

# Design Review Board

5:30 PM, April 22, 2015

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## Attendance

- Board Members Present: Chris Batten, Craig Andersen, Austin Dickey, Jacqui Halvorson, David Buescher, Steven Meek, Jeff Logan
- Board Members Absent: Colleen Gardner
- Staff Present: Nathan Gwinn, Grant Wencel-City of Spokane Planning and Development
- Applicants Present: Ed Hatcher, Barry Baker, Rita Santillanes
- Citizens Present: Chrystal Hooker, Lori Kinnear, Jim Kolva

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➤ **Chris Batten, Chair called the regular meeting to order at 5:34 p.m.**

➤ **Roll Call: Quorum Present**

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## Board Briefing:

1. Correction to March 25, 2015 Meeting Minutes: None
  - ❖ **Motion to approve the March 25, 2015 Minutes. M/S and Motion carries unanimously**
2. Staff Report: None
3. Old Business: None
4. New Business: None
5. Changes to the Agenda: None

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## Public Hearing:

### A. Collaborative Workshop-Pepper Tree Plaza

- Staff Report: Given by Nathan Gwinn, Planning and Development as well as email comments read into the record by Nathan Gwinn from Gary Pollard, Riverside Neighborhood Council, and Jim Kolva, Neighborhood Resident.
- Clarifying questions asked by board to applicant:
  - What provisions are made for screening HVAC units from the street or alley?
    - Parapet walls will screen rooftop appurtenances.
  - What is the aversion to building along the street?
    - It is hard to create two front doors for multiple tenants. Want to maintain the ability to maintain a drive through, with really good stacking parallel to the building. Retailers prefer two ingresses.
- Applicant Report: Barry Baker and Ed Hatcher - Baker Construction and Development
  - The applicant stated concerns that the building would not be financially feasible (no parking-would a tenant really rent it?; two “front doors” – “that is not how a building like this would work”; etc.) A building by the applicant in the Gonzaga District where they are having a hard time keeping tenants was noted as an example
- Public Comment: Jim Kolva testified that he would like to see the building develop with the key elements of the building façade near the street for the urban context as an entrance to downtown, not asphalt and landscaping, which is suburban; Lori Kinnear

testified that as part of downtown, for this project the DRB should urge developers to build to the street and move the building to the corner. Discussion:

- Utilizing the alley as a possible entrance
- Drive-thru options
- Discussion regarding suggestions to push the building tight to 3<sup>rd</sup> and Division, the current context of surrounding properties is asphalt as a border to those streets, increasing the gateway elements may offset some of the setback issues, and whether a building close to the street would create a “friendly” pedestrian experience in the context of high speed one ways
- Providing a welcoming and pedestrian friendly environment
- Parking availability
- Building placement on the lot. The current proposal appears to be a suburban designed model in lieu of an urban model

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➤ **Based on the review of the materials submitted by the applicant and the discussion during the April 22<sup>nd</sup>, 2015 public workshop, the DRB recommends that the applicant consider the following:**

1. Bring a portion of the building closer to 3<sup>rd</sup> and/or Division
2. Further enhance the streetscape design with elements of the Gateway Plans
3. Consider a variance request to reduce the width of the L2 buffer and supply more pedestrian space at the building
4. Consider working with the church property owner to examine shared parking opportunities
5. Consider relocating the Pedestrian walkway off of 3<sup>rd</sup> to the west side of the curb cut

**These recommendations are based on the Downtown Design Guidelines as listed in the Staff report**

❖ **Workshop Motion-Craig Andersen; M/S and Motion carries unanimously**

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**Meeting Adjourned at 7:20 PM**

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