

Deep Pine Overlook PUD/SCUP**1 - Program Review/Collaborative Workshop**

February 27, 2019



From :
Design Review Board
 Steven Meek, Chair

 c/o Dean Gunderson, DRB
 Secretary
 Planning & Development
 808 W. Spokane Falls Blvd.
 Spokane, WA 99201

To :
 JRP, LLC

 Agent: Taud Hume

CC :
 Heather Trautman, Planning Director
 Tami Palmquist, Associate Planner

Based on review of the materials submitted by the applicant and discussion during the February 27, 2019 Collaborative Workshop the Design Review Board recommends the following advisory actions:

- 1. The applicant shall provide additional information on the proposed treatment of site fencing with attention paid to the site constraints and opportunities.**

Please see Comprehensive Plan Goals:

LU 2 PUBLIC REALM ENHANCEMENT,

LU 2.1 Public Realm Features,

LU 5 DEVELOPMENT CHARACTER,

LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement,

DP 1 PRIDE AND IDENTITY,

DP1.2 New Development in Established Neighborhoods,

DP2 URBAN DESIGN,

DP 2.5 Character of the Public Realm,

DP 2.6 Building and Site Design,

NE 15 NATURAL AESTHETICS,

NE 15.5 Natural Themes,

SH 6.1 Crime Prevention Through Environmental Design Themes,

SH 6.2 Natural Access Control,

SH 6.3 Natural Surveillance,

SH 6.4 Territorial Reinforcement,

N 2 NEIGHBORHOOD DEVELOPMENT,

N 4 TRAFFIC AND CIRCULATION,

N 4.6 Pedestrian and Bicycle Connections, and

Planned Unit Development Design Standards:

17G.070.115(A), (B)(1) Plan and Code Conformance,

17G.070.120(A), (B)(1,2, 4-6) Significant Features,

17G.070.125(A), (B)(1, 7, 8) Site Preparation,

17G.070.130(A), (B)(2, 3) Landscaping,

17G.070.135(A), (B)(1, 6) Compatibility with Surrounding Areas

2. The applicant shall provide additional information on trail access, connectivity, site amenities, and materiality.

Please see Comprehensive Plan Goals:

LU 2 PUBLIC REALM ENHANCEMENT,

LU 2.1 Public Realm Features,

LU 5 DEVELOPMENT CHARACTER,

LU 5.1 Built and Natural Environment,

LU 5.2 Environmental Quality Enhancement,

TR GOAL B PROVIDE TRANSPORTATION CHOICES,

TR GOAL C ACCOMMODATE ACCESS TO DAILY NEEDS AND PRIORITY DESTINATIONS,

TR 1 Transportation Networks for All Users,

DP 1 PRIDE AND IDENTITY,

DP 1.1 Landmark Structures, Buildings, and Sites,

DP1.2 New Development in Established Neighborhoods,

DP 1.3, Significant Views and Vistas,

DP 2 URBAN DESIGN,

DP 2.5 Character of the Public Realm,

DP 2.6 Building and Site Design,

NE 7 NATURAL LAND FORM,

NE 7.3 Rock Formation Protection,

NE 13 CONNECTIVITY,

NE 13.1 Walkway and Bicycle Path System,

NE 13.2 Walkway and Bicycle Path Design,

NE 13.3 Year-Round Use,

NE 15 NATURAL AESTHETICS,

NE 15.1 Protection of Natural Aesthetics,

NE 15.2, Natural Aesthetics Links,

NE 15.5 Natural Themes,

SH 6.2 Natural Access Control,

SH 6.3 Natural Surveillance,

SH 6.4 Territorial Reinforcement,

N 2 NEIGHBORHOOD DEVELOPMENT,

N 2.1 Neighborhood Quality of Life,

N 4 TRAFFIC AND CIRCULATION,

N 4.5 Multimodal Transportation,

N 4.6 Pedestrian and Bicycle Connections,

N 5 OPEN SPACE,

N 5.3 Linkages,

PRS 1.4 Property Owners and Developers,

PRS 2.2 Access to Open Space and Park Amenities,

PRS 3 BICYCLE AND PEDESTRIAN CIRCULATION,

PRS 3.1 Trails and Linkages, and

Planned Unit Development Design Standards:

