

MERILEE D. KARR, M.D.

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Portland, OR 97219

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City Council
City of Portland
1221 SW 4th Avenue, Room 140
Portland, OR 97204
Council Clerk: Karla.Moore-Love@portlandoregon.gov

February 7, 2018

*rec'd at meeting pu
Feb. 7, 2018*

Case File: LU 16-213734 LDS EN M EV
PC# 15-242358

Subject: Macadam Ridge Type III Land Division - Comment for Record

Mayor Wheeler and City Councilors – My name is Merilee Karr. I am the Team Leader of the Neighborhood Emergency Team, or NET, in South Burlingame, the neighborhood of the proposed development.

My concerns are my own. I do not speak for the Portland Bureau of Emergency Management, which runs the NET program.

NET members are volunteers, trained by Portland Fire & Rescue as amateur first responders. We can and will be on the scene of disaster before professionals with heavy equipment arrive.

As I assess hazards around my neighborhood, I look at houses set on slide-prone ground as **coffins**.

These houses, on unstable land that has slid before, **will** sooner or later give way, in a big rainstorm or an earthquake. Building the proposed development will further increase the precariousness of this slope, by removing the trees whose roots are now holding the soil in place.

NETs are trained to extract people from rubble, but not from mud. If you allow these coffins to be built, my team will be there when they slide, trying to save our neighbors' lives—and living ever afterward with memories of partial success, if any.

My neighborhood holds other coffins, too, structures that pose extreme seismic danger. They are homes built of unreinforced masonry, or URM. They will collapse in a strong earthquake, threatening lives both inside and outside the house with a rain of bricks.

No one can build URM anymore, because Portland's seismic vulnerability has, literally, made itself felt. Our vulnerability to landslides is also well-established, but

more recent. In February 1996, heavy rain and snowmelt caused 700 landslides in metro Portland, with major damage to more than a hundred homes. Building on landslides should be as unthinkable as building unreinforced masonry. I hope you agree, and vote to stop this ill-considered and dangerous development.

Thank you for the opportunity to explain our concerns.

Moore-Love, Karla

From: lendonp <lendonp@gmail.com>
Sent: Wednesday, February 07, 2018 12:58 PM
To: Moore-Love, Karla
Subject: Macadam ridge file #LU 16 213734

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

Lendon Porter

0205 SW Idaho St
Portland Oregon 97239

Sent via the Samsung Galaxy S7, an AT&T 4G LTE smartphone

Moore-Love, Karla

From: Joel Hanawalt <joel.hanawalt@gmail.com>
Sent: Wednesday, February 07, 2018 12:57 PM
To: Council Clerk – Testimony
Subject: Fwd: LU 16-213734 LDS EN M EV (Macadam Ridge Subdivision) Testimony

Dear City Council,

I ask you to vote no on the Macadam Ridge development. On moral and statutory grounds.

This development will remove one of our last remaining larger tracts of intact woods in the area. This development will degrade the area for its scenic qualities as well as its ability to support a level of biodiversity that is found in Southwest Portland. This development will undoubtedly have an impact on water quality, which is vital for fish habitat

This site has a number of issues. One issue that the Applicants may bring up is that they have been working on this plan for a number of years, and have come up with many alternative plans. That said, just because they have been working on this for a long time does not mean it is a good idea.

This location is fraught with a number of issues that make it a terrible idea. I will summarize my issues below:

-Loss of scenic qualities along Taylor Ferry Rd. from removal of trees in sites one and two, as well as losing scenic qualities for current residents near this site.

Increased risk of landslides. This area is documented by the Oregon Department of Geology (DOGAMI) as an area known to have ground movement. Residents should not have to live wondering if the next winter rainstorm will bring a landslide to their house. This includes current residents of the area.

-Loss of habitat for plants and animals. I have lived in SW Portland for 30+ years. Part of the reason I moved to SW Portland was for its intrinsic environmental qualities. This development will eat away at that, degrading this part of town for me and many other residents.

-Finally, if the site is built, there are issues of erosion, land degradation, increased landslide risk, loss of habitat, storm water runoff, large tree removal, traffic safety on Taylor's Ferry Rd both East and West directions, increased wildfire risk, proper safe to mass transit, loss of property value for residents living close to this development, to name some of the issues that have been brought up already.

My feelings on this are strong enough that I would rather the city re-zone my own neighborhood for more density and change the characteristics of my neighborhood than have this developed. Open spaces must be cherished. We have few left, they are worth fighting for.

The question is: what do we value more, open space or a development of large houses on little lots that does not help reduce the housing needs of most Portland residents? Do we value this site and others like it for their environmental and scenic ways, or do we value a development that will be installed in a difficult, environmentally sensitive, and potentially unsafe location?

Again, please vote no on this issue.

