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**INTERVIEW WITH CHAD SLICHTER**

**Q=Jenah Thornborrow**

**Q1=Derek Hurd**

**Q2=Hanna Veal**

**Q3=Maureen Gresham**

**Q4=Brett Labrie**

**A=Chad Slichter**

**A1=Jerry Blickfeldt**

Q: And the next item on the agenda is design review fiscal year 2020, um, Mr. Chad Slichter, with Slic- Slichter Ur- Urban Architecture, and I apologize for all of that, um, is requesting a cur- a combined pre-application and committee review for a new con- construction of a proposed, uh, small-scale food product and production located at 106 East 36th Street in Garden City, specifically, uh, a winery. And with that, Mr. Sl- Slichter, I so apologize, um, if you wouldn't mind presenting your - your application. I can't hear. (Unintelligible). Um, can you come here and see? Like, it won't let me. (Unintelligible). Right here.

Q2: (Unintelligible) not there.

Q: Oh okay. No, it's not her. Brett right - where is he?

Q1: Brad is muted - or Brett is muted. It sounds like he just said - messaged.

Q: And I can see that. We're, um...

Q1: Said, can you un-mute Chad too. So is there a Chad also that needs to...

Q: Just (unintelligible).

Q1: ...un-muting.

Q: It's saying I can make a new host. Mm-mm. We're just looking for you right now.

43  
44 Q2: He doesn't even have a microphone.  
45  
46 Q: Um, it's noting that you don't have a microphone is what it looks like. It just  
47 has, uh, a video.  
48  
49 Q1: Is it B? Brett, is it B-gum?  
50  
51 Q2: No.  
52  
53 Q: No. It's th- we have the Brett. Um, we're just - we're only seeing the video on  
54 that.  
55  
56 Q2: (Unintelligible).  
57  
58 Q1: It's the 8301458 he's saying.  
59  
60 Q2: Oh 83 (unintelligible).  
61  
62 Q: All righty. Did that work?  
63  
64 A: Okay. (Unintelligible).  
65  
66 Q: Thank you. Sorry about that.  
67  
68 A: No. Thank you guys. No problem. Okay. Uh, yeah, this is Chad Slichter.  
69 Uh, you - you butchered the name but that's okay. Everybody does. I'm  
70 accustomed to it at this point. Uh, and I've got Brad here next to me. Um, I  
71 think, you know, the staff report came through. Uh, we didn't see  
72 any - any, uh, comments that were of concern. Uh, building's pretty  
73 straightforward, I guess. Um, just the two-level - two-level, uh, facility,  
74 uh, for bottling, and then - then wine tasting. We do have an elevated deck on  
75 the north side of the building, uh, that's fairly sizable, and then a patio on the  
76 lower level, uh, so people can, uh, spill out on - on nice days. I think we've hit,  
77 uh, the landscaping requirements. I think the only comment that had come up  
78 that we should probably discuss is the trees along 36th. Um, I shot you a note  
79 indicating that we could probably do that. Brett refreshed my memory that,  
80 um, there's actually an irrigation line, uh, which I guess, I suppose could be  
81 moved, um, but it runs right underneath that planter. Uh, and so that's why we  
82 did not put any trees on that 36th side, uh, 'cause it runs from that irrigation  
83 box at the northeast corner of the property, and then runs to the south. Um,  
84 paralleling 36th. We do have a raised planter. We've got quite a few trees

85 around there. We've moved the trees actually, uh, that were supposed to go  
86 there, correct? We've split those into the back, so it's not like we've deleted  
87 them. We just moved them from the street frontage, I suppose. Um, and I  
88 guess the- there's, you know, just the irrigation would have to be addressed  
89 specifically, if we could actually, physically move that and still get flow. Um,  
90 but other than that, you know, I think we're - I think there's a question on  
91 parking. We do have 13 stalls. Um, and we did - we had, uh, as much as 22,  
92 but we kept getting adjustments in - in what we were doing. So, um, yeah, I  
93 think we're - I think we're okay there. And I think staff is actually, going to  
94 probably park on the service drive. That's there only for, uh - uh, deliveries  
95 that come in on different, you know, truck sizes. Once a year, there'll be a big  
96 rig. Uh, and then most of the time, it's just utility van type trucks. So those  
97 guys will service to the - to the north of the building. That's why that service  
98 drive is there. Uh, ACHD had a little bit of concern with it initially, but,  
99 uh, we offered up, uh, gating it on the - on the 36th Street  
100 side. Um, they just didn't want the general public coming and going on that  
101 service drive. And we didn't want, uh, service vehicles backing up and getting  
102 jammed up in where the parking was. So, uh, that's seemed, uh, a good way to  
103 get them - separate the public from the - from kind of the private function of -  
104 of servicing the facility. So, um, unless, I guess we'll just open it up for  
105 questions. I don't know if there's anything specific that would be of interest to  
106 discuss.

107  
108 Q: Thank you. And any questions of - I'm just going to say Chad.

109  
110 A: That's fine. Uh, yes.

111  
112 Q: Thank you. And then I think I may be able to get this up for Hanna. And then,  
113 um, staff, I do apologize. Ms. Veal, um - um, I ended up, prior to this meeting,  
114 we were troubleshooting everything, and we were getting an error. Had it  
115 fixed right at the beginning of the meeting, and now we're getting the same  
116 error message on sharing the screen. Um, so I do apologize, Ms. Veal, but  
117 you'll have to go ahead without a PowerPoint presentation, if you might be  
118 able to give your staff report.

119  
120 Q1: She's muted, she says.

121  
122 Q: Oh, my goodness. (Unintelligible).

123  
124 Q2: Can you hear me?

125  
126 Q: We can hear you. Thank you.

127  
128 Q2: All right. Hello. Um, this is file number DSRFY202020. The applicant is  
129 Chad Slichter. And as far as the staff report, staff report mentions very few  
130 and minor code compliance issues. Um, the applicant is proposing expanding  
131 their production of bottling capabilities in Garden City to include a production  
132 facility and tasting room. There is no public comment thus far. And they are  
133 asking for a pre-application conference the same day as the formal  
134 application. The code compliance issues fall under Fences and Walls, Code 8-  
135 5A-3, and they have proposed a fully screened mechanical yard and a fully  
136 enclosed trash enclosure -enclosure, yet those materials have not yet been  
137 disclosed. There is also a perimeter landscaping code compliancy issue, H-4I-  
138 4, as Page 12, on the staff report. We can refer to the perimeter landscaping  
139 document on the shared Google Drive, if you want to take a closer look at  
140 that, Jenah. Um, but as the applicant mentioned earlier, they are trying to  
141 figure out the correct amount of cost, it's two and three trees. So, with that, I  
142 stand for any question.  
143  
144 Q: Any questions of Ms. Veal?  
145  
146 Q1: Can we review or be reminded of Osage Street landscaping requirements?  
147 Street trees there, I recall, from some in the past.  
148  
149 Q: Uh, I'll jump in there. Uh, yes, Mr. Hurd, in - in the past, um, there's  
150 precedence that the street trees have been applied to Osage, as well.  
151  
152 Q1: Gotcha. Okay. And I actually, do see them now in the rendering. I just didn't -  
153 didn't see them on the conceptual site plan, so I - I imagine they're intended to  
154 be in there. And I'm seeing a head shaking.  
155  
156 A: Yeah. Uh...  
157  
158 Q1: Thank you.  
159  
160 A: Uh, Derek, we have - we have some trees there on Osage. We've got,  
161 uh, four. Uh, you might see that there should be a landscape plan submitted  
162 with the application. Uh, I guess there's actually, five. Yeah. There's one right  
163 on the cor- the, uh, west corner as well.  
164  
165 Q1: Yep. I see it - I see it now. I was looking at site, uh, conceptual site plan. Now  
166 I got to landscape land. I got it. Thank you.  
167  
168 A: Okay. You bet.

