

# MEMORANDUM

To: **Burcum Keeton**, Case Manager  
From: Matt Wolff  
Project Name: 700 E Main Street  
Project No: **16DEVPLAN1165 & 16COA1182**  
Date: November 28, 2016  
CC: office

## ***Plan Re-submittal No. 2***

Please note the following changes, re: the attached plan re-submittal.

### **SITE PLAN REVISIONS -**

1. The proposed bump-out in front of the Clay Street building has been removed to allow for four additional on-street parking spaces.
2. Retail/ flex space has been added to the corner of Main & Clay Streets. The additional retail space increases the potential retail square footage to 7,350.

### **CONDITIONS OF APPROVAL - DEVELOPMENT REVISIONS -**

**The existing corner commercial structure at the corner of Main and Clay shall be retained and incorporated into the project in accordance with guideline B1 and HP3. The balance of the building design should then be reviewed for compliance with guideline HP2. The existing corner commercial structure is proposed to be demolished. See below demolition justification.**

*Flournoy Development Company and their consultants have reviewed the existing structure on site and have determined the following:*

- *Significant alterations have been made to the structure over the years. The original structure had approximately 8 chimneys and today only one chimney remains. The ground level front façade of the building has also been modified and no longer includes two sets of door into the structure as one of the entries was closed in. This entry, along with the rest of the ground level façade was originally clear glass block however was bricked in and the former entry is now a stucco/concrete material.*
- *Flournoy has also reviewed the economic viability of having the existing building on the corner of the site remain. The details of this analysis are attached hereto. The analysis consists of two components. The first component relates to the value of lost profits as a result of losing two levels of units above the existing building. The details of this are shown in the analysis attached. The second component is based on additional costs that would be incurred for renovations and soil and foundation stabilization. Based on the soil analysis by Terracon (see attached), the underlying soils on this site are extremely poor and will not support the proposed development without the use of subsurface pier system. In the attached report, Terracon recommends the use of rammed aggregate piers to support the new buildings. These piers are installed by drilling soil out of the ground and filling it with aggregate that is rammed/compressed in a column-like formation (see attached). As you can see from the exhibit, as the aggregate is rammed into the ground, it pushes outward and compresses the surrounding soils. As a result of working so closely to an existing structure, this would compromise the subsurface foundation of this structure and jeopardize the entire building. In addition to the cost of stabilizing the soils and the existing basement foundation of the building, there is also the risk that working that closely to an existing building foundation could jeopardize the entire building. Due to these types of expenses and lost profits, the existing building on the corner of Main Street and Clay Street will have to be removed due to the fact that the project will not be economically viable.*
- *Due to the fact that this building would not remain, the architect has used the form and materials of this building and used it on the main two corners of the project along Main Street. They are also using a soldier course of brick above and below the windows to replicate the use of a window header and sill used on other buildings in the area.*
- *Although the project's economic viability is jeopardized by leaving the existing buildings, the impact on the area's economic vitality and appearance will be greatly increased. The current building today has been converted to a small office operation on the first level while the second and third level is being used for storage. The tax value to the city will be much greater once the new development is complete and operational. The current taxable value is estimated to be between \$50,000 - \$100,000 today. Once complete with construction, the project will contain 5 levels of residential/retail space creating a taxable value of roughly \$3,160,000. In addition to the increased taxable value, the convertible ground level retail along with a vibrant streetscape will also increase the area's economic vitality by creating additional synergy along East Main Street to help further boost the potential for commercial and residential development and redevelopment in the area.*

1. **The design of the Clay Street building should be reconsidered for better relationship to the façade to remain in accordance with guideline HP2.** *The design of the Clay Street building and its' relationship to the existing façade has been revised. Per discussion during the first NROD hearing, the full balconies located along the south façade, overlooking the adjacent properties to the south, had been replaced with Juliette balconies. Please see attached revised elevations.*
2. **Alternative design treatment is needed at floors 4 and 5 for better compliance with guideline B6.** *The design of the Main Street building has been revised to better address floors 4 and 5. A more enhanced cornice and material change has been included between floors 3 and 4. Please see attached revised elevations and materials board.*
3. **Details of signage, re-use of existing Significant Signage, lighting, awnings and canopies and associated features at storefronts to be submitted to the Staff prior to installation for review and approval.** *The intent of the proposed design is to re-use the existing significant painted sign, located on the corner commercial building that is to be demolished, as a banner along the proposed parking garage. The existing individual lettering may be used along the garage face or within the amenity spaces throughout the property. Please see attached elevation view from Market Street and the materials board for additional information.*
4. **Public Art is proposed but has not been finalized. Applicant to work with Overlay Staff and such items shall conform to Principle 5 – Public Art.** *The applicant will work with staff in regards to public art.*
5. **Applicant to coordinate details of site plan, pedestrian and vehicular access points, and other streetscape elements with Public Works and Transportation Planning departments as well as Overlay staff for compliance with applicable standards, streetscape plans, and Overlay guidelines.** *The applicant has received comments from Transportation and has satisfied their comments. The applicant has revised the current development plan to remove the bump-outs located in front of the Clay Street Building, which was a concern of the neighbors and transportation department.*
6. **Finalized streetscape design including light fixtures, street furnishings, street trees, and paving materials shall be submitted to staff for final review and approval.** *Please see attached materials board for design intent. The applicant shall work with staff regarding final streetscape design materials.*
7. **Documentation of contributing building to be demolished to be prepared and provided to Staff per Historic American Buildings Survey (HABS) standards.** *The applicant will work with staff in preparing the correct documentation that follows HABS standards.*
8. **Applicant shall explore the items on the Sustainability guidelines and confirm available actions with Staff.** *The applicant is proposing multiple sustainability elements within the design.*
  - *The design will include a water quality element and an underground detention facility to control the sites storm water run-off.*
  - *The new construction is taking place on an already developed site.*
  - *The buildings will utilize solar reflective roofing materials.*
  - *The design includes a multi-level parking facility for both tenants and guests.*