SW Boeckman Road Building W5

DRB Panel A Public Hearing
June 12, 2023
Presented by: Cindy Luxhoj AICP, Associate Planner
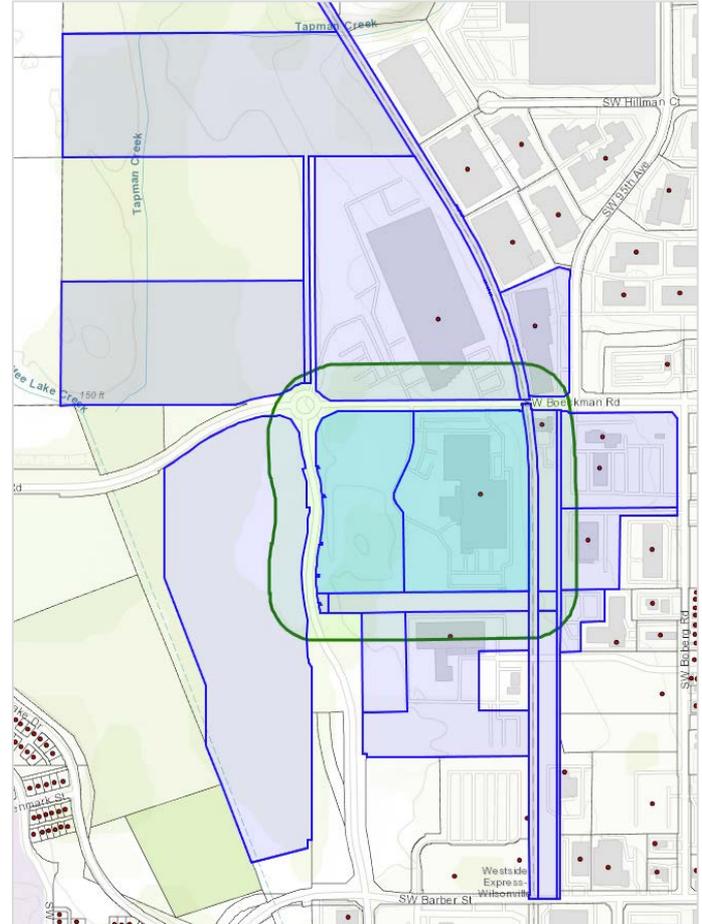
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Location

Background

- 1970s: Initial site development of adjacent building
- 2016-17: Architectural renovations for DWFritz
  - TIA evaluated future second building that was never approved
- 2021: Tax Lot 202 partitioned to create Tax Lot 204
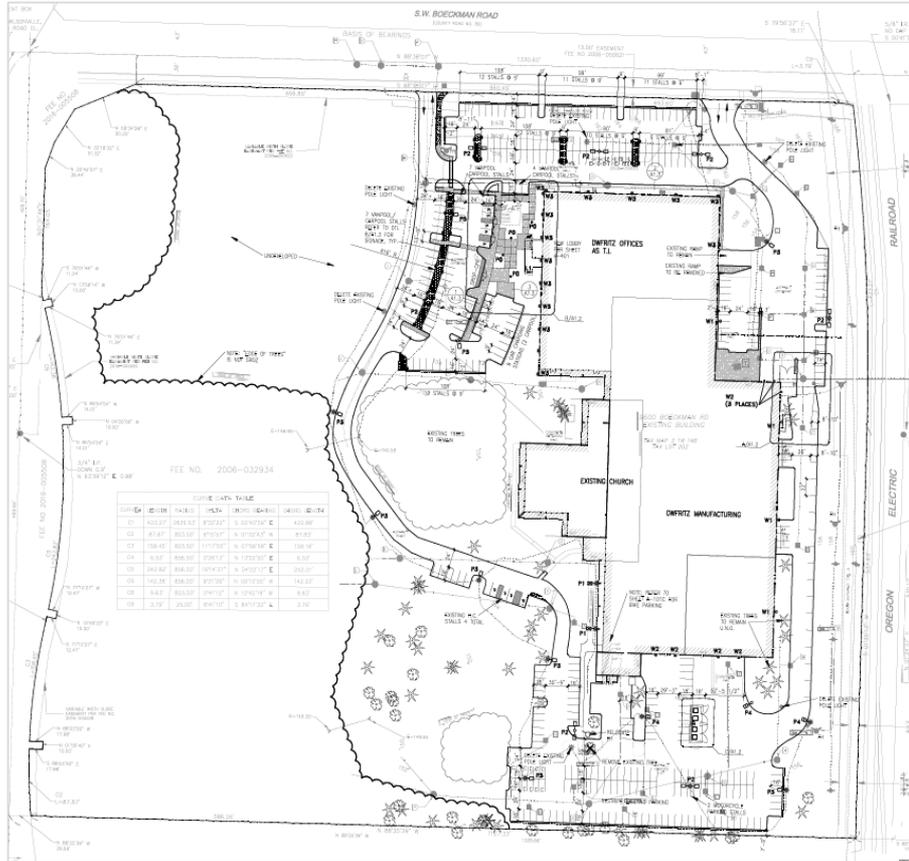- 2023: Current application

