

Design Review Board - Meeting Minutes Draft

May 13, 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, Chuck Horgan, Drew Kleman, Chad Schmidt
- *Board Members Not Present:* Mark Brower (Vice-Chair)
- *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; Anne Hanenburg seconded. Motion Carried. (7-0)

Changes to Agenda:

- None

Workshops:

1. Collaborative Workshop for U-Haul/Kmart Conversion

- Staff Report: Taylor Berberich
- Applicant Presentation: Matthew Schaub
- Questions asked and answered
- Discussion ensued

Based on review of the materials submitted by the applicant and discussion during the May 13, 2020 Collaborative Workshop the Design Review Board recommends the following advisory actions:

Site

1. The applicant shall return with a developed landscape plan that illustrates how the type L2 landscape requirement will be met along Sprague Avenue and Pacific Avenue.

Please see the following Mini-Storage Design Considerations: 17C.350.040.C. Landscaping and Screening.

Please see the following Mini-Storage Design Guidelines: A.1 General Site Design and Context, C.1 General Landscape Design, C.2 Building and Site Enhancement, and C.3 Screening and Separation.

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 2.6 Building and Site Design, and DP 2.15 Urban Trees and Landscape Areas.

2. Given the contrast between Residential and Commercial zones, the applicant shall give consideration to filtered views, utilizing evergreen conifers, with consideration for selective removal of some of the deciduous trees. Specifically, the landscape along Pacific Avenue should strive to provide a filtered visual screen of the vehicles, portable storage units, and other non-structural utility items that may contain signage and graphics while providing for pedestrian security.

Please see the following Mini-Storage Design Considerations: 17C.350.040.C. Landscaping and Screening.

Please see the following Mini-Storage Design Guidelines: A.1 General Site Design and Context, C.1 General Landscape Design, C.2 Building and Site Enhancement, and C.3 Screening and Separation.

Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, LU 5.3 Off-Site Impacts, LU 5.5 Compatible Development, DP 1.2 New Development in Established Neighborhoods, DP 2.6 Building and Site Design, and DP 2.15 Urban Trees and Landscape Areas.

3. The applicant will return with solutions for how they plan to fully restore the CMU fence along Pacific Avenue.

Please see the following Mini-Storage Design Considerations: 17C.350.040.A.3 Exterior Vertical Surfaces and 17C.350.040.A.6 Fencing.

Please see the following Mini-Storage Design Guidelines: A.1 General Site Design and Context, A.3 Fences and Walls, B.1 General Design, Entries and Streetscape, and C.3 Screening and Separation.

Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, and DP 2.6 Building and Site Design.

Building

4. The Applicant is strongly encouraged to return with further improvements to the south elevation of the building - such as using the existing modulations (vertical recesses at pilasters) to create opportunities for variations in the paint scheme. Suggest using more subtle shade difference in the colors, more than using brighter hues.

Please see the following Mini-Storage Design Considerations: 17C.350.040.A.2 Colors.

Please see the following Mini-Storage Design Guidelines: A.3 Fences and Walls, B.1 General Design, Entries and Streetscape, and B.2 Building Proportions, Size & Scale.

Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, LU 5.3 Off-Site Impacts, DP 1.2 New Development in Established Neighborhoods, and DP 2.6 Building and Site Design.

5. The applicant shall explore ways and means of architectural and signage expression that allude to the Spokane and Inland Northwest region.

Please see the following Mini-Storage Design Considerations: 17C.350.040.A.2 Colors, 17C.350.040.A.3 Exterior Vertical Surfaces, 17C.350.040.A.4 Unique Architectural Features, and 17C.350.040.B Signs.

Please see the following Mini-Storage Design Guidelines: B.1 General Design, Entries and Streetscape, and B.2 Building Proportions, Size & Scale, and B.3 Signage.

Please see the following Comprehensive Plan Goals and Policies: DP 1.2 New Development in Established Neighborhoods, and DP 2.6 Building and Site Design.

6. The applicant is further encouraged to explore allusory imagery, in lieu of mock parapet storage units.

Please see the following Mini-Storage Design Considerations: 17C.350.040.A.2 Colors, and 17C.350.040.A.4 Unique Architectural Features.

Please see the following Mini-Storage Design Guidelines: B.1 General Design, Entries and Streetscape, and B.2 Building Proportions, Size & Scale.

Please see the following Comprehensive Plan Goals and Policies: DP 1.2 New Development in Established Neighborhoods, and DP 2.6 Building and Site Design.

7. The board supports the applicant's retainage of the existing roof design, as a unique architectural feature.

Please see the following Mini-Storage Design Considerations: 17C.350.040.A.1 Minimum Roof Pitch.

Please see the following Mini-Storage Design Guidelines: B.2 Building Proportions, Size & Scale.

Please see the following Comprehensive Plan Goals and Policies: DP 1.2 New Development in Established Neighborhoods

Chuck Horgan moved to approve advisory actions as written; Drew Kleman seconded. Motion carried. (7-0)

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

Public Comment:

- None received

Board Business:

Approval of Minutes: Minutes from the April 22, 2020 meeting approved unanimously, adding Mike Stanicar as the presenter for the applicant for the Radio Park Development Workshop.

Old Business:

1. Vote to permanently change the order of business on the Design Review Board Agenda, so the presentations by applicants would come before board business.
 - Ted Teske moved the board adopt the change in the agenda as described; Anne Hanenburg seconded. Motion carried. (7-0)

New Business:

- None

Chair Report -

- None

Secretary Report - Dean Gunderson

- South Tower for Papillion Development were not able to complete their application in time for the June 10th meeting date. They requested the board meet on June 17th instead to accommodate their application. There are not currently any applications in for the June 24th meeting. Chuck Horgan advised he will be recusing himself from the Papillion Development project.
- Centennial Trail/Summit Blvd project submitted their materials for the recommendation meeting. They would come before the board May 27th. Anne Hanenburg advised she will be present but will be recusing herself from this project.
- Design guidelines process update.

Meeting Adjourned at 7:33 PM

Next Design Review Board Meeting scheduled for Wednesday, May 27, 2020