169  
170 Q: Any other questions before we open this up to public comment?  
171  
172 Q4: I don't have any.  
173  
174 Q3: No.  
175  
176 Q: All right. Thank you. And again, um, members of the - the community, if you  
177 wouldn't mind using that raise your hand feature, if you which- wish to speak.  
178 I'm not seeing any. Um, I'm not seeing anyone wildly, um, waving their  
179 hands, um, in the video, although there's not very many people on  
180 video today, nor am I seeing any comments...  
181  
182 Q1: Julie - Julie Blickfeldt, I think, is coming online.  
183  
184 Q: Okay.  
185  
186 A1: Okay. Are we on? Can you hear me?  
187  
188 Q: We can hear.  
189  
190 A1: Yes. Okay.  
191  
192 Q: And if...  
193  
194 A1: I'm Jerry Blickfeldt.  
195  
196 Q: And, uh...  
197  
198 A1: I have a concern...  
199  
200 Q: Can you spell your name in its entirety for the record?  
201  
202 A1: Very carefully. J-E-R-R-Y B-L-I-C-K-F-E-L-D-T.  
203  
204 Q: Thank you.  
205  
206 A1: And I live right next door on the north side, 110 East 36th. So my question is  
207 the irrigation. I'm trying to figure out what the problem is with that.  
208  
209 Q: And I - I will have the - I will request that the applicant, uh, respond to that in  
210 their rebuttal.

211  
212 A: Sure.  
213  
214 A1: Okay.  
215  
216 A: Good afternoon, Jerry. Uh, this is Chad. Uh, the only concern that we have on  
217 the irrigation is actually not the irrigation along - not along the property line,  
218 but there's actually, uh, an irrigation line that runs parallel to 36th Street from  
219 that irrigation box. And there - there's not a problem with it, other than the  
220 location is about, oh, uh, 10-foot back a curb, 7-foot back a curb, uh, which  
221 would be the - the tree planting line. So we have - we have trees along the -  
222 the north property line that separates us from you. Uh, we just don't have any  
223 right in the middle of the - the width of the property along 36th Street.  
224  
225 A1: Okay. Well, when Ada County Highway District put that in there when they -  
226 when they redid this road. It goes in a zigzag form because they said they  
227 didn't want it underneath their - their sidewalk. And then when they got to  
228 looking at it, they had to put it underneath their sidewalk. So it zigs a lot  
229 through there, so you want to make sure you're in the right place before you  
230 dig.  
231  
232 A: Sure. Okay. Thank you.  
233  
234 A1: And then, uh, you promised me a gate change. Are we still on for that?  
235  
236 A: Uh, yeah. We've moved that. Um, well we put it right where we - where  
237 we had it initially, when - when you and I, uh, walked the - walked  
238 the property. It's - it's at the back there. It's going to just come around the back  
239 side of your garage instead of in the front side.  
240  
241 A1: Yeah, northwest corner?  
242  
243 Q: And then I'm - I'm going to...  
244  
245 A: Uh...  
246  
247 Q: ...go ahead, and - and interrupt a little bit. Um, I appreciate the questions. But  
248 we have a lot of people on today. And - and to keep the - the hearings moving  
249 along, uh, Mr. Blickfeldt, if you could ask your questions. Um, and then if the  
250 applicant wouldn't mind taking note of everything, uh, that needs responded  
251 to. And that way we can get through the public hearing portion a little bit,  
252 uh, quicker than having some of the back and forth. Thank you.

253  
254 A1: That's okay.  
255  
256 A: Sure.  
257  
258 A1: He's answered my - he's answered my questions. We're good.  
259  
260 Q: Thank you. Is there anybody else that wishes to testify on this matter? And  
261 then, I'm not seeing anyone else. Um, and - and with that, I'll turn it back over  
262 to the applicant.  
263  
264 A: Um, I think, unless there's other questions, I think we're good. Let's see what,  
265 uh, what staff and the commission has to say.  
266  
267 Q: Thank you. Uh, committee members? All right. Hearing none, I'll close the  
268 public hearing and open it up for discussion and/or a motion.  
269  
270 Q3: I don't have any comments. I - I, um, it's not my personal design preference,  
271 but I think he meets the requirements, um, and be a good addition to 36th  
272 Street.  
273  
274 Q1: I think a couple - couple comments that I have, I wanted to chat about it.  
275 Jenah or Hanna, maybe you can refresh my memory on the - the street  
276 frontage. I know it has to have a certain percentage of street frontage, which  
277 would be 36th, and it can be building and/or plaza. And I know they have a  
278 large plaza there, but if - if that plaza is satisfying that element, I'd kind of like  
279 to see that stair maybe moved, and then there's more plaza presence on the  
280 front rather than the stair kind of bisecting the entire street front elevation. It  
281 just seems kind of like a utilitarian stair. Maybe that could be tucked into the -  
282 the corner, and be more of a feature stair, so that we have plaza on street front  
283 rather than stair on street front. That was kind of the - one of the first things I  
284 noticed.  
285  
286 Q: All right.  
287  
288 Q4: I guess my, one of my comments would be, I - I think that this is one of the  
289 first projects that we've actually seen to really do something to pedestrianize  
290 that Osage Street connection. And I - I guess I really appreciate seeing that the  
291 - though that there's only a small portion of the frontage on 36th, which does  
292 make that important, but just to see that wrap around the corner and really  
293 pedestrianized Osage Street, I think is really, really nice, and - and done well  
294 in this project proposal. Um, I, too, just want to make sure that there's a strong

295 enough connection there, that plaza element, to 36th Street to, uh, I guess,  
296 mitigate the fact that it's pulled back to the street so far. So I guess I would - I  
297 would tend to agree with Derek that maybe, just a little, not sure what that  
298 is, but it does look like it's - it's somewhat disconnected from the use of the  
299 planter and stair where it doesn't - it - it doesn't have a strong connection to  
300 36th Street. And I think we would want to see if it's going to mitigate and  
301 provide that linkage. Um, outside of that, as far as the rest of the architecture  
302 of the building, I think it meets the standards.  
303

304 Q3: And I'll apologize, I thought the east elevation was Osage, and that the south  
305 elevation was 36th Street. So, I completely agree with comments.  
306

307 Q: So the - the - the predominant comment that I'm hearing is, um, to make sure  
308 that the - the plaza element is strong enough, um, which would, uh, require a  
309 relocation of the stair. Um, in my understanding, that is the main comment, or  
310 the only comment really, to come through the committee.  
311

312 Q1: Yes. I - I want to add a couple other things.  
313

314 Q: Okay.  
315

316 Q1: The west, I guess, elevation towards the parking lot, that - that blank building  
317 wall face could use some help. Um, I'm not sure if it's just a material  
318 articulation and change, but, um, there's, uh, kind of a big expanse. Maybe  
319 there's a window in that storage room. I think it is, upstairs, a couple more  
320 windows like you have on the Osage side, that could use something. And it  
321 may just be a material, uh, material delineation or change. Um, take - take a  
322 look at that. And then, I - I'd like to hear from the other committee members  
323 about the service drive and a gate on 36th street. It looks like maybe, a rolling  
324 gate or an automatic gate, or something like that. Um, I'm just not sure  
325 that, that, you know, a 20-foot wide, 24-foot wide drive off of 36th with,  
326 uh, with a gate on it is - is what we want to see on that street front face. And  
327 maybe there's a solution if the stair moves and the building does move  
328 forward, does that give more room in the back for service drive in the  
329 back? Um, I'm not - I'm not sure. But I'm not entirely comfortable right now  
330 with the, you know, 24-foot wide gate on 36th street. What it looks like most  
331 of the service drop-off is happening towards the back of the building  
332 anyway. Um, I don't know if there's a delivery hour schedule that can  
333 accommodate the asphalt that's already there for parking to be the service  
334 drive. Seems like a lot of asphalt for, you know, to make, uh, basically, a  
335 circle around the whole building for a service drive.  
336



337 Q4: I can, uh, and I guess I can see that as well. It might mean worth  
338 understanding th- how that service drive is going to be utilized. But I do think  
339 that if it is going to be there, I notice in the renderings there isn't anything, it's  
340 not showing any type of a gate. And I think probably, um, if there were some  
341 type of gate there, it would tie it into the architecture and help to, I guess,  
342 al- almost create the illusion of more building façade, um, or somehow to  
343 integrate into the structure rather than just...  
344

345 A: Do above the expansion to (unintelligible).  
346

347 Q1: Y- I - I mean, yeah, I guess I would agree. I'd like to see what it looks like  
348 from the street side, what they're actually thinking, the applicant.  
349

350 Q3: I would agree too. I - I actually, um, appreciate the fact that it is - the service  
351 drive is over there rather than using Osage, um, just because of the, you know,  
352 we're getting a pedestrian environment on Osage. And then all of a sudden,  
353 you know, you put delivery trucks. It kind of takes away from that. Um, but  
354 yeah, I would like to see a little bit more right there.  
355

356 Q: Any other notes?  
357

358 Q1: Can you clarify, Jenah, that, that, um, that plaza does count as building  
359 frontage in essence, right? The 60% of, um, building or plaza on the street,  
360 right?  
361

362 Q: Um, I'm actually going to defer to staff to that, that, uh, to ask Ms. Veal if  
363 that's how she calculated in her staff report.  
364

365 Q1: Okay.  
366

367 Q: Thank you. Uh, Ms. Veal, is that how you addressed it through your staff  
368 report?  
369

370 Q2: Yes. That is how I addressed it through the staff report, because I thought that  
371 it would be a very interactive area. And that's how I determined the street  
372 frontage.  
373

374 Q: Thank you.  
375

376 Q1: Perfect. Thank you.  
377

378 Q: All righty. Um, then, uh, to re- to recap, I'm hearing three items, uh, that the  
379 committee would like to see, uh, revisions to. I'm, uh, well, have noted,  
380 um, that the stair, um, and the plaza area, uh, need to read more as strictly  
381 plaza are- area. The west elevation, um, needs, uh, to be further refined, as  
382 well looking at the service drive area, if there's a gate to note, um, what it  
383 is, and how it ties into the architecture. Um, are those accurately reflected?  
384

385 Q4: Yes.

386

387 Q1: Yes.

388

389 Q4: I'll make one more comment here. Um, just in looking at this, it - it seems  
390 - I'm looking at the renderings, and it seems to be predominantly, um, two  
391 materials, with that being stucco and then the brick. I do see a little bit of  
392 which looks like some horizontal, um, wood material on that, I guess,  
393 south, southwest corner. And I guess I would just make the comment that it  
394 might be nice to try and carry some of that - the wood, the warmer material  
395 integrated some - some more perhaps on the, uh, on the side that's most  
396 exposed to pedestrians, or, um, on that street side on the 36th at the plaza, just  
397 the warmer material. Um, there's an opportunity there. I just thought  
398 I'd maybe make that comment.  
399

400 Q: Thank you. It sounds, um, like I'm hearing the committee, um, provide,  
401 um, direction and requesting that the applicant return with revised  
402 materials. Um, and I'm not going to reiterate what they are, again, in that,  
403 uh, we have four main items. Um, if that's the case, uh, could I get a motion,  
404 please?  
405

406 Q4: So, moved.

407

408 Q3: Second.

409

410 A: Thank you. All in favor.

411

412 Q1: Aye.

413

414 Q4: Aye.

415

416 A: Thank you. Um, and moving on to the final application today.  
417  
418

419 This transcript has been reviewed with the audio recording submitted and it is an accurate  
420 transcription.  
421 Signed Harmon Vee/ 02/16/2024



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**INTERVIEW WITH CHAD SHLICHTER**

**Q=Jenah Thornborrow**

**Q1=Maureen Gresham**

**Q2= Derek Hurd**

**Q3=Brett Labrie**

**A=Chad Shlichter**

Q: The next item on the agenda is new business design review fiscal year 2020, number 20, and Mr. Shlichter, um, I can see, and - and I can see that you're online. Are you the one that will be presenting, um, the application?

A: Yes I am.

Q: All right. Great, thank you.

A: (Unintelligible).

Q: And then we'll turn the floor over to you.

A: Okay. Thanks everyone for, uh, joining this meeting today - lettin' us jump back in on this - this meeting. Um, I wanted to, uh, address some of the comments made at the, uh, July 6th, um, meeting and in doing that lemme pull up a few things. There was a few items that we...

Man: (Unintelligible).

A: ...um, dealt with directly. Lemme share my screen I guess.

Man: Well I did.

A: Um, the - the (unintelligible) share of the discussed and, um...

Man: (Unintelligible).

42 A: ...on the 6th, uh, was directed around, um, gate location, stair location, um,  
43 and then some additional break-up of this west wall. Um, and then maybe  
44 some - some material, uh, adjustments. So we had re-submitted...  
45

46 Man: (Unintelligible).  
47

48 A: ...uh, some, the - the - the site plans, uh, which we're looking at here, the - and  
49 then perspectives and - and elevation. And on the - the biggest point of, uh, at  
50 least from my end of discussion today is, um, I'll show you what we have  
51 modified on the, um, let's go perspectives. Those are a little easier. So on that  
52 flat screen we have expanded the - basically the area of the - the metal, uh,  
53 component there. Actually it needed to be larger to begin with. What we  
54 showed before was just somewhat around the door. The intention is is that -  
55 that we have some - some vines that would actually grow up the majority of  
56 this - this west wall. So as it develops and - and matures this will be a - a very  
57 much a green wall throughout, you know, most of the year. So that was one  
58 component of - of breaking this up and increasing the size of that metal -  
59 metal grid as well as, um, adding in the same - and I think there was some  
60 discussion last time that this might be wood. It was actually, um, a metal  
61 cortin panel that we would have between the windows on the lower level. We  
62 went ahead and added those to the upper level as well - which you can see in a  
63 couple of these different perspectives. Um, and I'll jump to the elevation here  
64 as well to give, um, a little bit more definition - well you can see it here. We  
65 stopped basically between the windows that's on the south side, around the  
66 west and then we actually continued, um, that panel system around the corner,  
67 uh, that was not in this location previously so we went ahead and wrapped it.  
68 And it dives now into that brick area. Um, so, uh, thought that was a very  
69 good - good comment. And - and one we - it was - was easily addressable.  
70 Um, the items that we - we want to address today or get a little more  
71 discussion on, um, for consideration is the gate - lemme go back to the site  
72 plan here. There was some discussion about the gate being', uh, concern about  
73 it being out here at the front rather than back at the building. Um, the reason  
74 that we actually have it toward the street side is because - one thing that,  
75 I think, may have been lost in some of the - the discussion with the committee  
76 - this is a, uh, establishment that sells alcohol. So we've gotta control, uh, the,  
77 um, user group that's - that's, uh, on the - on the patio plaza area. And if we  
78 move the - the gate back here then, ultimately, we're gonna have to put a - a  
79 fence of some sort up here or across here to actually control the movement of  
80 that, uh, that group on the patio. So I do feel that - and - and in reality this gate  
81 - or the fence probably should extend across the grass area - which we're not  
82 showing currently. But in reality what - what we're anticipating is this service  
83 drive is there for, um, general use, uh, throughout the, you know, the week,

