



Design Review Board

December 14, 2016

5:30 PM

City Council Briefing Center
Lower Level, City Hall

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Commission Briefing Session:

5:30 - 5:45	1) Chair Report	Austin Dickey
	2) Staff Report	Julie Neff
	3) Approve November 30, 2016 meeting minutes	

Workshop:

5:45 - 7:00	1) Collaborative Workshop: First and Adams CSO Tank	Julie Neff
	• Staff Report	
	• Applicant Presentation	
	• Public Comment	
	• Board Discussion and Motions	

Board Business:

- 1) Old or New Business

Adjournment:

Next Design Review Board meeting will be held on January 11, 2016

The password for City of Spokane Guest Wireless access has been changed:

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Meeting Rules of Procedure **Spokane Design Review Board**

Call to Order

1. Chair calls the meeting to order, noting the date and time of the meeting.
2. Chair asks for roll call for attendance.

Board Briefing

2. Chair Comments - Chair gives a report.
3. Staff Comments - Urban Designer gives a report.

Board Business

1. Meeting Minutes - Chair asks for comments on the minutes of the last meeting; Asks for a motion to approve the minutes.
2. Chair asks is there any old business? Any old business is discussed.
3. Chair asks is there any new business? Any new business is discussed.

Board Workshop

1. Chair asks if there any changes to the agenda.
2. Chair announces the first project to be reviewed and notes the following: a) the Board will consider the design of the proposal as viewed from the surrounding public realm; b) the Board does not consider traffic impacts in the surrounding area or make recommendations on the appropriateness of a proposed land use; c) it is the applicant's responsibility to meet all applicable code requirements regardless of what might be presented or discussed during workshops.
3. Chair asks for a staff report.

Staff Report

4. Staff report on the item, giving findings of fact.

Applicant Presentation

5. Chair invites the applicants to sit at the table and invites the applicant to introduce the project team and make a 15 minute presentation on the project.

Public Comment*

6. Chair asks if there are comments from other interested parties – comments shall be kept to 3 minutes, and confined to the design elements of the project.
7. Chair reads any written comments submitted by interested citizens.

** Contact Planning Department staff after the meeting for additional opportunities to comment on the proposal.*

DRB Clarification

8. Chair may request clarification on comments.

Design Review Board Discussion

9. Chair will ask the applicants to return to their seats in the audience and no further public comment will be taken.
10. Chair leads discussion amongst the DRB members regarding the staff recommendations, applicable design criteria, identification of key issues, and any proposed design departures.

Design Review Board Motions

11. Chair asks whether the DRB is ready to make a motion.
12. Upon hearing a motion, Chair asks for a second. Staff will record the motion in writing.
13. Chair asks for discussion on the motion.
14. Chair asks the applicant if they would like to respond to the motion.
15. After discussion, Chair asks for a vote.

Design Review Board Follow-up

16. Applicant is advised that they may stay or leave the meeting.
17. Next agenda item announced.

Other

Chair asks board members and audience if there is anything else.

Adjourn

Chair asks for a motion to adjourn. After the motion second, and vote. Chair announces that the meeting is adjourned, noting the time of the adjournment.

Design Review Board

November 30, 2016

Meeting Minutes

Meeting called to order at 5:31 PM

Attendance

- Board Members Present: Austin Dickey, David Buescher, Colleen Gardner, Charlene Kay, Ted Teske
- Board Members Not Present: Ryan Leong, Steven Meek, Anne Hanenburg
- Staff Present: Julie Neff, Lisa Key; City of Spokane Planning and Development and Ali Brast, City of Spokane Business and Developer Services

Briefing Session:

1. Chair Comments-Austin Dickey
 - Welcomed the new board member Ted Teske.
2. Staff Comments-Julie Neff
 - The next DRB meeting scheduled for December 14, 2016 will be on the collaborative workshop on the CSO tank at First and Adams.