Thank you for your time,

Joel Hanawalt
1055 SW Plum Dr.
Portland, Or 97219

Moore-Love, Karla

From: jtgorygun@aol.com
Sent: Wednesday, February 07, 2018 11:03 AM
To: Council Clerk – Testimony; Wheeler, Mayor; Fish, Nick; Commissioner Saltzman; Commissioner Eudaly; Commissioner Fritz
Cc: robertlennox.pdx@gmail.com; President@MarkhamNeighborhood.com
Subject: Markham Letter re Macadam Ridge Case File #LU 16-213734
Attachments: markham letter re Macadam Ridge.docx

To the Council,

Attached is a letter that I prepared as a volunteer on behalf the Markham Neighborhood association.

Thank you for your attention to this matter.

John Gibbon



MARKHAM

Neighborhood

February 7, 2018

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

MKNA BOARD OFFICERS:

Donna Herron, President
(503) 452-0000
President@MarkhamNeighborhood.com

Zahra Rahmani, Treasurer
Treasurer@MarkhamNeighborhood.com

Phil Richman, Past President
PastPresident@MarkhamNeighborhood.com

Kim Herron, Secretary
Secretary@MarkhamNeighborhood.com

John Gibbon, Watershed Rep.

Jeff Monahan, Transportation Chair
Transportation@MarkhamNeighborhood.com

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

Under this cover I write as volunteer on behalf of the Markham Neighborhood Association to report that a quorum of the association's membership voted at its January meeting to oppose to the approval of the above referenced land use application. This letter is of necessity written and submitted prior to the adoption of specific minutes by the association so this comment relies on memory.

To my recollection among the reasons given by representatives of South Burlingame in requesting Markham state its opposition to this application the one that seemed have resonance with Markham residents was that the proposal before the council would remove a large number of trees from the area to be developed. Based on my experience living in or near SW Portland for more than 40 years and recently acting as Markham watershed representative on SWNI Watershed Committee (and now committee chair) I believe this response is the product of not only an aesthetic concern but also a practical conviction that in the hilly areas of SW Portland downstream properties are inevitably impacted by such activity due to changes in the storm water regime occasioned by the tree removal. Unfortunately, I have to report to the Council that this seems to be true even in area the City's most up to date storm water management techniques have been applied to a property upon its development. The impact that this has had on neighboring owners of developed property is a continuing concern for residents of Markham as well as its surrounding neighborhoods. Because in the this case the most important area to be affected by this phenomena is an area which the City has the primary responsibility for, the confluence of Stephens Creek and the Willamette , it needs to be a matter of grave concern for the Council in making its decision on the appeal.



MARKHAM

Neighborhood

Additionally I would note that South Burlingame's and as we understand it, PBOT's, concern with requiring adequate transit improvements in connection with this application directly impacts the Markham neighborhood. Tri Met Route 43 as travels along SW Talyor's Ferry to the west of the subject site is the only bus that passes through the Markham neighborhood . Any improvement or enhancement to that service would be significantly welcomed by many Markham residents.

Thank you for your courtesy in considering our testimony.

Sincerely,

John Gibbon
Markham Neighborhood Watershed Representative

MKNA BOARD OFFICERS:

Donna Herron, President
(503) 452-0000
President@MarkhamNeighborhood.com

Zahra Rahmani, Treasurer
Treasurer@MarkhamNeighborhood.com

Phil Richman, Past President
PastPresident@MarkhamNeighborhood.com

Kim Herron, Secretary
Secretary@MarkhamNeighborhood.com

John Gibbon, Watershed Rep.

Jeff Monahan, Transportation Chair
Transportation@MarkhamNeighborhood.com

Moore-Love, Karla

From: Joel Hanawalt <joel.hanawalt@gmail.com>
Sent: Wednesday, February 07, 2018 12:47 PM
To: CCTesstimony@portlandoregon.gov; Moore-Love, Karla
Subject: LU 16-213734 LDS EN M EV (Macadam Ridge Subdivision) Testimony

Dear City Council,

I ask you to vote no on the Macadam Ridge development. On moral and statutory grounds.

This development will remove one of our last remaining larger tracts of intact woods in the area. This development will degrade the area for its scenic qualities as well as its ability to support a level of biodiversity that is found in Southwest Portland. This development will undoubtedly have an impact on water quality, which is vital for fish habitat

This site has a number of issues. One issue that the Applicants may bring up is that they have been working on this plan for a number of years, and have come up with many alternative plans. That said, just because they have been working on this for a long time does not mean it is a good idea.

This location is fraught with a number of issues that make it a terrible idea. I will summarize my issues below:

-Loss of scenic qualities along Taylor Ferry Rd. from removal of trees in sites one and two, as well as losing scenic qualities for current residents near this site.

Increased risk of landslides. This area is documented by the Oregon Department of Geology (DOGAMI) as an area known to have ground movement. Residents should not have to live wondering if the next winter rainstorm will bring a landslide to their house. This includes current residents of the area.

