

Development Activities Meeting

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: South Side Marina Clubhouse/Office, 2613 South Water Street	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): South Side Community Council (SSCC) Development team
Parcel Number(s): 12-H-266	
ZDR Application Number: DCP-ZDR-2019-03574	
Meeting Location: Brashear Association, 2005 Sarah St.	
Date: 2-20-20	
Meeting Start Time: 6:30pm	
Applicant: Mabon Lichtenfels	Approx. Number of Attendees: 7
Boards and/or Commissions Request(s): City Planning Commission (no variances requested)	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

Explained history of site with parking leases, etc.; built marina in 2014 and two parking areas; distributed handouts: letters of support and design drawings; want to build a 2-story structure with deck called a clubhouse/ office; marina can expand up to 350 boat slips; invest in south side and a place for boaters to congregate; explained community engagement to-date: met with Councilman Kraus, URA, DCP staff, met with South Side Planning Forum Design Review Committee three times and Riverlife twice, meet with DCP staff again – received comments about too much brick so took it off and responded; met with CDAP panel and they wanted brick back and wood panels, changes to windows design; explained interior of building with upstairs having a great room, storage, prep-kitchen (not full), deck; landscape plan discussed; open parking access; lighthouse design; want to use same design elements of existing structure.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Wood deck or composite?	Composite.
Higher screening to hide grating?	Riverlife wanted trees.

Questions and Comments from Attendees	Responses from Applicants
Retention or detention tank?	No, City not making them do that. Not in floodway.
Is dumpster area there now?	Yes, in the parking lot.
Any screening of dumpster?	Fence around it.
Lid on dumpster?	Yes.
Recycling on site?	No.
Is project for tenants only?	For boat slip holders and guests.
Number for occupant load?	Haven't thought of it yet.
Concern with large events; impact neighborhood with traffic, post party people; see it as a large wedding venue.	Intent is not to rent out; only for slip holders and guests; owner doesn't want it to be a party center.
Number of occupants? Load at 120 – ok; 450 changes things.	
	Parking has not been an issue now.
Reasonable occupant post size ok; no problem. But a wedding every weekend would be a problem.	
Concern with overflow to neighbors; not become a rental hotspot.	May – October marina open; then “mothballed” over winter.
Confirm with architect and owner occupancy number and that not a party center; 100-150 people would be reasonable.	Ok.
Why wasn't design element carried through for all of the gables?	Could have a high rise building close by in future.

Questions and Comments from Attendees	Responses from Applicants
Is there an underdrain system for the deck? Spilled drinks onto cars would be a problem.	Haven't gotten to that detail yet.
Who can park in the lot?	Anyone who is a slip holder.
Security cameras?	Yes, the whole marina has a camera system.
Anything next store for future development plans?	Not yet.
Like the project and in support of it but want posted occupancy decision; not for general public use; project has parking for it.	
SSCC can write a letter of support if applicant gets that information about the occupancy number.	
General questions about the RCO process since this is the first one for SSCC.	
SSCC offered to attend Planning Commission in support, if needed.	Thanks for the support.
	No conflict with neighbors that we know of; only the bikers zipping across the river trail.

Planner completing report: Anthony Kobak