From:	Cluff, Bryan
To:	Michele Hammond (mh@berryriddell.com)
Subject:	3-ZN-2021 Artisan - 2nd Review Update
Date:	Thursday, July 29, 2021 2:03:00 PM
Attachments:	1STAPPLICATION30DAYLETTER_52065.pdf FW Proposed Development Agreement for Artisan .msg
Importance:	High

Hi Michele,

We have finished the 2nd review of the submitted application and have the following outstanding, or unaddressed items that were requested in the first review letter. As there do not appear to be any new comments, I am simply referring to the numbered comments from the 1st review letter. I figure we will need to set up a meeting with staff and your team to discuss most of these. Please let me know if you have any questions.

1. Comment 17 regarding building stepbacks. It appears the encroachments to the meet the 50% of the length of the building segment requirement.
2. Comment 18 regarding building location requirements. There was no exhibit provided to address this requirement from Section 5.3006.F.1 and 2.
3. Comment 22 regarding private outdoor living spaces. There are several patios that do not meet the minimum depth of 6'.
4. Comment 31 regarding street lights. Acknowledged. Staff will add a stipulation for this requirement.
5. Comment 32 regarding loading areas. The proposed loading area is in the City's ROW and does not meet this requirement.
6. Comment 33 regarding refuse requirements. Please provide the following additional information:
    a. Compacted waste, refuse containers.
    b. Provide type of compacting, vertical, with required height clearance – 24.5', in each trash room.
    c. Provide enlarged plans of both refuse rooms, include compactor along with required additional containers. Maximum of 2 cubic yard of compacted waste may be rolled from collection location to servicing location. Update refuse plan accordingly.
    d. City infrastructure, alley, streets etc, may not be used as a means to roll compacted waste across. Revise refuse solution accordingly.
7. Comment 34 regarding pedestrian access. It appears there is still no sidewalk connection to the south building to 1st Avenue. How will the retail space be accessed from the streets?
8. Comments 35, 36, 41 regarding alley dedications and improvements.
9. Comment 44 regarding garage access points.
10. Comments 46-49 regarding the TIMA.

The Development Agreement is still in review. Late June we had requested the Exhibits (some more important than others) from Hugh so we can adequately review the agreement. As far as I know we have not received any of the exhibits. I have attached the email that Eric Anderson had sent Hugh, which Hugh responded to initially but it does not sound like anything came out of it.

Thank you,

Bryan Cluff, LEED AP
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