Recommendation Meeting

1. Macy's Building

- Staff report: Julie Neff; Planning & Development
- Applicant Report: Dana Harbaugh and Chad Schmidt
- Public Comment: Riverside Neighborhood Council submitted a written comment; read on the record by Colleen Gardner
- Questions asked and answered

Based on review of the materials submitted by the applicant and discussion during the September 28, 2016 and November 30, 2016 workshops, the Design Review Board recommends the following:

Neighborhood

- The DRB recommends approval of the skywalks as submitted.

Site

- The DRB recommends approval of the site plan as presented at this evening's meeting.

Building

- The DRB recommends approval of the design departure for base middle top and roof expression for the depth and character of the contemporary design as presented at this evening's meeting.
- The DRB does not approve the design departure from the glazing requirements 17C.124.510 Windows-Building Design, due to the low percentages of glazing on Wall and Howard. Increasing the glazing and/or enlivening the façade could combine to better meet the intent therefore making the departure approvable. We would approve the design departure on Main Ave. based on the glazing percentage and amount of articulation that is provided.

Board Business:

October 26, 2016 meeting minutes approved unanimously.

1. Old or New Business:

- Colleen Gardner advises that there may be a potential replacement to fill her position. The decision will be made at the December 1, 2016 Community Assembly meeting.

Meeting Adjourned at 7:06 PM

Next Design Review Board meeting is scheduled for **December 14, 2016**

Note: Minutes summarized by staff. An audiotape of the meeting is on file with the Planning & Development Department, City of Spokane.

CSO 24 / Carnegie Square

1 – COLLABORATIVE WORKSHOP/PROGRAM REVIEW

Design Review Staff Report

December 14th, 2016**Staff:**

Julie Neff, Urban Designer / Associate Planner
 Omar Akkari, Urban Designer
 Planning & Development Services Department

Applicants:

Dan Buller, PE
 City of Spokane / Engineering Services

 Mike Terrell, ASLA
 MTLA|Mike Terrell Landscape Architecture

Meeting Goals

At the February 10, 2016 Design Review Board (DRB) meeting, the DRB should:

- Determine how adopted plans and policy including the the Downtown Plan, the Downtown Design Guidelines and Comprehensive Plan affect or pertain to the proposed project.
- Determine what other application materials, besides what is required by the submittal checklist, are needed for the Recommendation Meeting.

Design Review Board Authority

Spokane Municipal Code [Chapter 04.13](#) Design Review Board

A. Purpose. The design review board is hereby established to:

1. improve communication and participation among developers, neighbors and the City early in the design and siting of new development subject to design review under the Spokane Municipal Code;
2. ensure that projects subject to design review under the Spokane Municipal Code are consistent with adopted design guidelines and help implement the City's Comprehensive Plan.
3. advocate for the aesthetic quality of Spokane's public realm;
4. encourage design and site planning that responds to context, enhances pedestrian characteristics, considers sustainable design practices, and helps make Spokane a desirable place to live, work and visit.
5. provide flexibility in the application of development standards as allowed through development standard departures; and
6. ensure that public facilities and projects within the City's right of way:
 - a. wisely allocate the City's resources,
 - b. serve as models of design quality

Under SMC [Section 17G.040.020](#) **Design Review Board Authority**, all public projects or structures are subject to design review. Recommendations of the Design Review Board must be consistent with regulatory requirements per [Section 17G.040.080](#) **Design Review Board**.

Recommendations

Recommendations of the Design Review Board shall be forwarded to the Planning Director and City Engineer.

Project Description

The CSO tank is approximately 220' long by 100' wide and shall extend under Sprague Avenue and 1st Avenue. Please see applicant's submittal for more information.

