



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.richmondgov.com

Meeting Minutes - Draft Urban Design Committee

Thursday, April 6, 2017

10:00 AM

5th Floor Conference Room of City Hall

Call to Order

Roll Call

- Present** -- 7 - * Chair Andrea Almond, * Vice Chair Andrea Levine, * Chris Arias, * Bryan Green, * Committee Member Dawn Hicks, * Committee Member David Johannas and * Robert Smith
- Absent** -- 3 - * Andrew P. Gould, * Giles Harnsberger and * Jill Nolt

Approval of Minutes

A motion was made by Committee Member Johannas, seconded by Committee Member Hicks, that this be approved. The motion carried by the following vote:

Aye -- 5 - Almond, Arias, Hicks, Johannas and Smith

Abstain -- 1 - Levine

1. [UDC MIN 2017-03](#) Minutes of the Regular Meeting on March 9, 2017

Attachments: [UDC MIN 2017-03](#)

Secretary's Report

Consideration of Continuances and Deletions from Agenda

REGULAR AGENDA

2. [UDC 2017-06\(b\)](#) Final Location, Character and Extent Review of the 17th Street Farmer's Market Plaza Renovation Modifications, 50 N. 17th St.

Attachments: [Location & Plans](#)
[Supplements to Location & Plans](#)
[Staff Report to UDC](#)
[UDC Staff Report to CPC](#)

Ms. Jeannie Welliver, with Economic & Community Development brought up some materials for the Commission members to review.

Mr. Burt Pinnock, with Baskervill came up to answer questions.

Ms. Almond inquired about the samples of the pavers that make up the middle of the

plaza and Mr. Pinnock showed samples of the pavers. Ms. Welliver stated that the orientation of the pavers was previously approved around the fountain. Ms. Almond stated that it was her understanding that the paver that was going to be around the center of fountain was going to be similar in color as the concrete so that it felt like one large space.

Mr. Pinnock stated that the fountain pavers and the center are the same.

Mr. Arias inquired if the control joints were going to be saw cut or done during the lay in and Mr. Pinnock stated that they are going to be done in the lay in because they are easier.

Ms. Almond inquired about the length of the largest run and Mr. Pinnock stated that it would be 4ft modules by 8ft. Mr. Tim Hamnett, with Baskervill, stated that it is a little larger than that but very close. Ms. Almond inquired if they are confident that is enough scoring in the joints to prevent cracking in the panels. Mr. Hamnett stated that they have been told by the contractor that is the case.

Mr. Green inquired if the fountain was back in this phase and Mr. Pinnock stated yes.

Mr. Smith inquired if they could talk more about the leaf pattern and inquired if it was just around each tree. Mr. Pinnock stated generally it's around the tree so they could create a natural pattern as if they just fell off the tree. Ms. Welliver stated that they are using real leaves and stated that they have secured the trees and stated that they have been purchased. Ms. Welliver stated that they are 6 to 7 inch caliber as they committed and stated that there are 3 types of oak and stated that the landscape architect is going to take leaves from those trees and are going to use real leaves to imprint them as they naturally fall.

Mr. Arias stated that he would like to see a reference to the control joints that they suggest that they aren't 4 by 8 and maybe a 9 by 3 and get away from the language of plywood and have it read as something else.

Mr. Johannas stated that they have two different scales which comes in the smaller sheets and the bigger sheets. Mr. Pinnock stated that they are not all that size and stated that at the time the question was what is the maximum size and stated that with the other rhythm of the trees and tree wells as they are set it in the planting areas they are on the same modules.

Mr. Burt Pinnock, came to speak as a citizen and resident of the City of Richmond, stated that he would like to support this project.

A motion was made by Arias, seconded by Vice Chair Levine, that this Location, Character and Extent Item be approved to the Planning Commission, due back on 4/17/2017. The motion carried by the following vote:

Aye -- 7 - Almond, Levine, Arias, Green, Hicks, Johannas and Smith

3. [UDC 2017-12](#) Conceptual Location, Character and Extent review of the Laurel St. Event Venue, 719 W. Franklin St.

