

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 11:53:59 AM

-----Original Message-----

From: Mary Henry de Tessan <mary@henrydetessan.com>
Sent: Monday, September 7, 2020 4:58 PM
To: Council Clerk – Testimony <CCTestimony@portlandoregon.gov>
Subject: LU 20-102914 DZM AD GW Alamo Manhattan Blocks

> Dear Mayor and Council Members,

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> I have owned and managed real estate all of my adult life. I welcome the development of blocks 41, 42, 44 and 45. I oppose the design and placement of the two towers, a matter that will be addressed by our attorney Carrie Richter. But there are two other issues that need to be addressed. The parking or lack thereof and the extension of a Bond St.

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> I know the position of the City Council has been to encourage the use of bicycles and public transportation by creating more bike lanes and applauding developments with fewer parking spaces than residential units. That may be fine in some areas of Portland but not the South Waterfront. I am 75 and my husband is 82. Our days of riding a bike as a means of transportation are long gone. My husband has mobility issues and we do not use public transportation. And we are not alone. The majority of residents in the Atwater, John Ross, Meriwether and Maryvale are retired. If you go to the Thursday afternoon Farmer's Market you see people using canes, walkers and wheelchairs. The only young people are wearing badges, presumably because they work at OHSU. The two proposed towers are billed as luxury apartments. Who is going to rent these units? Older retired individuals. Our neighborhood does not have any hip restaurants or bars that appeal to a younger generation. And who will want to live in an area where parking is already a nightmare. My husband and I like to entertain and while our family and friends might like what we cook and the wine we serve they hate the difficulty of finding a place to park when visiting us. And as they are also of a certain age they are not going to ride a bike or use public transportation in the evening. There has been a great deal of discussion regarding the need for a super market. This will never happen if there is not enough parking for customers. I don't see how any of the retail space will be successful without sufficient parking. At the Atwater the retail space at the corner of S Gaines and River Place has never had a tenant. It has been vacant for 13 years.

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> The other big issue is traffic. There are only two means of ingress to the area. The intersection of Bond and Macadam is an accident waiting to happen. In case of an emergency or civil demonstrations it is impossible to get to many of the residents. Day to day traffic is also problematic. At the very least the extension of Bond St. should be completed. Did this development assume it would be in place by the time these units are ready for occupancy? The money is there, the City is paying interest on it and it would ease some of the congestion. Something must be done before permission is given to increase the number of residences in the area by over 50%.

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> I sincerely hope the Council gives careful consideration to the above as the quality of life of those of us who live in the South Waterfront and those who will potentially live there will be greatly affected by your decisions.

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Sincerely,

Mary Henry de Tessan