

Resolved:

The North Tabor Neighborhood Association requests that the Bureau of Development Services reject the proposed development for the lot at 214 NE 57th Ave. submitted by Portland City Homes [case LU 13-102783 LDP] for the following reasons:

- applicant would demolish a nearly century-old cottage, bordered by rose arbors, that was sold in January 2013 for a price well within the affordable range of middle-class families.
- Applicant would cut down a large, mature magnolia tree at the rear of the property. This would adversely impact bird habitat and residential privacy in the vicinity.
- Applicant would replace the cottage with three individual “skinny house” type residences that would significantly downgrade the character and aesthetic appeal of the vicinity. The residents of North Tabor wish to preserve the neighborhood's small-town look and ambiance.
- Applicant has further proposed two accessory dwelling units for two of the proposed residences, which would add a total of four new residences to the lot. This would adversely affect traffic and parking in the immediate vicinity.

The North Tabor Neighborhood Association calls on the City of Portland to require “community benefit agreements” for any future infill developments in North Tabor so as to ensure that local residents benefit from the development and the builder has neighborhood support for the project.