Attachments: [Staff Report to Planning Commission](#)
[Staff Report to UDC](#)
[Location & Plans](#)
[Public Comment in Support](#)
[Public Comment in Support Provided at Planning Commission Meeting](#)
[Public Comment in Opposition](#)
[Public Comment in Opposition Provided at Planning Commission Meeting](#)
[Planning Commission Public Comment Forms](#)
[Public Comment Presentation for Planning Commission](#)
[DPW Comment](#)

Mr. Johannes stated that this is an historic site and inquired if this would be going through the Commission of Architecture Review and Mr. Son stated that since this a public park it goes through UDC and the Planning Commission and stated that it is a designated historic place in of itself and that it's not a part of the Fan City Old and Historic District. Mr. Johannes inquired if Section 106 is purely for buildings. Mr. Son stated that Section 106 review deals with federal funds whenever they might impact a historical structure or place and stated that none is funded by the federal government.

Mr. Don Summers, Chief Capital Project Manager for the City of Richmond, stated that long with the Monroe Park Conservancy they are happy to bring before the Committee today some new elements that they feel will be true enhancements to the park. Mr. Summers stated that they have 3 North with them today who are the designers and stated that they would be elaborating on the initiative that they are bringing forward to the Committee today.

Mr. Jay Hugo, Principle of 3 North, the landscape architects, came up and gave a presentation about the project.

Public Comment

Ms. Dolly Vogt, citizen of Richmond and General Manager of Altria Theater, stated that she supports the new plan. Ms. Vogt stated that they run about a half million people through their theater every year and do about two hundred events a year and stated that this would help the operation at Altria Theater in terms of supporting the theater and stated that they have a lot of patrons that prior to the events would love to be able to lay back and sit under the pavilion. Ms. Vogt stated that in regards to the Capital One event that was spoken of is crucial to their operation and it generates about 300 hundred thousand dollars to their bottom line and it is part of their non-profit. Ms. Vogt stated that they do support this new plan and think it will be an enhancement for the neighborhood.

Ms. Levine stated that regarding event planning what do they see as the frequency on the event planning on the new tent site. Ms. Vogt stated that an event space like this would be very appealing and stated that they do about a dozen weddings a year and stated that their corporate business is pretty large and they do a lot of corporate events and stated that this could be an extension of the theater. Ms. Levine inquired how long on average a tent need to be up would and Ms. Vogt stated typically a tent would go up a day or day in a half before the event and will be down the same day or the very next day. Ms. Vogt stated that with Capital One it is a 3 day process because of the number of people.

Mr. Johannes inquired if they know how many events it would be yearly large and small

scale and Ms. Vogt stated large scale will 2 or 3 a year and on a small scale 2 or 3 dozen.

Mr. Green stated that the typical set up and break down time is about 3 days and Ms. Vogt stated yes 2 or 3 days. Mr. Green inquired about the time of the large tent and Ms. Vogt stated that a large tent has be set up about a week before because it's not only the tent it is the flooring, the table and chairs.

Mr. Craig Bieber, liaison for Richmond Council woman Kim Grey who represents Richmond second voting district which includes this park, read a letter to the Committee. Ms. Grey stated that she stand in support of the proposed changes to the plan of renovation for Monroe Park encompassed by the Conceptual Location, Character and Extent review of the Laurel Street Event Venue. I join many of my constituents in lauding the process that has been undertaken by the Monroe Park Conservancy to notify and inform neighborhood associations and community groups of these changes. The Conservancy has made significant efforts to honor the history of the site and respect the natural environment in and around the park. In particular the proposal for a gazebo and new event space across Laurel Street from the Altria Theater seems to be a harmonious addition to the Park and will better accommodate the traffic flow around W. Franklin and W. Main Streets. This event space will allow for thoughtful and well considered programming that will enrich the park's patrons and surrounding neighborhoods. Events sponsored by Virginia Commonwealth University and the Cathedral will be greatly facilitated without blocking West Franklin Street, a major eastbound route to downtown. The event venue will provide a family friendly location and help to make the Park a safer, cleaner and more attractive green space for all City residents. The renovations will ultimately encourage many new visitors to enjoy our City's largest park. Thank you for your consideration.

