

- Yes, about 69 parking spaces. Right now there are 35-40 spaces, with 60 additional below grade spaces.
- What are you imagining for the auditorium and outdoor spaces?
 - It's not intended to have retail, but dining options and outdoor seating. There will be a "town center" for residents.
- Emphasize tree canopy protection, quality of life, pedestrian circulation. Try in Phase 1 to provide full circulation through the center not fully developed. The black and white plan is cleaned up from what was in our packet and looks much better. Keep quality of life a top priority.
- We need to be committed to sustainability, and want to make sure we are energy efficient for seniors. Have you considered energy modeling? Window glass ratio?
 - Yes, we do a lot of high-rises. We will do energy modeling to analyze system and glazing for glass. It is our goal to be sustainable. We'll also explore charging stations and Zip Car locations.
- Overall a building of this size is done well. The 2-story base in different materials blend in well. I like the materials and vertical continuity on the corners. The curtain wall and subtle details of the mullion patterns are a clever way to hide systems. The site is challenging, how much can you manipulate orientation?
 - We've been working on this for a long time. Phase 1 is on a ridge, strategic placement allows access to the building without disturbing the existing vegetation. If we could take it all down at once it would be a different design.
- I agree with the design. The east and west elevations, don't change them. The north and south are very successful massing, caution at material start and stop, they are very close, work on them being a little bit bigger. I like the solid open patterns, it's not chaotic with four materials. Look at the start/stop rhythm pattern.
- Are the windows operable?
 - We're not to that level of detail yet.
- The amount of glass and window coverings – how does that look if all the blinds are closed?
 - Whatever window treatments are used will be consistent everywhere. We want some vitality while allowing for some to be open/closed.
- What is the rough timetable and anticipated opening date for occupancy of Phase 1?
 - We're targeting May/June of 2020, with full occupancy in 2022.
- The parking is larger than the first footprint and restricts what you can have for planting. Your existing images show tons of planters everywhere. I'd recommend permanent, not just planters, with interesting plantings closer to the building. It looks a bit stark now.
 - We will address that. We've started to look at swinging the road so we could have more plantings near the building. We worked with structural engineers to get more room above parking for soil depth.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.