

NEIGHBORHOOD MEETING

Project: 170 Kensington-Vehicle Sales (Pedersen Toyota Expansion)

Date: April 23rd, 2014

Location: 637 Wabash Street (Lopez Elementary, Media Center)

Project Planner: Noah Beals

The meeting started at 6:04 pm

Introductions: City Staff, Applicant's team, and 1 member of the public.

City Staff reviewed the Development Review Process and spoke to where the project was in the process.

Applicant started a presentation outlining the existing conditions and stating what is being proposed.

Public: My biggest concern is the height. When we talk stories people think residential, when commercial stories with showrooms are taller.

Applicant continued presentation stating the existing building will be remodeled and expanded for show room area, new addition service bays, attached parking structure story, and also attached is a one story retail use. The retail use being the Toyota retail services.

Public: Is the tan area all four stories and is the brown also four story?

Applicant: It is just the tan area.

Public: What type of retail?

Applicant: The retail is 20ft high and will be retail uses of the dealership.

Citizen: The scale looks off with the four story portion behind it.

Applicant: It appears that way because the top floor does not have a roof and the single story portion is 20ft in height. Also the grade is also lowered making it appear shorter from the street.

Public: I realize progress but I am nervous how the buildings get taller down the College and Mason

Applicant: We will provide an analysis of the height compared to the existing building.

Public: They own the storage facility? It is quite an investment since the storage facility hasn't been there too long.

Applicant: Yes they do own the storage facility.

Public: I have had concerns with their loudspeaker and the hot-rodding at the Volvo-dealership

Applicant: They are trying to make it more pedestrian friendly to fit the Land Use Code

Staff: We can put you in touch with the Neighborhood Service department to help with noise concerns.

Public: You people get to go home early I think you have answered my questions

Public: Sign numbers do they correspond with the project info online?

Staff: I believe they do, but you can certainly look it up by the project name online as well.

6:35pm meeting ended

If you have comments or input about this project, please contact the project planner, Noah Beals, at nbeals@fcgov.com or 970 416-2313.