

URBAN ASSET ADVISORS

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January 5, 2017

Matt Otis
 Land Use & Transportation Chair
 Richmond Neighborhood Association
 c/o Southeast Uplift Neighborhood Program
 3534 SE Main Street
 Portland, OR 97214

Re: Follow up letter to Meeting with the Richmond Neighborhood Association Land Use & Transportation Committee Meeting (Neighborhood contact Requirement 33.700.025)

Site: 3319-3325 SE Division Street

Hello Matt,

Thank you for hosting our team from Urban Asset Advisors and Hacker Architects at the Land Use & Transportation Committee meeting on December 19th. The team thought that it was a productive dialogue with the community, and appreciated the passion and commitment to the neighborhood that those in attendance showed.

I am following up with you after our meeting on the 19th of December, as per the Neighborhood Contact Requirement in the Portland Zoning Code Section 33.700.025 (www.portlandoregon.gov/bps/article/53464). Below I describe the current development proposal and how it has changed from the initial proposal after our discussion. If you have additional questions, feel free to contact me or call the City of Portland's Planning & Zoning Hotline at (503) 823-7526.

Site address and intersection: 3319-3326 SE Division Street, SE Division between SE 33rd Avenue and SE 33rd Place

Proposal Description: The proposal is an approximately 26,000 gross square foot mixed-use building. The building will stand four stories and 45 feet tall. It will feature approximately 2,000 square feet of ground floor retail and 30 apartment units. The apartments will be a mix of studios, one bedroom, and two bedroom units.

Neighborhood Comments	Response
What are the projects sustainable elements?	We are utilizing Energy Trust of Oregon's Multifamily "better" sustainability incentives. The project will achieve 15% reduction in lighting power density and 10% reduction in exterior lighting efficiency. It will utilize Energy Star light fixtures, Energy Star appliances and Energy Star ventilation equipment. The project will provide low-flow plumbing fixtures at bathrooms and kitchens and will utilize condensing tank water

	heaters at 91% efficiency ratings or greater.
The east elevation is too flat	We will look at design options that could break up the large flat surface of the east elevation wall with plantings, control joints or a material change.
Attempt to find room for a bench or seating area along frontage	We will add a bench to the tenant lobby entry recessed area at the Southeast corner of the site.
Please add Festoon lighting, add outlets at tree wells	We are assessing the addition of electrical outlets in the public right-of-way to allow holiday lighting at the tree wells.
Please substantiate the roof cornice	We have reviewed this option, but do not believe this is aesthetically appropriate for this project.
Please have some parking mitigation measures ready	Parking in the area will be mitigated through the inducement of walking, biking, and use of car share services. We will incentivize the residents to use Lyft, Uber, car2go, and ReachNow car share services. Additionally, the building has a strong orientation towards biking and walking.
Please have waste bags available for pets	A pet waste bag dispenser will be added at the front entrance of the building.
Please limit light exposure to the north neighbors' homes	We will minimize the exterior lighting placed at the north side of the building and will provide window shades with a 3% openness at the north facing tenant windows.
Consider community serving options for the retail tenant	We have reached out to the business association for a list of desired businesses, and always attempt to add a service that the neighborhood needs.

Sincerely,

Kevin Clark
Development Coordinator
Urban Asset Advisors

cc: Anne Dufay, Director,
Southeast Uplift Neighborhood Coalition (SEUL)
3534 SE Main Street
Portland Ore, 97214