

Design Review Board - Meeting Minutes

January 22, 2020

City Council Briefing Center

Meeting called to order at 5:30 PM by Kathy Lang

Attendance:

- *Board Members Present:* Anne Hanenburg, Grant Keller (arrived at 5:34 PM), Kathy Lang (Chair & CA Liaison), Ted Teske, Mark Brower (Vice-Chair), Chuck Horgan, Chad Schmidt
- *Board Members Not Present:* None
- *Quorum Present:* Yes
- *Staff Members Present:* Dean Gunderson, Taylor Berberich, Nate Gwinn, Stephanie Bishop

Public Comment:

- None

Briefing Session:

Chair Report -

- None

Secretary Report - Dean Gunderson

- Update on new design guidelines project: The list of key stakeholders to be interviewed by the consultant has been narrowed to six, and three projects that will help the consultant understand the current design review process have been chosen; the Upriver Transit Center, the Garden District PUD, and Louis & Clark High School Expansion. The first series of workshops are still scheduled for the last week in February.
- Downtown Plan Update presented by Nate Gwinn
An update of the first Steering Committee was provided and the board members were invited to participate in the next public workshops being held at the Wonder Building on February 5th, 6pm - 8pm.

Board Business:

Approval of Minutes: Minutes from the January 15, 2020 meeting approved unanimously.

Old Business:

- The interview for the Architect position will be held Monday, January 28th. The interview committee's recommendation will be presented to the board at the next meeting. If they recommend the candidate and if the Chair agrees, the candidate's name will be forwarded to the Mayor's Office for review.

New Business:

- None

Changes to Agenda:

- None

Workshops:

1. Recommendation Meeting for The Hive

- Staff Report: Taylor Berberich
- Applicant Presentation: Cody Dompier & Mark Dailey (Integrus Architecture), Andrew Chanse (Spokane Public Libraries), Greg Forsyth from District 81 also attended.
- Questions asked and answered
- Discussion ensued

Based on review of the materials submitted by the applicant and discussion during the January 22, 2020 Recommendation Meeting the Design Review Board recommends the approval of the project subject to the following conditions:

1. The applicant is encouraged to select a tree that will be more compatible with the 5x5 tree well in the plaza, the southeast stormwater swale, and the southwest stormwater swale.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, DP 1.2 New Development in Established Neighborhoods, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, and DP 2.15 Urban Trees and Landscape Areas.

Please see the following Design Standards and Guidelines for Centers and Corridors: Ancillary Site Elements.

2. The applicant shall plant class I trees in the north parking islands (under the power lines).

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, DP 1.2 New Development in Established Neighborhoods, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, and DP 2.15 Urban Trees and Landscape Areas.

Please see the following Design Standards and Guidelines for Centers and Corridors: Ancillary Site Elements.

3. The applicant shall confirm that the appropriate amount of landscaping is provided and make any necessary adjustments for the required increase in landscaping due to exceeding the maximum parking ratio.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, DP 1.2 New Development in Established Neighborhoods, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, and DP 2.15 Urban Trees and Landscape Areas.

Please see the following Design Standards and Guidelines for Centers and Corridors: Ancillary Site Elements.

4. The applicant is encouraged to continue discussions with Avista to “underground” the overhead power line.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, DP 2.5 Character of the Public Realm, and DP 2.6 Building and Site Design.

5. The board continues to support the unique artistic signage elements as proposed.

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 Design Standards and Guidelines for Centers and Corridors: 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.

Chuck Horgan moved the board accept the recommendations as presented; Grant Keller seconded. Motion carried. (7/0)

Kathy Lang called for a five minute break at 7:05 PM.

Kathy Lang resumed the meeting at 7:10 PM.

2. Recommendation Meeting for Liberty Park Branch Library

- Staff Report: Taylor Berberich
- Applicant Presentation: Cody Dompier & Mark Dailey (Integrus Architecture), Andrew Chanse (Spokane Public Libraries)
- Questions asked and answered
- Discussion ensued

Based on review of the materials submitted by the applicant and discussion during the January 22, 2020 Recommendation Meeting the Design Review Board recommends the approval of the project subject to the following conditions:

1. The board recommends the project be approved as submitted.
2. The board supports the efforts taken to conserve the white pines along 4th Avenue, and the board strongly recommends to urban forestry that the preserved white pines be sufficient tree canopy coverage to meet the street tree requirements.

Please see the following Comprehensive Plan Goals and Policies: LU 1.13 Parks and Open Space, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, DP 1.3 Significant Views and Vistas, DP 2.5 Character of the Public Realm, AND DP 2.6 Building and Site Design.

Ted Teske moved the board accept the recommendations as presented; Anne Hanenburg seconded. Motion carried. (7/0)

Preview of Upcoming Meetings:

- Dean gave a rundown of the projects being reviewed at upcoming meetings:
 - February 12th - Recommendation Meetings for Shadle Branch Library and the Downtown Main Library
 - February 26th - UrbsWorks workshop for the New Design Review Guidelines and Collaborative Workshop for the River Bend Development

Meeting Adjourned at 8:01 PM

Next Design Review Board Meeting scheduled for Wednesday, February 12, 2020