-Loss of habitat for plants and animals. I have lived in SW Portland for 30+ years. Part of the reason I moved to SW Portland was for its intrinsic environmental qualities. This development will eat away at that, degrading this part of town for me and many other residents.

-Finally, if the site is built, there are issues of erosion, land degradation, increased landslide risk, loss of habitat, storm water runoff, large tree removal, traffic safety on Taylor's Ferry Rd both East and West directions, increased wildfire risk, proper safe to mass transit, loss of property value for residents living close to this development, to name some of the issues that have been brought up already.

My feelings on this are strong enough that I would rather the city re-zone my own neighborhood for more density and change the characteristics of my neighborhood than have this developed. Open spaces must be cherished. We have few left, they are worth fighting for.

The question is: what do we value more, open space or a development of large houses on little lots that does not help reduce the housing needs of most Portland residents? Do we value this site and others like it for their environmental and scenic ways, or do we value a development that will be installed in a difficult, environmentally sensitive, and potentially unsafe location?

Again, please vote no on this issue.

Thank you for your time,

Joel Hanawalt
1055 SW Plum Dr.
Portland, Or 97219

Moore-Love, Karla

From: Leah <lkbuenas@gmail.com>
Sent: Wednesday, February 07, 2018 12:40 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!

Leah Klass
7238 SW 13th Ave.
Portland, Oregon 97219

Moore-Love, Karla

From: brintha enestvedt <brintha_e@yahoo.com>
Sent: Wednesday, February 07, 2018 12:09 PM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

I fully support the neighborhood association's position and think this should be denied.
We hope the city council recognizes the broad environmental and societal implications of this decision.
Thank you
Brintha enestvedt
7903 Sw ruby terrace
Portland OR 97219.

Moore-Love, Karla

From: brintha enestvedt <brintha_e@yahoo.com>
Sent: Wednesday, February 07, 2018 12:08 PM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

I fully support the neighborhood association's position on this appeal.
We hope the city council recognizes the broad environmental and societal implications of this decision.
Thank you
Brintha enestvedt
7903 Sw ruby terrace
Portland OR 97219.

Moore-Love, Karla

From: Scott Drushella <sdrushella@gmail.com>
Sent: Wednesday, February 07, 2018 12:04 PM
To: Moore-Love, Karla
Subject: Macadam Ridge development input

I support the neighborhood association's position and think this project should be denied but would support additional geotechnical study to determine the stability of the soil in the area.

Scott Drushella
7740 SW 10th Avenue
Portland 97219

Moore-Love, Karla

From: Shakti Bulk <shaktibulk@gmail.com>
Sent: Wednesday, February 07, 2018 11:52 AM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

Hello,

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

Shakti Bulk
8830 SW 15th Ave
Portland, OR 92719

Moore-Love, Karla

From: Shonda Murphy <sjmurphy08@gmail.com>
Sent: Wednesday, February 07, 2018 11:48 AM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

Hello- This project is a bad idea. The surrounding neighborhood can not afford the increase in traffic. The roads connecting these neighborhoods are poorly maintained by this already. Wait I don't even think the city maintains these streets I believe it's the neighbors along the streets. Where do their taxes go?

The environmental impact will be detrimental for the wildlife that live in the area. By the way isn't this area known for landslides?

Vote No!

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

Shonda Murphy
1532 SW DOLPH ST
PORTLAND, OR
97219

Moore-Love, Karla

From: Megan Lanen Simmons <mlanensimmons@gmail.com>
Sent: Wednesday, February 07, 2018 11:47 AM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

Re; Macadam Ridge File# LU-16-213734 LDS EN M EV I support my neighborhood association's position and think Macadam Ridge project should be denied. The impact on the local ecology and the charming spirit of this area will be forever lost if this development proceeds as planned. Please, please protect the Macadam Ridge area.

Thank you,

Megan Lanen Simmons 2010 SW Sunset Blvd.
Portland Or. 97239

Moore-Love, Karla

From: Darryn Ambrose <darryn.ambrose@gmail.com>
Sent: Wednesday, February 07, 2018 11:45 AM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

Portland City Council,

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

Thank you,

Darryn Ambrose
8428 SW 7th Avenue
Portland, OR 97219

Moore-Love, Karla

From: Mariana Karami <marianakarami@gmail.com>
Sent: Wednesday, February 07, 2018 11:03 AM
To: Moore-Love, Karla
Subject: Macadam Ridge Development Riverview Abbey Mausoleum

I support the neighborhood association's position as well as the five city bureaus who recommended the project be denied. I think this project should be denied. The citizens voice as well as the experts who the city employs need to be heard and heed.

I am concern that mayor Ted Wheeler and the city council care more about a single developer than about the citizens rightful concerns. Should this development be approved who will insure the homebuyers against landslides? Furthermore, this will be setting a legal precedent to develop in an Environmental Conservation zone which will have dire impact for our entire city should the development be approved. It will all be in the conscience of the mayor and the city council.

