

TO: Urban Design Committee

FROM: Ed Zimmer

RE: Agenda of November 13, 2013

DATE: November 8, 2013

We have a rich agenda for the Committee's review and advice.

Item #2 is an appeal of Neighborhood Design Standards for a single-family house proposed for 2525 R Street. The design meets several standards—such as orientation of entrance and windows to the street and a covered porch. However, the standards indicate roof types based either on nearby precedent, or gable or hipped forms of at least 6/12 pitch, be offered. The design has no visible roof, hence the denial by staff and referral at the Harpsters' request to Urban Design Committee. I will bring views of the blockface in question to the meeting.

Item #3 is the Committee's second look at the "Block 68"/Gold parking lot development proposal. The design includes a few items that would require UDC waiver of the Downtown Design Standards, including the shed-roofs and possibly the percentage of transparency on 10<sup>th</sup>, 11<sup>th</sup>, and M Streets (50% required, between 4 and 9 feet above the sidewalk. The required 70% on N Street is clearly provided, although whether that side of the building is "predominantly masonry" and the amount of metal siding on other elevations should also be considered and addressed specifically in the discussion and action. The project designers pledge to bring further developed designs to the meeting.

Item #4 updates the Committee on the mixed-use "Lincoln Exchange" project east of 21<sup>st</sup> St. between L and N Streets.

Item #5 will brief the Committee on a housing project at 27<sup>th</sup> & S Streets. I've not yet seen project designs except for a site plan but hope to have more information by the time of the meeting.

Item #6 will update the Committee on StarTran proposals for upgrading the bus stop at 11<sup>th</sup> and N Streets, including landscaping and options for improved fencing.

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