

# Design Review Board - Meeting Minutes Draft

July 8, 2020

Online via WebEx

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

## Attendance:

- *Board Members Present:* Anne Hanenburg, Kathy Lang (Chair & CA Liaison), Ted Teske, Chuck Horgan (Arts Commission Liaison), Mark Brower (Vice-Chair), Grant Keller
- *Board Members Not Present:* Drew Kleman, Chad Schmidt
- *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. (6-0)

## Changes to Agenda:

- None

## Workshops:

\*\* Anne Hanenburg recused herself, as SPVV is under contract for the projects.

- **Northwest Middle School & Albi Stadium - Collaborative Workshop**
- Staff Report: Taylor Berberich
- Applicant Presentation: Greg Forsyth (Spokane Schools), Rustin Hall & Andrew Leeper (ALSC Architects), Dana Harbaugh (NAC Architecture)
- Kathy Lang closed public comment
- Questions asked and answered
- Discussion ensued

Based on review of the materials submitted by the Applicant and discussion during the July 8, 2020 Collaborative Workshop the Design Review Board recommends the following Advisory Actions:

## Overall Site

1. The Applicants shall consider thoughtful and safe integration of non-motorized transportation through the sites and provide details to the Board at the Recommendation Meeting.

*Please see the following Comprehensive Plan Goals and Policies: LU 4.1 Land Use and Transportation, LU 4.4 Connections, TR GOAL A: PROMOTE A SENSE OF PLACE, TR GOAL B: PROVIDE TRANSPORTATION CHOICES, 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, TR 2 Transportation Supporting Land Use, TR 5 Active Transportation, TR 14 Traffic Calming, TR 20 Bicycle/Pedestrian Coordination, DP 1.2 New Development in Established Neighborhoods, DP 2.3 Design Standards for Public Projects and Structures, DP 2.6 Building and Site Design, N 2.1 Neighborhood Quality of Life, N 4.5 Multimodal Transportation, N 4.6 Pedestrian and Bicycle Connections, N 5.3 Linkages, BMP 1 Bicycle Mode Share, BMP 2 Bikeways Completion, and BMP 3 Convenient Bike Storage.*

2. The Board encourages the Applicants to plan forward to accommodate (or at least not preclude) transit service to and potentially through these key community destinations.

*Please see the following Comprehensive Plan Goals and Policies: LU 4.1 Land Use and Transportation, LU 4.4 Connections, TR GOAL A: PROMOTE A SENSE OF PLACE, TR GOAL*

*B: PROVIDE TRANSPORTATION CHOICES, 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, TR 2 Transportation Supporting Land Use, TR 5 Active Transportation, TR 14 Traffic Calming, TR 20 Bicycle/Pedestrian Coordination, DP 1.2 New Development in Established Neighborhoods, DP 2.3 Design Standards for Public Projects and Structures, DP 2.6 Building and Site Design, N 2.1 Neighborhood Quality of Life, N 4.5 Multimodal Transportation, N 4.6 Pedestrian and Bicycle Connections, N 5.3 Linkages, BMP 1 Bicycle Mode Share, BMP 2 Bikeways Completion, and BMP 3 Convenient Bike Storage.*

3. The Applicants shall provide additional details on managing traffic circulation through the site (via gates, etc.) for varying operations and provide details to the Board at the Recommendation Meeting.

*Please see the following Comprehensive Plan Goals and Policies: LU 4.1 Land Use and Transportation, LU 4.4 Connections, TR GOAL A: PROMOTE A SENSE OF PLACE, TR GOAL B: PROVIDE TRANSPORTATION CHOICES, 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, TR 2 Transportation Supporting Land Use, TR 5 Active Transportation, TR 14 Traffic Calming, TR 20 Bicycle/Pedestrian Coordination, DP 1.2 New Development in Established Neighborhoods, DP 2.3 Design Standards for Public Projects and Structures, DP 2.6 Building and Site Design, N 2.1 Neighborhood Quality of Life, N 4.5 Multimodal Transportation, N 4.6 Pedestrian and Bicycle Connections, N 5.3 Linkages, BMP 1 Bicycle Mode Share, BMP 2 Bikeways Completion, and BMP 3 Convenient Bike Storage.*

4. The Board appreciates and strongly encourages further exploration of the use of native grasses and low-water plant palette, and applauds the reintroduction of ponderosa pines on the site.

*Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 6.2 Open Space, DP 2.6 Building and Site Design, DP 2.15 Urban Trees and Landscape Areas, and N 5.3 Linkages.*

### Northwest Middle School (NWMS)

#### Neighborhood

1. The Applicant is encouraged to continue to work with the City to close any bicycle/pedestrian infrastructure gaps along Wellesley to provide safe access to the school and stadium sites.

*Please see the following Comprehensive Plan Goals and Policies: LU 4.1 Land Use and Transportation, LU 4.4 Connections, TR GOAL A: PROMOTE A SENSE OF PLACE, TR GOAL B: PROVIDE TRANSPORTATION CHOICES, 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, TR 2 Transportation Supporting Land Use, TR 5 Active Transportation, TR 14 Traffic Calming, TR 20 Bicycle/Pedestrian Coordination, DP 1.2 New Development in Established Neighborhoods, DP 2.3 Design Standards for Public Projects and Structures, DP 2.6 Building and Site Design, N 2.1 Neighborhood Quality of Life, N 4.5 Multimodal Transportation, N 4.6 Pedestrian and Bicycle Connections, N 5.3 Linkages, BMP 1 Bicycle Mode Share, BMP 2 Bikeways Completion, and BMP 3 Convenient Bike Storage.*

#### Site

2. The Parti for the NWMS is intriguing and has a very micro-regional application within the building itself. The Board encourages the applicant to explore extrapolating that language to

the exterior of the building and how it might radiate outward toward the access drives, parking areas, and how it interacts with the public roads.

*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 2.3 Design Standards for Public Projects and Structures, and DP 2.6 Building and Site Design.*

3. The bluffs have a verticality that is very dramatic; there is opportunity with the façade of the gymnasium and the common areas to create a dramatic wall with light that punches through. It would seem that there are opportunities for NWMS to insinuate the crevices and undulations that appear along the basalt walls.

*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 2.3 Design Standards for Public Projects and Structures, and DP 2.6 Building and Site Design.*

Mark Brower moved to approve the advisory actions as written; Chuck Horgan seconded. Motion carried unanimously, with one recusal. (5-0)

#### **Board Business:**

\*\* Anne Hanenburg rejoined the group.

- **Approval of Minutes:** Minutes from the June 17, 2020 meeting approved unanimously.

#### **Old Business:**

- None

#### **New Business:**

- None

#### **Chair Report -**

- None

#### **Secretary Report - Dean Gunderson**

- The July 22nd DRB meeting will be the recommendation meeting for the Kmart on Sprague that's converting into U-Haul.
- Other upcoming projects with no meeting dates yet:
  - The Brownstone Apartments at 3<sup>rd</sup>/Browne are working toward administrative review for some first-floor renovations.
  - The architecture firm for Northeast Middle School is working on their application packet and hope to have it submitted in the next few weeks.
  - Riverside Commons at the NW corner of Browne/Riverside, which has already come in for a collaborative workshop, was sold to another developer. They are reconfiguring the site.
  - The Radio Park Development (KXLY Phase 2)
  - The Latah Glen PUD, south of Vinegar Flats on the west side of Hwy 195, is being proposed by a developer out of CA. This Manufactured Home PUD should be turning in their packet in the next few weeks.

Kathy Lang passed on information from Mark Brower encouraging the Street Standards Ad Hoc Committee to pass on comments to Dean and Mark by July 10<sup>th</sup>. Dean advised he and Mark will be meeting on the 15<sup>th</sup> to review the comments and prepare them to pass on to Inga Note.

**Meeting Adjourned at 8:42 PM**

Next Design Review Board Meeting scheduled for Wednesday, July 22, 2020