Location & Context

CSO 24 is located on the west side of downtown between 1st Ave., Sprague Ave., and Adams Street. The property is within the Riverside Neighborhood Council District and bordered by the West Downtown Historic District. The surrounding area is a mix of entertainment venues, bars, restaurants, hotels, and mixed-use buildings. The majority of the surrounding buildings are two to three stories and of brick construction. Adjacent uses include the San Marco Apartment Building (north), Spokane Home Healthcare Inc. (south), Password (south), and KHQ Television Station (east).

The project area falls within the Riverside Neighborhood Council District and within the Downtown Planning Area. Directly abutting the site to the west are Studio One Hair Salon (north end) and Watt's Wheel Service (south end). STA operates a bus stop for Routes 5, 13 and 189 at the corner of Adams St. and Sprague Ave. on the north side of the street. The [Central City Line Bus Rapid Transit Route](#) shows preliminary stations proposed near the site at First & Adams and Sprague & Adams.

Character Assets

Downtown Character Area Considerations, West Downtown Character Area – Carnegie Square Sub Area, pages 10-11.

<https://static.spokanecity.org/documents/business/resources/codepolicies/2009-downtown-character-area-considerations.pdf>

This area has historic significance due to its association with railroad commerce, as evidenced by the large brick warehouses adjacent to the railroad corridor; the early influence of the automobile as seen in the showrooms and other auto-oriented buildings along West First Avenue.

Features that contribute to the positive character of this area and may provide inspiration for new projects include:

- *The historic enclosure of the pedestrian realm created by buildings at the property line with no setbacks.*
- *Flat roofs.*
- *Building materials that contribute to the historic character of this area include poured concrete or stone (such as basalt) for foundations; brick, reinforced masonry or concrete for walls; and terracotta, stone and metal accents and trims for architectural details.*

Surrounding Historic Districts

<http://www.historicspokane.org/HeritageTours/downtown/west.html>

<http://properties.historicspokane.org/district/>

While the site is not within a Historic District, it is bounded by the W. Downtown Historic Transportation Corridor to the South and West. The Riverside Avenue Historic District is immediately to the north. The visual terminus on Adams St. facing north is an entrance to the San Marco Apartments which is within the Riverside Avenue Historic District.

West Downtown Historic Transportation Corridor

Period of Significance: 1890-1949

The district is historically significant because of its association with the expansion of the railroads, the advent of the automobile, and the rise of Spokane as a regional distribution center.

San Marco Apartments, *a complex of four of the oldest apartments in Spokane. Designed by Albert Held, the four elegant buildings were constructed between 1904 and 1911.*

Carnegie Square, *a collection of restored buildings, includes: Buena Vista Apartments, Carnegie Library (Integrus Architecture), Upton Hotel (Grand Coulee Apartments) and the Eldridge Building.*

Regulatory Analysis

Zoning Code Requirements

Zoning Designation: The site is zoned DTG - Downtown General

The downtown general zoning category is a mixed-use use category applied within a large area of the downtown. This is a high-density, mixed-use area in which community-serving retail uses are encouraged, especially at street level; and residential and office uses are encouraged, especially as part of a mixed-use building. A wide range of uses are allowed. New auto-oriented or intensive industrial uses are discouraged or not allowed.

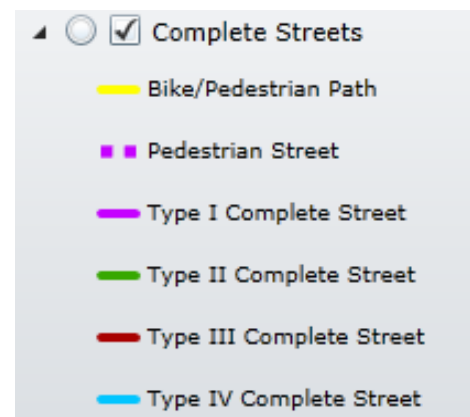
17C.124.230 Structure Setbacks, Sidewalks, and Street Trees. Sidewalks are required to be constructed and shall consist of a clear walking path at least seven feet wide (in addition to a minimum five-foot wide pedestrian buffer zone and planting zone for street trees). Part of the sidewalk may be located on private property. For sidewalks fourteen feet or wider the minimum clear distance is eight feet; for sidewalks with a width less than twelve feet the minimum clear distance is six feet. Within the clear walking path sidewalk paving material shall be concrete, two-foot grid, standard sidewalk color, and float finish.

