

## Attachment C: Appellant Narrative

### Attachment to appeal of A bandonment V-190063A

#### Heard Nov. 6, 2019 – Alley north of McKinley Street between 1<sup>st</sup> and 2<sup>nd</sup> Avenues

Thank you for the opportunity to provide more detail regarding this appeal. First, we should point out that we have submitted 2 public information requests regarding the Nov. 6 hearing. It's been two weeks since the hearing, and through yesterday, the last response we've received in reply to phone calls and emails is that the audio, stipulations and meeting summary have not been completed. We therefore have not been afforded a reasonable time period and fair opportunity to review the complicated and extensive stipulations within the appeal period. This significantly hampers the public's ability to participate in this system, and puts us at an unfair disadvantage, particularly since the one of the bases of our appeal relates to stipulations that were verbally added on Nov. 6.

On to the substance of the appeal:

The west half of the project site is in the East Roosevelt Character area which is intended to protect the historic, lower-density character of the Roosevelt neighborhood. Directly across 2<sup>nd</sup> Avenue from the project site are one-story, single family historic homes that are part of the Roosevelt Historic neighborhood.

2nd Avenue is an important historic pedestrian passageway, connecting downtown to Roosevelt Street and ultimately Hance Park. In the past decade millions have been spent to plant trees, widen sidewalks, and restore the historic feel of the corridor. Much of the street is part of the Roosevelt Historic District and there are several individually designated properties as well. Newer multi-family residential developments are pedestrian-scaled with street-level residential units that completely screen parking.

The alley abandonment requested for this project enables a 6-story parking structure to extend from the 1<sup>st</sup> Avenue setback on the east, over the alley, to the 2<sup>nd</sup> Avenue setback on the west. While ground-level use is proposed along 2<sup>nd</sup> Avenue, the parking garage would be completely visible above the 1-or 2-stories on 2<sup>nd</sup> Ave., as well as the entire north-facing wall of the parking garage, which directly adjoins a 2-story vintage apartment building. (While the developer suggested some additional treatments at the hearing, there were no rendering available; so much confusion ensued about what actually is being proposed along 2<sup>nd</sup> Ave.)

There have been a number of midrise and high-rise residential towers built in the Roosevelt neighborhood, and one of the common threads among all these projects is that virtually all parking has been wrapped by residential units. Portland on the Park, Roosevelt Square, Portland Place, and Native American Connections all have either underground parking or parking wrapped by residential units. Our latest completed tower, the Stewart, has exposed parking only on the alley side of the project. The garage facade facing First Avenue is wrapped by residential units.

We believe that wrapping parking with residential units is absolutely crucial to protect our neighborhood character, particularly when the project is directly facing the important 2<sup>nd</sup> Avenue streetscape and the low-density historic properties up and down 2<sup>nd</sup> Avenue.

On November 6, hearing officer Christopher DePerro added a stipulation requiring the parking structure facing 2<sup>nd</sup> Avenue to be physically screened to prevent light or noise to be emitted onto 2<sup>nd</sup> Ave. While we appreciate his intent, simple screening will still allow what could be a 30-to-40-foot blank wall to extend along the 2<sup>nd</sup> Avenue frontage. In addition, the stipulation does not address the north and south facing walls of the parking garage which will be completely visible up and down 2<sup>nd</sup> Avenue, and in the case of the north-facing wall directly adjacent to a two-story vintage residential building.

Therefore, since the first criterion of the Abandonment guidelines (Historic Character) has not been met, we request that the abandonment be denied. Alternatively, a stipulation requiring that all parking west of the alley be wrapped with residential units could arguably meet that criteria.

Thank you.

Bill Scheel  
Roosevelt Action Association  
602-909-0795