



Design Guidelines Ad Hoc Committee Regular Meeting Minutes

February 17, 2025 at 2:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Phil Anderson, Lucy Boudet, Maurizio Maso, Deborah Ziel, Emily Williams, Vashon Sarkisian

Absent

Charles Williams

Staff Present

Director of Planning & Zoning Allison McGillis, Planner II Nicholas Lewis, Planner I Corinna Lundgren, Urban Design Advisor Alex Stringfellow, Administrative Coordinator Mary Bush

1. Call to Order

Chairman Anderson called the meeting to order at 2:00 p.m.

2. Consent Agenda

- a. Approve the minutes of January 27, 2025.

Motion made by Phill Anderson, seconded by Emily Williams, to approve the January 27, 2025 meeting minutes.

The motion carried unanimously by a 5-0 vote. (Deborah Ziel was present via Zoom but had audio impairment. Charles Williams was absent from the meeting.)

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker

No one from the public wished to speak. The public hearing was closed.

4. Discussion Item (s)

- a. Summary of Orange Avenue walking tour

Mr. Stringfellow led a discussion about the committee's recent walking tour of the Orange Avenue Overlay (OAO) area held on February 10, 2025. He shared and discussed photos from the tour and noted that images were taken of some of the

architecture that does not neatly fit into the defined architectural styles that the committee had previously discussed. He indicated that during the tour the committee discussed the following:

- the feasibility of re-cladding the more contemporary medical office buildings to add style to them,
- whether the non-styled office type uses that do not come right up to the street but have a common yard are appropriate for the corridor,
- correctly executing the Mediterranean architectural style and whether the city should encourage the style within the corridor,
- using a more contemporary architectural style for the corridor,
- encompassing Spanish Revival, Modern, and Mid-Century Modern architectural styles,
- considering Art Deco style for buildings beyond a two-story scale,
- and consideration of how murals can be encouraged.

b. Continue discussion on the revised Design Standards

Mr. Stringfellow discussed the updates made to the design standards since the committee's last meeting in January. He indicated that the Foxtail Coffee shop was added as an example of adaptive reuse, the Black Bean Deli was added as an example of Art Deco, the construction material CMU was added to the definition of Art Deco, the definitions for Modern and Mid-Century Modern architectural styles were updated, and the section for recommendations was distinguished from the requirements section. A brief discussion then ensued, and it was decided that the Spanish Revival style would be removed from the OAO standards. Discussion then continued regarding building articulation, the maximum transparency of a building, defining transparency, determining the maximum square footage of individual glazing panels, controlling the aspect ratio of glass on buildings, and the setback requirements for upper floors.

A brief discussion ensued about scheduling the next committee meeting. The committee decided on April 14, 2025 at 2:00p.m. Staff will make sure no conflicts exist before confirming the meeting date.

Mr. Stringfellow then noted a few more updates that were made to the standards regarding adding window recess detail and wall framing diagrams. Then a brief discussion ensued about the possibility of having a joint work session with the City Commission after the committee makes its recommendation to them.

5. Action Items

6. Board Comments

7. Adjournment

The meeting adjourned at 3:02 p.m.

Minutes approved by the Board on April 14, 2025.

ATTEST:

/s/ Mary Bush, Recording Secretary