

December 12, 2023

Meridian Place Façade Pre-Application Narrative

In 2019, a Design Review package was submitted and approved for the façade remodel of the existing shopping center located on parcels 0419106022 and 0419102125 on South Meridian Avenue East. The area included within this package included the full front (facing Meridian) façade for both parcels. However, only the portion of the project fronting what is now Grocery Outlet on parcel 0419106022 has been permitted and constructed to date, with construction including replacement in kind of any rotted wood or damaged structural/framing members associated with the remodeled portion.

The remaining façade, mansard roof areas and soffits are now showing areas of rotting and damaged wood members and the property ownership is proposing to remediate these areas, both for current repairs and for future preventative measures. Although the façade shows clear signs of deterioration, we do not believe there are any life/safety hazards with the buildings' existing condition. Based on the estimates received by a local General Contractor to perform this work the property owners would like to also include the remaining façade updates approved in the 2019 Design Review package to fully repair the façade and create a fully cohesive façade for the main retail building.

The proposal for this project would therefore include the small area to the north of the existing Grocery Outlet and Dolly's spaces within parcel 0419106022 and the remaining façade south of the Grocery Outlet on parcel 0419102125 to the 47th Street frontage corner. The proposed work area is shown on the Site Plan submitted with this request.