From: Shane bernau
To: Vaughn, Jessica L; Urban Design Comments
Subject: comments for 8/13/2025 UDC
Date: Friday, August 8, 2025 6:31:15 PM

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Hi Jessica,
Although I can't attend in person on Aug 13, I want to pass on a few comments:

#2 3357-3375 E Washington Ave + 922-930 N Fair Oaks Ave

I believe the parking lot and site could be reconfigured to be safer, more efficient, and more cost-effective. Specifically, the 3 stalls adjacent to the ADA parking in the corner radius feel awkward and consume a lot of valuable site space. If the parking stalls on the side of the building mirrored the bay of parking across the drive aisle, I believe it would yield nearly the same number of stalls with more space for the site improvements including the play structure landscape foreground to the roof plaza.
Furthermore, if the parking asphalt did not extend into the radius area, the sidewalk grade transition to the upper patio may be possible with fewer steps, railings, and ramping.

This potential redesign could also provide a longer driveway entrance to lower-level parking, thus easing the descending grade of the driveway.

Next, the planting on the back side of the townhomes is too sparse, especially considering the site up high on the topography.

Finally, the site/landscape design at theE Wash/Fair Oaks intersection really needs a seat wall around the corner patio (as shown in the perspective renderings) to help establish a usable pedestrian space with perceive protection and prospect/refuge from the busy intersection. The landscape has an awkward sliver of planting between the bike parking and patio that should be redesigned and simplified.

I hope that helps, and as always, I appreciate the commission and applicant's consideration of my comments.
Shane Bernau

#6 2150 Commercial Avenue + 2231-2235 Myrtle Street

Bravo for infill affordable housing development! However, does this have to be a continuous building? Even if the building lower-level is continuous, an open-air corridor separating the very long building mass on upper levels would really help to break down the mass to a more human, pedestrian-scale. Having an at-grade, open-air mid-block connection from Packers Ave to Oscar Ave would be better.
Furthermore, there is not much setback to a busy street corridor given the size/length of the building. Please consider the cross-section of this space and leave room for Packers Ave

street tree canopy.
Next, the site open-space facing Packers Ave is not located in a very desirable location. If it is to be used by people, the design should consider how to protect the space from the traffic noise and create a sense of prospect-refuge. Realistically, what amenities can activate this so that it's not a dead-space after construction. Can it benefit pollinators?
Can there be street trees in the Oscar Ave utility easement? It would help.
Lastly, is there an Oscar-Meyer site-specific master plan? That would really help think about the area more holistically. If there is, how does this plan compare to the MP?

I hope that helps, and as always, I appreciate the commission and applicant's consideration of my comments.
Shane Bernau

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