84 uh, which is fairly infrequent for drop-offs. So we didn't want 'em pluggin' up  
85 Osage, uh, or the parking lot so we brought this in. But the intention is is the  
86 lion's share of the time the - this piece is also a part of that, uh, patio space. At  
87 the same time, we've gotta control people from, uh, just moving back out onto  
88 the sidewalk and walking away with drinks or whatever. So the - that being  
89 said, the real entry and exit is here at the corner where those patrons can be  
90 seen, um, coming and going, uh, by the - by the staff rather than bein' back  
91 here wanderin' off with a - a drink - whether it's paid for or not. Um, we don't  
92 want 'em, you know, there - there's not a sight line that's really consistent with  
93 this. So I do feel that the - that the gate, uh, be moved out to this point. Um,  
94 and - and stay there. Likewise the, uh, the stairs - the reason we had 'em - have  
95 'em here, uh, originally I was a big proponent of actually having the stairs  
96 back here and wrapping around again for a control issue just with people  
97 coming and going. But, uh, at that point in time we did not have any control of  
98 the planter and things of that nature out here to really make this the, uh, point  
99 of entry and exit. Um, and the reason that I think that this is really an  
100 appropriate place for that stair - even though it may, um, I don't wanna say  
101 block but - but impede that - that, um, visibility in and out is one - it's a  
102 necessary exit. Which it - our other stairs here in the middle of - of the  
103 building, um, this gets it far enough away that it - that it works actually for  
104 that upper pati- upper deck, um, and if we move it somewhere in this area it  
105 actually starts to cut this patio - closet area into two different segments. Again  
106 a control issue, um, not only for - for people coming and going but also for  
107 staff, uh, it becomes a impediment for them to see what the patrons are doing  
108 over here, uh, a little bit. And here it basically provides a little bit of a visual  
109 barrier, uh, from the street - gives a little bit of - a little bit of privacy, uh, for  
110 people using the - that patio while still keeping it open enough that it's  
111 transparent. Um, and the other piece of it that you didn't see last time - and we  
112 don't have it developed 'cause we don't know exactly what it's gonna be at this  
113 point - but, um, let's see here - oops. The intention is that this actually become  
114 more of, um, and we're saying mural but it's a sculptural piece, uh, uh, a  
115 enclosure piece. But, um, the owner, uh, does have an in- more of an artist on  
116 - a metal artist, uh, working' with them that we wanna make the gate as well  
117 as this piece more of an element. And one of the pieces with our submittal  
118 back, uh, and not - it's not this one - so this is kinda what we're thinkin' for the  
119 gate - somethin' along - along this line. Somethin' that's, um, a metal piece  
120 that's a barrier but very much opaque and very much, um, in keeping with that  
121 whole vineyard, uh, winery type of a motif. And so this is what we're thinking  
122 as a - somethin' along this line for the panel piece for the gate as well as -  
123 again - back up that, um, up this piece so it's not just a - a blank canvas or a -  
124 or a, uh, mesh, uh, fence component but actually a - a true, uh, architectural  
125 sculptural type element. The other piece of that - which is difficult to see - is

126 we have to control this in off-hours. We need to - there's - there needs to be  
127 some sort of a gate attached to this stair whether it's here - whether it's back  
128 into the - the building - so people just aren't wandering up there in - in off-  
129 hours in the middle of the night. So if, uh, our - we're - the artist has come up  
130 with some very conceptual sketches that he's working with, um, with the  
131 owner on what this gate might look like. And it could be a continuation of  
132 that, um, vineyard motif or actually a - a wine bottle or something along that  
133 line that we can actually close this off - control it and keep people from  
134 coming and going. Um, and as far as, you know, visibility in I think from the -  
135 from the Chinden approach heading north - this is where you're gonna see if  
136 that, uh, Osage - 36 intersection, um, the lion's share of the people that are  
137 down 36 that would be coming in the opposite direction back would be, you  
138 know, this would be kinda their view. But if they've already made this trek  
139 down 36 they're gonna have a - a good idea what this is. And if they happen to  
140 get down at the back of 36, um, whether they're walking or driving or  
141 whatever, um, they - it - it's an easy place to find and I think it's a real easy,  
142 uh, facility to underst- understand what it is by the time we get some of this,  
143 um, uh, artwork, uh, developed and - and installed. So, um, we were listening  
144 to your - to your comments last time but I - I think a big piece of that was the  
145 control issue as far as the, um, uh, alcohol beverage being - being served. Um,  
146 so that - that's a big reason for - for the gate piece being out front. Um, I think  
147 other than that ev- everything was received quite well. Um, and I wanna,  
148 I guess, ask if there are any questions that I can answer in - in that regard  
149 (unintelligible).  
150

151 Q: Are there any questions of the applicant?  
152

153 Q1: Uh, I have a question. The stairs - does that go to a - a kind of a rooftop deck  
154 for customers?  
155

156 A: Uh, yeah. Let me - so this is a model version. So we've got a - got a 1500  
157 square foot deck up here on the top that is anticipated being used, you know,  
158 seven to eight months out of the year - as well as the - the lower patio space.  
159 So yeah. It's an outdoor space for - for patrons.  
160

161 Q1: Did you consider putting the steps on the side of the building - on the north  
162 side rather than in the spot where it's street - right along the, I mean, like you  
163 said it - it kinda of creates a barrier to the street.  
164

165 A: The issue is is the service drive - tryin' to keep that service drive where we can  
166 get vehicles in there. Um, and the use of the building is such that, uh, we need  
167 to have tall overhead doors. The, um, stairs themselves - by the time you do



168 the landing top, mid, and bottom - you're about, uh, 37 feet of length, um, so it  
169 takes quite a - quite a chunk of real estate to get that in. If we put it inboard of  
170 the - the deck then it actually cuts some of the tall space down inside the page  
171 where their, um, their wines, um, vats (unintelligible) some of the, uh,  
172 (unintelligible) stacks that they have in side the building. So doing an inboard  
173 along this side is not a - really an option. Doing it outboard - then you don't  
174 have a - a clear service path. If you come to the other side - here - then we're  
175 again cutting into some of that space on the interior of the building and we'd  
176 still end up shoving it out past, uh, this - this in wall which then starts to  
177 separate, uh, I think, the - he nice, uh, flow of the outdoor space on the - on  
178 the ground level.

179  
180 Q: Are there any other questions of the applicant?

181  
182 Q3: I don't have any at this time.

183  
184 Q2: Quick question - the, um, the service drive is always one way. Is that the  
185 intention?

186  
187 A: Uh, yes. And this actually, uh, requirement from ACHD. Um, we had...

188  
189 Q2: Okay.

190  
191 A: ...a two-way but - but - but as - they were gonna shut this drive off entirely but  
192 as a one-way drive it actually works for them. They don't want, uh, traffic  
193 backed up out there in 36 - jammin' it up tryin' to make a - a left turn.

194  
195 Q2: And then that gate - which is now down by the stairs - does that slide back  
196 along the stairs or does that lift like a arm?

197  
198 A: Uh, it would swing back.

199  
200 Q2: Oh. Swing back to the - along the landscaping. I get it.

201  
202 A: Yeah. Let's see - you can see that here. It's just a big swinging gate that would  
203 then come in parallel...

204  
205 Q2: Oh. Yeah. Yep, I see a line on your drawings. And then what is - what's using  
206 the service drive that needs all of 20 feet? I'm just thinking about Maureen's  
207 comments of the stair on that side.

208

- 209 A: Uh, well the purpose in that is some, um, they might - they might bring a big -  
210 once or twice a year they'll have a big semi. So part of that's turning radius  
211 and all that. Mostly - I understand - is gonna be smaller vans, uh, type stuff.  
212 The other - my thought - and why you're jumped in on this - I figured it would  
213 also be a good fire lane that they could - if they needed to get a truck back  
214 there - which is awfully close to the building but if they did need to come by  
215 they would actually be able to get a fire truck in there now.  
216
- 217 Q2: Okay. Thanks.  
218
- 219 Q: Is there...  
220
- 221 Q3: Uh, I - I do have a question. Um, so in this scenario, uh, that you're showing  
222 here - and what's to prevent or control people from wandering down the  
223 service drive and out onto Osage and - just like they would wander out on to  
224 36th street if you had the fence moved back at the building line - or the gate  
225 moved back at the building line?  
226
- 227 A: Uh, I think just the general - you wouldn't be able to stop them for sure. Um,  
228 but I think the general length of the building. I mean, there's gonna be people  
229 around here. It's very - we've got some overhead doors through here that you  
230 can actually see through the building to. You would see people wandering  
231 through. And the intention is is, like, when this isn't in use that it might be a,  
232 you know, place for a corn hole or whatever so there'd be people back here.  
233 And there are overhead doors that would be open at different event times. So  
234 I do see that there is likely to have a temporary, uh, depending on what, you  
235 know, daily functions are - we originally had another gate back here to close it  
236 off but we've taken that off thinking that it wasn't a n- a necessity. Um, I was  
237 more worried about not people wandering but more cars coming in here and  
238 just parking and - and all that. Um, but if need be I would say that would be  
239 something that we could add back into the - the gate back at this end.  
240
- 241 Q: All right. Any other questions of the applicant? And then, if none...  
242
- 243 A: I would - I would throw one other thing out there. I mean, I - I know that  
244 there's probably some reservations about leaving, uh, leaving it open-ended,  
245 you know, diagram like this in - up to - up to our interpretation and coming in  
246 with it, uh, for building. If there would be some concern with this, I mean, if  
247 the placement of things look appropriate and - and there's still some concern  
248 about the stair - we could, um, as a condition of approval - come back through  
249 with a, you know, what this ultimately is and have that design work, you  
250 know, in sketch form from the artist, uh, provided. Um, to make sure that it's,

251 I guess, in - in your eyes - appropriate for that - that front page. If that would  
252 make a - make a difference.

253

254 Q: Okay.

255

256 Q1: I do - I have one other question. The - the fence that's gonna swing - the gate -  
257 it - from the image that you're showing here - is that what it's gonna look like?

