MEETING RECORD
Lower Downtown Design Review Board
7:30 a.m., April 7th, 2016 at the Northern Trust Bank Community Room (enter at 1400 16th Street)

Call to Order 7:37
Members Present
    Staff: B. Bryant, M. Gardner, G. Gause (CPD); N. Lucero (CAO)

Approval of Meeting Record
Approval of March 10th, 2016, Meeting Record
Motion by R. Falkenberg: I move to approve the March 10th meeting record.
Second by: B. Gibson
Vote: Unanimous in favor (6-0), motion carries.

Design Review Agenda

1600 Market Street
Description: Mass, Scale and Context Review for New Infill Building
Motion by J. Adkins: I move to deny application 2016-COA-123 for the mass, form, and context review of the infill project at 1600 Market St, as per Design Guidelines 4.1.3.4, 4.2.1, 4.2.2., 5.1.3, 5.1.2, with additional documentation to better understand contextual analysis related to the 300-foot radius identifying contributing building heights around the property and a floor-to-floor analysis of adjacent properties that is presented with more clarity, presented testimony, submitted documentation and information provided in the staff report.
Second by: B. Gibson
Vote: Unanimous in favor (6-0), motion carries.

2016-COA-126  1510 Market Street
Description: Mass, Scale and Context Review for New Infill Building
Motion by R. Falkenberg: I move to approve application #2016-COA-126 for the mass, form, and context of the proposed infill structure at 1510 Market St as per presented testimony, submitted documentation, and information provided in the staff report with the conditions that:
    • That the stair tower façade design is restudied,
    • That the corner massing is restudied to provide more solidity,
    • That the penthouse area is viewed by the board not as an addition but as a fourth floor,
Per guidelines 4.1.4, 5.1.2, 5.3.2, and 5.3.4.
Second by: J. Adkins
Vote: Unanimous in favor (6-0), motion carries.

Adjourned at 9:30