

Design Review Board - Meeting Minutes

July 24, 2019

Meeting called to order at 5:46 PM

Attendance

- **Board Members Present:** Chuck Horgan, Kathy Lang (Chair), Mark Brower
- **Board Members Not Present:** Anne Hanenburg, Grant Keller, Ted Teske, Steven Meek
- **Quorum present:** No
- **Staff Present:** Dean Gunderson (Senior Urban Designer), Taylor Berberich (Urban Designer)

Briefing Session:

1. **Chair Report:** None
2. **Secretary Report:**
 - Secretary provided an overview of the upcoming projects expressing concern about the congested schedule.
 - A poll will be sent out to determine a date to hold a special meeting in order to accommodate the influx of projects needing to move forward.
3. **Changes to the Agenda:** Motion to amend tonight's agenda to discuss additional topic of Hope House ratification unanimously approved.

Board Business:

4. **Approval of Minutes:** Deferred to next meeting when there is a quorum.
5. **Old Business:** None
6. **New Business:** None

Workshop:

7. **Liberty Park Branch Library**
 - Staff Report: Presented by Taylor Berberich
 - Applicant Report: Mark Dailey, Cody Dompier (Integrus Architect), and Andrew Chanse (Executive Director, Spokane Libraries)
 - Public Comment: None
 - Questions asked and answered
 - Discussion ensued

Based on review of the materials submitted by the applicant and discussion during the July 24, 2019 Collaborative Workshop the Design Review Board recommends the following advisory actions:

1. **The applicant shall provide a more detailed landscape plan that includes the agreed-to tree replacement scheme, and addresses the views of the parking lot, surrounding park, and the street to the north, and incorporates the new library landscaping with the existing park landscaping.**

Please see the following Comprehensive Plan Goals and Policies:

LU 2 PUBLIC REALM ENHANCEMENT

LU 5.1 BUILT AND NATURAL ENVIRONMENT

DP 2.15 URBAN TREES AND LANDSCAPE AREAS

Please see the following East-Central Neighborhood Plan Goals:

ENVIRONMENT (1) Protect and enhance the neighborhood's open spaces by the improvement of Liberty Park, Underhill Park, and Grant Park

Please see the following Spokane Municipal Code(s):

SMC [17C.110.515](#) Buildings Along the Street

SMC [17C.110.545](#) Transition Between Institutional and Residential Development

- 2. The applicant shall address the transition from the building's east elevation to the adjacent neighborhood.**

Please see the following Comprehensive Plan Goals and Policies:

LU 4.4 CONNECTIONS

LU 5 DEVELOPMENT CHARACTER

LU 6.9 FACILITY COMPATIBILITY WITH NEIGHBORHOOD

TR GOAL C: ACCOMMODATE ACCESS TO DAILY NEEDS AND PRIORITY DESTINATIONS

DP 1.2 NEW DEVELOPMENT IN ESTABLISHED NEIGHBORHOODS

Please see the following Spokane Municipal Code(s):

SMC [17C.110.540](#) Pedestrian Connections in Parking Lots

- 3. The applicant should consider Liberty Park's location as a hub for all the regional trail systems (Ben Burr, Centennial, and Children of the Sun) to gain a more comprehensive understanding of how the trails' proximity may impact the library's location within the park.**

Please see the following Comprehensive Plan Goals and Policies:

LU 1.12 PUBLIC FACILITIES AND SERVICES

LU 4.4 CONNECTIONS

LU 5 DEVELOPMENT CHARACTER

LU 6.9 FACILITY COMPATIBILITY WITH NEIGHBORHOOD

TR 1 TRANSPORTATION NETWORK FOR ALL USERS

Please see the following East-Central Neighborhood Plan Goals:

ENVIRONMENT (1) Protect and enhance the neighborhood's open spaces by the improvement of Liberty Park, Underhill Park, and Grant Park

WALKABLE STREETS (1-5)

- 4. The applicant shall further consider the internal connectivity from all access points on the site to the library entrance.**

Please see the following Comprehensive Plan Goals and Policies:

LU 1.12 Public Facilities and Services

LU 4.4 CONNECTIONS

LU 5 DEVELOPMENT CHARACTER

LU 6.9 FACILITY COMPATIBILITY WITH NEIGHBORHOOD

TR GOAL C: ACCOMMODATE ACCESS TO DAILY NEEDS AND PRIORITY DESTINATIONS

NE 13.1 WALKWAY AND BICYCLE PATH SYSTEM

Please see the following Spokane Municipal Code(s):

SMC [17C.110.515](#) Buildings Along the Street

SMC [17C.110.540](#) Pedestrian Connections in Parking Lots

5. The applicant shall provide details as to the micro-mobility accommodations on the site.

Please see the following Comprehensive Plan Goals and Policies:

LU 1.12 PUBLIC FACILITIES AND SERVICES

LU 2.1 PUBLIC REALM FEATURES

LU 4.4 CONNECTIONS

TR GOAL F: ENHANCE PUBLIC HEALTH & SAFETY

TR 1 TRANSPORTATION NETWORK FOR ALL USERS

NE 13.1 WALKWAY AND BICYCLE PATH SYSTEM

Please see the following East-Central Neighborhood Plan Goals:

Please see the following Spokane Municipal Code(s):

SMC [17C.110.540](#) Pedestrian Connections in Parking Lots

6. The applicant shall provide a graphic portraying views of the roof from the basalt cliffs.

Please see the following Comprehensive Plan Goals and Policies:

LU 5 DEVELOPMENT CHARACTER

LU 5.1 BUILT AND NATURAL ENVIRONMENT

LU 6.9 FACILITY COMPATIBILITY WITH NEIGHBORHOOD

DP 1.3 SIGNIFICANT VIEWS AND VISTAS

8. VOA Hope House

- Staff Report: Presented by Dean Gunderson
- Applicant Report: Chris Weiland (Architecture All Forms), Stephen Miller (VOA)
- Public Comment: None
- Questions asked and answered
- Discussion ensued

Based on review of the materials submitted by the applicant and discussion during the July 24, 2019 Recommendation Meeting the Design Review Board recommends the approval of the project subject to the following conditions:

1. The applicant shall comply with the Roof Expression design standard by providing variation in the cornice at the northeast corner of the building to accentuate the building entrance at that corner.
2. The applicant shall provide a continuous overhead weather protection along both 3rd Avenue and Adams Street.
3. The applicant should consider the use of durable material for the fence's slat material and provide a more human-scaled entrance gate.