

February 19, 2016

Neighborhood Contact Requirement for King Neighborhood: Post-meeting response

Hello Neighborhood Representatives,

Thanks again for hosting my colleagues and me at your King Neighborhood Association meeting back in November, 2015 and for giving us the opportunity to present the project we've designed at **3606 NE Martin Luther King Jr. Blvd.** We enjoyed the discussion and critical feedback your membership provided.

As we articulated YBA Architects are working with a local developer to build a four-story mixed-use multi-family apartment building featuring 15 apartment units of studios and 2-bedrooms over a ground floor retail level at **3606 NE Martin Luther King Jr. Blvd.** Situated on an infill site with 50 feet of frontage to MLK Jr Blvd, about midblock between NE Beech and NE Fremont Streets, the developer is seeking to build a project that enriches the urban character, street edge and active street level along Martin Luther King Jr. Blvd.

The building is designed to the City of Portland Community Design Standards. More information on the Standards can be found on Portland's website or at the Bureau of Planning and Sustainability (BPS).

We note that the meeting minutes have been posted online here:
http://kingneighborhood.org/wp-content/uploads/2015/02/Draft_KNA_MeetingMinutes_2015NOV.pdf

Here's a summary of the content relating to this project in the minutes:

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Presentation from Matt Brown (7:10)

▣ Introductions

▣ Presentation about the new building coming up at 3606 NE MLK.

▣ The site is between Fremont and Beech.

▣ This is a 17 unit structure and 4 story building.

▣ There will be retail space on the ground floor

▣ They showed the site plan and discussed the design.

▣ There will be a 1.1 to 1 ratio of bed to bike parking on the ground floor

▣ They proposed a roof space, but had challenges with zoning. A roof space would mean the units below are not as tall.

▣ Suggestion was made for a wall mural on the N side of the building.

▣ They will break ground in mid march

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Responses to Feedback

There was no negative or critical feedback provided on the design. Most attendees expressed enthusiasm and support for more development along MLK Jr Blvd, particularly on an infill site like this one. One resident suggested that a mural be considered on the party wall. This idea will be relayed to the development team.

We thank you again for the opportunity to present to you and we hope this letter addresses your concerns.

Kind regards,

Matthew M. Brown
Principal
YBA Architects PC