Section 17C.124.035 Complete Streets

The downtown zones are complemented by the complete streets designations map (described in detail in the downtown plan) that further guides public and private development within the downtown. The different complete streets designations set different street standards and desired amenities based upon the intended use and desired qualities of the street.

Complete streets border the site on all sides. The complete streets designation type is summarized below:

- A. Type I – Community Activity Street. (West 1st Ave., one-way eastbound)
Type I streets are slow, two-way streets with wide, well-maintained sidewalks and pedestrian amenities to encourage strolling, walking, and shopping.
- B. Type II – Community Connector. (West Sprague Ave., one-way westbound)
Type II streets move traffic and pedestrians into and around downtown. These streets provide some of the major pedestrian connection to surrounding neighborhoods and districts.
- D. Type IV – Neighborhood Streets. (Adams St, two-way north-south)
Type IV streets carry little through traffic and tend to have less commercial activity than the other types of complete streets. These tend to have generous sidewalks, landscaping, and street trees.



Bicycle Plan

<https://my.spokanecity.org/projects/master-bike-plan/>

First and Sprague Avenues are designated for a marked, shared roadway. A Marked/Shared Roadway designation is typically found on important roadways where bicycle lanes may not be feasible. A Marked/Shared Roadway may use on-street markings and signs to alert motorists and cyclists to the designation. Sharrowes are used to remind all roadway users to share the road while directing cyclists out of the “door zone”.

City of Spokane Comprehensive Plan

<https://static.spokanecity.org/documents/planning/2012/01/comprehensive-plan-revised-edition.pdf>

- **Urban Design and Historic Preservation Policy 6.3 Transit and Pedestrian-Oriented Development** – Encourage attractive transit and pedestrian-oriented development.
- **Urban Design and Historic Preservation Policy 6.7 - Design Standards for Public Projects and Structures.** Design all public projects and structures to uphold the highest design standards and neighborhood compatibility.
- **Natural Environment Goal 1** – Protect the Spokane Valley-Rathdrum Prairie Aquifer and other water sources so they provide clean, pure water.
- **Natural Environment Policy 5.6 Barrier Free Environments** – Create barrier free walking and bicycling environments throughout the city in order to make alternative transportation a viable option.
- **Natural Environment Policy 6.1 Native and Non-Native Adaptive Plants and Trees** – Encourage the use of and develop standards for using native and non-native adaptive plants and trees in landscape designs for public and private projects.
- **Natural Environment Policy 14.2 New Plaza Design** - Develop plazas with native natural elements and formations, such as basalt, Missoula flood stones, stream patterns, river character, native trees, and plants that attract native birds.
- **Natural Environment Policy 15.5 Nature Themes** – Identify and use nature themes in large scale public and private landscape projects that reflect the natural character of the Spokane region.
- **Neighborhoods Policy 4.5 Multimodal Transportation** – Promote alternative forms of transportation.
- **Neighborhoods Policy 4.6** – Establish a continuous pedestrian and bicycle network within and between all neighborhoods.
- **Neighborhoods Policy 4.13 Pedestrian Safety** – Design neighborhoods for pedestrian safety.

Fast Forward Spokane: Downtown Plan Update

<https://static.spokanecity.org/documents/business/resources/compplan/subarea/fast-forward-downtown-plan-update.pdf>

District Plazas and Gathering Places (pg. 102)

1.3 Develop a system of gathering places, parks, and plazas in each Downtown district to provide a local focal point and meeting place for residents, shoppers, and visitors. General locations with potential for use as public open space have been mapped, but specific sites have not yet been identified. Guidelines should be developed to identify appropriate sites and design elements (e.g., use of public art, landscaping, and other features) for neighborhood gathering places.

