



## Memorandum

To: Board of Architectural Review  
From: Kelly O'Brien, Principal Planner  
Meeting Date: February 21, 2019  
Re: **Item No. 6 - Docket No. PF-59-18-MAC**  
**Sunrise Assisted Living**

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**Request for recommendation to Town Council regarding compliance with requirements of Article 13.1 of the Town Code for the proposed Sunrise Assisted Living mixed-use building, as part of Maple Avenue Commercial (MAC) Zone application, located at 100, 102 and 112 Maple Avenue, W, (Docket No. PF-59-18-MAC), in the C-2 General Commercial zoning district and C-1A Special Commercial zoning district, pending approval for rezoning to the Maple Avenue Commercial Zone; filed by Sara Mariska, on behalf of Sunrise Development, Inc.**

### *Introductory Comments*

The subject site is approximately 0.7376 acres and is located at the intersection of Maple Avenue East and Center Street North. Two two-story office buildings, built in 1983, currently occupy the site. Associated surface parking is located in between the two buildings and in the rear of the buildings with an entrance solely from Center Street. Commercial properties (including office buildings, retail and restaurants) surround the site on all sides. The applicant proposes redeveloping the site under the Maple Avenue Commercial (MAC) zoning regulations.

Staff notes that the applicant previously held a work session with the Board of Architectural Review on January 11, 2019.

### *Project Overview*

The proposed redevelopment includes a four-story, 54 foot high, mixed-use building with 85 assisted living units and approximately 7,700 square feet of first floor commercial area. The applicant proposes one floor of underground parking and one floor of structured above-ground parking. Staff notes that the applicant is proposing a half-story space to include additional lobby and common



spaces for the assisted living facility between the first story and second story of the building, beyond the four stories allowed per Code. The applicant is applying for a modification of requirement for the additional half-story. (The modification of requirement is to be considered by the Town Council after receiving a recommendation from the Planning Commission. The Board of Architectural Review does not make a recommendation or approve modifications of requirements.)

The proposed building height is 54 feet, with an 8 foot corner tower projection above the 54 feet (a maximum of 8.1 feet is allowed above the 54 feet for architectural features).

Vehicular access to the building is located off Center Street North in the same location as the current entrance. Pedestrian access to the retail portion of the building is located along Maple Avenue East and pedestrian access to the assisted living facility portion of the building, including the lobby is located at the corner of Maple Avenue East and Center Street North.

### ***Board of Architectural Review Relevant Code Sections per Charter, Chapter 8-B. – Architectural Control Districts***

The Board is responsible for making a recommendation to Town Council regarding compliance of Article 13.1 of Chapter 18 of the Town Code. Specifically, the Board, shall review the proposal for compliance with Sections 18-95.12 through 18-95.17 and Chapter 4 Architectural Design Control of the Town Code.

### **Section 18-95.12 – Landscaping standards**

The applicant proposes planting street trees along Maple Avenue East and Center Street North. The applicant also proposes a pocket park along the northern side of the building with landscaping along the building edge and the fencing along the property line. Earlier concepts showed more landscaping interior to the pocket park, however, this area also serves as access to utility lines and as such must provide a 12' wide clear path for Town vehicle access.

### **Section 18-95.13 – Open space set-asides**

The applicant is proposing open space area of 7,050 square feet or 21.9% of the lot area, exceeding the minimum requirement of 4,820 square feet, 15% of the lot area. The open space provided includes public gathering and outdoor dining areas in a 10-foot to 15-foot wide section adjacent to the sidewalk along Maple Avenue and sidewalk and landscaping along Center Street, referred to in Section 18-95.11.1 as Zone 3. The applicant also proposes a 20-foot wide open-air pocket park along



the northern property line totaling 3,625 square feet. The applicant proposes future pedestrian access to the pocket park from the properties to the north and west through future gates in the surrounding fence.

#### **Section 18-95.14 – Site development standards**

There are currently three retail bays and the assisted living facility proposed with primary entrances to the building located off Maple Avenue East. There is also a secondary entrance to the assisted living facility off Center Street North. The primary entrances includes 6-foot wide awnings and canopies along the Maple Avenue façade over the entrances and windows.

The applicant is proposing several variations of facades along all four sides of the building by utilizing roofline changes coupled with façade material changes, offset surfaces, and window indentations. The open side of the parking structure along the northeast property line is screened by the proposed 6-foot high wood fence.

#### **Section 18-95.15 – Exterior lighting**

The applicant is proposing limited lighting on the exterior of the building including recessed lighting under the canopies and building mounted sconces with the standard acorn style light poles in the right of way.

#### **Section 18-95.16 – Neighborhood compatibility**

This section is not applicable as the property does not abut or located across the street from single-family detached dwellings.

#### **Section 18-95.17 – Nameplates and signs**

This section is not applicable at this time.

#### **Section 18-95.18 – Fences**

A 6-foot high wood fence is proposed along the northeast and northwest property lines. Gates are proposed in the future at the interior corner to allow pedestrian access to adjoining properties.



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*Applicants should attend the meeting and represent their application.  
Failure to appear may result in the deferral of the item or amendments to the design.  
Failure to appear will not relieve any pending violations.  
This staff report is not an approval, or building permit.  
Board approval is not a building permit.*