



Meeting Summary
March 11, 2015

Attendance

Panel Members: Phyllis Cook, Chair
Mohammad Saleem, Vice Chair
Henry Alinger
Don Taylor
Peggy White

DPZ Staff: Dace Blaumanis, Lisa Kenney, Bill Mackey

Oxford Square, Parcels X and A-A #15-01

Owner/Developer: Kellogg-CCP, LLC
Scheffenacker Properties/Preston Home Builder
Architect: JP2 Architects
Urban Design: Hord Coplan Macht, Inc.
Engineer: Fisher Collins and Carter, Inc.

1. Call to Order – DAP Chair Phyllis Cook opened the meeting at approximately 7:30 pm, calling for introductions of the Panel, staff and project team.

2. Review of Oxford Square, Parcels X and A-A, #15-01 – Mr. Matthew Fitzsimmons, Hord Coplan Macht, gave an overview and update of the Oxford Square development and its urban design framework. The west side of Crowley Street will have a wider sidewalk to accommodate the path that encircles the site. Parcel X and Parcel A-A will have four-story apartment buildings similar in massing to the surrounding residential buildings. The residences on Parcel X will be buffered from the railroad tracks by structured parking on the west side of the building. The building on Parcel X will have two internal courtyards that will be connected.

Mr. Josh Kilrain, Hord Coplan Macht, presented an overview of the landscape architecture of the proposed project which would reiterate materials throughout Oxford Square, such as brick and cobble for paving. A new feature is the vehicle arrival court on the south side of the Dexter Square building on Parcel X. The building will have stoops to give a more urban feel to the project. For Parcel A-A (River Overlook buildings), Mr. Kilrain described the landscape screening on the east side next to the elementary school site.

Mr. Gordon Godat, JP2 Architects, explained that for the urban block-size building on Parcel X, the design will use tools appropriate to visually scale down the building, such as having stoops, recessed balconies, and creating a base, middle and top to the architectural design. A portion of the building will have a mansard roof. He described how the building will fit in with future neighboring buildings.

For the River Overlook buildings on Parcel A-A, the same materials and building vocabulary will be used. The buildings will have entryways on Banbury Drive that link to the pedestrian system of the project.

Pursuant to each motion duly made and seconded, DAP adopted the following recommendations for the project. These recommendations will be forwarded to the Director of the Department of Planning and Zoning.

DAP Vice Chair Mohammad Saleem offered the following motion:

1. "That the applicant consider revisiting the garage exterior elevations and simplifying the architectural details."

Seconded by D. Taylor.

Vote: 5-0 to approve.

DAP member Don Taylor offered the following motion:

2. "That the applicant reconsider the architectural corner element and make it more functional."

Seconded by M. Saleem.

Vote 5-0 to approve.

DAP Vice Chair Mohammad Saleem offered the following motion:

3. "That the applicant consider for the courtyard (without the pool) on Parcel X reducing the covered, paved area and replacing it with some green, smaller tot lot space."

Seconded by P. Cook.

Vote 5-0 to approve.

DAP Chair Phyllis Cook offered the following motion:

4. "That the applicant consider the edge of Parcel A-A which faces the future elementary school and how to treat it to direct traffic flow, particularly of children, around to the streets rather than across the parking area."

Seconded by M. Saleem.

Vote 5-0 to approve.

3. Call to Adjourn – Chair Phyllis Cook adjourned the meeting at 8:50 pm.