

STATE OF TEXAS §
COUNTIES OF POTTER §
AND RANDALL §
CITY OF AMARILLO §

On the 11th day of February, 2015, the Downtown Design Review Board met in a scheduled session at 5:30 p.m. in Room 306 located on the third floor of City Hall, 509 East 7th Avenue, Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
Vacant, Vice Chairman	NA	NA	NA
Melissa Henderson	No	30	17
David Horsley	Yes	30	26
Charles Lynch	Yes	30	22
Kevin Nelson	No	30	24
Bob Rathbun	Yes	30	25
Wes Reeves	Yes	30	22
Steve Gosselin (Alternate)	Yes	16	14
Howard Smith, Chairman	Yes	30	29
Dana Williams-Walton	Yes	30	19

CITY STAFF:
Kelley Shaw, Planning Director
Cris Valverde, Senior Planner

OTHERS IN ATTENDANCE:

Chairman Smith opened the meeting, established a quorum, and conducted the consideration of the following items beginning with ITEM 1.

ITEM 1: Approval of Minutes from the January 8, 2015 Downtown Urban Design Review Board meeting

Mr. Smith asked if there were any questions or comments regarding the minutes. Mrs. Walton requested the attendance be amended to reflect she was not present at the Jan. 8th meeting. Mr. Smith noted the change and Mr. Lynch motioned to approve the minutes as presented. Mr. Horsley seconded the motion and the motion passed unanimously.

ITEM 2: Discuss and consider a request for amending a Certificate of Appropriateness related to the construction of the Xcel Energy-SPS office/parking garage project located at 701 S. Buchanan Street

Mr. Smith asked Mr. Reeves if he wanted to make a statement. Mr. Reeves advised the Board that he would be abstaining from any discussion or action of the item. Mr. Shaw introduced the applicant's representatives and thanked them for their attendance.

Mr. Shaw gave a brief explanation of the project and used a power point presentation to illustrate the items being discussed. Mr. Shaw stated the \$42 million project included a 114,000 sq. ft. office building that sits atop a 590 stall parking garage and that the structure also includes 5,000 sq. ft. of retail space. The development would take up the entire block between SE 7th and 8th Avenues and Buchanan and Pierce Streets. Mr. Shaw stated that all frontages would include all the streetscape elements (sidewalks, street trees, and pedestrian lights). Mr. Shaw then introduced Mr. Jay Fourniea and Mr. Mark Johnson.

Mr. Fourniea went into more detail about the architectural elements of the building and their design approach. Mr. Horsley asked if the cobra lights were to remain. Mr. Shaw stated that with lighting on both sides of Buchanan it may be possible but we would have to consult TXDOT representatives. Mr. Horsley stated he thought it was a beautiful building but asked Mr. Fourniea to walk the Board through a little more how and why the building was designed as it was. Mr. Fourniea went façade by façade in explaining how each element worked with both the design standards and the overall look of the building as far as what they were trying to do. That wanted something that would look good 20 years down the road. Mrs. Walton asked about if design would accommodate additional retail given the existing parking. Mr. Fourniea stated it could be but only so much. Mr. Johnson also stated that the building was a part of a LEED design process and that was important to them. Ms. Walton stated that she particularly approved of the pocket park.

Mr. Horsley asked Mr. Johnson to expand on his comment that they are doing what they are because of the other projects that are moving forward (convention hotel and ballpark). Mr. Horsley asked what would happen if the City did not pursue those projects? Mr. Johnson stated he would not recommend that Xcel/SPS do this project. Mr. Johnson stated that because of the regulatory framework the City has in place in downtown and the projects mentioned, they felt like this project was the right thing to do.

Public comments included Mr. Abraham asking about the ownership of the property and Mr. Shaw recommended that question and any associated agreements information would be better addressed by the LGC and/or TIRZ Board. Mr. Goodrich stated there may be a concern with the proposed retail competing with existing retail.

Mr. Smith asked if there were any other questions. Hearing none, he asked if there was a motion. Mr. Rathbun motioned to approve the COA and Mr. Lynch seconded the motion, the motion passed unanimously with Mr. Reeves abstaining.

ITEM 3: **Public Forum**

There were no comments.

ITEM 4: **Consider Future Agenda Items**

There was no discussion

Kelley Shaw
Planning Director