

DOWNTOWN DESIGN REVIEW
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A Downtown Design Review meeting was scheduled for 3:00 p.m. on Tuesday, May 28, 2002 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Ted Goodson, Applicant
Lorne Malkiewich, Applicant
Steve Watson, Applicant
Rob Joiner, Hearing Examiner
Kathy Laster, Management Assistant

NOTE: A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available for review and inspection during regular business hours.

- A. CALL TO ORDER (1-0001) - Mr. Joiner called the meeting to order at 3:04 p.m.**
- B. MODIFICATION TO THE AGENDA (1-0002) - None.**
- C. PUBLIC COMMENT (1-0003) - None.**
- D. PUBLIC HEARING:**

D-1. DG-01/02-9 ACTION ON REQUEST FROM TED GOODSON, APPLICANT (PROPERTY OWNER: LEGISLATIVE COUNSEL BUREAU, STATE OF NEVADA) TO ALLOW CONSTRUCTION OF A WAREHOUSE STRUCTURE (APPROXIMATELY 9600 SQUARE FEET IN SIZE) ON PROPERTY LOCATED AT 201 EAST SIXTH STREET, APN 004-065-01 (1-0006) - Mr. Joiner referred to plans detailing the building, architectural treatments to the building which were added subsequent to presentation of this item to the Carson City Regional Planning Commission, and computer-generated perspectives of the building with various color options.

Mr. Malkiewich provided two renderings of the proposed structure and reviewed the same. He advised of a meeting with Art Hannafin and representatives of Miles Brothers Construction following the May 8, 2002 Redevelopment Authority Citizens Committee meeting, wherein discussion took place regarding aesthetic treatments to the structure. He reviewed the suggested additions, including wainscoting "on the bottom and top all the way around to provide a little bit of depth." He described the dimensions of the wainscot and the locations to which it would be applied, advised that pillars would be added approximately every 20', and that imitation windows would be added between every two pillars. He discussed the proposed colors, and advised that the windows will also have a "thin border" treatment around them which will be the same color as the wainscot.

Mr. Joiner advised that the Redevelopment Authority reviewed the proposal, as requested by the Regional Planning Commission, on May 16th and made the recommendations previously described by Mr. Malkiewich. The recommendations will be presented to the Planning Commission at their May 29th meeting.

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Mr. Malkiewich advised that one of the recommendations was to extend the overhang; however, the roof had been previously ordered in a specific length. He explained that this was one of the reasons for including the wainscot on the top of the building to provide a shadowing effect. Mr. Malkiewich and Mr. Goodson responded to questions regarding the wainscot and the roof material/color. Mr. Joiner suggested using the Sedway building color for the walls, the burnished slate for the roof, that the upper wainscoting be the same color as the columns (an off-white), and that the bottom wainscoting be the same color as the brick on the Sedway building.

Mr. Joiner noted for the record that this item was properly before the hearing examiner. In conformance with Carson City Municipal Code §18.01.010, he approved the project and noted that it is compatible with the surrounding area, which is composed of vacant property, older and rehabilitated commercial buildings, new, multiple-story office buildings, and the Sedway office building. He noted that this building is temporary and that, as part of a master plan, the legislature will appropriate funds at some time in the future to construct an office building on the site. He commented that the building is not detrimental in its present condition, with surrounding uses, or to recruitment of new properties. Mr. Joiner reiterated approval of the project and noted the ten-day appeal period for the record.

E. ADJOURNMENT (1-0170) - The meeting was adjourned at 3:40 p.m.

The Minutes of the May 28, 2002 Downtown Design Review meeting are so approved this _____ day of June, 2002.

ROB JOINER, Hearing Examiner