <jprier@hotmail.com>
Sent: Tuesday, February 06, 2018 10:18 AM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied! It would not be good for our community!

Jessica Smith
3557 SW Caldew St.
Portland, OR 97219

Sent from [Mail](#) for Windows 10

Moore-Love, Karla

From: Kristin Link Dillon <kristin.link.dillon@gmail.com>
Sent: Tuesday, February 06, 2018 10:09 AM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the SBNA's position and think this project should be denied!

Kristin Dillon
1035 SW Carson St.
Portland 97219

Moore-Love, Karla

From: Deborah Ohlsen <dohlr@gmail.com>
Sent: Tuesday, February 06, 2018 9:58 AM
To: Moore-Love, Karla
Cc: Neil Ramiller
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied!

I live at the main exit from the neighborhood (7908 SW 5th Ave, corner of 5th and Troy), and fully expect to see many cars stacked up in front of my driveway each morning as people "cut through" the neighborhood trying to avoid the ever increasing gridlock at Taylors Ferry and Terwilliger. This is already happening and will only worsen.

The landslide possibility not only for the new homes, but for the homes immediately close to it (on Ruby Terrace) is staggering and scary.

Please deny this project. It impacts far more than the 21 sites involved.

Deborah Ohlsen/Neil Ramiller
7908 SW 5th Ave
Portland, Oregon 97219
503 702 6079

--
Deborah Ohlsen
503 702 6079 (cell)

Moore-Love, Karla

From: Dorothy Payton <bybee@teleport.com>
Sent: Tuesday, February 06, 2018 9:48 AM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV Message: We support the neighborhood association's position and think this project should be denied!

Please vote to protect and advocate for all that Portland has worked so hard for and why we *still live here*. Invest in our Natural Capital; habitat, carbon sequestration, climate change measures, stormwater management, erosion control, water quality and river health, turning GRAY to GREEN, greenways and parks, and **public participation in local decision making**.

We are opposed to the decimation of this terrain, increased traffic with so many dangerous intersections, construction on landslide slopes, and profit motives at the cost of the community.

The landowners need an alternative incentive to get their "value" out of their property.
Your names: Dorothy Payton, R. Dennis Payton Your address: 845 SW 9th Ave., Portland, OR 97219

*"Darkness cannot drive out darkness; only light can do that.
Hate cannot drive out hate, only love can do that." MLK Jr.*

Moore-Love, Karla

From: Ann Houck <houcka@ohsu.edu>
Sent: Tuesday, February 06, 2018 9:48 AM
To: Moore-Love, Karla
Subject: Macadam Ridge File # LU-16-213734 LDS EN M EV

I support the neighborhood association's position. Please deny this project!

Ann Houck
7905 SW Ruby Terrace
Portland, OR 97219

Moore-Love, Karla

From: Angela LaPrete <lapretes@hotmail.com>
Sent: Tuesday, February 06, 2018 9:40 AM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied.

David LaPrete
8108 SW 4th Ave, Portland, 97219

Moore-Love, Karla

From: Paul Medlyn <paulmedlyn@gmail.com>
Sent: Tuesday, February 06, 2018 9:38 AM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

I fully support the Neighborhood Association's position and I believe this project should be denied.

--

Best Regards,

Paul Medlyn
8206 SW 42nd Ave
Portland, OR
97219

Moore-Love, Karla

From: Andrea Danehower <andreadanehower@yahoo.com>
Sent: Tuesday, February 06, 2018 9:36 AM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

I live nearby the South Burlingame neighborhood and feel this project will not be beneficial to me and the whole area. I want you to deny approval of this project.

Andrea Danehower
1321 SW Maplecrest Dr
Portland OR 97219
Sent from my iPad

Moore-Love, Karla

From: M&C Spicer <spicermc@gmail.com>
Sent: Tuesday, February 06, 2018 9:31 AM
To: Moore-Love, Karla
Subject: Macadam Ridge - Project Denied

I agree with the neighborhood association's assessment and position taken on the Macadam Ridge proposal and believe the project should be denied.

Matthew Spicer
615 SW Moss Street
Portland, OR 97219

Moore-Love, Karla

From: Emily Bailey <emilybailey@comcast.net>
Sent: Tuesday, February 06, 2018 9:25 AM
To: Moore-Love, Karla
Subject: Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied! Emily Bailey
1017 SE Tacoma St
Portland, OR 97202

Moore-Love, Karla

From: vanessa preisler <vanessapreisler@yahoo.com>
Sent: Tuesday, February 06, 2018 9:10 AM
To: Moore-Love, Karla
Cc: Vanessa Preisler
Subject: Macadam Ridge File #LU-16-213734 LDS EN M EV

I support the neighborhood association's position and think this project should be denied.

I live in Collins View and this project will have a detrimental impact on our neighborhood's traffic patterns and safety. We already have significant issues with speeding and pedestrian and bike safety. We do not have the infrastructure in this part of the city to support this project. I'm also very concerned about the environmental impact of this project and do not think this project addresses these issues appropriately such as tree preservation and landslide hazard among others.

