

Re:LU 20-102914 DZM AD GW – Alamo Manhattan Blocks.

September 3,2020

To the Portland City Council:

I wish to hereby express some of my many objections to the Alamo Manhattan Blocks project as approved by the Design Commission. I am a resident and property owner in the Atwater Condominium building in the South Waterfront. My unit is on the north side of the building and looks over the courtyard so my view will not be impaired by the proposed project but I feel a great deal of sympathy for my neighbors who will lose their views, but that is not why I am submitting this objection.

Simply put the proposed Alamo Manhattan Blocks project as approved by the Design Commission is too large and imposing upon the river front, the Greenway and the adjoining properties.

As a concerned citizen and resident of the South Waterfront, I attended virtually some of the Design Commission hearing related to the Alamo Manhattan Blocks.

Although I am not an outright opponent of the project I am very troubled by the Design Commission's failure to make the applicants adhere to the graduated building heights requirements moving from its western boundary on S. River Parkway towards the river as provided in Guideline D2. The Design Commission's lack of any recognition or appreciation for the "design values" of this area and the adjoining structures is very disappointing.

The river is the controlling element of this area and its natural course must be respected and maintained safely. The Atwater and the Meriwether condominium projects were required to establish eastern set-backs in conformance with the curvature of the west banks of the river. But in the case of the Alamo Manhattan project the Design Commission ignored the required setbacks. As approved by the Design Commission there are 100 foot setbacks in some sections but then it narrows to as little as 50 feet in other areas. The Alamo Manhattan project must not be permitted to encroach into the Greenway space. This council must not allow such intrusions which would otherwise condone the taking of Public Greenway space for the sole and exclusive benefit of this private building developer. How can this be legal or right?

The massive Block 41 and 45 towers will overpower the community with enormous high-rise walls extending the full width of the properties from S River Parkway to the river. Existing structures within the South Waterfront are not as massive nor overwhelming. As constructed the Atwater and Meriwether are setback with large planted park-like open spaces surrounding the public walkways. While the buildings are

large they do not engulf the area. The public is welcome and enticed to enjoy the beautiful landscaped areas and water features around the Atwater and Meriwether.

The Alamo Manhattan project as approved by the Design Commission will also have a substantial negative impact on traffic congestion and safety in the South Waterfront. This will not only adversely impact the residents of this community it will also be detrimental for existing and future South Waterfront commercial tenants and their potential customers.

I therefore urge this Council to reject the Design Commission's approval of the Alamo Manhattan Blocks project. The project developers must be instructed to significantly downsize the project in order to protect the character of the South Waterfront community, the beauty of the riverside and the integrity of the public Greenway.

Very truly yours,

Donna Severson.
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