



# Spokane Design Review Board

Wednesday, January 12, 2022

5:30-7:00 PM

[Teleconference](#)

**TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE**

## Board Briefing Session:

5:30 – 5:40	1) Call to Order	Chair
	2) Roll Call	Dean Gunderson
	3) Changes to the Agenda?	Chair
	4) Motion to Temporarily Suspend Rules	Chair

## Workshop:

5:40 – 6:30	5) Welcome New DRB Members	
	• General Introductions..... 10-15 m	Dean Gunderson
	• Appointment of Mentors..... 20-25 m	
	6) Discuss DRB Officer Election	Dean Gunderson
	• Overview of Election Process..... 10-15 m	
	• Taking of Nominations..... 10-15 m	

## Board Business:

6:30 – 7:00	7) <a href="#">Approve Minutes from December 15, 2021</a>	Chair
	8) Old Business	
	9) New Business	
	10) Chair Report	Chair
	11) Secretary Report	Dean Gunderson
	12) Other	
	13) Adjourn	

The next Design Review Board meeting is scheduled for Wednesday, January 26, 2022.

# **In order to comply with public health measures and Governor Inslee's *Stay Home, Stay Safe* order, the Design Review Board meeting will be held on-line**

Members of the general public are encouraged to join the on-line meeting using the following information:

To participate via video follow the link on your computer (click on "Join meeting")

**[Join meeting](#)**

To participate by phone

Call: 1 (408) 418-9388

Enter: **2488 774 2162** followed by # when prompted for a meeting number or access code. Enter # when prompted for an attendee ID

While the meeting begins at 5:30pm, you can join as early as 5:15pm on the date of the meeting.

**Please note that public comments cannot be taken during the meeting, but the public is encouraged to continue to submit their comments or questions in writing to:**

Dean Gunderson, Sr. Urban Designer  
[dgunderson@spokanecity.org](mailto:dgunderson@spokanecity.org)

The audio proceedings of the Design Review Board meeting will be recorded, with digital copies made available upon request.

## **Meeting Process - Spokane Design Review Board**

### **Call to Order**

- Chair calls the meeting to order, noting the date and time of the meeting.
- Chair asks for roll call for attendance.
- Chair asks if there any changes to the agenda.
- Chair asks for motion to temporarily suspend the rules (see Agenda packet)

### **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) the Board will not consider un-permitted, possible surrounding development(s) except those which are contemplated under the Comprehensive Plan and Development Code; 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 introduce the project team and make a 10-15 minute presentation on the project.

#### ***Public Comment \****

*\* During the Stay Home, Stay Safe order, public comments are being accepted in writing.*

#### ***DRB Clarification***

- Chair may request clarification on comments.

#### ***Design Review Board Discussion***

- Chair will ask the applicants whether they wish to respond to any written public comments, after their response (if any) they are to return to their seats in the audience.
- The Chair will formally close public comments (unless motioned otherwise).
- Chair leads discussion amongst the DRB members regarding the staff topics for discussion, 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, and that the annotated & signed motion will be made available within five working days.
- Next agenda item announced.

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

### **Other**

- Chair asks board members 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.

# Design Review Board - Meeting Minutes Draft

December 15, 2021

Online via WebEx

Meeting called to order at 5:31 PM by Mark Brower

## Attendance:

- *Board Members Present:* Mark Brower (Vice-Chair), Grant Keller, Drew Kleman, Ted Teske, Anne Hanenburg (joined at 6:45pm), Chuck Horgan (Arts Commission Liaison), Chad Schmidt
- *Board Members Not Present:* Kathy Lang (Chair & CA Liaison),
- *Quorum Present:* Yes
- *Staff Members Present:* Dean Gunderson, Stephanie Bishop

Dean gave an update on the Mayor's nomination process. Interviews completed with the two nominees put forth by the DRB review committee. The mayor will be putting forward her nominees to the DRB to City Council:

- Bob Scarfo approved for Landscape Architect
- Ryan Brodwater for the Citizen-at-Large

Grant Keller's re-appointment will be taken up at the January 3<sup>rd</sup> City Council Meeting, and appointments of the two nominees will be taken up at the January 10<sup>th</sup> City Council Meeting.

