

2602 NE 13th type III

Dean P. Gisvold <deang@mcewengisvold.com>

Wed 4/1/2020 2:43 PM

To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>

Cc: Meryl <meryllogue@comcast.net>; Barb Christopher <barbfc@comcast.net>; Barbara Nagel <nagleb2004@yahoo.com>; Bob Dobrich <bobdobrich@gmail.com>; Dean P. Gisvold <deang@mcewengisvold.com>; James Heuer <jsheuer@easystreet.net>; Jeff Jones <jcjones@pacifier.com>; Jim Barta <jim.barta@yahoo.com>; John Brennan <jebrennan@gmail.com>; Nathan Corser <Nathanclark.corser@gmail.com>; Nikki Johnston <ndjz@yahoo.com>; Peter O'Neil <poneil@windermere.com>; Sean <saetas@me.com>; Steven Cole <stevencole86@gmail.com>; Susan Hathaway Marxer <susan.marxer@comcast.net>; Thomas Moran <tjmoran88@msn.com>; Tiffanie Shakespeare <tshakesp@gmail.com>; Tony Greiner <tony_greiner@hotmail.com>

Megan

The ICA land use committee has reviewed this application and has the following comments.

First, the April 13 Landmarks hearing has been cancelled. Thus, given the current circumstances, the April 1 response date must be re set to a time when neighbors and the ICA can reasonably participate. I know the neighbors to the east remain concern about mass and scale, especially of the ADU, but I have not heard from them since the shelter in place order went into effect. Further, I was curious about the no comment from the neighbor to the north. I did check Portland Maps and that property is not owner occupied. It is a rental and I do not know if the occupants even know about the proposal, as I suspect the notices have gone to the owners who live in NW Portland.

Second, the design is much improved, and the hip roof appears to be an effective means to diminish the otherwise large mass and scale. One can argue that the main structure serves well to negotiate between the much smaller structure immediately to the north and the two noncontributing behemoths to the south. There is still concern among some committee members that the main structure remains out of scale with the general size and scale of the nearby properties.

Third, for the contributing house to the north and for committee members, there is real concern about the overall size and massing of the proposed ADU structure. Applicant has reduce the seeming massing by lowering it, and giving second floor bedrooms sloped ceilings, but is it enough to not overwhelm the structure to the north.

Fourth, we would like to see a setback layout for the block, both sides, to make sure the proposal fits in, that porch and main structure layouts are compatible with other street facing setbacks.

Finally, given the circumstances, this process should be delayed until we return to something akin to normal.

Dean Gisvold

Land use chair

Dean P. Gisvold | Attorney at Law | Senior Partner

M^CEWEN GISVOLD LLP - EST. 1886

1600 Standard Plaza, 1100 SW Sixth Avenue, Portland, Oregon 97204

Direct: 503-412-3548 | Office: 503-226-7321 | Fax: 503-243-2687

Email: deang@mcewengisvold.com

Website: <http://www.mcewengisvold.com>

This message may contain confidential communications and/or privileged information.

If you have received it in error, please delete it and notify the sender.