

HISTORIC PRESERVATION BOARD WORKSHOP MINUTES

August 4, 2022 – 1:00 PM

PRESENT: Chris Marone, Chair
Bill Loughery, Member
Holly Young, Member
Sean Hurley, Vice Chair

EXCUSED: Tia Hockensmith, Member

STAFF PRESENT: Tara Salmieri, Plan Active Studio; Matthew McConnell, Assistant City Attorney; Ginny Bodkin, Deputy City Clerk

Chair Marone called the workshop to order at 1:00 PM.

1. **Changes to the Agenda** – Chair Marone asked to audience comments at the end of the workshop.

2. **Discussion Items**

a. Pass-A-Grille Overlay Ordinance – Presentation and Discussion

Tara Salmieri, Consultant from Plan Active Studio discussed with the Board the documents included in the meeting packet (and are part of the meeting record): Land Development Code (LDC) Division 20 Pass-A-Grille (PAG) Overlay, PAG Zoning Category Summary (there are 8 in PAG).

Discussion followed on the Div. 20 Overlay; considerations of including everything south of 32nd Avenue in the Overlay, including CRD-EA, removing the option to build under different requirements; don't abolish the Overlay, but make it less restrictive and enforce it. Work within that framework then address CRD-EA and multi-family residential.

Member Young entered the meeting at 1:14 PM.

Ms. Salmieri ascertained that there was a consensus of a desire among the members to look at 8th Avenue as part of the Div. 20 Overlay and have that as part of the design criteria. She noted that every zoning district has permitted uses. The CRD-EA does not have a lot of design criteria. The Current Div. 20 Overlay establishes two sections that are General Building Design for Residential and for Non-Residential, but not types of development on 8th Avenue; she suggested looking at whether there are enough Building Types on 8th Avenue.

There was a brief discussion of residences behind buildings on 8th Avenue, which are included in the CRD-EA.

Ms. Salmieri lead a review of the Div. 20 Overlay by Section to obtain Board input, questions, comments and suggestions. Sections that included discussion:

- Section 20.01 Purpose and Intent – include CRD-EA
- Section 20.02 Definitions – Ms. Salmieri will tighten/add to make more helpful. In Parking Provisions (1) utilization of alleys as driveways
- Section 20.03 Permitted uses and structures – Ms. Salmieri recommended not removing uses; transient occupancy to be further considered

- Section 20.07 Density, Intensity and assembly of parcels – (d) can lots of record with no structures be combined? Make this clearer. Can add provision not allowing on 8th avenue/CRD-EA; needs further discussion
- Section 20.12 - Subdivision of Lots – Ms. Salmieri can create a flow chart of how and what items come before this Board - further discussion – needs to be crystal clear
- Section 20.13 Residential development option for Single-family homes – this would be removed if all PAG becomes Div. 20/Overlay
- Section 20.14 –Vacant Parcels – (c) assembly or splits should be coming to the Board, particularly with demolition or new construction; this Board would have a design to review and to advise the Commission; should be crystal clear. Discussion on lot splits and assemblies and how these fit in with mass and scale Mr. McConnell read/cited LDC Div. 24.2 ‘recorded platted lots... shall not be recombined and/or re-subdivided for the purpose of increasing development density’
- Section 20.15 Building Types (not architectural elements) – House Large –a benchmark can be created that can cap the maximum footprint; ask staff to research and create from that
- Section 20.17 Principal Height – Ms. Salmieri recommended against removing entitlements. More design criteria can be added. Discussion maximum height at street-front; there are primary and secondary massing prevents that if noticed/enforced in design review. Commercial properties are CG1, which allows 50 feet plus Base Flood Elevation (BFE). BFE and flood-proofing commercial properties discussed. More standards can be attached
- Section 20.18 - Discussion on parking permits. Condos on either side of 5th Avenue discussed; they are parking on a residential street (with parking permit)
- Section 20.19 Alleyways – if you have an alleyway, that should be your parking/mandatory use. Ms. Salmieri will summarize driveway and garage standards/better explain
- Section 20.20 Landscape Standards – Discussion on sidewalks and consistency
- Section 20.21 Screening of Elevated Buildings – Good as is, if it is being adhered to
- Section 20.22/3 General Building Design - Add teeth for architectural review (City Architect)
- Section 20.24 Design Review and required drawings – Consider how this would apply to 8th Avenue. Add a requirement that the City’s Architect review the plans and in the last sentence add that the Historic Preservation Board shall review the request to ensure compatibility...
- Discussion followed on multiple garages

Ms. Salmieri will summarize this discussion in a memo to include the Board’s asks and intents, and her opinion. Mr. McConnell will discuss with the City Manager and Chief Operating Officer; this may be presented to other Boards for review prior to any Commission. Review or decision. Ms. Salmieri could prepare ordinance language if asked.

A walking tour of the CRD-EA was discussed. Any questions should be directed to staff.

Potential next Workshop topics: CRD-EA, 9th Avenue and multi-family residences.

(Added) Public Comment – Amy Loughery appreciated that these workshops are moving forward.

3. Adjournment (Next meeting 9/01/22) – The workshop was adjourned at 2:48 PM.

These minutes were approved at the September 1, 2022 Historic Preservation Board meeting.