September 16, 2020

To:  Portland City Council

From: Tom W. Gornick

Re:  LU 20-102914, Alamo Manhattan Public Comments

Portland City Council

I have followed this case closely as a South Portland Neighborhood Association board member and an avid user of the Willlamette Greenway trail. This project, as currently designed, should be denied.

Major concerns are these:

• The greenway bonus areas appear private. They do little to increase the actual setback. Considering that the applicant will get 125’ of extra height by utilizing a greenway bonus, it undermines the intent of the bonus. In today’s parlance, it is an unfair quid pro quo.

• There is no clear definition between private and public space. The extra landscaping right outside of residences will appear to be their private yards – not public open space.

• There already exists a comprehensive enhanced greenway plan which the applicant should follow–the Greenway Master Plan–which has been successfully implemented in the north section of SoWa.

• **Do not postpone** any implementation of the greenway requirements currently in the conditions. Postponing essentially means it will never occur. (Our experience is that greenway violations are not enforced)

To truly appreciate these issues, I strongly urge the council to visit the greenway in South Waterfront. You will find a heavily-vegetated, laid-back riverbank PLUS a greenway setback that is far more than 100 feet deep. Residences are clearly distinct from pubic areas with vegetated swales and elevated patios. Now imagine the Alamo with its proposed 55’ of greenway setback (after the bank is laid back), imposing facades, and no clear definition between private and public space. Conflicts between residents and the public will surely arise. We see It all the time in the South Reach.

Remember if you give up the river greenway to a poorly planned development, that green space and river access will not be available to our community, perhaps forever. The river, habituate, environmental quality, access and community common good will be decided by this decision.