17G.070.115(A), (B)(1) Plan and Code Conformance,

17G.070.120(A), (B)(1,2, 4-6) Significant Features,

17G.070.125(A), (B)(1, 7, 8) Site Preparation,

17G.070.130(A), (B)(2, 3) Landscaping,

17G.070.135(A), (B)(1, 6) Compatibility with Surrounding Areas,

17G070.140(A), (B)(9) Community Environment,

17G.070.145(A), (B)(1, 3-5) Circulation

- 3. The applicant shall further articulate the proposed solution for a vehicular turn-around provided outside of the main gate, including the aesthetics and materiality of the turn-around and gate.**

Please see Comprehensive Plan Goals:

LU 2 PUBLIC REALM ENHANCEMENT,

LU 2.1 Public Realm Features,

LU 5 DEVELOPMENT CHARACTER,

LU 5.1 Built and Natural Environment,

LU 5.2 Environmental Quality Enhancement,

TR GOAL B PROVIDE TRANSPORTATION CHOICES,

TR GOAL C ACCOMMODATE ACCESS TO DAILY NEEDS AND PRIORITY DESTINATIONS,

TR 1 Transportation Networks for All Users,

TR 14 Traffic Calming,

DP 1 PRIDE AND IDENTITY,

DP1.2 New Development in Established Neighborhoods,

DP 2 URBAN DESIGN,

DP 2.5 Character of the Public Realm,

DP 2.6 Building and Site Design,

NE 13 CONNECTIVITY,

NE 13.1 Walkway and Bicycle Path System,

NE 13.2 Walkway and Bicycle Path Design,

NE 13.3 Year-Round Use,

SH 6.2 Natural Access Control,

SH 6.3 Natural Surveillance,

SH 6.4 Territorial Reinforcement,

N 2 NEIGHBORHOOD DEVELOPMENT,

N 2.1 Neighborhood Quality of Life,

N 4 TRAFFIC AND CIRCULATION,

N 4.5 Multimodal Transportation,

N 4.6 Pedestrian and Bicycle Connections,

N 5 OPEN SPACE,

N 5.3 Linkages,

PRS 1.4 Property Owners and Developers,

PRS 2.2 Access to Open Space and Park Amenities,

PRS 3 BICYCLE AND PEDESTRIAN CIRCULATION,

PRS 3.1 Trails and Linkages, and

Planned Unit Development Design Standards:

17G.070.115(A), (B)(1, 3) Plan and Code Conformance,

17G.070.125(A), (B)(1) Site Preparation,

17G.070.130(A), (B)(2, 3) Landscaping,

17G.070.135(A), (B)(1, 6) Compatibility with Surrounding Areas,

17G.070.140(A), (B)(9) Community Environment,

17G.070.145(A), (B)(1, 2, 3-5) Circulation

4. The applicant is encouraged to explore how the site's agricultural history and vernacular may inform the architectural aesthetics of the proposed development.

Please see Comprehensive Plan Goals:

LU 2 PUBLIC REALM ENHANCEMENT,

LU 2.1 Public Realm Features,

LU 5 DEVELOPMENT CHARACTER,

LU 5.1 Built and Natural Environment,

LU 5.2 Environmental Quality Enhancement,

DP 1 PRIDE AND IDENTITY,

DP 1.2 New Development in Established Neighborhoods,

DP 1.3 Significant Views and Vistas,

DP 2 URBAN DESIGN,

DP 2.5 Character of the Public Realm,

DP 2.6 Building and Site Design,

DP 3 PRESERVATION,

DP 3.4 Reflect Spokane's Diversity,

NE 7 NATURAL LAND FORMS,

NE 15 NATURAL AESTHETICS,

NE 15.1 Protection of Natural Aesthetics,

NE 15.5 Natural Themes,

N 2 NEIGHBORHOOD DEVELOPMENT,

PRS 1 PRESERVATION AND CONSERVATION, and

Planned Unit Development Design Standards:

17G.070.115(A), (B)(1) Plan and Code Conformance,

17G.070.120 (A), (B)(1-6) Significant Features,

17G.070.135(A), (B)(1, 6) Compatibility with Surrounding Areas,

17G.070.140(A), (B)(8) Community Environment

5. The applicant is encouraged to explore opportunities for sensitive site design.

Please see Comprehensive Plan Goals:

