

The Murray City Center District (MCCD) Review Committee met on Wednesday, March 30, 2023, at 5:30 P.M. for a meeting held at the Public Services Conference Room.

Present: Jared Hall, Community & Economic Development Director
Zach Smallwood, Senior Planner
Andy Hulka, Committee Member
Kiersten Davis, Committee Member
Ray Beck, Committee Member
Rachel Morot, Bryan Olson, Jessica Hales, Jonathan Oliver, Kim Anderson

CALL MEETING TO ORDER

Andy Hulka called the meeting to order.

APPROVAL OF MINUTES

Kiersten Davis moved to approve the October 6, 2022 MCCD Minutes. SECONDED by Ray Beck; vote was unanimous in favor.

DESIGN REVIEW – The Noah – 149, 155-157, and 163 East Vine Street – Project: 22-142

Zach Smallwood reviewed background information from the Staff Report. The proposed site plan does meet the requirements for the 12 foot setback from the back of curb. However, as noted in the staff report, the plans indicate that there is a private sidewalk and that needs to be changed as that will need to be dedicated to the city. There are five foot planters and the seven foot sidewalk, maintaining the same look and feel as the sidewalk already present to the north, as well as the planned sidewalk to the south for The Vine. While looking at the street treatment in preparation for this meeting, he did notice that in that “private sidewalk” area there was some installed landscaping; that will need to be amended and taken out. Otherwise, the plans meet the requirements for the street improvements. He continued reviewing background information from the staff report, noting that they will probably need additional details on the patio/play area; it is up to the committee if they want to see that back, or if they are confident that can be addressed between this meeting and the planning commission presentation. He discussed each building individually, beginning with The Noah Commercial Building and sharing its specific details including size, parking, and elevations from the staff report. Staff indicated concerns regarding the east elevation. The code requires a specific distance between breaks in the façade, so staff gave recommendations regarding leaving an opening or something to allow ventilation and break things up on this public facing side.

Mr. Oliver noted there were some openings in the floorplan that weren’t shown on the elevations.

Mr. Smallwood agreed and was able to see that, noting that it does appear those openings had been planned for.

Mr. Oliver noted that the neighbor to their east works with autistic adults and they wanted that area quiet, without ventilation.

Mr. Smallwood noted that they don’t have to have all four breaks, as long as it is broken up along the 30 feet by at least one opening.

Mr. Oliver asked if it has to be ventilation, or if it can just be relief.

Jared Hall said the openings or some type of relief are okay if they have the required amount.

Mr. Smallwood continued discussing the first building, specifically the floorplans. The first floor is largely parking with a small lobby to the second floor. Staff recommended taking a look at the elevator, as someone coming in off the street would have to take the stairs with no access available to the elevator. He realizes the elevator does exit on to an opening, so the applicant may just need to give more commentary as to why that was done that way, unless the design review committee wants something different. The second floor is a space for a restaurant or commercial uses, with a dining/common room area, outdoor deck and four offices in the rear. The third floor has additional space for commercial or dining space, another open air deck area and four additional offices. The fourth floor is almost entirely open patio space, with an enclosed roof top patio and open area, as well as a non-covered area and a bridge to a second non-covered rooftop patio area.

Mr. Oliver said the idea for the non-covered areas was to have xeriscaped spaces along with whatever else the city would like to see there to make it aesthetically pleasing.

Mr. Smallwood agreed that would be a good idea, noting that the committee would probably want to see those plans for landscaping drawn out. He moved on to discuss the second building, The Noah, which is the larger of the two buildings, and shared specific details on that including the size, number of residential units and commercial space, and parking. He mentioned that with the excess parking over in The Noah, it drops this building's parking to a net negative of three. He believes Mr. Oliver was working with someone on that, but the city doesn't have any definite information on that yet and it will need to be addressed between now and the planning commission review.

Mr. Oliver asked to clarify that it's not as big of a deficit because they are picking up those extra parking spots on the commercial side.

Mr. Smallwood responded that yes, that is correct.

Mr. Hulka asked if there will be permits so residents can park over there.

Mr. Oliver responded yes.

Ms. Davis asked if there is any street parking.

Mr. Oliver responded no.

Mr. Smallwood added that they can't count street parking. Per the code parking can't be counted towards both off-street and required parking.

Mr. Anderson expressed an interest in red curbing in front of the building entirely as well for emergency access. There are a few reasons for that request, one being for access. Two, they also needed access for fire.

Mr. Oliver was told, after speaking with the Fire Marshall, that it would be allowed as long as the city agreed. They didn't want people pulling up and opening the doors, and mentioned bike parking.

Mr. Smallwood showed the elevations, and didn't call anything out in regards to the blank walls because he knows that is where the parking machine will be. They would like to see some sort