258

259 A: No. I mean, it hasn't been totally designed 'cause we don't - again - the - it's  
260 more of an art piece so it's, um, really...

261

262 Q1: So that's...

263

264 A: ...something along - along this line. I mean, we've got some - we - we -  
265 provided some different samples, um, uh...

266

267 Q1: I'm - that was the art mural that's going in front of the staircase. That will also  
268 extend to the gate?

269

270 A: Yes. Yes. It needs to be a continuous piece that all ties together. Um, but the  
271 gate would - would also have this. Not just the, uh, you know, a vertical picket  
272 type gate. It would not be that.

273

274 Q1: I think my biggest, um, conc- I do have a concern with what it looks like on,  
275 um, 36th Street. I think you did a fantastic job along Osage, um, very  
276 pedestrian friendly - you have lots of windows - you have eyes on the street,  
277 um, the landscaping. But then on 36th Street - which I'm assuming you don't  
278 have a perspective that looks directly onto the building? Um, but just looking  
279 at either the northeast perspective or the southeast perspective - it's - and you  
280 even said the word barrier - it looks like a barrier and it doesn't have that  
281 relationship to the street which relates back to several of the comments that  
282 we made as - as far as that clause. It needs to be more related to the sidewalk.  
283 And I'm not sure a - really cool design by the way for the - the, um, artwork -  
284 I'm not sure that's actually going to address it though.

285

286 A: I - yeah - I don't know, I mean, we looked at different options for that stair  
287 like I say so, um, if it - if we pull the building out then, um, we blow the plaza  
288 apart. Right? So our options are either, you know, figure out how to move the  
289 stair or move the entire building forward and take all the patio and move it to  
290 the back. Is that the options that, um, we really have available. Correct?

291

- 292 Q3: I - I guess I will - I echo that comment in that, uh, that's what I'm struggling  
293 with too - is that it - it - it feels like we - when you use a plaza to, um, mitigate  
294 the set-back of the building, um, because the plaza creates the connectivity to  
295 the street that we want the building to have and then we shield the plaza with  
296 screening thus closing off that connection that we're trying to achieve by  
297 having a plaza on the street instead of the building on the street. It - it - I'm  
298 just havin' a hard time, um, seeing how this works the way it's presented.  
299
- 300 A: The way it's intended. Okay. So a question then, um, having the - a barrier  
301 there such as the planter and the bike - bike rack and all that - that is fine. It's  
302 the visual barrier that's the concern. Correct?  
303
- 304 Q3: That's - yeah. I - I guess that's what I'm concerned with right now is you've  
305 got, um we're putting up this screening element, uh, albeit decorative - it's still  
306 - it's - it's creating this, I guess, visual barrier into this space of - I - especially  
307 coming from the, you know, looking at it from the northeast. Which I see a lot  
308 of traffic coming that way, uh, because that's where the green belt is. Right?  
309 And so...  
310
- 311 Q2: It's not - yeah - agree.  
312
- 313 Q3: So your bike traffic, your pedestrian traffic - everybody's - I see more coming  
314 from that direction than the opposite. So this - to me when I look at that  
315 northeast perspective it doesn't seem - or it doesn't appear too inviting to me  
316 and having a good connection to the street. With...  
317
- 318 Q2: And - and Osage is - Osage as well is a big, you know, basically winery  
319 corridor now and this is going to make it even more so. But Osage gets a lot of  
320 bike and pedestrian traffic between Coiled and Telaya and, you know, the  
321 back and then, uh, Cinder down the way so I think that - that elevation needs  
322 to speak. And I think - one of my comments was something to the effect of, "I  
323 want the stair to be more integrated architecturally." And while the screen  
324 does do that, it does make it more, you know, of a form in and of itself - not  
325 just a stair that might've looked like a - solely an egress stair. It integrates it  
326 better but like all the previous comments of the committee members, it does  
327 then provide the screen so it integrates the architecture better but it then  
328 creates this barrier. So I think - I think what we're all looking for is - is some  
329 of these solutions that do, you know, put the stair not as a barrier between the  
330 - the public and the - and the patio. 'Cause - just going back to the, you know,  
331 looking at the code - we're looking for either the building to talk to a street or  
332 the patio to talk to a street. And in this case, the stair is talking to the street.  
333

334 A: And the - the piece of the code talking about interactive art sculpture bounds -  
335 you don't think this would, uh, fit the art and visual component of your - of the  
336 code there - as far as art work and amenities?  
337

338 Q2: Yeah. I'd have to read the specific text of that. I'm not - I'd like - my  
339 interpretation without reading it literally, um, would be, you know, yeah the -  
340 the people are interacting with that art but then the whole patio is not  
341 interacting with the people - the people on the street. Um, so I'd - yeah. I'd  
342 really like to see some solutions. And - and why I asked about the service  
343 drive width is, you know, even a semi four times a year - whatever it is, um,  
344 you know, if - if - if they can get by a stair and that landscape strip, you know,  
345 if there's enough room there for that once in a while sort of thing at 10:00 in  
346 the morning when there's not a patio full of people, um, just maybe trying to  
347 wrap it around that corner would be...  
348

349 A: Fair...

350  
351 Q2: ...would be a solution.  
352

353 A: Yeah. We can talk to Fire. Maybe that - maybe that is the solution. If it folds  
354 up the side and you can see we've got a - a tall overhead door there.  
355

356 Q2: Yeah.

357  
358 A: If we pull it out...  
359

360 Q2: And Fire - I - I don't know that Fire needs - they can drag a hose 150 feet so...  
361

362 A: They can.  
363

364 Q2: ...do you think they need to use that?  
365

366 A: They wouldn't have to. Um, but, you know, you know how Fire is. They  
367 always want...  
368

369 Q2: Yeah. Right.  
370

371 A: ...to try anything they can get. So, um, but we might be able to - to bring it  
372 around the side - wrap it and bring it around the corner or something. Um,  
373 okay. Lemme - lemme take a shot at it again and see what we can do on this -  
374 on this piece of it. Um, that being said - with the stair - if we were to adjust

375 the stair, does it make sense having, uh, you understand why we have the gate  
376 out - pulled out to the front?  
377  
378 Q3: I...  
379  
380 A: And does that...  
381  
382 Q3: Yeah. I think you could almost do somethin' where you take that - the gate  
383 and that height and continue that with that as a decorative st- element and  
384 continue that behind the planter there where the bikes are- just at that same  
385 height so it almost kinda looks like a plaza or patio, um, defining element for  
386 the patio rather than screening the patio but just to define it so it's not - it's not  
387 as high as, um, you know...  
388  
389 A: So - so still have it in this orientation - is that what you're saying Brett?  
390  
391 Q3: If you - if you have it like that but then maybe even continue that at that same  
392 height.  
393  
394 A: Oh. Here.  
395  
396 Q3: There - behind that - to just kind of - it - it almost - in my mind - would make  
397 it read, like, this is - this is all patio. This isn't a gate and a (unintelligible)...  
398  
399 Q2: Yeah.  
400  
401 Q3: ...vibe over here but...  
402  
403 A: Sure.  
404  
405 Q3: ...all patio behind this little, um, defining element. Because at that point it  
406 might read more as this decorative art piece and not so much a gate.  
407  
408 A: Sure. And...  
409  
410 Q3: That activity potentially having, you know, the - kinda the idea that I'm - I'm -  
411 as I'm lookin' at this, I'm, like, "Wow. If - if - that reads more like patio space  
412 instead of service drive back there then - now it's got a stronger connection  
413 from the (unintelligible)."  
414

