

September 24, 2020

Dear Members of the City Council,

As a resident of Atwater Place, I am writing to express our vehement opposition to Alamo Manhattan's development at the South Waterfront as currently proposed and to express disdain at the Portland Design Commission's agreement to egregiously "sell off" the foundational and specific design directives established for development of this site. Atwater Place, the Osprey, all surrounding condominium buildings and owners (current and future), as well as Portland's citizens and visitors alike are negatively impacted by this project.

The current proposal allows for two 250-foot towers (on the river-front side of the property) and two 74-foot inland buildings. A total of 1200 residences, 985 parking spaces and commercial spaces are included and will represent an increase of almost 40% to the South Waterfront Community. The placement of the buildings does not meet the Design Commission's specific guidelines for the South Waterfront which state that there should be graduated building heights from the western boundary down toward the waterfront to maximize people's views of the river, as well as those of existing residences whose buildings were designed in compliance. The Design Commission's established guidelines also call for sculpted tower designs like the John Ross and Ardea, not the huge bulky buildings proposed by the developer. For the Alamo Manhattan, those willing to pay the highest prices secure a view while, at the same time, owners who invested in residences in the Atwater Place condo building invested with the understanding of established design guidelines and constraints on the greenway access, number and height of future buildings to the south (AM); graduated step back from the riverfront to preserve sightlines from Atwater Place; limitations on height and number of units and respectively automobiles.

On appearances, the Design Commission was bought off while current owners and occupants at the South Waterfront as well as the citizens of Portland are shortchanged. The Design Commission's negotiations resulted in a one-sided profit and benefit to the developer. In order to get the bonus heights, the developer Alamo Manhattan had to concede to certain greenway standards and this is where we feel the developer has simply taken advantage of getting maximum concessions and doing the very minimum to enhance the waterfront and livability of the South Waterfront. The proposed towers are too close to the river, their maximum height is at the river's edge as a giant wall, they do not provide public amenities or provide for public usage such as access to the water, a

boat ramp, dock or sitting and green areas for people to activate the waterfront and neighborhood. Additionally, the designs for the greenway give the feeling the Greenway is for the private use of the Alamo Manhattan residents and not the public. By far, lowering the height at the river's edge and access to the waterfront are the most important issues the Design Commission and City Council must address. This Greenway space is one of the last segments along the Willamette River to be developed and it must be done right for the benefit of the City, not the developer, because once it is gone, it is gone forever. This was seen as so important and paramount that both Prosper Portland and Portland Parks and Recreation offered to provide funds to ensure the Greenway design meets more than minimum standards. Both offers have been refused by the developer, reenforcing the fact that profit means everything and the City of Portland and its environment, nothing to Alamo Manhattan. It also reveals a Design Commission without a conscience.

The City Council has been and should be very concerned about the Greenway, livability of the City, and its reputation for following its own guidelines. In fact the Alamo Manhattan has further taken advantage of legal loopholes allowing it to remove eco roofs and bird resistant glass on the proposed project. We appeal to the City Council to reverse the Design Commission's approval of the project. We are providing this written testimony to the City Council acknowledging that we understand the timeline for submission was extended to no later than this Thursday, September 24th at 4:00pm.

We would request being made aware of any actions pertaining to the Alamo Manhattan development and when a hearing will be held for citizens to participate and contest the design of this development. We recognize a development has always been part of the plan for this site—we do not accept the egregious actions and decisions of the Design Commission in not adhering to the City Council's adopted guidelines.

Sincerely,  
Ruth A. Percival  
Owner and Resident, Atwater Place

cc Sandra Percival