of architecture or mural there to break up the mass. He referred back to the staff report and that this has been labeled as a horizontal mixed use project, which was largely determined because of the deficit in the commercial requirement. If the applicant wished to do a vertical mixed use project, they would need a total of 2,600 square feet of commercial; however, since that is not the case and they are building a separate building to offset that, staff has determined it a horizontal mixed use project. He discussed the amounts of commercial in the building, and the access directly to Vine Street with a second lobby accessed by the residential. The first floor is largely parking, retail space, separate access and parking. He discussed the parking machine and how it works. The second floor is mostly residential with a fitness room and studio, along with seven units. The third floor has seven units with an exercise/yoga room and an outdoor deck. The fourth floor has seven units, an enclosed patio space and outdoor roof deck. The fifth floor has seven units with a rooftop patio area. The sixth floor is just seven units of residential, each residential unit in the building has a private balcony. The seventh floor only has four units, along with a social room, enclosed patio, and closed patio which are replacing the other three units located in the same space. Regarding the master site plan, he discussed the zone and other requirements for this building. Staff believes the applicant has met the requirements for building orientation. There are outdoor spaces mixed in throughout the building, but also in the play and activity area behind the building that will be shared with the Wyatt, and they feel that is meeting the requirements as well. Elements of the master site plan agreement were outlined in the staff report, and the determination was made while he was writing the staff report, so he didn't expect to have all the information before the meeting tonight; the rest can be addressed during Planning Commission review. The main decision for this committee is the central feature aspect. Staff was unable to identify where to place a central feature for this project, but the language says this has to be addressed. He shared his two options for the committee, a recommendation for the committee to suggest omission of the central feature due to size constraints, or they can have the applicant return after working further with staff on determining some type of central feature.

Ms. Davis asked if the playground could be the central feature.

Mr. Smallwood responded that it's supposed to tie the commercial aspect and the residential aspect together.

Mr. Hall discussed some options for tying those two aspects together, noting that they want the public bodies to be the ones to make that determination.

Mr. Oliver noted that one of the main determinations of the design of this project is that they are trying to mimic, in a way, the Murray Theater; they have done that on both sides. There is also a flagpole on the top of the commercial as well, and that is a type of central feature.

Mr. Anderson added that the commercial is also meant for everyone that accesses those properties with sitting area and xeriscapes.

Mr. Smallwood noted that if those spaces are rentable by the community that could work.

The committee and applicants discussed the details of the publicly accessible and community areas, as well as options for the curbside management plan.

Mr. Smallwood then moved on to discussing the design plan.

Mr. Anderson noted they are trying to work with the neighbor just to the east who has a parking lot, and their offer to make improvements including widening the street, repainting their parking, in exchange for using parking there since very little is used. That has not been confirmed as of yet and they are still looking at alternatives, including property across the road. He also discussed their desire to work on something like a joint parking structure for the Murray Theater.

Mr. Smallwood confirmed that staff has asked the applicants to solve the parking problem before going to the planning commission.

Mr. Oliver noted the garage-type entrance door would be open during business hours. The doors are very safe and quick, activated by motion and intended to keep weather out. There is access from the parking garage into the lobby, and they are planning on moving that elevator door to the lobby from the parking garage. They are working with local residents to see what types of restaurant they would like to see there and the applicants would also have a few small offices in the building with the commercial as well. They have tossed around the idea of keeping a few offices open for the residents to rent out when needed. He discussed with the committee some of the options they are going over for food options inside the buildings and their intention to continue working with the city on the parking.

Ms. Davis asked about the second sidewalk noted, and not seeing a curb cut to access the driveway. Also, how the firetrucks will access the area and where the fire hydrants will be located.

Mr. Oliver responded that they were discussing a rolled curb since it will be a firetruck access as well. The fire access will be on the west side.

Mr. Smallwood believes the building will be sprinkled as well, but doesn't see the fire hydrant access either.

Ms. Davis noted that in the Wyatt they were intending to have dumpsters come out the back with pickup in another location. In this building she is not seeing a barrier for people to not drive into those and asked how trash is getting from the storage location to the pickup location.

Mr. Oliver said the Noah will have one just for residents to access, and when the truck comes in they will have access to the gate and the area has been made extra wide with a curb. The dumpsters are called "The Nova" and they have features that prevent odors from spreading, but can be picked up the same as regular dumpsters.

Ms. Davis asked about the storm drains, noting they are tying in 3 buildings that will be going to the road, and asked what those requirements are.

Mr. Oliver said the vast majority of those lines are for retention basins, with spillover being rerouted around the west side of the Noah.

Mr. Beck agrees that design, architecture and amenities feel like a unique offering that could satisfy the requirements; however, he agrees that it might be nice to discuss the playground/patio area since it now just feels like an afterthought for that space.

Mr. Oliver said they almost designed around it, rather than the other way around, specifically because he is naming these after his two sons. They are very active, so he wanted to make that a theme for the shared amenities space. Move Strong works with municipalities and schools, their equipment comes in all sorts of colors and they are planning for these to be very neutral.

They are like outdoor adult playgrounds, something to draw the residents out. It is definitely a central feature the city and residents will appreciate, and the patio will have a waterfall feature.

Mr. Smallwood discussed bike rack storage on the first floor and noted that there is a requirement on the site plan as well to have a bike rack. He shared where there were originally bike racks and that they have to be relocated, that is still an ongoing negotiation.

Mr. Hulka noted that he didn't have any additional concerns beyond what was already discussed.

Ray Beck moved to approve with the recommended conditions. SECONDED by Andy Hulka.

Roll Call Vote:

Kiersten Davis – Yes

Ray Beck – Yes

Andy Hulka – Yes

BUSINESS ITEMS

Election of the Chair and Vice Chair for 2023

Committee and staff discussed options for voting.

Kiersten Davis moved to postpone the election of the Chair and Vice Chair until a future meeting. SECONDED by Ray Beck; voice vote was unanimous in favor.

ANNOUNCEMENTS AND QUESTIONS

Ray Beck moved to adjourn the meeting. SECONDED by Kiersten Davis; voice vote was unanimous in favor.

ADJOURNMENT

Meeting adjourned at 6:34 p.m.

A handwritten signature in black ink, reading "Phillip J. Markham", written over a horizontal line.

Community Development Director