



Infill Incentive District – Design Review Committee

DRAFT Legal Action Report

Wednesday June 10, 2020 at 11:00 AM

Pursuant to safe practices during the COVID 19 pandemic, all in-person public meetings are cancelled until further notice. This meeting was held virtually to allow for healthy practices and social distancing.

1. Call to Order / Roll Call: 11:03 AM

DRC members present:

Eric Barrett
John Burr, Vice Chair
Kathleen Erickson
Robin Shambach
Bill Viner – Joined the meeting at 11:30 AM

DRC member absent:

Chris Gans, Chair

Design Professional Present:

Corky Poster

Quorum was established.

Staff Members Present:

Koren Manning, Planning & Development Services
María Gayosso, Planning & Development Services

2. Approval of Legal Action Report (LAR) for February 28, 2020 Meeting

DRC Vice Chair Burr requested the following minor edits to the LAR:

- a) Under item 3, paragraphs 3 and 4, replace APHAP with Armory Park Historic Zone Advisory Board (APHZAB);
- b) The motion should read: "John Burr moved to approve the design as presented under the condition that the roof cap height is limited to 48' with the exception of the elevator shaft and equipment as necessary, and endorse both of APHZAB's recommendations that the parking structure does not set a precedent for the Armory Park Historic Zone and that modern materials used in the "H" zoned portion of the development project are appropriate for this project. Rick Gonzales seconded the motion. Motion passed 3-0."

DRC Member Erickson made the motion to approve, pending the requested edits. DRC Member Barrett seconded the motion. All in favor. Motion passed 5-0.

3. Case # IID-19-12 ([T20SA00092](#)), Hotel Congress

– Public Meeting

Related Activity #s: [DP19-0190](#), HPZ-20-28

311 E Congress St, C-2/OCR-2 zoning, Downtown Core Subdistrict, Rio Nuevo Area

Staff introduced the project, and informed The project was reviewed by the City’s Design Professional on October 11, 2019, and April 24, 2020, and has recommended approval of the project, but strongly recommends applicant raise the current parking lot grade to match the height of the existing pedestrian paved area, and proposed as an alternate by the applicant; this includes the removal of the existing asphalt and curbs and ramps at current parking area as necessary to allow for new brick pavers on sand; brick pavers to match existing brick pavers and pattern. Staff also informed the IID-DRC The historic Plans Review Subcommittee (PRS) reviewed the project on May 28, 2020, and recommended approval, noting that, although paving treatment does not compromise the historic nature of Hotel Congress, the preference is to raise the current parking lot grade to the spectator area level, if applicant can achieve it as specified in the submittal.

The Design Professional provided an overview of his review on the project, emphasizing the need to level the existing parking area with the pedestrian area, for safety reasons, and also for aesthetic reasons.

The applicant gave a presentation of the project and, in response to questions and concerns posed by the IID-DRC, clarified the following:

- a) One existing tree is being removed to accommodate the proposed stage/storage structure;
- b) Leveling parking area with existing pedestrian area represents a financial constraint to the property owner; however, property owner is aware of the need to level parking area due to potential liability issues and aesthetics;
- c) A platform as an alternative for leveling the parking area has not been explored with property owner;
- d) There are space constraints to accommodate a ramp to access the stage; moving the lift and stairs door to the back of the stage represents a security concern;
- e) Landscaping along Tool Avenue and 5th Avenue provide a more pleasant experience for pedestrians; there is access to the storage area from 5th Avenue;
- f) Wire-faced ricks are flushed on both structures; and
- g) Stabilized decomposed granite (DG) is an option for leveling the parking area that can be discussed with property owner.

DRC Member Barrett introduce the motion to approve the application as presented, with the recommendation to raise the current parking lot grade to match the height of the existing pedestrian paved area, with either brick pavers, as specified in Alternative #1 of the application, or with decomposed granite. Motion was seconded by DRC Member Shambach. Motion passed 6-0.

4. Call to the Audience

No speakers.

5. Future Agenda Items- Information Only

Staff informed the IID-DRC several IID application are currently being processed by staff. Also, staff indicated the 3/12/2020 IID-DRC meeting was canceled to protect the general public, IID-DRC members and City staff from Coronavirus Disease (COVID-19); per UDC 5.12.6.H.3, the PDS Director issued a Decision Notice on 3/17/2020 for IID-19-10, The Flash, taking into the consideration the recommendation issued by the Design Professional.

6. Adjournment – 11:48 AM

MG:S:\DevServices\Overlay Districts\IID Overlay\IID DRC\Legal Action Reports\ IID Legal Action Report 6-10-20.docx