

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
May 23, 2007**

Attendees:

Committee Members: Frank Aguado, Jeff Cory, Rajeev Dahal, Kerry Demski, Bill Dunkley, Walter Hallen, Sat Nagar, James Wolinski

Citizen Member: Tad Cook

Other Staff: Judy Aiello, Jill Chambers, Ingrid Eckersberg, Susan Guderley, Stefanie Levine, Bobbie Newman, Tracy Norfleet, Morris Robinson, Carlos Ruiz, Ann Stuart

Chair Hallen called the meeting to order at 2:35 p.m.

Projects Reviewed:

SPAARC	1616 Orrington Avenue	Concept
<i>Construct a thirty-four (34) story mixed use building</i>		

PROJECT PRESENTED BY:	Dan Coffey	Architect
	James T. Murray	Attorney
	Robert Horner	HSA Real Estate
	John Mangel	Co-Developer
	Ted Mavrakis	

GENERAL PROJECT PRESENTATION/DISCUSSION:

Mr. Murray introduced Mr. Horner and Mr. Coffey, who presented plans for the proposed Planned Development in a slide presentation. The following was discussed:

- Location: southern 2/3 of the block between Church, Davis, Sherman and Orrington
- 37-story mixed use building proposed
- Mr. Coffey's firm has won many awards for design, countrywide
- Mr. Coffey's firm's goal is developing actively used, people-oriented mixed use spaces
- Propose:
 - To retain and restore the landmark Hahn Building
 - 2 stories of retail including a restaurant with an outdoor café
 - 2 level retail/restaurant plaza
 - Plaza outside of restaurant:
 - Covering approximately 1500 sq. ft. outside of property line
 - Fountain
 - Seating around fountain
 - Tables with umbrellas outside restaurant

- Planters
- Trees
- Obelisks with bronze memorial plaques honoring war veterans
- Trees, seating & restaurant service on second floor of plaza also
- Public outdoor stairs to 2nd floor of plaza (to have restaurant service also)
- 24,000 sq. ft. of retail space
- 33 floors of residences
- 3rd floor: residential lofts (or retail if possible)
- 4th floor: roof of Hahn Building: major terrace with access to residential tower and resident exercise rooms
- 4th floor above Hahn Building setbacks :
 - 16' setback from north property line
 - 9' from façade on east
 - 10' from façade on west
- Elevator for condo tower in mid-section
- Cut-through to parking elevators with pedestrian passage:
 - Width: 24' wide with 9-10' of sidewalk passage
 - Height: 57'
 - Length: approximately 70' to property line and approximately 30-35' to curb line
- Wind issues/wind study:
 - Wind study completed
 - Void beneath high part of building, setbacks and curvature of building all help to mitigate wind issues
 - All of the above will make it less windy than it is currently
- Height: 400' to top floor, 421' to top of penthouse proper
- Balconies are inbound within building line; none protrude beyond
- Terraces to be larger than Sherman Plaza's terraces
- Bushes/planters on walkway encourage pedestrians to walk further away from traffic
- Public art to cover south wall of Hahn Building, to be unveiled October 5th, 2007
- Parking:
 - 1.5 spaces per unit
 - Valet parking to be provided to residents
 - Garage: 2 floors under Fountain Square area, 1 floor under Hahn Building
 - An agreement with the City is planned which will provide renovation and maintenance of Fountain Square in exchange for the use of area underneath
 - No parking for retail/business; Sherman Plaza (across the street) is dedicated 50% to retail/business
 - Their survey showed people in this area will use their cars less
- Construction:
 - Caissons would run up through building from Hahn Building
 - Keep first bay structure
 - Façade of Hahn Building will be protected during construction
- Loading: Easement for loading for Hahn Building and condos on north side of property
- Trash and Deliveries:
 - Restaurant to have refrigerated trash area; trash will be wheeled out at night
 - Deliveries made off driveway or street

- Propose at their expense to:
 - Restore the Hahn Building
 - Renovate Fountain Square
 - Manage maintenance of Fountain Square
 - Install public art
- Mr. Ruiz suggested the applicant look at the Preservation Commission's Standards for Review of Construction, because the Commission will look at the scale and height of the proposed building. He suggested increasing the opening above the Hahn Building for more breathing room above the building.
- Glass booth/entrance on south side of Hahn Building will possibly provide an elevator to condos (4th floor and up).
- Hahn Building's retail spaces' depth to be same as current

ACTION:

Chair Hallen thanked them for their presentation. No vote is taken on concepts.

SPAARC 1850 Sherman Avenue Recommendation for Sidewalk Café (Liquor)

Review application for sidewalk café with liquor for a Type 1 restaurant "Lou Malnati's Pizzeria"

APPLICATION PRESENTED BY: Elton Buster General Manager

GENERAL PROJECT PRESENTATION/DISCUSSION:

Ms. Bush read the sidewalk café with liquor regulations to the applicant:

- Mr. Buster agreed that Lou Malnati's will abide by the regulations
- Lou Malnati's will serve liquor
- Lou Malnati's has developed a good relationship with the Sherman residences

ACTION:

The Committee voted unanimously to approve the sidewalk café, waiving the valet parking condition. No valet parking will be provided.

Other Business:

The Committee voted unanimously to approve the meeting notes for the May 16, 2007 SPAARC meeting.

The meeting adjourned at 3:30 p.m.

Respectfully submitted,
 Bobbie Newman
 Executive Secretary, Planning Division