

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of January 20, 2015

Members Present

<input checked="" type="checkbox"/>	Larry McEwen, Co-Chair	<input type="checkbox"/>	Rob Remus, Business Association
<input checked="" type="checkbox"/>	John Landis, Co-Chair	<input type="checkbox"/>	TT&P
<input type="checkbox"/>	John Haak, LUPZC	<input checked="" type="checkbox"/>	Mark Keintz, Parking Foundation
<input type="checkbox"/>	Ned Mitinger, LUPZC	<input checked="" type="checkbox"/>	John Romano, Streetscape Committee
<input checked="" type="checkbox"/>	Patricia Cove, HDAC	<input checked="" type="checkbox"/>	Larry McEwen, VP Physical Division
		<input type="checkbox"/>	Will Detweiler, CHCA President

Others Attending

Mark and Susan McCarty, Owners of McCarty Gallery, 7733 Winston Road
Les Escobedo, Architect for McCarty Gallery
Ralph Pinkus, Attorney for McCarty Gallery
Frank Aloise, CFO Springside CHA
Maarten Pesch, Architect WRT Springside CHA
Celeste Hardester, CHCA Community Manager
Melissa Nash, Recorder

Larry McEwen, co-chair, opened the meeting at 7:35 p.m. Introductions were made and the process was reviewed. Minutes approval will be done after agenda items.

McCarty Galley 7733 Winston Road Variance to allow 2 Apartments

•Presentation: Ralph Pinkus presented the project. The property at 7733 Winston Road is zoned CMX with adjoining RSA 3. It has been used as McCarty Galleries since 1996. The roof caved in last winter. A shell of a building remained. The code allows a single dwelling unit to be built on the second floor. The variance is to allow two dwellings. The code also allows a third story but the building will be only 2 stories. The new space has about 2300 sf. The proposed 2 units will be 1230 sf with a small balcony on the front and 1145 sf with a large rear deck. The existing garage has room for 2 cars. There is no change in the present footprint. A zoning permit for a single-family addition was obtained on October 9 and the building permit was issued on November 6. On November 22, the application was submitted for two dwelling units and the refusal was received. The ZBA appointment is March 17. Neighbors have been visited. The adjoining neighbors are a 4-unit apartment building and Roxy Auto Body Shop. To the rear are houses on Devon. Some houses on East Moreland have backyards adjoining the property.

•Discussion: L McEwen suggested the site plan was thin. More information about the nearby buildings needs to be shown. John Landis asked about the access to the units. There will be a common entrance with stairs to the units; there will also be some storage spaces. It was asked if there was a plan to condo-ize the units. They will be rental only. It was asked if the garage would be available for the tenants. It could be used by them. Mark Keintz asked if parking was allowed on Winston. It is but there is on-site parking for the tenants as well. Patricia Cove noted that the CHCA application states that there is no historical reference. She added that the building is listed on the inventory as contributing. It was designed by an architect in 1955. She asked that the HDAC be kept in the loop as the project advances. Mark McCarty noted that many of the decorative items on the buildings façade were added by him, using repurposed items. L McEwen reiterated that the site plan

should show context not just zoning. Carolyn Simon, a Moreland neighbor, asked about the HVAC equipment. It will be located on the ground, not on the roof, and will be screened by shrubbery.

- Committee Action: The committee was polled. LUPZC elected to review the project and would like to see exterior finish materials. R Pinkus stated that the building will be stuccoed with a band separating the floors. Colors will be similar to the Welcome Center. Examples should be provided. HDAC does not need to see the project. The LUPZC meeting is February 5 at 8 p.m.

CHA/Springside New Lower School Building and Middle School Alterations

- Presentation: Frank Aloise, CFO of the school, and Maarten Pesch, architect for the project, introduced the project. The school plans on demolishing the present lower school and building a new building where the large parking lot is now located. The new building would house the lower schools for boys and girls. The present middle school will have a new entrance and be renovated on the interior to become the middle school for boys and girls. All upper school students will be located on the West Willow Grove campus. He referred to the 2012 master plan. Phase 1 includes the stadium, field upgrades, and the tennis pavilion. These improvements introduce the use of stone and metal trellises that would be continued in the Phase 2 building effort. In addition to the new building and entry, there will be a new bus drop-off loop and a long two-lane drive. There will also be a new parking lot along Cherokee. About half of the students travel by bus. A house on the site will be demolished; the barn will remain. Many high school students drive. Parking would be added to the upper school campus in the future. The schools have about 300 employees. The Cherokee campus has 200 parking spaces.

- Design Presentation: There will be flow control for arrival and dismissal. Arrival is between 7:40 and 8:05 and dismissal between 2:45 and 3:30. This is a very congested time. People are out in the pick-up areas to supervise and move the traffic along. The house to be demolished is not the building that includes Frank Aloise's office. That building will remain. The barn is currently used for storage. Patricia Cove asked about the historic character of the house. It was a caretaker's house and seems to have no historic importance. The school expects no increase in the number of students, which at its peak was 1248. The norm is 1150-1200. New pathways will be designed. A planting plan was presented. Parking will have pervious paving. The new school will focus on the woods. The lower school building would have three barnlike structures with stone walls; they will be connected with flat-roofed 2-story structures. The school does not plan to get LEED certification but will incorporate many of the LEED benchmarks. The LEED process is costly. Equipment will be located on the flat roofed portions and would be screened. There will be some open barn-like spaces in the building. The refusal is based on the school being an institutional use in a residential zone.

- Committee/Audience Comments: Mark Keintz suggested that TT&P join LUPZC to review traffic. It was also asked if there has been a traffic study. There has not. Peter Marvin, a neighbor, asked about traffic reduction at the present entrance. It should be moved away from the entrance to W Hartwell. He also asked about the construction schedule. There is no schedule at the moment. Fundraising still needs to be done. After fundraising the schedule can be set. Celeste Hardester asked about traffic on Cherokee. While there would be the same population, there would be some changes in circulation. C Hardester asked if neighbors have been contacted. The school met with neighbors in April and has contacted other organizations in the area. M Keintz suggested that more work should be done on handling the traffic load. John Landis asked that a storm water management plan be presented. The drive lanes will have impervious paving, parking areas pervious. P Cove

asked the school to meet with the HDAC at 6:30 on February 5. She asked that they include photos of the barn and the caretaker's house. L McEwen asked the school to attend the LUPZC meeting at 8:00 on the same evening.

Minutes December Meeting

- It was moved that the December minutes be accepted as submitted. The motion was seconded and the minutes were approved. It was noted that the Business Association might need a new rep for the DRC. Informal discussion of the DCED grant that is under development followed.

Adjournment

- The meeting was adjourned at 9:00 p.m.