

Design Review Board - Meeting Minutes

December 15, 2020

Online via WebEx

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

Attendance:

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

Changes to Agenda:

- None

Workshops:

** Mark Brower recused himself, as his firm is engaged with GGLO on the project.

- **206/214 Riverside Apartments - Recommendation Meeting**
- Staff Report: Taylor Berberich
- Applicant Presentation: Carissa Franks & Mark Sindell (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 December 15, 2020 Recommendation Meeting the Design Review Board recommends the approval of the project subject to the following conditions:

1. The Applicant is *strongly encouraged* to consider alternative materials in lieu of the corrugated metal cladding occurring within the pedestrian zone.

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, B-4 Design a Well-proportioned and Unified Building, and C-3 Provide Active Façades.

2. The Applicant *shall* provide a refined and articulated parapet expression at, and appropriate to, the metal panel building masses to meet Design Guideline A-2: Enhance the Skyline. The parapet at the metal panel clad portions of the building does not need to match the parapet at the brick clad portions of the building.

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, C-3 Provide Active Façades, and B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area.

3. The Applicant is *encouraged* to work with Spokane Arts regarding the location of a potential cultural trail amenity/viewing frame.

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, C-3 Provide Active Façades, and D-3 Respect Historic Features that Define Spokane.

4. The Board appreciates the strong building corner at Browne and Riverside shown in the Applicant's packet, and *strongly encourages* the City to consider providing additional pedestrian refuge areas in the form of modified bulb-outs at the corner.

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, C-1 Promote Pedestrian Interaction, and D-8 Design for Personal Safety & Security.

Chuck Horgan moved to approve the recommendations as presented; Ted Teske seconded. Motion carried unanimously. (5-0, with Mark Brower recused)

** Mark Brower rejoined the group at 7:40 PM.

Board Business:

Approval of Minutes:

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

Old Business:

- None

New Business:

- Kathy Lang received an invitation to the virtual Steering Committee meeting being held this coming Friday, December 18th, from 10 AM to 4 PM. Chuck Horgan advised he could potentially attend. Kathy may be attending and will ask that an invitation be sent to Dean.

Secretary Report - Dean Gunderson

- There will not be an applicant for the January 13th meeting. It will be a board retreat/workshop to go over procedural reviews and any questions board members may have about anything the board does. Dean asked that any topics board members would like added to the meeting be sent to him by January 6, 2021 to be added to the agenda that will be sent out the Friday prior to the meeting.
- The ending of our contract with UrbsWorks is coming up. Dean asked that any board members with recommendations or comments on the final documents they will be receiving. Dean will have a

close-out meeting with them on Friday. The actual crafting of the guidelines will be done by the DRB in the beginning of the year. Those will be passed on to Plan Commission for recommendations, and then everything will be sent to City Council for adoption by resolution.

Chair Report:

- Kathy Lang gave the board an update on everything gathered (from donations) for a family in need of some extra assistance this holiday season.

Meeting Adjourned at 7:58 PM

The next Design Review Board Meeting is scheduled for Wednesday, January 13, 2020.