

From: Mark S []
Sent: Wednesday, May 17, 2017 11:52 AM
To: Firchow, Kevin
Subject: Legistar File 44946, UDC and Car-X

Hi Kevin,

I'm following up on our conversation last Friday regarding the UDC and Car-X. As discussed, and for what it's worth, here are my comments. Probably more appropriate for the PC, if they can be considered at all:

- Placement of the building is critical to holding the corner of the site, especially considering the actual corner is within the highway ROW (E. Wash/US 151) and won't be developed. It doesn't appear that review bodies asked the applicant to consider revision of the site plan to reflect alternative layouts more suitable to this. The proposed building will be approximately 13 feet from the corner. This eliminates a consistent setback (range) with the other buildings along E. Johnson to the west. According to City Plans (e.g. Emerson East Neighborhood Plan and Comp Plan), the opposite should be happening to create a landmark on this prominent corner.
- Why does the drive aisle width vary from 19 - 26 feet? What's needed vs. what can be reduced to better accommodate landscaping or give relief to the residence immediately east. Consider pushing the building to the southwest corner, creating a prominent architectural feature and entrance, and flipping the drive aisle to the east to give relief to residence and hold the corner. This also allows more room for a consistent landscape width along the sidewalk (approx. 10 feet) allowing larger items to be planted, such as trees.
- I'd suggest it's more important to have landscaping on the E. Wash. side of the site than the north side between Ella's parking lot and the proposed. No need to screen a parking lot from a parking lot.
- Move the door on the north from the parking lot to the North Lawn Avenue side, or have both - UD District requires a door to the face street. Are they really considering the southern door to face E. Johnson/ E. Wash? This is a suburban product that needs retrofitting to the urban context. The building programming supports this.
- Does the dumpster enclosure have a curb around it to contain liquid waste which may be spilled? The photo provided does not include a curb.
- I think transparency of windows and doors is critical, both first and second floors.
- How much consideration was given to a future use of this building - look at Cargo Coffee on Park Street. Form vs. Function argument in this urban context.
- Was there consideration for approval of a future potentially hazardous materials site directly adjacent to residential uses?
- Does the market support this use? Was this presented or asked? There's a car-x 2 miles southwest on E. Wash - unless that's moving.

Thanks!

Mark Sauer