

# Design Review Board - Meeting Minutes Draft

September 23, 2020

Online via WebEx

Meeting called to order at 5:30 PM by Mark Brower

## Attendance:

- *Board Members Present:* Anne Hanenburg, Chuck Horgan (Arts Commission Liaison), Drew Kleman, Mark Brower (Vice-Chair), Chad Schmidt, Ted Teske, Grant Keller (arrived at 5:45 pm)
- *Board Members Not Present:* Kathy Lang (Chair & CA Liaison)
- *Quorum Present:* Yes
- *Staff Members Present:* Dean Gunderson, Taylor Berberich, Stephanie Bishop

## Approval of Minutes:

- Minutes from the September 9, 2020 meeting approved unanimously.

Mark Brower moved for the suspension of certain meeting rules due to the COVID-19 teleconference; Ted Teske seconded. Motion Carried. (6-0)

## Changes to Agenda:

- None

## Workshops:

\*\* Chad Schmidt and Anne Hanenburg recused themselves from the recommendation meeting, as they work for the companies involved in the project.

- **Northwest Middle School - Recommendation Meeting**
- Staff Report: Taylor Berberich
- Applicant Presentation: Dana Harbaugh & Randy Wilson (NAC Architecture), Greg Forsyth (Spokane Public Schools), Tom Sherry (SPVV Landscape Architects)
- 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 September 23, 2020 Recommendation Meeting the Design Review Board recommends the approval of the project subject to the following conditions:**

- 1. The Board supports the Applicant's design approach to inboard the frontage-required sidewalk into the site. The Applicant shall return to urban design staff for an Administrative Review with a design that demonstrates public access continuity and connectivity, continuous safety and accessibility compliance, safe pedestrian crossing of Wellesley, and superior design quality. The Applicant is encouraged to evaluate the concept of locating a sidewalk immediately adjacent to the south edge of the parking lot.**

*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.*

***Please see the following sections of the Spokane Municipal Code: SMC 17C.110.245 Parking and Loading, SMC 17C.110.515 Buildings Along the Street, SMC 17C.110.535 Curb Cut Limitations, and SMC 17C.110.540 Pedestrian Connections in Parking Lots, and SMC 17H.020 Complete Streets Program***

- 2. The Board is in support of the presented material palette. The Applicant is encouraged to continue refining that exterior material palette, including evaluation of the variety of tones, joints, and material orientation changes within each of the presented building 'layers'. The Applicant may consider reducing the quantity of changes within a given material such that the parti is more strongly communicated.**

***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 Board recognizes that the 3D images of the landscape do not accurately represent the proposed landscaping, and supports the Applicant's narrative describing the nature inspired landscape and building design.**

***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, and DP 2.15 Urban Trees and Landscape Areas.***

- 4. The Applicant is encouraged to evaluate the roof line occurring between the Office and Band program areas, such that the form, detailing, and expression may not compete with the primary building entry canopies which appear to be of similar tone and form.**

***Please see the following Comprehensive Plan Goals and Policies: 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, and DP 2.6 Building and Site Design.***

***Please see the following sections of the Spokane Municipal Code: SMC 17C.110.545 Transition Between Institutional and Residential Development, and SMC 17C.110.565 Roof Form***

Drew Kleman moved to approve the recommendations as drafted; Chuck Horgan seconded. Motion carried unanimously. (5-0, with Chad Schmidt & Anne Hanenburg abstaining)

**Board Business:**

\*\* Chad Schmidt and Anne Hanenburg rejoined the group.

**Old Business:**

- None

**New Business:**

- None

**Chair Report:**

- None

**Secretary Report - Dean Gunderson**

- Todd Beyreuther, Chair of Plan Commission, has requested a joint meeting with DRB and the Spokane Historic Landmarks Commission to see if members would be open to forming an ad hoc committee to discuss areas of mutual interest. Dean will request more detail and timeframe from PC on ad hoc committee.
- New Design Guidelines - We're in the middle of crafting a document that will bridge the summation of the public engagement component and the outline for the new design guidelines. Consultant will be making a presentation on October 14<sup>th</sup> to the Plan Commission, and we can see if she can join the DRB meeting afterward to give an update on the strategic memo. We only have a contract with the consultant through December, and then the City staff will work on the legislative portion. DRB will then forward recommendations to PC who will review the guidelines and forward to City Council.
- Joe Albi Stadium will come before the DRB at the October 14<sup>th</sup> meeting.
- Staff are working on a few administrative reviews.

**Meeting Adjourned at 8:32 PM**

The next Design Review Board Meeting is scheduled for Wednesday, October 14, 2020.