

# Design Review Board - Meeting Minutes

November 28, 2018

Meeting called to order at 5:32 PM

## Attendance

- Board Members Present: Anne Hanenburg, Charlene Kay, Dave Buescher - Vice-Chair, Kathy Lang (CA Liaison), Steven Meek - Chair,
- Board Members Not Present: Alex Maxwell, Ryan Leong, Ted Teske
- Quorum present: Yes
- Staff Present: Dean Gunderson, Senior Urban Designer; Alex Mann, Urban Designer

## Briefing Session:

1. **Chair Report:** Steven Meek
2. **Secretary Report:**
  - The Subcommittee meeting will be held on December 19<sup>th</sup>
  - Board agrees to cancel the regularly scheduled December 26<sup>th</sup> meeting.

## Board Business:

3. **Approval of Minutes:**
  - Motion to approve meeting minutes for November 14, 2018, made by Anne Hanenburg, seconded by Dave Buescher. Motion passed (5/0)
  - Motion to ratify the Advisory Actions vote from November 14<sup>th</sup>, 2018 made by Kathy Lang, motion seconded by Anne Hanenburg. Motion passed unanimously (5/0)
4. **Old Business:** None
5. **New Business:** None
6. **Changes to the Agenda:** The order of the workshops was modified (moving the Southeast Sport Complex item to first in order, as requested by the applicant's representative and agreed to by the Riverfront Park - North Bank owner representative)

## Workshop:

1. **Southeast Sport Complex-Recommendation Meeting**
  - Staff report: Alex Mann; Neighborhood & Planning Services
  - Public Comment: None
  - Applicant Report: Michael Terrell; Landscape Architecture
  - Questions asked and answered

Based on review of the materials submitted by the applicant and discussion during the November 28, 2018 Recommendation Meeting the Design Review Board recommends the approval of the project subject to the following conditions:

1. The applicant shall coordinate colors between the restroom structure and shelters.

Please see the following Comprehensive Plan Goals and Policies:

### ***Chapter 3: LU - Land Use***

*LU 6.9: Facility Compatibility with Neighborhood - "Ensure the utilization of architectural and site designs of essential public facilities that are compatible with the surrounding area."*

### ***Chapter 4: TR - Transportation***

*TR Goal A: Promote a Sense of Place - "Promote a sense of community and identity through the provision of context sensitive transportation choices and transportation design features, recognizing that both profoundly affect the way people interact and experience the city."*

## **Chapter 8: DP - Urban Design & Historic Preservation**

*DP 2.3: Design Standards for Public Projects and Structures - "Design all public projects and structures to uphold the highest design standards and neighborhood compatibility."*

*DP 2.6: Building and Site Design - "Ensure that a particular development is thoughtful in design, improves the quality and characteristics of the immediate neighborhood, responds to the site's unique features - including topography, hydrology, and microclimate - and considers intensity of use."*

**Per the Public Projects or Structures Guidelines, Rev. March 14, 2001:**

*A.1 General Site Design and Context: "The functional elements of the project, including open space, buildings, parking areas, circulation, and pedestrian areas, should be arranged and designed to be integral to each other..."*

*B.2 Building Proportions, Size, Scale, and Aesthetics:*

*Criteria 1: "Buildings should be built in a manner that reinforces the aesthetics of the surrounding areas and building by incorporating similar materials, styles, lines, and details into the design."*

*Criteria 3: "...Consideration should be given to materials that are similar in quality, character, texture, finish, and dimension to those commonly found in the best-designed buildings in Spokane..."*

2. The Design Review Board recommends approval based upon the presented submittal.

**Motion to approve the Recommendation made by Anne Hanenburg, seconded by Dave Buescher. Approved unanimously (5/0)**

### **2. Riverfront Park/North Bank- Collaboration Meeting**

- Staff report: Dean Gunderson; Neighborhood & Planning Services
- Public Comment: None
- Applicant Report: Berry Ellison; Parks and Recreation, Dell Hatch, Julia Culp
- Questions asked and answered

**Based on review of the materials submitted by the applicant and discussion during the November 28, 2018 Collaborative Workshop the Design Review Board recommends the following advisory actions:**

1. The applicant is encouraged to continue to develop the design of the project as presented in revised preferred alternative concept plan (dated 11/28/18); which includes the proposed location of the M&O facility.

*Please see the following Comprehensive Plan Goals and Policies*

*LU 1 CITY-WIDE LAND USE, LU 1.13 Parks and Open Space, LU 2 PUBLIC REALM ENHANCEMENT, LU 2.1 Public Realm Features, LU 5.4 Natural Features and Habitat Protection, LU 6.9 Facility Compatibility with Neighborhood, TR GOAL A: PROMOTE A SENSE OF PLACE, TR 2.1 Physical Features, TR 4.25 Pedestrian and Bicyclist Access to Parks, TR 2.7 Safe Sidewalks, TR 7 Neighborhood Access, TR 17 Paving Existing Unpaved Streets, BMP 3 (provision of short- and long-term bike parking), DP 1.3 Significant Views and Vistas, DP 1.4 Gateway Identification, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.14*

*Town Squares and Plazas, DP 2.15 Urban Trees and Landscape Areas, DP 2.21 Lighting, and NE 12.1 Street Trees*

***Please see the following Downtown “Fast Forward” Plan Goals***

*2.2 BUILT FORM AND CHARACTER, 2.3 MULTI-MODAL CIRCULATION AND PARKING, 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES, and 2.6 ENVIRONMENTAL STEWARDSHIP*

***Please see the following Downtown Design Guidelines***

*A-1 Respond to the Physical Context, B-1 Respond to Neighborhood Context, B-2 Create Transitions in Bulk and Scale, B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area, B-4 Design a Well-Proportioned & Unified Building, B-5 Explore Opportunities for Building Green, C-1 Promote Pedestrian Interaction, C-2 Design Facades of Many Scales, C-4 Reinforce Building Entries, C-7 Install Pedestrian-Friendly Materials at Street Level, D-1 Provide Inviting & Usable Open Space, D-2 Enhance the Building with Landscaping, D-3 Respect Historic Features That Define Spokane, D-4 Provide Elements That Define The Place, D-6 Provide Attractive and Appropriate Lighting, D-7 Design for Personal Safety & Security, D-8 Create “Green Streets”, E-1 Minimize Curb Cut Impacts, E-3 Minimize the Presence of Service Areas, and E-4 Design “Green” Parking*

***Please see the following Public Projects or Structures Guidelines***

*A.1 General Site Design and Context, A.2 Circulation and Parking, A.3 Pedestrian Access & Amenities, B.1 General Design, Entries, and Streetscape, B.2 Building Proportions, Size, Scale and Aesthetics, B.5 Lighting, C.1 General Landscape Design, C.2 Parking Lot Screening and Separation, D.1 Street Design, D.2 Utilities Design, E.1 Public Spaces Design*

2. The applicant shall coordinate with the SportPlex design/build team to develop & integrate pedestrian, visual, and stormwater/rainwater connections to that project’s development and the Riverfront Park - North Bank development.

***Please see the following Comprehensive Plan Goals and Policies***

*LU 1 CITY-WIDE LAND USE, LU 1.13 Parks and Open Space, LU 2 PUBLIC REALM ENHANCEMENT, LU 2.1 Public Realm Features, LU 5.4 Natural Features and Habitat Protection, LU 6.9 Facility Compatibility with Neighborhood, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.14 Town Squares and Plazas, and DP 2.15 Urban Trees and Landscape Areas*

***Please see the following Downtown “Fast Forward” Plan Goals***

*2.2 BUILT FORM AND CHARACTER, 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES, and 2.6 ENVIRONMENTAL STEWARDSHIP*

***Please see the following Downtown Design Guidelines***

*A-1 Respond to the Physical Context, B-1 Respond to Neighborhood Context, B-5 Explore Opportunities for Building Green, C-1 Promote Pedestrian Interaction, D-1 Provide Inviting & Usable Open Space, and E-4 Design “Green” Parking*

