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SOLTERRA

March 20th, 2019

To:

King Neighborhood Association
King Neighborhood Facility
4815 NE 7th Avenue
Portland, OR 97211

REC'D MAR 25 2019

Re: Invitation to meet with the Neighborhood Association before submittal of a land use review or building permit application (Neighborhood Contact Requirement 33.700.025)

Site: 1130 NE Alberta Street, Portland, OR 97211

Hello Neighborhood Representatives,

I'm writing you from SolTerra, a locally based sustainable development group, we are owner operator's and are proposing a development project in your neighborhood. We wanted to

reach out and give you some background on who we are and what our vision is as well as offer you an opportunity if you would like us to present our development proposal at your upcoming neighborhood meeting. Our project must comply with Neighborhood Contact Requirement in Portland Zoning Code Section 33.700.025. This letter provides preliminary information about the project as well as the neighborhood contact process and requirements.

City of Portland Neighborhood Contact Requirements (Zoning Code Section 33.700.025) provide up to 14 days for your Neighborhood Association to reply to this letter. The 14-day time frame begins on the date this letter was mailed. If your Neighborhood Association desires a meeting about this proposal, the meeting must be scheduled within 45 days of the date this letter was mailed. The meeting may be with the neighborhood board, the general membership, or a committee. If the Neighborhood Association schedules a meeting within the 45-day time frame, we will attend the meeting. If the Neighborhood Association declines my request to meet or does not respond my request to meet or does not respond within 14 days, then I may submit my development or land use application directly to the City.

Please let me if you would like a presentation about this development project, we would love to show you what we are working on. Our goal is to enrich the

community and add vibrancy to the neighborhood, Alberta St., and Portland as a whole. If this is something that you would like our project team is available to attend a meeting with your Neighborhood Association.

Site Address and Intersection:

1130 NE Alberta Street between 11th and 12th Ave

To give you some background on SolTerra, we started as an alternative energy company in 2008 in the middle of the recession. We grew that into a sustainable systems company specializing in solar, green roofs, and a living wall product that we patented called VeraWall. This led us into working as a general contractor and eventually a developer of residential and office buildings in Portland.

All of our projects start with a unique story that is brought to life with sustainable craft construction and community-oriented design. The result is projects that enhance the human experience by better connecting people to each other and nature.

The first project that we developed was in NE Portland, on the Woodlawn Triangle. "The Woodlawn" was a LEED-Platinum development project designed and built in-house. We ended up winning "Project of the Year" *multi-family 2015* by the US Green Building Council (a national award).

Our most recently finished project is a 45,000 SF office building on SE Division St., we brought out internationally renowned street artist Fin Dac to do a 75' tall mural of a woman that her hair is a thousand plants (our living wall system), this building was named by Willamette Week as one of 30 reasons to love Portland right now. If you haven't been by, the address is 959 SE Division St., our anchor tenant is a Cuban restaurant called Palomar that won "Bar of the Year 2018" by the Oregonian and Eater.

Proposal Description:

The project is a five-story mixed-use building along NE Alberta Street between 11th and 12th Avenue. The project will be of Type III-B construction, with heavy timber column and beams supporting mass timber floor decks. This is a way to build with sustainable, locally sourced product. A single level of sub-grade parking that will be accessed from a driveway entrance along NE 11th Avenue.

The first floor will be a vibrant market place that will incorporate leasable retail and restaurant spaces open to the public during business hours. The building will be pedestrian-oriented with communal dining and gathering spaces in the core, inviting foot-traffic to pass-through the building at multiple street level openings along

Alberta Street, NE 11th, and 12th Avenues. This building will have a holistic approach to curating its tenant make up with a focus on health and wellness. This will include a large spa and fitness business that will occupy several portions of the building including active space and a swimming pool on the ground floor level.

The second floor will incorporate office, retail, and restaurant functions accessible from a feature stair adjacent to the ground floor level main entrance and connected to the ground floor level through openings in the floor plate for light and air.

Third through fifth stories will be residential/hospitality.

Sustainability is the core of our company ethos, and sustainability-oriented features are a critical aspect of the project. Passive heating and cooling features, living walls and solar arrays, as well as onsite stormwater management will all be employed to provide a more conscientious project.

I hope you are looking forward to this project as much as I am.

Sincerely,



Danya Feltzin
VP Asset Management
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