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**MEETING**  
**Q=Jenah Thornborrow**  
**Q1=Derek Hurd**  
**Q2=Hanna Veal**  
**Q4=Amanda**  
**A=Jorre Delgado**  
**A1=Wade Thomas**

Q1: Hi.

Q2: Hi. So, the - so, the next, uh, item is design review of fiscal year 2024-0003, uh, with Jorre and Wade. It is their Alworth Street project.

A: Hi, Hannah.

Q2: Hi.

Q: Hi, Amanda. Are you able to share your screen?

Q4: Yeah, give me just a second here. Okay. Can you guys all see that?

A: Yep. Perfect.

Q4: Um, so I think kind of, we've talked through this building before. Um, I think the two main issues that we wanted to touch on today were the main entry, and then also, the - the police concerns with the tall building across the street from the - the police department. Um, Jorre, was there anything else we wanted to touch on?

A: Uh, nope, I think that's it. I think when we discuss that front design, it'll touch on a couple other items that I'll note.

Q4: Okay. Perfect. Um, so I know the main comment was, um, we had initially a drive aisle that kind of had a U-shape with two entries to the parking garage. Um, and that meant that all of our pedestrian access to the building had to

43 cross over a drive aisle to get in. Um, so we modified this down. We now  
44 have just the one entry into the parking lot. Um, and then we turned this  
45 corner into, um, more of a plaza, which you can see from the landscaping we  
46 have, you know, seating and benches and papers, and some kind of fun  
47 crisscrossing pedestrian access. Uh, so now, none of our pedestrian access to  
48 the building has to cross over a drive aisle. Um, there is still the one which  
49 will be stamped concrete, um, to get to the trash. But most of the street access  
50 just goes straight out, um, through the plaza. And then with that, we  
51 also, mirrored the front of the building so that the tenant and leasing office  
52 and lobby, um, is on that plaza side to make the main entry. Um, I have the  
53 updated elevation, so you can see the main entry there is highlighted. Um, and  
54 then we ended up moving the covered bike parking to this side, as well, for  
55 easier access for bikes. Um, and then have a nice rooftop patio over most of  
56 that. Did get the renderings updated. Um, can you guys see that okay?

57  
58 Q: Yes.

59  
60 Q4: Perfect. Um, so yeah, you can see we have the main entry highlighted with an  
61 awning and some planters. And then that plaza that, uh, directs you to that  
62 main entry as well. Any questions or additional comments on that?

63  
64 Q1: Not yet.

65  
66 Q4: Okay. Um, the other thing that we, uh, worked on, there were concerns from  
67 the police department about, um, potential sniper opportunities from the  
68 building towards the police department, which is, um, to the southeast of our  
69 project. We initially had a rooftop amenity on this side of the building, and  
70 we - we mirrored it to be on this side so that we can kind of close off that side  
71 of the roof. And present - or sorry, prevent people from accessing that side.  
72 And then we also, would propose all of our windows, um, on that side of the  
73 building to be casement windows that would open this way, um, and be  
74 tempered glass, so you wouldn't be able to just, you know, open the window  
75 and, uh, point back towards the police. So that's kind of our two proposals to  
76 address their comments and concerns there.

77  
78 Q1: And it sounded like there was communication that that worked for them,  
79 right?

80  
81 Q4: I believe so.

82  
83 Q: Yes, um, the chief did say that it sufficed.

84

85 Q4: Okay. Good. So those are the main changes that we've made. Um, Jorre, I'm  
86 not sure if there's other stuff we want to touch on.  
87

88 A: Nope. I think that that was everything that we needed to touch on. Um, so if  
89 anyone has questions or concerns still, we'd like to get those addressed at this  
90 meeting.  
91

