

Design Review Board - Meeting Minutes

March 14, 2018

Meeting called to order at 5:30 PM

Attendance

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

Briefing Session:

1. Chair Report: Steven Meek

- Future board item to review recusal rules and process; will schedule when the entire Board is present. Tentatively scheduled for March 28th.

2. Approval of the February 14, 2018 meeting minutes

- Correction: Page 3, item 1: “How the site creates continuity “from”” instead of “form”.
- Motion with amendment; seconded; Minutes approved unanimously 5/0.

Workshop:

1. Collaborative Workshop: Global Credit Union - South

- **Staff Report:** Dean Gunderson, City of Spokane.
 - Dean described the proposed project and current project site, the applicable design guidelines, and the Staff Report and recommendations.
- **Applicant Presentation:**
 - Andrew Galloway from Wolff Architectural Group, and Russ and Aaron from Global Credit gave an overview of the design proposal for the entire campus including existing buildings, and how they are incorporating some of the comments from urban design staff, from the Pre-Development meeting. They reviewed the updated site plan.
 - Ann Hanenburg summarized the landscaping and artwork being developed for the project site. (Note: Anne Hanenburg was recused by the board for this workshop item).
- **Questions/Comments:**
 - There were questions about the context of the size and exterior materials of the buildings responding to the neighborhood context (B-1). And creating a transition to the bulk and scale were discussed (B-2).
 - What happen to current access under the freeway? Applicant does not have a copy of an MOA from the State for the City to allow leasing this space. If there is an easement, it should be in with the title documents.
- **Board Discussion and Motion**
 - Per D-7, provide a better definition of site lighting.
 - Looking for opportunities to tie into the area per B-1 and B-2 (neighborhood context and bulk and scale).
 - Look at all options, especially in regards to parking - what can we do to help you get in line with context of the neighborhood and the Gateway project?
 - What are ways to help with traffic flow in this area.
 - Look for opportunities to soften the area between the campus areas, (e.g. raised planters, etc.)
 - There is a way to incorporate the I-90 Gateway project with this project. Work with that group, including artwork per D-4.
 - Where does the landscape enhancement go? Site plan seems to show more parking.

- Exposure of the roof and view from the freeway. We need a response to that.

DRB Recommendations:

Contextual Fit:

1. Recommend that the applicant better adhere to B-1 (Respond to the Neighborhood Context) by providing a building façade that is more in-keeping with the surrounding buildings' mass and volume.
2. Applicant to engage with the City of Spokane to determine the viability of utilizing under-viaduct parking, in order to increase the proposed building's massing (without loss of the currently proposed parking count) - to better meet the requirements of the contextual standards for the neighborhood.
3. Encourage the applicant to participate in the I-90 Maple to Jefferson Gateway Improvement Project, to collaboratively identify opportunities for improved streetscape and traffic calming along 4th Avenue.

Building:

1. Recommend that the applicant better establish bulk, mass, and base/middle/top definition in accordance with Downtown Design Guidelines B-2 and C-2.
2. Recommend that the applicant provide information on how the roof top mechanical equipment will be screened from view - from local streets and the I-90 entrance and exit ramps.
3. The applicant shall provide additional information on site and building lighting.

Motion to approve; seconded; approved unanimously 4/0.

Board Business:

1. Provide update on the Urban Designer DRB member position.

- a. City Council held a joint session with the Plan Commission and City Council two weeks ago and recommended approval of John Alexander Maxwell to the DRB. The City Council formally approved the appointment at its regular Monday hearing.

2. Provide update on upcoming Trent Avenue Bridge replacement process with the Spokane Landmarks Commission.

- a. The East Trent Avenue Bridge is being replaced by WSDOT, which is a National Register-eligible bridge. One of the last earth-filled arch bridges in the US. The DRB will be writing recommendations from the Centers and Corridors guidelines, including historical context. Section 106 mitigation should be incorporated into the recommendations. Urban Design staff will work with the Historic Preservation Officer, and members of the Landmarks Commission will be invited to attend the DRB workshops.

3. Discuss future board training on recusal rules and process.

4. Discuss recognition for former DRB Chair's contributions.

- a. Recognition of Austin Dickey on March 28th.
- b. Dean Gunderson is now Senior Urban Designer for the City.

Motion to adjourn; seconded; passed unanimously 5/0.

Meeting Adjourned at 7:46 PM

Next Design Review Board meeting is scheduled for **March 28, 2018**