MEETING RECORD
Lower Downtown Design Review Board
October 6th, 2016

Call to Order 7:35
Members present
  Staff: J. Cappeto, M. Gardner (CPD); N. Lucero (CAO)

Approval of Meeting Record
  Motion by B. Gibson: I move to approve the September 1st and September 8th 2016 meeting records as presented.
  Second by: G. Petri
  Friendly amendment by R. Falkenberg: Correct the September 1st meeting record to state “1800 Wazee” instead of “1800 Market”.
  Friendly amendment accepted by G. Petri and B. Gibson
  Vote: Unanimous in favor (6-0), motion carries.

Design Review Agenda

2016-COA-391 1322 Market Street – Market Center
Description: Alterations to Streetscape, Storefronts and Alley Elevation
Motion by G. Petri: I move to approve application 2016-COA-391 for the streetscape, storefront and alley alterations at 1322-50 17th St, 1644-50 Market Street, 1642 Market Street, 1634-38 Market Street, and 1624 Market St, as per Design Guidelines 1.1.3, 1.2.1 and 1.2.2, Policy 1.1, and the Streetscape Guideline about sidewalks, planting, railings and furniture, presented testimony, submitted documentation and information provided in the staff report with the condition that further details and design work be done on the proposed storefront infill to more compatibly reflect the historic character of the original storefronts, that the detailed storefront drawings are submitted to staff, and that if staff is concerned about whether the revised detailing meets this approval then the details should come back for our review.
  Second by R. Falkenberg
  Vote: Unanimous in favor (6-0), motion carries.

2016-COA-392 1445 Market Street
Description: Entry Alteration and Sidewalk Railing
Motion by B. Gibson: I move to approve application 2016-COA-394 for the entry alteration and sidewalk enclosure at 1445 Market Street, as per Design Guidelines 1.1.5, Policy 2.2, Principle 3 and Policy 3.3, Streetscape Guidelines for Sidewalk Cafes and Planter Pots, presented testimony, submitted documentation and information provided in the staff report, with the condition that the planter pots be either eliminated completely as presented or presented as a smaller version.
  Second by: G. Petri
  Friendly amendment by J. Adkins: The condition should only be for the pots to be eliminated, not be made smaller.
  Friendly amendment accepted by G. Petri and B. Gibson
  Vote: 5 in favor, 1 opposed (R. Falkenberg opposed), motion carries.

2016-COA-404 1800 Market Street
Description: Ordinance Review and Mass, Form and Context Review for Infill Building
Motion by G. Petri: I move to approve application 2016-COA-404 for the mass, form and context review of the infill project at 1800 Market Street as per Design Guidelines related to mass, form and context, presented testimony, submitted documentation and information provided in the staff report with the conditions that
  1. Further development of the balconies on the street façades minimize their dominance by either using detail or elimination
2. By refining the design to create active use on the street level at the corner of 19th Street and the alley and at 18th Street and the alley
3. And that further development of detail express the massing intent on the Market Street façade.

Second by: B. Gibson
Friendly amendment by G. Petri: insert the words “selective elimination”
Friendly amendment accepted by B. Gibson and G. Petri.
Vote: Unanimous in favor (6-0), motion carries.

**Business Items**