

One Culver

Community Meeting

October 8, 2015

Q&A:

1. How is the driveway entrance going to work with the existing intersection and traffic lights?
-The curb cut will be in almost the same location as the existing curb cut. There will be no significant change to the intersection. The difference is that we will have both entry and exit lanes perpendicular to Madison whereas now they circulate on a roundabout and cover most of the building's frontage.
2. Will people be able to take a left turn in and out?
-Yes.
3. What is the general timeframe for work and what is the expected completion date?
-It is still early in the process but we are expecting a year, more or less. (E. Brown)
4. Will the underground parking be public parking?
-The parking structure will serve the building program as it does now. It will serve for office and retail.
5. What will the curb look like on Madison?
-There will be a drop-off area parallel to Madison right before the new entry ramp and in front of the entry court designed by OJB.
6. How are you gracefully going to handle the homeless? [Recent revitalization efforts in Downtown had metal dividers along the benches so that the homeless could not sleep there. However, this caused other problems] How are you addressing this issue?
-It is still early in the process but, we will definitely address this issue.
7. The idea of bringing the park into the atrium space is great but, how are you separating indoor/outdoor?
-There will be pivot doors along the center of the curtain wall which can be left open when weather permits and closed as desired.
8. What type of tenants are you planning for?
-It is still early in the process but, if you were to generalize, we are interested in the tech/media companies. (E. Brown)
9. Have you done estimates on how much collaborative areas you need for those types of tenants?
-Yes. The project currently offers a variety of indoor/outdoor collaborative areas. For example, the feature stair which can be used for presentations, the conference room underneath the stair, and the different types of garden courts in the park. We've also come to find that these types of companies use meeting spaces very informally (i.e. Meet on the lawn).

10. What limitations will you have with the trees over the parking deck when they reach maturity?
-Our landscape architects, OJB, will have a more definitive answer but we're assuming that the trees will be no larger than 40'-50' H.
11. Are you keeping the existing trees along Culver Boulevard?
-Yes.
12. Have you looked at how to connect this project to the different bus routes & expo line?
-The project currently has 3 bus stops which will continue to serve the existing bus routes and connectivity to the expo line.
13. Have you considered a bike share program? If so, where will you accommodate these bikes?
-We have not discussed a bike share program yet but, we can assume that we will be providing additional bike parking since this will be a very sustainable project.
14. Are you expecting LEED certification?
-Yes.
15. Are there any changes to traffic signals?
-At this point, all traffic signals will be unaffected by our site improvements.
16. Can you elaborate on the site improvements along Duquesne Ave?
-We are keeping the loading dock function along Duquesne but we are masking some of these functions with landscaping and a corner presence that directs you into the retail along Culver.
17. Are you keeping the parking entry ramp on Duquesne Ave?
-Yes.