

Design Review Board - Meeting Minutes

April 10, 2019

Meeting called to order at 5:31 PM

Attendance

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

Briefing Session:

1. **Chair Report:** None
2. **Secretary Report:**
 - Next meeting (4/24/19) will be held for new board member training
 - The City is still advertising the Urban Designer/Planner position on the Design Review Board
 - Hack the Alley had an attendance of about 21 people. The event was very successful. The next steps will be to collaborate with various City Departments, to continue with stakeholder engagement, and to develop a toolkit.

Board Business:

3. **Approval of Minutes:** March 27, 2019 meeting minutes modified to add the name of the applicant's representative (Amanda Martin), approved unanimously (6/0)
4. **Old Business:** None
5. **New Business:** None
6. **Changes to the Agenda:** None

Workshop:

7. **Deep Pine Overlook PUD/SCUP**
 - Staff Report: Presented by Dean Gunderson
 - Applicant Report: Presented by John Pilcher; JRP Land, LLC
 - Public Comment: None
 - Questions asked and answered
 - Discussion ensued

Based on review of the materials submitted by the applicant and discussion during the April 10, 2019 Collaborative Workshop the Design Review Board recommends the following Advisory Actions:

1. The Board finds the following items to no longer require additional clarification from the applicant:
 - a. 4' split rail fence is appropriate (fits rural theme and good for wildlife)
 - i. All pedestrian gateways shall be consistent with the split-rail fence aesthetic or the "historic wagon wheel on the main vehicular entrance gate" aesthetic as presented.
 - b. Use of the historic wagon wheel on the main vehicular entrance gate
 - i. All vehicular gates shall be consistent with the "historic wagon wheel on the main vehicular entrance gate" aesthetic as presented.
 - c. Trails (within shoreline buffer and internal to the private development)

- d. Naming of streets
 - e. "Energy Efficiency"
 - f. "Innovation"
 - g. Recommend accepting the overall PUD site design as presented ("sensitive site design")
 - h. Indigenous plant materials with the exception of black cottonwood.
 - i. Architectural design of structures (craftsman style and/or referencing local agricultural history)
2. The Board finds the following items require additional clarification from the applicant:
- a. The applicant shall provide the Board with the proposed street tree species per the City of Spokane approved street tree list and their on-center spacing within the private PUD.
 - Please see the [City of Spokane Urban Forestry Approved Street Tree List](#).
 - b. The applicant shall provide a site landscape plan (or plans, as needed) for the final design aesthetic and materials for the following design elements:
 - i. Open space "greenbelt" landscape,
 - ii. Drainage Areas, an
 - iii. Vehicular turnaround, with particular regard to the landscape and site features of the center island.
 - The [Design Review Application Handbook](#) includes Materials Checklists which specify the requirements for Design Review applications at each "step" of the process. This project is a Standard 2-Step Review process, currently in the "Step 2" phase. The above items provide additional clarification regarding the specific locations and subject matter which the Board needs to review in order to make a recommendation. This advisory action shall not be interpreted to constitute a waiver of any required application materials per the Design Review Application Handbook.

The applicant has been notified that this project must complete the Design Review process before a final recommendation is passed on to the Hearing Examiner.

Motion passed unanimously (6/0)

8. Riverfront Park-North Bank

- Staff Report: Presented by Dean Gunderson
- Applicant Report: Presented by Bill LaRue and Julia Culp; Bernardo Wills
- Public Comment: None
- Questions asked and answered
- Discussion ensued

Based on review of the materials submitted by the applicant and discussion during the April 10, 2019 Recommendation Meeting the Design Review Board recommends the approval of the project subject to the following conditions:

- 1. The applicant shall explore incorporating Class III/IV trees within the parking lot biofiltration swales for the purpose of phytoremediation.