Dean also gave an overview of the DRB mentoring program for new appointees.

Mark Brower moved for the suspension of certain meeting rules due to the COVID-19 teleconference; Anne Hanenburg seconded. Motion carried. (6/0)

## Changes to Agenda:

- None

Board members discussed the scheduling of special meetings to be able to hold meetings for projects within a timely manner, including ways to make it known that the meetings aren't being scheduled to show favor to any particular project. General consensus was reached that if an applicant was not the source of potential meeting delays, then a special meeting appeared warranted.

\*\* Grant Keller joined the meeting at 5:48 PM.

\*\* Anne Hanenburg recused herself, as her firm is working on the project.

## Workshops:

1. **Downtown Stadium - Recommendation Meeting**
2. Applicant Presentation: Greg Forsyth (Spokane Public Schools), Ken Murphy, Andrew Leeper & Rustin Hall (ALSC Architects), Jake Hodge (Garco Construction)
3. Questions asked and answered
4. Discussion ensued

Based on review of the materials submitted by the Applicant and discussion during the December 15, 2021 Recommendation Meeting, the Design Review Board recommends the approval of the project subject to the following conditions:

1. The Board formally recognizes that the Stadium project is first, and foremost, a facility for the use of Public School sporting events. As such, the Board offers the following recommendations:
2. The Applicant is encouraged to continue to explore opportunities for art installations specific to this project, and to provide basic infrastructure (power and lighting pathways) to the areas identified for art installations.

*Please see the following Comprehensive Plan Goals and Policies: LU 1 Citywide Land Use, LU 1.9 Downtown, LU 2 Public Realm Enhancements, LU 2.1 Public Realm Features, LU 5 Development Character, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.5 Compatible Development, TR 13 Infrastructure Design, TR 15 Activation, ED 8 Quality of Life and the Environment, ED 8.3 Recreation and Tourism Promotion, DP 1 Pride and Identity, DP 1.2 New Development in Established Neighborhoods, DP 1.3 Significant Views and Vistas, DP 1.4 Gateway Identification, DP 2 Urban Design, DP 2.3 Design Standards for Public Projects, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.12 Infill Development, DP 2.11 Improvements Program, DP 2.14 Town Squares and Plazas, DP 2.15 Urban Trees and Landscaping Areas, DP 2.21 Lighting, DP 4 Downtown Center Viability, DP 4.1 Downtown DP 4.2 Street Life, NE 13 Connectivity, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, NE 13.3 Year-Round Use, NE 14 Plaza Design with Natural Elements, NE 14.2 New Plaza Design, NE 15 Natural Aesthetics, NE 15.5 Natural Themes, SH 3 Arts and Cultural Enrichment, SH 3.1 Support for the Arts, SH 2.4 One Percent for Arts, SH 3.7 Support Local Artists, N 1 The Downtown Neighborhood, N 1.1 Downtown Development, N 4 Traffic and Circulation, N 4.5 Multimodal Transportation, N 4.6 Pedestrian and Bicycle Connections, and N 4.7 Pedestrian Design.*

*Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, C-1 Promote Pedestrian Interaction, C-3 Provide Active Façades, C-7 Install Pedestrian-friendly Materials at Street Level, D-4 Provide Elements that Define the Place,*

*Please see the following Downtown Plan Strategies and Actions: CW 1 Energize Street and Alleys Downtown as Active Pedestrian- and Bike-friendly Connections, CW 1.5 Implement Streetscape Improvements in this Plan on the Howard Street Corridor with Elements of Public Art and Wayfinding, in Coordination with Infill Development, ACH 1 Highlight Downtown's History to Build Awareness of Local Culture and Support the Arts, ACH 2 Bring Art and Culture into the Public Realm Downtown and Develop an Arts Plan to Support Arts and Cultural Uses with a Focus on Downtown, ACH 2.1 Improve and Activate the Streetscape and Public Realm to Support Cultural Venues, ACH 2.2 Work with Arts and Local Property Owners to Create and Maintain Temporary Art Installation and Facilitate Activation of Cultural Spaces to Energize Downtown and Support Artists, ACH 2.5 Identify and Reduce Barriers for Cultural Events Downtown, PS 1 Program and Activate Public Spaces Downtown, PS 1.2 Create New Active Uses on Street and in Storefronts, PS 2 Protect, Expand, and Improve Public Space in Strategic Locations, and PS 2.6 Support Development of Public Spaces on Sites such as the Rookery Block in Conjunction with New Development.*

