



Meeting Summary
July 8, 2015

Attendance

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

DPZ Staff: Kate Bolinger, William Mackey, Mary Smith

Giant in Chatham Mall - #15-09

Owner: Chatham Mall Company LLP
Developer: Ahold USA, Inc.
Architect: JCA Architects
Engineer: Gutschick, Little and Weber

1. Call to Order – DAP Chair Phyllis Cook opened the meeting at approximately 7:43 pm, calling for introductions of the Panel, staff and Project team.

2. Review of Giant in Chatham Mall, #15-09 – Civil engineer Todd Reddan of Gutschick, Little and Weber gave a brief introduction to the site, describing existing uses within Chatham Station Shopping Center that fronts US Route 40. He noted locations of the vacant former Kmart/Sears building (which will house the future Giant), the existing Giant, Home Depot, and other existing businesses. He pointed out the main access to the site is from Route 40, and the location of a traffic signal at Route 40 and North Chatham Road. He described the shopping center's history, which was transformed from Chatham Mall to the "de-malled" Chatham Station Shopping Center over a decade ago.

Mr. Reddan described how the scope of the current project is to modify the former Kmart/Sears space within its existing footprint to accommodate Giant as well as several small stores. Giant will be moving out of its present space of approximately 40,000 square feet into an approximately 64,000 square-foot space within the former Kmart/Sears building.

Architect Kevin Link of JCA Architects described façade changes proposed to update the former Kmart/Sears building. He noted that existing Dryvit and EIFS (exterior insulation and finish systems) siding would be utilized, but new Nichiha fiber-cement siding would also be added to accent storefront entrances. Mr. Link described how the shape of the marquee-style canopy would be altered above the new Giant entrance and that simple reveal lines to form a large-scale, horizontally oriented grid would be added to the existing surface treatment.

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 motions:

1. “[That the applicant] introduces some foundation plantings across the front of the building and maybe continue a little bit on the sides if possible, but it does not have to be all the way around... Where the entrances are would be important.” Seconded by D. Taylor.

Vote: 4-0 to approve.

2. “Recommend to the applicant to take out existing surface-mounted lighting on the façade then introduce some (maybe) gooseneck or some other lighting to emphasize the entrances as well as make the sidewalk a little pedestrian friendly and well lit.” Seconded by P. Cook.

Vote: 4-0 to approve.

DAP member Don Taylor offered the following motion:

3. “That the applicant consider having the secondary tenant frontages project further from the face of the building, in equal proportion as they have it in height above the parapet.” Seconded by M. Saleem.

Vote: 4-0 to approve

DAP Chair Phyllis Cook offered the following motion:

- 4 “That the applicant consider a more durable finish along the base of the building, either preferably a CMU [concrete masonry unit] material or at minimum a more durable EIFS finish.” Seconded D. Taylor

Vote: 4-0 to approve.

DAP Vice Chair Mohammad Saleem offered the following motion:

5. “I would clarify that the foundation planting be utilized within the sidewalk by taking out two feet or so of the area next to the building to introduce foundation plantings.” Seconded by P. Cook.

Vote: 4-0 to approve.

3. Call to Adjourn – Chair Phyllis Cook adjourned the meeting at 8:16 pm.