Mr. Charles Poole, representing Oregon Hill Home improvement Council, stated that the proposal has many conflicts with the masterplan as far as character, location and extent of the project. Mr. Poole stated that location of the tents would require them to cut down two magnificent trees which were both mentioned in the masterplan as significant and stated that he hope that the staff recommendations and alternatives will be considered. Mr. Poole also stated that the carousel is an extremely important feature and it was approved by many participation in the masterplan. Mr. Poole also discussed the inappropriateness of the pavilion, the pathways and lights that will be disturbed by the tents. Mr. Poole also gave the applicant some ideas about redesigning the tents around the park, limit the extent of the tents to a reasonable size, and limit the extent of the duration of the tenting by 5 weekends per year and don't locate the pavilion on the edge of the park and reconsider the design of the pavilion.

Mr. Todd Woodson discussed the outcome of the masterplan and when it was created and stated that he ask the Committee to save the trees and that they have lost a considerable amount of historic tree canopy.

Ms. Carolyn Cox, read a letter from the President Jennifer Hancock of Oregon Hill Neighborhood Association, stated that the association saw a presentation from 3 North on the Laurel Street Venue and stated that after a lengthy discussion the association voted to opposed the proposed project for the following reasons; the tent proportions are out of scale with the park, the length of the tent is proposed to be 295 ft. which is longer than the Altria Theater. Ms. Cox went on to say that the masterplan target density for Monroe Park is 100 people per acre yet the 295 ft. tents would cover 2/3 of an acre and would hold 3000 people over thirty times the density. Ms. Cox stated that the plan for the tents will cause more trees to be removed and block pedestrian traffic in the

park. Ms. Cox stated that they urge the Urban Design Committee to vote against this proposal in its current form.

Ms. Cox member of the Oregon Hill Neighborhood Association stated that tents are temporary but trees are not and stated that at the last association meeting she learned that 35 trees had been removed from the park in the last 10 years. Ms. Cox stated that 7 of the trees were healthy with large canopies and stated that 3 North does plan to replace those trees with the largest possible young tree that will take 20 years to grow to the size of the trees that were removed. Ms. Cox stated that the plan now is to take down 2 more trees to allow for temporary tents and stated that they are the only neighborhood that 3 North made the presentation to. Ms. Cox stated that they rely on the Committee to be the keepers of the masterplan one that has had a great deal of public input and stated that they rely on the Committee to inform and allow neighborhoods to participate in this process and went on to say that they thank them for the delay in this so that the other neighborhood groups can have the same privilege that 3 North has accorded them in such a short time.

Mr. Parker Agelasto, Richmond Councilman, thanked the Committee for volunteering to serve on the UDC. Mr. Agelasto stated that there are some problems that he foresees with plan presented and stated that what he don't see here today is anybody from Traffic Engineering to discuss proposals for a mid-block pedestrian crossing close to an intersection. Mr. Agelasto stated that the pedestrian crossing should occur at the intersection where it is properly marked and stated that he would encourage the Committee to delay until they can actually hear from Traffic Engineering about the proposal. Mr. Agelasto stated that where they do not have other departments providing comments the question that he has is how much of this proposal has gone out to others for comment and that it is their job to make sure that is done. Mr. Agelasto stated that in terms of character, location and extent which he know is the charge for the Committee and appreciate the acts that they took the last time when Monroe Park came before them and stated that the proposal that is here before them he do have some considerably concerns about how it would impact Monroe Park and the accessibility in what the publics enjoyment would be less so than what Altria Theater patrons would benefit. Mr. Agelasto stated that the proposal before them constructs walls in a park, changes the characteristics of a pathway and stated that instead of having it be the same design to carry you further into the park it will be constructed with a different design that tries to capture you immediately there and stated that becomes a physical and mental barrier for patrons to actually explore further into the park. Mr. Agelasto stated that he thinks they could address the matter of the tents and the temporary events that are requested without having to construct a permanent paved pavilion site and stated that they can put some restrictions on how frequently those tents could be erected because they can become permanent. Mr. Agelasto stated that he would encourage the Committee to delay this project until there is further comment and review provided by Public Safety as it relates to this midblock crossing for pedestrians and also really evaluate and consider what it means to put something that is a visual block from entering the park so close to the access point at Laurel and Main Street.

