DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
August 28, 2019


Staff Present:  M. Rivera, E. Golden, P. Zalmezak

Others Present:  

Presiding Member:  S. Mangum/J. Leonard

A quorum being present, S. Mangum called the meeting to order at 2:33 pm.

Old Business

1. 1210 Chancellor Preliminary and Final Review
Gary DeStefano, applicant, submits for permit to construct a new 4-story, 45’ tall, 3-unit multiple residence dwelling with 5 garage parking spaces, in the R5 Residential District and oCSC Central Street Overlay District.

APPLICATION PRESENTED BY:  Gary DeStefano, applicant

DISCUSSION:
- Applicant stated they worked with Public Works to address concerns with the driveways and the right-of-way, structures have been removed from the right-of-way.
- Applicant presented the exterior building materials which will include brick, hardie board siding, and metal balcony railings. The brick will be dark with the siding being two lighter colors.
- S. Mangum asked the applicant to clarify the colors.
- Applicant stated the brick will be dark gray, the siding will be pearl gray and gray slate.
- L. Biggs expressed concern with vehicles being able to pull out facing forward onto the street, particularly the vehicle parked in the middle garage space off Bryant Avenue.
- Applicant stated a 3 or 4-point turn is possible so that vehicles are able to pull out onto the street facing forward.
- L. Biggs stated a typical person will not do that maneuvering.
- L. Biggs stated the City’s standard sidewalk width is 5.33’.
- Applicant stated 5.33’ width is doable.
- The applicant and Committee discussed sidewalk alignment along Chancellor and Bryant.
- J. Leonard and J. Hyink both stated sidewalks need to be installed, and they need to meet the City’s standards. The sidewalks will fill in gaps in the sidewalk network and provide complete streets.
- Applicant stated refuse will be pulled out to the street in individual bins, most likely to Chancellor.
- Applicant stated the garage floor plan had been revised to provide the required bike parking spaces.
Public Comment:
Bill Keesom, neighbor to the south, stated the plan shows the public sidewalk about a foot below grade, and noted the building height is over 45’, asked for clarification stating 45’ is the maximum building height.
Sherry McAulliffe, representing the townhomes to the south, stated the proposed colors do not match the neighborhood, asked about a landscape plan and environmental remediation, and expressed concern with stormwater drainage.
Applicant stated the proposed exterior colors are to avoid blending in with the townhomes to the south, the materials match the area. He stated the environmental studies have been done. He stated City code requires stormwater to stay on his property, the plan includes stormwater structures to keep stormwater from running onto adjacent properties.
J. Leonard stated a landscape plan is not required for this project.

S. Mangum made a motion to grant preliminary and final approval of the project subject to the following conditions: 1) Providing a landscape plan, 2) Installing public sidewalks along Chancellor Street and Bryant Avenue per City standards, and 3) Adjusting building height to comply with the Zoning Code, seconded by L. Biggs.

The Committee voted, 8-0, to grant preliminary and final approval of the project subject to the conditions noted above.

New Business

1. **1124 Florence Avenue**  
   Preliminary and Final Review  
   James Ticus, applicant, submits for building permit to construct a 2nd story addition and interior alteration of the building to create two live-work spaces, in the B1 Business District.

   APPLICATION PRESENTED BY: Kiril Mirintchev, architect  
   James Ticus, applicant

   DISCUSSION:
   - S. Mangum asked about the utility poles at the rear of the building at the alley and how construction staging would occur.
   - Applicant stated construction activity will be staged from within the building and from the parking spaces on the property to the south, utility poles will not need to be moved.

   L. Biggs made a motion to grant preliminary and final approval of the project, seconded by S. Mangum.

   The Committee voted, 8-0, to grant preliminary and final approval of the project.

2. **1512 Sherman Avenue**  
   Sidewalk Cafe  
   Merve Oren, applicant, submits for a sidewalk cafe, Mid Kitchen, in the D2 Downtown Retail Core District.

   APPLICATION PRESENTED BY: Applicant was not present
DISCUSSION:

- J. Leonard asked the applicant to present their application for a sidewalk cafe, no one appeared.

L. Biggs made a motion to hold item in Committee, seconded by S. Mangum.

The Committee voted, 8-0, to hold item in Committee.