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Noticing

- Comments from employee at DWFritz:
    - Building location
    - Parking and loading location in relation to existing circulation
    - Employee safety related to above
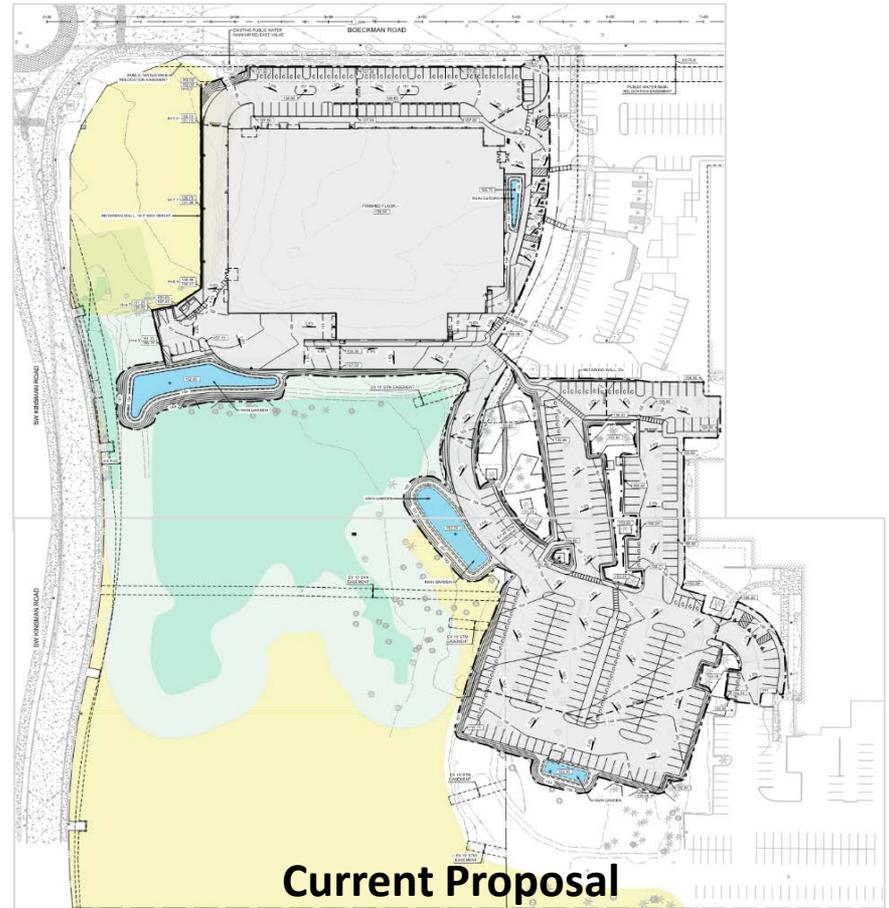   - Number of parking spaces

List of Applications for DB22-0004

- Verifying Compliance with Clear & Objective Standards:
  - Stage 1 Preliminary Plan Modification (STG122-0004)
  - Stage 2 Final Plan Modification (STG222-0004)
  - Site Design Review (SDR22-0004)
  - Type C Tree Removal Plan (TPLN22-0003)
  - Standard SROZ Map Verification (SROZ22-0003)
  - Standard SRIR Review (SRIR22-0001)

- Discretionary Review
  - No requests

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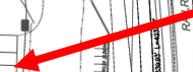# Stage 1 Preliminary Plan Modification

