

Joe Frogge

From: Jennifer Thompson
Sent: Monday, April 03, 2017 4:32 PM
To: Joe Frogge
Subject: FW: B&B n17 - Sight Line Study

Fyi.

Yours Truly,

Jennifer Thompson | Planner
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From: Jennifer Thompson
Sent: Thursday, March 30, 2017 9:32 AM
To: 'Jeff Windmeyer'
Cc: Christopher Hughey
Subject: RE: B&B n17 - Sight Line Study

Hi Jeff,

Staff has had a chance to look this over. In order to meet the Unified Development Ordinance (UDO), we will need to have additional screening for the roof-top-units. The units are quite visible, especially when you consider the proposed multi-story buildings to the south and south west of the theater. Staff would recommend clustering the units if possible and creating a "inset" parapet wall that will screen the units. We want to work with you all to find a solution, let me know if you have other ideas or proposals. Thanks.

From: Jeff Windmeyer [<mailto:jwindmeyer@hollisandmiller.com>]
Sent: Tuesday, March 28, 2017 10:37 AM
To: Jennifer Thompson
Subject: B&B n17 - Sight Line Study

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Jennifer!

Thanks for talking through the sight line issues on the B&B Theater project yesterday.

Attached is a sight line study from all four sides of the building.

For the north / south view, the unit at the front of the building will need to be screened (unless we move it back), but all the other units will be far enough into the building that they won't be seen.

Along the east / west view, the two units closest to the West side will be visible, but one screen will hide both of those. The unit on top of the large auditorium (the tall volume) will stick up far enough that we'll go ahead and screen both sides of it.

Will this meet the UDO requirements?

Let me know if you have questions or want to discuss further!

Thanks,

Jeff Windmeyer

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