

Design Review Board - Meeting Minutes Draft

June 23, 2021

Online via WebEx

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

Attendance:

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

Kathy Lang moved for the suspension of certain meeting rules due to the COVID-19 teleconference; Chad Schmidt seconded. Motion carried. (6/0)

Changes to Agenda:

- None

Workshops:

- **Sacajawea Middle School - Collaborative Workshop**
- Staff Report: Taylor Berberich
- Applicant Presentation: Greg Forsyth (Spokane Public Schools), and Ken Murphy & Jodi Kittel (ALSC)
- 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 return with designs that strengthen the building engagement at Lamonte Street per SMC 17C.110.515 Buildings Along the Street. Beyond the inclusion of fenestration and architectural treatment, orientation of the building to the street should be considered.

Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 1.12 Public Facilities and Services, LU 6.3 School Locations, TR GOAL A: PROMOTE A SENSE OF PLACE, 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, and N 2.1 Neighborhood Quality of Life.

Please see the following SMC Design Standard: SMC 17C.110.515 Buildings Along the Street.

2. The Applicant may consider the geometry, form, building element arrangement, texture, and other aspects of the immediate residential context when further refining the architectural design as one means to meet SMC 17C.110.545 Transitions between Institutional and Residential Development. The intent of this advice is not necessarily to replicate the nearby residential design, but rather to explore architectural and design cues from the neighborhood.

Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 1.12 Public Facilities and Services, 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 SMC Design Standard: SMC 17C.110.515 Buildings Along the Street.

3. The Applicant shall return with imagery clearly depicting the project from street level perspectives including but not limited to Grand Boulevard, 33rd Avenue, Lamonte Street, and views at and along the pedestrian path.

Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 1.12 Public Facilities and Services, LU 6.5 Schools as a Neighborhood Focus, TR GOAL A: PROMOTE A SENSE OF PLACE, TR GOAL C: ACCOMMODATE ACCESS TO DAILY NEEDS AND PRIORITY DESTINATIONS, DP 1.2 New Development in Established Neighborhoods, DP 2.6 Building and Site Design, NE 13.1 Walkway and Bicycle Path System, and N 2.1 Neighborhood Quality of Life.

Please see the following goals of the Pedestrian Master Plan: Goal 1 - Well Connected and Complete Pedestrian Network, and Goal 4 - Safe and Inviting Pedestrian Settings.

Please see pages 13 and 24-28 of the Grand Boulevard Transportation and Land Use Study.

Please see pages 33-45 of the South Hill Coalition and Connectivity and Livability Strategic Plan.

4. The Applicant shall return with refined architectural design of the building geometry, detail, materiality, and roof lines.

Please see the following Comprehensive Plan Goals and Policies: 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.

5. The Applicant shall return with detailed designs of the pedestrian pathway and its amenities including but not limited to architectural features, plantings, lighting, signage, and site elements.

*Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 1.12 Public Facilities and Services, LU 4.4 Connections, LU 6.3 School Locations, TR GOAL A: PROMOTE A SENSE OF PLACE, TR 5 Active Transportation, TR 7 Neighborhood Access, TR 14 Traffic Calming, DP 2.6 Building and Site Design, NE 13.1 Walkway and Bicycle Path System, N 2.1 Neighborhood Quality of Life, and N 4.5 Multimodal Transportation. **Appendix D-Bicycle Master Plan***

Please see the following goals of the Pedestrian Master Plan: Goal 1 - Well Connected and Complete Pedestrian Network, and Goal 4 - Safe and Inviting Pedestrian Settings.

6. The Applicant is strongly encouraged to return with designs that strengthen the terminus view of the pedestrian path meeting Lamonte Street.

Please see the following Comprehensive Plan Goals and Policies: LU 4.4 Connections, LU 6.3 School Locations, LU 6.5 Schools as a Neighborhood Focus, TR GOAL A: PROMOTE A SENSE OF PLACE, DP 1.2 New Development in Established Neighborhoods, DP 2.6 Building and Site Design, NE 13.1 Walkway and Bicycle Path System, and N 4.5 Multimodal Transportation.

Please see the following goals of the Pedestrian Master Plan: Goal 1 - Well Connected and Complete Pedestrian Network, and Goal 4 - Safe and Inviting Pedestrian Settings.

Please see SMC 17C.200.150 for tree retention incentives.

7. The Board strongly supports the proposed east-west pedestrian path connecting through the site and considers this design element foundational to the project success.

Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 1.12 Public Facilities and Services, LU 4.4 Connections, LU 6.2 Open Space, LU 6.3 School Locations, LU 6.5 Schools as a Neighborhood Focus, 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 5 Active Transportation, TR 7 Neighborhood Access, TR 14 Traffic Calming, NE 13.1 Walkway and Bicycle Path System, N 2.1 Neighborhood Quality of Life, N 4.1 Neighborhood Traffic Impact, N 4.5 Multimodal Transportation, and N 4.6 Pedestrian and Bicycle Connections.

Please see the following goals of the Pedestrian Master Plan: Goal 1 - Well Connected and Complete Pedestrian Network, and Goal 4 - Safe and Inviting Pedestrian Settings.

Please see pages 13 and 24-28 of the Grand Boulevard Transportation and Land Use Study.

Please see pages 33-45 of the South Hill Coalition and Connectivity and Livability Strategic Plan.

8. The Applicant is encouraged to develop the east pedestrian/bus loop entrance and the extent of property edge abutting Grand Boulevard in a manner that compliments and strengthens the pedestrian character, with emphasis on pedestrian, not on bus circulation.

Please see the following Comprehensive Plan Goals and Policies: LU 4.4 Connections, LU 6.3 School Locations, LU 6.5 Schools as a Neighborhood Focus, 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 5 Active Transportation, TR 7 Neighborhood Access, TR 14 Traffic Calming, DP 2.6 Building and Site Design, NE 13.1 Walkway and Bicycle Path System, and N 4.6 Pedestrian and Bicycle Connections.

Please see the following goals of the Pedestrian Master Plan: Goal 1 - Well Connected and Complete Pedestrian Network, and Goal 4 - Safe and Inviting Pedestrian Settings.

Please see pages 13 and 24-28 of the Grand Boulevard Transportation and Land Use Study.

Please see pages 33-45 of the South Hill Coalition and Connectivity and Livability Strategic Plan.

9. The Applicant is encouraged to align the crossing on 33rd Avenue with the Hart Field access pathway and consider forward compatibility with potential future traffic calming measures that may be deployed to prioritize this high-value crossing.

Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 1.12 Public Facilities and Services, LU 4.4 Connections, LU 6.3 School Locations, LU 6.5 Schools as a Neighborhood Focus, TR GOAL B: PROVIDE TRANSPORTATION CHOICES, TR GOAL C: ACCOMMODATE ACCESS TO DAILY NEEDS AND PRIORITY DESTINATIONS, TR 5 Active Transportation, TR 7 Neighborhood Access, TR 14 Traffic Calming, NE 13.1 Walkway and Bicycle Path System, N 2.1 Neighborhood Quality of Life, N 4.1 Neighborhood Traffic Impact, N 4.5 Multimodal Transportation, and N 4.6 Pedestrian and Bicycle Connections.

Please see the following goals of the Pedestrian Master Plan: Goal 1 - Well Connected and Complete Pedestrian Network, and Goal 4 - Safe and Inviting Pedestrian Settings.

Please see pages 33-45 of the South Hill Coalition and Connectivity and Livability Strategic Plan.

10. The Applicant is encouraged to provide a more organic form of vegetated buffer along 33rd Avenue between the street, sidewalk, and football field.

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.

11. The Applicant is strongly encouraged to return with a developed site and landscape plan, including for the area between the church and the post office and how it will engage with Grand Boulevard, and how it will tastefully solve the challenge of limiting permitted traffic in the bus lane.

Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 1.12 Public Facilities and Services, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 6.2 Open Space, TR GOAL A: PROMOTE A SENSE OF PLACE, TR GOAL C: ACCOMMODATE ACCESS TO DAILY NEEDS AND PRIORITY DESTINATIONS, DP 1.2 New Development in Established Neighborhoods, DP 2.6 Building and Site Design, DP 2.15 Urban Trees and Landscape Areas, N 2.1 Neighborhood Quality of Life, and N 4.1 Neighborhood Traffic Impact.

Mark Brower moved to approve the advisory actions as presented; Ted Teske seconded. Motion carried unanimously. (6/0)

Board Business:

- Approval of May 26, 2021 Meeting Minutes

Old Business:

- Staff members are continuing to move forward with the design guidelines.

New Business:

- There will be a meeting July 14th to discuss changes to the south tower of the Papillon project.
- There are no applicants for the July 28th meeting as of yet.

Chair Report -

- None

Secretary Report - Dean Gunderson

- None

Meeting Adjourned at 7:50 PM

Next Design Review Board Meeting scheduled for Wednesday, July 14, 2021