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Legal Action Report – Meeting Minutes Design Review Board (DRB)

Members of the Design Review Board (DRB) held a meeting, which was open to the public on:

Date and Time: Friday, March 15, 2024, 7:30 a.m.

Location: Meeting was held virtually using Microsoft Teams

1. Call to Order / Roll Call	7:38 AM
Paige Anthony	Present
Rosemary Bright, Vice Chair	Present
Caryl Clement	Present
Susannah Dickinson	Present
Nathan Kappler	Absent
Grace Schau	Present
Chris Stebe, Chair	Absent

A quorum was established.

- 2. Review and Approval of the 2/23/2024 LAR and Meeting Minutes** **Action Taken**
The motion was made by DRB Member Dickinson to approve the LAR and draft minutes of February 23, 2024. The motion was duly seconded by DRB Member Clement. All in favor. Motion passed 5-0.
- 3. Call to the Audience**
No speakers present.
- 4. 1 East Toole Avenue Façade Modifications**
Activity #: [SD-0124-00007](#)
Associated Activity #s: [TC-COM-1123-02704](#), [TC-COM-0623-01590](#)
Address: [1 E Toole Av](#)
Parcel #: [117160100](#)
Rio Nuevo Area (RNA) Review **Action Taken**

Staff indicated the PRS reviewed the case on March 14, 2024, and provided the PRS's recommendation. The applicant provided the following clarifications in response to DRB questions:

- a) The right of way is still owned by the Department of Transportation and Mobility (DTM), but

- currently in the process of purchasing the right of way where the trees will be planted; if the purchase does not go through, then a Temporary Revokable Easement (TRE) will be requested;
- b) All the concrete in the existing right of way area where the trees will be planted will be removed;
 - c) Shade study calculations include the area from the back of curb along Toole Ave;
 - d) The trees to be planted will be 5 to 8 years old; property owner will maintain the trees once they are within private property;
 - e) The depth of the smaller, angled awning is about 8 inches and 4" to 6" pucks will be installed under the awning to provide outdoor lighting;
 - f) The existing railing will be repainted rust color before installing new railing and mesh; will spot-paint in locations impacted by the mesh installation;
 - g) The "Handrail/Fire Riser Detail # 4" is meant to emphasize the fire riser in relation to the handrail;
 - h) The note will be added to plans regarding the sealing of the welded wire mesh;
 - i) Not all conditions from yesterday's PRS motion have been added, but will be added; and
 - j) The plans the DRB is reviewing today are the same plans that PRS reviewed yesterday.

A motion was made by DRB Vice Chair Bright that the Design Review Board has reviewed the applicant's project for compliance with the Rio Nuevo area design criteria and recommend to the Planning & Development Service Director APPROVAL, finding the project in compliance with the building design standards set forth in UDC Section 5.12.7.C 1-15 and 5.12.7.D and subject to the following condition: 1) A note is to be added to the plans indicating the rusted finish of welded wire mesh will be sealed. The motion was duly seconded by DRB Member Dickinson. The motion passed by a voice vote of 5-0. The motion passed unanimously.

5. Staff Announcements

Informational

El Presidio Reactivation Project will return to the DRB on March 22, 2024. Mr. Stebe and Ms. Anthony will have to be recused from the meeting due to their involvement with the El Presidio Reactivation Project. Will try to schedule the Zoning Examiner to attend the April 5, 2024 DRB meeting to discuss the applicability of RNA criteria, depending on the type of project being presented to the DRB.

6. Adjournment

Meeting adjourned at 8:25 AM.