Please see the following Comprehensive Plan Goals and Policies:

LU 1.12 Public Facilities and Services

LU 5.1 Built and Natural Environment

DP 2.15 Urban Trees and Landscape Areas

NE 1.2 Stormwater Techniques

Please see the following Downtown "Fast Forward" Plan Goals:

2.6 ENVIRONMENTAL STEWARDSHIP

Please see the following Downtown Design Guidelines:

B-5 Explore Opportunities for Building “Green”

D-8 Create “Green Streets”

E-4 Design “Green” Parking

2. The applicant shall consider incorporating granite boulders.
Please see the following Comprehensive Plan Goals and Policies:

LU 2.1 Public Realm Features

Please see the following Downtown Design Guidelines:

A-1 Respond to the Physical Environment

3. The applicant is encouraged to continue to pursue the “basalt column” theme for the slide tower.
Please see the following Comprehensive Plan Goals and Policies:

LU 2.1 Public Realm Features

LU 5.5 Compatible Development

Please see the following Downtown Design Guidelines:

A-1 Respond to the Physical Environment

Motion passed unanimously (5/0) Chuck Horgan recused himself (as he is a partner with the firm Bernardo Wills)

9. PFD-SportsPlex

- Staff Report: Presented by Alex Mann
- Applicant Report: Presented by Colin C. Anderson; Integrus Architecture
- Public Comment: None
- Questions asked and answered
- Discussion ensued

Based on review of the materials submitted by the applicant and discussion during the first Recommendation Meeting on April 10, 2019, the Design Review Board recommends the approval of the project subject to the following conditions:

3. The applicant shall further explore additional options for façade articulation according to SMC 17C.124.530.

Spokane Municipal Code – Design Standards

See [SMC 17C.124.530](#).

[Downtown Design Guidelines](#)

A-2 Enhance the Skyline

B-2 Create Transitions in Bulk and Scale

B-4 Design a Well-Proportioned & Unified Building

C-2 Design Facades of Many Scales

C-3 Provide Active Facades

4. The applicant shall further explore additional options for treating blank walls according to SMC 17C.124.570.

Spokane Municipal Code – Design Standards

See [SMC 17C.124.570](#).

Downtown Design Guidelines

C-1 Promote Pedestrian Interaction

C-3 Provide Active Facades

C-7 Install Pedestrian-Friendly Materials at Street-Level

D-2 Enhance the Building with Landscaping

D-7 Design for Personal Safety & Security

5. The applicant shall further explore landscaping options on the north façade to better enhance the pedestrian experience as a component of the design departure from SMC 17C.124.510.

Downtown Design Guidelines

D-2 Enhance the Building with Landscaping

D-6 Provide Attractive and Appropriate Lighting

D-8 Create “Green Streets”

6. The applicant shall further explore design options that allow for a large volume of people to simultaneously and safely cross Dean Avenue at the proposed bulb-outs.

[Spokane Comprehensive Plan](#)

Chapter 4: TR5 – Active Transportation

[Spokane Pedestrian Master Plan](#)

Goal 1: Well Connected and Complete Pedestrian Network

Goal 4: Safe and Inviting Pedestrian Settings

Figure 7 - Composite Pedestrian Needs Map: Pedestrian Priority Zones

[“Fast Forward Spokane” Downtown Plan](#)

2.3 MULTI-MODAL CIRCULATION AND PARKING

Relevant Objectives:

- Improve pedestrian and bicycle connections

2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES

Relevant Objectives:

- Develop pedestrian- and bicycle-friendly streetscape improvements

Downtown Design Guidelines

D-1 Provide Inviting & Usable Open Space

D-7 Design for Personal Safety & Security

E-1 Minimize Curb Cut Impacts

7. The applicant shall provide detailed explanation of any Design Departures according to applicable code.

Spokane Municipal Code

See [SMC 17C.124.015](#) and [SMC 17G.030](#).

Motion passed unanimously (6/0)

Meeting adjourned at 10:54 pm

Next Design Review Board meeting is scheduled for April 24, 2019