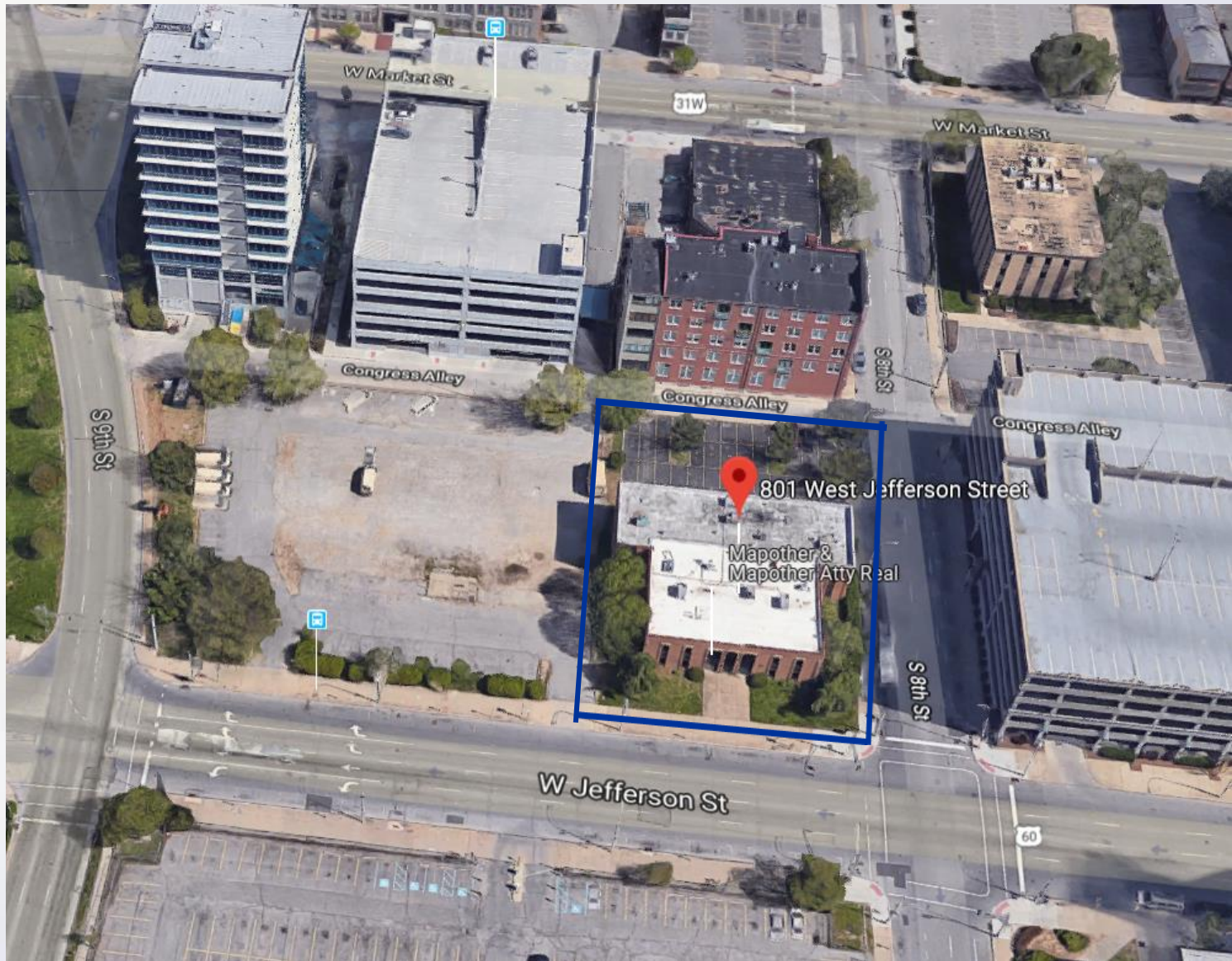


18DDRO1007_801 West Jefferson Street

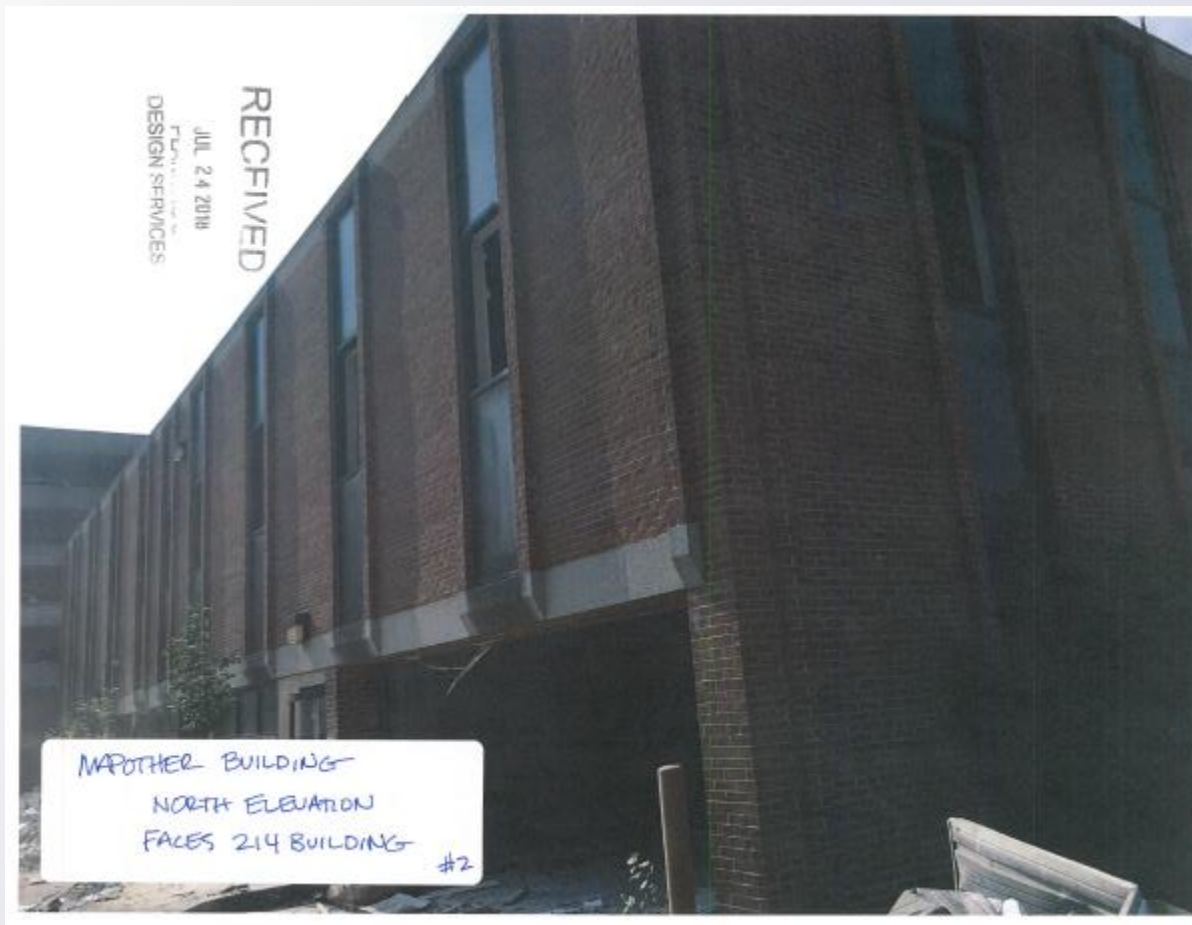


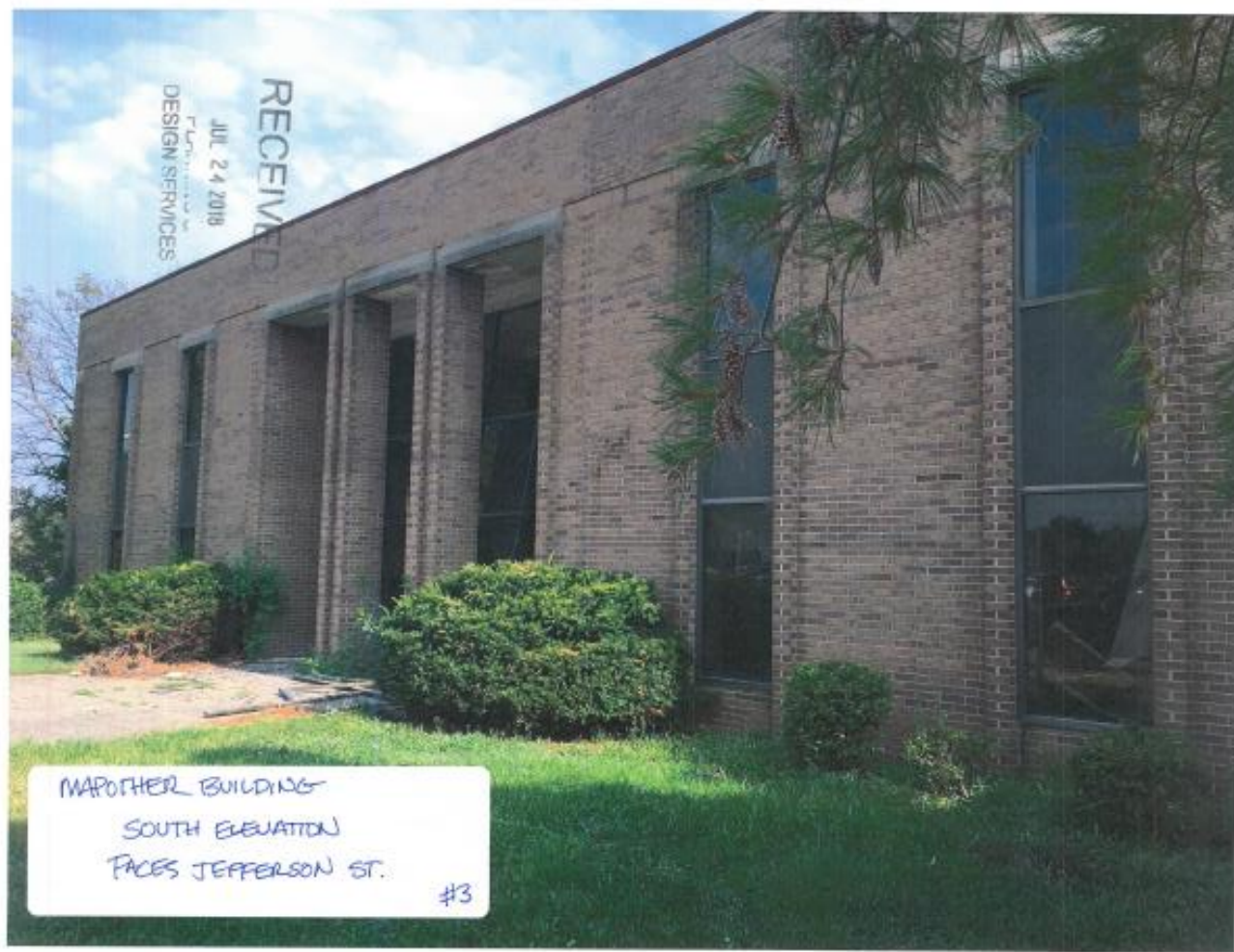
Request

To demolish existing building on property
and clear site for future development











MARJORIE BUILDING
EAST ELEVATION
8TH STREET

RECEIVED
JUL 24 2018
SIGN SERVICES

Findings & Conclusions

Principle 1: Site Planning

Overlay Ordinance 162.03 (B) (4)

If a development application involves a phased project, the Urban Design Administrator or the Committee, as authorized respectively under this chapter may, as a condition of approval of a Permit for the first phase or phases, require landscaping, fencing, lighting and such other interim treatments as the Urban Design Administrator or the Committee may determine appropriate for the undeveloped portion of the phased project

Conclusions & Recommendation

Staff concludes that the demolition and clearing of the site is intended by the applicant to be an interim phase of the redevelopment of the site. As such interim treatments may be allowed. Staff recommends approval of the request for an Overlay Permit with the following conditions:

1. Within three months of demolition, site shall be screened from pedestrian view through a combination of solid building like elements such as decorative fencing and planters
2. Within six months of demolition, in addition to decorative fencing, applicant shall incorporate dense landscaping intended to continue the street wall. Dense landscaping intended for screening should be 3' high at time of planting and maintained visibility and safety. The screening may be also an opportunity for Public Art
3. If after 12 months no development activity has occurred, Applicant to return to the DDRO Committee with plans for site improvements.
4. Site shall not be used as a surface parking lot