



Community Development
Department

STAFF REPORT

Meeting Date:	August 24, 2023
Agenda Title:	COA 23-62 – 30 John Marshall Street
Requested Action:	Review proposal for the request to install an ADA-accessible ramp and to reconstruct the existing, deteriorated brick retaining wall.
Department / Agency Lead:	Community Development
Staff Lead:	Casey Squyres

EXECUTIVE SUMMARY

The applicant is proposing to install a new ADA accessibility ramp and reconstruct the existing brick retaining wall. The ramp is proposed to be concrete with black metal railing to match railing on existing buildings.

*Note: This COA is a re-submission of COA 22-162 that was previously approved at the March 24, 2022 Architectural Review Board Meeting. As the work has not yet been undertaken within one year of the approval, a resubmission was required.

BACKGROUND

This property does not contribute to the Historic District.



DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
Guidelines for Meeting Accessibility Requirements		
4. Design access that preserves both the independence of disabled persons and the character defining features of the building, the property and setting.		Proposed location is right next to an area planned to be designated for accessible parking.
5. For handicapped ramps, explore and implement, as allowed by the Building Code, ways to lower the grade to minimize the impact. Steepest allowable slope is usually 1:12 (8%). Ramp landings for wheelchairs usually need to be five by five feet. Design and face ramps with like materials of building. Ramps are preferred over exterior mechanical wheelchair lifts.		The proposed ramp will be concrete up to an existing bricked entryway. Slope proposed is between 5-7% most of which is recessed from street level.

Historic District Guideline	Page No.	Analysis
6. Design handrails and balusters or other accessibility elements with architectural detailing to compliment the building and district so they become design amenities, instead of intrusions.		The railings are black metal to match existing railing located on site.

STAFF RECOMMENDATION

The proposed ramp location is set below street level having minimal impact on the streetscape. Most of the visibility will be from the large parking lot space behind the property. Ramp material, handrail, and retaining wall material are consistent with the historic district. Staff recommends approval of the request to install a new ADA accessibility ramp and reconstruct the existing brick retaining wall, as described and depicted within the application, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) Evergreen landscaping shall be added around the ramp, where possible, to soften the appearance.

ATTACHMENTS

1. Attachment 1 – Photos
2. Attachment 2 – Draft Motion Sheet