

% SE Uplift • 3534 SE Main St • Portland, OR, 97214

Vic Remmers
c/o Everett Custom Homes
735 SW 158th Ave #180
Beaverton, OR 97006
503-726-7060

February 22nd, 2016

Re: Proposed Demolition of 7707 SE Alder St.

Dear Mr. Remmers,

It has come to our attention that the home at 7707 SE Alder St. is scheduled for demolition as soon as mid-March, 2016. The Montavilla Neighborhood Association (MNA) Land Use and Transportation (LU&T) Committee has met with a group of neighbors, many of them homeowners on the same block, who expressed concern about the demolition of the home and the proposed 10 unit condominium building that will be built in its place. While we respect the developer's right to develop this property in accordance with its R1 zoning, we ask that these neighbors be given an opportunity to provide input into the new development.

Of greatest concern to many neighbors is that the home in question is a historic home on Portland's Historic Inventory list. The home is an important landmark on Alder, and neighbors fear that demolition and re-development would not be compatible with their street. We ask that the developer consider preserving and remodeling the home rather than demolishing it.

Neighbors have also brought up a number of environmental concerns in relation to the demolition and redevelopment of the site. In particular, it is important that any new development proceed with minimal tree removal, so as not to negatively impact the neighborhood's tree canopy. We also request that any demolition be done with great care, and that demolition be conducted such that pollutants such as lead and asbestos are not released into the air, and the health of neighbors is protected during this process. Many children live in the neighborhood, and at least one neighbor is pregnant. Therefore, it is essential that health risks related to demolition be addressed seriously. If building removal is necessary, then we strongly recommend deconstruction and re-use of the materials.

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Montavilla Neighborhood Association will support you in this if you meet with us to work out the details.

Many neighbors have expressed concern over a possible parking shortage if the site were to be redeveloped as a ten-unit condominium building. Several neighbors rely on Alder Street's limited street parking, as they do not have off-street parking of their own. Parking is limited as many visitors use this parking when visiting Ascension Catholic Church or businesses along Stark and Washington Streets. We ask that neighbors be allowed to collaborate with the developer on a parking plan that will suit the needs of the neighborhood.

It is very important to us that neighbors be involved in the process of demolition and re-development, especially when it concerns a house of great value to the neighborhood. We would like to invite the developer to meet with neighbors in a civil setting moderated by the Montavilla Neighborhood Association. It is important to us that we hold this meeting prior to demolition so that neighbors can begin to give input. We thank you for your time and hope to open up a dialogue as soon as possible.

This letter represents the position of the Montavilla board and was approved by a vote of the board on 2/22/2016.

John Whitman, MNA Land Use Chair

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To:

Mayor Charlie Hales, Portland Commissioner for Bureau of Planning and Sustainability
Dan Saltzman, Portland Commissioner for Bureau of Development Services

February 22nd, 2016

Re: Proposed Demolition of 7707 SE Alder St.

To all who it concerns,

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It is very important to us that neighbors be involved in the process of demolition and re-development, especially when it concerns a house of great value to the neighborhood. We ask that the Bureau of Development Services do whatever it can to encourage a dialogue between neighbors and the developer during this process.

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John Whitman, MNA Land Use Chair

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Eden Enterprises

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