Ms. Alice McGuire Massey, Monroe Park Conservancy President stated that Mr. Son said in regards to the traffic and pathway they didn't want the crosswalk to be a deal breaker and stated that is one items that are willing to pull out. Mr. Son stated that the correspondence which is already in your packets for public comment by Mike Sawyer. Ms. Massey stated that is something that was done in an aesthetic piece to connect the door of Altria to the plaza so that you will get the sense of visual connection and stated that it is not supposed to be a pedestrian safety zone. Ms. Massey stated that she knows that Mr. Sawyer did come back with comments and stated that Traffic Engineering has seen and reviewed this. Ms. Massey stated that it is unfortunate that the 5th District refuses to acknowledge that she has been to every neighborhood

association in the 2nd district and has had quite sizable large meetings. Mr. Massey stated that the meeting that they went to with Oregon Hill only had 9 members, Carver had 45 members, and MAPS had 50 members and stated that she also went to MAPS Executive Board, the Press Wood had 40 members and she also has a meeting with their Executive Board and took them on a tour of the park. Ms. Massey stated that she spoke with West Grace, West Avenue and with Jackson Ward and stated that Robinson Street turned down the opportunity to see the park. Ms. Massey stated that this has been presented and the reason 3 North didn't present was because that puts them on the clock and then the Conservancy then has to pay that and stated that is why she has been out presenting this with the exact or larger slide shows then they have seen today to each neighborhood. Ms. Massey stated that it has been very well vetted to the public and stated that what is missing here is the big picture that this concept is for if you are going to have any kind of event large or small that bringing this conceptual plan to the edge of Laurel Street allows for trucks. Ms. Massey stated that the porta potties, generators and anything to offload and load from Laurel Street and from a hardscape. Ms. Massey stated that if you use an old situation or use the configuration Oregon Hill is saying you will have to have a truck drive over the lawn and they will be causing more harm to a green space that have a bio retention filter. Ms. Massey stated that in regards to the light they are 8ft. lights that goes over the tents and stated that lighting don't get disturbed and stated that they don't remove lighting and that this is less impact on area that is done for events and keeps more of the park open that it does currently. Ms. Massey stated that the Conservancy had discussions with Sports Backers and VCU and stated that they are programming in a thoughtful way.

Ms. Levine stated that after her calculations she sees 4 months of event planning and stated that she is concerned with that many events and stated that it is not going to be a green space anymore but a muddy field. Ms. Levine stated that they know what the programming is intended for and give structure to. Ms. Massey stated that she completely agrees with that detail and stated that Capital One actually builds a wooden floor that is why it is better to offload on the street rather than driving these trucks with lumber into the park. Ms. Massey stated that the only two large events is the Capital One event and the 10K and the other events are smaller and stated that she doesn't see it being a 4 month shut down because they don't want that.

Public Comment Closed

Mr. Arias stated that the tents falls under the permitting are and stated that right now it's not up to them to decided how many events are going to be there and how much tenting but more about the permanent structure in terms of the character, location and extent of it. Mr. Arias stated that in regards to the trees that they should stay and the tents should work around the tree based on possible use of space moving forward because it is nothing that is concrete. Mr. Arias stated that to the Pavilion and its location and what it is representing and stated that it is an exterior room for Altria and stated that he don't have no real objection to it and it doesn't seem like it is going to affect the children's area. Mr. Arias stated that maybe the pavilion could be oriented more to embrace the park and stated that the other question is about the idea that it has to be Victorian. Mr. Arias stated that they are not Victorian's and that is not their era so why are they trying to do Victorian in the park based on a design that was done more than a 100 years ago and stated that they have all kinds of different designs around the area. Mr. Arias stated that when they see projects like this around the city they have an opportunity if they are going to put a new structure in they should acknowledge that it is an historic park and that they should embrace our own time period and put something in that is a little more contemporary or reflects our ideology now as opposed to something that was thought about a 100 years ago.

