



King Neighborhood Association  
4815 NE 7<sup>th</sup> Avenue  
Portland, OR 97211

January 10, 2020

Land Use Hearings Officer  
1900 SW Fourth Avenue  
Suite 3100  
Portland, Oregon 97201

RE: Case File LU 19-137608 HPR AD

Dear Land Use Hearings Officer:

This letter represents the position of the King Neighborhood Association (KNA) regarding Alberta Abbey's application for Historic Preservation Incentive Review approval, Case File LU 19-137608 HPR AD.

In general, the KNA supports the findings in the "Staff Report and Recommendation to the Hearings Officer" (<https://www.portlandoregon.gov/bds/article/750789>). However, we have the following feedback regarding items B and E in the "Tentative Staff Recommendation" section:

**B. Maximum capacity of people at all events/activities occurring at the site at any one time is 250 persons. However, up to 8 times a year, this maximum limit may be increased to 251-330 persons. More than 330 persons onsite at any one time is prohibited.**

We believe that limiting the size of events to less than Alberta Abbey's capacity will adversely affect their ability to become a viable and sustainable organization. We understand and appreciate that this limit is intended to help mitigate the on-street parking impact of very large Abbey events. However, we believe that a better mitigation strategy might be for the Abbey to utilize spaces at a nearby parking lot during large events. According to Mark Takiguchi, Executive Director of the Alberta Abbey Foundation, Natural Grocers management has already agreed to allow the Abbey to use up to 50 parking spaces at the nearby Natural Grocers parking lot. Therefore, we recommend revising this condition of approval to require the Abbey to secure spaces at a nearby parking lot rather than limit the size of their events.

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**E. Alberta Abbey will apply for all required building permits to accomplish the appropriate change of occupancy/ies of the building. The permit must be issued within 6 months of this land use approval. All permits must be finalized within 12 months of this approval.**

We do not believe that it is feasible or reasonable to have all permits issued in 6 months and finalized in 12 months. As stated in the staff report, building code changes went into effect just this month (January 2020). We also understand that the construction type of Alberta Abbey does not meet current code for assembly space. Therefore, we recommend that Alberta Abbey be allowed to make improvements to the building over a period of years rather than have all changes completed in one year.

Sincerely,

King Neighborhood Association