

Design Review Board - Meeting Minutes

June 13, 2018

Meeting called to order at 5:31 PM

Attendance

- Board Members Present: Dave Buescher -Chair pro-tem, Alex Maxwell, Anne Hanenburg, Charlene Kay, Kathy Lang, Ryan Leong (late).
- Board Members Not Present: Steven Meek - Chair, Ted Teske
- Quorum present. YES (*No less than four*).
- Staff Present: Dean Gunderson, Omar Akkari, Heather Trautman, James Richman.

Briefing Session:

1. **Chair Report:** No report.
2. **Secretary Report:** The DRB had a notice that on May 9th, 2018, Ted Teske voluntarily recused himself from any further deliberations on the Garden District application.

Board Business:

3. **Approval of the May 23, 2018 meeting minutes.**
 - Call for a motion to approve minutes:
Moved: Alex **Second:** Char **Minutes approved 3/0 (2 abstentions).**
4. **Old Business: None**
5. **New Business:** Late this afternoon we had a request for the applicant of the CSO 24 Plaza and Dog Park (NW corner of 1st and Adams), to come back with final designs for the kiosk, lighting, signage, gateway features and site furniture; and to provide a summary of his design resolutions for the unified form. He is requesting the resubmittal be handled as an administrative review that would task staff to make the analysis, and then the chair could make a recommendation to the full board.
Motion: Approve routing the final CSO 24 Design Review through an administrative review.
Moved: Ryan **Second:** Anne **Passed Unanimously. 5/0 (1 abstention).**
6. **Changes to the Agenda?** No.

Workshop:

7. Collaborative Workshop: Garden District PUD Project - Omar Akkari

- **Staff Report: Omar Akkari - City of Spokane**

This is the second DRB meeting for this project. We will review what the Board's advisory actions were at the first meeting; and staff had two additional advisory actions prior. The discussion going forward should be focused on those items:

- Green space buffer: investigate opportunities to increase the greenscape between the houses on 34th and southern most detached units.
- Preserve mature, healthy urban forest canopy.
- Club house and town square - the applicant shall define pedestrian access, parking and circulation around the club house. (Applicant indicated they may need a sidewalk deviation, (12-foot sidewalk in some places, e.g. around mixed-use; purely residential 6-foot sidewalk with 6-feet of landscaping). Tonight, the applicant was to bring back additional material defining this departure.

- Traffic calming - investigate opportunities to optimize strategies. (Will not be discussed at this meeting.)

Tonight, the Board is tasked with discussing the following, to bring us back to the hearing examiner's decision criteria:

- Does this board find that this project demonstrates the use of the innovative, aesthetic, and energy-efficient site and architectural design?
- Do we have enough content for this Board to answer that question? If not, we need to make a determination of what the next steps are.
- **Applicant Presentation - Jim Frank from Greenstone:**

Mr. Frank gave a presentation. He addressed some issues that came up at the last meeting including.

