

Staff noted that there are other applicable provisions within provisions for Urban Design District No. 7 which appear to be met. The Commission at a future public hearing scheduled for the meeting of September 16, 2009 will be required to make a finding that the project as proposed addresses the above stated provisions, especially a waiver to allow for the addition to be less than two stories. Discussion on the various building façade options noted a preference for Façade Option “C” with the removal of the skylights on the roof behind the parapet, along with the utilization of the brick arch feature in direct support overlying the arched window elements. It was also noted to provide for operable windows to provide for full ventilation during the months of May-September of the former outdoor eating space. Provisions for directing roof water for on-site infiltration (e.g. rain garden) were also required. A suggestion was also noted relevant to the existing parking lot design and layout would provide for additional landscaping along the property’s South Park Street frontage, with the elimination of one parking stall, combined with the use of perpendicular parking bays as a departure from the use of angled parking on certain portions of the existing parking facility.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 5 and 5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 515 South Park Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	5	-	-	-	-	-	5
	-	-	-	-	-	-	-	5

General Comments:

- OK.