

MEMORANDUM

Date: June 2, 2010

Revised: June 15, 2010

To: Alder Rummel and Members of the UDC

From: First Settlement Steering Committee

Re: Former Water Utility office building Redevelopment Advisory Statement

The First Settlement District (FSD) of Capitol Neighborhoods, Inc., looks forward to the redevelopment of the Water Utility (WU) site, which is currently considered an eyesore in our neighborhood. This site is located at a primary gateway to the First Settlement Historic District (FSHD) and our neighborhood, so we desire a redevelopment that sets a high standard not only because of this location but also for future projects in the FSD. We have been assured by the developer, Lance McGrath, that he shares our interest in producing a building with landscaping that is worthy of this location and has given us the impression that he is willing to work together to ensure that the end result is one of which we all can be proud.

The FSD has had an initial meeting where Lance introduced himself and provided general ideas for this project. As a result of this meeting the FSD has formed a Steering Committee (SC) that has met several times with the developer. We're currently working with Lance and Alder Rummel to schedule a second full-neighborhood meeting to present Lance's proposal.

The SC agrees with a building design that resonates with the commercial/industrial structures of historic character in the area as Lance suggested at the initial neighborhood meeting. This type of design will reflect the historic use of the site, and Lance shares our interest in placing a plaque describing the history of this site by the E. Main St. entrance of the new building. We also feel that a structure of this design, though simple in shape (i.e., a rectangular box), will afford more attention to the quality of materials and design details in the building's facade. Members of the SC have spent considerable time surveying buildings in the surrounding area, photographing them, taking measurements of design details and sharing this information. The reference building provided by the developer is the McCormick Harvester Bldg. at 301 S. Blount St., a handsome building that Lance is using as the basis for the facade design.

We feel that with careful attention to design details and choice of materials, this building will achieve the mutual goal of an architecturally interesting facade that resonates with the unique historic structures such as the Harvester Building. For a successful end result, this makes all the more critical the quality of materials, the pattern/rhythm of design details, the specification of details including the size of recesses/projections/corbeling, and the variation in size and texture of building materials and window detailing.

The SC has reviewed the initial PUD/SIP documents and the subsequent UDC documents that have been submitted to the City. Summarized below are the items the SC has identified as requiring attention prior to approval. Specifics on each item are included in the Addendum (as well as subsequent information provided by the developer at the SC meeting on June 8th).

1. Provide additional section drawings to ensure that the design shown in the elevations is clearly specified, including the variation in textures (rusticated vs. flat) as well as the size of projections, recesses and corbelling.

1-2. Address concerns about the placement of venting, trash and mechanicals.

1-3. Make improvements to the sidewalk along S. Blair St. and retain sufficient clearance to make possible a driveway right-of-way for a future underground garage in the adjoining empty lot.

1-4. Address discrepancies with the interior layouts that show kitchen counters abutting windows.

1-5. Continue working with the SC on the refinement of the design and the specification of design elements and the list of facade materials.

6. Continue working with the SC on the refinement of the landscape design.

We have been given assurances that these items are being addressed, and we look forward to continuing to work with Lance to refine this project to ensure that the end result is a worthy addition to the FSHD and one of which we can all be proud.

Sincerely,
First Settlement District WU Steering Committee

ADDENDUM:

1. **Provide additional section drawings to ensure that the design shown in the elevations is clearly specified, including the variation in textures (rusticated vs. flat) as well as the size of projections, recesses and corbelling.**

a. The provided section drawing shown (page A9 of the PUD/SIP documents) doesn't correspond to the design on the facade elevations. (These discrepancies identified by the SC have been corrected in the UDC submission so they now better correspond with the design shown in the elevation drawings as described to the SC.)

b. To ensure that these design details are correctly implemented and correspond to the design that was described to the SC, we request that the PUD/SIP is amended to correct this section drawing and provide additional section drawings through other parts of the facade such as the balcony area and the area between the recesses that shows the banding on the first floor. (The UDC submission has an additional section drawing and we've been informed that more sections drawings are being prepared.)

