

Design Review Board - Meeting Minutes Draft

August 26, 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), Chad Schmidt, Kathy Lang (Chair & CA Liaison), Ted Teske, Grant Keller,
- *Board Members Not Present:* Drew Kleman, 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. (6-0)

Changes to Agenda:

- None

Workshops:

** Chad Schmidt had provided a prior notice that he would abstain from the discussion and vote on this workshop item.

- **Northeast Middle School - Collaborative Workshop**
- Staff Report: Taylor Berberich
- Applicant Presentation: Greg Forsyth, Mike Terrell, Craig Conrad
- 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 August 26, 2020 Collaborative Workshop the Design Review Board recommends the following advisory actions:

Design Departures

Buildings Along Street (general advice)

1. The Board recognizes the function of the building is outside of the typical facility seen within a CC1 zone. As a part of the Design Departure the Applicant is strongly encouraged to explore ways and means of incorporating CC zoning design guidelines and principals within and around the building itself, while creating regions and spaces around the perimeter that lend themselves to being incorporated into the streetscape as the surrounding area begins to redevelop.

Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 1.12 Public Facilities and Services, LU 5.1 Built and Natural Environment, LU 6.9 Facility Compatibility with Neighborhood, 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, DP 2.15 Urban Trees and Landscape Areas, NE 13.1 Walkway and Bicycle Path System, N 2.1 Neighborhood Quality of Life, and N 5.3 Linkages.

Please see the following Design Standards and Guidelines for Centers and Corridors: SMC 17C.122.060 Buildings Along Street, SMC 17C.122.060 Lighting, SMC 17C.122.060 Ancillary Site Elements, SMC 17C.122.060 Treatment of Blank Walls, SMC

17C.122.060 Façade Transparency, SMC 17C.122.060 Massing, and SMC 17C.122.060 Pedestrian Oriented Signs.

2. Perry Street (specific advice)

The Board recognizes that Perry Street provides the greatest opportunity for an urban edge. Along this frontage, the Board recommends that the Applicant continue to develop a 12'-wide sidewalk along Perry Street and to ensure bicycle pathways and alternative transportation amenities be added to the school's Eastern Entry Plaza (i.e. secure bicycle/scooter storage, bike maintenance racks, etc.)

Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 1.12 Public Facilities and Services, LU 5.1 Built and Natural Environment, 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 1 Transportation Network For All Users, TR 7 Neighborhood Access, 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, DP 2.15 Urban Trees and Landscape Areas, NE 13.1 Walkway and Bicycle Path System, N 2.1 Neighborhood Quality of Life, N 4.6 Pedestrian and Bicycle Connections, and N 5.3 Linkages.

Please see the following Design Standards and Guidelines for Centers and Corridors: SMC 17C.122.060 Buildings Along Street, SMC 17C.122.060 Sidewalk Encroachments, SMC 17C.122.060 Lighting, SMC 17C.122.060 Ancillary Site Elements, SMC 17C.122.060 Curb Cut Limitations, SMC 17C.122.060, SMC 17C.122.060 Treatment of Blank Walls, SMC 17C.122.060 Façade Transparency, and SMC 17C.122.060 Pedestrian Oriented Signs.

3. Marietta Avenue (specific advice)

The Board recognizes that Marietta Avenue has the greatest opportunity to integrate the adjacent residential neighborhood and the Logan Peace Park. The Board recommends that the sidewalks along Marietta Avenue be developed in a standard separated fashion and that an improved pedestrian crossing between the Park and the school site be developed.

Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 1.12 Public Facilities and Services, LU 5.1 Built and Natural Environment, 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 1 Transportation Network For All Users, TR 7 Neighborhood Access, 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, DP 2.15 Urban Trees and Landscape Areas, NE 13.1 Walkway and Bicycle Path System, N 2.1 Neighborhood Quality of Life, N 4.6 Pedestrian and Bicycle Connections, and N 5.3 Linkages.

Please see the following Design Standards and Guidelines for Centers and Corridors: SMC 17C.122.060 Buildings Along Street, SMC 17C.122.060 Lighting, SMC 17C.122.060 Screening and Noise Control of Service Areas, SMC 17C.122.060 Ancillary Site Elements, SMC 17C.122.060 Curb Cut Limitations, and SMC 17C.122.060 Pedestrian Oriented Signs.

