

Minutes of the Design Review Committee meeting held on July 26, 2011, at 5:30 p.m. in the Murray Public Services Building Conference Room, 4646 South 500 West, Murray, Utah.

Present: Design Review Committee:
Jim Allred, Chair
Darrell Jones
Jay Bollwinkel
Steven Burt
Ray Christensen, Senior Planner
Citizens

Excused: Ned Hacker

Jim Allred opened the meeting. Steven Burt joined the meeting at 6:00 p.m.

I. APPROVAL OF MINUTES

There were no minutes for approval.

II. BOARD REPORTS

No report was given.

III. BUSINESS

A. ALTA SHUTTLE – 155 E. Court Avenue – Project #11-70

Tom Schneider was the applicant present to represent this request. Ray Christensen reviewed the request for a Certificate of Appropriateness for modifications to the exterior of an existing building in the MCCD zone, at the property addressed 155 E. Court Avenue. He said that the applicant is proposing to replace the existing cinderblock wall with tan stucco and to cover the existing cinderblock pillars with stone veneer or contrasting brown stucco. The changes also include installation of green awnings above the two entrances and installation of new windows.

Mr. Schneider provided some sample stucco and stone colors to the Design Review Committee. Mr. Allred asked if the columns shown on the site plan are existing. Mr. Schneider responded that they are existing and are built with cinderblock. He said that there is one side of the building that will just be repainted as it is still in fairly good shape, but the side facing Center Street is in need of repair. Mr. Bollwinkel asked if the rain gutters will be replaced as well as they appear to be damaged. Mr. Schneider said that he plans to update the rain gutters at a later date due to budgetary concerns but that it will be done within the time frame allowed. He said that the bids he has obtained vary, and that the stone for the pillars is more costly. Mr. Allred asked if the stone material had been recommended by city staff. Mr. Schneider said that the city hasn't made any specific recommendations related to improving the building. Mr. Allred said that he doesn't think the stone is necessary. Mr. Bollwinkel said that other buildings in the area use block or brick. Mr. Schneider said that he had indicated his second option would be to use stucco on the pillars instead of stone, but that his intent is to provide the building with a more modern look. Mr. Allred stated that he doesn't think the stone is essential to

the beauty of the building and will draw attention to the pillars, whereas stucco would detract attention. Mr. Bollwinkel agreed and said that using stucco and paint would make a notable improvement. Mr. Allred said that it is up to the applicant whether or not to use the stone but that he doesn't think it's necessary. Mr. Bollwinkel stated that the accents above the doors are sufficiently decorative.

Darrell Jones made a motion to send a recommendation of approval to the Planning Commission for the proposed exterior modification, and stated that the Design Review Committee does not recommend using stone. Seconded by Jay Bollwinkel.

A voice vote was made. Motion passed, 3-0.

Steven Burt joined the meeting at this point.

B. MURRAY HIGHMARK BUILDING – 4926 S. Box Elder Street – Project #11-68

Mike Kerby of Highmark Investments was present to represent this request, along with representatives from Nexus. Mr. Christensen introduced the Design Review Committee members at the request of Ms. Berreth. Mr. Christensen reviewed the request for a Certificate of Appropriateness for a new medical office building at the property addressed 4916 and 4926 S. Box Elder Street. He said that the proposed medical office building will be located at the northwest corner of the intersection of Box Elder and Vine Street where an indoor soccer arena currently exists. Mr. Bollwinkel asked where the soccer arena is going to relocate. Mr. Kerby responded that he understands they are staying within Murray City. Mr. Christensen reviewed the site plan and proposed elevations. He said that the project will require parcels to be combined, and that the building is estimated to be 55,500 square feet. He stated that staff is recommending that the dumpster enclosure be moved to an area not adjacent to the public street. Ms. Berreth stated that there is a significant grade change in the area of the dumpster enclosure, which results in the enclosure being below sidewalk level. Mr. Christensen stated that the code also requires a second entry into the building from the Box Elder Street side. Nathan Murray stated that the site has a significant slope that poses some challenges. Jay Bollwinkel referred to the staff report, which states that the standards require a functional entry each 75 feet along the public street. Ms. Berreth asked if this needs to be a public entry. Mr. Christensen stated that the intent is to provide pedestrian access, although it isn't clear if an employee entrance might be sufficient. Mr. Allred asked about the length of the building along the public street. Ms. Berreth responded that it is 135 feet. Mr. Bollwinkel said that entries will break up the expanse of the long wall. Mr. Christensen asked Ms. Berreth to provide additional details pertaining to the project.

Ms. Berreth stated that the building will be 56,500 square feet, which includes the lower level lobby, referred to as level zero, in the parking area and the upper three floors. She said that the proposed building has significant three-dimensional interest that is not adequately reflected in the elevations.

Mr. Murray reviewed the street façade and said that the sloping street is a consideration in the design. He said that the building corner closest to Vine Street is the primary entry and is intended to be very warm and transparent. He said that the glass in this area will

be very light with minimal coating and that there are additional sections of the clear glass along the first level of the building. He stated that this is an urban site with some parking housed underneath the building, and an engaging building for pedestrians coming off of the street. Mr. Murray stated that the remainder of the glass will be high performance with a blue cast, although still fairly transparent. He explained that the entrance will be a two sided vestibule that can be accessed from the parking area or the street, and will contain a wood clad elevator to create a warm space. He said that the mechanical systems will be screened by a corrugated, perforated metal panel which is also the same material used to shield the cars on the south end. He stated that the color palette is intended to be representative of the surroundings and that allowing natural light has been shown to be beneficial for both patients and medical staff. Mr. Murray provided samples of the proposed glass to be used in this building.

