



MINUTES

(Approved on June 26, 2025)

MEETING: Regular Meeting (hybrid)

DATE/TIME: Thursday, May 15, 2025, 5:30 p.m.

PRESENT: Jennifer Weddermann (Vice-Chair), Clara Cheeves, Stephanie Gowing, Krystal Monteros, Deborah Ranniger, Chris Reeh

ABSENT: Brett Santhuff (Chair)

A. Call to Order

Vice-Chair Weddermann called the meeting to order at 5:30 p.m.

Vice-Chair Weddermann read the Land Acknowledgement.

B. Approval of Agenda

Board Member Ranniger moved to approve the agenda as submitted. Board Member Gowing seconded the motion. The motion passed unanimously.

C. Approval of Minutes

- March 20, 2025

Board Member Cheeves moved to approve the March 20, 2025, meeting minutes as submitted. Board Member Reeh seconded the motion. The motion passed unanimously.

D. Public Comments

There were no written comments. No individuals addressed the Board.

E. Disclosure of Contacts and Recusals

There were no disclosures of contacts or recusals.

F. Public Hearing

1. UDPR25-0001 Concept Design Review

Vice-Chair Weddermann called the public hearing to order at 5:32 p.m. and provided an overview of the public hearing procedures.

Carl Metz, Senior Planner, presented the UDPR25-001 Concept Design Review permit, including a project overview, a context map, the site plan, massing concept, floor plans, landscape plans, elevations, renderings, materials and colors, the code analysis, UDPR criteria, departures, written comments received, and staff's recommendation.

The Board posed preliminary questions of staff regarding sidewalk widths, trash accommodation, in-unit bike parking, ADA accessible units, studio one-bedrooms, and tree sizes.

The Board posed preliminary questions for the applicant, including guidance response for the mature maple tree, historic or art elements in the public realm, the potential commercial tenant, mechanical coverings, lobby size, 25-foot-wide distinct design element, the rooftop amenity, the existing planting area on the east façade, and the transformer location.

The following individual provided testimony:

(1) Colleen Gause

The public comment period closed at 6:37 p.m.

Discussion ensued regarding engagement with the Proctor business district, lobby sizes, using commercial space for smaller business space, and sidewalk eatery permits.

Board Member Ranniger moved to approve the CDR Guidance Report, including 6 Guidance Statements, as presented in the May 15, 2025, staff recommendation to the Urban Design board. Board Member Gowing seconded the motion.

Discussion ensued regarding potential amendments, including climate responsiveness, illustrating the layout of site furniture for graphic plans, and cultural vitality/heritage/creativity.

Board Member Reeh moved to amend the CDR Guidance Report to include additional documentation regarding what in the building envelope if anything goes beyond code in the climate responsiveness section; a detailed layout of site furniture in the public realm section; and to show what aspects, history, or tactics employed to represent elements of vitality in the cultural vitality/heritage/creativity section. Board Member Cheeves seconded the motion. The motion passed unanimously.

Discussion ensued regarding a comparison on material selection, the trash room, and ADA considerations.

The motion to approve the CDR Guidance report as amended passed unanimously.

The applicant team, including Joseph Rydman, Levi Nelson, Evan Hill, Andrew Tsai, Joseph Rydman, and Chris Dewald, provided additional comments on the project and responded to Board questions throughout the discussions.

G. Communication Items

Staff noted the June 19, 2025, Board meeting conflicts with the Juneteenth holiday and a potential site visit in July.

Board Member Gowing moved to schedule a special meeting on June 26th at 5:30 p.m. Board Member Cheeves seconded the motion. The motion passed unanimously.

H. Adjournment

The meeting was adjourned at 7:00 p.m.

****These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit: <https://tacoma.gov/UDB>***