- 3. The Applicant is encouraged to ensure private partners (or PFD as the managing liaison) include funding for artistic elements in any additional visual screening that private events may require, or potentially setting aside a portion of ticket sales to fund future art installations or performing arts spaces.**

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4. The Applicant is strongly encouraged to introduce general building lighting that is complimentary to the architecture and does not compete with the celebratory vertical accent lighting.

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**Please see the following Downtown Design Guidelines:** A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-2 Create Transitions in Bulk and Scale, B-4 Design a Well-proportioned and Unified Building, C-1 Promote Pedestrian Interaction, C-2 Design Façades at Many Scales, C-3 Provide Active Façades, C-7 Install Pedestrian-friendly Materials at Street Level, D-4 Provide Elements that Define the Place, D-6 Provide Attractive and Appropriate Lighting, D-7 Design for Personal Safety and Security, and E-3 Minimize the Presence of Service Areas.

**Please see the following Downtown Plan Strategies and Actions:** PS 2 Protect, Expand, and Improve Public Space in Strategic Locations, and PS 2.6 Support Development of Public Spaces on Sites such as the Rookery Block in Conjunction with New Development.

5. The Applicant is strongly encouraged to visually reduce the apparent bulk the masonry walls, specifically the elevation along the west plaza, which may be achieved by the introduction of a horizontal break line, an offset in elevation plane, a material change, a masonry stack bond offset, or other means complimentary to the presented design.

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6. The Applicant is encouraged to study the scale of the building facades and their components as they relate to and enhance the pedestrian realm, in particular the west facade. A varied composition of the lighting accents (size and shape) would be an example that could provide hierarchical zones that complement the planned active zones of the west plaza.

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*Percent for Arts, SH 3.7 Support Local Artists, SH 4 Diversity and Equity, SH 4.1 Universal Accessibility, SH 6 Safety, SH 6.1 Crime Prevention Through Environmental Design Themes, SH 6.2 Natural Access Control, SH 6.3 Natural Surveillance, SH 6.4 Territorial Reinforcement, N 1 The Downtown Neighborhood, N 1.1 Downtown Development, N 4 Traffic and Circulation, N 4.5 Multimodal Transportation, N 4.6 Pedestrian and Bicycle Connections, and N 4.7 Pedestrian Design.*

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7. **The Applicant is encouraged to engage with the City of Spokane Street Department, the Public Facilities District, and/or other appropriate entities, in order to secure funding for the widening of the sidewalks from the northeast and northwest entrance plazas to the nearest intersections along the south side of Boone Ave. This would be done to prioritize and accommodate the anticipated large crowds of pedestrians during events at the Facility, and to ensure that these accommodations are constructed in tandem with the Stadium development.**

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Round Use, NE 14 Plaza Design with Natural Elements, NE 14.2 New Plaza Design, SH 3 Arts and Cultural Enrichment, SH 3.1 Support for the Arts, SH 2.4 One Percent for Arts, SH 3.7 Support Local Artists, SH 4 Diversity and Equity, SH 4.1 Universal Accessibility, SH 6 Safety, SH 6.1 Crime Prevention Through Environmental Design Themes, SH 6.2 Natural Access Control, SH 6.3 Natural Surveillance, SH 6.4 Territorial Reinforcement, N 1 The Downtown Neighborhood, N 1.1 Downtown Development, N 4 Traffic and Circulation, N 4.5 Multimodal Transportation, N 4.6 Pedestrian and Bicycle Connections, and N 4.7 Pedestrian Design.

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8. The Board encourages the Applicant to revisit the prior overhangs and sheltering features at the north and south ends of the main building, and the north end of the East building, in recognition that these features do also speak to the architectural language of the surrounding context.

