

TVA Architects
920 SW 6th Ave.
Portland, OR 97204

Dear Bob Thompson:

November 2, 2015

We want to thank you for presenting your development concepts for the three properties at the October KNA monthly meeting.

King Neighborhood Association appreciates your openness to work with the neighborhood and being open to suggestions to alterations to the designs. We do have some recommendations on the designs of two of the development proposals you presented to the neighborhood.

The MLK and Mason property:

This property is a large development with great opportunities. We think the design needs to have the following:

- Take the opportunity to create a more fun and inviting color scheme. The current renderings show a drab building with no energy. This detracts from some of the nice architectural elements.
- The Southeast corner being activated with street level retail is great. However retail should have a greater street level presence that activates the pedestrian environment. Ground floor apartment units do not accomplish activating the pedestrian environment.
- The rendering of the planter boxes look like something you would see at a bank. Planter boxes with a different plant selection and walls that allow for pedestrian seating would add to a pedestrian presence in the area creating a greater sense of community for the complex.

The Jessup Property:

King Neighborhood is very concerned with the scope of this property and its location in a residential neighborhood.

- The north facade is cold and detracts from a residential feel to the street.
- The building itself is simply too large respectful to the properties on either side.
- We are concerned about the impact the number of units will have on parking for such a narrow street.

We appreciate you taking the time to consider our suggestions and helping KNA make the neighborhood a livable community.

Sincerely,

Leigh Rappaport
KNA Land Use Chair

Cc: