

VOA Hope House**1 - Program Review/Collaborative Workshop**

May 22, 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 :
 Chris Weiland, Architect
 Architecture All Forms
 827 W. 1st. Ave., Ste 415
 Spokane, WA 99201
 Volunteers of America, Owner

CC :
 Heather Trautman, Planning Director
 Ali Brast, Assistant Planner

Based on review of the materials submitted by the applicant and discussion during the May 22, 2019 Collaborative Workshop the Design Review Board recommends the following Advisory Actions:

- 1. The applicant is encouraged to relocate the solid waste / trash room to Adams Street, for the purpose of improving the pedestrian frontage along 3rd Avenue and to capitalize on the existing trash collection for adjacent properties to the east.**

Please see the following Comprehensive Plan Goals and Policies:

DP 1 PRIDE AND IDENTITY
DP 1.2 New Development in Established Neighborhoods
DP 2 URBAN DESIGN
DP 2.5 Character of the Public Realm
DP 2.12 Infill Development
DP DOWNTOWN CENTER VIABILITY
DP 4.1 Downtown Residents and Workers
DP 4.2 Street Life
DP 4.3 Downtown Services

Please see the following Downtown "Fast Forward" Plan Goals:

2.2 BUILT FORM AND CHARACTER
2.3 MULTI-MODAL CIRCULATION AND PARKING
2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES
2.5 HOUSING AND NEIGHBORHOOD
2.6 ENVIRONMENTAL STEWARDSHIP

Please see the following Downtown Design Guidelines:

A-1 Respond to the Physical Context
B-1 Respond to Neighborhood Context
B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area
C-1 Promote Pedestrian Interaction
C-2 Design Facades of Many Scales
C-3 Provide Active Facades
C-7 Install Pedestrian-Friendly Materials at Street Level
D-1 Provide Inviting & Usable Open Space
D-2 Enhance the Building with Landscaping
D-4 Provide Elements That Define the Place
D-7 Design for Personal Safety & Security
D-8 Create "Green Streets"

E-1 Minimize Curb Cut Impacts
E-3 Minimize the Presence of Service Areas

Please see the following Spokane Municipal Code(s):

SMC 17C.124.035 Characteristics of Downtown Complete Street Designations
SMC 17C.124.250 Screening
SMC 17C.124.280 Site Access and Curb Cuts
SMC 17C.200.050 Street Tree Requirements
SMC 17C.200.070 Screening and Impact Abatement

- 2. The applicant is encouraged to work with other entities within the city to retain a 12'-0" wide minimum public sidewalk width along both 3rd Avenue and Adams Street, as the volume of pedestrian traffic along these frontages will foreseeably increase with this development.**

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Please see the following Spokane Municipal Code(s):

SMC 17C.124.035 Characteristics of Downtown Complete Street Designations
SMC 17C.124.230 Structure Setbacks, Sidewalks, and Street Trees
SMC 17H.010.180 Sidewalks

Please see the following City of Spokane Engineering Standard:

Table 3-G Sidewalk and Pedestrian Buffer Strip Design Parameters

3. **The applicant is encouraged to shift the Apartment Entry from the corner of 3rd Avenue and Adams Street to a location principally on 3rd Avenue, this may permit a more functional separation of building populations.**

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C-1 Promote Pedestrian Interaction
C-2 Design Facades of Many Scales
C-3 Provide Active Facades
C-4 Reinforce Building Entries
C-5 Consider Providing Overhead Weather Protection
C-7 Install Pedestrian-Friendly Materials at Street Level
D-1 Provide Inviting & Usable Open Space
D-2 Enhance the Building with Landscaping
D-4 Provide Elements That Define the Place
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D-8 Create “Green Streets”*

Please see the following Spokane Municipal Code(s):

*SMC 17A.020.160.AI Primary Building Entry
SMC 17C.124.540 Prominent Entrance – Building Design
SMC 17C.124.580 Plazas and Other Open Spaces
SMC 17C.330.120 Group Living - Development Standards*

4. **The courtyard requirement, to be co-located with the Primary Building Entrance, may be covered and private.**

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- 5. The applicant is encouraged to resolve the architectural perspectives of the building, as viewed from the I-90 elevated viaduct, including screening of any rooftop mechanical equipment, as the site will be located within the Downtown Gateway area.**

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Please see the following Downtown Design Guidelines:

A-1 Respond to the Physical Context
A-2 Enhance the Skyline
B-1 Respond to Neighborhood Context
B-2 Create Transition in Bulk and Scale
B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area
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C-3 Provide Active Facades
C-4 Reinforce Building Entries
D-4 Provide Elements That Define the Place
E-3 Minimize the Presence of Service Areas

Please see the following Spokane Municipal Code(s):

SMC 17C.124.250 Screening
SMC 17C.124.520 Base/Middle/Top – Building Design
SMC 17C.124.560 Roof Expression – Building Design

6. The applicant is encouraged to continue to explore compliance with the Roof Expression Design Standard.

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SMC 17C.124.520 Base/Middle/Top – Building Design
SMC 17C.124.560 Roof Expression – Building Design

7. The applicant is encouraged to continue to explore compliance with the Window Glazing requirements for the Adams Street elevation.

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Please see the following Spokane Municipal Code(s):

SMC 17C.124.510 Windows – Building Design

8. The applicant is encouraged to continue to explore compliance with the Ground Floor Detail Design Standards. The board appreciates the applicant’s use of overhead weather protection as this also complies with Downtown Design Guidelines.

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Please see the following Spokane Municipal Code(s):

SMC 17C.124.550 Ground Level Details – Building Design

9. When the applicant returns for the Recommendation Meeting, they shall provide more detail on the landscaping for the courtyard (or plaza) streetscape.

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Please see the City of Spokane Design Review Application Handbook:

Step 2 – Materials Checklist

10. The applicant shall provide additional design detail for the gates and fencing.

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SMC 17C.124.540 Prominent Entrance – Building Design
SMC 17C.124.310 Fences*

Please see the City of Spokane Design Review Application Handbook:

Step 2 – Materials Checklist

Motion Approved Unanimously (7/0)



Steven Meek, Chair, Design Review Board

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