

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)  
MEETING NOTES  
April 23, 2008**

**Attendees:**

**Committee Members:** Frank Aguado, Donna Brody, Jeff Cory, Bill Dunkley, Kerry Demski, Chief Sam Hunter, Ingrid Eckersberg, Stefanie Levine, Carlos Ruiz, James Wolinski

**Other Staff:** Bobbie Newman, Morris Robinson, Ann Stuart

**Presiding Member:** Walter Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:33 p.m.

**Projects Reviewed:**

**SPAARC 505 Main Street Recommendation for Sidewalk Café (Liquor)**  
*Review Application for Sidewalk Café for Type 2 restaurant, "Oceanique"*

APPLICATION PRESENTED BY: Renee André Manager

**And**

**SPAARC 1765 Maple Avenue Recommendation for Sidewalk Café (Liquor)**  
*Review Application for Sidewalk Café for a Type 1 restaurant dba "Chili's Grill & Bar"*

APPLICATION PRESENTED BY: Michelle Anundson Manager

**And**

**SPAARC 706 Main Street Recommendation for Sidewalk Café (Liquor)**  
*Review Application for Sidewalk Café for Type 1 restaurant, "Trattoria D.O.C"*

APPLICATION PRESENTED BY: Lucia Mazzecchotti Owner

**GENERAL DISCUSSION:**

Ms. Stuart of the Health Dept. explained the regulations, smoking ordinance and concerns of the City pertaining to sidewalk cafés serving liquor. The applicants agreed to abide:

- **\*Chipotle Mexican Grill was scheduled to appear and did not appear**
- All three applicants are renewing their sidewalk café permit

- All three applicants are using non-disposable utensils/dishes
- Chili's agreed to pay the fee for storing their furniture outside
- All three restaurants have parking within the required area of their restaurants
- Food is to be protected from kitchen to table
- Smoking prohibited and must be aggressively enforced
- Service animals are the only animals allowed within the café area; no other pets
- Customers are not left unattended
- An unobstructed walkway of 6' must be left open
- Sidewalk café cannot be open when the inside restaurant is closed
- If permit is revoked, cannot serve outside
- Cannot attach chairs/tables/equipment to sidewalk
- Must delineate café area with chains or planters
- Must maintain litter pickup within a 250' radius of the restaurant
- Liquor must be served with a full meal
- Liquor must be cleared from sidewalk cafés by 10pm Sunday through Thursday and 11pm on Friday and Saturday

**ACTION:**

The Committee voted unanimously to approve all three sidewalk café permits, finding that they will not cause a disruption or negative impact on the community.

**SPAARC      2106 Central Street      Recommendation for Sidewalk Café**  
*Review Application for Sidewalk Café for gourmet grocery, "Foodstuff's"*

APPLICATION PRESENTED BY:                      Christopher Ferkenhoff                      Store Manager

**And**

**SPAARC      500 Main Street      Recommendation for Sidewalk Café**  
*Review Application for Sidewalk Café for Type 2 restaurant, "Brothers K Coffeehouse"*

APPLICATION PRESENTED BY:                      John Kim                      Owner

**GENERAL DISCUSSION:**

Ms. Stuart of the Health Dept. explained the regulations, smoking ordinance and concerns of the City pertaining to sidewalk cafés. The applicants agreed to abide:

- Both are renewing their sidewalk café permits
- Brothers K agreed to pay the fee for storing their furniture outside
- Both are using disposable dishes and utensils; requesting waive requirement of washable
- Food is to be protected from kitchen to table
- Smoking prohibited and must be aggressively enforced
- Service animals are the only animals allowed within the café area; no other pets
- Customers are not left unattended





- Propose to improve interior lighting; changing to similar lights in Sherman Garage which have been successful; 4 shades ranging from ¼ to full; shine straight down to address complaints about light spillage from top and lobbies and to prevent glare visible from Ridge Avenue
- Emergency phones are at each stairwell; no changes proposed
- Traffic patterning in garage: no changes proposed
- Signage indicating camera location may be added
- Propose to begin project to begin this summer

**ACTION:**

No vote is taken on concepts.

**SPAARC      708 Church Street      Revision to Pre-application Conference**  
*Construct a thirty eight story residential and commercial mixed use building*

PROJECT PERESENTED BY:      George Halick      Architect, Booth Hansen

**GENERAL PROJECT PRESENTATION/DISCUSSION:**

Mr. Halick presented the revisions of the plans. The following was discussed:

- Previously proposed 49 stories: revised to 38 stories on a 4-story base
- Previously proposed 2 stories of retail, 3 stories of parking above it; revised to 1 story of retail at ground level and 3 stories of parking with opaque material surrounding parking levels
- Chair Hallen commented that decreasing the base by one story is an improvement
- The Planning & Development Committee recommended they bring the revisions to SPAARC
- Materials:
  - Base: pre-cast simulated stone and glass; more stone on base
  - Traditional retail bays
  - Residential floors: glass with slim metal trim
- Lowering tower has added dimension and created the element of another height (25 stories) which relates to the height of other buildings in the downtown
- Strip of balconies accentuate vertical proportions
- Setbacks of tower range from 37'-38' on Sherman, less on Orrington, and there is approximately 58' of tower which is not set back from ground floor on Church St., but marked with mullion extensions
- Mullion extensions on Church Street side may come up into tower area to weave the two together
- The 25-floor level will have separate elevators; no blind elevators
- There is a rescue area in each stairwell
- Command room will be in lobby of condo area
- Same # of condo units proposed
- Primary entrance to condos is on Orrington
- Retail along Church, Sherman and Orrington (up to residential lobby)

- Loading spaces on southeast portion of building
- Canopy (or other architectural element) will distinguish condo entry
- around mechanicals is glass in keeping with the concept of a light, non-aggressive building
- May put lighting and/or artistic element in opaque material on parking levels to prevent dead space at night
- No changes are proposed from original storm water detention or civil engineering plans
- U.S. Equities will review pro forma on this project for the Economic Development Committee meeting

**ACTION:**

No vote is taken on revisions to pre-application conferences.

**Other Business:**

The Committee voted by majority with 1 abstaining to approve the SPAARC meeting notes of the April 16, 2008 SPAARC meeting.

The meeting adjourned at 4:15 p.m. The next SPAARC meeting will be held on Wednesday, April 30, 2008, unless otherwise notified.

Respectfully submitted,  
Bobbie Newman  
Executive Secretary, Planning Division