

SUMMARY OF THE PROCEEDINGS OF THE INTRODUCTORY NEIGHBORHOOD MEETING

OF THE ARLINGTON 425 DEVELOPMENT

HELD AT THE SOUTHWEST CORNER OF CAMPBELL STREET AND HIGHLAND AVENUE ON:

September 9, 2018

Project Title: Arlington 425
Address: SW Corner of Campbell Street and Highland Avenue, Block 425
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Introduction

This neighborhood meeting was conducted in two separate sessions, one at 12:15 PM and one at 2:15 PM. Attendance was relatively high at each session, with an estimated 80 to 90 individuals at each session. Both sessions began with an introduction of the project, which comprised of a discussion of the current and requested zoning, the design and layout of the buildings, on-site parking, storm water detention, and a summary and explanation of the variations that will be requested. This initial presentation was conducted by Mike Firsel, of Firsel Ross, and Jim Tinaglia, of Tinaglia Architects. The second portion of both sessions was a question and answer period. For this question and answer period, separate stations were set up in the meeting tent addressing different aspects of the project - those being Architecture, Landscaping, Traffic, and Storm Water. Members of the public could walk from station to station to ask questions of the experts present. What follows is a list of the comments and concerns observed at each station, along with the general impression of public feedback at each station.

Architecture

The feedback at this station was generally positive. Most members of the public seemed pleased with the design and layout of the buildings, however impressions were mixed on the tallest, Highland Avenue building.

Observed Comments and Concerns:

- The proposal would be a "beautiful addition" to Arlington Heights
- Concerns that the bigger buildings will block sunlight, to the inner courtyard and in the general area
- The location of a center courtyard for traffic circulation and deliveries is a "good idea"
- The building on Highland is "a lot"
- Would rather see "the biggest building be smaller, and the smallest building be a bit bigger" rather than have one big tower and a smaller building in front
- The building on Highland seems to look "institutional"
- The location of the Highland Building "makes sense"
- The proposal "looks nicer than expected"
- "Oh wow"
- "Looks nice"

Landscaping

The feedback at this station was generally positive. Members of the public seemed pleased with the proposed landscaping and proposed site features.

Observed Comments and Concerns:

- Will the ground floor outdoor spaces be open to the public?
- The greenery "looks pretty"
- There is "a lot of green" incorporated into the design
- Will there be an area for development residents to walk dogs?

Traffic

The majority of negative comments observed were related to traffic. Members of the public were generally concerned with the amount of traffic that would be generated by the site, as well as the impact on the intersection at Campbell and Highland. Many expressed that they felt the intersection was already dangerous, and that the addition of the primary driveway on Highland would increase both the volume, confusion, and danger at this intersection. Many expressed the desire to add a 3-way stop or other traffic control measure at this intersection.

Observed Comments and Concerns:

- How will moving trucks access the Chestnut building?
- Location of deliveries and trash collection – How will trucks be directed to access the inner courtyard rather than parking on the street?
- How will guests or patrons of the development be prevented from utilizing street parking on Chestnut and on the surrounding streets?
- The intersection at Highland and Campbell is currently a “blind corner” and unsafe – development will increase issues
- Suggestion that 1-way streets could alleviate concerns/improve traffic flow to and from the development
- Why is there no access to the center court/parking areas from the west side of the development?
- Seems like on-site parking will be hard to access for residents on the west side of the Campbell Building
- There is no shared access between the existing public garage and the development garage – how will customers/guests know to access the on-site garage rather than driving into and using the public garage?
- Traffic studies should also show impacts on neighborhood streets, beyond those adjacent to the development.
- Stop signs should be added to the intersection at Campbell and Highland, and at Sigwalt and Highland

Storm Water

The feedback at this station was generally neutral. This station was observed to have the lowest number of questions and concerns; however some members of the public did stop by to express concerns about sewer capacity. Specifically, that this development, even with storm water detention facilities proposed, was still more intense than the uses previously located on the site, and would consequently produce greater amounts of sewage.

Observed Comments and Concerns:

- Will existing sewers be able to accommodate the need from these three buildings?
- Don't want “sewage backing up into my basement”

General

Overall, the impressions expressed by members of the public seemed positive. Many liked the site design and landscaping. There were no comments observed regarding the proposed density, and few regarding the height of the buildings. Traffic and parking was the most concerning facet of the proposal, with concerns primarily focused on how delivery/service trucks, customers, and guests will be directed to use the on-site parking facilities rather than on-street or public garage spaces. The impact on traffic was also a primary concern, both on the surrounding streets and on the neighborhood as a whole, in addition to the impact the development would have on the intersections of Highland/Campbell and Highland/Sigwalt, which are perceived as dangerous at present. Below are some general comments and questions observed, which did not deal specifically with the stations and aspects described above.

Observed Comments and Concerns:

- How likely will the units in the Chestnut building be condominiums?
- How will the developer be addressing the Affordable Housing Requirement? Will there be a “buy-out”?
- What is the anticipated customer base for the apartments? What is the anticipated age/demographics?
- What will the rents be for these units?
- What will the uses be in the proposed retail spaces?
- Development on this site “is a matter of time”, just want to be sure it will be done in a way that preserves safety