

# Design Review Board - Meeting Minutes

May 9, 2018

Meeting called to order at 5:32 PM

## Attendance

- Board Members Present: Steven Meek - Chair, Kathy Lang (CA Liaison), Ted Teske, Anne Hanenburg, Alex Maxwell, Ryan Leong.
- Board Members Not Present: Charlene Kay, Dave Buescher.
- Quorum present. (*No less than four*).
- Board Guests: The two members of the Spokane Landmarks Commission were in attendance.
- Betsy Bradley (Citizen at Large member), and Ernie Robeson (Architect member).
- Staff Present: Dean Gunderson, and Omar Akkari

## Briefing Session:

### 1. Chair Report: Steven Meek - No report.

**Staff Report:** Dean Gunderson had a conversation with Kathy Lang regarding some confusion about the work product of the DRB when it comes to Collaborative Workshops in that historically, they have been referred to as 'recommendations', but they are actually distinct from the recommendations made at the Recommendation Meeting. The term they felt was more appropriate is 'advisory actions' for the collaborative workshop comments, particularly when she reports to the Community Assembly. The term 'recommendations' can then be reserved for recommendations that are passed on to the decision-making authority. This change will begin at tonight's meeting.

### 2. Approval of the April 25, 2018 meeting minutes.

- Call for a motion:
  - Page 1: Remove the letter 's' in "protects".
  - Add to second bullet under Collaborative Workshop, "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."
  - **Motion to approve minutes as amended - Anne; Ted seconded; Minutes approved unanimously 6/0.**
- Any Old Business? No.
- Any New Business? No.
- Any Changes to the Agenda? No

## Workshop:

### 3. Collaborative Workshop: 1307 West First Avenue

The DRB will consider the design of the proposal as viewed from the surrounding public realm.

- **Staff Report:** Dean Gunderson - City of Spokane
  - Dean gave a PowerPoint presentation and Staff Report. He described the existing property and its historic and current uses, and gave a brief summary of the project. He noted that this was a historically listed property and that the owner has had it de-listed, and a portion of the property demolished.
- **Applicant Presentation:**
  - The applicant gave a PowerPoint presentation and summarized the project. The applicant is proposing a mixed-use, pedestrian-oriented structure, with an 85-foot height limit, and as much transparency on the ground floor as possible.
- **Public Comment:** Verbal and Written comments
  - No public comment.
- **Board Discussion and Motion**

**Betsy Bradley:** You have cited a lot of guidelines but you didn't get down to details about how being in an historic district has informed the design of the building, particularly massing; also, the two things that are key in an historic district are compatible height, and holding the street line, and I see that some of your approaches to building new construction in the historic district are at odds with other guidelines. You didn't mention once during your presentation that you were building in an historic district and that surrounding buildings were in an historic district. How do you see the height of [that] building being compatible in an historic district, especially the buildings closest to it?

**Evan:** We originally looked at building a higher building, and I think there are other buildings in the area that are higher, and that we could have gone higher, as allowed, but chose not to try to remain compatible with the surrounding context. We had to try to make the project cost viable. We felt a seven-story building was a good middle-ground. The owner and design team are very aware of the historical context of the area.

*What masonry material are you considering?*

**Evan:** We have looked at some masonry. We would like to hear your ideas and get some guidance from you. We are wanting to maintain as much transparency on the main floor as possible, but will need some masonry in-between glazing. How much do you want to see? For the upper floor areas, we are looking at architectural metal panels, or fiber cement panels along with some brick accent pieces along balconies, etc.

**Dean:** Downtown guidelines encourage compatibility of materials. Reconcile historic with contemporary detailing on building façade. Important to blend that context. Brick is important - even modern use of brick to acknowledge that you are in an historic district - even as an accent.

**Ann:** Looking at the supplemental portion of your submittal, page 25, first level floor plan; what might the public plaza space be like on First Avenue as far as width and functionality?

