

# GREEN LIGHT DEVELOPMENT

January 21, 2013

Allen Field  
Co-chair  
Richmond Neighborhood Association  
Via Email: [allen\\_field@yahoo.com](mailto:allen_field@yahoo.com)

RE: Responses to Neighborhood Association Design Feedback

Dear Richmond Neighborhood Association and Neighbors,

Thanks for having us over to present the most current plans for Sites 2 and 3 of D Street Village. We appreciate the feedback which we understand to be a balance of support for what we are doing mixed with concerns, mainly, over size and scale of Site 2, the existing surface lot between SE 31<sup>st</sup> and 32<sup>nd</sup> Avenues.

We have focused on taking a balanced approach in the design of this project to address multiple conflicting priorities. Our approach incorporates quality design and construction, meets the city's goal to increase density, addresses our need to achieve economic feasibility, and supports the neighborhood's and our collective desire to preserve and enhance a livable community and provide on site parking.

The former Natures/ Wild Oats building is a defining feature of Division Street and preserving and enhancing its history has been an early priority for us. As we have said before, the most profitable option would have been to demolish the building and develop an additional four-story building at the former Natures/ Wild Oats location. From a project economics standpoint, the mass and scale of Site 2 was necessary to "subsidize" the priority of the re-use of the former Natures Fresh/ Wild Oats Grocery Store. The result is preservation of a legacy neighborhood building, greater architectural diversity, a more vibrant mix of creative neighborhood oriented offices and a total of 85 apartments combined on all three sites compared to the over 225 that could be developed under

(503) 860 - 5983

1015 NW 11th Avenue, Suite 243 Portland, OR 97209

[Markd@greenlightcooperative.com](mailto:Markd@greenlightcooperative.com)

current zoning. We are also choosing to incorporate off-street parking into our apartment buildings compared with most of the other developers on Division that are not.

Our plans include a mix of building types, sizes and heights; along with uses that increase residential density in a thoughtful manner. We are working hard to enhance the commercial corridor along Division Street to further enliven the node near 30th and to make the area accessible to a broad diversity of tenants and enhance the vibrancy of the neighborhood.

We are listening to the concerns over the mass and we have asked the design team to revisit the building finishes and exterior design to address the concerns voiced by neighbors. The architects are exploring the following clarifications and alterations to minimize the appearance mass, without reducing the actual building sizes on site 2 & 3 that are required by the project's economics.

Our architects have identified several approaches including:

1. Material changes at the corners serve to visually break up the massing. Most of the building is clad in lap siding typical of the surrounding neighborhood. The corners of the building will be clad with smooth metal panel. We're looking at options for breaking up this metal panel into patterns and colors that will reduce the visual scale of the building.
2. We're investigating options for accentuating the floor levels with horizontal banding and possibly changing the color of the upper level floors to minimize the scale of the building.
3. The location of the oriel bump-outs located in the middle of the building along with the soffits at the corners will be used to visually break up the massing of the building into three zones.
4. The main entry lobby facing Division Street will have a unique lap pattern and color that further breaks down the symmetry of the building and accents the lobby entrance.
5. Canopies will be located along the entire length of Division Street that correspond to the retail tenant entry alcoves to provide shelter from the weather as well as focusing attention on these entries.
6. Canopies located at the corners will be mounted slightly higher to minimize the visual impact of the mass above. Abundant glazing at these corners will serve to dematerialize the mass at the corners.

7. The concrete shear wall elements will be further incorporated into the design by adding a metal grid for vines to climb, adding a unique organic vertical element at most of the tenant entries. Bike parking will be provided at locations where the vegetative wall is not feasible.

One other item of interest expressed by a few neighbors was the inclusion of balconies. We discussed this early on and revisited the subject after hearing neighbor comments. After studying it, we decided to not include balconies in the project for two main reasons. The first is that we were concerned over residents leaving the balconies cluttered with personal belongings creating a messy appearance and challenging property management enforcement issues. The other reason was that when we studied balconies, the buildings appeared more bulky as the balconies would protrude over the sidewalk.

We are an all-local team with a long-term ownership view and commitment to living in and improving this community. We're building a mixed use project that we can all be proud of that we believe will pass the test of time as it brings in new residents and businesses to enhance an already vibrant neighborhood.

We'd be happy to come in and give RNA a project update and provide more detailed review of the building plans and changes – just let us know and we'll put it on the calendar.

Looking forward continuing the open dialogue.

Sincerely,



Mark Desbrow  
Part of the D Street Village Team

CC: Chris Nelson, Capstone Partners  
Jeff Sackett, Capstone Partners  
Stan Amy, ADG III  
Jeff Cropp, Richmond Neighborhood Association