Mr. Green stated that the idea came out of the masterplan and that what developments that occurs in the park as far as infrastructure should be in keeping with the character of

the park. Mr. Green stated that if there charge is the spirit and intent of the masterplan than that should be an important consideration. Mr. Green stated that it is important that they keep in mind that there is a masterplan and that a lot of time and money was invested in it and a lot of public time and money was invested in it and stated that those decisions like the Victorian character was not made randomly and stated that he takes a very different view of that. Mr. Arias stated that he understands that but inquired what Victorian character is and how do they define and is there certain materials that make it Victorian. Mr. Green stated that they addressed that in the masterplan and stated that looking at the elements from Checker House like the brick and cast iron. Mr. Aria's commented that he hears Mr. Green but states that he disagrees and stated that he thinks it could still be a dialog or a language between the two structures without being Victorian and that they can embrace the materials and all the things that went into the Victorian era and what their ideas were but without doing Victorian like.

Mr. Smith stated that he is fine with the design and it is very attractive and stated that he is concerned with the orientation of it and how it completely speaks to the Atrium Theater rather than the Park and stated that includes the trees and the vegetation on the back side of it and the permeable pavers in front of it that locks it in. Mr. Smith stated that is a simple design change and stated that taken those items out or changing them slightly even if the orientation is the same. Mr. Smith stated that in terms of the trees it would be nice if they could orient the tents around them and stated that is one of staff's recommendations. Mr. Son stated yes for them to look at alternatives to the removal and/or movement of the magnolia and maple if they are part of the historic species list as mentioned in the Monroe Park Master Plan of 2008. Mr. Smith inquired if the carousel was a suggestion in the Master Plan and Mr. Son stated that it was a suggestion if funding was available.

Mr. Green stated that they do a lot of Master Plan in Richmond but stated that they don't come back and revisit them very often and stated that this speak larger than this project and inquired what is the mechanism for doing that and how is that supposed to happen because every single thing in a Master Plan is intended to happen maybe or maybe not. Mr. Green stated that it would be nice to revisit them because some of the things they see are in the spirit and character from the Master Plan.

Mr. Smith inquired how this project fits in to what Mr. Green discussed.

Mr. Son stated that Rhodeside and Harwell provided the conceptual plans that then informed the construction drawings and plans that were approved in 2008.

Ms. Massey stated that the Master Plan was done through a permit with the City and that started the process in 2006 or 2007 getting that on board and stated that the Master Plan than they did was completed in 2008. Ms. Massey stated that it went through UDC and the Planning Commission and then that became the template and they did another RFP and went through the city for a construction document and it went through the same process and the Master Plan was the starting point for the construction document. Ms. Massey stated that things like the carousel was looked at from the Master Plan as a great idea but stated that economically to purchase a million dollar carousel and run it in this space wasn't feasible and the splash pad was pulled out because it was the people using the park at that time which were students and people that would use it for a shower so it was considered a health issue. Ms. Massey stated that one of the reasons for orienting this design to the Atrium was to connect the park to something on the periphery because right now the park doesn't connect to anything.

Mr. Green stated that it would be nice to have that conversation to see if it feasible to have any of those things in the park and stated that he would support a splash pad. Mr. Johannas stated that between 2008 and 2017 one thing they have experienced in

the City of Richmond is that they have a new vision for seeing that they are becoming a more urbane environment and much more density populated and they have a lot more happening in small spaces. Mr. Johannas stated that has been pretty successful to this point and stated that is the vision and goal for the city. Mr. Johannas stated that when they think of Monroe Park it is a very Victorian Park and it was very quant at one time but stats that it has become extremely urbane in this location and there are a lot of different businesses there like the Church, VCU dorms and the Atrium Theater meaning that there a lot of people surrounding the park. Mr. Johannas stated that he don't know what's in the Master Plan but states that after 9 years it's okay to revisit it at the 10 year point.

