DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)

Wednesday, December 4, 2019
2:30 p.m.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM, JOHANNA LEONARD, CHAIR

II. MINUTES: November 20, 2019, meeting minutes
Action: Approved, 9-0, 2 abstentions, as amended: regarding 1224 Oak Avenue, to eliminate the condition related to the basement floor.

III. OLD BUSINESS

1. 601 Davis Street Planned Development
Davis Street Development Company 2015, LLC, submits for a Special Use for a Planned Development to construct an 18-story Class A office building with 40 parking spaces and 4,170 square feet of ground floor retail space and a Special Use for a Chase Bank drive through facility. Site development allowances are being requested for: 1) FAR of 13.0 where 4.5 is allowed, 2) Proposed building height of 220 feet where 85 feet (excluding parking) is allowed, 3) 40 parking spaces where 420 are required, 4) A 15-foot Ziggurat setback is proposed above 29 feet along Davis where a 40-foot Ziggurat setback is required above 42-foot height, 5) A 0-foot Ziggurat setback is requested along the east interior lot line at 29-foot height where a 25-foot Ziggurat setback is required above 42-foot height and 6) A 0-foot Ziggurat setback is requested along the west interior side lot line at 29-foot height where a 25-foot Ziggurat setback is required above 42-foot height.
To be continued to December 11, 2019, meeting.

2. 999-1015 Howard Street Planned Development
David Block, applicant, submits for a Special Use for a Planned Development to construct a 4-story, 73,017 square foot addition to the existing CJE Senior Life building. Addition includes 60 affordable dwelling units for seniors and 55 parking spaces, in the B2 Business District. The applicant seeks site development allowances for: 1) A building height of 51’ where 45’ is allowed, 2) To reduce the required interior side yard setback for parking to 0’ where 5’ is required from the east property line, 3) To reduce the required rear yard setback for parking to 0’ where 15’ is required from the north property line when adjacent to a residential district, and 4) To reduce the required number of off-street parking spaces from 69 to 55.
Action: Recommended approval, 10-0, subject to: garage and waste management to be addressed.
IV. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, December 11, 2019, at 2:30 p.m. in Room 2404 of the Lorraine H. Morton Civic Center.