

## SITE PLAN REVIEW COMMITTEE UCMUD REVIEW MEETING SUMMARY

### 10<sup>th</sup> Street Flats/Clark Realty Capital (U-3348-12-1)

### UCMUD Review Committee Meeting #1

November 14, 2013

Planning Commissioners in Attendance: Karen Kumm-Morris, Nancy Iacomini, Erik Gutshall

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### MEETING AGENDA

This was the first meeting of the UCMUD review committee for the 10<sup>th</sup> Street Flats/Clark project. The agenda was organized with an introduction by staff of the history of the UCMUD process and the Clarendon Revitalization District, the UCMUD checklist, and some general information about the purpose and intent of the UCMUD review committee. The applicant then presented an overview of the proposed development. The agenda of the meeting was intended to discuss land use and density, and site design. The next meeting will focus on remaining site design items, building design, transportation, landscaping, and other issues.

### SPRC DISCUSSION

#### Land Use & Density

- Exceeds the base zoning density of 1.5 FAR, but can be granted bonus density through the use of Affordable Dwelling Units, ADU's and LEED certification. 3.29 FAR is proposed with 1.5 FAR ADU bonus density and .25 -.35 FAR for Gold LEED. Applicant verified that they intend to provide 10% ADU, or 5,400 SF and that this density may be allocated in 6 – 7 ADU's on site.
- Proposed retail location does not conform to the Sector Plan. This appears to be the consensus of committee members. Many comments were received questioning the location of the retail. Clarendon Sector Revitalization District calls for retail at the corner of Highland and 10<sup>th</sup> Street, with retail or personal businesses and services mid block fronting along 10<sup>th</sup> Street. Applicant believes that the proposal is in "substantial compliance" with the Sector Plan. Applicant pointed out that the Sector Plan also required service from the alley and that this dictated the location of the retail. In addition, retail on the eastern end was highly visible given the open view from 10<sup>th</sup> Street afforded by the Credit Union's parking lot.
- 1<sup>st</sup> Floor uses (4 rear residential, retail and live/work units) received many questions and comments related to functional relationships and activation of the 10<sup>th</sup> Street.

- Live/work units: Applicant explained how the 8 Live/work units would function initially as live/work but could be renovated into main street retail when the market for such retail arrives to 10<sup>th</sup> Street. SPRC members requested staff to provide a review of live/work units in the County and identify issues that may need to be addressed by this application in order to ensure that these units are successful as live/work.
- 1<sup>st</sup> Floor, 4 rear located residential units received questions on how the access works for these units, appears to be from the service corridor. Applicant replied that the main access could be from the courtyard.
- Lobby and fitness center for residents at the east end of the building were viewed by several SPRC members as not activating uses inviting the public into the building. The amount of 1<sup>st</sup> floor area devoted to the lobby and fitness center seemed excessive and might be reduced allowing for a retail use at this end of the project.

### Modifications

- Staff clarified that the zoning administrator has determined that all requirements of the UCMUD regulations can be modified with the exception of the building heights.
- Section 10.2.5.L allows for the County Board to modify density specifically.
- Penthouse height modification of 15 feet was discussed, why request this if Sector Plan calls for 12 feet. The extensive length (the entire building) of the proposed mechanical screening was questioned. Why not consolidate the mechanical elements on the roof. Applicant replied that this would be a benefit for elevated views from adjacent sites.

### Site Design and Characteristics (discussion to be continued in 2 SPRC meeting)

- Length of the building was questioned. Over 360 feet long, the length of a football field. The Sector Plan illustrative shows two separate buildings but it was pointed out that this graphic is only for illustrative purposes. The length of the building will require long hallway walks from the lobby to west end units. Relocation of the residential lobby to the midblock might improve the access for residents. Several committee members felt that two buildings as illustrated in the Sector Plan's concept would better suit the length of the site and the functioning of the project.
- Building height conforms to the Sector Plan with the proposed 55 feet.
- Loading from alley was discussed as it relates to serving the retail uses. Applicant explained that the Sector Plan requires loading to be from the alley. Others commented that the Sector Plan also anticipated some loading from Highland given the corner retail requirement and the illustrative concept.
- Potential traffic from the one way of the alley on to 9<sup>th</sup> Street was a concern expressed by adjacent property owners. Staff explained that the alley was two way for half of its length, permitting site traffic to enter and exit from 10<sup>th</sup> Street.

### Wrap-up

- Concerns raised about two-way traffic on alley and alley used as cut-through to 9<sup>th</sup> Road.
- Concerns about first-floor plan and allocation of uses

- Concerns about length of building; illustrative shows two buildings for a reason. This is especially a concern given it is a primary reason for the inconsistency of the retail from the sector plan.
- Building entrances should be located towards center of frontage
- Concern about modifying heights (mechanical)
- General concern about deviations from the sector plan
- Desire to see material samples
- Explanation of condensers on roof
- Desire to see location of Verizon utilities
- How does the project meet commercial service goals?
- What is the role of AACH and the Sullivan House?
- Desire for more information on live/work units