Mariana Karami
7175 SW La View Dr
Portland OR, 97219
248.310.4020

Moore-Love, Karla

From: Steve Dauenhauer <steve.dauenhauer@gmail.com>
Sent: Wednesday, February 07, 2018 10:46 AM
To: Moore-Love, Karla
Subject: Macadam Ridge File#: LU-16-213734 LDS EN M EV

Dear Ms. Moore-Love:

I live very near the proposed Macadam Ridge development, and support the neighborhood's position that this development should be denied. There are myriad reasons for this, but please count my voice as a "NO" vote on allowing this development.

Thanks for your consideration.

Sincerely,
Steve Dauenhauer
8220 SW 3rd Ave
Portland, OR 97210
503.245.1376

Moore-Love, Karla

From: Claudia Montagne <claudia.montagne@gmail.com>
Sent: Wednesday, February 07, 2018 10:41 AM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

Support the denial of project Macadam Ridge File# LU-16-213734 LDS EN M EV This is not a NIMBY issue. I live in this neighborhood and witnessed first hand the landslides and fallen trees in the cemeteries along Taylor's Ferry. This is also our watershed and must be protected. I count on the the city council's intelligence, insight and foresight; **housing developments do not fit in areas like these.** I support the neighborhood association's position and think this project should be denied!

Claudia Montagne
9136 SW 8th Ave
Portland, OR 97219

Moore-Love, Karla

From: Sharyl & Mark Hankin <marshylpdx@gmail.com>
Sent: Wednesday, February 07, 2018 10:33 AM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

Dear Karla ~

After visiting Portland numerous times since the early 2000's, my husband and I were happy to be able to relocate here in March of 2016.

We have been thoroughly dismayed by how even the *possibility* of the Macadam Ridge Development could have made it to this point ~ specifically and especially with only a **single** committee member approving of the project.

I truly hope the city council will do the right thing.

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

Sincerely,
Sharyl Hankin
8229 SW 2nd Ave
Portland, OR 97219

Moore-Love, Karla

From: CAROLE IVY <ciweaver@msn.com>
Sent: Wednesday, February 07, 2018 10:33 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!

Carole Ivy

PO Box 80763
Portland, OR 97280

Moore-Love, Karla

From: Gupta Nijay <nijay.gupta@gmail.com>
Sent: Wednesday, February 07, 2018 10:30 AM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

Dear Council clerk Karla,

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

After seeing what has been happening in California and Houston, I would be troubled to learn we are building on landslide zone. It is too risky, and shows a lack of care for the people that will buy those homes and the homes above them. Please do not build there. Thank you for your hard work for our city and care for the people living here. Please contact me with any questions.

Dr. Nijay Gupta
9241 SW 2nd Ave
Portland, Oregon 97219

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Dr. Nijay K. Gupta
www.cruxsolablog.com (co-blogger)
Assistant Professor of New Testament
Portland Seminary



**PORTLAND
SEMINARY**

George Fox University

Moore-Love, Karla

From: Kristian Enestvedt <kenestvedt@gmail.com>
Sent: Wednesday, February 07, 2018 10:28 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. In particular, when 5 of the city's 7 bureaus recommended denying the application, it is incumbent upon our elected representatives to support the work of our dedicated bureau staff, reinforce vetted environmental policy, and stand up for the overwhelming majority of neighbors who are negatively impacted by this proposal.

sincerely,
Kristian Enestvedt

7903 SW Ruby Terrace
Portland 97219

Moore-Love, Karla

From: deweygommel <twobits10@gmail.com>
Sent: Wednesday, February 07, 2018 9:49 AM
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!
Gerriann Fox
6148 Sw Virginia Avenue
Portland OR 97239

Moore-Love, Karla

From: julie koenig <jkoenigpdx@yahoo.com>
Sent: Wednesday, February 07, 2018 9:18 AM
To: Moore-Love, Karla
Subject: Macadam Ridge File #LU-16-213734 LDS EN M EV

PLEASE DENY MACADAM RIDGE HOUSING PROJECT.

SERIOUS LANDSLIDE DANGER.

RISK UPHILL AND DOWNHILL.

THANK YOU.

JULIE KOENIG
8030 SW RUBY TERRACE
PORTLAND 97219

Moore-Love, Karla

From: Marilyn Berg <maoberg@q.com>
Sent: Wednesday, February 07, 2018 9:08 AM
To: Moore-Love, Karla
Subject: Macadam Ridge file#LU-16-213734 LDS EN M EV

In support of the neighborhood association's position that this project should be rejected. Uphold the City of Portland's own standards as 5 of 6 City bureaus did, not the lure of developers who do not and cannot have the interests of the City foremost.

