

## Saying no to Moyer Tower

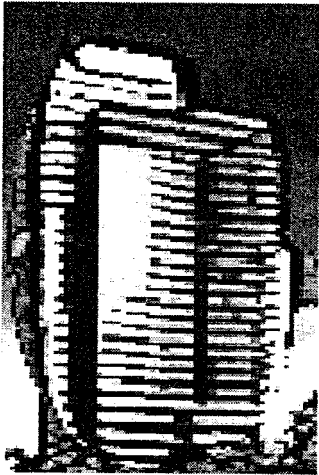
# Planning coup puts czar in charge

## Moyer Tower = Bogus Bulk

Thirty-five stories on a three-story block in an eight-story neighborhood. How could this be?

The maximum height for the SW Park Avenue neighborhood is really eight stories. Add one story to the Morrison Park Apartments, and that is the allowed bulk. Anything larger would require a drastic zoning variance and a land-use review.

But welcome to that esoteric game called "FAR." FAR-scammers count on your eyes glazing over at the very mention of a technicality called floor-area ratio. It's a stretch, and the brain tends naturally to reject the concept of abstract airspace being something that can be bought, sold, or transferred from one part of town to another. One's instinctive



Moyer Tower, bulging with bogus FAR

revolt against such nonsense is a manifestation of intelligence, but FAR-believers in the city government treat skeptics with condescension.

### air-space transfer?

Moyer claims he can "transfer" air-space into his tower's bulk from his Block 5, the surface part of which he is magnanimously donating to the city for a Moyer Park. Even if one takes the rules of FAR-scam for granted, it is inconceivable that a structure of the bulk to be transferred could be built on that site -- or that any structure could, because the lot is perceived as a park, a *public asset*. That's why the proposal for a big upscale restaurant there is a public issue. Hello? For all the fine Block-5 caterers Moyer has displaced, he should remodel his Zell block, not into an obnoxious office tower, but into a cluster of affordable restaurants -- as an offset, a "transfer."

## The Moyerosity

letter from Doug McIntosh, SW Park, 2/6/07

Mr. Moyer is making Portland history. His 35-story obscenity is certainly historic for its chutzpah. The powers-that-be have issued their edict. The Oregonian has confirmed it. All the rigged process has done is shift us to the political and legal arenas. Deny the people of Portland input into the planning process and you will get a lawsuit.

The Moyerosity is an IED on the roadway to Potter's strong mayor initiative. The City Council will be forced to take a stand.

The Moyerosity will become a trigger event, a tripwire that will echo about public access. The Moyerosity is about a country out of control. It is about Iraq. It is about Katrina. It is about government insolvency, government incompetence; a political process that has sold out to the highest bidder. The Moyerosity is our version of the culture of corruption. Moyer really thought he was just going to build a skyscraper. He really thought he had bought off the process and could ignore the people. It just goes to show how out of touch the elite really is.

People are fed up. Moyer doesn't understand this. He doesn't have a clue. He doesn't have a chance. Once the politicians feel the heat, they will bail on Moyer and his rigged deal. No Portland politician is going to risk his career by being seen as so anti-people. People will vote out any local politician who tells them their opinions don't matter. Just ask the Republicans.

Some other reasons for my opposition:

1. Construction nuisance. Downtown is already overwhelmed by noise, air pollution and construction chaos. The Moyerosity would make four major projects going on in the Pioneer Place core all at the same time. Downtown already has excessive benzene levels. The noise levels, are damaging, obnoxious and continuous. Enough!

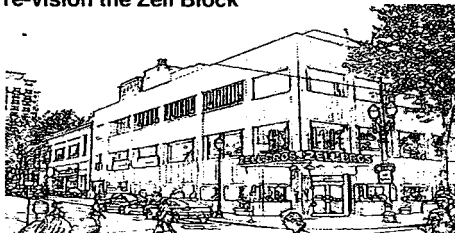
2. Do we really want a high-rise on every corner?

3. The Moyerosity will turn Pioneer Square from Portland's living room into its basement laundry room. Fox Tower already blocks the afternoon sun.

4. I will personally be subjected to dangerous noise levels inside my apartment. I have endured the pounding from Moyer's Park Block 5 project for over a year. I have endured the crashing from the Macy's-makeover demolition chute whenever I walk outside. I am mad as hell and am not going to take any more. There are many others like me. I invite them to join us at Park Avenue Concern.

Submitted to *The Oregonian* 2/6/07 (not published) and to the Portland Design Commission 5/17/07.

### re-vision the Zell Block



## Meet Bob Thompson Planning Czar



### Was he elected?

Appointed by the mayor, the city council, the planning commission?

No.

So who is this city-planner supreme?

Why, he's Tom Moyer's architect.

*City planners fade into deep background, as new czar takes over after bloodless coup.*

by George Trinkaus

After a week of dark rumors, and with the details of the overthrow still in a fog, city government coup victor, Robert Thompson made his first public declaration in an exclusive interview with the business press.

Asked for his development plans now that he is in control of the city, Thompson declared: "Portland's future rests on its ability to continue to create greater and greater density in downtown. In order for Portland to grow up and become a more metropolitan city, it needs to focus on bringing greater density downtown. We need to create a 24-hour city out of the downtown core in order for it to be a vital, growing community that's going to continue to grow over the years." (*Daily Journal of Commerce*, 5/25/07)

### up, up, up, says the czar

Thompson insists that he can build towers up to 460 feet high anywhere he wants in midtown.

Thirty five stories (412 feet) is the next Thompson project, a new skyscraper, known in the real-estate trade as Moyer Tower (but in the press coyly called, variously, the Park Avenue West, 722 SW Ninth, or 800 SW Morrison).

The site is the 50's-style Zell block, bounded by SW Park, Morrison, Ninth and Yamhill. Thompson wants to demolish the Virginia Cafe and anything else in the way. He's affiliated with boosters who claim as their own a "Business Improvement Zone" from SW Third to Tenth, Salmon to Washington. They want to extend this intense high-rise-retail development to Second and Twelfth. The model is a mix of