

Design Review Board - Meeting Minutes Draft

September 15, 2021

Online via WebEx

Meeting called to order at 5:30 PM by Mark Brower

Attendance:

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

Mark Brower moved for the suspension of certain meeting rules due to the COVID-19 teleconference; Anne Hanenburg seconded. Motion carried. (7/0)

Changes to Agenda:

- None

Workshops:

1. Sacajawea Middle School - Recommendation Meeting
2. Staff Report: Dean Gunderson
3. Applicant Presentation: Greg Forsyth & Mike Keenan (Spokane Public Schools), Ken Murphy & Jodi Kittel (ALSC), and Mike Terrell & Jeff Stiltz (MT-AL Landscape Design)

* Dean Gunderson read a public comment, received just before the meeting began, into the record.

* Mark Brower closed public comment

4. Questions asked and answered
5. Discussion ensued

Based on review of the materials submitted by the Applicant and discussion during the September 15, 2021 Recommendation Meeting, the Design Review Board recommends the approval of the project subject to the following conditions:

1. Applicant is encouraged to provide, within the buffer along the north boundary, columnar evergreens that take into account overhead power and year-round buffering between residential neighbors and the project site.

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.110.545 Transition from Institutional to Residential Development.

2. Applicant shall provide a separation buffer between the playscape and bus drop-off.

Please see the following Comprehensive Plan Goals and Policies: LU 1.12 Public Facilities and Services, DP 2.3 Design Standards for Public Projects and Structures, and DP 2.6 Building and Site Design.

Please see the following goals of the Pedestrian Master Plan: Goal 4 - Safe and Inviting Pedestrian Settings.

3. Applicant shall continue working with the City in developing a pedestrian crossing at Grand Blvd and 32nd Ave. Applicant shall consider a more robust, pedestrian centric experience that may integrate low seatwalls, paving, lighting, and landscaping, etc.

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. Applicant is encouraged to more fully develop the signage along Grand Blvd to integrate with the proposed signage at 33rd Ave. / Lamonte St.

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.

Please see the following SMC Development Standard: SMC 17C.240 Signs

5. Applicant shall continue dialogue with neighborhood stakeholders and make a good faith effort to satisfy concerns regarding the design for drop off and pickup of students.

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.

6. Applicant is encouraged to revisit the design intent for the 'tower' element and refine as necessary to achieve the stated goal of a wayfinding element.

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.

7. Applicant is to be commended for their effort straddling the disparity in code requirements for street trees and the limitations imposed by utility locations, curb cuts, and clearview triangles. Applicant shall continue working with Urban Forestry to provide as many trees as possible given the code restrictions.

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.

8. Applicant is strongly encouraged to refine the proposed flat red brick material to further promote the textural depth in the building facade.

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.

Chuck Horgan moved to approve the recommendations as presented; Ted Teske seconded. Motion carried. (7/0)

Board Business:

- Approval of August 25, 2021 Meeting Minutes

Old Business:

- None

New Business:

- Ted Teske brought up the fact his term is ending December 31st of this year. Dean advised Anne Hanenburg's term will be up too, and he advised them it would be great if they could both be in on the interviews for the new members. Anne was also asked to spread the word on the upcoming opening within the landscape architecture community.

Chair Report -

- None

Secretary Report - Dean Gunderson

- Next week's regularly scheduled meeting will be on the new Downtown Stadium Project. Anne advised she will need to recuse herself, since her firm is involved with the project.

- There will be an introductory workshop with the Plan Commission on the new design guidelines next Wednesday, prior to the DRB meeting.
- Dean advised there are two potential PUDs Westwood Hills and a townhouse PUD for October meetings.

Meeting Adjourned at 8:48 PM

Next Design Review Board Meeting scheduled for Wednesday, September 22, 2021