Prior Approval

Current Proposal

Stage 2 Final Plan Modification

Building W5
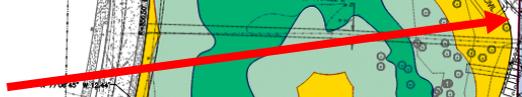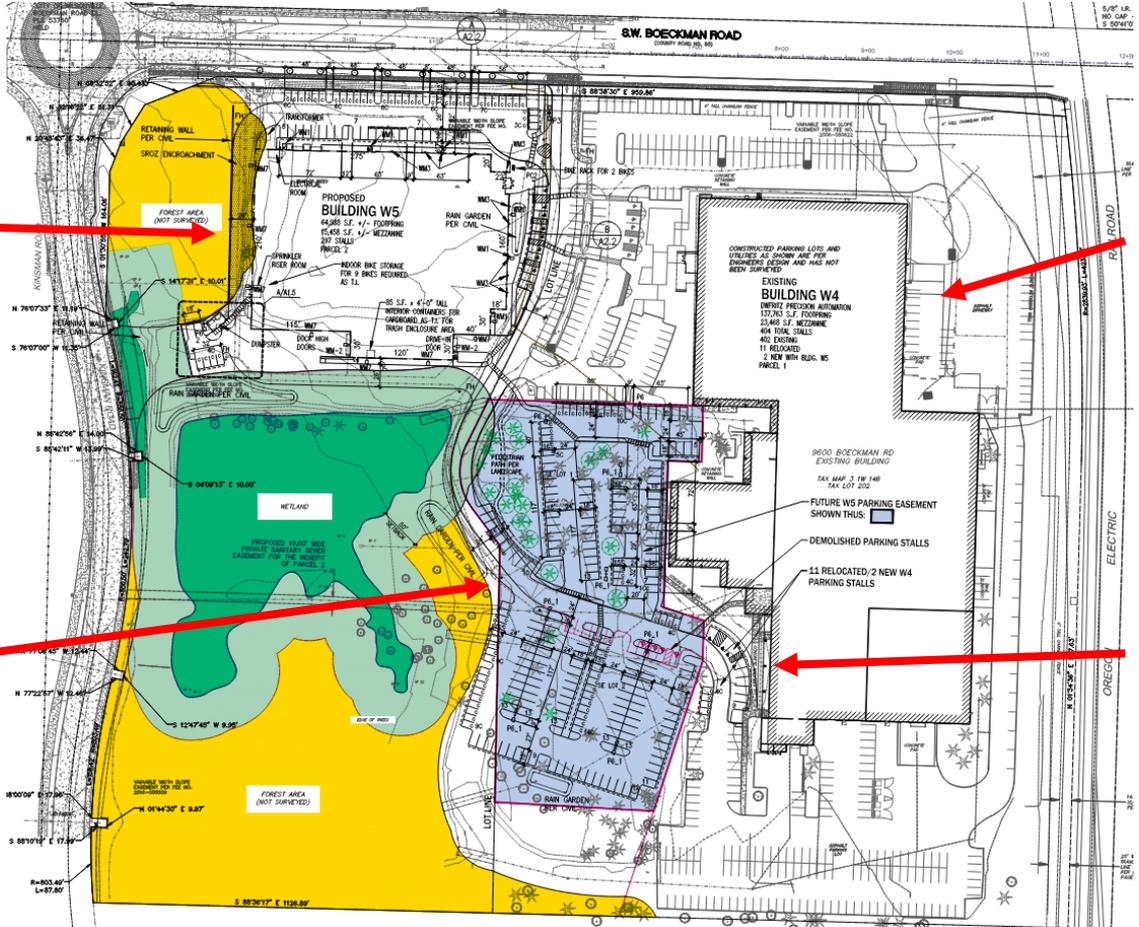
Building W4

