

Design Review Board - Meeting Minutes Draft

April 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, Kathy Lang (Chair & CA Liaison), Ted Teske, Mark Brower (Vice-Chair), Chuck Horgan (Arts Commission Liaison), Chad Schmidt, Drew Kleman
- *Board Members Not Present:* None
- *Quorum Present:* Yes
- *Staff Members Present:* Dean Gunderson, Taylor Berberich, Stephanie Bishop

Kathy Lang moved for the suspension of certain meeting rules due to the COVID-19 teleconference; Chuck Horgan seconded. Motion Carried. (8-0)

Public Comment:

- Waived

Changes to Agenda:

- None

Workshops:

1. Recommendation Meeting for River Bend Development

- Staff Report: Taylor Berberich
- Applicant Presentation: Rustin Hall (ALSC Architecture)
- Questions asked and answered
- Discussion ensued

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

1. The board acknowledges the complexities and challenges of the site, and is in support of the overall development of the project. The board appreciates the creativity and ingenuity presented in creating a landmark project in this district of town.

Neighborhood

2. The board is in strong support of retaining the bus stop on MLK Way.

Please see the following Comprehensive Plan Goals and Policies: LU 4.4 Connections, LU 4.6 Transit-Supported Development, TR Goal B: Provide Transportation Choices, TR Goal C: Accommodate Access to Daily Needs and Priority Destinations, TR Goal F: Enhance Public Health and Safety, TR 1 Transportation Network For All Users, and TR 2 Transportation Supporting Land Use.

Please see the following East-Central Neighborhood Plan Action Item: 6- Increase cross-community transit system.

3. The board supports the continued collaboration between the applicant and Department of Ecology to provide for recreational access to the river.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.4 Natural Features and Habitat Protection, TR Goal A: Promote a Sense of Place, DP 1.3 Significant Views and Vistas, and DP 2.5 Character of the Public Realm.

Please see the following Spokane Municipal Code Shoreline Regulations: 17E.060.570.E Residential Development and 17E.060.280 Physical and Visual Public Access.

Site

4. The board is in strong support of the applicant's conversations with WSDOT in further integrating the bridge and its supports into the project through design elements that reflect the project's character and addresses the human-scale.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, DP 1.3 Significant Views and Vistas, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, and DP 2.15 Urban Trees and Landscape Areas.

5. The board supports the applicant's signage as proposed. If this requires a planning director's departure, the board would support such a request.

Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, TR Goal A: Promote a Sense of Place, DP 2.5 Character of the Public Realm, and DP 2.6 Building and Site Design.

6. The Applicant is strongly encouraged to provide adequate Class 1 multi-modal path along MLK Way from the Erie intersection to the Ben Burr Trail access.

Or, in lieu of public access to the plaza area through the site or a Class 1 multi-modal path along MLK Way, as a means of accessing the Ben Burr Trail (and on to the Centennial Trail), and without the extension of the sidewalk from the parking garage westward along the North edge of MLK Way, the applicant is strongly encouraged to make every effort to explore alternative options for wayfinding and access along the north edge of MLK Way in order to guide pedestrians to the trail.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.4 Natural Features and Habitat Protection, TR Goal A: Promote a Sense of Place, TR 1 Transportation Network For All Users, TR 20: Bicycle/ Pedestrian Coordination, DP 1.3 Significant Views and Vistas, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.15 Urban Trees and Landscape Areas, NE 13.1 Walkway and Bicycle Path System, and NE 13.2 Walkway and Bicycle Path Design.

Please see the following Spokane Municipal Code Shoreline Regulations: 17E.060.570.E Residential Development and 17E.060.280 Physical and Visual Public Access.

Please see the following East-Central Neighborhood Plan Action Items: Environment Action Item 4: Protect sensitive areas along river and maximize public pathways, open space, and access including connections between the Ben Burr Trail and the Centennial

Trail, and Walkable Streets Action Item 1: Link the Ben Burr Trail to the Centennial Trail and neighborhood streets.

Building

7. The applicant is encouraged to further develop the architectural expression of the parking garage screening (similar to the image shown on page 35 of the applicant's packet) with respect to the main building architectural expression.

Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, TR Goal A: Promote a Sense of Place, DP 1.3 Significant Views and Vistas, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, and DP 2.13 Parking Facilities Design.