4. North Foothills Drive (specific advice)

The Board recognizes the constraints of the site along North Foothills Drive (NFD) and recommends that the Applicant continue to pursue the gateway structure at the northwest corner of the site along NFD as a reasonable substitute for the 30% building façade frontage along this street. Further, the Applicant is encouraged to work with the appropriate city

departments to develop a mid-block crossing of NFD to provide better pedestrian connectivity between the higher-density housing development and the school grounds.

Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 1.12 Public Facilities and Services, LU 5.1 Built and Natural Environment, 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 1 Transportation Network For All Users, TR 7 Neighborhood Access, 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, DP 2.15 Urban Trees and Landscape Areas, NE 13.1 Walkway and Bicycle Path System, N 2.1 Neighborhood Quality of Life, N 4.6 Pedestrian and Bicycle Connections, and N 5.3 Linkages.

Please see the following Design Standards and Guidelines for Centers and Corridors: SMC 17C.122.060 Buildings Along Street, SMC 17C.122.060 Sidewalk Encroachments, SMC 17C.122.060 Lighting, SMC 17C.122.060 Ancillary Site Elements, SMC 17C.122.060 Curb Cut Limitations, and SMC 17C.122.060 Pedestrian Oriented Signs.

Buildings Along Intersection Corners

5. The Board encourages the Applicant to develop an Ornamental Plaza at the intersection of North Foothills Drive and Perry Street, as a substitute for a building engagement. This plaza development should include possible improvements to pedestrian crossings and alternative transportation accommodations.

Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 1.12 Public Facilities and Services, LU 5.1 Built and Natural Environment, 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 1 Transportation Network For All Users, TR 7 Neighborhood Access, 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, DP 2.15 Urban Trees and Landscape Areas, NE 13.1 Walkway and Bicycle Path System, N 2.1 Neighborhood Quality of Life, N 4.6 Pedestrian and Bicycle Connections, and N 5.3 Linkages.

Please see the following Design Standards and Guidelines for Centers and Corridors: SMC 17C.122.060 Buildings Along Intersection Corners, SMC 17C.122.060 Sidewalk Encroachments, SMC 17C.122.060 Lighting, SMC 17C.122.060 Ancillary Site Elements, SMC 17C.122.060 Curb Cut Limitations, and SMC 17C.122.060 Pedestrian Oriented Signs.

General (separate from Design Departures)

6. The Applicant is encouraged to explore meandering sidewalks along North Foothills Drive, offset from the curb and where opportunity exists, to enhance the pedestrian experience and connectivity to adjacent properties.

Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 1.12 Public Facilities and Services, LU 5.1 Built and Natural Environment, TR GOAL A: PROMOTE A SENSE OF PLACE, TR 1 Transportation Network For All Users, TR 7 Neighborhood Access, 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, DP 2.15 Urban Trees and Landscape Areas, NE 13.1 Walkway and Bicycle Path System, N 2.1 Neighborhood Quality of Life, N 4.6 Pedestrian and Bicycle Connections, and N 5.3 Linkages.

Please see the following Design Standards and Guidelines for Centers and Corridors: SMC 17C.122.060 Sidewalk Encroachments, SMC 17C.122.060 Lighting, SMC 17C.122.060 Ancillary Site Elements, SMC 17C.122.060 Curb Cut Limitations, and SMC 17C.122.060 Pedestrian Oriented Signs.

Chuck Horgan moved to approve the advisory actions as written; Ted Teske seconded. Motion carried unanimously. (5-0, with Chad Schmidt abstaining)

** Chad Schmidt rejoined the board members.

Board Business:

- **Approval of Minutes:** Minutes from the August 12, 2020 meeting approved unanimously.

Old Business:

- None

New Business:

- None

Chair Report:

- None

Secretary Report - Dean Gunderson

- Dean shared a spreadsheet of projects the board has reviewed this year.
- Other upcoming projects:
 - Sept 9th DRB Meeting - Radio Park Development (KXLY Phase 2) will be returning for their recommendation meeting.
 - September 23rd - Northwest Middle School
 - Albi Stadium Recommendation Meeting should be coming in soon
 - Administrative application of the Brownstone Apartment Building, which is not actual apartments but a facility owned by the Department of Corrections at Third and Browne.
 - Possibility of a parking structure at 901 N Monroe Street that would fall under the Downtown Design Guidelines and Standards
 - There's nothing currently slated for later than September.
 - UrbsWorks finished their analysis of other cities (Portland, Seattle, Boise). Phase 2 will be the creation of an outline of their proposal.

Meeting Adjourned at 8:17 PM

Next Design Review Board Meeting scheduled for Wednesday, September 9, 2020