



Design Review Board

March 13, 2019

5:30-7:30 PM

City Council Briefing Center

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Board Briefing Session:

5:30 - 5:35	1) Chair Report	Steven Meek
	2) Secretary Report	Dean Gunderson

Board Business:

5:35 – 5:45	3) Approve the February 27, 2019 meeting minutes	Steven Meek
	4) Old Business: Ratify Advisory Action vote for SportsPlex	
	5) New Business	
	6) Changes to the agenda	

Workshop:

5:45 –	7) No workshops scheduled
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Adjournment:

The next Design Review Board meeting is scheduled for March 27, 2019

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

Username: COS Guest Password: BTM65hes

Meeting Rules of Procedure - Spokane Design Review Board

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or jjackson@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

Call to Order

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

Board Briefing

- Chair Report – Chair gives a report.
- Secretary Report – Sr. Urban Designer gives a report.

Board Business

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

Board Workshop

- 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.
- Chair asks for a staff report.

Staff Report

- Staff report on the item, giving findings of fact. Presentation will be kept to 5-10 minutes.

Applicant Presentation

- Chair invites the applicant(s) to sit at the table and invites the applicant to introduce the project team and make a 10-15 minute presentation on the project.

Public Comment*

- 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.
- 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

- Chair may request clarification on comments.

Design Review Board Discussion

- Chair will ask the applicants whether they wish to respond to any public comments, after their response (if any) they are to return to their seats in the audience.
- The Chair will formally close public comments.
- 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

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

Design Review Board Follow-up

- Applicant is advised that they may stay or leave the meeting.
- 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 is seconded, and approved by vote, Chair announces that the meeting is adjourned, noting the time of the adjournment.

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Design Review Board - Meeting Minutes

February 27, 2019

Meeting called to order at 5:37 PM

Attendance

- **Board Members Present:** Steven Meek (Chair), Kathy Lang (CA Liaison), Anne Hanenburg, Ted Teske, Grant Keller, Mark Brower* (* Note: Mark Brower was officially appointed to the board at the City Council's March 4th, 2019 legislative meeting - his participation at this meeting is as a guest of the board)
- **Board Members Not Present:** Alex Maxwell, Chuck Horgan
- **Quorum present:** Yes (quorum lost at 8:30 pm)
- **Staff Present:** Dean Gunderson (Senior Urban Designer), Alex Mann

Briefing Session:

1. **Chair Report:** Welcomed Mark Brower and Grant Keller to the Design Review Board.
2. **Secretary Report:**
 - Request that the board provide written nominations for the Vice Chair position.
 - Urban Design Staff with the City planning department are working on the innovation alley ways project. The City has targeted railroad alley and steam plant alley to look at ways that interventions can be implemented in the alley ways. Staff is developing a tool kit that allows adjacent property owners to do work within the alleyway. The members of the board are invited to participate in a design session being held March 29th and 30th.

Board Business:

3. **Approval of Minutes:** January 9, 2019 meeting minutes approved unanimously (5/0)
4. **Old Business:** None
5. **New Business:** None
6. **Changes to the Agenda:** Dean Gunderson shared with the board members that public comments for the Deep Pine project were posted on the project's website and shared with the board electronically and they were provided physical copies

Workshop:

Deep Pine Overlook PUD/SCUP

- Staff report presented by Dean Gunderson; City of Spokane Planning Department
- Applicant report presented by Taud Hume; JRP Land, LLC
- Public Comment:
 - Phil Larkin with Friends of the Bluff provided comment and suggestions to improve the current Deep Pine Overlook project to provide connectivity and access to the neighborhood.
 - Pat Keagan with Friends of the Bluff commented on the benefits to improving connectivity to the neighborhood and the public.
 - Lunell Haught with Inland Northwest Trails & Conservation commented on the connectivity and the impact that the project may have on the agricultural area.
- Questions asked and answered
- Discussion ensued

Based on review of the materials submitted by the applicant and discussion during the February 27, 2019 Collaborative Workshop the Design Review Board recommends the following advisory actions:

1. The applicant shall provide additional information on the proposed treatment of site fencing with attention paid to the site constraints and opportunities.
2. The applicant shall provide additional information on trail access, connectivity, site amenities, and materiality.
3. The applicant shall further articulate the proposed solution for a vehicular turn-around provided outside of the main gate, including the aesthetics and materiality of the turn-around and gate.
4. The applicant is encouraged to explore how the site's agricultural history and vernacular may inform the architectural aesthetics of the proposed development.
5. The applicant is encouraged to explore opportunities for sensitive site design.
6. The applicant shall articulate the proposed development's relationship to its surrounding landscape, with particular attention paid to the development's perimeter and incorporation of indigenous vegetation.
7. The applicant shall submit the completed Habitat Management Plan as a component of their next application package.
8. The applicant is encouraged to continue their engagement and cooperation with The Friends of the Bluff.

Vote on the Advisory Action: Anne Hanenburg (Motion), Ted Teske (Second). Approved unanimously 5/0

1. SportsPlex

- Staff report:
- Applicant report:
- Public Comment: None
- Questions asked and answered
- Discussion ensued

Based on review of the materials submitted by the applicant and discussion during the February 27, 2018 Collaborative Workshop the Design Review Board recommends the following advisory actions:

1. The applicant shall provide clarity on how the proposed design departure addresses the purpose statement for "Windows – Building Design, 17C.124.510".
2. The applicant is encouraged to continue working with the parks architect to resolve the pedestrian connection between the Riverfront Park North Bank project and the SportsPlex.
3. The applicant is encouraged to incorporate the indigenous basalt rock outcrop on the northeast corner of the site into the site design.
4. The applicant shall continue investigating stronger north-south pedestrian connections across Dean Avenue.
5. The applicant is encouraged to pursue the potential full vacation of Dean Avenue and transference of east-west vehicular connectivity to a redeveloped Gardner Avenue (currently Boy Scout Way).
6. The applicant shall provide clarity on site landscaping, lighting, site furnishings, and a materials palette.
7. The applicant shall provide clarity on the articulation and design of facades over 50' in length, per "Building Articulation, 17C.124.530" and "Treating Blank Wall, 17C.124.570".

Tentative Vote on the Advisory Action: Anne Hanenburg (Motion), Quorum was lacking though the remaining members voted 4/0 (motion to be ratified at the next DRB meeting).

Meeting adjourned at 9:06 pm

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