



Request
Project Name

DTC Concept Approval
Phillips Plaza Renovations

Council District

19 – O’Connell

Requested by

Kevin Gangaware, Civil Site Design Group

Staff Reviewer

Brooks

Staff Recommendation

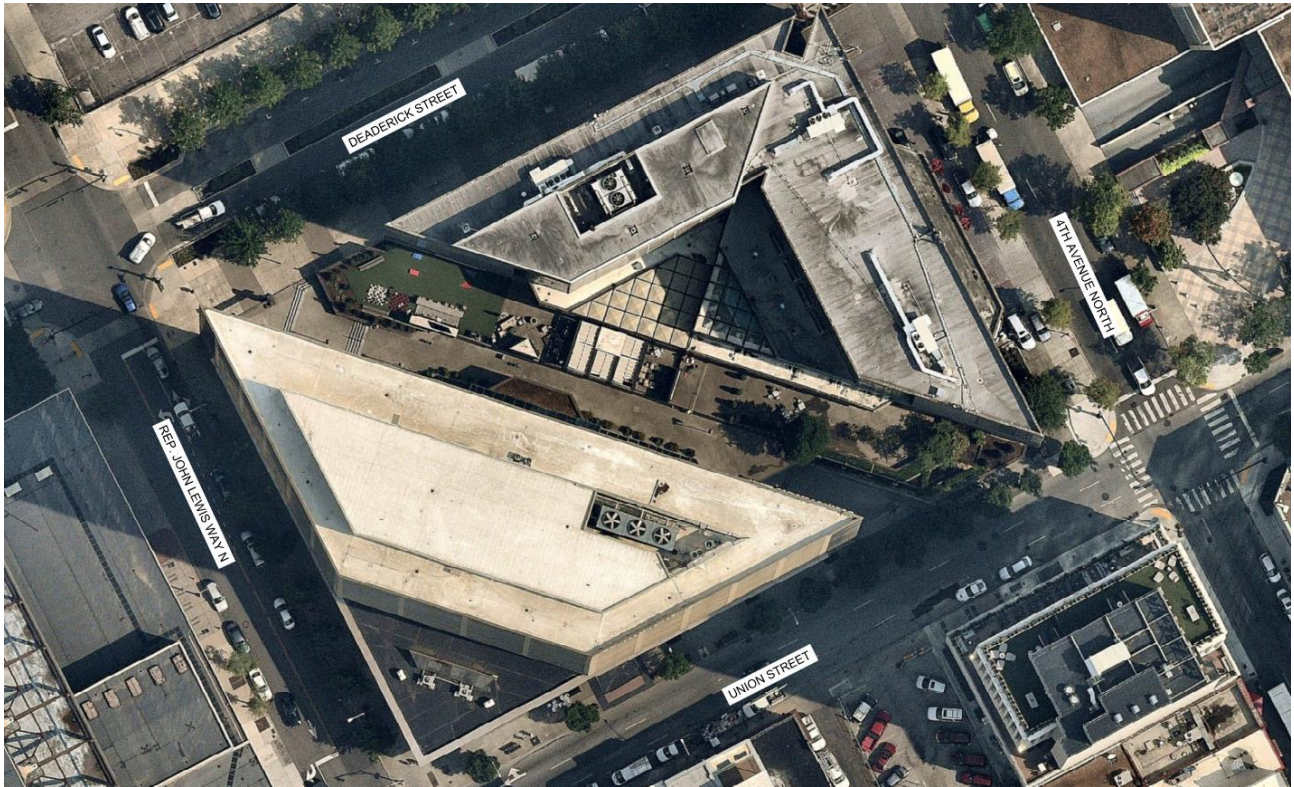
Approve with conditions

APPLICANT REQUEST

A request to approve the design concept for the renovation of Phillips Plaza at 414 Union Street, within the Core District of the DTC.

DTC MODIFICATION REQUEST SUMMARY

No modifications to the DTC are requested.



PROJECT OVERVIEW

Phillips Plaza is located in the space between the Bank of America building (414 Union Street) and the DoubleTree Hotel (315 4th Avenue North) with Deaderick Street forming the Northwest boundary and Union Street creating the Southeast boundary.

The project proposes a renovation to the aging plaza, including updates to the materials, paving, furnishing, planting, and lighting. It includes new seating and canopy shade structures.



Downtown Code DRC Meeting of 3/2/2022



ANALYSIS



The proposed design updates and refreshes an aging outdoor space in the downtown core with contemporary materials, planting, lighting, and outdoor amenities such as charging stations and a bottle filling station/water fountain. It provides comfortable spaces for outdoor seating and gathering without compromising the function of the site as a pedestrian passage. It addresses climatic and safety concerns with canopy structures and multiple types of lighting. It proposes an attractive, textural, and relatively low-maintenance plant palette with a diverse array of evergreen and flowering trees, shrubs, perennials, grasses, and groundcovers.

This project presents an opportunity to create an accessible entrance to the plaza from the north (Deaderick Street). Currently, and in the proposed drawings, the site is only accessible via stairs on the Deaderick side. Inclusion of a universally accessible means of entry at this frontage would prevent an unnecessary burden on disabled individuals wishing to visit the site.

STAFF RECOMMENDATION

The aligns with the goals and objectives of the Downtown Code to create active, attractive streets and streetscapes. Staff recommends approval with the following condition:

1. The applicant shall create an accessible entrance and route through the site from Deaderick Street.