

Design Review Board - Meeting Minutes

April 14, 2021

Online via WebEx

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

Attendance:

- *Board Members Present:* Anne Hanenburg, Kathy Lang (Chair & CA Liaison), Ted Teske, Chuck Horgan (Arts Commission Liaison), Mark Brower (Vice-Chair), Grant Keller, Drew Kleman, Chad Schmidt
- *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; Mark Brower seconded. Motion Carried. (8-0)

Changes to Agenda:

- None

Workshops:

- **Avista Metro Substation - Collaborative Workshop**
- Staff Report: Taylor Berberich
- Applicant Presentation: Tim Dickerson & Russ Wolfe (WAG), Aaron Henson, Vance Ruppert, & Adam Newhouse (Avista), Andrew Touvannus
- 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 April 14, 2021 Collaborative Workshop, the Design Review Board recommends the following Advisory Actions:

1. The Applicant shall explore the opportunity to safely 'reveal' the inner workings of the facility or hint at its function as viewed from the elevated I90 corridor, the surrounding elevations, and from the pedestrian realm.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, TR 7.2 Street Life, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 4.2 Street Life, and N 2.5 Neighborhood Arts.

Please see the following Downtown Design Guidelines: C-1 Promote Pedestrian Interaction, C-2 Design Facades at Many Scales, C-3 Provide Active Facades, C-7 Install Pedestrian-Friendly Materials at Street Level, and D-4 Provide Elements that Define the Place.

Please see the following Downtown Plan Strategies: 2.2 Built Form and Character and 2.4 Open Space, Public Realm and Streetscapes.

2. The Applicant shall return with a more fully developed landscape plan. They are encouraged to find opportunities for additional plantings at the building base.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, TR 7.2 Street Life, DP 2.5

Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.15 Urban Trees and Landscape Areas, and DP 4.2 Street Life.

Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, C-1 Promote Pedestrian Interaction, C-7 Install Pedestrian-Friendly Materials at Street Level, D-1 Provide Inviting and Usable Open Space, D-2 Enhance the Building with Landscaping, D-4 Provide Elements that Define the Place, and D-7 Design for Personal Safety and Security.

Please see the following Downtown Plan Strategies: 2.4 Open Space, Public Realm and Streetscapes and 2.6 Environmental Stewardship.

3. The Applicant shall return with a more detailed concept for alley activation to include details on wall design and materials, paving concepts, and other infrastructure and amenities to enhance multiple uses and a wide range of programming. The Applicant is encouraged to continue discussions with adjacent tenants across the alley to brainstorm and coordinate ideas.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, TR 15 Activation, TR 7.2 Street Life, DP 1.2 New Development in Established Neighborhoods, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 4.2 Street Life, and N 2.5 Neighborhood Arts.

Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, C-1 Promote Pedestrian Interaction, C-2 Design Facades at Many Scales, C-6 Develop Alley Facades, C-7 Install Pedestrian-Friendly Materials at Street Level, D-1 Provide Inviting and Usable Open Space, D-4 Provide Elements that Define the Place, D-5 Provide Appropriate Signage, D-6 Provide Attractive and Appropriate Lighting, and D-7 Design for Personal Safety and Security.

Please see the following Downtown Plan Strategies: 2.2 Built Form and Character and 2.4 Open Space, Public Realm and Streetscapes.

4. As an important element to the proposed project, the Applicant is strongly encouraged to further refine the design of the chamfer corners, including but not limited to transition of adjacent materials meeting the chamfer, detailing and scale of the base and top, integration of planting, intentionality of artwork, and activation of the base with other amenities.

Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, TR 7.2 Street Life, DP 2.6 Building and Site Design, and N 2.5 Neighborhood Arts.

Please see the following Downtown Design Guidelines: B-4 Design a Well-proportioned and Unified Building, C-2 Design Facades at Many Scales, and D-4 Provide Elements that Define the Place.

Please see the following Downtown Plan Strategies: 2.2 Built Form and Character and 2.4 Open Space, Public Realm and Streetscapes.

5. The Applicant shall return with designs that clarify the materiality and treatment of the backside of walls, especially the tall corner chamfered building walls. The Applicant is strongly encouraged to ensure parity of materiality of front and back sides of highly visible walls.

Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, and DP 2.6 Building and Site Design.

Please see the following Downtown Design Guidelines: : B-4 Design a Well-proportioned and Unified Building, C-2 Design Facades at Many Scales, and D-4 Provide Elements that Define the Place.

Please see the following Downtown Plan Strategies: 2.2 Built Form and Character and 2.4 Open Space, Public Realm and Streetscapes.

6. The Applicant is encouraged to develop the 3rd Avenue pedestrian level mid-block facade to further activate and enhance the pedestrian experience.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, TR 15 Activation, TR 7.2 Street Life, DP 1.2 New Development in Established Neighborhoods, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 4.2 Street Life, and N 2.5 Neighborhood Arts.

Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, C-1 Promote Pedestrian Interaction, C-7 Install Pedestrian-Friendly Materials at Street Level, and D-7 Design for Personal Safety and Security.

Please see the following Downtown Plan Strategies: 2.2 Built Form and Character and 2.4 Open Space, Public Realm and Streetscapes.

7. In light of the nature of the commercial corridor that is 3rd Avenue, the Applicant is encouraged to explore the branding of Avista as part of the overall experience of traveling through this urban space.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, TR 15 Activation, TR 7.2 Street Life, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, and N 2.5 Neighborhood Arts.

Please see the following Downtown Design Guidelines: B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, D-4 Provide Elements that Define the Place, D-5 Provide Appropriate Signage,

Please see the following Downtown Plan Strategies: 2.1 Economic Development, 2.2 Built Form and Character and 2.4 Open Space, Public Realm and Streetscapes.

Grant Keller moved to approve the advisory actions as presented; Chuck Horgan seconded. Motion carried unanimously. (8-0)

Board Business:

- **Approval of Minutes:** There are no outstanding draft minutes.

Old Business:

- Kathy advised she is still looking through all the points brought up at the retreat reference things to incorporate into future meetings, especially those reference collaborative workshop meetings. When complete, the information will be presented to the board for comment, discussion, and a vote.

New Business:

- Dean updated the board on the dissenting opinion filed for the design departure for the NE Middle School. The applicant has worked with STA and Urban Forestry to modify their plans.
- Selkirk advised the Papillon Development plans may change, as they are in discussions with the public facilities district and may end up not pursuing the north tower.

Chair Report -

- None

Secretary Report - Dean Gunderson

- There are no applicants for the April 28th meeting. The board opted to use that time for the collaborative meeting committee to reconvene to continue discussions on points from the retreat.
- The Papillon Development may be ready to be presented to the board at the first meeting in May.
- Staff is still moving forward on the new Design Review Guidelines.

Meeting Adjourned at 7:48 PM

Next Design Review Board Meeting scheduled for Wednesday, April 28, 2021