**Marilyn Oberg
8225 SW 2nd Ave.
Portland Oregon 97219**

Sent from [Mail](#) for Windows 10

Moore-Love, Karla

From: Karen Martin <karenmartin.go@gmail.com>
Sent: Wednesday, February 07, 2018 9:04 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!!

Thank you for your attention to this matter.

Karen Martin
8280 SW Apple Way E304
Portland, OR 97227

Moore-Love, Karla

From: Leno, Jim <lenonator@me.com>
Sent: Wednesday, February 07, 2018 9:01 AM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

As a resident of South Burlingame, I want to state my opposition to the proposed Macadam Ridge development, and I urge the city council to deny the application based on SBNA's appeal.

In particular, I am most concerned about building new development on a landslide area. I urge the council to prohibit development in this area going forward.

Thank you

James Leno
8012 SW Ruby Terrace
Portland, OR 97219

Moore-Love, Karla

From: Stan Carpenter <stancee@yahoo.com>
Sent: Wednesday, February 07, 2018 8:57 AM
To: Moore-Love, Karla
Subject: Macadam Ridge

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

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

Stan Carpenter
8030 SW Ruby Terrace
Portland 97219

Moore-Love, Karla

From: Kelly Batte <kbatte@gmail.com>
Sent: Wednesday, February 07, 2018 8:57 AM
To: Moore-Love, Karla
Subject: Macadam Ridge

On behalf of the members of my household and future residents of Portland I am writing to oppose the Macadam Ridge development. Irresponsible building in known problem areas that will also desecrate wildlife areas in an unacceptable growth plan for Portland. People and animals should be put before corporations and profits.

Kelly Batte'
South Burlingame Resident 2012-present

Sent from my iPad

Moore-Love, Karla

From: Brian Berry <berrya.brian@gmail.com>
Sent: Wednesday, February 07, 2018 8:47 AM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

My wife and I own our home in the South Burlingame neighborhood and support the neighborhood association's position and think this project should be denied!

We believe it is irresponsible to put families at risk, by building in a landslide zone. We also value the watershed, urban wildlife and hundreds of trees that are protected by the environmental overlay zone.

In addition, we do not believe the current infrastructure of our neighborhood is suitable for the number of houses the development will bring. Without significant improvement to schools, roads, sidewalks, and bike lanes, our neighborhood would become increasingly congested and dangerous.

For the safety of our neighborhood, family, and environment, we strongly encourage this project be denied!

Brian and Anne Berry
7838 SW 4th Ave.

Moore-Love, Karla

From: lynngreenough2@comcast.net
Sent: Wednesday, February 07, 2018 8:37 AM
To: Moore-Love, Karla
Subject: Macadam Ridge File # LU-16-213734 LDS EN M Ev

Chuck & Lynn Greenough
7827 SW Ruby Ter
Portland OR 97219

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

Sincerely Registered Voter
Chuck & Lynn Greenough

Moore-Love, Karla

From: Amy Gupta <amyagupta@gmail.com>
Sent: Wednesday, February 07, 2018 8:37 AM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

Dear Council clerk, Karla,

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

After seeing what has been happening in California and Houston, how can we develop a landslide zone? It's irresponsible, and shows a lack of care for the people that will buy those homes and the homes above them. Please do not build there. It's not Portland. Thank you for your hard work for our city and care for the people living here :)

Amy Gupta
9241 SW 2nd Ave.
Portland, OR 97219

Moore-Love, Karla

From: Shirley P Kengla <spkengla@comcast.net>
Sent: Wednesday, February 07, 2018 8:33 AM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

I own a house at 7905 SW Ruby Terrace, directly in front of a sharp curve before you approach a dead end. I no longer live at this house (although I still own it), because I was afraid my children were at risk of being hit in the road. This was after I put out "slow down" signs and tried to vigilantly supervise my children for years. I now rent out the property and still believe it saved my children's lives to move. However, I left behind a friendly quiet neighborhood that I was sad to leave. There is absolutely no way an increase in traffic could be handled by that area directly in front of my house, yet that is exactly what is about to happen in this Land Use decision for Macadam Ridge. And there is no way this neighborhood can stay livable, with increased traffic.

I support the neighborhood association's decision position and strongly believe this project should be denied!

Shirley Kengla
7905 SW Ruby Terrace
Portland OR 97219

Moore-Love, Karla

From: Tammy Toyoda <tjtoyoda@inspecgroup.com>
Sent: Wednesday, February 07, 2018 8:15 AM
To: Moore-Love, Karla
Cc: Taro Toyoda
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV
Attachments: 2nd ave map.pdf

Hello,

We are writing in concern about the proposed Macadam Ridge development. We live above the area under review in the previous slide location. We are extremely concerned about the hills stability. Taking down old trees could put the hill at risk. We support the neighborhood association's position and think that the proposed development should be denied.