Darrell Jones asked if there is only one entrance/exit to the parking area. Nathan Murray responded that there is an additional access to the north side of the property. Ms. Berreth stated that currently they are working with UTA to coordinate access in that area. Mr. Allred asked about the specific use of the building. Mr. Kerby replied that it is for medical physician offices and practices, and that there will not be chiropractors or dentists or other types of uses.

Ms. Berreth stated that if the additional entrance is being requested to break up a boring, flat façade then that has already been accomplished through the use of architecture and materials. Mr. Bollwinkel recommended that this be discussed in more detail with city staff and that he agrees that the primary entrance is impressive.

Mr. Murray reviewed the materials and elevations of the less visible north and west sides of the building along with the parking configuration. Mr. Kerby stated that there will be a concrete pedestrian deck that covers a portion of the parking area, and that the parking ratio exceeds code requirements as sufficient parking is a high priority for medical practices. Mr. Bollwinkel asked if the deck will be similar to a plaza. Mr. Kerby stated that there will be some landscaping on the deck and that it will be accessible from some of the physician offices as well. Ms. Berreth stated that as the deck grows to accommodate the covered parking requirement, it becomes less affordable and more difficult to maintain. She said that they are considering a request to reduce the number of covered parking stalls required. Mr. Kerby stated that there are 35 parking spaces under the deck.

Mr. Allred stated that this request is for a Certificate of Appropriateness. Mr. Christensen clarified that the Design Review Committee's role is to provide a recommendation to the Planning Commission, who will then make the final decision. He said that the Design Review Committee can provide suggested conditions to forward to the Planning Commission as well. The conditions recommended by staff were briefly discussed.

Steve Burt stated that this project doesn't fit the usual criterion that is normally reviewed by the Design Review Committee because there are no historical aspects. Mr. Allred stated that it is difficult to determine the materials to be used on the building based on the elevations. Mr. Kerby clarified that he is following the required procedure to obtain a Certificate of Appropriateness. Mr. Burt agreed and stated that he is not criticizing the

project but only stating that it is not something the Committee is used to looking at. Mr. Murray agreed, and stated that contemporary buildings that are designed well can fit into a historical area. Mr. Bollwinkel stated that Murray City has recently improved the overlay district and is promoting projects like this one for the downtown area. He said that this is the first project to be reviewed that introduces a contemporary structure into a historic area.

Ms. Berreth stated that sometimes an old building is deemed historical due to its age and not based on the best architectural example of the era. She said that this project will represent the high quality architecture of our era. Mr. Kerby stated that he thinks the future will bring more medical buildings to support the Intermountain Medical Center campus, and that smaller, unique buildings will eventually fill in the area. He stated that the design of the building takes the location and landscape into account, including the adjacent medical campus and nearby mountain range. He said that the drive-up lobby is very appealing and a great feature for the winter months.

Mr. Bollwinkel stated that he is interested in seeing the landscape plan for the pedestrian deck. The preliminary landscape plan was reviewed. Mr. Burt stated that the issue to consider is a recommendation to the Planning Commission of whether or not this project is appropriate within this zone. He clarified that the new Murray City Center District (MCCD) zone has been adopted. Mr. Christensen concurred and explained that the new zone encompasses the historical overlay area. Mr. Jones stated that the new ordinance allows three stories. Mr. Allred asked if the critical historical buildings are on State Street. Mr. Christensen responded that there is a list of historical buildings identified within Murray City in the MCCD zoning area. Mr. Burt said that if this building is determined to be appropriate, then every type of building would seem appropriate and that the intent of the new zone is not clear. Mr. Christensen responded that the intent of the new zone is to preserve designated historic buildings while allowing new buildings within the area. Mr. Allred explained to the applicant that there are new rules that apply to this project and it is not similar to anything that the Design Review Committee considered previously, which was generally related to historic preservation. Mr. Burt stated that the historic preservation element extended to the neighborhood and included distance, scale and perspective.

Mr. Kerby stated that from a developer's standpoint, this proposed building meets what is recommended by the code. He said that the code is demanding more height, zero lot lines, higher density and less parking. He stated that it seems a new metropolitan code is being applied and there are going to be many more similar projects. He commended Murray City in making these changes and said that development seems to be shifting in this direction. Mr. Bollwinkel stated that city staff worked very hard on the code to allow this type of development. Mr. Burt suggested that the Design Review Committee send a recommendation to the Planning Commission that they don't find any exceptions and to proceed as they see fit.

Ms. Berreth stated that she has discussed the project with staff and that contemporary, urban design is desirable and that this building will establish a standard of aesthetic for the area. Mr. Bollwinkel stated that there are some renderings on the Murray City website that provide examples of what would ideally be developed in this zone, and that this building is very similar to those renderings. Mr. Allred stated that if the building is

appropriate for the zone it should go straight to the Planning Commission. Mr. Christensen stated that although the Design Review Committee will see new projects, there is still a historical preservation element within this zone which is why all projects within the MCCD zone will be reviewed.

Mr. Jones stated that he likes the project and would agree with a positive recommendation. Mr. Burt stated that he would like to see some element that would make this building fit into the historic rhythm of the area and that he is unsure what the Design Review Committee is supposed to be considering.

Mr. Allred stated that the Design Review Committee is not opposed to this project and if it is within the guidelines and parameters of what is allowed then it should move forward.

Mr. Jones made a motion to send a positive recommendation to the Planning Commission for this project. Seconded by Steve Burt.

Further discussion took place on the motion and the applicant was advised to consult with staff regarding an additional entry and other conditions recommended by staff.

A voice vote was made. Motion passed, 4-0.

IV. ITEMS FROM STAFF

There were no additional items from staff.

Meeting adjourned.

Ray Christensen
City Planner