



MINUTES OF THE DESIGN REVIEW BOARD (DRB)

Wednesday, May 3, 2023
4:00 PM

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

Board Members Absent:

DMC Staff Present: Christine Taylor, Brett Roler, Sara Barrera, Abe Lueders, Lauren Bermudez, Penelope Huston, and Tori Haliburton

Guests: Bradley Barnett, Corinne Kennedy (Commercial Appeal), and Member of the Public

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

Chair Michelle Ye called the meeting to order at 4:02 PM. Christine Taylor called roll to confirm quorum. After quorum was confirmed, Chair Michelle Ye explained the meeting process and meeting protocols. Chair Michelle Ye called for approval of April 5, 2023, minutes. Aaron Campbell made a motion to approve the meeting minutes as submitted. Michael Winter seconded the motion, which after roll call vote passed unanimously.

III. Current Applications:

DRB #23-28 726 North Parkway:

Sara Barrera presented the DRB application for exterior renovation for property located at 726 North Parkway. The exterior improvements at 726 N Parkway will make a big visual impact along this major corridor and make the space more inviting for patrons and prospective customers. The exterior scope of work will include painting all exterior finishes, adding tenant signage, recovering the awning in black fabric, adding a large canopy, and adding more landscaping. The commercial building will be refreshed by painting all exterior finishes. The white parapet will be painted Brilliant White. The decorative metal band running above the window line throughout the building will be repainted in gray. This color will also be used for repainting the concrete landing. This color will also be used for repainting the concrete landing. The awnings above the retail bays and the drive-thru window will be removed and new metal frames will be commissioned to have more projection—changing from 2.5 ft to 4ft. Then, they will be wrapped in black Sunbrella fabric. On the westernmost bay, the door and awning will be moved to the right in order to accommodate a new use, an Airbnb unit. To separate this space, four large landscaping containers with approximately 6-ft. evergreen greenery will be placed by this entrance. Board members had questions regarding the awning, paint color and landscaping. After board discussion, Mike Hammond made a motion to approve the application as submitted.

with the condition to return for signage and final landscaping approval. Aaron Campbell seconded the motion, which after roll call vote passed unanimously.

(NOTE: Michael Winter recused himself from the vote)

DRB #23-25 405 Monroe Avenue:

Sara Barrera presented the DRB application for exterior renovation for property located at 405 Monroe Avenue. The site contains a 1-story commercial building (ca. 1950) with approximately 11,816 sq. ft. which was historically an auto service garage and most recently a storage space will be renovated to support commercial tenants. The renovation will include interior and exterior work. On the exterior, the façade will be cleaned and repaired, and a new storefront system will be installed. Also included is laying a fresh sidewalk, new signage, and additional lighting. The façade's yellow brick will be cleaned and repaired. The existing storefront system and brick base will be demolished and replaced with a modern anodized aluminum storefront system that spans from the ground to the stucco wall piece between the garage doors. A new sidewalk will be laid after the existing storefront demolition and before installing the new storefront. This will replace an existing sidewalk that is worn and cracked. Board members had questions regarding parking, painting existing masonry, art, planters and existing curb cuts. After board discussion, Mike Hammond made a motion to approve the application as submitted with the condition to return for approval of signage, public art and administrative approval of landscaping options. Aaron Campbell seconded the motion, which after roll call vote passed unanimously.

Before closing the meeting, Mike Hammond suggested that the board has a discussion regarding landscaping. He feels it's a lot of gray area on landscape design and would like to add the discussion to the June DRB agenda. The board would also like a general update on design guidelines from Brett Roler.

IV. Adjournment

Seeing no further business, the meeting was adjourned.