

From: [James Alderman](#)
To: [Green, Kate](#)
Subject: Re: 19-118029 EA / 9920 SW Riverside
Date: Thursday, November 26, 2020 10:41:26 AM

HELLO KATE,

CASE FILE NUMBER: LU 20-151838 GW AD

THANK YOU FOR MAILING ME THE NOTICE OF THE TYPE II PROPOSAL ON 11/06/2020 .

MY COMMENT HERE, PRIOR TO 11/27/2020 AT 5PM, IS THAT I HEREBY REQUEST AN APPOINTMENT TO REVIEW THE FILE AND ALL AVAILABLE IMPORTANT MATERIAL ON THIS EXTRAORDINARY PROPOSAL. I CAN RECEIVE ATTACHED SCANS BUT THE DIAGRAMS YOU MAILED ARE TOO SMALL TO SEE PROPERLY.

I NEED HELP UNDERSTANDING THE DIAGRAMS PROVIDED. I NEED TO KNOW WHICH 30 ODD TREES WILL BE REMOVED AND IF THERE WOULD BE ANY REQUIRED REPLACEMENTS? LEWIS AND CLARK PLANTED THE EXISTING TREES IN 1980 AND THEY HAVE GROWN UP TO AFFECT MY VIEW. THEY ARE NOT ON THE LONG, STEEP, STEEP ROCKED SLOPE FROM THE RAILROAD TRACK TO THE RIVER BUT UP ABOVE THE RR TRACK ON THE FLAT NEXT TO THE SHOULDER OF STATE HWY 43. I DO NOT BELIEVE THEY HAVE ANY SIGNIFICANT HOLDING POWER TO PRESERVE THE RIVER BANK. THE RESIDENCES GOING SOUTH ALONG THE RAILROAD TRACK HAVE NO SIGNIFICANT ROW OF TREES TO BLOCK THEIR VIEWS.

I AM VERY CONCERNED ABOUT THE TRAFFIC SAFETY FOR INGRESS AND EGRESS DIRECTLY ACROSS STATE HWY 43 FROM MY DRIVEWAY.

I NEED TO KNOW EXACTLY WHERE THE HEIGHT RESTRICTION IS FROM THE HWY LEVEL. THE TYPE AND APPEARANCE OF THE PROPOSED ROOFS AND STYLE/SIDING OF THE IMPROVEMENT(S).

I AM INTERESTED TO SEE THE PRESENT "LOT CONFIRMATIONS" AS OVER THE YEARS THE MAPS I HAVE SEEN SOMETIMES SAY R10, SOMETIMES R20. I THINK THERE ARE OS AND IR DESIGNATIONS.

THE MAILER STATED THAT GREENWAY GOAL EXCEPTIONS ARE EXTREMELY DIFFICULT TO OBTAIN? THE RECENTLY BUILT HOUSE TO THE SOUTH WAS ONLY ALLOWED TO BE BUILT BECAUSE A FOUNDATION WAS POURED BEFORE 1990 WHEN THE RULES WERE DIFFERENT. IT SAT DORMANT FOR TWENTY YEARS!

I READ THAT THE MAXIMUM LOT COVERAGE IS EXCEEDED FOR "BOTH PROPOSED GROUP LIVING SCENARIOS"? JUST WHAT IS THE PROPOSED USE FOR THE 140' , 99 TON STERNWHEELER WHICH HAS RECENTLY BEEN TIED UP DIRECTLY BELOW ON THE SUBJECT

PROPERTY? IS THE DOCK THE STERNWHEELER IS TIED TO SUBJECT TO A LEASE WITH DSL? I BELIEVE THE VESSEL WAS LICENSED IN WASHINGTON OR ITS PREVIOUS LIFE IN ALASKA FOR 400 PASSENGERS TO CRUISE WITH A DANCE BALLROOM AND TWO BARS? HOW CAN THE BOAT MAKE SENSE IN SINGLE FAMILY ZONING?

I HAVE NOT LOOKED LATELY BUT THE LONG STEEP STAIRWAY DOWN TO THE DOCK CAN BE TREACHEROUS ESPECIALLY IN THE WINTER. I DO NOT SEE HOW THE SHIP CAN COMPLY WITH DISABILITY CODES OR ANY RESIDENTIAL CODES? ARE THERE ANY PLANS FOR THAT?

I TAUGHT SAILING FOR LEWIS AND CLARK COLLEGE OFF THE DOCK FOR A COUPLE OF YEARS IN THE EARLY 1980'S. THERE EXISTS A DEFUNCT LONG METAL VERNICLAR NEXT TO THE STAIRWAY WHICH WAS PROBLEMATIC EVEN BACK THEN WHEN IT WAS NEW.

IS THERE A CONDITIONAL USE PROPOSED OR PLANNED? BACK IN 1980 WHEN LEWIS AND CLARK ACQUIRED THE PROPERTY THE PROPERTY WAS NOT BUILDABLE. THE NEIGHBORS APPROVED AFTER NOTICE WITH THE CITY A SAILING DOCK WITH STRICT LIMITATIONS. THERE COULD BE NO MORE THAN 10 15' SAILING DINGYS ON THE DOCK WITH TWO BOSTON WHALERS AND A SMALL CLUBHOUSE WITH SOME STORAGE. THERE WAS TO BE NO OVERNIGHT PARKING.

WELL, I HOPE I HAVEN'T WORN YOUR EAR OUT. ...ESPECIALLY WITH THANKSGIVING UPON US.

I AM CONCERNED ABOUT THE FRIDAY DEADLINE WITH FRIDAY BEING A HOLIDAY.

PLEASE LET ME KNOW HOW WE CAN MOVE FORWARD.

I CAN BE REACHED MOST ANYTIME ON MY CELL.

REGARDS,
JAMES ALDERMAN
503-780-0444

10001 S. RIVERSIDE DRIVE
PORTLAND, OREGON, 97219

R3305

From: Green, Kate <Kate.Green@portlandoregon.gov>

Sent: Wednesday, April 3, 2019 7:49 AM

To: James Alderman <jalderman@windermere.com>

Subject: 19-118029 EA / 9920 SW Riverside

Hello James, Following up on your request, the notes from the Early Assistance appointment are attached.

Please contact the applicants if you have questions about their future plans. Kate

Kate Green | City Planner | Portland Bureau of Development Services

1900 SW Fourth Avenue | Suite 5000 | Portland OR 97201

503-823-5868 | kate.green@portlandoregon.gov

work hours: Tuesday through Friday | 7AM to 5:30PM