

Architectural Advisory Board
June 6, 2018 minutes

Meeting was called to order at 7:36 p.m.

1. Roll Call: Mr. Anderson, Mr. Way, Mr. Wong, and Mr. Osburn were present. Mrs. Duggan and Mrs. Friedlander were absent. School representative Raquel Dod and Tim Stevens from Planning Commission also present.
2. Petitions: There were no petitions
3. Consent Calendar: There were no consent calendar items
4. Other Business: There was no other business
5. Old Business: There was no old business
6. New Business:
 - a. AAB# 20180381- Install two-post park-entrance signs for Howard Herman Park, 601 W Broad St.

The Board asked about consistency with existing similar signage at West End Park. The Parks Committee said they didn't want this sign to be exactly the same, but similar. The Board asked about the size of the sign, to which the City responded that the sign needed to allow a maintenance vehicle to pass through it. The Board asked about improvements beyond the sign (into the trail) which the city says will occur with the path being paved and shrubs to be planted alongside.

- b. AAB #20131165 Site Plan by Mill Creek Residential & Spectrum Development for Founders Row, for a mixed-use project by Mill Creek Residential and Spectrum Development LLC for properties known as 916, 920, 922, 924, 926, 928, 930, 932 & 934 West Broad Street and 919, 921 & 925 Park Avenue (Real Property Code #s 51-202-009 through 51-202-015, 51-202-003, 51-202-004, 51-202005, 51-202- 028 and 51-202-028 Outlot) zoned B-1 Limited Business

Applicants presented the project to the Board indicating changes to the use and design of the property. Board members asked questions about various aspects of the plans and engaged in dialog with the applicants. After discussion the Board made the following recommendations:

- Provide plans and drawings with additional context to take into account surrounding homes and businesses. Also provide drawings with actual, realistic perspectives from vantage points that will actually be seen by pedestrians and motorists as opposed to viewpoints that are physically impossible to achieve

- Provide shadow studies to fully assess impact of buildings on neighboring properties and shadows in market square and courtyards within the property.
- Put additional effort into the design of the southeast corner of the property (on the Broad Street side where it abuts the St. James property.) This corner, as currently presented, does not provide an attractive or engaging façade for such a prominent and frequently viewed portion of this project. Also reconsider the design and materials used in the center of this corner structure as the board and batten layout does not result in an attractive face.
- Reconsider the use of vinyl siding within the courtyard at the southeast portion of the property. This material is not used anywhere else in the project and does not fit in with the overall scheme and design.
- Reconsider the lower structure components at the base of the “triangle building” in the section that faces the alley. The oversized masonry units currently depicted do not connect with the rest of the design of this elevation and don’t interact well with the ground-level retail storefronts.
- Reconsider the property corner at West and Grove. Address pedestrian and bicyclist entry onto the property and the direction they should be encouraged to go (presumably toward the alley.) This is another important corner of the property that needs to address and acknowledge the ground-level foot and bicycle traffic as well as drivers coming down Grove Street toward the property.

7. Minutes:

- a. Minutes from the March 7, 2018 AAB meeting were reviewed. Mr. Anderson made a motion to accept as submitted, Mr. Wong seconded and it was passed unanimously.

The meeting was adjourned at 9:42 p.m.