

## Development Activities Meeting Report (Version: 06/24/2020)

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

Logistics	Stakeholders
<b>Project Name/Address:</b> 2655 E. Carson Street	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b> South Side Community Council (SSCC) Project Development Team Design Review Committee (DRC) Local Review Committee (LRC) South Side Chamber of Commerce Residents
<b>Parcel Number(s):</b> 12-M-330	
<b>ZDR Application Number:</b> DCP-ZDR-2021-08189	
<b>Meeting Location:</b> via Zoom	
<b>Date:</b> August 19, 2021	
<b>Meeting Start Time:</b> 6:00pm	
<b>Applicant:</b> Fabo Architecture, Inc.	<b>Approx. Number of Attendees:</b> 25
<b>Boards and/or Commissions Request(s):</b> Historic Review Commission approval for exterior work.	

### 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.*

The existing building has a rounded façade along Carson St. On the right side of the storefront, there's two bays that are existing recessed entries with a canopy that we propose to infill with masonry. Goal is to make it less confusing as it is no longer an entrance. Material will be brick in the grey tone family to fit in with the existing façade. We are replacing glass door with a glass door at corner. Additionally, on the left side of the storefront with an existing entrance. We are proposing to close that entrance and make it an emergency exit only change.

### Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Will that left door have an alarm?	Yes.
Will the new central entrance remain the 2 bays?	No, the left bay will become glass and the right bay will be the entry/exit.
Does the material match?	It will be close.
I think the column needs to use the same material and the infilled bay needs to use matching material as well. The previous tenant (Cole Haan) removed that material along	

Questions and Comments from Attendees	Responses from Applicants
the column but was required to save those stones so this material may be available in the basement.	
Filling in these bays with bricks. Are these thin bricks that will be adhered to the existing exterior?	No, they will remove the exterior and stud out these areas and create the walls for a durable wall.
Before you go to HRC you will need more documents. Investigate if the center column (on the right side) can be restored. Also recommend having an alternative to the thin brick veneer.	
Transparent storefront at the first floor level is a theme along this District and in the guidelines. I recommend using glass and then use an interior wall as a product wall 2-3 feet from the windows. That is our preference.  Convince us that you've read our guidelines. We can help you understand them further and through the process.	
Signage? Security? Is there signage proposed?	Don't know what the signage proposal is; that is a separate permit. Hoping for sign above door.
That requires a permit. What about temporary signage, such as banners? There are the stands for banners along each column. We want to know what will be used here.	No banners are going to be used.
Security gates for nighttime when store is closed? We do not like pull down gates.	Security will probably be on interior. Unsure what the security plan will be yet. We will find a gate that is agreeable.
There are separate East Carson District Signage guidelines. Please review. These are separate from the historic guidelines.	
Is owner or Rite Aid doing these improvements?	Somera Road, owner/developer.
Why is Somera Road not presented this?	We are here; sorry that was not clear. We are looking for the material for the column as we speak.
What are the guidelines for Rite Aid for transparency? Recommended to be at the fullest extent possible.	
What will be the hours be?	Similar to Jane Street, may expand later. Probably 7am until 10pm. We want to be open for the gym.

Questions and Comments from Attendees	Responses from Applicants
Open to two entrances where there are two canopies?	Two entrances are too difficult to control so probably not.

**Other Notes**

Text
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**Planner completing report:** Stephanie Joy Everett