1-2. **Address concerns about the placement of venting, trash and mechanicals.**

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- a. We are concerned about venting for bathroom fans, range hoods, clothes dryers, or other penetrations of the building's facade. Based on the submitted documents we assume that such venting will go through the roof, but we'd like reassurances that this indeed will be the case. (Lance has stated that such venting will be placed in the recessed balconies so that they won't intrude onto the building's facade. The exception being the corner apartments without balconies, which will be vented in a disguised manner on the side of the building rather than the E. Main St. facade.)
- b. We are concerned about the proposed location of the trash. We believe it will be more convenient for tenants if the containers are moved inside the garage near the elevator, and this will also ensure that those in neighboring buildings will not have to contend with the sight, smells and sounds associated with exterior trash collection. (Lance has stated that the trash collection space will be fully enclosed including a roof and that the door will be move to the wall closest to S. Blair St. to facilitate use by tenants and minimize disturbances to neighbors.)
- c. We are concerned about a large unspecified mechanical space shown on the exterior of the building by the garage entrance. We believe that it would be better to place mechanicals such as air-conditioning compressors on the roof. (Lance has stated that all air-conditioning compressors will be placed on the roof, and this mechanical space will be used for domestic water and hot water equipment. Electrical meters will be inside the garage as well as equipment required for heating.)

1.3. Make improvements to the sidewalk along S. Blair St. and retain sufficient clearance to make possible a driveway right-of-way for a future underground garage in the adjoining empty lot.

- a. Currently the concrete terrace along S. Blair St. is severely sloped reducing the usable sidewalk. By leveling the sidewalk and terrace with the curb, this will make the sidewalk more functional. Also providing a rounded corner at the intersection of S. Blair and E. Main Sts. will improve this corner for pedestrian use. (Lance has agreed to add the rounded sidewalk corner and is likely to replace the sidewalk along S. Blair St. to correct the sloped terrace.)
- b. The project proposes a driveway off of S. Blair St. for an efficient access to the garage level for this project. This driveway could also serve as an efficient access to underground parking for a future development in the back of the adjoining empty lot. It would also leave the front of that empty lot for the potential relocation of an historic home which would fill the remaining block face on E. Main St. (Lance has agreed to retain sufficient clearance to make possible a future driveway right-of-way and is working on a conditional easement for this purpose.)

1.4. Address discrepancies with the interior layouts that show kitchen counters abutting windows. The PUD/SIP plans show kitchen counters abutting windows (PUD/SIP documents: p. A4, units A1, A4, B2; p. A5, units B2, B3, A4; p. A6, units A6, A4, B2). We are wondering how this is intended to be implemented in a manner that doesn't compromise the views through the windows or require a change in the placement of windows in the design. (These discrepancies identified by the SC have been corrected in the UDC submission.)

| **±5. Continue working with the SC on the refinement of the design and the specification of design elements and the list of facade materials.** A number of aspects of the design were considered "place holders" needing further refinement, and it is our understanding that Lance will continue to work with us so that additional details and drawings can be provided prior to the final PUD/SIP approval. They include (We are continuing to work together on these items.):

- a. Entrances, primary and secondary along with railings, on E. Main St. and S. Blair St.
- b. Balconies, with railing details and undersides (to ensure they have a finished look) and rental policies for use of balconies for grills and other items
- c. Windows, with styles/details and variation on 2nd and 3rd floor to set apart from 1st floor, and interior window treatments to ensure a uniform appearance
- d. Masonry materials, including brick selection, size, color and texture; sill selection, texture and material; garage level veneer including size, texture and material; brick patterning in the fields of the panels; profile of coping which is currently shown as "place holder" of rectangular bands; medallions, which are intended to be of interesting geometric or historical design rather than a nondescript, flat block of precast material

6. **Continue working with the SC on the refinement of the landscape design.** Items include (We are continuing to work together on these items.):

- a. Planter boxes along S. Blair St and E. Main St.
- b. Plants used for screening, e.g., the exterior bike stalls, the driveway from Blair St.
- c. Fencing: location, materials, and design
- d. Storm water: minimizing or even eliminating runoff by the application of landscaping such as a rain garden
- e. Maintenance of landscaping
- f. Retaining landscape provider recommended by the SC to ensure landscaping achieves specific neighborhood goals