



March 27, 2017

Attention: Benjamin Nielsen  
1900 SW 4<sup>th</sup> Suite 4500  
Portland OR 97201

RE: Case File: LU 16-289838 DZ-Ladd's Addition Flats

Dear Benjamin:

The Hosford-Abernethy Neighborhood District Association (HAND) has discussed the proposed project. We would like to submit the following comments:

- The project's name has created a concern, because the project is not within Ladd's Addition.
- The angled front façade and the dark wood color may appear very modern. We do not believe it will complement the architectural design of buildings on or near SE 11<sup>th</sup> and Harrison.
- We ask that the building massing be done in a way to have minimal impact their northern neighbor.
- The building's height and mass could impact solar access. We are concerned with light and airflow to neighboring buildings.

Thank you for considering these comments.

Sincerely,

Susan E. Pearce  
HAND Chair