



MINUTES OF THE DESIGN REVIEW BOARD (DRB)

Wednesday, December 6, 2023
4:00 PM

Board Members Present: Michelle Ye, Aaron Campbell, Michael Winter, Mike Hammond, Sophorn Olsen, Brett Ragsdale, Blair Perry, and Mario Walker

Board Members Absent: Victoria Young

DMC Staff Present: Christine Taylor, Brett Roler, Penelope Huston, Penelope Springer, Sara Barrera, Clint Burke, Brian Mykulyn, Tori Haliburton, Lawrence Green, Nesha Cotton, Halle Novarese, and Lauren Bermudez

Guests: Kevin Woods, Craig Hodge, Gabrielle Cipriano, Sophia Surrect, Tony Pellicciotti, SJ, Joyce Selina Love, Jason Weeks, Ben Schulman, Jason Jackson, Amanda Kotecki, Rafael Rico, Tiffany Banks, Kinsey Thompson, Rebecca Courtney, Neil Strebis, Stephen MacLeod, and Member of the Public

I-II. Call to Order & Approval of Minutes:

Chair Michelle Ye called the meeting to order at 4:04 PM. Christine Taylor called roll to confirm quorum. After quorum was confirmed, Chair Michelle Ye reviewed the meeting process and protocols. Chair Michelle Ye called for approval of November 1, 2023, minutes. Mario Walker made a motion to approve the meeting minutes as submitted. Sophorn Olsen seconded the motion, which after roll call vote passed.

III. Current Applications:

DRB #23-76 240 Madison Avenue

Brian Mykulyn presented the DRB application for new rooftop sign for property located at 240 Madison Avenue. The subject property is the Commonwealth, located at the northwest corner of Madison Avenue and N 4th Street. The site is located within the Central Business Improvement District (CBID) and the Ballpark Sub-district for purposes of the CBID Sign Code. DRB review is required for this project because the proposed sign deviates from the Sign Code. Installation of a new illuminated channel letter rooftop sign and sign frame at the subject property. The sign will be constructed of open aluminum channel bodies with exposed LED neon tubing, and will be attached to the new metal frame, facing east. Sign will consist of two graphic elements depicting the blue cross and blue shield logo as well as text reading "OF TENNESSEE." Sign cabinets for the graphic elements will be 8 in. deep, with a blue inside face and satin black returns, while text cabinets will be 4 in. deep, with white matte inside and satin black returns. The sign will be 26 ft. 6 in. (w) by 13 ft. 7 in. (h). Applicants were present to answer questions. Madison Avenue is an important connector between the Downtown Core and the Medical District, and the proposed sign will be made of high-quality materials that

contribute to the visual appeal and connectivity of this corridor. After board discussion, Michael Winter made a motion to approve the application as presented. Mario Walker seconded the motion, which after roll call vote passed unanimously.

(NOTE: Sophorn Olsen recused herself from the vote)

DRB #23-77 1400 Madison Avenue

Brian Mykulyn presented the DRB application for new construction for property located at 14000 Madison Avenue. The subject property (0.2 acres) is located at the northwest corner of Madison Avenue and Watkins Street in the Medical District subarea of the CBID. The existing one- and two-story structures on the site will be stabilized and renovated to accommodate ground-floor commercial use and 3 upper-floor apartments, and a courtyard will be created on the west side of the property. The applicant intends to renovate the interior of the primary and accessory structures to create a ground floor commercial space (2,242 sq. ft.) with 3 one-bedroom apartment units on the second floor (2,097 sq. ft.). Three parking spaces will be available on-site to the north of the building, and the remaining parking will be available at the lot immediately to the east. Since the building has remained vacant and neglected for several years, it will require extensive renovations to bring it back into an active use. The interior scope of work includes demolition, extensive plumbing, HVAC and electrical work. The proposed renovations will stabilize and bring the building back into productive use while preserving the existing historic character of the building where possible. Architect Joyce Selins Love was present to give brief comments and to answer questions. After board discussion, Sophorn Olsen made a motion to approve the application as submitted. Aaron Campbell seconded the motion, which after roll call vote passed unanimously.

DRB #23-78 757 Court Avenue

Brett Roler presented the DRB application for new construction for property located at 757 Court Avenue. The subject property (0.37 acres) is located at the southwest corner of North Manassas and Court Avenue in the heart of the Medical District. The existing 1-story building on site will be demolished and replaced with a new 36,000 sq. ft. commercial mixed-use building with a contemporary architectural design. The 4-story project consists of 45 apartment units and approximately 2,400 sq. ft. of ground-floor commercial space. Additionally, proposed site improvements include a new surface parking, landscaping, new sidewalks, and streetscape enhancements. Parking includes approximately 17 new off-street parking spaces as well as on-street parking along Court Avenue and on-site bike racks. Applicant Daniel Szymanek and Architect, Jason Weeks were present to give brief comments and to answer questions. Ben Schulman voiced his support of the project. After board discussion, Michael Winter made a motion to approve the application as submitted, with the condition to return for approval of signage, lighting, and landscaping. Mario Walker seconded the motion, which after roll call vote passed unanimously.

IV. Adjournment

Before closing, board members were reminded of the upcoming DMC Holiday Mixer scheduled for December 21st to wish Paul Young and Penelope Huston well as they take to short walk to City Hall. Seeing no further business, the meeting was adjourned.