415 A: Yep. G- good. We can - I think we can work with that here for sure then. Um,  
416 I'll see what we can do with this and - and, uh, go from there. Um, so I'll let  
417 you guys discuss further here.  
418

419 Q2: And then one more - one more question. How tall is that, um, green wall in  
420 the back and what gro- what will grow that tall?  
421

422 A: Uh, well we're talkin' - well lemme see here.  
423

424 Q2: It's probably 20 plus. Right? 10 foot...  
425

426 A: Yeah.  
427

428 Q2: ...plates?  
429

430 A: We're - yeah - 26 feet there. Um, have we got into the actual - actual  
431 vegetation, I guess, on that particular piece. Um, we can work that with Stack  
432 Rock and make sure we have somethin' that - that will - and I don't necessarily  
433 think it all needs to be engulfed, um, with greenery...  
434

435 Q2: Yeah.  
436

437 A: ...but, you know, if it does need to - we don't wanna have this big grid up there  
438 and...  
439

440 Q2: Right.  
441

442 A: ...you know, have it come 10 feet above the door.  
443

444 Q2: Yeah. We don't want a 3-foot bush trying for 20 years to...  
445

446 A: Right.  
447

448 Q2: ...reach 15 feet.  
449

450 A: Right. I agree with that entirely. So I can - I'll make sure to work with - with  
451 Stack Rock on that and get something that'll - that'll take up the building.  
452

453 Q: Um, I had, um, related to that back trellis back there and a lot of the  
454 discussion about the patio. Um, I - the - the wall that you're seeing if you're  
455 coming from the greenbelt down 36th Street, um, w- where there's some  
456 glazing in there and I think that it's nice. But some of that warmth element that

457 - not just materials but, um, you know, if that trellis could maybe extend  
458 around the back so you - you pull your eyes to some greenery in the summer. I  
459 don't know if that's an option or something, uh, that the committee likes. And  
460 then the other question I had was the 5 foot - if there's a 5-foot clear area on  
461 the sidewalk, um, back behind the bike rack?

462  
463 A: Oh. Here? Um, well there's the sidewalk here. This is - I think we're...

464  
465 Q2: Oh. You have this the attached sidewalk and then patio/bike area.

466  
467 A: Correct.

468  
469 Q2: Gotcha. And remind me - is that sidewalk existing?

470  
471 A: Uh, it exists about - no - this is exist- this is existing here - to - to here. Yeah.  
472 So there's - that sidewalk does - does exist. The curb cuts exists and we're just  
473 using - using what's there. Um, and then I think - as I recall it stops right here  
474 at the - at the - that makes the corner and stops. Cut the ped ramp - you know  
475 the thing in the corner?

476  
477 Q1: Jenah I have a question. Um, is a street tree required along 36th Street?

478  
479 Q: It is, um, and if you remember at the - at the last meeting there was some  
480 discussions with utilities - I believe it was utilities, um, being overhead right  
481 where the street trees would be required. And so the applicant had indicated,  
482 um, that that planter area that I think Mr. Slichter just brought up, um, to - to  
483 have that be the substitution where code allows for a substitution instead of  
484 class two or class three trees - a two to one with class one, um, and what kind  
485 of vegetation's in there now? Can you refresh my memory?

486  
487 A: Um, I'll have to refresh my memory as well. Uh, so right now there's that - I  
488 think this is just all just, uh, shrubbery and stuff. And that was the note here as  
489 far as the utilities I think. There's nothin' overhead there. Uh, the utility line  
490 that was of concern, um, was this, uh, irrigation line that's underground and  
491 getting' a root- root ball getting tangles in all that with it. Um, but that is - let's  
492 see - we're talking grasses and - and - but we did take the tree that was  
493 required here and relocate it with on - on the site. So these are just more, uh,  
494 planting than, uh, trees or shrubs. So grasses and things of that nature.

495  
496 Q: And then do you have the - the easement line on that? I - is there a way to  
497 keep it pretty close to the front? So say in the grass area that's north of the



498 service drive - if you push it back where it's not just right on the street but  
499 fairly close for example. Is there room?  
500  
501 A: For a tree here?  
502  
503 Q: Um...  
504  
505 A: Is that...  
506  
507 Q: Yeah. I think your - it's what I'm looking at, you're slightly covered. Here, let  
508 me get right here. Uh, can you - can you note again? Yeah right - I guess you -  
509 you have that there.  
510  
511 A: Yeah. And that one - that one's a little bit smaller there on that corner a little  
512 bit. The, uh, pear tree - smaller pear?  
513  
514 Q: And that - I'm assuming is - you're concerned with the roots again? Is that why  
515 it's a smaller tree?  
516  
517 A: Well here is - this is actually the irrigation box and there's a surface ditch that  
518 actually goes along this property line. So yeah - that irrigation line is coming  
519 right into that box. We do have - you put one there and then...  
520  
521 Q: And you wouldn't be covering that ditch. It would be left open?  
522  
523 A: Correct.  
524  
525 Q1: So can you remind me why - I - and not that I'm suggesting you take away the  
526 bike parking - I'm absolutely not suggesting that. But why couldn't you put a  
527 tree in that area?  
528  
529 A: So we could get rid of some bikes and put a tree in there?  
530  
531 Q1: No. I don't wanna get rid of the bikes but can you not put trees in that area?  
532  
533 A: Yeah. It could just end up being - we'll have to put a barrier irrigation line in  
534 there. I mean, not that it - not that it would or, uh, but there's a likelihood  
535 that...  
536  
537 Q1: How far does that irrigation easement go into the property?  
538  
539 A: I don't know that off the top of my head here.

540

541 Q: (Unintelligible).

542

543 A: Which I don't know that we have that easement shown. Yeah. I don't - I don't  
544 have the easement shown for the irrigation line.

545

546 Q2: And is that where you're - where you're showing permeable pavers and there's  
547 a few bikes in the renderings? Is that intended to all be bike parking?

548

549 A: Yes. Yeah - the length of this.

550

551 Q2: Yep.

552

553 A: Um, I spent a lot of time, uh, at the different establishments along the green  
554 belt there - the Sandbar and - and, um, the Yardarm and all that. And you go  
555 to the Yardarm - actually to one of 'em and, you know, there's bikes strapped  
556 everything. There's not nearly enough bike parking, um, for those places. I  
557 think they're probably, you know, doin' what they can. Uh, doin'...

558

559 Q2: Yep.

560

561 A: ...what they were required to and - and it's not nearly enough. Especially, like,  
562 Yardarm - it's just jammed up like crazy all the time. So our thought was is if  
563 we provide a real nice stretch of - of space, um, you know, people who bring  
564 their bikes will be able to, you know, some guys are - or people are really  
565 concerned with their bikes so that, you know, they have a visual to it and - and  
566 it's out there. But it's orderly and - and not just...

567

568 Q2: Yep.

569

570 A: ...you know, tripping over it plus it's detached from the sidewalk.

571

572 Q2: I think it's great. And then whenever someone drives by or whenever someone  
573 drives to Proletariat they see all the bikes and they're, like, "We should bike  
574 down here."

