

# Design Review Board - Meeting Minutes

**August 19, 2019**

City Council Briefing Center

Meeting called to order at 5:30PM

Quorum: Yes

## Attendance

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

## Briefing Session:

1. **Chair Report:** None
2. **Secretary Report:**
  - Update on discussions with Urban Experience Committee (City Council) and Plan Commission.
  - Brief update on Staffing provided by Dean Gunderson. A detailed update will be provided at the next Board meeting
  - Discussion to establish a DRB Interview Committee for a new Urban Designer/Planner Member

## Board Business:

3. **Approval of Minutes:** Chuck Horgan motioned to approve meeting minutes for July 10<sup>th</sup>, July 24<sup>th</sup> and July 31<sup>st</sup>. Unanimously approved (5/0)
4. **Old Business:** None
5. **New Business:** None
6. **Changes to Agenda:** None

## Workshop:

7. **Collaborative Workshop for The Hive**
  - Staff Report: Presented by Tayler Berberich
  - Applicant Report: Mark Dailey (Principal Designer of Integrus Architecture), Cody Dompier (AIA, Dompier Architecture), Greg Forsyth (Director, Capital Projects for Spokane Public Schools), and Caris O'Malley (Deputy Director of the Spokane Public Library), Melissa Huggins (Executive Director, Spokane Arts).

Applicants gave presentations regarding their respective roles in the collaborative process of upcoming projects.

    - a. Greg Forsyth spoke of design needs for a Professional Development center, with adjacent parking lot, for staff training and community events, and to house administrative staff for the Spokane Virtual Learning program.
    - b. Caris O'Malley spoke of an increase in community need for collaborative spaces for citizens to congregate and share ideas, that the proposed non-traditional library will address this need with programs that consist of 4 studios which will house artists in residence as an educational opportunity for the public and Spokane public school students.
    - c. Mark Dailey spoke regarding the project's adjacency to, and traffic influence on, Sprague Avenue, landscaping and parking, and presented the building's internal designs and usages.
    - d. Melissa Huggins spoke of possible placement options for the inclusion of Public Art.

- Questions asked and answered.
- Discussion ensued, including Board recommendations for external site modifications for trees and landscaping, with further project discussion deferred to a later date.

**Based on review of the materials submitted by the applicant and discussion during the August 19, 2019 Collaborative Workshop the Design Review Board recommends the following advisory actions:**

- 1. The applicant shall demonstrate further compliance with pedestrian-centric amenities in the base-zone (CC2-EC) in the step two submittal. (site ancillary elements, on-street parking along Sprague Avenue)**

*Please see the following Comprehensive Plan Goals and Policies:*

LU 1.12 Public Facilities and Services, LU 3.4 Planning For Centers And Corridors, TR 14 Traffic Calming, TR 15 Activation, DP 1.2 New Development in Established Neighborhoods, DP 2.5 Character of the Public Realm, and N 2.1 Neighborhood Quality of Life.

*Please see the following Spokane Municipal Code(s):*

SMC [17C.122.060](#) Centers and Corridors: Building Along Street (R), Buildings Along Intersection Corners (R), Ancillary Site Elements, and Pedestrian Oriented Signs.

- 2. The board supports the boldness of the design of “The Hive” signage along Sprague Avenue as a “human-scale interactive” architectural element and expression.**

*Please see the following Comprehensive Plan Goals and Policies:*

DP 1.2 New Development in Established Neighborhoods, DP 1.4 Gateway Identification, DP 2.12 Infill Development, DP 2.3, DP 2.4, DP 2.5 Character of the Public Realm, and N 2.5 Neighborhood Arts.

*Please see the following Spokane Municipal Code(s):*

SMC [17C.122.060](#) Centers and Corridors

**Staff Note:** Staff offers the clarification that when the DRB used the term “signage” in this Advisory Action it was not doing so using the UDC definition of a sign – rather, the DRB considers the large proposed textual mural on the Sprague Avenue frontage as an art piece that contributes to the architectural character of the project’s design.

- 3. The applicant shall return with a more fully developed site/landscape plan that demonstrates innovative, sustainable landscape design that compliments the building’s program and architectural expressions.**

*Please see the following Comprehensive Plan Goals and Policies:*

*Please see the following Spokane Municipal Code(s):*

SMC [17C.122.060](#) Centers and Corridors: Façade Treatment, Prominent Entrances, and Materials, Street Facing Entrances, and Sign Design: Integration with Architecture, Creative Graphic Design, and Unique Landmark Signs.

4. **The applicant is encouraged to coordinate with Spokane Transit Authority and the City of Spokane Streets Department to ensure safe crossings are established along and across Sprague Avenue.**

*Please see the following Comprehensive Plan Goals and Policies:* LU 3.4 Planning For Centers And Corridors, TR GOAL C: Accommodate Access to Daily Needs and Priority Destinations, TR GOAL F: Enhance Public Health & Safety, TR 1 Transportation Network For All Users, and TR 14 Traffic Calming.

