

GENERAL DISCUSSION:

Messrs. Spatz and Berry presented plans and a model for the conversion. The following was discussed:

- Propose to demolish one store front and use another convert them to a church
- Mr. Spatz sold the property to the church and is working for them as an architect
- Parcel in rear was land locked: One parcel had 3 spaces; Church leases 5-15 spaces offsite which makes parking requirement compliant
- Type 5 B and under 6,000 square feet
- Of the two buildings, one to the east has a basement; one to the west is on a concrete slab on grade
- Building on west side is uninsulated
- Chapel will have insulation and will be as energy-efficient as possible
- Load of roof is being carried by columns and beams that run the width of the building
- No second floor proposed
- Roof is flat: to be as reflective as possible
- Plan one big well-insulated, multi-purpose space
- Plan to meet at least 6 of the 3 required elements of the new Green Building Ordinance
- Presented materials: aluminum panels along alley (which can easily be replaced as needed)
- 4 windows and patio door on east side
- Church will be fully ADA-accessible (mechanicals, storage only to be in lower level)
- Propose 2 block glass windows in the front
- The Committee expressed concern for the lack of windows at the street level; Mr. Spatz said they considered the issue of security and light carefully
- The Committee suggested a colorful trim color; Mr. Spatz said the only alternative to black or white is red, which may not be appropriate for a church
- Maximum seating capacity: 224
- Mr. Berry agreed to make one of the parking spaces handicap

Action:

No vote is taken on concept reviews.

Other Business:

The meeting adjourned at 3:17p.m.

Committee voted by majority with one abstaining to approve the May 26th, 2010 meeting notes.

The next SPAARC meeting will take place on Wednesday, June 9th, 2010 unless otherwise noted.

Respectfully submitted,
Bobbie Newman