

Design Review Board - Meeting Minutes

April 24, 2019

Meeting called to order at 5:30 PM

Attendance

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

Briefing Session:

1. **Chair Report:** None
2. **Secretary Report:** None

Board Business:

3. **Approval of Minutes:** April 10, 2019 meeting minutes approved unanimously (4/0)
4. **Old Business:** None
5. **New Business:**
 - Open Public Meeting Training provided to new members
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 24, 2019 Recommendation Meeting the Design Review Board recommends the following Recommendations:

1. **The Design Review Board finds that the project demonstrates the use of innovative, aesthetic, and energy-efficient site design.**

Please see SMC 17G.060.170(D)(4)(b) Decision Criteria

- a. **The applicant shall comply with the City of Spokane public street tree standards.**
- b. **The applicant is encouraged to consider an alternative to the Black Cottonwood proposed in the Habitat Management Plan.**

*Please see Comprehensive Plan Goals:
LU 2 PUBLIC REALM ENHANCEMENT,
LU 2.1 Public Realm Features,
LU 5 DEVELOPMENT CHARACTER,
LU 5.1 Built and Natural Environment,
LU 5.2 Environmental Quality Enhancement,*

TR GOAL B PROVIDE TRANSPORTATION CHOICES,
TR GOAL C ACCOMMODATE ACCESS TO DAILY NEEDS AND PRIORITY
DESTINATIONS,

TR 1 Transportation Networks for All Users,

DP 1 PRIDE AND IDENTITY,

DP 1.1 Landmark Structures, Buildings, and Sites,

DP1.2 New Development in Established Neighborhoods,

DP 1.3, Significant Views and Vistas,

DP 2 URBAN DESIGN,

DP 2.5 Character of the Public Realm,

DP 2.6 Building and Site Design,

NE 7 NATURAL LAND FORM,

NE 7.3 Rock Formation Protection,

NE 13 CONNECTIVITY,

NE 13.1 Walkway and Bicycle Path System,

NE 13.2 Walkway and Bicycle Path Design,

NE 13.3 Year-Round Use,

NE 15 NATURAL AESTHETICS,

NE 15.1 Protection of Natural Aesthetics,

NE 15.2, Natural Aesthetics Links,

NE 15.5 Natural Themes,

SH 6.2 Natural Access Control,

SH 6.3 Natural Surveillance,

SH 6.4 Territorial Reinforcement,

N 2 NEIGHBORHOOD DEVELOPMENT,

N 2.1 Neighborhood Quality of Life,

N 4 TRAFFIC AND CIRCULATION,

N 4.5 Multimodal Transportation,

N 4.6 Pedestrian and Bicycle Connections,

N 5 OPEN SPACE,

N 5.3 Linkages,

PRS 1.4 Property Owners and Developers,

PRS 2.2 Access to Open Space and Park Amenities,

PRS 3 BICYCLE AND PEDESTRIAN CIRCULATION,

PRS 3.1 Trails and Linkages, and

Planned Unit Development Design Standards:

17G.070.115 Plan and Code Conformance,

17G.070.120 Significant Features,

17G.070.125 Site Preparation,

17G.070.130 Landscaping,

17G.070.135 Compatibility with Surrounding Areas,

17G070.140 Community Environment,

17G.070.145 Circulation

Street Tree Requirements:

17C.200.050

2. **The Design Review Board finds that the project demonstrates movement toward the use of an innovative, aesthetic, and energy-efficient architectural design.**

Please see SMC 17G.060.170(D)(4)(b) Decision Criteria

- a. **The applicant is encouraged, in the design of structures, to pursue a consistent architectural style as proposed in previous workshops.**

Please see Comprehensive Plan Goals:
LU 5 DEVELOPMENT CHARACTER,
LU 5.1 Built and Natural Environment,
LU 5.2 Environmental Quality Enhancement,
DP 1 PRIDE AND IDENTITY,
DP 1.1 Landmark Structures, Buildings, and Sites,
DP 2 URBAN DESIGN,
DP 2.5 Character of the Public Realm,
DP 2.6 Building and Site Design,
NE 7 NATURAL LAND FORM,
NE 7.3 Rock Formation Protection,
N 2 NEIGHBORHOOD DEVELOPMENT,
N 2.1 Neighborhood Quality of Life,

Planned Unit Development Design Standards:
17G.070.115 Plan and Code Conformance,
17G.070.135 Compatibility with Surrounding Areas,
17G070.140 Community Environment,

Note: The above set of recommendations were passed unanimously by the Design Review Board via a vote of 4 ayes and 1 abstention. The abstention came from the Acting Chair (Dean Gunderson) who is the appointed Secretary of the Board and served as the Chair for the proceedings, as the Chair and Vice-Chair could not attend the Recommendation Meeting. This is consistent with the Design Review Board's Rules of Procedure (Rule 9.4.G).

Meeting adjourned at 7:15 pm

Next Design Review Board meeting is scheduled for May 8, 2019