We are also concerned about new traffic through the neighborhood. The road in front of our house is truly crumbling. Additional traffic will only shorten it's life. We also have kids that bicycle up and down the street.

Traffic patterns: See attachment

On a previous plan, it was not possible to come from the new development and turn left (east) on to Taylor's Ferry (going down the hill). This would mean people would have to come to 2nd Ave to turn down Taylor's Ferry. The turn from 2nd Ave heading east on Taylor's ferry is difficult with the curve in the road.

Thanks for hearing our concern.

Taro & Tamela Toyoda
8150 SW 2nd Ave
Portland, OR 97219

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

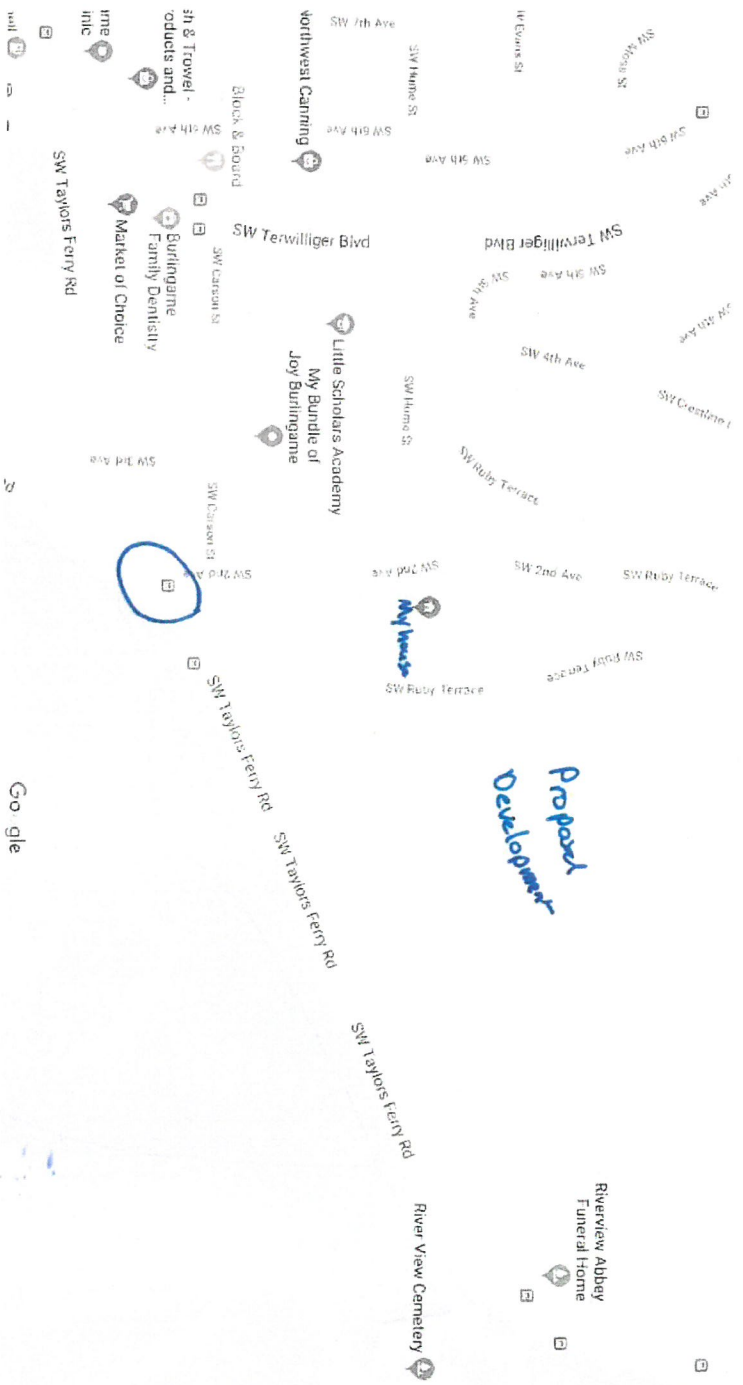
Tammy Toyoda, PE
Director of Engineering

InSpec Group | *Navigator of the Engineering and Construction Industry*

Headquarters

140 SW Arthur Street, Portland, OR 97201 USA
p 503.595.6540 ext 116 | f 503.595.6548 | c 503.869.7962
tjtoyoda@inspecgroup.com | inspecgroup.com
[Facebook](#) | [LinkedIn](#) | [Twitter](#)

Note: This message and any attachments are intended only for the use of the addressee and may contain information that is privileged and confidential. If the reader of the message is not the intended recipient or an authorized representative of the intended recipient, you are hereby notified that any dissemination of this communication is strictly prohibited. If you have received this communication in error, notify the sender immediately by return email and delete the message and any attachments from your system.



