

Design Review Board

June 8, 2016

Meeting Minutes

Meeting called to order at 5:31 PM

Attendance

- Board Members Present: Austin Dickey, Chair; Colleen Gardner; Jacqui Halvorson; David Buescher; Anne Hanenburg.
- Board Members Not Present: Steven Meek, Vice-Chair.
- Staff Present: Julie Neff, Nathan Gwinn, Planning and Development; Tami Palmquist, Developer Services.
- Applicants Present: Sam Nystrom, Nystrom+Olson Architecture; 1400 Tower. Vandana Kelkar; Stantec Architecture, Inc.; Jaguar|Land Rover.
- Citizens Present: a sign in sheet is on file.

Briefing Session:

1. Chair Comments
 - Welcome to newest member Anne Hanenburg.
2. Staff Comments
 - Updated member contact sheet distributed for review.
 - The next scheduled Design Review Board meeting is on June 22, 2016 - Kendall Yards 3rd & 6th Addition.

May 11, 2016 meeting minutes approved unanimously.

Board Workshop

1. 1400 Tower - Collaborative Workshop
 - Staff report: Julie Neff; Planning & Development.
 - Applicant Report: Sam Nystrom; Nystrom + Olson Architecture.
 - Public Comment: Colleen Gardner read comments from Peaceful Valley residents. Concerns regarding the 1400 Tower shared on record by Peaceful Valley residents - Jan Loux, Charlie Greenwood, Bill Forman, Gary Jewell, George Orr, Carol Bryan, Nancy Roth.
 - Questions asked and answered.

Based on review of the materials submitted by the applicant and discussion during the June 8, 2016 Collaborative Workshop the Design Review Board recommends the following:

Neighborhood

1. Applicant to reference [Downtown Design Guidelines](#) C-1 and C-2 and consider opportunities for enhanced pedestrian access between Peaceful Valley and Riverside by considering how people will bypass or engage the parking garage; consider also the façade and its scale.
2. Applicant to consider providing to the DRB and community a plan indicating the shadow plane at the solstice and equinoxes.

Site

3. Applicant to look into Downtown Design Guidelines D-2, D-3, D-4 and D-7 as pertains to the redevelopment of the adjacent stairway in order to enhance how the proposed landscape fits with the building and context of the surrounding native vegetation.
4. Applicant to consider the historic precedents along Riverside with respect to the landscape in the proposed plaza area.

Note: Minutes summarized by staff. An audiotape of the meeting is on file with Planning and Development Services.

Building

5. Applicant to reference Downtown Design Guidelines B-2 and B-3. The building's bulk and scale needs to be further developed in the Peaceful Valley Neighborhood. Applicant to consider opportunities for building setbacks, material changes, architectural styles and plantings along Cedar Street.
6. Applicant to return at the next meeting with a more developed strategy for meeting the requirements of E-3 regarding service areas.
7. Applicant to explore opportunities to acknowledge the existing (3 to 4 story) building height context along Riverside.
8. Applicant to continue development of the parking structure to address the guidelines iterated under E-2.

2. Jaguar | Land Rover - Collaborative Workshop

- Staff report: Nathan Gwinn, Planning & Development.
- Applicant Report: Vandana Kelkar; Stantec Architecture, Inc.
- Public Comment: None.
- Questions asked and answered.

Based on review of the materials submitted by the applicant and discussion during the June 8, 2016 Collaborative Workshop the Design Review Board recommends the following:

Site

1. Applicant to further develop site landscaping per the Downtown Design Guidelines B-1, D-2, and E-4.

Building

2. Applicant to further articulate the building and site lighting per the Downtown Design Guidelines D-6 and D-7.

Board Business:

1. None

Meeting Adjourned at 8:00 PM

Next Design Review Board meeting is scheduled for **June 22, 2016**

Note: Minutes summarized by staff. An audiotape of the meeting is on file with Planning and Development Services.