Vanessa Preisler
0371 SW Palatine Hill Road
Portland, OR 97219

Moore-Love, Karla

From: Leslie Goodman <cgoodfam@msn.com>
Sent: Tuesday, February 06, 2018 8:37 AM
To: Moore-Love, Karla
Subject: Macadamia Ridge file #LU-16213734 LDS EN M EV

As residents of South Burlingame for over 30 years, please know that we are adamantly opposed to the development of the Macadam Ridge subdivision.

The traffic is already growing dangerous as cars shortcut through the neighborhood to avoid the overwhelmed traffic light at Taylor's Ferry and Terwilliger, the roads have no sidewalks (try walking your dog in the late afternoon!) and are in dire need of fixing, potholes, cracks, etc. right now-without anticipated additional traffic, and the environmental price we all would have to pay would be exorbitant.

Until these concerns are adequately addressed, please do not approve this development.

Sincerely,

Leslie and Craig Goodman
8030 SW 4th Ave
Portland, OR 97219

Moore-Love, Karla

From: Nanci Swaim <nslupine@gmail.com>
Sent: Tuesday, February 06, 2018 8:27 AM
To: Moore-Love, Karla
Subject: Macadam Ridge file # LU-16-213734 LDS EN M EV

I support the neighborhood association's position on the proposed Macadam Ridge development and believe this project should be denied for the following reasons:

- *The area is already a landslide risk, but clear cutting it and adding homes would create a much greater risk!
- *This densely wooded area provides valuable habitat for many animals.
- *The loss of so many mature native trees would have a huge impact on the character of SW Portland.
- *Taylor's Ferry Road is already very congested and dangerous and cannot handle the increased traffic that 21 new households would bring.

Nancy Swaim

2626 SW Custer Street

Portland, OR 97219

Moore-Love, Karla

From: David N <davidnolfi@hotmail.com>
Sent: Tuesday, February 06, 2018 8:15 AM
To: Moore-Love, Karla
Subject: Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

Per the usual, we are seeing are a group of people who oppose something without providing solutions. If the City denies the development, a citizen has been denied their rights as a landowner. If the Organization and Association are against this development please have them provide an alternative, i.e., purchasing the land for a City park, etc..

Thank you for your time,

David Nolfi
John's Landing

Moore-Love, Karla

From: kate parks <katjoy19@gmail.com>
Sent: Tuesday, February 06, 2018 8:06 AM
To: Moore-Love, Karla
Subject: Macadam Ridge File#LU-16-213734 LDS EN M EV

We support the Neighborhood Association position on the Macadam Ridge project and think that this project should be DENIED!

Robert and Kate Parks
SW Burlingame Neighborhood

--

Kate Parks
katjoy19@gmail.com

Moore-Love, Karla

From: sarah Smith <seas41@gmail.com>
Sent: Tuesday, February 06, 2018 7:15 AM
To: Moore-Love, Karla
Subject: Macadam Ridge File #LU-16-213734 LDS EN M EV

WHY is a project like this even being considered? WHEN will people (particularly developers and people with the power to approve such projects) get-it that when you strip a hillside (no matter how big or small) of trees there will be consequences to properties below - and the consequences are bad ones, for man-made structures and humans. The consequences may develop and become evident within the first year (within the time developers are held liable), but most take longer. For those of us owners who have been damaged by such approvals, the years it takes for remedy are painful, and by the time things get sort-of repaired it's too late anyway. These bad decisions and their results last forever. I THINK SUPPORT THE NEIGHBORHOOD ASSOCIATION'S POSITION AND THINK THIS PROJECT SHOULD BE DENIED.

SARAH ALEXANDER SMITH
4884 S.W. SLAVIN ROAD

Moore-Love, Karla

From: lynn bey <lynnbey@yahoo.com>
Sent: Tuesday, February 06, 2018 6:18 AM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

Dear City Council Clerk,

I support the neighborhood association's position and think this project should be denied!

I'm appalled the City is even considering such a project! Since when was Portland a city that mowed down trees in favor of development? 500 trees, mature ones at that--do we really want to become Austin, Tx? Portland is livable for many, many reasons, a big one being how green it is. As for the landslide risk--who will pay for that recovery?

Giving in to developers and overriding what is good for the environment and for existing neighborhoods has got to stop. Portland is better than this project, surely!

Lynn Bey
Woods St, 97201

Moore-Love, Karla

From: Meta Bruner <meta.bruner@gmail.com>
Sent: Tuesday, February 06, 2018 12:41 AM
To: Moore-Love, Karla
Subject: Re; Macadam Ridge File# LU-16-213734 LDS EN M EV

Re; Macadam Ridge File# LU-16-213734 LDS EN M EV

Dear Karla,

I support the neighborhood association's position and think this project should be denied!

Meta Bruner

3101 SW 1st Ave.

Portland, OR 97201

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Sent from Gmail Mobile