

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
July 13, 2011**

Attendees:

Members Present: D. Argumedo, J. Cory, R. Dahal, I. Eckersberg, W. Hallen, D. Marino, J. Nelson

Citizen Member: S. Valavanis

Staff Present: A. Brown, B. Newman, J. Nyden

Presiding Member: W. Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:31p.m.

Projects Reviewed:

SPAARC	1026 Davis Street	Recommendation to ZBA
Major zoning variance request for a cultural facility		

APPLICATION PRESENTED BY: Mark Weber Architect, Wheeler Kearns
Lawrence Kearns “ “ “

GENERAL DISCUSSION:

Messrs. Weber and Kearns resented plans for the proposed project. The following was discussed:

- Daniel Colker, proposed purchaser of site (currently Tom thumb Hobby and Crafts), proposes to demolish building and rebuild a main floor store front restaurant and 2 story theater with basement for music venue in rear
- Proposes:
 - To take up whole site, lot line to lot line
 - Front elevation to be in scale with the rest of Davis Street
 - Front elevation to have an open deck on the 2nd floor for intermission, or possibly as seating for the restaurant
 - Theater height in rear is not to be visible from the street
 - Active public use in front/restaurant
 - High caliber acoustic, intimate 500 seat musical theater with every seat within 50' of performance
 - Wheelchair accessible seating to be placed in upper, lowest and middle levels to provide choice of seating for those in wheelchairs (currently at least 4 spots)
 - Sound to be contained in theater
- Existing easement to provide loading dock for trash removal and to be shared with adjacent site to the west (Studio Media)
- Distance from lot lint to building to south is estimated to be about 12'
- Owner to discuss City's preference for a drop off area, if the City wants one
- 8 story residence is in rear of building with a 10' wide drive into lower level parking, providing space between the two buildings on the north side of site

