

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: 2009 E Carson St.	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): South Side Community Council (SSCC) Project Development Team City Council District 3 Office Local Review Committee (LRC) Residents
Parcel Number(s): 12-F-137	
ZDR Application Number: DCP-ZDR-2021-01296	
Meeting Location: via Zoom	
Date: February 25, 2021	
Meeting Start Time: 6:00pm	
Applicant: Brittney Collier	Approx. Number of Attendees: 25
Boards and/or Commissions Request(s): Historic Review Commission approval for exterior renovation and signage.	

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.

Presented current and proposed images of storefront and rear; installing garage door in rear with man door, replacing storefront glass and mullions (in kind), replacing double door with single door; presented storefront signage options.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
<p>The LRC is ok with the rear facade, even though you added a man door to the rendering. We will likely ask for 30-day stay on the storefront items and have you come back with more information and detail. It's up to the HRC to grant that.</p> <p>We would prefer the lettering with surface applied lettering with the other external lighting. We believe it is in the zoning sign code that your legal business name is only allowed on your sign.</p>	<p>Board of Pharmacy requires the film, functioning as a pharmacy in Pennsylvania. Provide confidential transactions in the space. With the windows above, we might be able to open those up. We have to consult legal. What is the best way to address that point?</p>

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<p>Replacing mullions, in kind ok. We would have liked to have seen details to ensure matching things appropriately.</p> <p>Addition of the film – Guidelines want more transparency, openness and visibility into the storefronts. Is there some way to compromise to give you some privacy with some openness?</p> <p>What is going on with the left hand door? Is that current or something you are changing?</p>	
<p>An email exchange. Other retail in the District have dealt with this issue. Two options there are – 1. Take film off the glass and put something back in the storefront that acts as a display but blocks your views.</p>	<p>We can certainly remedy that and send you a rendering.</p>
	<p>We appreciate your concerns. There's a provision 116131 of the regulations, it says a dispensary there should be coverage of all facility entrances and exits, rooms with exterior windows, exterior walls, roof hatches or sky lights, storage rooms including those that contain medical marijuana and safes in the perimeter of the facility. So it's pretty onerous requirements that the State imposes through the marijuana regulations.</p>
<p>Ok, you can send that to us (LRC) and/ or HRC and they have that in front of them.</p>	<p>Let's assemble a package with the regulations, as well as a mock-up that will act as a security/ privacy film with aesthetics added to it.</p>
<p>Are you saying if the applicant put a 3 foot storefront box that had drywall in the rear and took the glazing off, and that was an opportunity for signage or some other retail activity, that would alleviate the need for historic review of that element?</p>	
<p>To a point. The Guidelines say the storefront should be as transparent as possible and open. So, technically yes, the preview of the HRC is only exterior renovations. If you're behind the glass, they see that as interior. If you can work with us in any way to find an alternative. If your rules say that's what we have to do, HRC will make that call. But if you work with us to make your storefront active in some way, that would be great.</p>	<p>If we have drywall behind the windows with some graphic, the glass would be transparent and the entrance has some type of privacy film applied to it, would that be ok? Do you think that is better than what we are presenting here now?</p>
<p>It's an option. All we're trying to do is work together. If we can get that, fine. But if your rules and State laws overrides this, it is what it is.</p>	<p>I'm taken aback a little bit by the concerns are with the storefront but we're going to address that. We're going to put together a package for you to show you what the state law is and we are going to put together a couple more renderings to let you choose between different options. The emphasis should be on the State law, not that we want to block the view because there is a club inside or a store like Walgreens that wants to have branding. We are</p>

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	just trying to play by rules and regulations that are being enforced by the State of Pennsylvania.
	If we have an option to register for the sign Beyond/Hello The Medical Marijuana Dispensary, would that be a problem?
We're just looking for uniformity. The District Guidelines don't tell you what you can put on the sign. They just want applied letters, exterior illumination, and no bigger than 18" high. So, if your drawing could show that these letters are no more than 18", LRC and HRC will be good.	The illuminated sign right now is about 22 1/2" tall and the letters are 7 1/2" and 2" tall. It meets the guidelines.
Ok, but that shows the box sign. We prefer your other way, which is more closely aligned with the District Guidelines. We don't understand what you are presenting because you've got multiple parts and pieces. We'll go with your testimony tonight and I'll write up my notes based on what you've told us what you are going to do based on what we've talked about.	We appreciate this being a dialogue. We want to present something that is not controversial. It helps us figure it out.
What has to happen to the back of the building to make it look as nice as the rendering? I assume it has to be painted.	It will be a combination of cleaning, painting and tuck pointing the brick.
Are there issues related to that around the Guidelines?	
The more information the better and to have a set of documents that explains what you're doing. If you go back to your rendering, I don't think there is anything about painting and tuck pointing and stuff. The backside is painted. The HRC will allow you to paint it again. They won't make you strip that off. We at LRC would ask that you get the graffiti off the front of the building, which I assume you are going to do.	Our scope is to improve the aesthetics. More of a maintenance to bring it up but we can definitely detail that scope of work. We can come up with an outline on that for you.
We talked about you guys providing a sally port for trash and recycling in the back door. Is that in your current plan?	We will keep trash on the inside of the space.
Is it possible to remove that chain link fence around the utilities? Re-establish the curb line. I don't think the plantings are a great place for them. Will attract dogs and debris and won't do well. Should we aim for concrete and a new curb line?	It would appear to be more aesthetically pleasing to remove them. The curb line is non-existent. We are going to have to apply for a curb cut, separately. If we came up with a wood fence or pvc slate fence that would match the brick, would that be acceptable?
If you could narrow it up to just have it cover the utilities, I would be ok with that. I can only speak for myself. My concern is that when you walk down these alleys, it blocks people from walking along the curb line and having a car go by.	

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A picture is worth a thousand words. It sounds alright. Much better than chain link but HRC will want to see a picture and a note that explains what that is.	
Do you plan to pull the trucks into the back of the building through the rolling door? There's parking on the other side of Wrights Way. I'm curious as to how a truck would be able to pull in because of the parking.	The doors would be wide enough for the truck to pull in.
We're not talking about box trucks but rather small Ram vans and such, right?	Correct.
So the turning radius is a lot smaller.	It's a van. The majority of vehicles aren't even a van.
Is this expanding a non-conforming use by adding the garage and man door in the rear setback?	It wouldn't be because you're not extending it out. If you were to add 3 feet to it, that would be an expansion. But if you're simply modifying the existing structure, that would not be. You're not changing the dimension. It's a dimensional variance.
It's a use change, as well. We're not trying to trip you up, just figuring it out.	The use is a dispensary in this case that's permitted by special exception.
We're you thinking of repainting the metalwork on the storefront?	It will stay black, as is.
We were hoping for something other than black. We always like a little color.	We'll definitely take a look at that with the renderings. Once again, we really want to bring up the aesthetics.

Planner completing report: Anthony Kobak