

Hubbard, Sam

From: Mark D Toljanic
Sent: Friday, July 21, 2017 11:23 AM
To: Perkins, Charles
Cc: Hubbard, Sam ; Enright, Bill; Meskauskas, Mark
Subject: RE: Early Review 8/7

Charles

Following up on the e-mail below, we remain ready for early review. We do have some changes to the East building based on our neighborhood meeting at which 3 major concerns were voiced; exits on Park and Fremont and resulting traffic; parking; building height. There were no concerns raised regarding the West building so there are no changes to the West building plans previously submitted. Attached is a revised site plan with a revised floor plan for the East building.

Exits on Park and Fremont and resulting traffic appeared to be the biggest concern. In response we have flipped the building to the orientation of the original proposal and moved the exit to Walnut to align with the West Building.

Parking appeared to be the next biggest concern. In response we have removed the 6 northernmost units on the top floor from the East building. This will eliminate the need for a parking variance as both buildings will now be at 1.5 stalls per unit which is within code and well within the KLOA recommendation of 1.1 stalls per unit.

Building height and density was a close third. The removal of the above referenced units is also responsive to this concern. Further the lower portion will be closest to the neighbors. This approach will allow for symmetry along Northwest Highway.

If you have questions please call or e-mail.

Regards

Mark

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