

Design Review Board - Meeting Minutes

April 25, 2018

Meeting called to order at 5:32 PM

Attendance

- Board Members Present: Steven Meek, Kathy Lang (CA Liaison), Ted Teske, Anne Hanenburg, Alex Maxwell (departed workshop at 7PM), Dave Buescher, Ryan Leong.
- Board Members Not Present: Charlene Kay.
- Quorum present. (*No less than four*).
- Staff Present: Dean Gunderson, and Omar Akkari

Briefing Session:

1. **Chair Report: Steven Meek** - No report.
2. **Approval of the April 11, 2018 meeting minutes.**
 - Motion to approve; seconded; Minutes approved unanimously 7/0.

Workshop:

1. **Collaborative Workshop: The Garden District**
 - **Staff Report:** Omar Akkari, City of Spokane
 - Omar described the proposed project and current project site, the Staff Report and items for consideration.
 - **Opportunity to declare prior communication**
 - DRB Member Ted Teske declared prior communication with the applicant, noting that this was restricted to his role as the Co-Chair of the Southgate Neighborhood Council, and consisted of a general discussion of the neighborhood plan, etc. Mr. Teske had not been able to participate in Neighborhood Council discussions on the development proposal, as he had been unable to attend the two prior Council sessions in which the matter was raised. Fellow board members did not request that Mr. Teske recuse himself.
 - **Applicant Presentation:** Jim Frank, Greenstone Development
 - Applicant presented the proposed project, stating that there was extensive public outreach.
 - Applicant stated that this would be the first PUD to be processed by the city since the ordinance was modified in 2006.
 - Applicant stated desire to break away from the Conventional Suburban Development pattern by designing a project with a mix of uses, that would be pedestrian-oriented, and to “demote” the prominence of the automobile.
 - Applicant noted that the electricity for all street and trail lighting would be provided via an on-site solar array.
 - Applicant stated that fully 1/3 of the development’s acreage would be preserved as Open Space.
 - **Public Comment:** Verbal and Written comments
 - Carol Tomsic (Chair of Neighborhood Council): Favorable, concerned about busy road.
 - Charles Milani: Concerned about impacts to existing adjacent homes. Worried about 2-story apartments next to existing residences.
 - Holly Borba: Concerned about potential loss of a large stand of aspen trees, these should be listed as a priority habitat for conservation.
 - Marilyn Lloyd (Vice-Chair of Neighborhood Council): Agrees with Carol Tomsic’s comments.
 - Kelly Puzio: Generally favorable.
 - Rick Boal: Lives off 30th Avenue. Some problems with development, concerned about 2-story apartments next to existing homes.
 - Andreas Fischer: Lives of S. Lee Circle. Worries about Crestline connecting through, but bigger concern is with the proposed density. Feels that existing residents paid a premium

- to live in a single-family home district. Concerns about impacts from traffic, on schools, too much density, impacts on infrastructure, and potential impacts on property values.
 - Richard Sola: Likes the aesthetics of the non-connected version (no vehicle connection of Crestline to Southeast Blvd). Would like to see the proposed open space treated as an extension of Hamblen Park.
 - William Bidowski: Lives at Napa and 35th. Concerned that Hamblen Elementary School may already be over-capacity, and is worried about children safety with a connected Crestline.
 - Sally Phillips: Lives at 35th and Freya. Enjoys walking through the existing Open Space on the property and would like to see it conserved.
 - Timothy Ice (written comments, read by Chair): Favorable
 - Mike McBride (written comments, read by Chair): Favorable
 - Drew & Lisa Repp (written comments, read by Chair): Favorable
 - Southgate Neighborhood Council's Land Use Committee (written comments, conclusions read by Chair): Favorable, but the committee prefers the version with Crestline connected to Southeast Blvd.
- **Board Redirect:** Applicant provided opportunity to address Public Comments
 - The applicant stated that he had no comment on the items raised during Public Comments.
- **Public Comment comment period is closed**
- **Board Discussion**
 - Members of the Board ask applicant for clarification of various items
 - Density: Applicant stated that the proposed density is within the already-permitted range.
 - Buffer near existing residences: Applicant stated that a concept offered by the board (increasing landscape buffer by converting proposed 90-degree parking to parallel-parking) is a good option.
 - Mixed-Use: Applicant clarified that the proposed business buildings nearest 29th Avenue are intended to be mixed-use, with residential units above a commercial ground floor.
 - Separation of Town Square from Community Center: Applicant stated that they are thinking of a more "urban" setting for the Community Center.
 - On-street parallel parking: Applicant agreed that parallel parking works best when provided nearest retail and commercial uses, but expressed concern over any mandated on-street parking since streets would feel too-wide when no one is availing themselves of the parking.
 - Design Departures: Applicant stated that they would submit a request for a departure for certain sidewalk widths.
 - Wetlands & Aspens: Applicant stated that the Department of Ecology confirmed that there were no wetlands on the development site. Applicant stated that the on-site features they are most interested in preserving are the existing pines and basalt outcroppings.
 - Pedestrian Connection at end of cul-de-sac: Applicant stated that such a connection would receive only sporadic use and would not be an efficient use of resources.
- **Board Motion**
 - Applying to Both Submitted Design Concepts**
 - 1. **Green Space Buffer:** Applicant shall investigate opportunities to increase the landscape buffer between the existing houses on 34th and the southernmost attached residential units.
 - 2. **Mature Tree Vegetation:** The applicant shall use all opportunities possible to preserve mature, healthy urban forest canopy.
 - 3. **Club House / Community Center and Town Square:** The applicant shall further define the pedestrian traffic, access, parking, and circulation surrounding the club house / community center and town square uses. Specifically address vehicular and pedestrian conflicts.
 - 4. **Sidewalk Deviation:** The applicant shall bring back before the board at the next DRB meeting additional information regarding the requested design departure relating to sidewalks and associated buffer strips within the CC1 Zone.

Additional Item for Conceptual Site Plan

- 5. Traffic Calming:** Applicant shall investigate opportunities to optimize the traffic calming strategies along the proposed Crestline / 31st connection, to accommodate the flow of vehicular traffic while emphasizing pedestrian and bicycle safety.
Motion to Approve made by Kathy Lang, seconded by Anne Hanenburg: Passed unanimously 6/0 (note that Alex Maxwell departed the meeting at 7:00 p.m.).

Board Business: No board business

Motion to adjourn; seconded; passed unanimously 6/0.

Meeting Adjourned at 9:05 p.m.

Next Design Review Board meeting is scheduled for **May 9, 2018**