River View
FL

Moore-Love, Karla

From: Toni Holloway <tonih@lclark.edu>
Sent: Wednesday, February 07, 2018 8:13 AM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

I support the neighborhood association's position and believe that this project should not go forward. The environmental consequences to the area will put Portland another step closer to becoming just another unlivable city. Portland has enough problems already that are not being addressed, why create even more of them?

Toni Holloway
8225 SW 2nd Avenue
Portland OR 97219

Moore-Love, Karla

From: thad hensleigh <thadhensleigh@comcast.net>
Sent: Wednesday, February 07, 2018 8:12 AM
To: Moore-Love, Karla
Subject: LU-16-213734 LDS EN M EV

I would like to add my voice to the proposed Macadam Ridge Development discussion (LU-16-213734 LDS EN M EV). I am strongly opposed to this development in an environmentally sensitive and historic landslide area. Please have the city Council reject this proposal.

Thank you,

Thad Hensleigh

127 SW Ridge Drive, Portland OR 97219

503-314-3467

Moore-Love, Karla

From: Anne Berry <anne.town@gmail.com>
Sent: Wednesday, February 07, 2018 8:11 AM
To: Moore-Love, Karla
Cc: Brian Berry
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

My husband and I own our home in the South Burlingame neighborhood and support the neighborhood association's position and think this project should be denied!

We believe it is irresponsible to put families at risk, by building in a landslide zone. We also value the watershed, urban wildlife and hundreds of trees that are protected by the environmental overlay zone.

In addition, we do not believe the current infrastructure of our neighborhood is suitable for the number of houses the development will bring. Without significant improvement to schools, roads, sidewalks, and bike lanes, our neighborhood would become increasingly congested and dangerous.

For the safety of our neighborhood, family, and environment, we strongly encourage this project be denied!

Anne and Brian Berry
7838 SW 4th Ave.

Moore-Love, Karla

From: joel.hanawalt@gmail.com
Sent: Wednesday, February 07, 2018 8:05 AM
To: Karla.Moore-Love@portlandoregon.gov

" <Karla.Moore-Love@portlandoregon.gov>
From: Joel Hanawalt <joel.hanawalt@gmail.com>
Subject: LU 16-213734 LDS EN M EV (Macadam Ridge Subdivision)
Date: Wed, 7 Feb 2018 08:05:27 -0800
Importance: normal
X-Priority: 3
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boundary="_C82397FE-1521-4A2D-9569-12F9B171D84F_"

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Dear City Council,

I ask you to vote no on the Macadam Ridge development. On moral and = statutory grounds.

This development will remove one of our last remaining larger tracts= of intact woods in the area. This development will degrade the area for it= s scenic qualities as well as its ability to support a level of biodiversit= y that is found in Southwest Portland. This development will undoubtedly ha= ve an impact on water quality, which is vital for fish habitat.=20

This site has a number of issues. One issue that the Applicants may = bring up is that they have been working on this plan for a number of years,= and have come up with many alternative plans. That said, just because they= have been working on this for a long time does not mean it is a good idea.= This location is fraught with a number of issues that make it a terrible i= dea. I will summarize my issues below:

-Loss of scenic qualities along Taylor=E2=80=99s Ferry Rd. from remo= val of trees in sites one and two, as well as losing scenic qualities for c= urrent residents near this site.

Increased risk of landslides. This area is documented by the Oregon = Department of Geology (DOGAMI) as an area known to have ground movement. Re= sidents should not have to live wondering if the next winter rainstorm will= bring a landslide to their house. This includes current residents of the a= rea.

-Loss of habitat for plants and animals. I have lived in SW Portland for 3= 0+ years. Part of the reason I moved to SW Portland was for its

0+ intrinsic e=

nvironmental qualities. This development will eat away at that, degrading t= his part of town for me and many other residents.

My feelings on this are strong enough that I would rather the city re-zone= my own neighborhood for more density and change the characteristics of my = neighborhood than have this developed. Open spaces must be cherished. We ha= ve few left, they are worth fighting for.=20

The question is: what do we value more, open space or a development of lar= ge houses on little lots that does not help reduce the housing needs of mos= t Portland residents? Do we value this site and others like it for their en= vironmental and scenic ways, or do we value a development that will be ins= talled in a difficult, environmentally sensitive, and potentially unsafe lo= cation?

Again, please vote no on this issue.

Thank you for your time,

Joel Hanawalt
1055 SW Plum Dr.
Portland, Or 97219

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On moral and statutory grounds.</p><p class=3DMso=
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degrade the area for its scenic qualities as well as its ability to sup=
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fish habitat. </p><p class=3DMsoNormal style=3D'text-indent:.5in'>This si=
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is fraught with a number of issues that make it
a terrible idea. I will su=
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trees in sites one and two, as well as losing scenic qualities for current=
residents near this site.</p><p
class=3DMsoNormal style=3D'text-indent:.5i=
n'>Increased risk of landslides. This area is documented by the
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Oregon Department of Geology (DOGAMI) as an area known to have ground movement. Residents should not have to live wondering if the next winter rainstorm will bring a landslide to their house. This includes current residents of the area.

