

Design Review Board - Meeting Minutes Draft

May 26, 2021

Online via WebEx

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

Attendance:

- *Board Members Present:* Kathy Lang (Chair & CA Liaison), Chuck Horgan (Arts Commission Liaison), Mark Brower (Vice-Chair), Grant Keller, Drew Kleman
- *Board Members Not Present:* Anne Hanenburg, Ted Teske, Chad Schmidt
- *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. (5/0)

Changes to Agenda:

- None

Workshops:

- **Avista Metro Substation - Recommendation Meeting**
- 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 May 26, 2021 Recommendation Meeting, the Design Review Board recommends the approval of the project subject to the following conditions:

1. The Applicant is strongly encouraged to increase the height of and provide material change below the masonry belly band at the chamfer corners or provide other architectural treatment to address the scale and proportion of the chamfer base.

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, 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.

2. The Applicant shall provide opaque wall below the storefront areas; a change of masonry size, color, and/or finish are encouraged.

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, and DP 4.2 Street Life

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.

3. The Applicant shall break the monolithic masonry and length of belly band occurring at the street-level along 3rd Avenue. Similar architectural treatment should be considered at the street-level masonry elevations at Wall and Post Streets.

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.

4. The Applicant is encouraged to co-locate the proposed seating opportunities with the storefront educational displays and corner art work to encourage interaction.

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.

5. The Applicant shall provide a change of hardscape material at the chamfer corners and within the property lines. Wayfinding opportunities within the hardscape material are encouraged.

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 shall provide a non-rusting material for the fencing at the alley elevation.

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, C-6 Develop the Alley Façade, 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.

Please see the following Unified Development Code: [SMC 17C.124.310.C.3c](#) Downtown Zone Fencing, Location, Height, and Design

7. The Applicant's consideration & design provisions for public art are greatly appreciated. The Applicant is encouraged to continue working with Spokane Arts regarding artist selection, lighting, appropriate substrate materials for the corner murals, and activating the alley wall.

Please see the following Comprehensive Plan Goals and Policies: 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 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, C-1 Promote Pedestrian Interaction, C-3 Provide Active Facades, C-6 Develop Alley Façade, 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, and D-6 Provide Attractive and Appropriate Lighting.

Mark Brower moved to approve the recommendations as presented; Chuck Horgan seconded. Motion carried unanimously. (5/0)

Board Business:

- Approval of April 14, 2021 Meeting Minutes

Old Business:

- None

New Business:

- None

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.
- We did not receive any applications for the June 9th DRB Meeting.
- Dean will send out a Doodle Poll to find a date that works for all board members for the Collaborative Workshop Committee to present information regarding possible formats for future meetings to the board.
- There are two potential projects that could meet the deadline for the June 23rd meeting:
 - Sacajawea Middle School
 - Papillon Development
- The technical committee review of the new design guidelines will be taking place soon. The committee is made up of employees of various City departments, and they will be reviewing to make sure the design guidelines will not conflict with anything they are working on. The guidelines will then be moved on to stakeholders.

Meeting Adjourned at 8:00 PM

Next Design Review Board Meeting scheduled for Wednesday, June 23, 2021