Mark Walhood:

City Planner

City of Portland

1900 SW 4th Avenue, Suite #5000

Portland OR 97201

March 18, 2014

Dear Mark Walhood:

This letter from the Boise Neighborhood Association is in response to the March 7th 2014 Notice of a Type II Proposal, **Case File Number: LU 14-106239 DZM—Mixed-Use**. The Boise Neighborhood Association met informally with Security Properties twice in early 2013 and then in three public meetings May 20th, 2013, September 23rd, 2013 and January 27th, 2014 to review designs for the mixed-use project at 4134 N Vancouver. The Security Properties development and design team was professional, respectful and open to feedback from our association at all times. Overall we are pleased to welcome this large-scale project to the Boise neighborhood—it’s form and function will be an asset to our neighborhood.

There are two matters of concern about which we wish to comment. First is the material selection of hardiplank (or cementious lap-siding) as the primary material selection for the townhome building situated along North Vancouver.

We have advised Security Properties and other developers of large-scale commercial or residential buildings of our perspective regarding material selection (and several other major building characteristics) through our Boise Design Guidelines published June 2013 (see: <http://bnapdx.com/land-use-and-transportation-committee>). In our Materials section we state:

“Commercial grade materials should be the dominant material for all commercial buildings. Residential materials (like cement plank siding) should be a minority material, not a majority. Painted panel siding does not have the longevity needed for commercial buildings.”

We raised our concerns about usage of hardiplank on the townhomes in our September 23rd meeting and wrote to Security in a follow up letter dated October 14th, 2013: “The townhomes on Vancouver are of particular concern. Their scale and historic form would feel timeless if executed fully with brick. As currently proposed they are halfway between classic and modern and feel unresolved. The material palette seems overcomplicated for this form.”

We voiced our continued concern regarding the significant use of hardiplank on the Vancouver town homes during our January 27th, 2014 meeting. The use of hardiplank on the Vancouver townhomes is the most significant design issue we have with the project.

The second matter we wish to comment on is the proposed **Bike Parking Stall Width** modification request from the bike parking standard width of 2’0” to 1’4”. We believe 1’4” is too narrow to allow for convenient and frequent use of the long-term bicycle parking being provided. This is no small matter as this project located along North Williams and North Vancouver is one of the most highly traveled bicycle corridors in the City of Portland. We expect future residents to be drawn to this residence in part due to the primary bicycle corridor located out their front door.

We have spoken to both the City of Portland Bureau of Transportation and the Bicycle Transportation Alliance on the bicycle stall matter and given their input Boise NA will support stall width of 1’8” (20-inches) coupled with a vertical offset of 6-inches between bike hanging arm.

Sincerely,

Stephen Gomez

Boise Neighborhood Association

Land Use and Transportation Committee Chair

CC: Michael Nanney/Security Properties