

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

On the 28th day of May, 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	NA	NA	NA
Steve Gosselin (Alternate)	Yes	18	16
David Horsley	Yes	32	28
Charles Lynch	Yes	32	24
Kevin Nelson	No	32	24
Steve Pair	Yes	1	1
Bob Rathbun	No	32	26
Wes Reeves	Yes	32	24
Howard Smith, Chairman	Yes	32	31
Dana Williams-Walton	Yes	32	21

CITY STAFF:

Kelley Shaw, Planning Director
Cris Valverde, Senior Planner

OTHERS IN ATTENDANCE:

Melissa Dailey, DAI

Chairman Smith opened the meeting, established a quorum, and welcomed Mr. Steve Pair as a new Board members and then conducted the consideration of the following items beginning with I

ITEM 1: Approval of April 2, 2015 Downtown Urban Design Review Board meeting

Mr. Smith asked if there were any questions or comments regarding the minutes. Mr. Reeves motioned to approve the minutes as presented. Mr. Lynch seconded the motion and the motion passed unanimously.

ITEM 2: Discuss and consider a request for a Certificate of Appropriateness related to the construction of a convention hotel located between S. Pierce and S. Buchanan Streets and SE 5th and SE 6th Avenues (south of Globe News Center for the Performing Arts)

Mr. Smith asked Mr. Shaw to begin the item. Mr. Shaw introduced Mr. Ryan Schutt of Merriman Associates and who was representing the applicant. Mr. Shaw asked Mr. Schutt to give the Board a description of the hotel project. Mr. Schutt described the specifics of the hotel stating it had 226 rooms with retail and meeting space on the ground floors.

He then described the building's design and materials and specifically went over what each frontage of the building consisted of. Mr. Schutt stated the ground floor would be basically stone with EIFS (with differing design elements) above the ground floor. He stated the colors would compliment the colors of the Globe News Center for the Performing Arts.

Mr. Shaw then went over the staff report by stating what downtown development standards applied to the project. Standards required included all streetscape improvements, building edge, and parking standards. Mr. Shaw asked the Board to view the attached site plans and described all of the proposed improvements as they related to the standards required. He stated that all streetscape improvements met requirements. However, Mr. Shaw stated that the 5th Ave side of the building would not be considered public right-of-way since the area basically functioned as a private drive and was not being used as a public thoroughfare and therefore would not require streetscape improvements on the north side of the building. Mr. Shaw stated the building's ground floor has significant transparency and stated the applicant had specifically addressed the "back" of the building with windows in order to not look like a blank, back of a building. He went over building materials which includes masonry and EIFS products with canopies over ground floor windows. Mr. Shaw stated that he felt the project met the intent of the design review standards but that there was some concern by other involved parties of the use of EIFS and its longevity characteristics.

Mrs. Walton asked if all the different colors shown were all EIFS material and Mr. Schutt replied yes. Mr. Horsley asked Mr. Schutt why weren't lights shown on the renderings? Mr. Schutt stated at the time they were done, there were still formalizing design but there would be lights. Mr. Horsley asked Mr. Shaw to explain more about his statement that the Amarillo LGC had not officially approved the streetscape design. Mr. Shaw stated he was informed that there had not be an official approval and did not want to represent that there had been. Mrs. Daily stated that the design had been presented and there was an understanding that the design was acceptable.

Mrs. Walton asked about improvements along the 5th Ave. side of the building and if there was going to be any lighting. Mr. Shaw stated there was no pedestrian lighting being proposed at this time in the 5th Ave. area. Mr. Shaw stated there were alternatives being discussed but nothing specific had been determined as far as how exactly the area between the Globe News Center and the hotel will function or look. Several Board members stated that they would recommend that this area be appropriately addressed by someone if not the applicant. Mr. Lynch stated it was somewhat different from a typical project in that there were different entities involved in different elements of the project.

Mr. Gosselin made a motion to approve the project and Mr. Reeves seconded the motion and it passed unanimously.

ITEM 3: Discuss and consider a request for a Certificate of Appropriateness related to the construction of two residential products located at 1612 and 1614 S Madison Street

Mr. Shaw thanked the applicant for their patience in waiting until the hotel was ready to be considered and then asked Mr. Valverde to cover this project with the Board as he was the one involved in its review. Mr. Valverde gave a brief overview of the project and asked the applicant's representative to describe the project to the Board. Mr. Larry Bunn described the Eveline Rivers Sunshine Cottage project going over the use of the residential units, the materials, and the locations. Mr. Bunn stated that he had been in discussions with staff regarding the units being setback so far from the street and the parking in front for the 1614 Madison property. Mr. Bunn stated that staff had asked him to consider to possible redesigning the front parking and moving the unit up some so as not to deviate so much from the established setbacks of other residential units on the street.

Mr. Lynch stated he felt there was an opportunity to do so. Mr. Bunn agreed and discussed how he thought he could provide for a more residential looking drive in the front and provide parking, for both units, in the rear of the properties. Mrs. Walton agreed and discussed how it could be done.

Mr. Lynch made a motion to approve the project subject to the applicant redesigning the units and their associated parking as discussed by the Board. Mr. Horsley seconded the motion and it passed unanimously.

Mrs. Rivers thanked the Board for their support and Chairman Smith thanked her for all she does for the community.

ITEM 4: **Public Forum**

There were no comments.

ITEM 5: **Consider Future Agenda Items**

Mr. Shaw stated that election of a Vice Chairman will need to be elected and will be on the next agenda for consideration.

Kelley Shaw
Planning Director