

Clarke Square
Minor Modification to Detailed Planned Development (DPD)
File No. 161222
1818 West National Avenue

This Minor Modification to the Detailed Planned Development (DPD) is being requested by the DeMichele Company LLC & DGNational, LLC to permit modifications to an existing building. This statement, together with the below described exhibits and supporting materials, comprises the minor modification to the DPD.

List of Exhibits:

1. Owner's Statement of Intent
2. Permitted Use List (Exhibit B – from Clarke Square DPD)
3. Vicinity Map
4. Site Photos
5. Revised Building Elevations

In 1995, a DPD known as Clarke Square was established as File No. 950508 to permit phased development on the site located on the north side of West National Avenue, east of South 20th Street. The first phase included construction of a grocery store. Also in 1995, the 1st Amendment to the DPD (File No. 951634) was approved to allow a bank and day care within the grocery store building. In 1996, File No. 961508 approved a Minor Modification to the DPD to allow a check cashing establishment within the grocery store building. A 2nd Amendment to the DPD was approved in 1997 (File No. 970036) to develop an outlot on the southwest corner of the development site. This building has since been constructed. Following, in 1998, a 3rd Amendment to the DPD (File No. 980194) was approved to permit a second outlot to be developed on the northwest portion of the site. This has not yet been constructed. A 4th Amendment to the DPD was approved in 2004 (File No. 031557) to increase the capacity of an existing daycare within the grocery store building, and in 2007, a Minor Modification to the DPD (File No. 061434) was approved to allow an additional second shift to the existing daycare in the existing grocery store.

The grocery store closed during late summer 2016, and a substantial portion of the building has been vacant since. The childcare provider is an ongoing active tenant in the facility. This Minor Modification, requested by the DeMichele Company LLC, seeks to make exterior modifications to the existing building to accommodate two future tenants. Specifically, the modifications include:

1. North (Pierce Street) elevation: The Wantable branding will carry around the taller portion of the north elevation.
2. West (20th Street/parking lot) elevation: Elimination of the Pick n Save branding except day care signage, rebranding and repurposing of the western portion of the building for Wantable.com. The alteration work to the façade will include the addition of multiple storefront window openings on the mezzanine office level, west of the main entry, and façade material and opening changes to more modern and corporate contemporary architecture using pre-finished smooth panels and warm wood tones. A separate, contemporary entry element will be added south of the Wantable main entry for the “to be named” grocer.
3. South (National Avenue) elevation: No Changes
4. East elevation: No Changes
5. Site work: No Changes

6. Signage: (2) ground mounted monument signs, one on the south entry to the site and one on the north entry. Two monument signs are proposed for the site, and will not exceed 12 feet in height and 10 feet in width. Each sign may have up to three tenant spaces. All signage will be Type A (individual letters and logos), and will be internally illuminated. The base sign material will be masonry or a comparable, high quality material. Final signs will be reviewed and approved by City staff in advance of permit issuance. Added Wantable and grocer signage on the west elevation of the building.

All other aspects of the DPD will remain unchanged.

This request will not cause any of the following:

1. A change in the general character of the planned development.
2. Substantial relocation of principal and accessory structures.
3. Substantial relocation or reduction of parking, loading and recreation areas.
4. Substantial relocation of traffic facilities.
5. An increase in land coverage by buildings and parking areas.
6. An increase in the gross floor area of the buildings.
7. A reduction in the amount of approved open spaces, landscaping or screening.

This request is to allow the vacated Pick 'n Save portion of the largest building on the site to be split (demised) to accommodate Wantable.com a major internet personal retailer and a "to be named" local grocer. The existing child care provider will remain within the building in their current location on the northwest side of the facility. On-site licensed day care is considered a critical amenity to Wantable.

Wantable will move into its headquarters to the facility in March of 2017. At that time, it is anticipated that Wantable will have around 90 employees, up from 75 at year end 2016.

Wantable can be considered as a (12.) Mail order and catalog sales center described in Exhibit B Permitted Uses, which was approved as part of the Clarke Square Pick 'n Save Mega Food Center DPD. All future tenants of the former Pick N Save building will also be consistent with this list.

A contemplated retail building to the west of the former Pick N Save building may be added to the site in the future, subject to an amendment to the DPD zoning.