

BAR Recommendations for 380 Maple Avenue W – MAC Rezoning

February 17, 2019

Of significant concern to the adjacent community was the area along Glen Avenue, SW, where there is a proposed dog park for the new building's residents. The area is currently depicted as landscaped and has a low masonry wall running the length of the sidewalk facing Glen Avenue, SW. A group of residents expressed concern over the noise and lack of privacy that would result between the proposed development and the residential area on the opposite side of Glen. The community members present expressed a preference for a higher physical barrier or wall along this boundary. In addition, there was concern as to whether or not the dog park would "hold up" to the wear and tear that is typically associated with a dog park use.

In the work session that preceded the regularly scheduled BAR meeting, the Board expressed the view that a well-landscaped and well-designed area with a low wall was preferable for the overall integrity of the project design, as well as the larger community. However, due to the strongly held views of the community, the Board's recommendation is to provide a more substantial, well-designed physical barrier that provides visual interest. This could be achieved by employing any number of architectural features, such as, but not limited to the following: enhanced brick detailing, pilasters, corbels, water tables, stone caps, serpentine configuration with integrated exterior landscaping, wall-washing with subtle lighting, etc., as well as substantial landscaping on the interior (residential) side of the wall.

Lastly, it is strongly recommended that the light levels be kept at their lowest levels possible according to current industry standards as appropriate for general and specific lighting conditions and as required for safety. It is recommended that the Kelvin designation of the lamps be no greater than 3000K, unless compelling reasons suggest otherwise. All lighting should be directed towards the ground to minimize light "spillage" off-site to the highest degree possible in keeping with industry standards, and in particular on the side towards the residential area.