

Design Review Board - Meeting Minutes

March 27, 2019

Meeting called to order at 5:32 PM

Attendance

- **Board Members Present:** Steven Meek (Chair), Chuck Horgan, Grant Keller, Kathy Lang, Mark Brower
- **Board Members Not Present:** Anne Hannenburg, Ted Teske
- **Quorum present:** Yes
- **Staff Present:** Dean Gunderson (Senior Urban Designer), Alex Mann

Briefing Session:

1. **Chair Report:** None
2. **Secretary Report:**
 - Members voted for the vacant Vice Chair position. Based on member's votes, Kathy Lang will be the boards Vice Chair.
 - Design Review Board members were invited to attend the *Hack the Alley* event at 4-degrees Real estate office on Saturday, March 30 at 3pm to judge the designs that will be presented and connect with the designers in our community.
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Board Business:

3. **Approval of Minutes:** February 27, 2019 meeting minutes approved unanimously (5/0)
4. **Old Business:** None
5. **New Business:** Dean Gunderson provided an update on three projects that have been filed with planning department for the next DRB meeting. These projects include the North Bank, Deep Pine Overlook PUD and shoreline conditional use permit and the Sportsplex.
6. **Changes to the Agenda:** None

Workshop:

7. **McDonald's-3rd Avenue & Howard**
 - Staff Report: Presented by Dean Gunderson
 - Applicant Report: Presented by Amanda Martin
 - Public Comment: None
 - Questions asked and answered
 - Discussion ensued

Based on review of the materials submitted by the applicant and discussion during the March 27, 2019 Recommendation Meeting the Design Review Board recommends the following Advisory Actions:

1. The applicant shall coordinate with the city to investigate the amount of sidewalk lighting provided by the existing on-site parking lot once the new street trees are planted, to ensure an adequate amount of lighting (at full foliage) to address any potential public safety issue.
2. The applicant shall coordinate with the Downtown Spokane Partnership regarding the installation of flower basket brackets on the existing street light poles along Howard Street.

3. The applicant shall provide automatic underground irrigation at all landscape beds, including the new street trees along Howard Street.
4. The applicant is strongly encouraged to more fully investigate the introduction of additional glazing along the east, north, and west facades at the project's dining area.
5. The applicant shall extend the new proposed trellis along the Howard Street elevation down to the modified planter bed, to permit the trellis vines to climb the structure. Additionally, the applicant shall provide up-lighting to adequately accent the new landscaping and trellis to provide proper mitigation to the project's Blank Wall.
6. The applicant shall expand the three modified planter beds at the vehicular ingress/egress lanes along 3rd Avenue onto the site to convert the unused asphalt area adjacent to the existing parking stalls. (insert graphic)

Meeting adjourned at 7:51 pm

Next Design Review Board meeting is scheduled for April 10, 2019