

From: [Courtney Christenson](#)
To: [Dawn Hert](#)
Subject: Feedback from a downtown resident regarding Tony's demolition
Date: Friday, July 23, 2021 4:09:27 PM

Ms. Hert,

I'd like to contribute a few comments and concerns for the upcoming hearing regarding demolition of the Tony's Building downtown. Not certain how to approach this, but I have sent these remarks to every member of the Landmarks Commission, as well as the few folks I know on the Planning Commission and Urban Renewal.

My name is Courtney Christenson; I lease at the Federal Street Lofts in the Honald Building directly facing Tony's (photo of our vantage and close proximity attached). At this point, I am neither for or against this demolition — I don't have enough information yet to have a position on this. But I do have a number of concerns I'd like to share:

1. If demolition is to occur, what are the safety measures that will be taken for those of us in very close proximity? I am concerned about air quality, the possibility of asbestos, and airborne particulates in general. My 10 year old son has a seizure disorder, which increases his risk factors for all sorts of exposures.
2. What should we expect in terms of noise impact and livability during the demolition? What is the duration of a project like this? I work from a home office in the Honald.
3. Post-demolition and the future of the lot: as a resident of the downtown core, downtown renewal is very close to me, literally and figuratively. Prior to residing at the Honald, we also lived for years on 4th street between Laughlin and Federal in an 1890 Victorian. A thriving downtown which preserves its unique historic character and remains livable to residents are all important criteria to me. How can I get involved as a downtown resident to ensure that any new development on the site has a positive economic impact while also being mindful of existing downtown residents? Namely:
 - a. Building height: I understand there are currently no building height restrictions downtown. What can I do to advocate for protecting our Gorge view in the Honald? At the risk of NIMBY-ism, one of the things that makes this location so special is our glimpse of the hills and river. I would like any new development on the lot to consider the investment of the owners and renters in the Honald. Whenever new development obstructs views of the Gorge, we eliminate one of the single best qualities of living in The Dalles.
 - b. Parking impact: As it stands, I often need to park several blocks from my home. The current downtown parking ordinance has residents relocate our vehicles out of the downtown zone from 9-5. The city needs to be purposeful and thoughtful about parking impacts for any new development on the block, whether commercial or residential (or both, as may be the case). I appreciate the intent of

reserving parking downtown during the day for retail consumers, but if our downtown core is also meant to be livable for residential uses, planning for the lot must include parking solutions.

Thank you for reading. I am eager and willing to be an involved downtown resident on these matters and am interested in hearing about any opportunities to be useful on this.

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