*Please see the following Spokane Municipal Code(s):*

SMC [17C.122.060](#) Centers and Corridors: Streetscape Elements.

5. **The applicant is encouraged to explore the future alignment of the Children of the Sun Trail and the NSC Placemaking Strategies related to the NSC project, and how it relates to the project.**

*Please see the following Comprehensive Plan Goals and Policies:* LU 1 CITY-WIDE LAND USE, LU 1.12 Public Facilities and Services, 3.4 Planning For Centers And Corridors, TR 7 Neighborhood Access, and TR 15 Activation.

- Motion to Approve Recommendations as presented made by Anne Hanenburg, seconded by Chuck Horgan. Motion passed unanimously (5/0).

#### 8. Recusals

- Anne Hanenburg and Grant Keller recused themselves prior to the West Havermale Island staff report.

#### 9. Recommendation Meeting for West Havermale Island

- Staff Report: Presented by Tayler Berberich
- Applicant Report: Anne Hanenburg (Principal, Principal at SPVV Landscape Architects)
  - a. Update on the project's phasing and changes, including interactive design concepts for the nature-themed, inclusive (Shane's Inspiration) playground and public restrooms for children with Special Needs.
- Questions asked and answered
- Discussion ensued

**Based on review of the materials submitted by the applicant and discussion during the August 19, 2019 Recommendation Meeting the Design Review Board recommends the approval of the project subject to the following conditions:**

6. **The applicant shall consider utilizing a more durable material, such as Corten steel, in the sliding gate on the north side of the O&M facility to better sustain wear and tear over time.**

***Please see the following Downtown Design Guidelines:***

*A-1 Respond to the Physical Context and B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area.*

- 7. The applicant shall consider exploring a two-sided approach to the architectural aesthetics of the restroom facility- the walls facing riverfront park reflecting the adjacent character, while the side facing the playground reflects the nature/river theme. The board discourages the use of a CXT standard restroom, or anything of a similar appearance.**

***Please see City of Spokane Comprehensive Plan Goals and Policies:*** LU 2.1 PUBLIC REALM FEATURES, LU 5.1 BUILT AND NATURAL ENVIRONMENT, TR GOAL F: ENHANCE PUBLIC HEALTH & SAFETY, **DP 2.5 CHARACTER OF THE PUBLIC REALM, DP 2.6 BUILDING AND SITE DESIGN**, and **PRS 2.1 AMENITIES WITHIN CITY BOUNDARIES**

***Please see the following Downtown Design Guidelines:*** A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area, B-5 Explore Opportunities for Building Green, and D-7 Design for Person Safety and Security.

***Please see Downtown “Fast Forward Spokane” Plan Goals:*** 2.2 BUILT FORM AND CHARACTER and 2.6 ENVIRONMENTAL STEWARDSHIP.

- 8. As the board perceives conflict between the O&M yard and the Stepwell Sculpture, the applicant shall provide screening of the O&M yard as indicated (15'-18' trees at time of planting, berm, 10' fence). If the proposed mitigation efforts are not installed, the Stepwell Sculpture shall be installed at the artist's second preferred location.**

***Please see City of Spokane Comprehensive Plan Goals and Policies:*** LU 1.13 Parks and Open Space, LU 2 PUBLIC REALM ENHANCEMENT, LU 2.1 Public Realm Features, TR GOAL A: PROMOTE A SENSE OF PLACE, TR 2.1 Physical Features, DP 1.3 Significant Views and Vistas, DP 2.3 Design Standards for Public Projects and Structures, and DP 2.5 Character of the Public Realm.

***Please see the following Downtown Design Guidelines:*** A-1 Respond to the Physical Context, C-1 Promote Pedestrian Interaction, D-1 Provide Inviting & Usable Open Space, D-4 Provide Elements That Define The Place, and E-3 Minimize the Presence of Service Areas.

***Please see Downtown “Fast Forward Spokane” Plan Goals:*** 2.2 BUILT FORM AND CHARACTER and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES

- 9. The Design Review Board is concerned about the proposed zipline on the Avista-owned portion of the site. Any such proposed improvement would be subject to design review, whether the structure is viewed as temporary or permanent.**

***Please see the following Downtown Design Guidelines:*** A-1 Respond to the Physical Environment, D-1 Provide Inviting and Usable Open Space, D-3 Respect Historic Features that Define Spokane, and D-7 Design for Personal Safety and Security.

- Motion to Approve Recommendations made by Ted Teske, seconded by Chuck Horgan. Motion was unratified (3/0) and has been rescheduled for ratification, by a quorum, at the next Board meeting.

Meeting adjourned at 9:04 PM

**Next Design Review Board meeting is scheduled for August 28th, 2019.**