

Meeting Minutes of the Design Review Board (DRB)
Meeting
Tuesday, May 5, 2015

The Design Review Board (DRB) met in the City Hall Council Chambers on Tuesday, May 5, 2015, at 5:30 P.M., with the following members in attendance: Ricky Richardson, Tip Pitts, Mike Henthorn, Bill Joslin, and Jessica Greer. Representing the Planning Department were Joshua Henderson and Julie Roland.

[Editor's Note: A Pre-Agenda meeting was held at 5:00 P.M. in the City Manager's Conference Room, where they were briefed on the proposed formal review case before tonight's meeting.]

Roll Call

Mr. Richardson, the Chair, stated that notice of this meeting was posted and provided to the media 24 hours in advance as required by the Freedom of Information Act.

Mr. Richardson said all five Design Review Board Members were present, constituting a quorum; and he went over the procedure for the meeting.

The Agenda for the May 5, 2015 meeting was approved by acclamation.

Disposition of the Minutes from the February 19, 2015 Special Call Meeting, and Minutes from the January 3, 2013 Informal Review Meeting.

The minutes from the February 19, 2015 Special Call Meeting, and minutes from the January 3, 2013 Informal Review Meeting were approved by acclamation.

Old Business – None.

New Business:

Public Hearing regarding formal approval regarding site review for Hub-City Co-op located at 176 Liberty Street in the DT-6 District from McMillan Pazdan Smith Architecture, on behalf of Charles Habisreutinger, Property Owner.

Mr. Joshua Henderson, Planning Coordinator came forward and was sworn; and he submitted the meeting packets the Board Members had previously received, as well as the slides and presentation into evidence, as Exhibit A.

Mr. Andy Gustafson of 398 Montgomery Drive, who represented Hub City Co-op came forward and was sworn, and said this project had taken some time in the making of the Co-op, but they were right on track. He informed the Board Members that he had with him Claudia McAninch of McMillan Pazdan Smith Architecture, and the contractor from Clayton Construction Company.

Ms. Claudia McAninch of McMillan Pazdan Smith Architecture came forward and was sworn. She referenced a slide of the current structure and said at the moment it did not look that attractive, but the building had character and history; and she felt it was great for the Co-op to re-use the existing building. She showed a slide and showed and explained what they had planned for the front façade. The building was originally built in 1940 as a car repair/dealership. On the Liberty Street side it was one story, and then became a two-story building that consisted of a main floor and a basement. Ms. McAninch said the building consisted of approximately 7,800 square feet, and the partial basement area was about 4,500 square feet. They were not adding or taking anything away from the building. As far as parking it would stay the same. All the surfaces would be resurfaced, and landscaping would be done in order to make the site more attractive. Regarding the Downtown Code Requirements they were providing off-street parking and bicycle parking accessibility. She explained most people would access by car and she showed on a slide where the cars would enter from St. John Street on the upper parking lot. The main entrance would be located on the south façade; and she explained why there would not be an entrance on the side on S. Liberty Street. Right now the building did not have any air conditioning, which they would provide the units on the north side of the building. The dumpster and recycling area were also pointed out. As far as functionality; Ms. McAninch said for small box cars she pointed out where a loading zone would be; and

also where they would receive deliveries, as well as for some eighteen wheelers. She said they included the landscape plan just to show they would be providing required landscape for the site. There would be canopy (bigger trees) along the upper main parking lot and alongside S. Liberty Street. On St. John Street was an overhead power line which they would provide smaller trees in that area. There would be some sort of landscape buffer between the parking and the sidewalk area.

Board Questions:

- Mr. Richardson asked Mr. Pitts about the most southern edge on the schematic drawing that showed the parking lines; and he asked if that was just a big vacant area. Mr. Pitts said it was the driving aisle.
- Mr. Richardson asked on that edge would there be room for landscaping of any sort. Mr. Pitts said the driveway would be right up against the retaining wall, and there would not be enough room.

Mr. Joslin referenced a slide regarding the retaining wall; and he pointed out the wall would be replaced and would be a segmental retaining wall (large blocks stacked on one another and above that would be a black vinyl coated chain-link fence that would be approximately four feet high.

More Board Questions:

- Mr. Richardson asked whether the side and going all the way back to the building along the Wood Row street side would have a fence. Ms. McAninch said yes.
- Mr. Richardson asked what it would look like. Ms. McAninch said it would be vinyl-coated black chain link that would look nicer than what was there now.

Ms. McAninch showed and explained a slide of the floor plan and layout of the inside of the building, and said it would include a grocery area, a small café, produce section, and a food prep area. She explained on the north side would be coolers, freezers, storage area, offices, kitchen, etc.; and that the dumpster and mechanical equipment area would be on the lower area.

More Board Questions:

- Mr. Pitts asked would there be a meat department. Mr. Joslin said he believed it would only be packaged meat, if at all.

Mr. Gustafson said they had a very talented and experienced GNC who had some good ideas that were under consideration regarding a possible meat department.

Ms. McAninch showed a slide of the façade on Liberty Street and said the building had been vacant for so long it had that old design, and the block was still in good shape and would be easy to replace. She said the new store front would be similar and would be proportional to the original building. They would have a roll-out door on the front façade, which from the layout and constraints of the building, it could not be done any other way. On the Liberty street façade would be a wall sign, and a 2' x 2' Co-op sign on the pedestrian level. She mentioned going around the building at the second main façade all the existing openings would be used and have new store front with canopy that provided shade and definition of the main entrance. She said there was a 19' wide sidewalk that would be flush with asphalt for easy access that would protect the façade from car drivers and maybe there could be some tables and chairs or seating area or room for some planters. She said the kitchen would have an exhaust fan which would be screened. She explained the Wood Row façade was not very visible which was the two-story side with the retaining wall that would be painted, and they would replace the six foot fence with a four foot fence. She said because they would only be using the first floor, that only a portion of the basement would be used for some of the mechanical equipment. She said all the façade areas would be painted.

More Board Questions:

- Mr. Henthorn asked was there a full lower level. Ms. McAninch said there was about ¾ of a level available.
- Mr. Henthorn asked what would happen with the lower level. Mr. Joslin said it was leased for storage.

Ms. McAninch explained on St. John Street side there would be some landscaping to improve the overall view. She pointed out where the retention area would be and the dumpster which would be screened. She pointed out on another slide where a mural was proposed that she felt would be beneficial to the Co-op and bring identity to the building.

More Board Questions:

- Mr. Richardson asked was the rendering on the sign on the early sketch done to scale. Mr. Joslin explained it was depicted larger in the perspective.
- Mr. Richardson asked Mr. Henderson how parking was determined in the downtown area. Mr. Henderson said parking spaces were not required in the downtown area; and he referenced Section 504.00 of the Zoning Ordinance; which stated if any parking was added it would need to comply.

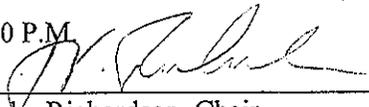
[Editor's Note: There was no one present to speak in favor or against the request].

Mr. Richardson said Mr. Pitts and Mr. Joslin needed to recues themselves from voting on this item of business.

Mr. Richardson moved to approve the plan as presented, and he was seconded by Mr. Henthorn. The motion was approved by a vote of 3-0-2, with Mr. Pitts and Mr. Joslin abstaining from the vote.

There were no Staff announcements.

There being no other business, the meeting adjourned at 6:00 P.M.



Ricky Richardson, Chair

Edited by Julie Roland, Secretary