

Alan Gladstone
841 S. Gaines Street, Unit 814
Portland, OR 97239

September 16, 2020

Portland City Council
1221 SW 4th Avenue
Portland, OR 97204
[VIA EMAIL]

Re: Proposed Alamo Manhattan Project
South Waterfront Blocks 41, 42, 44, 45

Dear Council Members:

I am writing to express concerns about the proposed development plan by Alamo Manhattan for South Waterfront Blocks 41, 42, 44 and 45, which includes two 250-foot towers on Blocks 41 and 44 (adjacent to the riverfront) and two 74-foot buildings on Blocks 42 and 45 (at the western side of the development). Whereas there are several issues that should be re-examined with respect to this development plan, in its current iteration the negative impact on the riverfront Greenway should not be overlooked. I and many other South Waterfront residents gave testimony at hearings held by the Portland Design Commission and remain disappointed by the lack of responsiveness by both the Commission and the developer to neighborhood concerns.

I feel that the developer easily manipulated the Commission by nominally adopting minimal greenway standards in order to gain concessions such as being allowed bonus heights, thereby increasing the number of prospective dwelling units to maximize financial profits at the expense of public use and enjoyment of this remaining stretch of riverfront. The proposed towers would simply be too close to the river, making it impossible for the Greenway to include important public amenities. Based on the current design, one might surmise that what should be a public Greenway space adjacent to this proposed development is intended to be private space for future residents of the Alamo Manhattan project. This is not in character with the existing South Waterfront Greenway, nor does it protect one of the last remaining access points to the river. With all the hype and rhetoric associated with Portland's claims to livability and sustainability, the City's officials should be preserving and enhancing the area as a park-like setting for the future. In fact, Prosper Portland and Portland Parks and Recreation had offered resources to ensure that such features were included, but those offers were apparently refused by the developer.

In addition, as numerous commenters have stressed, the placement of the tall towers adjacent to the river on Blocks 41 and 44 rather than on westward Blocks 42 and 45 is not in keeping with the original South Waterfront guidelines that expressed a preference for graduated building heights that diminish toward the river. Avoiding a canyon-like boundary adjacent to the river is necessary to

maintain public enjoyment, which must include preservation of views along the river to the extent possible. Doing so has long been a hallmark of development efforts. Those South Waterfront guidelines also favored sculpted tower designs, like those previously built at South Waterfront, not the huge bulky buildings in the existing proposal. Moreover, the Commission allowed the developer to omit eco-roofs from those buildings, and to ignore the need for bird-resistant glass in the construction design. This is hardly in keeping with Portland's often-emphasized priority for "green" design and environmental sustainability. The Willamette River and its shoreline is home to a great many birds of numerous species, and is an important corridor and stop-over for many migrating species.

In sum, this project as proposed preserves only one significant value: maximizing financial profit for the developer. In these tumultuous times, during which our citizenry is crying out for systemic change, it is truly a wonder that a body such as the Portland Design Commission can continue to hold the interests of developers paramount at the expense of sustainability. This proposed development will increase the population of the South Waterfront neighborhood by nearly 40 percent. It is in the interest of future residents, as well as current ones, that it be done right, considering the environment, livability, aesthetics, traffic, parking, emergency ingress and egress, services and the inclusion of all segments of our population. Accordingly, I am requesting that City Council exercise its duty to prioritize the interests of the City's residents and environment. Please send this project back to the drawing board with a strong message to the Commission and the developer that business as usual is changing.

Very truly yours,

A handwritten signature in black ink, appearing to read "Alan Gladstone". The signature is fluid and cursive, with the first name "Alan" being more prominent than the last name "Gladstone".

Alan Gladstone