

Design Review Board - Meeting Minutes

February 14, 2018

Meeting called to order at 5:30 PM

Attendance

- Board Members Present: Kathy Lang, Ted Teske, Steven Meek, Ryan Leong, Charlene Kay, David Buescher.
- Board Members Not Present: Anne Hanenburg.
- Quorum present.
- Staff Present: Dean Gunderson, Omar Akkari

Briefing Session:

1. **Chair Report: Steven Meek**
2. **Minutes Approval: January 24, 2018 Motion/Second.** Meeting minutes approved unanimously 6/0.
3. **Old business?** Omar indicated that they are waiting to hear back from the Mayor's office on moving forward on the Urban Designer position.
4. **New business?** Omar indicated that WAG submitted a DRB application for the March 14th DRB meeting for an office building associated with the Global Credit Union complex near I-90.
5. **Any changes to the agenda?** No.

Board Workshop:

1. **Collaborative Workshop: Recommendation Meeting for the U.S. Pavilion**
 - Staff Report: Omar Akkari, City of Spokane.
 - Omar reviewed the recommendations the DRB made from the previous meeting on this project, including ADA regulations. He noted that Parks was satisfied with the way the applicant had addressed access and the circle surrounding the structure.
 - The applicant team gave a design overview and project evolution presentation. This included shading, elevation, sustainable elements, HVAC, landscaping and river tie-in; along with changes that have been made since the last meeting. Site issues were also discussed including:
 - The Howard Street promenade; big wood and big steel - fabrication and connections; lighting elements; improvements to three portals to the north with views to the river; furnishings and fixtures will be more refined; paving will be cast in place concrete - ascending and descending; terrace paving including ADA access for viewing; asphalt paving of central plaza; rather than a view terrace, will add a platform stage with concrete pavers and seat walls; a basalt wall reaching into the pavilion from the river; minimized ramps, hand rails on all the stairs; railings will be placed at appropriate locations for safety and made as innocuous as possible; event portals; no temporary fencing for events inside the pavilion.
 - Applicant is seeking a recommendation for submittal approval today.
 - **Comments:**
 - The basalt chip element suggested for the roof is difficult to keep clean of pine needles, etc. *Applicant indicated there is a level of maintenance to this design element.*
 - Is there an opportunity for the public to engage in the signage content in the capturing Expo '74 experience and bringing it forth to today's generation. Make sure statements provided are in prominent locations and impactful and that they actually bring forth what the community wants to bring forth from Expo '74. *Applicant indicated they are*

trying to be thoughtful with signage, while including historic and forward thinking content. A wayfinding system will be included.

- *Will the asphalt be pervious? Applicant indicated not likely because Parks has a very specific stormwater system that is sensitive to the contamination on site. The City is trying to avoid having stormwater percolate through the soil.*
- *Skateboard issue. Applicant doesn't want screw-in skate stops; needs to be cast in place.*
- *Is the canopy over the stage area further developed? Will it be permanent or seasonal? Applicant indicated it will be one or the other and that it has been in ongoing development. The tensel structure is very complicated, and we may modify overlook due to the tensel structure - it is integrated with the overlook.*
- *Is the skywalk system accessible? Yes. All slopes are below ADA 1:20.*
- *The corner area near the northern staircase (page 54) comes to a dead-end - are there plans for this space? This will be re-worked.*
- **Board Discussion and Motions**
 - Char Kay suggested that the community be involved with selecting statements from Expos '74 that best reflects that Spokane experience. Narrow it down to a selection of quotes from both generations, capturing the Expo '74 period as well as how today's generation views this space. This is a legacy project that provides an opportunity for everyone to provide suggestions.
 - The canopy is a critical element of the pavilion. A canopy of some kind will be provided; it likely won't be completely covered.
 - ADA access from the north needs to be defined.

Motion:

1. The applicant shall continue to develop integrated design elements to impede skateboarding damage to walls and other surfaces.
2. The City of Spokane should engage the community to create a forum that provides an opportunity for citizens to be involved in selecting the elements and/or quotes relating to expo '74 on the prominent walls. (See D3 and D4 regulations).
3. The applicant shall ensure the roof loading is structurally sound to allow additional loads for future potential additions such as the terrace or green roof structure proposed earlier in the design process.
4. The applicant shall address the northern stair alignment to improve pedestrian traffic flow and remove the isolated corner.
(Applicant will return to the DRB to address #5)
5. In a subsequent Design Review Board meeting, the applicant shall return to present only the intended design of the shade canopy structure within the ring for approval.

Move to approve: Yes/ Second. Approved unanimously 6/0.

Wonder Parking Garage - Dean Gunderson

A more expansive presentation was given today because several members of the Board were not able to attend the collaborative workshop.

The applicant reviewed the site, character assets of the building, zoning categories, design standards, street classifications for Complete Streets, specific goals and policies under the Comprehensive Plan, visions and goals of the Downtown Plan and Downtown Design Guidelines.

The preliminary recommendations from the collaborative workshop were also reviewed.

Something that occurred subsequent to the collaborative workshop was coordination with Avista especially in regards to the regional power grid around the block. Some lines will be placed underground to accommodate street trees.

Additional topics for discussion offered by staff in response to the applicants' latest submittal:

- 1) Pedestrian traffic orientation along Mallon Avenue, and Lincoln Street - how the site creates connectivity from the north side (from Mallon Avenue) into the site and/or the Parking Structure.
- 2) Should there be overhead protection such as awnings or a continuous arcade? Or will street trees be a sufficient covering?
- 3) What levels of treatment would the Board like to see for this 16-foot side yard between the garage and David's Pizza to meet the intent of being considered a civic use? Is there an opportunity for public art?
- 4) Is there an opportunity to provide a horizontal element for the top of the building such as a cornice?

Applicants Presentation: Adam and Russ

- The presentation packet was given to the Board members. The applicant reviewed some of the updates to the design including connections, lighting, and the passage entrance near the transformer, which will be opened-up.
- Dean indicated the team met with Avista that morning, along with joint users CenturyLink, Comcast, and others. The City will provide the excavation and duct work for moving these utilities underground.
- The applicant is investigating ways to tie a new horizontal cornice into the existing Wonder Building. City is mostly concerned with the Mallon cornice. Applicant suggested that there may be future changes to the building, so it may be best to wait until those changes are made to add the cornice. Dean indicated that excluding a cornice would not conform to the Downtown Design Guidelines, and that there is a certain expectation for buildings built in the downtown area that needs to be met.
- Modifying the screen element to be lighter. Concern was raised regarding the 'green' screen - it will take some time to grow, and may not be healthy in this environment.

Recommendations

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

- The applicant shall work with the Spokane Arts Commission to incorporate artwork in the area located between David's Pizza and the Parking Structure, in an effort to enhance the civic use of the space.
- The applicant shall utilize the "green wall" screen to develop the appearance of a horizontal edge to the roof line on the Mallon Avenue façade elevation, to reduce the angled appearance of the parking ramp.

Motion to Approve: Yes/seconded. Approved unanimously 6/0.

Board Business:

1. DRB Urban Designer Position Selection Process Update.

There was no further information to provide on the DRB Urban Designer Position (the Mayor was still coordinating his interviews).

2) Recusal. The agenda item to discuss conditions for recusal of board members will be taken up at a later meeting.

The chair entertained a motion to adjourn, it was made, seconded, and passed unanimously 6/0.

Meeting Adjourned at 9:00 PM

Next Design Review Board meeting is scheduled for **March 14, 2018**