



DESIGN COMMISSION RECOMMENDATION 20240923-002

Date: September 23, 2024

Subject: 701 W 6th St

Motioned By: Vice Chair Meiners

Seconded By: Commissioner Howard

Recommendation

To not support of the proposed development located at 701 W. 6th Street.

Description of Recommendation to Council

The proposed development as presented to the design commission on September 23rd located at 701 W. 6th Street does not meet the Urban Design Guidelines.

Rationale:

The rational behind the recommendation are as follows.

- *The proposed project was found to have too many curb cuts for a project of this size. Concern with curb cuts being along 6th street which has high level of pedestrian and vehicular traffic. Alley was not utilized to minimized curb cuts. Garage entrances were presented as double loaded which consumes valuable building frontage*
- *Lack of activated use of the first floor: Disproportionate amount of sq. ftg. dedicated to parking garage, utilities and private residences rather than public use*
- *A 700 foot bare firewall facing west towards mopac was not architecturally address properly. Very little information was presented to show how this extremely tall and highly visible portion of the building will be addressed*

Vote **7-0-1**

For: Vice Chair Meiners, Commissioner Gelles, Commissioner Howard, Commissioner Luckens, Commissioner McKinney, Commissioner Wallace, Commissioner Wittstruck

Against:

Abstain: Chair Salinas

Absent: Commissioner Carroll, Commissioner Ladner, Commissioner Lee

Attest:


Jon Salinas, AIA
Chair, Design Commission