

# DEVELOPMENT REVIEW COMMITTEE

*Minutes of the Meeting of August 15, 2017*

## Members Present

<u>✓</u> Larry McEwen, Co-chair	<u>✓</u> Amanda Yoder, Business Assn.
<u>✓</u> John Landis, Co-Chair	<u>   </u> TT&P
<u>✓</u> Cynthia Brey, LUPZC	<u>   </u> <u>✓</u> Mark Keintz, Parking Foundation
<u>✓</u> Brad Flamm, LUPZC	<u>✓</u> John Romano Streetscape Committee
<u>✓</u> Patricia Cove, HDAC	<u>   </u> Joyce Lenhardt, VP Physical
	<u>   </u> Laura Lucas, CHCA President

## Others Attending

Eric Leighton, Cecil Baker + Architects  
Carolina Navarro, Cecil Baker + Architects  
Representatives of the Fire Department  
Representatives of the City  
Neighbors of Fire Station  
Richard Snowden  
Andrew Moroz, LUPZC member  
Joyce Lenhardt, LUPZC member  
Celeste Hardester, Development Review Facilitator  
Melissa Nash, recorder

The meeting was opened by Larry McEwen, co-chair, at 7:35pm. The primary agenda item was the new fire station design. This meeting would function as the RCO meeting for this project. After this would come the Board meeting.

## **Variances for the Chestnut Hill Fire Station Addition**

•Presentation: Eric Leighton of Cecil Baker + Architects presented the project. He stated the project began in January and in June was seen by the Art Commission, the Historic Commission and L&I. The project has received its zoning refusals, and they have applied for a ZBA hearing. They do not have a date yet. The project was driven by the need for wider doors to accommodate modern equipment. There is to be a one story addition that will house the apparatus. There will be a watch room between the two building pieces. On the older building the arched openings will have new transoms and doors. The door panels on the right arch will be fixed. On the left, one side will be hinged, the other fixed. The actual entry door to the old station will be inside the hinged door. The elevation of the addition on Highland will have bifold doors that open more quickly than overheads. Both parts will be painted in colors that were determined by paint samples of the stations original colors. In the addition, the base will be rusticated dark brick, echoing the Wissahickon schist; above the base the walls will be clad in a limestone veneer to echo the sandstone on the older building. The space between the new doors will be metal. Large window panels on the side of the addition will be filled with Kalwall translucent panels. The Kalwall shapes and locations of the openings reflect elements of the older building. The rear wall is clad with more brick and Kalwall. The precise color choice for the limestone will be made after sandstone on the old building is cleaned to reveal its true color. The watch room will be clear glass where vision is required and frosted for the remainder. The watch is located in the same place that the arch originally connecting the fire station to the police station was located. The addition was designed to have a minimal impact on the existing openings. The sidewalk will be exposed aggregate concrete, which could be

tinted if desired. The fire station is in the least restrictive watershed zone, so there is no extra storm water management required, no required holding of water. There will be a hedge on the side. At present there are 4 people on duty; if medics are added, there will be 6.

•Refusals: E Leighton went through the reseals, which were fewer than anticipated. L&I did not cite existing non-conformity on the site – setbacks, height, neighbor garage over the property line. L&I also did not cite the bicycle parking location. Bike parking is not required, so its location is not relevant. There are 8 remaining refusals. 1. Street trees requirement is not met. The curb cut is oversized and trees cannot block the view from the watch. The Shawnee side is too tight to allow trees. 2. Parking in the side yard is forbidden. This is the only available space for parking. 3. Parking area dimensional standards are not met. This is not a standard parking situation. 4. The landscape buffer is not as large as required. There is not enough space on the land to do this. 5. There is no handicap parking. This is not needed. 6. Curb cut is too large. The station needs a 41' cut, 24' is allowed. The existing curb cut will be removed. 7. Setbacks for the new construction on the side and rear are too narrow. 8. The allowable lot coverage is 50%; the actual is 55%.

•Committee/Audience Comments: It was asked if there was a problem with heritage trees. Removal of heritage trees does not generate a refusal if it would hinder public service. J Landis suggested that the fire department and architects work with neighbors to widen the hedge. It was asked if the existing hedge could be preserved during construction. This is not known. Celeste Hardester asked about the tree shown on the plans. It will be a small ornamental tree that will not obstruct the view from the watch. The parking area will need to be lighted at night. Lighting should be designed to not spill into the neighbors' property. It was noted that each person working a shift will have a car. It was asked if the fire station would still be a polling place. It is accessible and will be. The remodeled older building will provide individual bathrooms so there is no need for separate women's and men's locker rooms. The older building will have central AC and heat. The new garage will just be heated. All equipment will be on the roof of the new building; there will be no equipment on the back of the building. Mark Keintz asked about the construction schedule. The existing station will be kept functional during construction. Once the new building is done, renovation of the old will begin. Some modular units may be needed during that time. It is estimated each phase will take about a year. They hope to begin construction in the spring of next year. The new building will have a steel moment frame with trusses. There will be a flex connection between the old and the new. Structurally they will be two buildings.

•Committee Action: Patricia Cove, speaking for the Conservancy, noted that there were many points of view from the committee. These included historic vs new, trees, parking and use of the community room by the public. She also noted that the committee appreciated the efforts to respect the community. The fire department stated that although the community space/training space was not designed as a community room, it could be made available on request. It was noted that neighbors preferred not to have a designated community room. The Conservancy supported the project. The members of the LUPZC withdrew to the side to deliberate on their recommendation for the project. The committee voted to recommend support for this project to the DRC. The DRC motion moved to support the proposed design and its requests for variances and recommend support for the project to the Board with the provision that there be continuing work with the adjoining neighbors regarding the landscaping between the properties and the color/tone of the paving be

addressed. The motion was seconded. There were 4 votes to support the motion and one abstention. The project will move to the Board meeting on August 24.

**Committee Business**

- Minutes: The minutes for July were approved a submitted with the exception of correcting attendance for Larry McEwen (not present) and Mark Keintz (present).

- The meeting was adjourned at 9:16pm.