

**SITE PLAN  
and  
APPEARANCE REVIEW COMMITTEE  
MEETING NOTES  
April 5, 2006**

*APPROVED*

**Attendees:**

**Committee Members:** Rajeev Dahal, Paul D'Agostino, Dale Fochs, Frank Aguado, Dennis Marino (Chair), Jeff Cory, Jim Wolinski, Ingrid Eckersberg

**Citizen Member:** Tad Cook

**Other Staff:** Walter Hallen, Jill Chambers, Morris Robinson, Carlos Ruiz, Tracy Norfleet

**Chair Marino determined that a quorum existed and began the meeting. Minutes from the March 29 meeting were approved.**

**Projects Reviewed:**

<b>SPAARC</b>	<b>2434 Sherman Avenue</b>	<b>Recommendation to ZBA</b>
<i>Establish an open off-street parking space in the side yard.</i>		

PROJECT REPRESENTED BY: Sebastian Koziura, Representative for Owner

**GENERAL PROJECT PRESENTATION:**

Mr. Koziura stated that the prior proposal was denied because it was considered to be parking in the front yard. The revised proposal is for a rear parking space located between the house and the alley that will be fenced and have a sliding gate at the entry point. The space will be accessed from the rear through the alley instead of from the front through the driveway, which will be replaced with grass. Photos and a site plan were provided.

**DISCUSSION:**

Ms. Norfleet thought there could be a potential conflict if the owner backs out of the parking space into the alley at the same time as the adjacent neighbor is backing out of their garage, which is perpendicular to the alley. Mr. Dahal asked for time to review this. Ms. Norfleet asked which way the sliding gate to access the parking space will open. Mr. Koziura stated that it will open north (away from the alley).

**ACTION:**

Mr. Dahal motioned to table discussion, Mr. Cook seconded, and the vote was unanimous.

**SPAARC                      630 Clinton Place                      Recommendation to ZBA**

*Demolish family room, construct one story addition and dormer.*

PROJECT REPRESENTED BY: Bill Lampkin, Owner

**GENERAL PROJECT PRESENTATION:**

Mr. Lampkin stated that the proposal is to replace the greenhouse with a breakfast room. Site plans, floor plans, and elevations were provided, as well as photos of neighboring properties for context. He stated that the Preservation Commission approved the project unanimously.

**DISCUSSION:**

Mr. Hallen asked about the variations requested. Mr. Lampkin stated that the existing greenhouse extends into the rear setback, and they will build in the same footprint.

**ACTION:**

Mr. Hallen motioned to recommend approval, Mr. Fochs seconded, and the vote was unanimous.

**SPAARC                      1881 Oak Avenue                      Concept**

*Construct a 16 story residential building, with 165 dwelling units and 247 off street parking spaces.*

PROJECT REPRESENTED BY: Patrick Fitzgerald and Randy Deutsch (Architects), Bob King (Developer), and Jim Urhausen (Planning Consultant)

**GENERAL PROJECT PRESENTATION:**

Mr. Fitzgerald stated that he and Mr. Deutsch have been retained for the revised proposal, and they have read the record to become familiar with the history of the project. Mr. Deutsch presented a site plan and roof plan showing that the building steps down several stories from a mechanical penthouse and includes landscaped terraces.

Floor plans were then presented. Along Emerson, there will be a plaza with a water feature at the corner of Emerson/Oak, a 1200sf retail space, and a two-story glass lobby. Garage access and loading will be on Oak. Setbacks are 3' on Emerson, 8' on Oak, and built to the lot line on the east. Units have been provided on the second floor to conceal the parking garage. There will be landscaping above the garage and a water feature on the plaza. The mix of 1, 2, and 3-bedrooms is in accordance with recommendations in the Tracy Cross study. The 17<sup>th</sup> floor allows for combined units.

Elevations were then presented. In response to concerns for bulk, the floor plan has been articulated into a Z-shape. The intent is to make the building seem smaller and less blocky.

**DISCUSSION:**

Mr. Marino noted that the Zoning Division received the Application for Zoning Analysis late last week, and Mr. Aguado stated that a zoning analysis is not available. Mr. Hallen noted the new Energy Code. Mr. Fitzgerald stated that Mr. Deutsch is LEED accredited and has worked on

buildings seeking LEED certification. Mr. Hallen asked if the parking structure will be open or closed. Mr. Deutsch stated that it will be open to allow for natural ventilation.

