

STAFF COMMENTS AND APPLICANT RESPONSES:

DRAFT NOTICE:

DRB20-0522, 1910 Alton Road. An application has been filed requesting Design Review Approval for the construction of a new five-story mixed use building, including one or more variances to eliminate loading, to exceed height, and to reduce garage clearance, to replace a three story building.

DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. LOI modify letter of intent to remove WAIVER and replace with VARIANCE

Response: Confirmed. Applicant revised the LOI.

b. LOI mentions nothing of parking shortage

Response: Per the updated parking calculations addressed below, the project provides all required off-street parking after application of alternative parking incentives; there is no parking shortage.

c. A0.01 ZONING LEGEND Parking requirement. First demonstrate required parking # prior to incorporating alternative parking standards for reduction. Separate line then showing % and # breakdown for parking reduction.

- Required parking: 2 spaces for residential,
- Retail SF = $36 + 3910 = < 3946$. $(3946/300) = 14$ spaces.
- Office SF = $3526 + 3670 = 7196 / 400 = 18$ spaces.
- 34 spaces total required

Response: Following discussions with staff, the revised parking calculation on Sheet A0.01 is as follows:

Parking Requirement:

- Required parking: 2 spaces for residential
- Retail SF = $3500 + 36 + 339 = 0$ space + $375/300 = 2$ spaces.
- Office SF = $3461 + 3607 = 7068 / 400 = 18$ spaces.
- 22 spaces total required

Parking Provided:

- Provided parking: 2 spaces for residential
- Retail SF = $3500 + 36 + 339 = 2$ spaces.
- Office SF = $3461 + 3607 = 7068 / 400 = 18$ spaces – 50% with alternative parking reduction system = 9 spaces.
- 15 spaces total provided with lifts.

d. A0.05 FAR Ground floor fire pump room, storage room, bike room, count towards FAR at ground level.

Response: Applicant has updated the drawings and included the bike storage, fire pump room, domestic pump room, and electrical room as part of the FAR count on Sheet A0.05.

e. A0.12 Relabel waiver as variance. Add clearance variance at base.

Response: Applicant has relabeled waiver as variance on Sheet A0.12, and added the clearance variance text.

f. A2.00 Transportation and street improvements as discussed at 03/05/20 pre application meeting. Elimination of on street parking spaces shall require a fee per space and approval by the Parking Director.

Response: Acknowledged. Applicant will continue to work with the Parking Director.

g. A3.06 Note. Section 142-1161 (a) For all districts (3) Decks, not to exceed three feet above the main roofline and not exceeding a combined deck area of 50 percent of the enclosed floor area immediately one floor below. (13) Swimming pools, whirlpools or similar structures, which shall have a four-foot wide walkway surrounding such structures, not to exceed five feet above the main roofline.

Response: Applicant added the above note from Section 142-1161(a) and (f) to Sheet A3.06.

h. A4.00 and A4.01 Fix mirrored fonts/dimension

Response: Applicant fixed the mirrored fonts / dimension on Sheets A4.00 and A4.01.

i. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated.

Response: Noted. "DESIGN REVIEW BOARD FINAL SUBMITTAL" text added to the front cover title, and also added the dates on the title block.

j. Add narrative response sheet.

Response: Narrative responses are provided with this final submittal.

VARIANCE/ZONING COMMENTS

a. NOTE: Project will need CUP approval for incorporation of mechanical lifts

Response: Acknowledged. Added note on Sheets A2.00 and A3.01. Applicant has applied to the Planning Board for required approval.

b. Variance #1 to reduce the required clearance for parking at the ground floor level below the first habitable level 12 required (from BFE+1) 8 provided.

Response: Confirmed. Note is shown on Sheet A0.01.

c. Variance #2 to exceed by 3'-0" the maximum allowable height. 50 required 53 provided

Response: Confirmed. Note is shown on Sheet A0.01.

d. Variance #3 to reduce the required loading space: 2 required.

Response: This variance is not required. This variance note has been removed from sheet A0.01 because Applicant is providing the two (2) required loading spaces.

e. Variance #4 to reduce the required two-way driveway up to zero.

Response: Confirmed. Applicant revised the location of the loading spaces on the site plan Sheet A2.00, ground floor plan Sheet A3.01, and loading diagram Sheet A0.12, and added a note on Sheet A0.01 stating "to reduce the required two-way driveway up to 11 feet".

f. The project requires 4 variances. Revise letter of intent to indicate all variances requested and how the variances satisfy the practical difficulties criteria, unless the project is redesigned.

Response: The project requires three (3) variances, as the Applicant is providing the two (2) required loading spaces. A revised letter of intent is included in this resubmittal.

g. A variance to reduce the width of the driveway is required, as the proposed loading also reduces the width of the driveway for a single one-way drive and up to zero.

Response: Applicant revised the location of the loading spaces on the site plan, and added a note on sheet A0.01 stating “to reduce the required two-way driveway up to 11 feet”.

h. Revise FAR drawings. As designed, the project exceeds the maximum FAR. Bike storage and fire pump room count in FAR. The project exceeds the maximum FAR allowed.

Response: Applicant has updated the drawings and included the bike storage, fire pump room, domestic pump room, and electrical room as part of the FAR count.

i. Any portion of chain-link fence located in the property will have to be replaced if visible from the ROW.

Response: All chain-link fence will be removed and replaced with a wall and not be visible from the ROW.

DESIGN COMMENTS

a. Multiple variances are needed. If supportive by staff, the design must continue to evolve in its excellence

Response: Acknowledged.

b. Explore materiality of building

Response: Acknowledged. Applicant will continue to explore materiality of building and will work with City staff on final materials.

c. Material Transitioning from one to other – further design transition and detail – especially where front façade meets interior side façade.

Response: Further section details are now provided on Sheet A5.06.

d. Explore finessing massing of building, to apply a more detailed level of control of the front façade/volumes

Response: Applicant has eliminated the terrace facing Alton Road / Sunset Drive on the residential floor and has converted it into an enclosed area further finessing the massing of the building and front façade.