

7.16.18 CLUED Meeting Comments & Responses

Request for more drawings

We have included two renderings from the perspective of Hague Ave.

Building massing on Selby & Snelling

We have heard from neighbors that some like and some dislike the decision to carry the building's massing at the corner of Selby & Snelling. Similarly we understand some wanted the building to have a similar look & feel from a setback perspective as Vintage on Selby, while others wanted the building to be architecturally distinct from Vintage. We hear and understand both perspectives. We are excited about the building design that we presented because we believe it allows the building to present itself independent of the neighboring Vintage. Carrying the massing on the corner of Selby & Snelling helps further define the corner as an urban mixed-use intersection. We are also excited about our design because we believe it provides O'Gara's with the pronounced curb presence that it deserves.

Shining headlights exiting the residential ramp on Hague

A couple of residents have expressed a potential concern of car headlights shining into nearby houses while residents are exiting the parking ramp at night. We are assessing different conditions to mitigate these concerns. We do not have a solution yet, but we are looking at different signage or foliage solutions that could help shield potential headlights, while also maintaining pedestrian sightlines. This is a difficult condition to solve for, but we will look into how potential headlight intrusion could be mitigated.

Dual residential curb cuts on Hague

There was some concern about the dual curb-cut condition on Hague Avenue. During building design it was our goal to reduce curb cuts on Hague. Our other stated goal was to mitigate the amount of commercial traffic on Hague. Currently, the site has four curb cuts on Hague, three of which are for commercial traffic associated with O'Gara's.

In our design process we tried to remove three of the four Hague curb cuts, but we couldn't find a way to service all of the residential parking through only one curb cut. As a result the site plan has two residential curb cuts on Hague and no commercial curb cuts on Hague, reducing the existing curb cuts from four to two. One of the residential curb cuts will service ~50 enclosed residential parking spots on the ground floor and the other will service ~120 enclosed residential stalls in the P1 garage.

Thought there was not going to be a pool, and would share amenities with Vintage on Selby

We understand that there was some confusion as to whether or not there was going to be a small pool for residents and if the building would share amenities with Vintage. While we did look at certain ways to share resources, we felt that it was important that the project would have its own amenity base in order to support resident demands. There are a few reasons for this including the practical inconveniences for renters to leave the building for certain amenities as well as the potential risk of different operators of the facilities.

Shielding portions of second floor outdoor space on Hague

We appreciate the input and ideas from some of the neighbors directly across the street regarding shielding of the resident second floor outdoor space on Hague. In most podium developments similar to ours, the railing is typically clear and opens out to the neighboring area. Having heard the concerns from nearby neighbors, we have worked with our landscape architect to partially enclose the second floor

area with planters, foliage and other obstructions in order to shield site lines from the ground to the second floor area. Our attached renderings provide the conception of how we are looking to design the second floor exterior space.

Adding plantings & landscaping in front of townhome units

We are working with our landscape architect to include plantings in front of the townhome units, which will function as a way to both beautify the townhomes for the residents, and help enhance the pedestrian experience walking down Hague.