



HOSFORD-ABERNETHY
NEIGHBORHOOD DISTRICT ASSOCIATION

February 10, 2018

Rodney Jennings
Land Use Services, Bureau of Development Services
City of Portland, Oregon
Rodney.Jennings@portlandoregon.gov

re: **LU 12-129937 AD**

Dear Mr. Jennings,

Members of the Hosford-Abernethy Neighborhood District (HAND) board, acting as the Rapid Response Committee, met on February 6, 2018 with TVA Architects and interested members of the community to discuss the development planned for 2880 SE Division Street, and the architect and developer's request for three adjustments to Portland zoning requirements. The Rapid Response Committee (RRC) was created to address the need to respond to notifications between regularly-scheduled board meetings; actions of the Rapid Response Committee are dependent on ratification by the full board at the next board meeting, planned for February 20, 2018. A follow-up letter will be sent only if needed to rescind this letter should the board decline to ratify the RRC decisions. The number of board members present on February 6 comprised a quorum of the board; the need for recension is unlikely.

The following comments about the proposed development and the request for adjustments result from that discussion:

HAND chose not to comment on these adjustments.

However, neighbors raised concerns about the likely impacts of the development on the surrounding neighborhood. In response, HAND requests that the architects and/or developer make some changes to address those concerns:

- 1) To address concerns regarding potential late-night noise from the two planned common-use terrace areas on the south-facing fourth floor, which directly abuts a residential-zoned (R 2.5) area, HAND suggests two such steps: (a) remove the terrace



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areas from the design; (b) place foliage on the fourth floor south-facing aspects of the building, adjacent to these areas. HAND and neighbors believe that appropriate foliage will reduce sound transfer and soften the visual impact of the building.

- 2) Install a flashing light – rather than a speaker, alarm or other noise-producing device – at the entrance/exit for the parking structure to notify pedestrians when vehicles are exiting the building. This solution provides a compromise that addresses pedestrian safety without adding additional noise.
- 3) Add a stop sign/notice at the exit from the parking area to remind drivers to proceed cautiously and to provide right-of-way for pedestrians, bicyclists, and cars traveling on SE 28th Place, which is a narrow street.
- 4) Address timing, place, and manner of waste removal. Experience tells neighboring residents that noise from late-night pick-up will reverberate through along 28th Place..

With assurances that these point will be strongly taken under advisement, and maintaining our ability as a neighborhood district to voice additional concerns and objections about this project in the future, we do not object to the type II proposal as requested. Thank you for allowing us to voice these comments.

Respectfully,

Susan Pearce, chair
The Hosford-Abernethy Neighborhood District