

MEETING MINUTES

Bruce A. Harrell
Mayor

Rico Quirindongo
Director, OPCD

Jill Crary, Chair

Kevin O'Neill, Vice Chair

Adam Amrhein

Jay Backman

Phoebe Bogert

Elizabeth Conner

Ben Gist

Puja Shaw

Matt Aalfs

Molly Spetalnick

Michael Jenkins
Director

Valerie Kinast
Strategic Advisor

Windy Bandekar
Planner

Juliet Acevedo
Administrative Staff

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February 15, 2024

Convened 9:00am

Adjourned 12:00 pm

Projects Reviewed

Commission Business

T6 (200 Taylor) Alley Vacation – Public Benefit

Commissioners Present

Adam Amrhein

Jill Crary

Kevin O'Neill

Elizabeth

Matt Aalfs

Molly Spetalnick

Jay Backman

Commissioners Excused

Phoebe Bogert

Ben Gist

Puja Shaw

Staff Present

Michael Jenkins

Valerie Kinast

Windy Gay



Commission Business (9am-10am)

The following items were discussed:

1. Farewell to commissioners Puja Shaw, Elizabeth Conner, and Matt Aalfs
2. Project Briefing for T6 Public Benefit
3. Minutes vote on Morgan Junction - Approved

T6 Public Benefit (10am-12pm)

T6/200 Taylor Ave. N is a proposed full block development for new biomedical offices that includes one 9-story and one 8-story building with underground parking for approximately 400 vehicles. The site is bounded by Taylor Ave. N. to the west, Thomas Street to the north, 6th Ave N. to the east, and John Street to the south. The site is currently developed with a hotel structure built in 1979; three office buildings built in 1959, 1961, and 1962; and two surface parking lots. All the existing structures will be demolished.

The Commission received a presentation on the **Public Benefit** phase of the project.

The following people were presenters:

1. Jason Henry, Berger partnership
2. Brad Rock, BioMed Realty
3. Ryan Bussard, Perkins and Will

The following people were present:

1. Jack McCullough, McCullough Hill (gave public comment)
2. Chris Park, KPFF
3. Katie Kendall, McCullough Hill
4. Beverly Barnett, SDOT
5. Amy Gray, SDOT
6. Elyse Fujimoto, SDOT
7. Meredith Grope, SDOT
8. Kelsey Blommer, OAC
9. Kelly Schnell, Perkins and Will

Following the presentation, the Commission provided the following recommendations and conditions:

1. Subcommittee for Interim Uses: The project team must return to a subcommittee focused on interim uses and phasing ideas, particularly around phase 2 of the project. The goal is to enhance the project site with fencing treatments, striping of 6th street to enhance accessibility, or other programs to improve the public realm during the interim period. The subcommittee should occur prior to the issuance of a Master Use Permit. This includes striping of 6th street in the interim condition to enhance accessibility.

2. Interim Conditions Between Buildings: Update the plans in the middle of the site, between phase 1 and 2 buildings during interim conditions. The goal is to have active uses or other solutions that enhance visibility, safety, security during the interim period. One solution would also include potentially incorporating art as part of the strategy.

3. Refinement of Conditions for Open Space Areas: Working closely with the city to refine the conditions of the open space areas between phase 1 and 2 buildings, ensuring they align with the overall vision and public benefit goals of the project.

The Commission voted 7 to 0 in support of the project.