-Loss of habitat for plants and animals. I have lived in SW Portland for 30+ years. Part of the reason I moved to SW Portland was for its intrinsic environmental qualities. This development will eat away at that, degrading this part of town for me and many other residents.

My feelings on this are strong enough that I would rather the city re-zone my own neighborhood for more density and change the characteristics of my neighborhood than have this developed. Open spaces must be cherished. We have few left, they are worth fighting for.

The question is: what do we value more, open space or a development of large houses on little lots that does not help reduce the housing needs of most Portland residents? Do we value this site and others like it for their environmental and scenic ways, or do we value a development that will be installed in a difficult, environmentally sensitive, and potentially unsafe location?

Again, please vote no on this issue.

Thank you for your time,

Joel Hanawalt

1055 SW Plum Dr.
Portland, Or 97219

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Moore-Love, Karla

From: Erik Gilson <eg@teleport.com>
Sent: Wednesday, February 07, 2018 7:25 AM
To: Moore-Love, Karla
Subject: Macadam Ridge File #LU-16-213734 LOS EN M EV

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

Erik Gilson
8445 SW 9
Portland Or. 97219

Sent from my iPad

Moore-Love, Karla

From: Lee Draper <leedrapeer@gmail.com>
Sent: Wednesday, February 07, 2018 6:56 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!

Martin Grasmeder
11841 SW 23rd Avenue
Portland, OR 97219

Moore-Love, Karla

From: Elliott Mecham <ecmecham@gmail.com>
Sent: Wednesday, February 07, 2018 6:50 AM
To: Moore-Love, Karla
Subject: I support Macadam Ridge and Live Nearby

Dear Land Use Hearings Officer,

I have lived in SW Portland near the proposed Macadam Ridge Development since 2004, and I wish to write in support of the proposed development. There are at least two significant benefits to the neighborhood I would ask you to consider when making your evaluation. First, the additional homes could support restaurants and stores that have struggled to stay open in South Burlingame, and second it would help provide tax revenue to support the schools. The City is also becoming a really expensive place for young people to buy a home and any additional housing helps relieve a little bit of the pressure.

Myself and others want to live in a vibrant neighborhood that can support local restaurants, coffee shops, and a grocery store that are in walking of my home. The Macadam Ridge development could help add a vibrancy to the neighborhood and support shops, that the neighborhood has struggled to support.

I have been walking to the coffee shops and grocery store (Market of Choice) on the corner of SW Taylor's Ferry and Terwilliger for years. The shops are within walking distance of the proposed development, as well as my own home. I watched the Starbucks that I used to walk to recently close, and the building is now vacant. Before that a coffee shop named Cappuccino's went out of business and the building sat vacant for a long time. A marijuana shop went into another vacant store that I understand used to be a restaurant. Just last Friday La Costita on Terwilliger and Barbur Boulevard went out of business. I also watched my favorite neighborhood grocery store, Market of Choice, scale back the number of employees and what they offer in the bulk bin. There have been rumors that they may close the store. Having additional housing in neighbor would help support the neighborhood restaurants and stores that we can walk to and that give our neighborhood character.

Second, the new homes could raise tax revenue for badly needed improvements, without raising the already high property taxes. I already pay over \$8,000 a year in property taxes on my home and yet the kids can't drink out the drinking fountain at the elementary school my daughter attends (Capitol Hill) because of lead problems. Part of the school structure itself was constructed using unreinforced masonry and the building and its occupants are at considerable risk during a seismic event. I hear neighbors complain about the property taxes all the time. The new homes would add an additional tax base for badly needed improvements, without increasing our already burdensome property tax rates.

Finally, housing in Portland is getting expensive and out of reach for a lot of young families. I feel bad for the young people I work with who are trying to get into a home. Any modest increase in housing availability helps young people trying to get into the market. While the proposed Macadam Ridge Development is small, it is a little step in the right direction.

I hope you will realize that not everyone in South Burlingame is opposed to the development and consider some of the benefits it could bring to both the neighborhood and the City.

Respectfully,

Elliott Mecham
912 SW Moss Street

Moore-Love, Karla

From: Lee Draper <leedraper@gmail.com>
Sent: Wednesday, February 07, 2018 6:42 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!

Lee Draper
11841 SW 23rd Avenue
Portland, OR 97219

Moore-Love, Karla

From: Tina Tau <tina.tau@gmail.com>
Sent: Wednesday, February 07, 2018 6:35 AM
To: Moore-Love, Karla
Subject: Macadam Ridge File# LU-16-213734 LDS EN M EV

Hello, dear Portland City Council:

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

Sincerely,
Christine Tau
3437 SW Kelly Ave.
Portland, OR 97239