Mr. Johannas stated that he has no problem putting a pavilion in the park or populating the park during this process because it is becoming a more urbane more densely used facility and stated that they are thinking about how many people are going to actually be in this park. Mr. Johannas stated that his conflict is that the pavilion becomes a reflection almost of the Atrium Theater and stated that it's like they took the Atrium Theater and simplified it a whole bunch and shrunk by 95 percent. Mr. Johannas stated that the image is okay and lacy and the good part is that you can see through it and stated that the part he don't like about it is the impact that it has on the circulation pattern. Mr. Johannas stated that the circulation pattern that is part of park is one of the primary design features of the park and think the pavilion itself needs to reflect the circulation of the park rather than being a mere image of the Atrium Theater. Mr. Johannas stated that they need to be creating a focal point here which is fine but the focal point needs to respond to the siting but it doesn't respond to the siting and stated that is his biggest concern. Mr. Johannas stated that in terms of being Victorian or not being Victorian he hopes that if it becomes Victorian that the detailing becomes very modern and clean looking and stated that this place is crying for something that responds to the Contemporary Institute of Art and the strong diagonals around the corner. Mr. Johannas stated that it doesn't need to be so historicist to him and stated that he would like to see something more contemporary. Mr. Johannas stated that he is concerned with the intensity use of the tents and stated that if it is going to raise a lot of money for the park than he can be flexible with it but states that he would like to see a certain amount of control of how many days a year its open and stated that reducing it to under 15 percent a year would be much stronger than having it be available for 30 percent a year.

Ms. Hicks stated that she has a question about connectivity and agrees with everyone that the pavilion is connected to Atrium Theater and stated that staff recommendation was to move the pavers and inquired is it to remove them completely. Ms. Hicks stated that she is wondering how the park is connected in other ways to the surrounding buildings in the area and inquired if they are going to have these pavers crosswalks to connect to other buildings or is it for this specific area to connect the Atrium to the pavilion. Mr. Son stated that the decorative crosswalk located between the Atrium Theater and the pavilion was more decorative and stated that in speaking with Mike Sawyer who is the City Transportation Engineer who stated that it is well within the intersection of influence area the existing traffic at the signal of Main and Laurel they cannot support pedestrian crossing in between parked vehicles and in between vehicles waiting at the traffic signals and they cannot support removing additional parking in the area of the crosswalk and that additional parking that would need to be removed to provide adequate site distance from an architectural perspective this plan has merit and whoever the practical use of the desired lines are problematic from a pedestrian safety and parking perspective. Mr. Son went on to say that the orientation should be towards the existing signalized crossing through landscaping and etc. were gaps and pedestrian counts on signals to exists, Mr. Son stated that it is really based on connection and movement just between the Atrium and the pavilion and not necessarily anything else and stated to make it more safe the transportation engineer suggests that they use the existing crosswalk that way people are not jaywalking or dodging traffic.

Ms. Levine stated that what she is getting from the Committee is that they want the applicant to change the location of the pavilion, consider a design that would reflect more of today's vernacular and stated that they didn't really discuss the tree removal and how it impacts the tent planning and stated that she feels that the tent planning is part of what they are discussing here because just as they were discussing the removable furniture with the character, location and extent of that. Ms. Levine stated that in her mind this is also something that is temporary but impacts what they are all doing here and stated that she would like to bring this into the discussion as to what is the impact of this if they do not remove the trees and if it changes the design of the tenting and what the tenting usage is which doesn't come into their purview as much as other groups.