***Please see the following Public Projects or Structures Guidelines***

*A.1 General Site Design and Context, A.3 Pedestrian Access & Amenities, B.1 General Design, Entries, and Streetscape, C.1 General Landscape Design, D.2 Utilities Design, E.1 Public Spaces Design*

3. The applicant shall work with the City of Spokane Streets Department to explore opportunities to improve the pedestrian experience at the intersection of North River Drive

**& Washington Street (to include, but not limited to, a roundabout that could provide a positive Gateway Entrance).**

***Please see the following Comprehensive Plan Goals and Policies***

*LU 2 PUBLIC REALM ENHANCEMENT, LU 2.1 Public Realm Features, LU 6.9 Facility Compatibility with Neighborhood, TR GOAL A: PROMOTE A SENSE OF PLACE, TR 2.1 Physical Features, TR 4.25 Pedestrian and Bicyclist Access to Parks, TR 2.7 Safe Sidewalks, TR 7 Neighborhood Access, DP 1.4 Gateway Identification, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.15 Urban Trees and Landscape Areas, DP 2.21 Lighting, and NE 12.1 Street Trees*

***Please see the following Downtown “Fast Forward” Plan Goals***

*2.2 BUILT FORM AND CHARACTER, 2.3 MULTI-MODAL CIRCULATION AND PARKING, and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES*

***Please see the following Downtown Design Guidelines***

*C-1 Promote Pedestrian Interaction, C-7 Install Pedestrian-Friendly Materials at Street Level, D-1 Provide Inviting & Usable Open Space, D-4 Provide Elements That Define The Place, D-8 Create “Green Streets”, and E-1 Minimize Curb Cut Impacts*

***Please see the following Public Projects or Structures Guidelines***

*A.2 Circulation and Parking, A.3 Pedestrian Access & Amenities, B.1 General Design, Entries, and Streetscape, D.1 Street Design, and E.1 Public Spaces Design*

4. **The applicant is encouraged to conserve and further develop the proposed integrated Rainwater/Stormwater cycle demonstration in the park.**

***Please see the following Comprehensive Plan Goals and Policies***

*LU 1 CITY-WIDE LAND USE, LU 1.13 Parks and Open Space, LU 2 PUBLIC REALM ENHANCEMENT, LU 2.1 Public Realm Features, LU 5.4 Natural Features and Habitat Protection, LU 6.9 Facility Compatibility with Neighborhood, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.14 Town Squares and Plazas, and DP 2.15 Urban Trees and Landscape Areas*

***Please see the following Downtown “Fast Forward” Plan Goals***

*2.2 BUILT FORM AND CHARACTER, 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES, and 2.6 ENVIRONMENTAL STEWARDSHIP*

***Please see the following Downtown Design Guidelines***

*A-1 Respond to the Physical Context, B-1 Respond to Neighborhood Context, B-5 Explore Opportunities for Building Green, C-1 Promote Pedestrian Interaction, and D-1 Provide Inviting & Usable Open Space*

***Please see the following Public Projects or Structures Guidelines***

*A.1 General Site Design and Context, A.3 Pedestrian Access & Amenities, B.1 General Design, Entries, and Streetscape, C.1 General Landscape Design, D.2 Utilities Design, E.1 Public Spaces Design*

5. **The applicant is encouraged to continue to develop a maintenance yard agreement with Avista.**

***Please see the following Comprehensive Plan Goals and Policies***

*LU 1 CITY-WIDE LAND USE, LU 1.13 Parks and Open Space, LU 2 PUBLIC REALM ENHANCEMENT, LU 2.1 Public Realm Features, LU 5.4 Natural Features and Habitat Protection, LU 6.9 Facility Compatibility with Neighborhood, DP 1.3 Significant Views and Vistas, DP 1.4 Gateway Identification, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.14 Town Squares and Plazas, and DP 2.15 Urban Trees and Landscape Areas*