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*Design Themes, SH 6.2 Natural Access Control, SH 6.3 Natural Surveillance, SH 6.4 Territorial Reinforcement, N 1 The Downtown Neighborhood, N 1.1 Downtown Development, N 4 Traffic and Circulation, N 4.5 Multimodal Transportation, N 4.6 Pedestrian and Bicycle Connections, and N 4.7 Pedestrian Design.*

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9. **The Board encourages the Applicant to continue developing the design of the plazas and associated landscaping as a meritorious example of public space.**

*Please see the following Comprehensive Plan Goals and Policies: LU 1 Citywide Land Use, LU 1.9 Downtown, LU 2 Public Realm Enhancements, LU 2.1 Public Realm Features, LU 5 Development Character, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.5 Compatible Development, ED 8 Quality of Life and the Environment, ED 8.3 Recreation and Tourism Promotion, DP 1 Pride and Identity, DP 1.2 New Development in Established Neighborhoods, DP 1.3 Significant Views and Vistas, DP 1.4 Gateway Identification, DP 2 Urban Design, DP 2.3 Design Standards for Public Projects, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.12 Infill Development, DP 2.11 Improvements Program, DP 2.14 Town Squares and Plazas, DP 2.15 Urban Trees and Landscaping Areas, DP 2.21 Lighting, DP 4 Downtown Center Viability, DP 4.1 Downtown DP 4.2 Street Life, NE 6 Native Species Protection, NE 6.1 Native and Non-native Adaptive Plants and Trees, NE 12 Urban Forest, NE 12.1 Street Trees, NE 13 Connectivity, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, NE 13.3 Year-Round Use, NE 14 Plaza Design with Natural Elements, NE 14.2 New Plaza Design, NE 15 Natural Aesthetics, NE 15.5 Natural Themes, SH 3 Arts and Cultural Enrichment, SH 3.1 Support for the Arts, SH 2.4 One Percent for Arts, SH 3.7 Support Local Artists, SH 4 Diversity and Equity, SH 4.1 Universal Accessibility, SH 6 Safety, SH 6.1 Crime Prevention Through Environmental Design Themes, SH 6.2 Natural Access Control, SH 6.3 Natural Surveillance, SH 6.4 Territorial Reinforcement, N 1 The Downtown Neighborhood, N 1.1 Downtown Development, N 4 Traffic and Circulation, N 4.5 Multimodal Transportation, N 4.6 Pedestrian and Bicycle Connections, and N 4.7 Pedestrian Design.*

*Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, C-1 Promote Pedestrian Interaction, C-2 Design Façades at Many Scales, C-3 Provide Active Façades, C-5 Consider Providing Overhead Weather Protection, C-7 Install Pedestrian-friendly Materials at Street Level, D-4 Provide Elements that Define the Place, D-6 Provide Attractive and Appropriate Lighting, D-7 Design for Personal Safety and Security, and E-3 Minimize the Presence of Service Areas.*

*Please see the following Downtown Plan Strategies and Actions: CW 1 Energize Street and Alleys Downtown as Active Pedestrian- and Bike-friendly Connections, CW 1.5 Implement Streetscape Improvements in this Plan on the Howard Street Corridor with Elements of Public Art and Wayfinding, in Coordination with Infill Development, CW 1.9 Integrate Bike Parking into Downtown Streets and Parking Facilities, ACH 1 Highlight Downtown's History to Build Awareness of Local Culture and Support the Arts, ACH 2 Bring Art and Culture into the Public Realm Downtown and Develop an Arts Plan to Support Arts and Cultural Uses with a Focus on Downtown, ACH 2.1 Improve and Activate the Streetscape and Public Realm to Support Cultural Venues, ACH 2.2 Work with Arts and Local Property Owners to Create and Maintain Temporary Art Installation and Facilitate Activation of Cultural Spaces to Energize Downtown and Support Artists, ACH 2.5 Identify and Reduce Barriers for Cultural Events Downtown, PS 1 Program and Activate Public Spaces Downtown, PS 1.2 Create New Active Uses on Street and in Storefronts, PS 2 Protect, Expand, and Improve Public Space in Strategic Locations, and PS 2.6 Support Development of Public Spaces on Sites such as the Rookery Block in Conjunction with New Development.*

10. The Applicant shall take steps to ensure that the south wall and fence combination along Dean Avenue does not, in the future, become fully screened and thereby violate the intent of the 'blank walls' guidelines in the City of Spokane downtown code.