92 Q1: Can you go back to that entry rendering?  
93

94 Q4: Yeah.  
95

96 Q1: So main entry, all pedestrians is left of tower.  
97

98 Q4: Yes.  
99

100 Q1: And this one is not - it doesn't have a backside with another pedestrian entry.  
101

102 Q4: Correct. Yeah. That's it.  
103

104 Q1: Okay. Yeah. Yeah.  
105

106 Q2: And you guys still have like, the dog park facilities off to the backside?  
107

108 Q4: Yeah, we do.  
109

110 A: Down the side of the building.  
111

112 Q4: Yep.  
113

114 A: We just relocated the bike parking from over there to the front.  
115

116 Q4: Mm-hm.  
117

118 A: So it's easier access - easier access for pedestrians.  
119

120 Q1: And I'm - I'm looking through my comments too, and I'm not sure if we've  
121 seen a revision since. Um, but I mentioned that the Alworth elevation is the  
122 only elevation with articulation and detail at the first two floors. So what -  
123 what articulation is there on those kind of commercial faces that were...  
124

125 Q4: Yeah...  
126

127 Q1: ...commercial faces that are a parking garage.  
128  
129 Q4: That is something we talked about a little bit in the last meeting. Um, we  
130 modified the parking garage to have, uh, articulation between solid and  
131 screen, and added some planters, uh, some trellises, so those walls as  
132 well. Um, and I have updated rendering now that shows what that looks like  
133 with more articulation there.  
134  
135 Q1: So solid, and then see-through screening into parking garage, is that right?  
136  
137 Q4: Correct. And we do, um, you can kind of see it here. There is still, um, a  
138 concrete wall at each level, uh, up to about 3 feet to prevent headlights from  
139 coming...  
140  
141 Q1: Oh, yeah.  
142  
143 Q4: ...garage. But, um, otherwise...  
144  
145 Q1: At that mid - at that next deck level?  
146  
147 Q4: Yeah. And the - and the bass, as well.  
148  
149 Q1: Okay.  
150  
151 Q4: Yeah.  
152  
153 Q1: And those green wall trellises, to - to call them something, um, that's,  
154 uh, some sort of grading screen, similar to the screen walls that you're going  
155 to plant something at the base of, and in a couple of years, it's a green wall, in  
156 essence. Is that the idea?  
157  
158 Q4: Yeah. Yeah.  
159  
160 Q1: So various materials, but not articulation, is kind of what I'm seeing.  
161  
162 Q4: It's not, um, super clear in this rendering. This does step in and out a little  
163 bit, um, I think about 8 inches difference between where the stucco sits, and  
164 where the parking screens would sit. Um, let me see if it's a little easier to  
165 read. It's - it's not easy to read on this, I'll admit. Um, but that is the intent, is  
166 for that to be a little bit proud of the screens.  
167

168 Q1: I'm just - I'm just digesting all that. I'm not sure if, um, Hanna or Jenah, you  
169 have everything, but I'm just kind of digging into something here. And maybe  
170 you can help me out. The articulation, doesn't that give us a defined depth in  
171 code?  
172

173 Q2: I think it would be an 8-4C.  
174

175 Q4: Yeah. What I'm seeing is a minimum dimension and size of that change in  
176 material, but I don't see a modulation dimension.  
177

178 Q1: Oh, where it speaks to the square footage of kind of the change in materials.  
179

180 Q4: Yeah.  
181

182 Q1: Yeah. Gotcha. Yeah. I don't see the - I don't see what I'm looking for off the...  
183

184 Q: Um...  
185

186 Q1: ...on a quick - on a quick scan.  
187

188 Q: I think, maybe, Derek, what you might be looking for is 8-4C-3A. Um, excuse  
189 me, not A. Where did it go? E.3.B.3.  
190

191 Q1: 4C or 4E, you're saying?  
192

193 Q: Um, E- so objective 5, building details. Oh, no, that's the wrong - not what I  
194 was going for. (Unintelligible).  
195

196 Q1: Articulation.  
197

198 Q: There's something by 6B is what I just saw in code. And now I can't find  
199 where it is. But it is an 8-4C someplace.  
200

201 Q2: There's one under 8-4C-4A, but that's talking more about like, facades longer  
202 than 50 feet should incorporate relief (unintelligible) proceed  
203 building (unintelligible) through features like projections or recesses. It  
204 doesn't have a percentage, though, or an inch, or a foot, um, other than if it  
205 talks about doorways.  
206

207 Q: So there's one that says facade should have a wall plane wider than two and a  
208 half feet times the height of the wall plane if a new wall plane is required, it