LU 2 PUBLIC REALM ENHANCEMENT,

LU 2.1 Public Realm Features,

LU 5 DEVELOPMENT CHARACTER,

LU 5.1 Built and Natural Environment,

LU 5.2 Environmental Quality Enhancement,

DP 1 PRIDE AND IDENTITY,

DP 1.1 Landmark Structures, Buildings, and Sites,

DP1.2 New Development in Established Neighborhoods,

DP 1.3, Significant Views and Vistas,

DP 2 URBAN DESIGN,

DP 2.5 Character of the Public Realm,

DP 2.6 Building and Site Design,

NE 7 NATURAL LAND FORM,

NE 7.3 Rock Formation Protection,

NE 13 CONNECTIVITY,

NE 13.1 Walkway and Bicycle Path System,

NE 13.2 Walkway and Bicycle Path Design,

NE 13.3 Year-Round Use,

NE 15 NATURAL AESTHETICS,
NE 15.1 Protection of Natural Aesthetics,
NE 15.2, Natural Aesthetics Links,
NE 15.5 Natural Themes,
SH 6.2 Natural Access Control,
SH 6.3 Natural Surveillance,
SH 6.4 Territorial Reinforcement,
N 2 NEIGHBORHOOD DEVELOPMENT,
N 2.1 Neighborhood Quality of Life,
N 4 TRAFFIC AND CIRCULATION,
N 4.5 Multimodal Transportation,
N 4.6 Pedestrian and Bicycle Connections,
N 5 OPEN SPACE,
N 5.3 Linkages,
PRS 1.4 Property Owners and Developers,
PRS 2.2 Access to Open Space and Park Amenities,
PRS 3 BICYCLE AND PEDESTRIAN CIRCULATION,
PRS 3.1 Trails and Linkages, and

Planned Unit Development Design Standards:

17G.070.115(A), (B)(1) Plan and Code Conformance,
17G.070.120(A), (B)(1,2, 4-6) Significant Features,
17G.070.125(A), (B)(1, 7, 8) Site Preparation,
17G.070.130(A), (B)(2, 3) Landscaping,
17G.070.135(A), (B)(1, 6) Compatibility with Surrounding Areas,
17G.070.140(A), (B)(9) Community Environment,
17G.070.145(A), (B)(1, 3-5) Circulation

6. The applicant shall articulate the proposed development's relationship to its surrounding landscape, with particular attention paid to the development's perimeter and incorporation of indigenous vegetation.

Please see Comprehensive Plan Goals:

LU 2 PUBLIC REALM ENHANCEMENT,
LU 2.1 Public Realm Features,
LU 5 DEVELOPMENT CHARACTER,
LU 5.1 Built and Natural Environment,
LU 5.2 Environmental Quality Enhancement,
DP 1 PRIDE AND IDENTITY,
DP 1.1 Landmark Structures, Buildings, and Sites,
DP1.2 New Development in Established Neighborhoods,
DP 1.3, Significant Views and Vistas,
DP 2 URBAN DESIGN,
DP 2.5 Character of the Public Realm,
DP 2.6 Building and Site Design,
NE 7 NATURAL LAND FORM,
NE 7.3 Rock Formation Protection,
NE 15 NATURAL AESTHETICS,
NE 15.1 Protection of Natural Aesthetics,
NE 15.2, Natural Aesthetics Links,
NE 15.5 Natural Themes,
N 2 NEIGHBORHOOD DEVELOPMENT,

*N 2.1 Neighborhood Quality of Life,
N 5 OPEN SPACE,
N 5.3 Linkages,
PRS 1.4 Property Owners and Developers,
PRS 2.2 Access to Open Space and Park Amenities, and*

Planned Unit Development Design Standards:

*17G.070.115(A), (B)(1) Plan and Code Conformance,
17G.070.120(A), (B)(1,2, 4-6) Significant Features,
17G.070.125(A), (B)(1, 2, 8) Site Preparation,
17G.070.130(A), (B)(1, 2, 5) Landscaping,
17G.070.135(A), (B)(1) Compatibility with Surrounding Areas,
17G.070.145(A), (B)(1, 3-5) Circulation*

- 7. The applicant shall submit the completed Habitat Management Plan as a component of their next application package.**

As requested by the Design Review Board

- 8. The applicant is encouraged to continue their engagement and cooperation with The Friends of the Bluff.**

As requested by the Design Review Board

A handwritten signature in black ink, appearing to read "Steve Meek". The signature is fluid and cursive, with a long horizontal stroke at the end.

Steven Meek, Chair, Design Review Board

Note: Supplementary information, audio tape and meeting summary are on file with City of Spokane Design Review Board.