

RESPONSE TO COMMENTS ISSUED ON 02/08/2024 - PB23-0625

Department	Status	Reviewer
PLANNING DEPARTMENT	February 25, 2024	Alejandro Garavito

Comment Number	Comment	Response
PLANNING DEPARTMENT REVIEW		
1	Provide a narrative response when addressing the following comments with page(s) location if applicable.	Please allow this to serve as the narrative response
2	The application is insufficient and as a result it is continued to the PB April review cycle.	Noted
3	NOT ADDRESSED - Application: the application shall include authorization from the owner of all the parcels that are part of the development site. It is missing the authorization from the HH hotel.	The Applicant is meeting with ownership of Haddon hall and will obtain signatures prior to notice to proceed for the April PB meeting
5	5. INSUFFICIENT- A0-01 - Zoning Data FAR:2-2-24 FAR/ Existing FAR: As agreed on 1/18, the existing FAR is 66,608 SF per Building permit. However, the zoning data and information related to this on other pages are not coordinating with this value. Right now the existing FAR on the zoning data (Item # 12) is HH: 44,290 SF, Campton Building: 17,185 SF, HH pool: 3,003 SF which adds to 64, 478 SF and is lower from the building permit FAR. We cannot accept this;k the numbers need to add to what was approved on the building permit. Please revise this on the zoning data and pages A0-08 to A0-13. In addition to this, the survey existing FAR is not sufficient, please remove this reference/text on the zoning data line 12. Please include the values that add to 66,608 SF per Building permit on each parcel. Provide what is the available FAR, what is going to be transferred and the remaining FAR for the HH/CB parcels, right now the information on A0-13 is not accurate with the existing FAR information provided.	Zoning data sheet has been updated to be consistent with the approved building permit records. Existing FAR increased to be consistent with building permit.
7	NOT ADDRESSED - Zoning Data: Please provide a separate chart with all the venues that are going to be open to the public showing number of seats, occupancy load, provide subtotals and total for the project.	Added. See sheet A 0-02.

9	9. This is an existing building (Façade) therefore should comply with the standards for existing structures 7.1.2.2.e.1. HPB and PB staff are concerned with the proposed ramp and stairs on the sidewalk, it raises the sidewalk to DFE+1 which creates a wall on the existing on the south side in front of 15th Street, this does not create revitalized pedestrian friendly situation or enhance the pedestrian experience on the street as stated on the LOI. This proposal creates a lack of transparency into the ground floor of the building. In addition to this, the recessed storefront that is on BFE+1 has knee wall which makes this situation worse. Please revise. The sidewalk does not have a width dimension according to A1-00 and it seems that there is only about 5 feet between this ramp and the curb, this is not wide enough for pedestrian circulation since there are existing landscape, utility posts etc., this floor plan is showing a set of stairs on the north side and a ramp on the south side which is not consistent with the rendering provided (i.3 A4-00, A4-01 etc.,) the renderings needs to coordinate.	Clarified in the revised letter of intent. The applicant is proposing total demolition and reconstruction of the facades at Design Flood Elevation. Ramping and stairs have been reduced to accommodate the difference between the existing grade and required Design Flood Elevation. Plans have also been shared with Public Works. Renderings coordinated.
10	INSUFFICIENT. - Required amenity space A0-36 - 037: the lo the lobby is not counted as amenity unless it includes a separate amenity. The hallway to the elevators is not an amenity and all other hallways are not amenities. For the yoga lawn, we would need more information including a landscape/hardscape plan demonstrating that the area is a permanent amenity.(provide updated landscape plan).	Amenity space diagrams revised. See sheets A0-36, A0-37, and A0-38 and landscape plans.
13	These comments have been provided as a preliminary review of outstanding issues and are subject to additions and/or deletions pending further review before the meeting date and during building permit review. These comments do not constitute final zoning comments or final zoning approval of the project.	Noted
14	Please provide the above information for the Final submittal deadline of January 28, 2024, for the PB March review cycle. Provide a narrative and label electronic files as: 'MM-DD-YYYY Document Name'.	Noted