



**CULLY ASSOCIATION OF NEIGHBORS**

Central Northeast Neighbors  
4415 NE 87th Avenue  
Portland, Oregon 97220

March 2, 2023

Dear Mr. Gulizia:

We're writing in regard to LU 22-108225 CU AD, the conditional use review for establishing a daycare at 4735 NE 72nd Ave. The Board of the Cully Association of Neighbors supports the conditional use and believes a new daycare will provide a benefit to the neighborhood. We believe the site plan meets the approval criteria for an adjustment, and we appreciate the site plan's addition of privacy and safety features, increased vegetation, and shade for playing children on this site.

Pursuant to 33.815.105.B.2, we believe the site plan increases compatibility with adjacent residential developments compared to current site conditions by increasing the amount of landscaping and trees on this property and preserving the existing, mature trees. Pursuant to 33.815.105.B.3, the plan mitigates differences in appearance or scale by using fences to maintain privacy in both directions between children and nearby neighbors. Pursuant to 33.815.105.C.1-2, the plan mitigates noise issues and provides privacy and safety through the sight obscuring fences.

Pursuant to 33.805.040.B, we believe the site plan improves the livability and appearance of the residential area surrounding the property by adding vegetation, removing some asphalt, and obscuring a parking lot with fencing. Also pursuant to 33.805.040.B, we believe that a new child care business located within the neighborhood increases livability for current and future families in Cully. A daycare is consistent with our association's Inclusive Cully Policy, which lists encouraging new business to create family wage jobs for Cully residents and quality childcare for working families as important goals for the neighborhood. Pursuant to 33.805.040.H, we believe that granting the adjustment is the minimum necessary to allow the use of the site, since allowing the fencing inside the setbacks provides the safety and privacy required to site a daycare along 72nd Ave, which has a significant amount of vehicle traffic.

Thank you for your consideration. We look forward to seeing the daycare open in our neighborhood.

Sincerely,

Maria Grzanka

Chair, Cully Association of Neighbors