DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
January 8, 2020


Staff Present: M. Rivera

Others Present:

Presiding Member: J. Leonard

A quorum being present, J. Leonard called the meeting to order at 2:32 p.m.

Approval of Minutes

1. December 18, 2019, DAPR Committee meeting minutes.

S. Mangum made a motion to approve the meeting minutes, seconded by E. Cano.

The Committee voted, 10-0, to approve the meeting minutes

New Business

1. 1555 Ridge Avenue Planned Development
Thomas Meador, applicant, submits for Special Use for a Planned Development to construct a 5-story, 68 dwelling unit multi-family residence with 47 off-street parking spaces in the R6 General Residential District. The applicant seeks site development allowances for: 1) Building lot coverage of 65.2% where 65% is permitted with Inclusionary Housing Ordinance (IHO) bonus, 2) To eliminate the required 10-foot wide transition landscape strip along the north property line, and 3) To reduce the required number of handicapped accessible off-street parking spaces from 3 to 2.

APPLICATION PRESENTED BY: Jay Keller, architect for applicant

DISCUSSION:
- J. Keller presented renderings of past projects by the applicant. Proposed exterior building materials to include face brick, limestone, and metal balcony railings, traditional materials and architectural design. Proposed materials are consistent with the materials found in the neighborhood.
- J. Keller stated the applicant will meet the Mayor’s Monarch Pledge.
- J. Keller stated one of the requested site development allowances concerns the required setback at the north property line.
- J. Keller stated parking is mostly inside on the 1st floor. Parking is accessible from the alley. The first floor also includes a lobby, gym, package room, bike room, composting, and the manager’s office. Every dwelling until will have an outdoor space.
- J. Keller stated the site development allowance request to reduce the setback at the north property line keeps the building height lower, the zoning code allows for a taller building.
• J. Hyink asked how the bike room is accessed, how many bike spaces will be provided.
• J. Keller stated the bike room is accessible from a hallway off the lobby, from the side entrance on Ridge Avenue, and through the garage. He stated bike spaces are in the bike room and several wall mounted bike racks in the garage.
• I. Eckersberg noted that the wall mounted bike racks at the northwest corner of the garage are not accessible if a vehicle is in the adjacent parking space.
• J. Keller stated they will review the garage bike rack locations.
• J. Leonard asked about the architectural details, questioning whether the proposed architecture fits into the neighborhood.
• J. Keller stated they are attempting to mimic the turn of the century architecture found in the neighborhood.
• J. Keller stated the number of parking spaces will be reduced if there are ground floor units.
• S. Mangum asked whether louvers will be installed at the garage level, noting a previous response to comments stated there would be louvers.
• J. Keller stated louvers would be located on the north and alley side for air circulation.
• S. Mangum asked about the exterior brick size.
• J. Keller stated the proposed bricks are 4” x 12”.
• S. Mangum stated a brick with less height is preferred.
• M. Jones stated a text amendment is currently pending before the City Council to allow a reduction in the required 15-foot setback at the north property line as a site development allowance.
• M. Jones noted the revised plan includes 3 handicapped accessible parking spaces as required and is compliant with the impervious surface requirement.
• E. Cano asked about the refuse pick-up location.
• J. Keller stated refuse pick-up will be from inside the building.
• E. Cano stated refuse pick-up is required to be by the City’s franchise hauler, refuse containers should be placed outside next to the alley for pick-up.
• M. Rivera asked if visitor parking will be provided.
• J. Keller stated visitor parking is not provided.
• J. Leonard stated move-ins should be via the alley and the loading zone, on-street loading activity should be prohibited.
• S. Mangum asked about exterior lighting.
• J. Keller stated the balconies will have an exterior light, sconces will be at the exterior doors, no uplighting is proposed.
• M. Jones if the garage door width is adequate.
• J. Keller stated the garage door is 16’ wide and should be adequate.
• M. Griffith noted the drive aisle width adjacent to the loading zone does not appear to meet the requirement.
• J. Leonard stated a Construction Management Plan is required prior to a building permit being issued. She stated LEED Silver is required.
• I. Eckersberg stated the 8-foot tall wall at the loading zone and alley intersection creates a sight visibility issue.
• E. Cano stated there are concerns with the landscape plan.
• J. Leonard stated the applicant should come back to DAPR to address building design comments and to provide a list of public benefits, benefits for the community not just residents of the building.
• J. Leonard stated the applicant needs to discuss at Plan Commission where the vehicles currently being parked on the property will go.
Item held in Committee to give the applicant time to provide list of public benefits and to address architectural design comments.

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**Adjournment**

S. Mangum made a motion to adjourn, seconded by J. Hyink. The Committee voted, 10-0, to adjourn. The Committee adjourned at 3:09 p.m.

The next DAPR meeting is scheduled for Wednesday, January 15, 2020, at 2:30 p.m. in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,

Michael Griffith