

**Subject:** design review board, materials allowances

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**From:** Kirk Westphal

**Sent:** Wednesday, February 19, 2025 4:24 PM

**To:** Planning <Planning@a2gov.org>

**Subject:** design review board, materials allowances

Dear Commissioners:

I note that you have several important items on tonight's agenda. If there isn't time to answer your questions, I hope you consider allowing for an additional meeting for them to be answered.

On the subject of Design Review Board (DRB), I echo board member Rampson's thoughts — I hope you review them, as she has a unique perspective having been planning manager. I have these additional general questions:

- Have there been any joint meetings with the DRB (either CPC or City Council)?
- Has there been an analysis of the time-cost of various city development processes? What is the average delay or cost borne by applicants for DRB review, both on its own and relative to the rest of the city processes?
- What outreach has there been to the DRB, regarding advice for streamlining their structure or processes or incorporating them into a staff function?

I'm a bit concerned by the materials modifications as well, particularly surrounding the use of EIFS. My understanding is that this material can be used responsibly (aesthetically) and it can have insulating benefits. But it is also sometimes a component of "formula" architecture used by hotel chains (for the purpose of cost savings and color palette, not sustainability) and is more fragile than other materials. (For example, I recall a "dent" in the side of the Embassy Hotel that lasted for months.) Questions on this:

- Does staff have examples of "EIFS-forward" buildings in peer cities that they would accept as "compliant" and contribute positively to the downtown? Or examples they would cite as noncompliant? Would they allow large blank areas of EIFS on new downtown buildings?
- Is it advisable to allow EIFS near street level where it can be damaged?

Thank you for your consideration.

Best,  
Kirk Westphal  
Ward 2