# Carlyle Design Review Board

Meeting Minutes May 9, 2007

#### Attendance

**Board Members** 

Roger Lewis Architect Member
Edward McKinney Citizen Member
Lee Quill Architect Member

City Staff

Tom Canfield City Architect, P&Z

Jeffrey Farner Development Division Chief, P&Z

Katye Parker Urban Planner, P&Z Natalie Sun Urban Planner, P&Z

Al Cox Architect, Code Enforcement

The meeting of the Carlyle Design Review Board (CDRB) was called to order at 7:05 PM in City Council Chambers in City Hall. Mr. Canfield introduced Lee Quill as a new member of the Board filling the second architect position.

## 1. Potbelly Sandwich Works - Signage

Ms. Parker introduced the project, stating the applicant is requesting approval for the signs and awnings for the Potbelly Sandwich Works located on Block G. The signage complies with the Zoning Ordinance and the signage standards specified within the Carlyle Streetscape Design Guidelines. Marie Wallace, representing the applicant, was present to provide an overview of the project and discuss the staff recommendations.

#### Board Motion and Recommendations:

Mr. Lewis made a motion to approve the signage subject to the following conditions, with Mr. McKinney seconding.

- increase the height of the proposed awnings by maintaining the spring point and raising the lowest point up as high as possible to provide greater visibility of the interior:
- investigate alternate awning cross-section profiles;
- add a third awning on the west side of the building adjacent to the proposed awnings;
- add small window signs (medallions) along the storefront in a repetitive pattern, working within the total allowable signage area;
- investigate ways to add lighting to bring more liveliness to the retail frontage.

### Public Comment:

There was no public comment regarding this item.

#### Board Action:

The motion was approved by a vote of 3 - 0.

### 2. Block P Mixed Use Development (Carlyle Plaza Phase I) - Concept

Ms. Sun introduced the project and presented a summary of the primary outstanding issues related to the project, consisting of the parking garage setback and retail height; minimum retail depth; sidewalk width on John Carlyle St; general treatment of the garage; screening of the garage on Hooff's Run Dr, and the building skyline image. The applicant is requesting concept approval for the west building. This case has previously been reviewed at the 3/14/07 and 11/30/06 CDRB hearings. David King, the project architect, provided an overview of the design revisions and initiated a discussion on some of the outstanding issues with staff and the Board.

#### Board Motion and Recommendations:

Mr. Lewis made a motion to approve the concept design of the building subject to resolution of the retail depth and height issues with staff. Mr. Quill amended the motion to require staff to review the amount of retail required for the west block. No one seconded the motion. Mr. Lewis made a second motion to approve the concept design for the building, subject to the following conditions, with Mr. Quill seconding:

- The Applicant shall study further refinements of the building top concept that was presented at the CDRB hearing for review at a subsequent hearing.
- The Applicant shall study alternate approaches to screening of the parking garage openings on Eisenhower Ave, John Carlyle St, and South Carlyle Park, to comply with the approved Block P Design Guidelines requirement that the parking structure "shall be treated with high quality materials to appear as an extension of the building(s) and that openings fenestration shall be comparable to the building." The discussion focused on the use of a combination of glass, metal louvers, perforated metal, art glass, and other materials. These studies shall be reviewed at a subsequent Board hearing.
- The Applicant shall prepare an exhibit presenting approaches to address the SUP requirement for a minimum retail depth of 40'-0" along John Carlyle St subject to review at a subsequent hearing.
- The Applicant shall study further refinements of the green garage screen concept that was presented at the CDRB hearing for review at a subsequent hearing.
- In order to comply with Condition #70A of the Carlyle SUP, applicant shall increase the retail level such that the minimum clear height (slab-slab) shall be 18'-0", while limiting the height of the top of parking (1<sup>st</sup> office floor) to not more than 64'-0". In view of providing a ground level that is equivalent in height to two floors, the SUP requirement for parking setbacks along Eisenhower Ave and John Carlyle St will be deemed not to apply.
- The Applicant shall shift the building 3'-0" to the west, to provide a minimum 20 foot wide sidewalk along John Carlyle St, adjacent to on-street parallel parking, and provide street trees on Hooff's Run Dr as depicted at the CDRB hearing.

- The Applicant shall demonstrate that the retail space incorporates venting systems required for food preparation, exhaust vent shafts and grease traps, service corridors/areas, in compliance with SUP Condition #70A.
- The Applicant shall demonstrate compliance with the balance of the Carlyle SUP and Block P Design Guidelines.

## Public Comment:

There was no public comment regarding this item.

### Board Action:

The motion was approved by a vote of 3 - 0.

The meeting was adjourned at approximately 10:05 PM.