

**SITE PLAN  
and  
APPEARANCE REVIEW COMMITTEE  
MEETING NOTES  
April 6, 2005**

***APPROVED***

**Attendees:**

**Committee Members:** James Edwards, Stefanie Levine, Arlova Jackson, Rajeev Dahal, Arthur Alterson, Carolyn Brzezinski (Chair), James Wolinski

**Design Professionals:** Hans Friedman

**Other Staff:** Frank Aguado, Walter Hallen, Brian Barnes, Jill Chambers, Carlos Ruiz, Susan Guderley, Donna Spicuzza, Tracy Norfleet

**Chair Brzezinski determined that a quorum existed and began the meeting. The minutes of the March 30, 2005 meeting were approved as amended (Mr. Aguado noted that the presenter for 2900 Central Street was the contractor, not the owner).**

**Projects Reviewed:**

<b>SPAARC</b>	<b>1031 Sherman Avenue</b>	<b>Concept</b>
<i>Construct two principal buildings each containing five attached single-family dwelling units (10 townhouses) with underground parking.</i>		

PROJECT REPRESENTED BY: William James (Contract Purchaser)

**GENERAL PROJECT PRESENTATION / DISCUSSION:**

Chair Brzezinski read aloud the description of the project and noted that Alderman Bernstein was present. Mr. James stated that he is proposing two rows of five townhouses with center pedestrian access, which should be wide enough for emergency access. There is a pedestrian connection to nearby transit and minimal surface parking. Units will be three-bedroom / two-bath with lower level garages and individual patios. The exterior will have a cottage look and use natural stone (different stone for the base), copper bays, and a synthetic slate roof. A site plan, elevations (except street elevations), and a bulleted summary of the layout and design were provided. Feedback and issues raised include:

- Underground parking is commended, but a grading issue was noted for the vehicular entry from Custer to the underground garage;
- Whether the center pedestrian access is a dead end vs. a wall and steps down to the guest parking / dumpsters near the garage entry;
- Emergency vehicles cannot turn around or go through the site;

- Whether units will be sprinklered (encouraged by SPAARC);
- Alley repaving/costs;
- Whether there will be units for the elderly or persons with disabilities;
- Zoning ordinance requirement that townhouses address the street;
- Amount of lot coverage and whether there are too many units;
- Refuse removal (dumpster near garage entry vs. residents opting to have a private hauler come into the garage to remove refuse);
- No yard space for individual units and unusable space between the proposed buildings and existing ones on adjacent lots;
- Request for a site plan showing adjacent lots for context.

**ACTION:**

No action taken—concept review does not require a vote.

**SPAARC                      713 Mulford Street                      Preliminary & Final**  
*Surface (gravel-to-asphalt) and stripe existing open parking area for multi-family residence.*

PROJECT REPRESENTED BY: Irwin Axelrod and Wassim Kmeid (Contractors)

**GENERAL PROJECT PRESENTATION / DISCUSSION:**

Mr. Axelrod stated that since the last time they appeared before SPAARC, they have received approval from Engineering. Chair Brzezinski asked about the proposed fence and landscaping. Mr. Axelrod stated that at the last meeting, they proposed a 4' high board-on-board fence on the side of the parking lot but have since learned that this would require a variance. SPAARC members clarified that a variance would be needed if the fence was within 3' of the front building façade. Chair Brzezinski asked about a landscape plan, but it was not available. Mr. Kmeid showed on the site plan where landscaping and the fence would be, and discussion followed. Mr. Axelrod asked if landscaping on Mulford could be continued for 3' to avoid asking for a fence variance, and SPAARC members agreed to this. Chair Brzezinski noted that a landscape plan must be submitted to Ms. Levine. Mr. Dahal asked if wheelstops will be provided for the parking spaces, and they will.

**ACTION:**

Mr. Alterson motioned preliminary and final approval subject to a 4' high board-on-board cedar fence running 3' from the front building façade to the existing alley and approval by Ms. Levine of a landscape plan for the area along Mulford. Mr. Friedman seconded, and the vote was unanimous.

**SPAARC                      Multiple Locations                      Recommendation for Sidewalk Café**

- *Review Application for Sidewalk Cafe for type 2 restaurant (Chipotle Mexican Grill, Inc., 711 Church Street).*
- *Review Application for a Sidewalk Cafe for a Retail Food Store (Foodstuffs, Retail Gourmet Food, 2106 Central Street).*
- *Review Application for Sidewalk Cafe for type 2 restaurant (Starbucks, 1724 Sherman Avenue).*

PROJECT REPRESENTED BY: Miro Kosoov (Chipotle), Steven Wessel (Foodstuffs), and Sarah Svrcek (Starbucks)

GENERAL PROJECT PRESENTATION / DISCUSSION:

Chair Brzezinski asked the applicants if they had a sidewalk café permit last year, and all did. She then reviewed the required checklist, including rules for litter, delineation of the sidewalk café, bringing in all furniture at night, no animals except service animals, etc. Mr. Barnes provided additional guidance on serving customers with service animals.

ACTION:

Ms. Levine motioned approval, Ms. Jackson seconded, and the vote was unanimous.

Respectfully submitted,

Tracy Norfleet  
General Planner