



## Neighbors Of Belknap Lookout

March 15, 2019

Dear members of the Planning Commission,

I am writing this letter to convey NOBL's support for the hearing on the redevelopment of 826 & 835 Fairview NE pursuant to CopperRock's presentation of undated site plan and renderings by Design Architecture to an audience of approximately 30 people at our board meeting on Tuesday March 12 at the Newberry Common House. The NOBL board subsequently passed a motion to support the project.

NOBL concurs that the project meets all site plan review standards as follows:

- **Master Plan/Zoning Ordinance:** The project is located in an area designated low density residential in the Belknap Lookout Area Specific Plan, which was adopted as an amendment to the City's Master Plan. We are prepared to accept 4 units per building at 826 due to the loss of buildable land for the sewer extension required for the project.
- **Neighborhood:** The project is harmonious with the neighborhood, making use of high quality materials, incorporating porches, minimizing driveways, and hiding parking from street view. The project will in fact increase walkability in the neighborhood by adding sidewalk at 835, which we understand is a cost that will be covered by the developer. The three building design at 835 Fairview also allows for neighbors to see the city and sunsets much better when walking.
- **Environment:** The project will use building techniques intended to prevent erosion of the bluff. The project also includes landscaping to match the natural features of the area.
- **Public Facilities:** The project will be served by adequate public infrastructure including the water main on Livingston which the City is already preparing to upgrade. We understand that the developer will bear the cost of the sewer extension to serve 835.

NOBL appreciated the opportunity to start by seeing two options at the Development Committee, where everyone present liked the one with less curb cuts (2 rather than 5). A request to further hide the garages was accommodated by extending the porch beyond the façade of the building. In addition, the current owner of 826 will help their tenant relocate and the smallest units may meet the City's definition of "affordable". For further changes, we do hope to see the windows on the brick buildings at 826 framed in the final renderings and would urge the City to allow the concrete driveways to be stamped to increase the aesthetics of the project.

Yours sincerely,  
Elianna Bootzin  
Executive Director