209 must be offset by six feet, at least six feet. Is that maybe what you were  
210 thinking about?  
211

212 Q1: Uh, no. I thought that was a two-foot depth one somewhere for artic-  
213 for articulation. And I'm - and I'm not finding it, although, 8-4B-4. Thanks for  
214 your patience, ladies. Oh, yeah, 8-4B-4.B.1. I should have just read my  
215 note 'cause it referenced that. Windows, bays, offsetting walls that extend at  
216 least two feet, recessed entrances, change in materials, types. All building  
217 elevations shall have a minimum portion of the elevation devoted to  
218 architectural features designed to provide articulation of variety. These  
219 features shall include, but are not limited to, windows, bays, and offsetting  
220 walls that extend at least two feet, recessed entrances, and changes in  
221 materials types. Changes in materials types shall be a minimum dimension of  
222 two feet and a minimum area of 25. So that's the - that's the intention with the  
223 screen solid, screen solid, screen solid.  
224

225 A: Mm-hm. Correct.  
226

227 Q1: And if I - and if I read that - and if I read that literally, I think it  
228 literally, complies.  
229

230 Q4: And then we also, added those planters that will then stick out from the solid  
231 (unintelligible).  
232

233 Q1: Yeah. Yeah. Yeah.  
234

235 Q4: To get out in further, so.  
236

237 Q1: And I - and I think that, um, yeah, that's - that's the one that I was reading to.  
238 And in my mind, trying to come back to. But you have - you have a change in  
239 material types, the change in material types meets those dimensions. Um, it's  
240 not saying these features shall include. It's saying this, or this, or this, or this.  
241

242 Q4: Right.  
243

244 Q1: And you have one of those or's. So thanks for bearing with me while I circled  
245 around that...  
246

247 Q4: Sure.  
248

249 Q1: Rabbit hole. Yeah. And then you're saying the screen is also proud of solid  
250 face or inset from solid face.

251  
252 Q4: Proud of.  
253  
254 Q1: Okay. Yeah.  
255  
256 Q4: Yeah. Or I'm sorry, the planting screen or the parking screen?  
257  
258 Q1: Screen is proud of solid. Is parking screen behind solid...  
259  
260 Q4: Parking screen would be...  
261  
262 A: Behind.  
263  
264 Q4: The - the solid is pr- um...  
265  
266 Q1: Most pr- yeah.  
267  
268 Q4: Most prowed. And then the planting trellis sticks out beyond that.  
269  
270 Q1: Yeah. I'm with you.  
271  
272 Q4: Okay.  
273  
274 Q1: Okay. And then I think I'll, you know, a lot of my other comments, remove  
275 chain link and bike parking, we - we just looked at in the renderings, um, and  
276 pedestrian connectivity. Yeah. Uh, the only thing, my gut reaction on the  
277 crisscross pattern of the pedestrian is, um, what's the term for where people go  
278 versus where you try to make them go by making a path? You know, like, if  
279 you just, uh, let it snow two inches, and then see where people walk...  
280  
281 Q4: Yeah.  
282  
283 Q1: ...that's where your path should be. So you might have a few...  
284  
285 Q4: I can see that. But I think with having several diagonals, you know  
286 (unintelligible) directions...  
287  
288 Q1: Yeah. Several - several options.  
289  
290 Q4: Yeah.  
291  
292 Q1: And then they're kind of like plaza spaces in between that...

