

Schlepp, Victoria

From: Carolyn Shoulders <cashou360@gmail.com>
Sent: Friday, August 19, 2016 3:29 PM
To: Burns, Anne M
Subject: 2902 Adeline additional comments

Hi, Anne -

I'm submitting these additional comments re: design features of the proposed 2902 Adeline development.

1) The existing design has a commercial look at the ground level, with high glass plate windows. Instead, in order to blend better with the residential neighborhood, the building should have individually articulated units which appear residential, instead of commercial, at the ground level.

Commissioners questioned how a large glassy unit at street level could be an effective live-work space without over-exposing the private lives of dwellers; that is another example of how the design of this building so far is not successful in presenting itself as a residential unit.

2) This building is currently proposed with six stories, but it precedes the overall Adeline Corridor plan. While it may be legal to authorize six stories, the city should follow a more careful process of not accepting this height until the more deliberate Adeline Corridor planning process is complete. It would be a disservice to the overall community to authorize 6 stories here if the corridor will take on a different character.

I do not object to a multi-family development at this location, but its design does not yet blend with a residential community. Its height casts very undesirable shadows. Even more, it will present itself as a monolith lined up against the edge of a residential community.

Thank you for your work on this and other city developments.

Sincerely,

Carolyn Shoulders
homeowner, 1923 Oregon St.