3. 1012-1018 Church Street

Northlight Theatre, applicant, submits for a Special Use permit for a Cultural Facility, a live theatre performance venue, and a Special Use permit for a Planned Development to construct a 37,800 square foot, 3-story building, with a building height of 41 ft., a 289-seat mainstage theatre, cafe and lounge, multi-purpose rehearsal hall, theatre support spaces, administrative offices and on-site box office. The following site development allowances are requested: 1) Providing zero off-street parking spaces were 32 are required, and 2) A 2 ft. setback from the street frontage property line at the first floor where a zero setback is required (a new building is required to be built to the street frontage up to a minimum building height of 24 ft. but not more than 42 ft.), in the D3 Downtown Core Development District.

APPLICATION PRESENTED BY: Craig Smith, architect
Tim Evans, Northlight Theatre

DISCUSSION:

- Applicant stated the street facade will have a glass skin, a 2’ setback from the front property line up to a building height of 9’ is proposed. There will be a rehearsal hall on the third floor located towards the front of the building, this space can also be used for performances. The lobby will have a glass facade, intended as a gathering space, cafe and concession area open during the day.
- Applicant stated after discussions with staff, they propose a patron drop-off location on Oak Street and at a side door off the alley on the west side of the building for patrons with ADA needs.
- S. Mangum asked if the cafe would be operated by a separate entity.
- Applicant stated the cafe would be operated by Northlight.
- Applicant stated the lobby can be used for meetings and small scale performances.
- S. Mangum asked if the building would be active everyday.
- Applicant stated they are still working out the details. They put on matinees, for now activities will be associated with performances.
- J. Leonard asked if The Barn will share the refuse area.
- Applicant stated yes, refuse area will be used by The Barn and Northlight.
- J. Leonard stated patron drop-off details should be separate from the entitlement discussion, drop-off details are an on-going discussion and will likely continue once the building is up and operational.
- L. Biggs stated the drop-off location on Oak Street is a good idea. She noted the plan calls for eliminating two on-street parking spaces in front of the building, expressed concern that those parking spaces help to protect the bike lane.
- Applicant stated eliminating the two street parking spaces increases the building’s visibility.
- S. Mangum stated the proposed 2’ setback is appropriate given the tight public sidewalk at that location.
J. Hyink stated the proposed bike lane markings in front of the building do not meet Federal standards.

Applicant noted bike racks are proposed along Church Street and at the rear of the building.

S. Mangum asked the applicant to clarify the exterior building material at the upper level.

Applicant stated the material at the upper level is plaster, similar to EIFS, will look like smooth stone.

S. Mangum expressed concern with the durability and maintenance of the proposed material given the example of staining on the existing stucco building facade due to exhaust fumes.

J. Leonard asked about bird friendly measures.

Applicant stated the glass will be etched.

S. Mangum asked if LEED Silver will be achieved.

Applicant stated the building will meet LEED Silver standards.

S. Mangum asked about public benefits.

Applicant stated none are proposed.

S. Mangum asked about parking.

Applicant stated they will use existing City parking garages. They expect approximately 115 vehicles if all seats are sold.

M. Rivera stated there is ample parking capacity in the City’s parking garages, the garages are below 50% occupancy during the evenings. He asked the applicant to avoid encouraging parking in the Oak Street and Maple Street surface parking lots so those lots are available to people visiting other businesses in the area. He stated the City could work with the applicant to offer a parking validation program, discounted parking for employees, and would also work with valet parking operators.

S. Mangum asked about the construction value.

Applicant stated it will be approximately $17-18 million.

Applicant stating they load-in and load-out approximately 6 shows each year, the sets will be constructed off-site and brought to the theater in 24’ long trucks. A truck turning diagram to show loading from the alley can be provided.

S. Mangum asked about mechanical equipment.

Applicant stated the mechanical equipment will be screened, noise and vibration from the equipment is a concern of theirs as it impacts the performances, the noise and vibration will be maintained with the equipment.

L. Biggs made a motion to recommend approval to the Plan Commission subject to continued discussion concerning the parking plan and bike lane management, seconded by J. Hyink.

The Committee voted, 7-0, to recommend approval to the Plan Commission subject to the condition noted above.

Adjournment

J. Hyink made a motion to adjourn, seconded by L. Biggs The Committee voted, 7-0, to adjourn. The Committee adjourned at 3:43 pm.
The next DAPR meeting is scheduled for Wednesday, September 4, 2019, at 3:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith