

Neighborhood Association and District Coalition Meeting Request

DATE: February 28, 2018

TO: Kenton Neighborhood Association
Kenton NA Required Notice Contact
c/o North Portland Neighborhood Services
2209 N Schofield
Portland, OR 97217
knalanduse@gmail.com

North Portland Neighborhood Services
Tom Griffin-Valade, Director
2209 N Schofield
Portland, OR 97217
info@npnscommunity.org

FROM: Lucy Corbett, Housing Development Project Manager
REACH Community Development
4150 SW Moody Avenue
Portland, OR 97239
lcorbett@reachcdc.org

RE: Invitation to meet with the Neighborhood Association

SITE: Argyle Apartments at 2133 N. Argyle Street

Hello Neighborhood Representatives,

I am representing REACH Community Development, who as you may know is proposing a development project in your neighborhood. REACH has met with the Kenton Neighborhood Association on multiple occasions over the past 14 months to discuss the Argyle Apartments. The project is required to comply with the Neighborhood Contact Requirement in the Portland Zoning Code Section 33.700.025. Page two of this letter provides information about the project.

City of Portland Neighborhood Contact Requirements provide up to 14 days for your Neighborhood Association to reply to this letter. The 14-day time frame begins on the date this letter was mailed. If your Neighborhood Association desires a meeting about this proposal, the meeting must be scheduled within 45 days of the date this letter was mailed. The meeting may be with the neighborhood board, the general membership, or a committee. If the Neighborhood Association declines the request to meet or does not respond within 14 days, then REACH may submit the land use application directly to the City.

Please contact me if you would like REACH to return to the Neighborhood Association to further discuss the project.

Proposed Project: Argyle Apartments

Owner: REACH Community Development, Inc.

Site address: 2133 N Argyle Street

Cross streets: North Denver Avenue and North Brandon Avenue

Zoning of site: Central Residential (RX) with Design ("d") overlay/ Kenton Plan District

Anticipated Land Use Review: Type II Design Review

Proposal description: The proposed development is for the Argyle Apartments, a multi-family residential development providing 189 affordable housing units. The majority of the units will include between 1-3 bedrooms, as well as 53 studio apartments. The building will be broken up into two major wings (east and west) connected with a walkway. The project includes approximately 10,200 square feet space for two large community rooms, administrative offices related to the apartment use, lobby and bike storage. In addition to use by residents, the community rooms will be made available to the community for events, activities and meetings. The building will surround three active courtyards that will include benches, landscaping, walking paths and a play area. North of the buildings, 60 on-site parking spaces will be provided in a surface lot. The four-story building will be wood frame construction clad with brick, cedar siding and high quality Hardie Artesian siding.

The proposal includes one Design Modification to the maximum street setback along North Denver Avenue, which requires 100% of the street facing façade of the building to be 10 feet or closer to the street lot line. The site frontage along Denver Avenue includes a large rounded curb at the corner and a jogged line about 30 feet north of the curb, making it difficult to place the building parallel to the frontage. Additionally, the Denver Avenue frontage will not be developed with a sidewalk. The building has been placed as close to the street lot line as possible, but the maximum setback is impractical to meet for the entire building façade that faces Denver.

Instead, significant design effort has gone into creating a public courtyard at the corner of Denver and Argyle that will be an active, welcoming and pedestrian-friendly space with strong interplay with the nearby MAX station across Denver Avenue. The courtyard will feature fixed benches and movable furnishings, robust landscaping, and building canopies to provide weather protection. The courtyard will be surrounded by the more publicly oriented parts of the building, such as the lobby and community room, which will feature large storefront windows looking onto the courtyard.

A site plan of the proposal is provided on the following page. Please let me know if you have any further questions about this proposal. I look forward to working with you.

Sincerely,
Lucy Corbett
REACH Community Development

North Denver Avenue



North Argyle Street

North

North Brandon