

Design Review Board - Meeting Minutes

February 27, 2019

Meeting called to order at 5:37 PM

Attendance

- **Board Members Present:** Steven Meek (Chair), Kathy Lang (CA Liaison), Anne Hanenburg, Ted Teske, Grant Keller, Mark Brower* (* Note: Mark Brower was officially appointed to the board at the City Council's March 4th, 2019 legislative meeting - his participation at this meeting is as a guest of the board)
- **Board Members Not Present:** Alex Maxwell, Chuck Horgan
- **Quorum present:** Yes (quorum lost at 8:30 pm)
- **Staff Present:** Dean Gunderson (Senior Urban Designer), Alex Mann

Briefing Session:

1. **Chair Report:** Welcomed Mark Brower and Grant Keller to the Design Review Board.
2. **Secretary Report:**
 - Request that the board provide written nominations for the Vice Chair position.
 - Urban Design Staff with the City planning department are working on the innovation alley ways project. The City has targeted railroad alley and steam plant alley to look at ways that interventions can be implemented in the alley ways. Staff is developing a tool kit that allows adjacent property owners to do work within the alleyway. The members of the board are invited to participate in a design session being held March 29th and 30th.

Board Business:

3. **Approval of Minutes:** January 9, 2019 meeting minutes approved unanimously (5/0)
4. **Old Business:** None
5. **New Business:** None
6. **Changes to the Agenda:** Dean Gunderson shared with the board members that public comments for the Deep Pine project were posted on the project's website and shared with the board electronically and they were provided physical copies

Workshop:

Deep Pine Overlook PUD/SCUP

- Staff report presented by Dean Gunderson; City of Spokane Planning Department
- Applicant report presented by Taud Hume; JRP Land, LLC
- Public Comment:
 - Phil Larkin with Friends of the Bluff provided comment and suggestions to improve the current Deep Pine Overlook project to provide connectivity and access to the neighborhood.
 - Pat Keagan with Friends of the Bluff commented on the benefits to improving connectivity to the neighborhood and the public.
 - Lunell Haught with Inland Northwest Trails & Conservation commented on the connectivity and the impact that the project may have on the agricultural area.
- Questions asked and answered
- Discussion ensued

Based on review of the materials submitted by the applicant and discussion during the February 27, 2019 Collaborative Workshop the Design Review Board recommends the following advisory actions:

1. The applicant shall provide additional information on the proposed treatment of site fencing with attention paid to the site constraints and opportunities.
2. The applicant shall provide additional information on trail access, connectivity, site amenities, and materiality.
3. The applicant shall further articulate the proposed solution for a vehicular turn-around provided outside of the main gate, including the aesthetics and materiality of the turn-around and gate.
4. The applicant is encouraged to explore how the site's agricultural history and vernacular may inform the architectural aesthetics of the proposed development.
5. The applicant is encouraged to explore opportunities for sensitive site design.
6. The applicant shall articulate the proposed development's relationship to its surrounding landscape, with particular attention paid to the development's perimeter and incorporation of indigenous vegetation.
7. The applicant shall submit the completed Habitat Management Plan as a component of their next application package.
8. The applicant is encouraged to continue their engagement and cooperation with The Friends of the Bluff.

Vote on the Advisory Action: Anne Hanenburg (Motion), Ted Teske (Second). Approved unanimously 5/0

1. SportsPlex

- Staff report:
- Applicant report:
- Public Comment: None
- Questions asked and answered
- Discussion ensued

Based on review of the materials submitted by the applicant and discussion during the February 27, 2018 Collaborative Workshop the Design Review Board recommends the following advisory actions:

1. The applicant shall provide clarity on how the proposed design departure addresses the purpose statement for "Windows – Building Design, 17C.124.510".
2. The applicant is encouraged to continue working with the parks architect to resolve the pedestrian connection between the Riverfront Park North Bank project and the SportsPlex.
3. The applicant is encouraged to incorporate the indigenous basalt rock outcrop on the northeast corner of the site into the site design.
4. The applicant shall continue investigating stronger north-south pedestrian connections across Dean Avenue.
5. The applicant is encouraged to pursue the potential full vacation of Dean Avenue and transference of east-west vehicular connectivity to a redeveloped Gardner Avenue (currently Boy Scout Way).
6. The applicant shall provide clarity on site landscaping, lighting, site furnishings, and a materials palette.
7. The applicant shall provide clarity on the articulation and design of facades over 50' in length, per "Building Articulation, 17C.124.530" and "Treating Blank Wall, 17C.124.570".

Tentative Vote on the Advisory Action: Anne Hanenburg (Motion), Quorum was lacking though the remaining members voted 4/0 (motion to be ratified at the next DRB meeting).

Meeting adjourned at 9:06 pm

Next Design Review Board meeting is scheduled for March 13, 2019