575

576 A: Right.

577

578 Q2: I think it's a good - it's a good reminder too.

579

580 A: And we had that over here on Osage at one point. It just didn't - didn't flow  
581 right, didn't look right, didn't feel right. It was too far outta the way and this

582 just seemed to - to - as it developed it seemed like a better location. So - yeah  
583 - back to...  
584  
585 Q2: (Unintelligible).  
586  
587 A: ...you know, this is - this what we got - oh what's that?  
588  
589 Q1: Can you go back to the landscape, um, plans.  
590  
591 A: Uh, sure.  
592  
593 Q1: Okay. Thank you.  
594  
595 Q: All right. Um, Staff, is there anything m- that's been missed by the committee  
596 and applicants discussion that you'd like to bring to light or...  
597  
598 S: The only thing that I would like to bring to light is the maintenance for the  
599 fully screened mechanical yard and fully enclosed trash enclosure. The - it  
600 was indicated in the plans but the height - as far as those enclosures are  
601 concerned - are not disclosed nor are the materials.  
602  
603 Q: Thank you.  
604  
605 A: So the trash enclosure, um, as far as height, um, uh, we've got the - the trash  
606 enclosures a 6 feet high. This would be, um, masonry with - actually stucco  
607 finish steel - which we don't have on there currently. And the, um, uh, the, um,  
608 mechanical yard component of it we were gonna do more of a wire type, uh,  
609 steel enclosure. Again once that's not - or so it's one big mass of stucco. Um,  
610 and this isn't right because that should ou-, uh, we need to keep the back off of  
611 it but it would be more of a screen on two sides just to, uh, shield from Osage  
612 - oops. Um, and so yeah. We don't have this totally developed but it would be  
613 a - a steel, uh, enclosure for the mechanical component and then a stucco  
614 finish on the trash enclosure - on the exterior - and just then would be, uh,  
615 lock, uh, exposed on the interior with then steel gates. And we can get that  
616 developed more if we need to for - for this purpose.  
617  
618 Q3: Yeah. I think we're gonna need to see, uh, or understand what, uh, what you  
619 want to do there. Um, like, (unintelligible) screen it with metal...  
620  
621 A: Yep. It'd be - we'll use the same stuff as we're doin' here. Um...  
622  
623 Q3: It's like the...

624  
625 A: Or is...  
626  
627 Q3: ...corrugated core tin? Is that kinda what you're...  
628  
629 A: Yeah.  
630  
631 Q3: Somethin' like that?  
632  
633 A: Yep.  
634  
635 Q: All right. Um, the comments that I - I have from the committee, um, as far as,  
636 uh, still not being comfortable with the location of the stairs, um, and the art  
637 piece - while I don't hear any concern with adding the art, uh, but the - the  
638 proposal of art piece in location with the stairs do not allow for the public  
639 interaction with the street as the patio intends. Um, and a suggestion that the  
640 gate, uh, could be a defining element rather than a screening element, uh, to  
641 continue along the patio, um, that the patio could extend into the service drive  
642 area, that the trellis aspect on the back wall, uh, must be a species that would  
643 take up the height of the trellish - trellis at maturity, um, and that the - the  
644 mechanical, um, screening would be a corrugated core tin to fully screen and  
645 that the trash enclosure is proposed to be a 6 foot in height stucco finish. Um,  
646 am I missing anything there, uh, committee that you'd like to...  
647  
648 Q1: Jenah, you had brought up something about bringing, um, with the living wall  
649 back around to the northern facade or something of that nature.  
650  
651 Q: Um, thank you. So either a living wall or warm materials along the - the north  
652 side wall.  
653  
654 Q3: Uh, just one more thing. Chad do you see that there's going to be any kind of  
655 overhead shading up on that upper deck? I mean...  
656  
657 A: I would anticipate yes - that there would be - that, uh, the discussion's been,  
658 um, you know, much like, uh, the Sandbar or the Yardarm - having some...  
659  
660 Q3: Fabric?  
661  
662 A: ...um, uh, the - the - the canvas, uh, triangular, uh, canopy sail that would  
663 come up (unintelligible). You could put up during the, uh, sunny season and  
664 take down.  
665

666 Q3: Okay.  
667  
668 Woman: (Monica).  
669  
670 A: So we can, uh, in order to accommodate that we'll - we can provide some, uh,  
671 additional information there and develop that a little bit further so you can see  
672 those.  
673  
674 Q2: Yeah. Show some - hold it up.  
675  
676 A: Yes. You bet.  
677  
678 Q3: I don't have any other comments.  
679  
680 Q2: Nor do I.  
681  
682 Q1: Me either.  
683  
684 Q: All right. Um, my assumption with these comments is that the committee  
685 would like to see this item again?  
686  
687 Q3: Yes.  
688  
689 Q1: Yep.  
690  
691 A: Can do.  
692  
693 Q: All right. Um, I'm - with that being said I don't think that we need a formal,  
694 um, motion and then that's not a - a standard - l- let's do it just for posterity -  
695 just to make sure that we follow all re- rules. Can I get a motion on that  
696 please?  
697  
698 Q1: I move that we ask the applicant to bring back revised drawings based on the  
699 condition that you listed.  
700  
701 Q: All right. Thank you. And is there a second?  
702  
703 Q3: Second.  
704  
705 Q: All in favor?  
706  
707 Q1: I.

708

709 Man: I.

710

711 Q: Thank you very much.

712

713

714 This transcript has been reviewed with the audio recording submitted and it is an accurate  
715 transcription.

716 Signed  02/16/2024

**INTERVIEW WITH CHAD SLITCHER**

**Q=Jenah Thornborrow**

**Q1=Brett Labrie**

**Q2=Derek Hurd**

**Q3=Maureen Gresham**

**A=Chad Slitcher**

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Q: As we get to Design Review Fiscal Year 2020, Number 20, Mr. Slitcher, with, um, Slicht- s- requesting...

Recording: Enter your (unintelligible).

Q: ...a design review for new construction...

Recording: ...press pound otherwise (unintelligible).

Q: ... for a small-scale food process products and p- productions...

Recording: You are in the meeting now. There are (unintelligible).

Q: ...facility at 106 East 36th Street.

Recording: (Unintelligible).

Q: Um, and this item, the committee has seen previously...

Recording: (Unintelligible).

Q: ...but I will turn this over to Mr. Slitcher. Okay, thank you.

((Crosstalk))

Q: (Unintelligible).

Q: That's fine.

43  
44 Q4: Is it plugged in all the way?  
45  
46 Q: Uh-huh. Okay, and then...  
47  
48 A: Oh, it's on mute.  
49  
50 Q: (Unintelligible).  
51  
52 A: (Unintelligible).  
53  
54 Q: No, there we go.  
55  
56 A: Okay.  
57  
58 Q: I think that was on me.  
59  
60 A: Somewhere (unintelligible).  
61  
62 Q: Thank you.  
63  
64 A: Uh, thank you, um, glad to be here again. Um, I think we addressed the  
65 comments and concerns from the last - last round. But, I don't want to belabor  
66 everything that we've already gone through and - and you guys have reviewed,  
67 so I'm just gonna hit the high points. Um, if we need to address some  
68 additional stuff, uh, prior to you guys closing the hearing, please addre- or,  
69 shoot me - let me know any questions. But, um, I think a big point of  
70 contention initially was the, uh, stair. Uh, we were able to figure out a way to  
71 move it back, and, uh, with Derek's, um, insight to not worry about the 20-foot  
72 drive aisle, we have modified that so the stair is hanging over, um, that drive  
73 area in the back for the delivery. We did have to add in a few - a couple  
74 bollards there just so trucks won't hit it on the way by. But, I'm gonna switch  
75 from the renderings, they're a little dark actually, to our, uh, model, so it's a  
76 little easier to see. So, we pulled that, um, around the back, so it's over the top  
77 of the door, um, and we've left a - we basically cut the upper deck in half,  
78 which I think lends itself to, uh, a couple different types of spaces, uh, for the  
79 patio. And then it also allows for it to come down to the bottom, get that  
80 control gate that we were wanting and step back underneath. We did lose, um,  
81 we did have an overhead door in this area, we did move it around to the - to  
82 the south side here, but, um, with more development on the inside, uh, we  
83 have taken that out at this point. So, we don't have an overhead door in this  
84 location, um, which the owner is - is, um, satisfied with. Um, the other piece