Building W5 Parking in Easement

Relocated Building W4 Parking
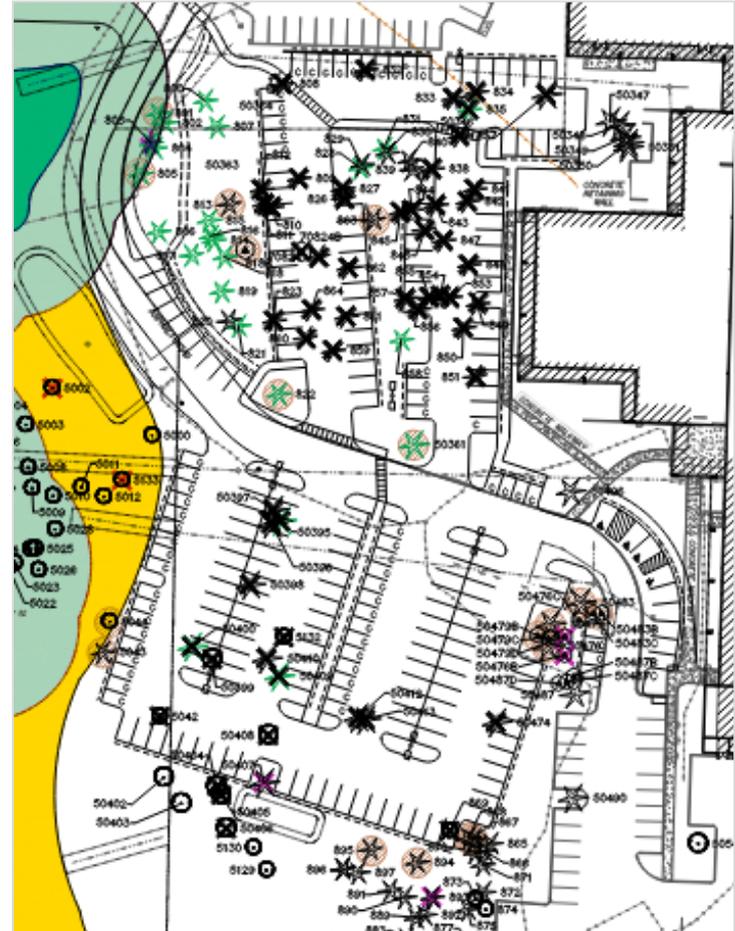
Stage 2 Final Plan – Traffic & Parking

- Trip Generation:
  - 54 PM Peak Hour trips, 414 Weekday trips
  - All intersections will operate above LOS D
- Parking:
  - Required: 151 vehicle parking spaces, 10 bicycle spaces
  - Proposed: 297 vehicle parking spaces, 11 bicycle spaces
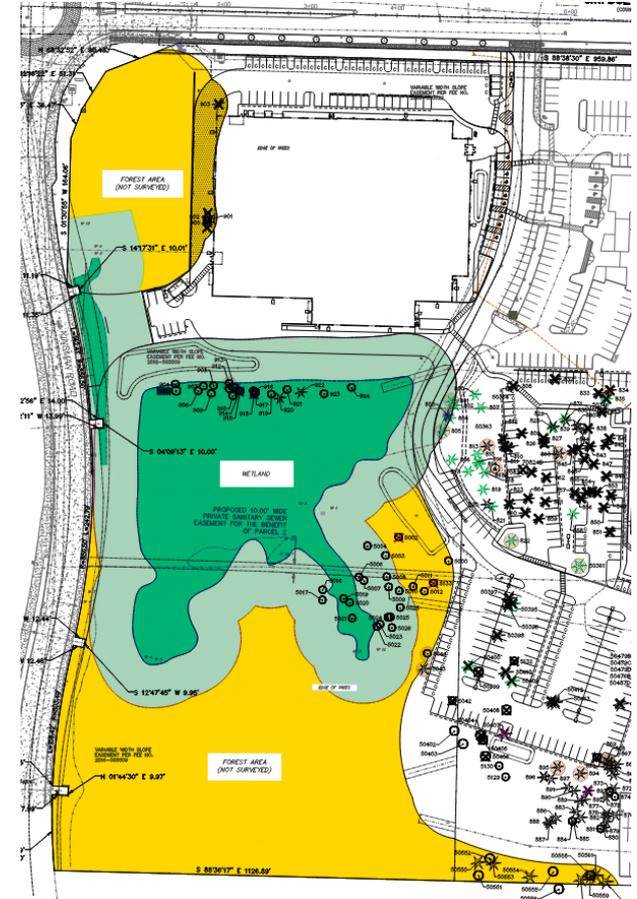
Site Design Review

Type C Tree Removal Plan

- Trees inventoried: 173
- Proposed for removal: 72
- Proposed for retention: 101
  - "Situational" trees: 21

SROZ Map Verification & SRIR Review

- Detailed site analysis
- Delineated specific resource boundaries
- Analyzed impacts of exempt development within SROZ
- Mitigation Plan

Discussion