

SITE PLAN REVIEW COMMITTEE MEETING SUMMARY

Item 2 (8:30 pm – 10:00 pm)

400 Army Navy Drive (SP #2)

SPRC Meeting #4

May 22, 2014

Planning Commissioners in Attendance: Malis, and Ciotti

MEETING AGENDA: The agenda for the meeting was as follows:

- 9) Streetcar Maintenance and Operations Facility
 - a) Redevelopment Parameters (Staff)
 - b) SPRC Discussion
- 10) Site Design and Characteristics (continued from previous meeting)
 - a) Applicant Presentation of Revisions (applicant)
 - i) Building orientation
 - ii) Building entrances
 - iii) Alley treatments
 - (1) East side of building
 - (2) West side of building
 - iv) Streetscapes
 - (1) Army Navy Drive
 - (2) 11th Street South
 - (3) West side of building
 - v) Loading activities and locations
- 11) Building Architecture (applicant)
 - a) Design Issues
 - i) Building Form (height, massing, tapering, setbacks)
 - (1) Tower separation
 - ii) Façade treatments, materials, fenestration
 - iii) Roof line/penthouse form and materials
 - (1) Building mechanical systems and enclosures
 - (2) Building tops
 - iv) Street level activism/entrances & exits
 - v) Sustainable design
 - vi) Accessibility
 - b) Service Issues
 - i) Utility equipment
 - ii) Venting location and type
 - iii) Exterior/rooftop lighting
 - c) SPRC Discussion

SPRC Discussion: The meeting began with a presentation by Aaron Shriber (CPHD-Planning) regarding issues associated with the development of the Teardrop Parcel as a Streetcar Maintenance and Operations Facility. Committee members asked questions regarding the following:

- PS Zoning District
 - Development parameters
 - Height
 - Density
- Teardrop Parcel
 - Timing of dedication

The second half of the meeting consisted of a discussion regarding revisions to the site plan proposal. Following a presentation by the Applicant addressing issues related to site design, with a focus of streetscape elements, and building architecture, the SPRC discussion contained the following comments, questions and concerns:

- Proposed trees and planting structure located on the west side of alley/private drive should be reviewed further to determine impact on the siting of the Streetcar Maintenance and Operations Facility and vice versa
- Questions were raised regarding the type and amount of public access that will be provided to the alley/private drive areas
- The width and operations (travel patterns and uses) of the alley/private drive areas were discussed
- Questions were raised about the future condition and treatment of 11th Street South
- Building entrances were discussed with a preference stated for allowing access to the building along the west and south sides of the building
- Impacts of the proposed cycle track along Army Navy Drive and the proposed building and streetscape along this road was discussed
- Questions were raised regarding the value and operations of the proposed layby
- Individual units with access onto the alley/private drive, 11th Street South and Army Navy Drive deserve further review
- Questions regarding the lack of retail and desire for provision of a flexible retail space in the northwest corner of building was expressed
- Rooftop amenities and rooftop lighting deserve further review and condition language to mitigate any negative impacts from these rooftop uses
- Committee members requested that additional images be provided depicting the proposed building from vehicular approaches to site along I-395 and 14th St. bridge

NEXT STEPS

The next meeting of the SPRC will be scheduled sometime in the summer of 2014. The agenda for this meeting will be focused on addressing any outstanding issues and possibly completing the SPRC review of this project.

SPRC Meeting — May 22, 2014
 Item 2. 400 Army Navy Drive (SP #2)

SIGN-IN SHEET
 8:30 p.m.

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