

From: [Council Clerk – Testimony](#)
To: [Carrie Richter](#); [Dana Krawczuk](#); [Jeter, Michael](#); [King, Lauren](#); [Matt Segrest](#); [Max Yoklic](#); [Monroe, Staci](#); [Rees, Linly](#); [Wade Johns](#); [Aiten, Herico](#); [Bradley, Derek](#); [Carrillo, Yesenia](#); [Fale, Ocean](#); [Pierce, Meeseon Kwon](#); [Washington, Mustafa](#); [Williams, Tia](#)
Subject: Testimony for: LU 20-102914 DZM AD GW – Alamo Manhattan Blocks
Date: Tuesday, September 8, 2020 11:51:01 AM

From: Martin Ramirez <marty_ramirez@yahoo.com>
Sent: Monday, September 7, 2020 1:51 PM
To: Council Clerk – Testimony <CCTestimony@portlandoregon.gov>
Subject: LU 20-102914 DZM AD GW – Alamo Manhattan Blocks

Let me begin by saying that I don't object to the land being developed. The land should be developed for a useful purpose. However, there should be some consideration of the people who already live in this this area.

When the master plan for the south waterfront was developed the intent was to develop with open green ways along the river with public spaces and articulated and sculptured building providing light and openness. The current proposal for this new development takes none of this into consideration. The towers are taller than anything here and blocky. They are giant walls that shut out any chance for sunlight to strike your home. Please refer to the before and after from my residence. No sunlight will ever hit my unit again. Note I did not even add in the other buildings that will be added to the West.



What is frustrating is that the feedback from the Design Commission from the DAR on 8-29-19 included the following feedback:

- The towers need to step back from River Parkway while the podiums below need to further erode with more setback from the green way trail.
- The east-west dimension of the towers is very out of context in the district. In addition, the Towers along the river do not respond to guideline A1-1 (Develop River Edge Variety).

- The majority of the Commissioners supported the idea of stepping back the towers from the podium along River Parkway to support the view corridor created by the tower's setback from the street to the north.
- The majority of the Commission supported further erosion of the podiums along the green way (more vertical as well as horizontal) in order to meet the intent of the guideline. A couple of Commissioners found the massing along the green way acceptable.

The Design Commission eventually denied approval for the project after the Type 111 Design Review 12-12-19:

They Noted:

At the 8/29 DAR, the majority of the Commission recognized the setback of the towers to the north as providing a view corridor along River Parkway and supported a similar response on the towers of Blocks 41 and 44. The tower locations have not been modified in the current proposal. In the current proposal both towers remain aligned with the podiums on the western edge at the street lot line on River Parkway.

And a specified reason for denial:

Tower locations as they relate to existing view shed along River Pkwy

Some modifications were made for the follow up review that was eventually approved but, none of the original reasons for denial were addressed with the changes. Why would that be the case?

My other objection to this current plan is traffic. Drive down here on a weekday and see how congested it is with cars double parked and delivery vehicles around every corner. This new development will add 40% more units to the area, and this is on top of the 340+ units currently being added on Bond. All of this will be added with no improvements to the roads or access in or out of the area. It will be gridlock and a danger to pedestrians.

Again, I am not opposed to development of that parcel. It is an eyesore right now but, why can't it be designed to enhance livability and with others in mind.

Martin Ramirez