

Hi Dan,

Thank you for your preliminary review of the Belmar Apartment facade renovation. Please find the following responses to your questions.

- I. Be prepared to provide an overview of your proposal to the Plan Commission and to be available for questions. In-person or virtual attendance for applicants is permitted. Be sure to contact Deanna Schmidt or Dan Hauck in the Planning office for virtual attendance registration in advance of the meeting.
 - Happy to meet virtually. I defer to the city on when is best to meet. Do I need to email Dan or Deanna to set this up?
- II. What is the proposed timeline of the project? Expected start and finish?
 - Looking to start in a month or two. The owner would like to complete the project by the end of 2027.
- III. Please provide a lighting plan and cutsheets for the new exterior lighting. All exterior lighting must be compliant with Chapter 28 Dark Sky Ordinance.
 - Will do. Will hopefully share them in a week or so. (3/10)
- IV. All mechanical equipment and dumpsters must be screened from view.
 - I attached an image of the existing dumpster on the southwest corner of the lot. As you can see, it is enclosed on a 3 sides, but the front is open. Is it acceptable to install gates--in a similar look/feel as the existing enclosure--to fully enclose these dumpsters.
 - There's a number of exposed trash/recycle dumpsters on the northeast side of the lot. Is it permissible to build a new enclosure similar to the existing one described above? I ask, because I could not find requirements (other than their location) for trash enclosures in the zoning code.
 - Is chain link fence with privacy slats allowed?
- V. Have you considered any landscaping as part of this renovation?
 - The owner has indicated that they plan on modifying the landscaping after this project is complete--most likely next year.
- VI. Does the existing brick at the base of the buildings need to be painted? Is there any concern about long term maintenance issues with that surface being painted?
 - The owner has indicated they are using 'breathable brick paint' in order to prevent any issues.
- VII. Will existing overhead garage doors and side doors be painted? If so, what color?
 - They plan on painting them white, similar to the surrounding concrete wall color.
- VIII. Is there a plan to communicate planned window replacement and deck painting with existing tenants?
 - The owner has already shared this projected work with their tenants and plans on keeping them posted on exact dates work will be planned, as the schedule unfolds.

Thank you Kindly,
Ryan Schultz
OpeningDesign

