

Design Review Board

January 25, 2017

Meeting Minutes

Meeting called to order at 5:33 PM

Attendance

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

Briefing Session:

1. Chair Comments-Austin Dickey
 - Welcomed Kathy Lang as a new member to the board.
2. Staff Comments-Julie Neff
 - February 8th is being held for the Larry H. Miller project
 - Would like to discuss the Design Review Board's work plan as there continues to be an increase in applications received.

December 14, 2016 meeting minutes were approved unanimously with suggested amendments.

Collaborative Workshop:

1. KXLY

- Staff report: Julie Neff; Planning & Development
- Applicant Report: Mike Stanicar and Gary Bernardo; Bernardo Wills Architects
- Public Comment:
 - Paul Kropp shared concerns regarding the need for accommodations to STA's High Performance Transit Network that is scheduled to be implemented in the area.
 - Teresa Kafentzis with the Southgate neighborhood council requests the board consider the neighborhood's suggestions.
 - Karl Otterstrom with Spokane Transit spoke regarding the High Performance Transit System, requests working with the designers to ensure the transit stop can support the high performance line that will be implemented in 2019.
 - Kerry Brooks spoke on behalf of the Southgate Neighborhood Council. Requests the board considers the neighborhood's concerns and suggestions for improvements on the project's design.
 - Written comments received and discussed from Lori Sawyer, Russ Reser, Bob Apple, Gary Marks and Summer Beers.
- Questions asked and answered

Based on review of the materials submitted by the applicant and discussion during the January 25, 2017 Collaborative workshop, the Design Review Board recommends the following:

GENERAL

- The board has no concerns with the proposed alternative zoning strategies.

NEIGHBORHOOD

- Applicant to provide additional detail on what is proposed for the pedestrian paths between the playfields and the development site.
- Applicant to pursue a mid-block, enhanced pedestrian crossing that strives to align with the proposed grid across Regal south of the Palouse Highway intersection in order for the proposal to evolve into an urban district per Section 5.6 of the Development Agreement.
- Work with STA to determine how to best incorporate the future High Performance Transit stop into the development.

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

SITE

- The applicant shall look into opportunities to provide either additional stie trees and/or provide select trees of greater size in lieu of saving the two existing ponderosa pines which are in poor health and may be difficult to save
- The applicant will provide a landscape separation at the north end of the “ribbon park” between the curb and sidewalk at Regal.
- The applicant is requested to provide innovative, alternative LID solutions.
- The applicant to provide additional detail on hardscape throughout the project on planned pedestrian connectivity within the parking lot and along Regal, include strategies that enhance the pedestrian environment.

BUILDING

- We request the applicant, before the next meeting, define wheather Pad “E” will be in phase I or II.
- Applicant to provide better screening of Pad “A” along the south façade.

Motion passes unanimously. (7/0)

Board Business:

1. Old or New Business:
 - Discussed cost saving methods by moving towards digital communications.

Meeting Adjourned at 8:35 PM

Next Design Review Board meeting is scheduled for **February 8, 2017**