

Design Review Board - Meeting Minutes Draft

August 12, 2020

Online via WebEx

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

Attendance:

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

Changes to Agenda:

- None

Workshops:

- **Latah Glen PUD - Collaborative Workshop**
- Staff Report: Taylor Berberich
- Applicant Presentation: Dietrich Nascimento and William Sinclair

** Kathy Lang had to leave unexpectedly, and Mark Brower took over leading the meeting at 6:25 PM.

- Mark Brower closed public comment
- Questions asked and answered
- Discussion ensued

Based on review of the materials submitted by the applicant and discussion during the August 12, 2020 Collaborative Workshop the Design Review Board recommends the following Advisory Actions:

1. To promote connectivity and offer a neighborhood asset, the Applicant is encouraged to provide an intentional non-motorized connection from the site to the Fish Lake Trail.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, DP 2.5 Character of the Public Realm, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, NE 13.3 Year-Round Use, N 2.1 Neighborhood Quality of Life, and N 4.6 Pedestrian and Bicycle Connections,

Please see the following Planned Unit Development Code Requirements: SMC 17G.070.010.2 Efficiency, SMC 17G.070.010.5 Open Space, SMC 17G.070.120 Significant Features, SMC 17G.070.135 Compatibility with Surrounding Areas, and SMC 17G.070.145.B.1 Circulation

Please see the following Development Standards for Mobile Home Parks: SMC 17C.345.120.D Open Space, and SMC 17C.345.120.J Pedestrian Access.

2. The Applicant is encouraged to evaluate the internal sidewalks and pathways and consider opportunities to elevate the pedestrian user experience by introducing benches, nodes, enhanced landscaping, or other means. A network of sidewalks and pathways connecting residents to common buildings, common spaces, and public ways may enhance the overall site design experience.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, DP 2.5 Character of the Public Realm, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, NE 13.3 Year-Round Use, N 2.1 Neighborhood Quality of Life, N 4.6 Pedestrian and Bicycle Connections, N 4.7 Pedestrian Design, and N 4.9 Pedestrian Safety.

Please see the following Planned Unit Development Code Requirements: SMC 17G.070.010.1 Flexibility, SMC 17G.070.010.2 Efficiency, SMC 17G.070.010.5 Open Space, SMC 17G.070.140 Community Environment, and SMC 17G.070.145 Circulation.

Please see the following Development Standards for Mobile Home Parks: SMC 17C.345.120.J Pedestrian Access, and SMC 17C.345.120.L Streets.

3. The Applicant is encouraged to return with a more fully developed plan illustrating intended innovation in stormwater treatment.

Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, and DP 2.6 Building and Site Design.

Please see the following Planned Unit Development Code Requirements: SMC 17G.070.010.2 Efficiency, SMC 17G.070.010.7 Resource Preservation, SMC 17G.070.125 Site Preparation, and SMC 17G.070.140 Community Environment.

4. The Applicant shall return with a proposed street tree palette.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, DP 2.5 Character of the Public Realm, DP 2.15 Urban Trees and Landscape Areas, NE 5.5 Vegetation, NE 12.1 Street Trees, and N 2.1 Neighborhood Quality of Life.

Please see the following Planned Unit Development Code Requirements: SMC 17G.070.010.5 Open Space, SMC 17G.070.130 Landscaping, and SMC 17G.070.140 Community Environment.

Please see the following Development Standards for Mobile Home Parks: SMC 17C.345.120.D Open Space, SMC 17C.345.120.G Landscaping Areas, and SMC 17C.345.120.L Streets.

5. The Applicant shall restore the landscape in the areas of the site beyond the lease areas in a manner consistent with the existing and preserved natural areas on site.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, DP 2.5 Character of the Public Realm, DP 2.15 Urban Trees and Landscape Areas, NE 5.5 Vegetation, and N 2.1 Neighborhood Quality of Life.

Please see the following Planned Unit Development Code Requirements: SMC 17G.070.010.5 Open Space, SMC 17G.070.130 Landscaping, and SMC 17G.070.140 Community Environment.

Please see the following Development Standards for Mobile Home Parks: SMC 17C.345.120.D Open Space.

6. The Applicant is encouraged to explore ways to massage the architectural aesthetic of the proposed structures into a cohesive theme that reflects and enhances the regional character of the area. The Board strongly recommends that a set of design standards for the development be crafted in order to maintain consistency with the established style as the project is built out, and to preserve the presumption of privacy between homes.

Please see the following Comprehensive Plan Goals and Policies: LU 6.9 Facility Compatibility with Neighborhood, and DP 2.6 Building and Site Design.

Please see the following Planned Unit Development Code Requirements: SMC 120 Significant Features, SMC 17G.070.135 Compatible with Surrounding Areas, and SMC 17G.070.140.B.4 & 5 Community Environment

7. The Applicant shall return with a developed entry design, gate design, landscaping and signage, along with the design for any proposed fencing or enclosure of the site.

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 2.18 Bus Benches and Shelters

Please see the following Planned Unit Development Code Requirements: 17G.070.010.1 Flexibility, 17G.070.120 Significant Features, 17G.070.130 Landscaping, 17G.070.140 Community Environment, and 17G.070.145 Circulation.

Please see the following Development Standards for Mobile Home Parks: SMC 17C.345.120.D Open Space, SMC 17C.345.120.G Landscaping Ares, and SMC 17C.345.120.H Signs.

8. The Board appreciates the introduction of additional affordable housing to the Spokane area.

Please see the following Planned Unit Development Code Requirements: SMC 17G.070.010.3 Affordable Housing, and SMC 17G.070.010.6 Economic Feasibility.

Please see the following Development Standards for Mobile Home Parks: SMC 17C.345.010 Purpose

9. The Board finds the reclamation and renovation of the existing auto wrecking yard to be an innovative reuse of the land.

Please see the following Comprehensive Plan Goals and Policies: DP 2.6 Building and Site Design, and DP 2.12 Infill Development

Please see the following Planned Unit Development Code Requirements: 17G.070.010.1 Flexibility, 17G.070.010.6 Economic Feasibility, and 17G.070.135 Compatibility with Surrounding Areas.

Drew Kleman moved to approve the recommendations as written; Anne Hannenburg seconded. Motion carried unanimously. (7-0)

Board Business:

- **Approval of Minutes:** Minutes from the July 22, 2020 meeting approved unanimously.

Old Business:

- None

New Business:

- None

Chair Report:

- None

Secretary Report - Dean Gunderson

- Other upcoming projects:
 - August 26th DRB Meeting - Northeast Middle School Collaborative Workshop

- Sept 9th DRB Meeting - Radio Park Development (KXLY Phase 2) will be returning for their recommendation meeting.
- There's nothing currently slated for later in September.
- Design Review staff are working on a couple administrative review items.
- South University District Development went through Plan Commission and is slated to go before City Council Aug 24th.
- The Downtown Plan is still moving forward and is being discussed at internal meetings with technical staff.
- We are in the phase 2 portion of the new design guidelines and will be reviewing the draft of the outline with the consultants August 25th.
- The Maple/Jefferson Gateway Hops Wall has been approved and is being planted now. The City is partnering with the Spokane Edible Tree Project who will be responsible for harvesting and upkeep. This will be the first harvestable crop in the nation to be planted along an Interstate ROW. The first harvestable crop should be in Fall of 2021.

Meeting Adjourned at 8:23 PM

Next Design Review Board Meeting scheduled for Wednesday, August 26, 2020