

John Woods, MKSK, said it is tough to meet the plant material requirement in these locations and anticipates changes as new tenants come forward so he would like flexibility.

Matt Starr, Crawford Hoying Development Partners, indicated the design plans proposed they received from a new tenant (Cap City) shows benches and planters at their entrances and he said the applicant plans to coordinate with that tenant.

Ms. Burchett reread the note that states "...landscaped plant materials and the total planted area for each location depicted on the site plan will meet or exceed the quantity shown on the site plan previously approved..." She asked which areas would be increased and which areas would be decreased.

Claudia Husak said the applicant could never meet or exceed the requirement.

Mr. Woods said the planter itself will take up room.

Vince Papsidero suggested the plan could be flexible but a quantity commitment in total and how it would be implemented over time would be needed.

Ms. Burchett reiterated that the note needed to be clarified. Mr. Papsidero added there needs to be measureable benchmarks noted that could include actual square footage.

Ms. Burchett said it will be harder to fill a large planter than a large planting area but a planter also adds visual interest.

Ms. Husak indicated that the applicant could not trade open space planting amongst each location as each has to be the same. She said she understands this does not help the flexibility factor for the applicant.

Mr. Papsidero suggested the requirements could be specific to each block.

Matt Earman said the note as written did not make sense because area and quantity are two different things. He said materials in the total planted area need to be considered.

Ms. Burchett asked if that is what the applicant is proposing, to provide the same amount of plant materials as approved. She said they are not going to be able to get the same square footage in planters as they could in planting beds but again the planters provide an additional visual impact.

Mr. Earman inquired about the type of plants to be used. Shawn Krawetzki said plant materials could differ between what is appropriate for a bed versus what would work in planters. Mr. Earman asked if there was a planting plan. Ms. Burchett said a detailed planting plan had not been discussed as the applicant is just seeking approval of the use of planters to start with.

Ms. Burchett requested plant material listings and planting spaces be provided. Mr. Earman said volume and function should be included. He agreed that the language in the notes on the Site Plans should be changed.

Mr. Papsidero said the intent could be to meet the approved but each page of the plan should quantify the landscape commitment for that specific area. Mr. Starr said he would like to commit per block.

Ms. Burchett asked if the applicant has to quantify with "numbers" or if they can state they would meet the requirement "similar" to what was approved.

Ms. Husak said the ART was generally supportive of the proposal to trade planters for planting beds and quality is more important than quantifying.

Ms. Burchett suggested a condition of approval be added so the applicant works with Staff in accordance to the note revised by Staff.

Mr. Starr reiterated that plantings were not specified on plans yet.

Mr. Woods added the planters will be out of the ground and will provide a vertical presence.

Mr. Papsidero asked if seasonal planting had been considered.

Ms. Burchett requested a Landscape Plan from the applicant.

Ms. Burchett said approval is recommended with two conditions:

- 1) That the applicant work with Engineering to ensure compliance with the stormwater management requirements; and
- 2) That the applicant work with Staff to revise Note #1 on the Site Plan to refine quality measures.

Mr. Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He confirmed the ART's approval of the Minor Project Review.

ADJOURNMENT

Vince Papsidero adjourned the meeting at 2:16 pm.