

DRB # 2008-0006

**Carlyle/Eisenhower East Design Review Board
March 27, 2008**

REQUEST: Approval of screening for rooftop units
LOCATION: 2345 Mill Road (Block 16 EESAP)
APPLICANT: Marriott Residence Inn, by MG Mill Road, LLC
STAFF: Thomas Canfield, City Architect, Planning & Zoning
Katy Parker, Urban Planner, Planning & Zoning

BOARD ACTION – MARCH 27, 2008: On a motion by Mr. Lewis, seconded by Mr. Quill, the Eisenhower East Design Review Board voted to approve the applicant's proposed screening for the rooftop mechanical equipment outside the penthouse, with the recommendation that the applicant return to the Board with noise reducing solutions if noise from the units becomes a problem. The motion carried on a vote of 3-0. Mr. McKinney was absent.

Reason: The Design Review Board agreed with the staff analysis.

Speakers:

Duncan Blair, representing the applicant.

Steven Smith, architect for the project, explained the design of the screen and the function of the units.

Michael Gatti, resident of Carlyle Towers, discussed the negative visual impact of the units from his unit. He stated that the proposed screen was a positive solution to the diminished view that is caused by the unscreened equipment.

I. REQUEST

Marriott has requested DRB approval of the proposed screening for the two rooftop mechanical units for the hotel at 2345 Mill Road that is currently under construction.

II. PROJECT FACTS AND FIGURES

Project Location:

The Marriott is located at the corner of Mill Road and Andrews Lane, west of Carlyle Towers and north of the Mill Race office building.

Project Details:

The applicant has proposed to screen the two rooftop mechanical units that are not within the penthouse with EFIS, which is the same material used in the penthouse. The two units are located north and south of the penthouse. The screen will be approximately 7 feet above the parapet and 6 feet below the top of the penthouse.

III. STAFF ANALYSIS

During the final site plan review, the applicant discovered that additional mechanical equipment would be needed to be placed on the roof. Given the narrow footprint of the building, the applicant was concerned that providing a screen around these units would actually be more visible than the units themselves from the street. Staff agreed to review the visibility of the units once the building was complete and if staff determined that the visibility of the units required a screen, the applicant would do so before receiving a final Certificate of Occupancy. However, during construction there were several comments from the community, including residents of the adjoining Carlyle Towers, regarding the visibility of the units and the desire to have the mechanical equipment screened. As a result, Marriott agreed to install the screens around these units. Understanding that mechanical equipment on the roof is a necessary component of most buildings, staff does not object to the proposal for screening these units. The proposal is consistent with the overall design and materials of the building and will adequately screen the two rooftop units.

IV. STAFF RECOMMENDATION

Staff recommends that the Board **approve** the proposed screening for the rooftop units.