Mr. Hallen commented that the design is interesting, and the massing is good, but he thought there was a question of whether the height was appropriate for the location. Mr. Fitzpatrick stated that it could 2-3 stories less, but the structure would be blocky. Due to concerns for massing, they focused on breaking up the building for a taller, more slender appearance. Mr. Hallen suggested a massing model for context, and Mr. Deutsch stated that it is in progress.

Mr. Marino was concerned about the transition to the residential area across Emerson, which is another zoning district. Mr. Deutsch stated that from a financial standpoint, the alternative is a slab with a blocky building but all other things considered, it is better to step down to 16 stories and align the parking structure with the adjacent buildings and those across the street. Mr. Fitzgerald stated that he remembered when the vicinity was all two stories, but the Research Park changed that, and it is now considered part of downtown. Mr. Hallen noted that the existing zoning allows for eight stories. Mr. Wolinski stated that during the development process, there may be a request to see the proforma for this project.

Mr. Aguado noted that the mechanical penthouse comprises the 19<sup>th</sup> floor and asked if it is visible from adjacent streets. Mr. Deutsch stated that it is being studied but expected it to be similar to Optima Views. Mr. Aguado asked why the balconies on the south elevation are not recessed like the others. Mr. Deutsch stated that they will shade the floor below.

Mr. Robinson asked if the retail space will face Emerson, and it will. He asked how they arrived at a 1200sf retail space in a building of this size. Mr. Fitzgerald stated that it was what remained after the garage, plaza, and lobby along Emerson, and it did not make sense on Oak. He thought it could activate the streetscape along the plaza/water feature. Ms. Chambers thought that the retail space related more to the plaza than to Emerson.

Mr. Ruiz asked about materials. Mr. Deutsch stated that they will include stone, pre-cast concrete, painted concrete, tone-treated low-e glass, and aluminum. Mr. Ruiz asked about landscaping along the Oak elevation. Mr. Fitzgerald stated that this will mask the garage. The garage will be open for ventilation, but the landscaping will keep cars from being visible. In addition, lights will be placed such that they will not be visible.

Mr. Marino asked about the effects of the project on traffic at the corner of Emerson/Oak. Mr. Urhausen stated that a traffic study was done by KLOA, and the traffic issue was brought up by the Plan Commission. Mr. Dahal stated that KLOA was asked to look at the timing of nearby signals because of a concern for traffic flow, especially if left turns are allowed at Oak onto Emerson. Mr. Deutsch thought that the placement of the plaza at this corner allows for the best sightlines among the alternatives.

#### ACTION:

No action taken—concept review does not require a vote. Mr. Marino noted that the project will be before the Plan Commission on May 10, 2006. Mr. Hallen reiterated concerns for height.

*Renovation of existing courtyard facade.*

PROJECT REPRESENTED BY: Stephen Yas (Architect)

**GENERAL PROJECT PRESENTATION / DISCUSSION:**

Mr. Yas stated that the dryvit on the exterior walls facing the courtyard is in poor condition, and the proposal is to replace it with brick. In addition, canopies and trellises for ivy also will be installed. The trellises will match the balcony grids. Photos and elevations were provided.

**ACTION:**

Mr. Cook motioned to recommend approval, Mr. Hallen seconded, and the vote was unanimous.

*Condo conversion.*

PROJECT REPRESENTED BY: Joe Delisi (Architect)

**GENERAL PROJECT PRESENTATION / DISCUSSION:**

Mr. Delisi stated that the proposal is for interior changes and window replacements as part of a condo conversion. The windows will be energy efficient, double-hung, and will match the look of the existing windows. Mr. Marino asked about the type of windows that will be installed. Mr. Delisi stated that they will be vinyl clad wood. Mr. Hallen asked if there will be a one-for-one replacement, and there will. Mr. Ruiz noted that this is a landmark building, so this proposal must go before the Preservation Commission. He suggested restoring the windows instead.

Mr. Aguado noted that some of the units are proposed to be duplexed to the basement, but as long as there are no bedrooms in the basement, this will not affect the parking requirement. He noted that the proposed condensers also may require a variance (they cannot go on the roof since it is sloped). Mr. Marino asked if the required condo documents have been filed with Ms. Spicuzza, Housing Planner, per the condo ordinance. Mr. Delisi stated that it is in progress.

**ACTION:**

Mr. Dahal motioned to table discussion to allow time for review by the Preservation Commission, Mr. Cook seconded, and the vote was unanimous.

Respectfully submitted,

Tracy Norfleet  
General Planner