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Portland Planning and Sustainability Commission

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February 14th, 2012

Mayor Adams and Portland City Council
Portland City Hall
1121 SW 4th Avenue
Portland OR 97204

RE: Recommendation for Approval of a 10-Year Tax Exemption for The Glendoveer Woods Apartments

Dear Mayor Adams and Members of the Portland City Council:

On February 14th, 2012, the Portland Planning and Sustainability Commission (PSC) held a public hearing on a request for a 10-year tax exemption for *The Glendoveer Woods Apartments* under the City's New Multiple-Unit Housing (NMUH) program. The regulations for this program are found in City Code Chapter 3.104. The applicant, Glendoveer Woods LLC, represented by Aaron Wigod requested this exemption. The development is slated to be a single four storey building, elevator served, 113 units multifamily rental project that will be located on 146th Avenue between NE Glisan and East Burnside.

For the TOD program, the PSC's role is to review the consistency of public benefits with program requirements. Besides locational eligibility and affordability set-aside, TOD projects need to provide at least three public benefits from a specified list. The Commission finds that the project will set-aside 23 units (20% of the total 113) to be affordable to households with income at or below 60% Median Family Income (MFI): eight (8) studios, twelve (12) one-bedrooms, and three (3) two-bedrooms. The unit mix of affordable units will match the overall project mix. The Commission deems the addition of affordable units in a transit rich location as very beneficial, particularly in light of the current tight rental market conditions. Further, the Commission finds that the proposal to include seven additional public benefits is consistent with the program requirements.

Subsequent to the hearing, the PSC unanimously voted in favor of recommending approval of this request to City Council subject to the applicant providing all proposed public benefits:

1. **Family oriented recreational facilities:** The Project will have a community room for the use of its residents and the community.
2. **Parking Spaces:** The Glendoveer Woods will have three dedicated car share parking spaces with proposal to allocate one space for Zip Car parking.
3. **Accessible Units with Universal Design features:** All 113 units of the Glendoveer Woods apartments and its surrounding vicinity are designed with accessibility and visitability features proposed by the Universal Design Principle. Consequently, all units will be accessible to people with disabilities via two elevators and will have many uncommon benefits for people with various disabilities. The building's site, common areas, and units



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have been designed with more than 90 different attributes that make the development more livable and comfortable for tenants and visitors with disabilities.

4. **Self-service bike repair shop:** Glendoveer Woods will have a self-service bike repair shop consisting of work benches and tools for the project's residents and community biking organizations to utilize.
5. **Public transportation materials:** Glendoveer Woods will have an area of its lobby dedicated to transportation coordination that will display and hold copies of maps, schedules, and other valuable information relating to mass transportation in the Portland metropolitan area.
6. **Carwash facility:** Glendoveer Woods will have a carwash parking space for the development's residents consisting of vacuum and high pressure water.
7. **Community Garden:** Glendoveer Woods will have a community garden for the development's residents. The garden will have increased accessibility for people with disabilities.

At conclusion of the hearing, the Commission noted that the addition of the Glendoveer Woods Apartments with 113 accessible units, an accessible site and accessible community garden will well serve the unmet needs of the disabilities population in the City.

Recommendation: Approve the request for the 10-year tax exemption under the New Multiple Unit Housing (NMUH) Limited Tax Exemption (LTE) for The Glendoveer Woods Apartments project and the parking associated with the development.

Sincerely,



Andre Baugh, Chair
Portland Planning and Sustainability Commission

