

**Deep Pine Overlook PUD/SCUP****1 – Recommendation Meeting**

April 24, 2019



**From :**  
**Design Review Board**  
 Dean Gunderson, Acting  
 Chair

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

**To :**

Brian McGinn, Hearings Examiner  
 Heather Trautman, Planning Director  
 Tami Palmquist, Principal Planner

**CC :**

John Pilcher and Taud Hume  
 JRP Land, Applicants

**Based on review of the materials submitted by the applicant and discussion during the April 24, 2019 Recommendation Meeting the Design Review Board recommends the following Recommendations:**

- 1. The Design Review Board finds that the project demonstrates the use of innovative, aesthetic, and energy-efficient site design.**

*Please see SMC 17G.060.170(D)(4)(b) Decision Criteria*

- a. **The applicant shall comply with the City of Spokane public street tree standards.**
- b. **The applicant is encouraged to consider an alternative to the Black Cottonwood proposed in the Habitat Management Plan.**

*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 Plan and Code Conformance,  
17G.070.120 Significant Features,  
17G.070.125 Site Preparation,  
17G.070.130 Landscaping,  
17G.070.135 Compatibility with Surrounding Areas,  
17G.070.140 Community Environment,  
17G.070.145 Circulation

Street Tree Requirements:

17C.200.050

- 2. The Design Review Board finds that the project demonstrates movement toward the use of an innovative, aesthetic, and energy-efficient architectural design.**

*Please see SMC 17G.060.170(D)(4)(b) Decision Criteria*

- a. The applicant is encouraged, in the design of structures, to pursue a consistent architectural style as proposed in previous workshops.**

Please see Comprehensive Plan Goals:

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,  
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,  
N 2 NEIGHBORHOOD DEVELOPMENT,  
N 2.1 Neighborhood Quality of Life,*

*Planned Unit Development Design Standards:*  
*17G.070.115 Plan and Code Conformance,  
17G.070.135 Compatibility with Surrounding Areas,  
17G070.140 Community Environment,*

Note: The above set of recommendations were passed unanimously by the Design Review Board via a vote of 4 ayes and 1 abstention. The abstention came from the Acting Chair (Dean Gunderson) who is the appointed Secretary of the Board and served as the Chair for the proceedings, as the Chair and Vice-Chair could not attend the Recommendation Meeting. This is consistent with the Design Review Board's Rules of Procedure (Rule 9.4.G).

A handwritten signature in black ink, appearing to read 'D. Gunderson', written in a cursive style.

Dean Gunderson, Acting Chair, Design Review Board

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