

- Developer has met with community
- Mr. Marino noted that Ald. Braithwaite had been involved in the neighborhood meetings
- Propose:
 - To build 174 rental units in an 8 story building at the site of the unfinished Sienna condo development
 - 198 parking stalls: access off Clark to main covered underground parking and 16 stalls off one way alley on south side of building to ground level parking spaces
 - Loading berth in alley for rental building
 - Entry off Ridge for pedestrians' access on south inner notch of building
 - Drop off space on Ridge which holds 3 cars for passenger loading; community has discussed the issue of drivers using the drive for u turns: it will be positioned to prevent this. Paul Schneider and Raj Dahal of Public Works approve of the drop off space on Ridge
 - Street level units
 - Mostly 1 bedroom units with 2 and 3 bedroom units
 - To begin construction this winter
- 2nd Floor leads to existing plaza
- 3rd Floor leads to amenities in separate building which houses an internet café and fitness center and outdoor pool adjacent to the east to also be used by existing residents of condo buildings
- Notched architecture and balconies will break up mass of façade and blend with existing buildings
- East and west elevations are mirror images of each other
- North elevation has recessed balconies with similar brick module to other sides of building
- East, west and south elevations have projecting balconies
- Mr. Rons said Fire Dept. has access at rear ramp
- Property lines are to be more defined as total of development site currently has multiple owners
- Mr. Pelej noted that:
 - The development is LEED Silver
 - The development will have some affordable units
- Materials:
 - Yellowish brick to match that of existing buildings
 - Pre-cast material or stone trim
 - Clear glass with low E coating
 - Natural anodized aluminum or steel painted gray to match existing buildings
- Mr. Wolff presented the landscaping plan, which took into consideration:
 - Plan is in compliance with Ridge Streetscape
 - Provides visibility and color
 - Considers the speed of vehicles
 - Has interest on pedestrian scale
 - Has seasonal interest
 - Has aesthetic appeal from inside the ground floor units looking out, with a garden sense
 - Rental office to have direct access (entrance on Ridge)
 - Landscaping proposed:
 - 3 Trees to remain
 - Replacing trees that need to be removed
 - Healing or removing a 24" elm, in need of attention
 - Working with the Parks Dept. to determine which trees stay and which go

- Colorful perennial plants on either side of Ridge and in pockets on building, bands of evergreen and boxwood hedges and ornamental grasses, offering a buffer to the street for ground level units
- Pool area: row of trees on one wall; enclosure with fence for sitting area with a fire pit; alley will not be visible from sitting area
- Raised planter walls with real shrubs
- Flight of stairs from plaza to pool area for access by condo residents

Action:

The Committee voted unanimously to recommend approval to the P&D Committee.

Other Business:

The Committee voted unanimously to approve the meeting notes of the August 10, 2011 meeting.

There being no other business, the meeting adjourned at 3:39 p.m.

The next SPAARC meeting will take place on Wednesday, August 17th, 2011 unless otherwise notified.

Respectfully submitted,
Bobbie Newman