***Please see the following Downtown “Fast Forward” Plan Goals***

*2.2 BUILT FORM AND CHARACTER, 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES, and 2.6 ENVIRONMENTAL STEWARDSHIP*

***Please see the following Downtown Design Guidelines***

*A-1 Respond to the Physical Context, B-1 Respond to Neighborhood Context, B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area, D-1 Provide Inviting & Usable Open Space, D-4 Provide Elements That Define The Place, and E-3 Minimize the Presence of Service Areas*

***Please see the following Public Projects or Structures Guidelines***

*A.1 General Site Design and Context, A.2 Circulation and Parking, C.1 General Landscape Design, and E.1 Public Spaces Design*

6. The DRB highly values the proposed engagement with all nine types of play (five physical, four social). If budget constraints present themselves the board strongly encourages the conservation of nature play over the installation of traditional play structures.

***Please see the following Comprehensive Plan Goals and Policies***

*LU 1 CITY-WIDE LAND USE, LU 1.13 Parks and Open Space, LU 2 PUBLIC REALM ENHANCEMENT, LU 2.1 Public Realm Features, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.14 Town Squares and Plazas, and DP 2.21 Lighting*

***Please see the following Downtown “Fast Forward” Plan Goals***

*2.2 BUILT FORM AND CHARACTER, and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES*

***Please see the following Downtown Design Guidelines***

*C-1 Promote Pedestrian Interaction, C-7 Install Pedestrian-Friendly Materials at Street Level, D-1 Provide Inviting & Usable Open Space, D-3 Respect Historic Features That Define Spokane, D-4 Provide Elements That Define The Place, D-6 Provide Attractive and Appropriate Lighting, and D-7 Design for Personal Safety & Security*

***Please see the following Public Projects or Structures Guidelines***

*A.1 General Site Design and Context, A.3 Pedestrian Access & Amenities, B.1 General Design, Entries, and Streetscape, B.5 Lighting, C.1 General Landscape Design, and E.1 Public Spaces Design*

7. The applicant is encouraged to increase view corridors through the proposed surface parking lot to include the river frontage edge (reduce parking, increase visual and physical connection to the river and Centennial Trail).

***Please see the following Comprehensive Plan Goals and Policies***

*LU 1 CITY-WIDE LAND USE, LU 1.13 Parks and Open Space, LU 2 PUBLIC REALM ENHANCEMENT, LU 2.1 Public Realm Features, LU 5.4 Natural Features and Habitat Protection, LU 6.9 Facility Compatibility with Neighborhood, TR GOAL A: PROMOTE A SENSE OF PLACE, TR 2.1 Physical Features, TR 4.25 Pedestrian and Bicyclist Access to Parks, TR 7 Neighborhood Access, DP 1.3 Significant Views and Vistas, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.15 Urban Trees and Landscape Areas, and DP 2.21 Lighting*

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*2.2 BUILT FORM AND CHARACTER, 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES, and 2.6 ENVIRONMENTAL STEWARDSHIP*

***Please see the following Downtown Design Guidelines***

*A-1 Respond to the Physical Context, B-1 Respond to Neighborhood Context, C-1 Promote Pedestrian Interaction, D-1 Provide Inviting & Usable Open Space, D-3 Respect Historic Features That Define Spokane, D-4 Provide Elements That Define The Place, D-6 Provide Attractive and Appropriate Lighting, D-7 Design for Personal Safety & Security, and E-4 Design “Green” Parking*

***Please see the following Public Projects or Structures Guidelines***

*A.1 General Site Design and Context, A.2 Circulation and Parking, A.3 Pedestrian Access & Amenities, B.5 Lighting, C.1 General Landscape Design, C.2 Parking Lot Screening and Separation, and E.1 Public Spaces Design*

**Motion to approve Advisory Action made by Anne Hanenburg, seconded by Charlene Kay. Approved unanimously (5/0)**

Meeting adjourned at 8:22 p.m.

The next regularly scheduled Design Review Board meeting is scheduled for **December 12, 2018**