

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
Project Name/Address: DPW Salt Shed at 940 Saw Mill Run Boulevard	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): MWCDC DPW Residents
Parcel Number(s): 5-L-207	
ZDR Application Number: Unknown	
Meeting Location: via Zoom	
Date: Tuesday, October 19, 2021	
Meeting Start Time: 6:30pm	
Applicant: DPW; CEC, Inc; Architectural Innovations	Approx. Number of Attendees: 16
Boards and/or Commissions Request(s): Art Commission and ZBA for setbacks	

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.

<p>Existing salt dome has serious structural damage and has reached end of structural life. Structure on neighboring lot will also be removed. Opportunity to replace building and combine two lots. The future salt dome will have a larger capacity for salt (7500 tons).</p> <p>Salt facility will be located to the west of the existing location, where the diner was. Access will remain on Woodruff Street connector. Existing Seldom Seen Greenway parking to remain. Adding greenspace for stormwater purposes and as a buffer between the site and existing parking area for the Greenway.</p> <p>Building will be square in shape and compact. Safety was primary consideration of design. Provided aerial view. Metal roof. Band of windows to let in light and reduce electrical demand. Provided two options for the structure with the primary difference being the roofing design (standard roof and butterfly roof).</p>

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
How do the trucks leave the building?	Off main access point on Woodruff Street (entrance and exit).
What is the loading process for trucks?	Trucks pull in and pick up salt (or another vehicle adds it to the truck) and it backs out to exit.
Which options is planned?	DPW prefers the Option A (standard roof)
Why is the west elevation so blah?	Faces gas meter and gas station. That is the rear wall where the salt is stacked against. Open to suggestions.
Long horizontal window affect structure?	No. The beams bypass the window and the windows are framed.
Have you studied how much light you will get during the seasons?	No, we are trying to reduce as much as possible.
West windows may help.	Only electrical power will be for lighting, not air conditioning etc so electrical use will be low. Would like natural light as much as possible. South façade will provide most light.
Is there an opportunity for solar roof or white roof?	It is a possibility. We may have to partner with a third party to install and maintain. The gabled roof would allow for that.
What is expected lifespan of new structure?	50-75 years with maintenance. There will be wear and tear.
Is this based on a template?	Yes, but it is not exactly cookie cutter facility but there are certain standards.
The wood framing and concrete is because of the salt?	Yes, that is a tried and true solution with wood.
The street façade is blah and I'm not sure the color is a solution.	We hear you. One approach is adding color or materials.
Greenspace not part of Seldom Seen, what will be planted there?	Haven't got that far yet. Discussions with Environmental staff will determine best vegetation for stormwater capture. Salt tolerant shrubs may be used.

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What about the greenspace along Saw Mill Run?	Existing fire hydrant there and we will dress it up as best we can. Utilities may prevent a lot of trees, but vegetative buffer is opportunity.
Landscaping may make building more interesting.	We agree.
What is primary method to prevent salt from greenspaces?	New facility is larger with a better layout and functional. The salt should be able to be contained within building.
Will this be ready for use by this winter? What is the schedule?	Will not be ready this winter, but should be next year. We hope to put out to bid in spring 2022 after all approvals. Existing salt dome will be operational this winter.
Option B with more color blocks is better IMO and trees would help 'decorate' the façade.	We agree and will take your comments into consideration.

Other Notes

Text

Planner completing report: Stephanie Joy Everett