Mr. Green stated that he feels very strongly that the master plan was very clear that the architectural character of the park reflects the period of significance and stated that there are plenty of modern buildings surrounding this park that has different designs. Mr. Green stated that he think it is important to retain that character in at least one place in this park and stated that not everything has to be brought into the contemporary world of value and stated that some things have a value for what they were and stated that those values can speak in a form of design. Mr. Green stated that he like the idea of them having further in the park to get people in there but states that he likes the design use of representing the diagonals and picking up the axis very well but letting the path go through those spaces.

Ms. Levine stated that she would like to see what other designs would look like.

Mr. Johannes stated that his concern is the design of the building is contrary to the location of the circulation pattern and the rectangular court is also contrary to the pattern of development of the park. Mr. Johannes stated that he is not opposed to the location at all he is mostly opposed to the way the form has been planted over a given pattern that is in the park and stated that he would like to see the form of the pattern of the park stay the same.

Ms. Massey stated that for the purposes of the whole park as a whole piece and for the fact that they want the public to have access to the park at all times and stated that she would to have the Committee into this conversation that is getting big. Ms. Massey stated that they want to be able to control any events and they want to control the tenting and they want to maintain a sustainable green space and that space will be able to be programed so that it doesn't have to be so it stays at least impact so the numbers stay. Ms. Massie stated they don't have the exact number of events and ask that they address the tents, trees and the plaza as a whole and how it all comes together.

Mr. Hugo stated that there are some items that aren't adequately reflected in this stage of development and appreciates the Committees discussion. Mr. Hugo stated that in relative to this question of whether they are created a historic structure or a contemporary structure they are really hopeful that in the final detailing that they are not developing some false historicism and stated that the details are cleaner but there is a debt of detail that is reflective and sympathetic with the historic architecture of the park so they are not trying to create something from a 140 years ago but they are trying to create something new but with the spirit of the park and the spirit of the master plan. Mr. Hugo stated that this location is responding directly to the theater while responding to the park their hope is that they can do both. Mr. Hugo stated that they feel the park is inwardly focused and there is great opportunity for more connectivity around the perimeter and stated that theater is the most significant piece of architecture from an architectural and functional public use standpoint.

Mr. Poole stated that a question was raised about the carousel being a suggestion and stated that it was not a suggestion it is an approved feature of the park and briefly

discussed them phasing out the carousel.

Mr. Arias briefly discussed the orientation of the pavilion so that it can open itself up to the park and the Atrium.

The Committee members briefly discussed the items that they want to have in the motion.

A motion was made by Committee Member Johannas, seconded by Vice Chair Levine, to recommend the Planning Commission defer for resubmission with staff recommended considerations and made further considerations as follows:

- That the applicant and the UDC review the Monroe park Master Plan for discussion on character-intent**
- That the applicant provide more detailed design sketches of the pavilion to include materials and patterns**
- That the applicant reconcile the geometry of the pavilion and the pervious brick paver plaza with the site**
- That the applicant provide an option of how tents may be laid out with the trees that this Location, Character and Extent Item be continued and referred back to the Planning Commission, due back on 4/17/2017. The motion carried by the following vote:**

Aye -- 6 - Levine, Arias, Green, Hicks, Johannas and Smith

Recused -- 1 - Almond

OTHER BUSINESS

The Committee members briefly discussed the items that they want to have in the motion.

Mr. Olinger briefly discussed some concerns with the Committee members regarding encroachments into the public right-of-way for outdoor dining and their activities. Mr. Olinger stated that they are seeing more encroachments that are coming in as structures than enclosures and stated that they are pushing pedestrians closer to the vehicular flow. Mr. Olinger stated that they are not getting enclosures they are getting steps, balconies and access point 4 and stated that now they are seeing people doing handicap accessible ramps in the public right-of-way and entrances to store fronts in the public right-of-way. Mr. Olinger stated that they need to put some space requirements on that and stated that they suggest 6ft for any kind of outdoor encroachment and that the balance of the 12 be for public amenities and pedestrian circulation. Mr. Olinger stated that they need to revisit this because they are losing some of the right of way due to encroachments. Mr. Olinger stated that they were going to bring some details back for the Committee consideration in 60 days.

Adjournment