

1841 N. WESTERN AVENUE

FACADE AND SITE UPGRADE (FRANKLIN AVENUE & WESTERN AVENUE) PROJECT SCOPE DESCRIPTION:

Lazy Acres market exterior Facade upgrade includes:

Demolition of existing adjacent southerly buildings (total **3,609 SF**) and an expansion of (**8,047 SF + 113 SF = 8,160 SF**) to the existing (**Rite Aid 23,310 SF**) building. Façade upgrades include a removal of the existing façade covered structure and rebuilt of new façade with new storefronts, an entry tower and a front apron sidewalk canopy to accommodate shopping carts, and an exterior seating/eating area. A new building/structure is proposed and expanded to the south of the existing building. There will be a total **NET gain of 2,811 SF**, within the 3 parcels. Not yet determined roof top equipment units visible to public view from adjacent right-of-way to be screened via roof screens and or roof parapets.

On-site upgrade to include the demolition of an existing dry cleaner (**1,740 SF**) and reconfiguration of existing parking lot, landscape planters, as well as new decorative paving surfaces. New at grade pad-mounted transformer and a covered masonry trash enclosure is proposed. New landscaping and new site lighting will be required.

Off-site upgrade extent to include public right-of-way along Franklin Avenue and along Western Avenue from intersection to approximately 50' south of Western's mid-block driveway. Off-site upgrade to include new concrete curb, curb-cut driveways, sidewalk, new replacement trees, benches, and bike parking. The existing shared curb-cut driveway between the new expansion building to the adjacent existing property is to be removed and replaced with new concrete sidewalk and new driveway for the adjacent existing property.

Informational purpose: Lazy Acres market TI will offer an array of healthy and organic foods via their produce and grocery departments, as well as their full staffed service departments including, hot food deli, bakery, meat&seafoods, and juice and coffee station. Customers are offered ready to eat self-served hot foods and salads, and an interior and exterior eating area are provided for convenience (not full dining).

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DIR-2019-6570

Department of City Planning Application form 7771.1:

Supplemental Item no.3 ACTION(S) REQUESTED:

11.5.7

Authorizing Code Section: Vermont Western Station Neighborhood Area Plan Development Standards and Guide lines.

Code Section from which relief is requested (if any): LACM

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Action Requested, Narrative: A landscaped buffer around the property line IS provided. Along Franklin Avenue, the 3'-6" decorative masonry is provided for car screening. However, we are not able to provide a three and a half foot solid decorative masonry wall behind the three foot landscape buffer, due to our parking car overhang, overhangs into said landscape buffer. As noted in the justification of this section, the landscape buffer will be planted with evergreen screening shrubs that will reach a maximum height of 3'-6" and provide adequate screening from cars. Any method for a variance or mitigating exemption is requested.

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