

PRC

From: Mark Perry <runningspring3305@yahoo.com>
Sent: Sunday, June 7, 2020 9:57 AM
To: PRC
Subject: Design issue/comments Project: 3034374-EG

CAUTION: External Email

2616 Western Ave

Suggested Design issues to be addressed during project planning stage:

Overall Design aesthetic- design planned should incorporate architectural design elements breaking the “concrete/glass rectangular box” norm. Recent construction in other areas of downtown suggests this is possible. Interesting external architectural elements will add aesthetic value to neighborhood without necessarily increasing project cost.

Sidewalk/street level setback- design planning to incorporate at a minimum 1st floor setback from sidewalk of 10-12'. If structurally possible add 2nd floor setback. Design Setback consistent along Cedar, Western and Vine. As alternative idea, setback stair stepped so floors 3 and above are back 20-30' from lower floors (think reverse wedding cake)

Mandate Street level landscape/green space improving neighborhood aesthetic.

Mandate street level trees be replaced (like size/maturity) reflecting neighborhood aesthetic

Consider incorporating street level public art...sculptures or elements of architectural interest. Surrounding neighborhood already has some elements of public art present.

Consider upper level (not just roof) open space/green space terrace. However do not plan “party” space recognizing potential noise complaints. Possibly on 3rd or 4th floor.

Design location of parking garage entrance in alley and not allow egress from either Western, Vine or Cedar unless input from City traffic engineers has alternative recommendation.

Design planning should address how to effectively handle resident services (deliveries by FedEx UPS Amazon Grubhub Doordash etc) and Uber/Lyft so traffic flow on Western, Cedar or Vine is not impacted.

Design planning should address how shared transportation (Lime bikes, scooters etc) will be accommodated without impeding pedestrian flow

Design planning should prohibit excessive building signage/lighting that may negatively impact building residents in surrounding apts/condos.

Design planning should address how to effectively deal with pet waste issues and designate specific areas for residents (promote usage through good design thinking) to prevent landscape damage or simply using public sidewalks. Also consider how to effectively handle pet waste bag disposal. Adding sidewalk pet waste receptacles is not an acceptable solution due to smell...especially during warmer months. Must be a better way forward

Appreciate the opportunity to provide input and request to be added to party of record for communications/project updates.

Regards
Mark Perry
The Parc Unit 722

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