*Please see the following Comprehensive Plan Goals and Policies: LU 1 Citywide Land Use, LU 1.9 Downtown, LU 2 Public Realm Enhancements, LU 2.1 Public Realm Features, LU 5 Development Character, LU 5.1 Built and Natural Environment, ED 8 Quality of Life and the Environment, ED 8.3 Recreation and Tourism Promotion, DP 1 Pride and Identity, DP 1.2 New Development in Established Neighborhoods, DP 1.3 Significant Views and Vistas, DP 1.4 Gateway Identification, DP 2 Urban Design, DP 2.3 Design Standards for Public Projects, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.12 Infill Development, DP 2.11 Improvements Program, DP 4 Downtown Center Viability, DP 4.1 Downtown DP 4.2 Street Life, NE 6 Native Species Protection, NE 6.1 Native and Non-native Adaptive Plants and Trees, NE 12 Urban Forest, NE 12.1 Street Trees, NE 13 Connectivity, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, NE 13.3 Year-Round Use, NE 14 Plaza Design with Natural Elements, NE 14.2 New Plaza Design, NE 15 Natural Aesthetics, NE 15.5 Natural Themes, SH 3 Arts and Cultural Enrichment, SH 3.1 Support for the Arts, SH 2.4 One Percent for Arts, SH 3.7 Support Local Artists, SH 4 Diversity and Equity, SH 4.1 Universal Accessibility, SH 6 Safety, SH 6.1 Crime Prevention Through Environmental Design Themes, SH 6.2 Natural Access Control, SH 6.3 Natural Surveillance, SH 6.4 Territorial Reinforcement, N 1 The Downtown Neighborhood, N 1.1 Downtown Development, N 4 Traffic and Circulation, N 4.5 Multimodal Transportation, N 4.6 Pedestrian and Bicycle Connections, and N 4.7 Pedestrian Design.*

*Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, C-1 Promote Pedestrian Interaction, C-7 Install Pedestrian-friendly Materials at Street Level, D-4 Provide Elements that Define the Place, D-6 Provide Attractive and Appropriate Lighting, D-7 Design for Personal Safety and Security, and E-3 Minimize the Presence of Service Areas.*

*Please see the following Downtown Plan Strategies and Actions: CW 1 Energize Street and Alleys Downtown as Active Pedestrian- and Bike-friendly Connections, ACH 2.1 Improve and Activate the Streetscape and Public Realm to Support Cultural Venues, ACH 2.2 Work with Arts and Local Property Owners to Create and Maintain Temporary Art Installation and Facilitate Activation of Cultural Spaces to Energize Downtown and Support Artists, ACH 2.5 Identify and Reduce Barriers for Cultural Events Downtown, PS 1 Program and Activate Public Spaces Downtown, PS 1.2 Create New Active Uses on Street and in Storefronts, PS 2 Protect, Expand, and Improve Public Space in Strategic Locations, and PS 2.6 Support Development of Public Spaces on Sites such as the Rookery Block in Conjunction with New Development.*

Chuck Horgan moved that the recommendations be accepted as presented; Grant Keller seconded. Motion carried unanimously. (6/0)

**\*\*Anne Hanenburg rejoined the meeting.**

**Board Business:**

**Approval of Minutes:** Minutes from the October 27, 2021 meeting approved unanimously with a correction. Anne Hanenburg had arrived late to the meeting in the draft minutes, but she was at the meeting on-time and was there for roll call.

**Old Business:**

- None

**New Business:**

- Dean discussed having a vote at the second meeting in January to elect new Board officers. Officers typically serve two years, with elections held in odd years. COVID kept that from happening in 2021. He asked for a list of those interested in becoming an officer be given to him at the next meeting, January 12, 2022.

**Chair Report -**

- None

**Secretary Report - Dean Gunderson**

- None

**Meeting Adjourned at 8:54 PM**

Next Design Review Board Meeting scheduled for Wednesday, January 12, 2022