

SUMMARY OF A CONCEPT PLAN REVIEW  
1751 DOBBINS DRIVE  
COMMUNITY DESIGN COMMISSION

March 26<sup>th</sup>, 2019

The Community Design Commission conducted a concept plan review for 1751 Dobbins Drive on March 26<sup>th</sup>, 2019. The project proposed construction of a mixed-use development including office, retail and residential. Additional surface parking, stormwater controls and amenities were proposed. Key points made by members of the Commission and Public about the concept plan include:

- Commission expressed appreciation for the development proposal and its thoughtfulness on such a difficult site, given that the owners of the adjoining private drive did not grant access to this property.
- Members expressed concern over the amount of proposed impervious surface and requested the use of stormwater mitigating measures such as pervious paving and green infrastructure.
- Members were split on the architectural context of the proposed building, some liking the modern expression. Others expressed concerns over the lack of fitting in w/ the existing context of surrounding buildings. The building could share some common elements w/ its neighbors, while still expressing modern design.
- A suggestion was made to consider cantilevering the building over the parking as a way to reduce impervious surface.
- Citizen spoke and expressed concern over traffic impacts to surrounding neighborhood, citizen also requested that the growth of the applicant's site be permanently capped.