85 that was a bit of - of concern was the gate, and here, again, in the model  
86 version, what we've done is somewhat of an ornamental-type gate, but it's a  
87 control gate just to keep people from driving in mostly, is really the issue.  
88 Keeping, um, vehicles from - from coming onto the site and still controlling  
89 the back. So, that, uh, this will get, um, planted with grapevines as well, so it's  
90 just kind of a continuation of that look, obviously, an ornamental type of a, uh,  
91 uh, metal scenario. Then some other aspects, we've gone ahead and the screen  
92 we had on this side for the - for the living wall, we've rolled it around and it's  
93 a - we've got an ivy that we've worked with a Stack Rock on, that will go 60  
94 feet high, obviously, we don't have 60 feet to deal with, so, um, that will be  
95 there interimly while we're waiting for grapevines to grow. So, this will grow  
96 actually quite quick with a - with an ivy, and then be removed as the  
97 grapevines start to fill in and take over. Um, and part of that, you can see,  
98 we've done the same thing actually up here on the - the upper patio. Instead  
99 of (unintelligible) putting a railing in, uh, we brought in a planter that would  
100 be, um, on the north side of the - the patio deck area, again, with more of the -  
101 the screen. Um, and we punched a couple holes in it, similar to what we've  
102 done on the end just so there'll be some, um, visibility out, um, during the -  
103 during the green season. Um, and then it'll be open in the, you know, in the -  
104 the late fall and winter, early spring. Um, and then we've gone ahead and add  
105 in some of the canopy canvases across the top just for some shade. So, these  
106 will be removable, um, throughout the year, just as - put up as needed. And I  
107 think, let me jump back to some of our imagery here that was rendered up,  
108 and you'll see some of that. So, uh, here in this perspective, you can see we've  
109 actually got it wrapping around and coming up the wall here. Um, tough to see  
110 in that one, but you can see the stair coming up underneath. And we did pull  
111 this awning back a little bit, uh, rather than adjusting the height of the  
112 window, uh, originally this awning butted into the brick wall. I pulled it back  
113 so you do get another shadow line, uh, sunlight line coming through there to  
114 really illuminate that space. And then, up above, here's what that would look  
115 like in the, you know, summer, springtime with some canopies above, the -  
116 the vinery, um, starting to engulf the - the screen wall, and you see a little bit  
117 more of it here. Obviously, it's gonna be in shade a lot of times, so I think  
118 that's - that's perfectly fine. Um, and I do, actually, when it all was said and  
119 done, the owner did like the location of the stair coming around the side and in  
120 the corner, so we just got to make sure we get it held up there proper. And  
121 then another point of concern was the trash enclosure and the mechanical  
122 screen. So, we've brought in the stucco, rendered it up a little bit so you've got  
123 the stucco, uh, surround for the trash enclosure, and then the metal gate which  
124 then complements the other metal work around the - around the building. Um,  
125 and let's see, I don't think there were any other questions or concerns,  
126 uh, previously. Um, do any of the committee memb- committee

127 members recall any other concerns or items they would like me to address  
128 specifically?  
129  
130 ((Crosstalk))  
131  
132 Q1: Um, I - I think you've - you've touched on everything that was in our - in  
133 our comments. Um, I - I just have a comment on where - where you wrap that  
134 stair around, now, on that - on that north side, I - I just feel in looking at that  
135 elevation again, because, you know, that's highly visible as you're, you know,  
136 approaching from - from the north, almost seems to me that, I - I guess I  
137 would recommend that taking that brick around that corner maybe and not  
138 stopping it on the corner. It just - it always feels a little bit odd and - and it  
139 looks and feels tacked on. And now you've got people traversing up the stair  
140 and you're rounding the corner right where that brick stops right on that  
141 outside corner. I'd al- I'd almost recommend taking it, maybe extending it  
142 back on that wall to, uh, maybe - maybe that back edge of the landing or  
143 something where it kind of, you know where (unintelligible).  
144  
145 A: Okay.  
146  
147 Q1: Some- something like that, or, you know, like the jam of the overhead door or  
148 something, just to...  
149  
150 A: Sure.  
151  
152 Q1: Uh, just to kind of finish that corner off, because now it's, I guess, it's even,  
153 even, uh...  
154  
155 A: Yeah. And I - I like that, Brett, and I think what we can do is, given that we've  
156 got the stair popped out there, what we would do is we would actually,  
157 because I'm - I'm with you, it needs some sort of a termination point, right,  
158 rather than a corner.  
159  
160 Q1: Yeah, yeah.  
161  
162 A: Uh, so, just to give you a little bit of insight, if the - we're actually gonna be  
163 using a discontinued brick from the masonry center that is a thin brick. So, we  
164 had the same concern, and originally we were gonna wrap the corner with it,  
165 uh, right here, um, but I didn't want to stick anything out there. So, uh, now  
166 that we have the stair there, we can - we can come up with a termination  
167 point. Uh, what we were gonna do originally was basically mimic this, um,  
168 and wrap the wall here and come down. So, I think - I think we can do that,

169 uh, in some fashion, whether it be here as a termination piece, or if we make  
170 some adjustment or whatever and - and pull this section of the wall out and -  
171 and put this in a, you know, maybe it's a four-inch, uh, offset relief, so it -  
172 it pulls it out a little bit. Um, we can - we can definitely come up with a  
173 termination of that rather than being right in the corner.  
174

175 Q1: Hey, other than that, I - I mean, I - I applaud you guys at the - the revisions. I  
176 think that this really reads, and in my mind, it, visually, it reads as a, uh, plaza,  
177 which bridges that link between the distance the building is set back from the  
178 streetscape. And - and I - and I think that that does what it's intended to do, as  
179 far as...

180

181 A: Okay.

182

183 Q1: ...giving that strong connection. So, great. Thank you.

184

185 Q2: Yeah, I - I agree. I think it's, uh, it's doing everything we're looking for, and  
186 the vines on the back of the stair, looks like you have some new windows on  
187 the west elevation, I guess it is. Those really help that elevation too, but,  
188 uh, yeah, this is a exciting project and really engaging with the street like, uh,  
189 like, we're looking for.

190

191 A: Great.

192

193 Q3: I agree.

194

195 A: Any - any other questions that we need to run through real quick, or do you  
196 think you got - got what you need?

197

198 Q1: I - I don't think so.

199

200 Q3: I agree.

201

202 Q1: Jenah, do we have, uh, public...

203

204 Q: (Unintelligible).

205

206 Q1: ...ready to comment on this, or?

207

208 Q: I - I was just about ready to ask, um...

209

210 Q1: Can't hear ya.

211  
212 Q: Really? Um, I was just about ready to ask...,  
213  
214 Q2: You're on mute I think, Jenah.  
215  
216 Q: Oh, (Unintelligible).  
217  
218 Q: Number 6.  
219  
220 Q2: I think you're on separate speaker phones.  
221  
222 ((Crosstalk))  
223  
224 Q: Can you hear us now?  
225  
226 Q2: (Unintelligible) drops out.  
227  
228 ((Crosstalk))  
229  
230 Q: All right, are you able to hear us now? Um, (Unintelligible).  
231  
232 ((Crosstalk))  
233  
234 Q: Star-6, are you able to hear us now? I swear it's Star-6 isn't it?  
235  
236 Recording: You are unmuted.  
237  
238 Q: Okay, all right, our apologies. Um, is - is there any member of the public  
239 wishing to provide comment or testimony on this application? Um, I'm not  
240 seeing anybody with their video on, uh, as part of the public. Um, if you  
241 wouldn't mind raising your hand or turning on your video or otherwise just  
242 speaking up if you wish to provide any testimony? All right, hearing none,  
243 I'll - I'll close the public portion of the public hearing. Um, all right.  
244  
245 Q1: Well, I'll - I'll make the motion to approve the project, uh, with the changes  
246 that were submitted, um, with the - the - the requirement that we do something  
247 more with that brick around the - around the corner on, uh, as far as the  
248 termination. Um, and that's it.  
249  
250 ((Crosstalk))  
251  
252 Q3: I'll second.



