

**From:** [Jim Steffek](#)  
**To:** [Council Clerk – Testimony](#); [Monroe, Staci](#)  
**Cc:** [Jim Steffek](#); [lpreftes](#)  
**Subject:** LU 20-102914 DZM AD GW – Alamo Manhattan Blocks - Comments for Mayor Wheeler and City Council Members  
**Date:** Tuesday, September 15, 2020 1:55:51 PM

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

Mr. Mayor Wheeler and Councilmembers

I listened in on the council meeting on Tuesday September 8<sup>th</sup>, 2020 at 2:00 pm. I am a resident at the John Ross Condominium. I am wholly opposed to the placement of the new tower next to the river (Blocks 41 and 44), on the east side of the four-parcel development. A few years back the tower was to be situated on the westerly portion of the site (Blocks 42 and 45). I felt the arguments against the placement on the easterly portion of the site were very well stated.

The only opposing argument, if I remember correctly, was from the management of the Ardea Apartments. She mentioned that if the new taller (tower) building was constructed on the westerly portion of the site (Blocks 42 and 45), it would affect the views of the tenants in the Ardea and possibly reduce the amount of money the building will generate due to lower rents. If the towers are built next to the river, they would affect not only the Ardea but additionally the John Ross, Atwater, Mirabella and Meriwether. This is considerably more than just the Ardea.

Additionally, the John Ross, Atwater, Mirabella and Meriwether are all condominiums, or senior assisted living, having individual owners. We are not renters; we have purchased our homes and take pride in home ownership. We all pay property taxes and the value of our homes will most certainly be reduced as a result of tower construction on the riverside. The Ardea is simply a corporation, whereas the rest of us are homeowners.

When the vision of the South Waterfront was being developed, I don't think a terrace within the structure of the building was what was envisioned. I feel this is a gross misinterpretation of the intent of the plan for this Portland neighborhood. Lowering the height of the entire structure as you go east makes considerably more sense to me and this is the goal of the of the waterfront guidelines.

I am all for dense housing and support having more high-rise buildings in the South Waterfront, as well as other locations within Portland. These new buildings would also include affordable units for those of us less fortunate than others.

Additionally, any constructed towers must have green roofs. The South Waterfront is a sustainable neighborhood and this developer has not included sustainable and environmental enhancements that are critical in mitigating climate change. This development should not be allowed to move forward without green roofs and other sustainability features.

I don't know if this will even get read by you, and the other council members, as I'm certain you receive a considerable amount of email every day, but I would feel remiss if I did not say something.

Thank you for your time, and I am including my telephone number if you would like to discuss this matter further.

I trust all council members will receive a copy of this communication.

Sincerely

Jim Steffeck  
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