



Bureau of Development Services, City of Portland 1900 SW 4th Avenue, Suite #5000, Portland OR 97201

February 9, 2017

To Bureau staff:

This letter from the King Neighborhood Association is in support of the preliminary design by Architecture Building Culture and Garfield Properties LLC, for property lot R102922, presented at our October meeting, and discussed with neighborhood association members in the several months since.

We find the massing of the building to be consistent with the neighboring single family homes and the modern design matches contextually with the commercial buildings nearby. The outdoor area created through the shared courtyard is unique for this size of lot and will flow nicely with the retail buildings that it faces. The brick siding is an upgrade that our members find visually appealing, and the window orientation will push the views toward the commercial buildings, instead of the direction of the nearby single-family homes.

Affordable housing is an objective the King Neighborhood supports – something the project strives toward, through the construction of eight small condominiums. We welcome a mix of housing opportunities, particularly needed in a neighborhood whose housing costs have soared recently, making ownership feasible for fewer Portlanders. Mr. Moody's proposed condominiums in the \$185k price range provide needed home ownership opportunities. The granting of a tax abatement will ensure the residents meet median family income objectives and will keep the units affordable for at least 10 years.

It appears the owners will be applying for a land use adjustment to the minimum density which is currently set at two units per lot. We encourage approval of this adjustment given the reasons mentioned above.

Sincerely,

Alan Silver, Board chair, King Neighborhood Association