

DESIGN REVIEW BOARD

SPECIAL MEETING

November 16, 2007

12:00 p.m. Planning Conference Room

A work session of the Design Review Board was held in the Planning Conference Room, 20 East Main, at 12:00 p.m.

MEMBERS PRESENT

Tim Nielsen
Delight Clark
Rob Burgheimer
Wendy LeSueur
Tom Bottomley

MEMBERS ABSENT

Vince DiBella
Craig Boswell

OTHERS PRESENT

Debbie Archuleta
Kim Steadman
Lesley Davis
Mia Lozano-Helland
Dorothy Chimel
John Wesley
Dave Richins
Ralph Pew
Wendell Pickett
Chad Quinn

CASE #: Waveyard Design Guidelines
STAFF PLANNER: Kim Steadman

REQUEST: Review and comment on proposed design guidelines

DISCUSSION:

Chair Tim Nielsen:

- Need to address signage at the beginning of the process
- Need to ensure future developers comply with the guidelines
- The signage needs to be of the same design level and be integrated with the architecture

Boardmember Wendy LeSueur:

- Doesn't a developer coming in and saying this is our prototype and we will not revise it
- The design guidelines need to be clear that the architecture has to work together
- Be careful that the landscape plan have an identity and not be so different at the perimeter
- Ease into the landscape changes
- Would like to see unique retail not the same tenants as every other shopping center
- Would like the wall in front of the single family residential across 8th Street improved

Boardmember Rob Burgheimer:

- Want to make sure that what we start with is what is actually built in the end
- Tell the Board what is actually going to be built up front
- Guidelines should address quality levels
- Don't want them to be so detailed that inhibit creativity
- Don't design the project in a vacuum and then present it is a take it or leave concept
- Work with the Board as you progress through the design; let them help you and be a barometer
- Concerned that 4 different styles can be Disneyesk
- Maybe they shouldn't be so stylized
- No having a definite style can make it easier to change and develop
- The parking design is a major concern
- The signage should not go first
- The signage should be edgy
- Agrees they should try to improve the wall across 8th Street

Boardmember Tom Bottomley:

- Would like to see incremental meetings as the development progresses

- Like the flavor of what was show to Planning and Zoning Board
- The project lot should be more integrated into the project
- If there are multiple architects who has control?
- The project needs to be cohesive
- The Board doesn't want to fight future applicants to maintain design theme
- Signage should be designed to meet the project not the other way around
- The Board wants to act not react

Boardmember Delight Clark:

- The citizens fell they are giving up a lot for this project and they don't want to feel like they are being duped again like they were on Riverview

Respectfully submitted,

Debbie Archuleta
Planning Assistant

DA