

McDonalds – 517 W 3rd Avenue**1 - Recommendation Meeting**

March 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 :
 Heather Trautman, Planning
 Director
 Tami Palmquist, Principal
 Planner

CC :
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 PM Design Group
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3MR Restaurants, Inc.
 1821 W 5th Ave, Ste 106
 Spokane, WA 99201-5625

Based on review of the materials submitted by the applicant and discussion during the March 27, 2019 Recommendation Meeting the Design Review Board recommends the following Advisory Actions (Note: These recommendations were passed unanimously by the DRB, and per [SMC 17G.040.080\(D\)](#) they shall be added as conditions of permit approval):

1. The applicant shall coordinate with the city to investigate the amount of sidewalk lighting provided by the existing on-site parking lot once the new street trees are planted, to ensure an adequate amount of lighting (at full foliage) to address any potential public safety issue.

Please see Comprehensive Plan Goals: LU 5 DEVELOPMENT CHARACTER, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, DP 2 URBAN DESIGN, DP 2.6 Building and Site Design, DP 4 DOWNTOWN CENTER VIABILITY, and Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area, C-1 Promote Pedestrian Interaction, D-4 Provide Elements that Define the Place, D-6 Provide Attractive & Appropriate Lighting

2. The applicant shall coordinate with the Downtown Spokane Partnership regarding the installation of flower basket brackets on the existing street light poles along Howard Street.

Please see Comprehensive Plan Goals: LU 5 DEVELOPMENT CHARACTER, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, DP 2 URBAN DESIGN, DP 2.6 Building and Site Design, DP 4 DOWNTOWN CENTER VIABILITY, and Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area, C-1 Promote Pedestrian Interaction, D-4 Provide Elements that Define the Place

3. The applicant *shall* provide automatic underground irrigation at all landscape beds, including the new street trees along Howard Street.

Please see Comprehensive Plan Goals: LU 5 DEVELOPMENT CHARACTER, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, DP 2 URBAN DESIGN, DP 2.6 Building and Site Design, DP 4 DOWNTOWN CENTER VIABILITY, and Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area, C-1 Promote Pedestrian Interaction, D-4 Provide Elements that Define the Place

4. The applicant is strongly encouraged to more fully investigate the introduction of additional glazing along the east, north, and west facades at the project's dining area.

Please see Comprehensive Plan Goals: LU 5 DEVELOPMENT CHARACTER, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, DP 2 URBAN DESIGN, DP 2.6 Building and Site Design, DP 4 DOWNTOWN CENTER VIABILITY, and Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area, C-1 Promote Pedestrian Interaction, C-2 Design Facades at Many Scales, C-3 Provide Active Facades, D-4 Provide Elements that Define the Place

5. The applicant *shall* extend the new proposed trellis along the Howard Street elevation down to the modified planter bed, to permit the trellis vines to climb the structure. Additionally, the applicant shall provide up-lighting to adequately accent the new landscaping and trellis to provide proper mitigation to the project's Blank Wall.

Please see Comprehensive Plan Goals: LU 5 DEVELOPMENT CHARACTER, LU 5.5 Compatible Development, TR 6 Commercial Center Access, TR 15 Activation, DP 2 URBAN DESIGN, DP 2.6 Building and Site Design, DP 2.15 Urban Trees and Landscape Areas, DP 4 DOWNTOWN CENTER VIABILITY, and Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area, C-1 Promote Pedestrian Interaction, D-1 Provide Inviting & Usable Open Space, D-2 Enhancing the Buildings with Landscaping, D-4 Provide Elements that Define the Place

6. The applicant *shall* expand the three modified planter beds at the vehicular ingress/egress lanes along 3rd Avenue onto the site to convert the unused asphalt area adjacent to the existing parking stalls. (See Figure 1)

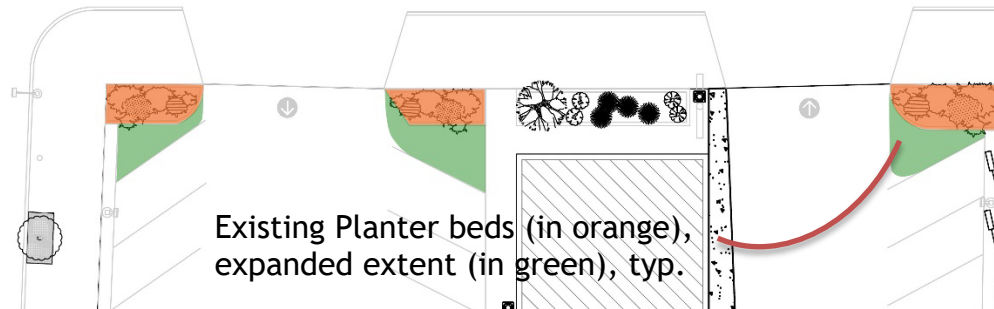


Figure 1. Expanded Planter Beds

Please see Comprehensive Plan Goals: LU 5 DEVELOPMENT CHARACTER, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, TR 6 Commercial Center Access, TR 15 Activation, DP 2 URBAN DESIGN, DP 2.6 Building and Site Design, DP 2.15 Urban Trees and Landscape Areas, DP 4 DOWNTOWN CENTER VIABILITY, DP 4.2 Street Life, and Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area, C-1 Promote Pedestrian Interaction, C-2 Design Facades at Many Scales, D-1 Provide Inviting & Usable Open Space, D-2 Enhancing the Buildings with Landscaping, D-4 Provide Elements that Define the Place, D-8 Create “Green Streets”, E-4 Design “Green” Parking

Steven Meek, Chair, Design Review Board

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