Mark Brower moved to approve the final recommendations as written; Grant Keller seconded. Motion carried. (8-0)

Grant Keller moved to make a friendly amendment to the final recommendations; Anne Hanenburg seconded. Motion carried. (8-0)

2. Collaborative Workshop for Radio Park Development

- Chuck Horgan recused himself for this project.
- Staff Report: Taylor Berberich
- Applicant Presentation: Mike Stanicar
- Questions asked and answered
- Discussion ensued

Based on review of the materials submitted by the applicant and discussion during the April 22, 2020 Collaborative Workshop, the Design Review Board recommends the following advisory actions:

Neighborhood:

1. The applicant shall continue discussions with City of Spokane Engineering and Southgate Neighborhood Council on mid-block crossings of Regal Street, emphasizing the stated goals of a pedestrian oriented district, as stipulated in a prior design review recommendation.

Please see the following Comprehensive Plan Goals and Policies: LU 4.2 Land Uses That Support Travel Options and Active Transportation, LU 4.4 Connections, LU 5.5 Compatible Development, TR GOAL A: PROMOTE A SENSE OF PLACE, TR GOAL B: PROVIDE TRANSPORTATION CHOICES, TR 1 Transportation Network For All Users, TR 5 Active Transportation, TR 14 Traffic Calming, TR 20 Bicycle/Pedestrian Coordination, DP 1.2 New Development in Established Neighborhoods, DP 2.5 Character of the Public Realm, and DP 2.6 Building and Site Design.

Please see the following Development Agreement Requirements: 5.1 Pedestrian Connections, 5.3 Design Theme, and 5.6 Long-Term Development of Urban District.

Please see the following Integrated Site Plan Policies: ISP Pages 11-12 Pedestrian Connections and Character.

Site:

2. The applicant is strongly encouraged to introduce opportunities for shared-use pathways through the site and connecting to peripheral shared-use pathways and site access points, furthering the pedestrian-orientation of the development. The applicant is encouraged to provide more immediate access between the bicycle paths and the proposed wrap buildings.

Please see the following Comprehensive Plan Goals and Policies: LU 4.2 Land Uses That Support Travel Options and Active Transportation, LU 4.4 Connections, LU 5.5 Compatible Development, TR GOAL A: PROMOTE A SENSE OF PLACE, TR GOAL B: PROVIDE TRANSPORTATION CHOICES, TR 1 Transportation Network For All Users, TR 5 Active Transportation, TR 14 Traffic Calming, TR 20 Bicycle/Pedestrian Coordination, DP 1.2 New Development in Established Neighborhoods, DP 2.5 Character of the Public Realm, and DP 2.6 Building and Site Design.

Please see the following Development Agreement Requirements: 5.1 Pedestrian Connections, 5.3 Design Theme, and 5.6 Long-Term Development of Urban District.

Please see the following Integrated Site Plan Policies: ISP Pages 11-12 Pedestrian Connections and Character, and Page 29 Future Urban District.

Please see the following Initial Standards and Guidelines for Centers and Corridors (Circa 2001): Sidewalk Encroachments, Curb Cut Limitations, and Transition between Commercial and Residential Development.

3. The applicant shall return with a further developed plan for mitigating the loss of trees onsite, with consideration given to landscape buffers and specific use of Ponderosa Pine, between the east commercial areas and the multi-family housing, Pad F, and the ITM.

Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, DP 1.2 New Development in Established Neighborhoods, 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 Development Agreement Requirements: 5.2 Tree Preservation, 5.3 Design Theme, and 5.6 Long-Term Development of Urban District.

Please see the following Integrated Site Plan Policies: ISP Kit of Parts Pages 21-23, Landscaping.

Please see the following Initial Standards and Guidelines for Centers and Corridors (Circa 2001): Screening and Noise Control of Service Areas, Ancillary Site Elements, and Transition between Commercial and Residential Development.

4. The applicant is strongly encouraged to return with imagery that depicts the project as viewed from the pedestrian point-of-view from points around and through the development, at major view corridors, from adjacent properties, and to and from identified community plazas and viewsapes.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, DP 1.2 New Development in Established Neighborhoods, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.10 Business Entrance Orientation, and DP 2.14 Town Squares and Plazas.

Please see the following Development Agreement Requirements: 5.1 Pedestrian Connections, 5.3 Design Theme, 5.4 Community Plaza, 5.5 Viewscape, and 5.6 Long-Term Development of Urban District.

Please see the following Integrated Site Plan Policies: ISP Kit of Parts Page 24 Community Plaza Location Options, Kit of Parts Pages 25-28 Viewsapes, and Kit of Parts Page 29 Future Urban District.

Please see the following Initial Standards and Guidelines for Centers and Corridors (Circa 2001): Buildings along the Street, Sidewalk Encroachments, Transition between Commercial and Residential Development, Prominent Entrances, and Massing.