- South boundary.
- Protection of mature trees including the Crestline Corridor.
- Retention of many of the existing nature trails.
- Napa ROW - not being vacated, and will connect to the trail and natural area there.
- Siting, massing, and scale of buildings are all part of the 'architecture'.
- Three design guidelines are important to this project: We have talked to many people in the neighborhood in a meaningful way. We feel this is a better project if Crestline does not go through. We are now focusing on the design based on this.
 - Preserve significant physical features. We would lose a lot of trees if Crestline goes through.
 - Community environment - language out of SMC. We don't want to bifercate the neighborhood.
 - Pedestrian-oriented design: Pedestrians come first in this project. Not all connectivity is vehicle connectivity.
 - There is no deviation from the CC1-guidelines besides sidewalks.
 - There is no deviation from multi-family guidelines.
 - Clubhouse - similar to Kendal Yards.
 - Architectural pallet. Some new images from previous packet were reviewed.
- Jim noted the most important design issue on this project is whether Crestline goes through or not, and is asking the DRB to take a position on that - your opinion or recommendation to the Hearing Examiner and/or City Council - from a design standpoint - is it better to put that road in or not?
- **Dave indicated to the group that the DRB cannot make a decision on whether or not the road goes through.** We understand that the majority of you do not want Crestline to go through - but we can't make a recommendation on this point - it is left to the hearing examiner, the traffic engineer and the City Council.
- **Public Comment: Verbal and Written Comments.**
 - Mr. Frank: I object to what you just said and don't believe it's true. You do have the authority to make a recommendation on the design, based on design criteria, of this project, and part of the design is whether or not that road goes through or not.
 - Mr. Hoyer: The current design requires me to drive five blocks south to 32nd, in order to go north - what is the extent of this carbon footprint? The fire marshal issues are important.
 - Ms. Tomsic: I also wrote in. I like the open space design. I like the non-connecting Crestline that preserves that open space.
 - Mr. Milani: Keeping Crestline closed keeps the neighborhood safer.
 - Connie Scott: Please consider the elementary school on Crestline and traffic on Thurston. We are concerned about the safety of the children.
 - Mr. Puzio: A lot of people are here from the neighborhood tonight - we will miss those trees. What is more complimentary to the neighborhood - traffic on Crestline will bisect

the neighborhood. I find it unusual that someone from another neighborhood, Southgate, are weighing in, for what I believe is to solve a traffic issue on Regal.

- Ms. Ngaldea: I love the neighborhood and like seeing my children ride their bikes through the neighborhood, and like the current design.
- Mrs. Reimann: Maintain the existing roads; expand and take out planter beds and give us our four lanes back so traffic can move; keep traffic away from the school streets; don't bisect the neighborhood and ruin the community nature and feel. Support Jim Frank's current design - one way in and one way out. Don't endanger lives with traffic!
- Mr. Reimann: We like this design. Three dots connecting Crestline over to SE Blvd. We would like to see some connection for the neighborhood. Don't turn neighborhood streets into thoroughfares. Maintain the roads.
- Comment letters were read by Mr. Beuscher. The majority were opposed to opening Crestline to through-traffic.

- **Board Discussion and Motion**

The applicant was invited to join the Board discussion to answer questions.

- Landscape buffer concern has been addressed.
- The current design achieves the goal of preserving the mature tree canopy - recommend to the Hearing Examiner to protect those trees.
- Items outside the domain of the DRB will be passed on to appropriate parties.
- Any PUD modification will bring this project back to the DRB.

Clubhouse Community Center/Town Center -

- Amenities will be stretched throughout the site and much of it will be open to the public - not just residents. Private spaces will be open to the public - rules related to them would be based with homeowners association.
- Add artwork at the end of that road to show terminus.
- Energy: Will install a solar panel in all street and pedestrian lighting, etc.
- Item #4: Looking for deviation - desirable to separate pedestrian from the street.
- Traffic calming: Napa connection creates more of an urban connection. Allow more distributed traffic pattern. Napa connection should be discussed with the neighborhood.
- #5 - we cannot comment on. A design variance on streets goes to the City engineer.

Dave Beuscher formerly closed public comment in order to move forward with Board discussion and motion with the following draft actions.

- Landscape buffer: Mature urban forestry canopy is very important to the public and Board. Economic, ecological, and aesthetic value.
- Mature tree vegetation: consideration given to additional conifers.
- Townsquare
- Sidewalk deviation
- Traffic calming: If the city forces Crestline then we want the applicant to come back to address change.
- Façade of the two-story mixed-use roof-line - add variation.
- Talk to the neighborhood on connectors.

Heather Trautman provided some clarification on design standards, code requirements, and other required reviews such as SEPA. She pointed out that the DRB is focusing on design standards only. The Hearing Examiner reviews all elements of the project. In crafting the advisory actions, the DRB can request reviews by other departments.

Motion:

- The Design Review Board finds that the site design and architecture as presented demonstrates the use of innovative, aesthetic, and energy-efficient design.