Downtown Design Guidelines

<https://static.spokanecity.org/documents/projects/divisiongateway/2010-downtown-design-guidelines.pdf>

Three overarching principles:

1. Contextual Fit
2. Pedestrian Friendly Streets
3. Sustainability

Guidelines that appear to be especially applicable to this proposal are noted under the “Topics for Discussion” section below. The DRB may determine during the workshop that other guidelines are more relevant to the proposal.

Topics for Discussion

Public projects are expected to uphold high standards of design, comply with adopted standards and policies, be consistent with district plans, and serve as a positive example of how to incorporate resource conservation into a project. To address the Downtown Design Guidelines, Comprehensive Plan Policies, and Public Project Design Guidelines listed in the staff report, staff would offer the following for consideration and discussion:

General

1. **Program Elements.** What needs to be here and what items are under consideration as possibilities.
2. **Character.** What will inform the character of site and built elements? Could the adjacent West Downtown Historic Transportation Corridor provide inspiration for any transportation oriented program elements that may be proposed such as Central City Line shelters or bicycle racks?

Please see the Downtown Character Area Considerations, West Downtown Character Area – Carnegie Square Sub Area, pg. 11

3. **Site Activity.** In addition to the information included in the design guidelines, what program elements will encourage positive activity and natural surveillance?

Please See Downtown Design Guidelines D-1 Provide Inviting and Usable Open Space and D-7 Design for Personal Safety & Security.

Neighborhood

4. **Surrounding Area.** Surrounding features that should be considered when composing the design such as circulation patterns (pedestrian, bicycle, transit, and auto) and views.

Please See Downtown Design Guidelines A-1 Respond to the Physical Environment and B-1 Respond to Neighborhood Context.

Site

5. **Street Trees.** What creative options are available to address the code requirement for street trees along 1st Avenue?”
6. **Stormwater.** How will the design demonstrate best practices?

Please See Downtown Design Guideline D-8 Create “Green Streets” and B-5 Explore Opportunities for Building “Green.”

7. **Placemaking.** Are there opportunities for site and built elements to reference the area’s history? Other ways to make the place unique to Spokane might be to use native plant species, or include local features or materials in the design. Will an artist be included in the design process?

Please See Downtown Design Guideline D-3 Respect Historic Features that Define Spokane and D-4 Provide Elements that Define the Place. In addition, please see Comprehensive Plan policies included in this staff report.

Built Elements

- 8. Form, massing, and scale.** What opportunities are there to engage the corner of First Ave. and Adams St.? Could a more prominent kiosk feature reinforce the distinctive character of the surrounding area?

Please See Downtown Design Guideline B-3 Reinforce the Urban Form and Architectural Attributes of the Surrounding Area.

- 9. Service Access.** Are there opportunities to use built features to obscure or mitigate ventilation stacks and other service access areas?

Please See Downtown Design Guideline E-3 Minimize the Presence of Service Areas.

- 10. Materials, color, signage and lighting.** At the time of the Recommendation Meeting, please present additional information on what will be proposed for built elements such as walls, trellises, plantings, paving, and kiosk signage as well as any pedestrian lighting that will be included.

Please see suggestions for building materials to be used in the Downtown Character Area Considerations, West Downtown Character Area – page 11.

In addition please see Downtown Design Guidelines C-7 Install Pedestrian Friendly Materials at Street Level; D-4 Provide Elements That Define the Place and D-5 Provide Appropriate Signage; and D-6 Provide Appropriate and Attractive Lighting.

Note

The recommendation of the Design Review Board does not alleviate any requirements that may be imposed on this project by other City Departments including the Current Planning Section of Planning and Development Services.

Policy Basis

Spokane Municipal Codes
City of Spokane Comprehensive Plan
Downtown Design Guidelines