5. The applicant is encouraged to demonstrate how they will create the urban village environment envisioned through the use of pedestrian scale designs for the buildings by using pedestrian-oriented amenities (lighting, signage, and ancillary elements) as called for in prior agreements.

Please see the following Comprehensive Plan Goals and Policies: : LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, DP 1.2 New Development in Established Neighborhoods, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, and DP 2.21 Lighting.

Please see the following Development Agreement Requirements: 5.3 Design Theme and 5.6 Long-Term Development of Urban District.

Please see the following Integrated Site Plan Policies: ISP Kit of Parts Pages 13-20, furnishings, lighting, and hardscape treatment, and Kit of Parts Page 29 Future Urban District.

Please see the following Initial Standards and Guidelines for Centers and Corridors (Circa 2001): Buildings along the Street, Sidewalk Encroachments, Lighting, Ancillary Site Elements, Pedestrian Connections in Parking Lots, Transition between Commercial and Residential Development, Prominent Entrances, and Façade Transparency.

Building:

6. The applicant is encouraged to return with building design that describes and depicts pedestrian scale development of the wrap buildings and their relationship to adjacent pedestrian-oriented spaces, including the north-running thoroughfare, sports fields, plazas, the amenity space between the proposed buildings, the open space between the “wings” of each principally residential building, and the external private residential spaces.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 3.1 Coordinated and Efficient Land Use, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, DP 1.2 New Development in Established Neighborhoods, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.10 Business Entrance Orientation, and DP 2.14 Town Squares and Plazas.

Please see the following Integrated Site Plan Policies: ISP Kit of Parts Page 29 Future Urban District.

Please see the following Development Agreement Requirements: 5.3 Design Theme, 5.4 Community Plaza, and 5.6 Long-Term Development of Urban District.

Please see the following Initial Standards and Guidelines for Centers and Corridors (Circa 2001): Buildings along the Street, Transition between Commercial and Residential Development, Treatment of Blank Walls, Prominent Entrances, Façade Transparency, Materials, Massing, and Roof Form.

7. The applicant shall return with fully developed elevations of the buildings including but not limited to:

Materiality, glazing/window locations, primary entrances and entrance treatments, balconies, roof treatments and projections.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, DP 1.2 New Development in Established Neighborhoods, DP 2.6 Building and Site Design, and DP 2.10 Business Entrance Orientation.

Please see the following Development Agreement Requirements: 5.3 Design Theme and 5.6 Long-Term Development of Urban District.

Please see the following Integrated Site Plan Policies: ISP Kit of Parts Pages 13-20, furnishings, lighting, and hardscape treatment, and Kit of Parts Page 29 Future Urban District.

Please see the following Initial Standards and Guidelines for Centers and Corridors (Circa 2001): Buildings along the Street, Transition between Commercial and Residential Development, Treatment of Blank Walls, Prominent Entrances, Façade Transparency, Materials, Massing, and Roof Form.

Ted Teske moved to approve the advisory actions as written; Drew Kleman seconded. Motion carried. (7-0, with one recusal)

Ted Teske moved to amend the advisory actions; Drew Kleman seconded. Motion carried. (7-0, with one recusal)

Kathy Lang moved to keep the public comment period open during the design review process; Grant Keller seconded. Motion carried. (7-0, with one recusal)

****Chuck Horgan rejoined the group****

Briefing Session:

Chair Report -

- None

Secretary Report - Dean Gunderson

- Update on projects coming before the board
- A formal introduction of a proposal to permanently change the Order of Business was made. The proposed change would modify Rule 2.3 Order of Business to read:

2.3.1 Regular meetings will generally proceed as follows:

a. Call to Order

b. Roll Call

c. Changes to the Agenda

d. Board Workshop(s)

- *Chair Review of the Design review Board's Role*
- *Staff Report*
- *Applicant Presentation*
- *Board Clarifying Questions*
- *Public Comments*
- *Applicant Responses to Comments*
- *Close of Public Comments*
- *Design Review Board Discussion*
- *Design Review Board Motion(s)*

e. Board Business

- *Board Briefing*
 - *Chair Report*
 - *Secretary Report*
- *Approval of Old Minutes*
- *Old Business*
- *New Business*
- *Review of Upcoming Meetings*

f. Other

g. Adjourn

Per the DRB Rules of Procedure Rule 11.2, the vote on the permanent change can occur at the next regular DRB meeting (scheduled for May 13, 2020).

Board Business:

Approval of Minutes: Minutes from the April 8, 2020 meeting approved unanimously.

Old Business:

- None

New Business:

- None

Meeting Adjourned at 10:43 PM

Next Design Review Board Meeting scheduled for Wednesday, May 13, 2020