**Evan:** It would be 12-foot sidewalk, eight-foot bump-out, and pulling back the façade for restaurant use. Also, balancing recessed entries for both uses. The public space will be in front. There is a vacated alleyway in back, but this will feel pedestrian-oriented for the tenants.

**Ann:** For this space, think about Railroad Alley and see how you can engage with it for the public. There was a street furniture discussion and discussion of greenspace or green roof.

- **Public Comment:**  
No Public Comment.
- **Board Discussion**
  - A written comment from Dave Buescher was read. (See attached letter). Summary, concept is spot on, but the application is lacking in detail and may need to come back for a second collaborative workshop.
  - **Steve** agrees. We don't have any idea what the exterior facades will look like. This is a critical issue. We have components that we can talk about. We need more information on the exterior materials and detailing - the western façade especially. What could be done to incorporate a creative use of masonry to break up the massing.
  - **Ann:** There is a requirement for public space, and this needs to be explored to comply with the regulations. Tie-in your alley area with Railroad Alley. Encourage district continuity using kit of parts and palate; look at what is adopted for this area. Utilize art for creative addition to the west façade.
  - More visual interest on the upper floors is needed.

**Motion:**

- The DRB encourages the applicant to explore a design context that demonstrates connectivity to Railroad Alley, and enhances the pedestrian experience and connectivity to Adams Street and adjacent southern parcel.
- Applicant shall return with solutions of how they are going to meet the 540-sf minimum requirement of open space plaza space along First Avenue.
- Encourage the applicant to utilize the site furnishings and kit of parts/pallate developed by the DSP/City of Spokane to provide continuity for the West Downtown Historic District and Carnegie Square.
- The applicant shall return with a more refined design of all exterior facades. Showing materiality and transitions between materials.
- Breaking up massing of west façade through material changes, breaks in facades; artwork; material pallate; and detailing.
- Demonstrate how the upper portion of the building will create visual interest and interest in the downtown skyline, and conforms with Downtown Guideline A2.
- The applicant shall return with a more well-defined roof plan and exiting plan for the adjacent roof-top space.

**Motion to Approve made by Anne, seconded: Passed unanimously 6/0.**

Evan: We are on board with all of your suggestions.

**Recommendation Workshop for the Global Credit Union**

- DRB member Ann Hannenburg recused herself from this portion of the DRB meeting.
- **Staff Report:** Dean Gunderson, City of Spokane
  - Dean gave a PowerPoint presentation and Staff Report. He described the existing property and its current uses, and gave a summary of the project. It falls within the Gateway area which brings it before the DRB.
  - Included in the discussion was: parking, view screening, landscaping, exterior materials, lighting package, artwork, water table, four building facades, and entrances, ATM lanes, parking under the freeway lease from the City (up in 2021), and signage.
- **Applicant Presentation:**
  - The applicant gave a PowerPoint presentation, summarized the project and touched on staff comments and how the applicant has addressed those concerns. The applicant is proposing a campus upgrade to this Global property. Parking was reduced, and landscaping increased 30 percent, including 14 planters, due to proximity to the gateway.
  - We are trying to tie the campus together with landscaping and custom pavers.
  - The applicant and two DRB members participated in the Gateway project, along with Char Kay from WSDOT. They are hoping to come up with a good pedestrian crossing across 4<sup>th</sup> Avenue
  - **Kathy:** Camouflaging equipment on the top of the building from the freeway view was done well.
  - Bringing brickwork down to ground level should reflect materials and bulk of original building (non-historic). Their design decision to use original brick color.
  - The DRB, looking at the advisory action list, feel applicant has addressed all actions.
- **Public Comment:** Verbal and Written comments: No public comment.
- **Board Discussion and Motion**  
No concerns at this time.  
**We recommend the project be approved as presented.**  
**Moved and Seconded; Passed unanimously 6/0.**

**Board Business:** No board business

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

Meeting Adjourned at 8:16 p.m.

Next Design Review Board meeting is scheduled for **May 23, 2018**