

# Design Review Board - Meeting Minutes

November 11, 2020

Online via WebEx

Meeting called to order at 5:31 PM by Kathy Lang

## Attendance:

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

## Changes to Agenda:

- None

## Workshops:

- 206 W Riverside Ave - Collaborative Workshop
- Staff Report: Taylor Berberich
- Applicant Presentation: Bill Bouten (Bouten Construction), Matt Edlen (Edlen & Co), Dean Pape (deChase Miksis), Mark Sindell (GGLO), Carissa Franks (GGLO), Tom Sheldon (GGLO), Mitch Yockey (GGLO)
- 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 November 11, 2020 Collaborative Workshop the Design Review Board recommends the following advisory actions:

1. The Applicant is encouraged to return with imagery that depicts the project as viewed from a variety of street-level perspectives and clearly communicates the level of building detail particularly at the pedestrian scale.

*Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.5 Character of the Public Realm, and DP 4.2 Street Life.*

*Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER.*

*Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, and C-1 Promote Pedestrian Interaction, C-2 Design Façades at Many Scales, C-6 Develop Alley Facades, and C-7 Install Pedestrian-Friendly Materials at Street Level.*

2. The Applicant is strongly encouraged to maintain and further develop the Riverside facing pedestrian space as a central key feature of the project.

*Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.5 Character of the Public Realm, and DP 4.2 Street Life.*

*Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES.*

*Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, and C-1 Promote Pedestrian Interaction, C-2 Design Façades at Many Scales, C-6 Develop Alley Facades, and C-7 Install*

*Pedestrian-Friendly Materials at Street Level.*

3. The Applicant shall return with further detailed designs of the proposed street-level activation opportunities including anticipated uses, landscaping, site accessories, art, or other elements as deemed appropriate by the Applicant.

*Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.5 Character of the Public Realm, and DP 2.6 Building and Site Design.*

*Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES.*

*Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, C-2 Design Façades at Many Scales, and D-3 Respect Historic Features that Define Spokane.*

4. The Applicant is strongly encouraged to consider the bulk of the north elevation with respect to massing and detail as viewed from the surrounding streets and neighborhood. The Applicant may consider opportunities to integrate art, greenery, or other architectural detail means as deemed appropriate.

*Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.6 Building and Site Design, and DP 4.2 Street Life.*

*Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER, and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES.*

*Please see the following Downtown Design Guidelines: A-2 Enhance the Skyline, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, and B-4 Design a Well-proportioned and Unified Building.*

5. The Applicant is encouraged to return with designs that provide articulation, materiality, architectural detail, or other means to address the bulk concrete walls of the north and east building base with respect to pedestrian scale.

*Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.6 Building and Site Design, and DP 4.2 Street Life.*

*Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER, and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES.*

*Please see the following Downtown Design Guidelines: B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, and B-4 Design a Well-proportioned and Unified Building.*

6. The Applicant shall return with project elevations that include the surrounding historic multi-story buildings in order to communicate the project's scale, height, and relationship to those existing buildings.

*Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.5 Character of the Public Realm, and DP 2.6 Building and Site Design.*

*Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER.*

*Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, C-2 Design Façades at Many Scales, and D-3 Respect Historic Features that Define Spokane.*

7. The Applicant is encouraged to further refine the design of the cornices of the masonry and corrugated panel towers to further meet the intent of the Downtown Design Guideline A-2, Enhance the Skyline.

*Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.6 Building and Site Design, and DP 4.2 Street Life.*

*Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER, and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES.*

*Please see the following Downtown Design Guidelines: A-2 Enhance the Skyline, B-1 Respond to the Neighborhood Context, and B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area.*

8. The Applicant is strongly encouraged to explore the interaction of the building with the intersection of Browne and Riverside. In particular, the Board would like to see examples of how the building at the pedestrian level can turn the corner and perhaps create an urban refuge, main entry, or small plaza space oriented to the intersection.

*Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.6 Building and Site Design, and DP 4.2 Street Life.*

*Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER, and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES.*

*Please see the following Downtown Design Guidelines: B-1 Respond to the Neighborhood Context, and B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area.*

Ted Teske moved to approve the advisory actions as drafted; Chuck Horgan seconded. Motion carried unanimously. (6-0)

#### **Board Business:**

##### **Approval of Minutes:**

- Minutes from the October 28, 2020 meeting approved unanimously.

##### **Old Business:**

- Dean Gunderson advised the board that UrbsWorks, the consultants working with the City on the new Design Guidelines will be getting a final product to them by the end of November. They are under contract with the City until the end of the first week in December.

##### **New Business:**

- Dean gave an update on board member terms and mentioned Chuck Horgan and Chad Schmidt both have 1<sup>st</sup> terms ending the end of this year. Both board members expressed interest in continuing on for another term that would begin in January 2021.
- The second December meeting lands on December 23<sup>rd</sup>. Board members discussed whether to cancel the second meeting or reschedule it to the week prior. Dean will be sending out a Doodle Poll to board members and applicants to check on possible dates.

##### **Chair Report:**

- None

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

- The November 16<sup>th</sup> DRB Meeting will be a recommendation meeting for Northeast Middle School.
- The December 9<sup>th</sup> DRB Meeting will be a recommendation meeting for the Latah Glen Manufactured Home Development.

Meeting Adjourned at 7:38 PM

The next Design Review Board Meeting is scheduled for Wednesday, November 16, 2020.