293  
294 Q4: Mm-hm.  
295  
296 Q1: ...you'll have amenities in. Yeah. I don't - I don't have anything else.  
297  
298 A: Okay. Hanna and Jenah, do you guys have anything?  
299  
300 Q2: Yeah. Um, I have notes from last time saying that the building encroached  
301 into that eastern property boundaries set back by one and a half feet per buyer  
302 comments and preferences. I just want to like, clarify that?  
303  
304 Q4: Uh, yeah, we have a roof feature above the 6 proud into that setback by about  
305 a foot and a half, um, at ground level. It complies with the setback. And then  
306 we had shifted it all the way to the setback line. So the East 50th can be used  
307 as our fire apparatus access.  
308  
309 Q2: Yeah. Okay. So, I - I was just looking at the code 'cause we do allow for  
310 encroachments up to two feet, um, for like, cornices and eaves.  
311  
312 Q4: Mm-hm.  
313  
314 Q2: Things that don't increase the square footage of the structure. So things like  
315 that would be okay.  
316  
317 Q4: Okay.  
318  
319 Q2: And then, I mean, just with the landscaping there on the city's property, I've  
320 tried reaching out to (Thurman Mill), um, 'cause it's their irrigation easement  
321 dedicated to the city, but I haven't heard back from them. But that easement  
322 verbiage does - does say that landscaping isn't allowed on it. Um, that won't  
323 have to hold up your entitlement decisions, and we can keep working on  
324 getting in touch with them, and figuring out the easements. Um, but it  
325 does say landscaping isn't allowed on there. I'll just make a condition for  
326 (unintelligible).  
327  
328 A1: Yeah, Hanna, this is Wade. I - I thought that was, uh, it was a pretty broad  
329 easement, so hopefully we can work through those with them.  
330  
331 Q2: Yeah.  
332

333 Q1: And then Hanna, I had announced to everybody that, um, the PD was okay  
334 with the changes, but I can't find the email that I thought I saw. Um, and so  
335 can you confirm that, that's correct?  
336

337 Q2: Yeah.

338

339 Q: Okay. Thank you.

340

341 Q2: Um, the chief said he doesn't have any more concerns with the most recent  
342 fixes and changes to the windows and back side of the building.  
343

344 Q4: Okay. Anything else to talk through?

345

346 Q2: I don't have anything.

347

348 Q1: I don't have anything else.

349

350 Q: I don't either. Um, I thank you for your work on this, and making the changes  
351 to make it work.  
352

353 Q4: Yeah, absolutely.

354

355 Q2: Um, I didn't have one thing and I - I emailed you guys on Friday about it, but  
356 the property owner has changed. We're you able to look into that?  
357

358 A: Yeah, we're getting the updated documents for you.

359

360 Q2: Okay.

361

362 A1: Well, hopefully, we'll have that today, Hanna. We'll get that over to you.

363

364 Q2: Yeah. That would be...

365

366 A1: They - they forgot to tell us it was going into a trust, so kind of important.

367

368 Q2: Yeah. Yeah. Just a little unfortunate. Okay. So, I'll keep an eye out for those.

369

370 A1: And then, what - what is your feeling on kind of timing for, um, for kind...  
371

372 Q2: Yeah.

373

374 A1: ...of that staff report?

375  
376 Q2: Um, so I have, sounds like this one, and then I also, have your other  
377 project, the Hendricks one to look at. Um, so probably here in the next week  
378 or two. I do have a bunch of conditional use permits that I need to get out the  
379 door for planning and zoning, um, and a few other construction plan  
380 documents I need to review. So I'm kind of bogged up right now, which is  
381 why you haven't seen even the Hendricks one.  
382  
383 A1: Of course.  
384  
385 Q2: Um, but very - very soon. Um, I - if I approve this Alworth one, and I don't  
386 recommend it to city council, um, after my analysis and everything, um, I do  
387 anticipate there being an appeal by one of the public commenters, um...  
388  
389 A1: Okay.  
390  
391 Q2: ...who has standing just based off of them coming in and having conversations  
392 with me, saying that they will appeal an approval.  
393  
394 A1: All right. Good to know.  
395  
396 Q2: So, I would anticipate that if I don't just send it straight to city council.  
397  
398 A1: Perfect. Great. No, that just helps us timing on the side, so I appreciate it.  
399  
400 Q2: Yeah. And I'll - I'll keep you updated. Is that good for that - that project?  
401 Anyone else have any more comments? No. Okay. Well, we can move on to  
402 the next one, the Elle Estates.  
403  
404 A: Thanks, guys.  
405  
406 Q1: Thanks, guys. Yeah. See you later.  
407  
408 A2: Thank you.  
409  
410 Q: Thank you, everyone.  
411  
412

413 This transcript has been reviewed with the audio recording submitted and it is an accurate  
414 transcription.

415 Signed Hanna Veal 5/30/2024