- The Design Review Board supports the requested design departure to provide a 6 ft. separated sidewalk with a 6 ft. planting strip.
- The project as proposed preserves the healthy urban forest canopy and supports a pedestrian friendly environment.
- The applicant shall preserve the existing alley of trees in the center of the site.
- The applicant shall consider opportunities for a terminated vista at South Crestline Street and East 32nd Avenue with an amenity or art.
- The applicant shall consider opportunities for greater variation of the roof form of the two story multifamily housing units on the south end of the site to better blend with the existing neighborhood.
- The project as proposed will better meet the buffer requirement if conifers are integrated into the southern landscape buffer.
- In the event that the City of Spokane requires that the Crestline connection be established, the applicant shall return to the Design Review Board to address traffic calming, along with any disruptions to the pedestrian friendly environment and urban forest canopy.

Motion to approve: Ryan Second: Anne Approved Unanimously 6/0.

Dean noted that the hearing examiner may determine that ‘traffic calming’ is outside the purview of the DRB.

8. Collaborative Workshop Meeting: 1309 West First Avenue -Trek Architecture

- **Staff Report: Dean Gunderson - City of Spokane**

Dean gave a presentation on this project. This is a seven-story mixed-use building on West 1st Avenue. The first Collaborative Workshop occurred on May 9th with members of the Landmarks Commission present. Landmarks de-listed one half of the structure which is what brought this project to the DRB. The STA Central City Line and CSO tank are located in the vicinity. He noted the Streetscape Infrastructure Program’s “kit-of-parts” reflects district standards. He reviewed revisions made to the project and additional information received since the last meeting. He noted the rhythm of the architectural base of surrounding buildings and how that will tie in with the building entrance.

The applicant was invited to present how they responded to each of the requests made by the DRB at the previous meeting, sharing details of those modifications.

Public Comment:

Tracy Stromberg. We are concerned with the west façade - the rest of the building is fantastic. We like the lighter brick color. Not thrilled with the mural idea. Perhaps different materials to break up and lighten that wall would be a better option.

Jordan: Purchased the building across the street from this building. We like what they are doing to this building. The design fits with what we plan to do with our building.

Applicant was invited back:

The applicant reviewed the options, but focused on the proposed design introduced today (Option A), including brick color, windows, light-wells, recesses, balconies, street furniture, facades, etc.

- Dave asked about signage and lighting: How do you plan to address these two items? The applicant discussed various lighting element implementations they plan to use around the building.
- Signage will be minimal.
- Avoid creating an ‘island’ with furnishings being too distinct; perhaps make it more ‘artistic’. Meet with STA and the City to collaborate on furniture.
- Material palette was discussed. They are trying to be sensitive to the district. Kathy requested more ‘compatible’ materials in this historic district. Look at neighborhood context and look at the depth of the brick; work to articulate the façade.

- We are trying to play down the height of the building with the playful articulation of the façade.

Motion:

- The applicant shall provide additional information regarding lighting, in accordance with D-7 of the Downtown Design Guidelines.
- The applicant shall explore signage opportunities, and how they may integrate with the building, in accordance with D-5 of the Downtown Design Guidelines.
- The applicant shall provide further articulation of the west façade, notably at the reentrants adjacent to the building core.
- The applicant shall clarify the site furnishings and consider the site context as it relates to B-1 and B-3 of the Downtown Design Guidelines. Reach out to the City of Spokane, the Riverside Neighborhood Council, and the Spokane Transit Authority to determine if a continuity of site furnishings between the Streetscape Infrastructure Program, the Central City Line, and the Plaza improvements at CSO #24 site can be accomplished.
- The applicant shall investigate opportunities to further articulate the brick façade, through an observance of the adjacent brick buildings in the neighborhood.
- The applicant shall return to the Design Review Board to present its response to the above listed Advisory Actions.

Motion to approve: Ryan Second: Anne Approved Unanimously 6/0.

Board Business: No board business

Meeting adjourned at 9:57 p.m.

Next Design Review Board meeting is scheduled for **June 27, 2018**