

L-4
C15-2017-0016

Stephen Oliver

From: Stephen Oliver
Sent: Saturday, May 6, 2017 8:52 AM
To: [REDACTED]
James Clary; Jennifer Lowry
Cc: Whellan, Michael
Subject: RE: 608 St. John's Design Discussion Meeting

Good morning everyone,

Thank you all for taking time out of your schedule to meet at Kick Butt Coffee on April 19th. I'm glad we had the opportunity to discuss the project in more detail. I wanted to put down in writing the areas of concern which we have heard as well as some of our solutions that we feel can better the project going forward. We recognize that the changes to the project that the Owners are agreeable to may not resolve each of your concerns. However, we do value the chance to make a project that is more agreeable in various aspects as well as answer many questions as to why we have asked for variance, what the code dictates, and what the vision for St. John's entails within the TOD Regulating Plan.

The areas of concern that we have heard voiced (in no specific order):

1. Privacy – views into adjacent yards
2. Impact of parking on adjacent streets
3. Size of Building and proximity to property lines
4. Number of Units (Density)
5. All Residential vs Mixed Use (true Live/Work)
6. Contemporary Design
7. Roof deck – Outdoor Amenity space
8. Landscaping/Screening
9. Condo vs. Rental
10. Trash pickup

The following items were clarified:

1. Any development of the property (regardless of quantity of units) requires a variance, as the approved uses of the Live/Work zoning that this block of St. John's is zoned triggers compatibility standards. The compatibility requirements dictating setback and allowed height are due to the residential use (not the current zoning) of the properties to either side of 608 St. John's.
2. The property was designed with a proposed 5' interior side setbacks. We have the required 25'-0" rear setback in place. The building has a 5' front sidewalk and 7' landscaping zone as required by the TOD code.
3. The project is in full compliance with design standards related to the rear SF-3 zone properties.
4. We have a screened trash area. We will not be placing small blue bins for each unit out on the street. We will be working with City review staff to make sure our trash pickup complies with city code and service recommendations.

The following are solutions that the Owner is agreeable to address some of these concerns:

1. Remove Rear Roof Deck facing the SF-3 zoned properties behind 608 St. John's. We do think reorienting the roof deck facing towards St. John's may be worth considering as it is important for residential developments to have types of spaces where neighbors can meet each other. If it had to be removed to gain your support this is an agreeable condition though.
2. Remove west facing balconies. Units would have "Juliet Window" type opening instead. This doesn't allow someone to be outside the building on a building. They are a railing condition immediately against French or sliding doors.

3. Owner will work with the adjoining neighbors for improved landscaping and fencing. These improvements may be beyond what is required in the code. It is anticipated that additional and denser plantings are incorporated at the property perimeter. Vehicular screening would be located on the west property line at least 6' to 8' tall. Possibly it is constructed of masonry. If it is agreed that wood fence is more appropriate then each side of the fence will receive the wood siding so that it is of higher quality.
4. The residential units will be for sale.
5. Reduce the number of units from 7 to 6 unit "Dr.Ömer Bisen" <omer.bisen@concurinvest.com>s, while maintaining the same amount of total building square footage and 3 stories at the portion fronting St. John's. The Owner's preference is to keep 7 units as proposed but would agree if it was absolutely necessary to reduce to 6 units. Two units would effectively be combined to form larger (more "family friendly") units.
6. Owner is willing to look further into the idea that the ground floor unit would be work space such as small office/retail. It is uncertain as to whether or not this can be actually achieved but the Owner is willing to see what the implications would be for the site plan process and leasing/sale of the space.

The following items are not agreeable by the Owner:

1. Reducing the number of units to less than 7 AND the associated square footage of the removed units.
2. Removal of the 3rd floor.
3. Changing the exterior "style" of the building from Contemporary to something more traditional.

We look forward to the presentation at the Board of Adjustment next week. If you have any further questions between now and Monday, please don't hesitate to call or email me. I greatly appreciate each of your efforts to make a better project and to work together to areas where we can find agreement.

Regards,
Stephen Oliver

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