

# West Havermale

1 - Program Review/Collaborative Workshop

June 12, 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 :**  
Anne Hanenburg, Landscape  
Architect  
SPVV  
  
Berry Ellison, Program Manager  
City of Spokane Parks and  
Recreation Department

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

**Based on review of the materials submitted by the applicant and discussion during the June 12, 2019 Collaborative Workshop the Design Review Board recommends the following advisory actions:**

- 1. The applicant is encouraged to work with the City of Spokane Streets Department to determine the opportunity for a bus loading area on Post Street adjacent to the project.**

*Please see City of Spokane Comprehensive Plan Goals and Policies (See staff report for full text)*

*TR GOAL F: ENHANCE PUBLIC HEALTH & SAFETY, TR 5 ACTIVE TRANSPORTATION, and TR 6 COMMERCIAL CENTER ACCESS*

*Please see Downtown "Fast Forward Spokane" Plan Goals (See staff report for full text)*

*2.3 MULTI-MODAL CIRCULATION AND PARKING*

*Please see Downtown Design Guidelines (See staff report for full text)*

*D-8 Create "Green" Streets.*

- 2. The applicant is encouraged to work with the Bicycle Advisory Board and Friends of the Centennial Trail to determine the optimal route for the Centennial Trail.**

*Please see City of Spokane Comprehensive Plan Goals and Policies (See staff report for full text)*

*LU 1 CITY-WIDE LAND USE, LU 5.1 BUILT AND NATURAL ENVIRONMENT, TR GOAL A: PROMOTE A SENSE OF PLACE, TR GOAL E: RESPECT NATURAL & COMMUNITY ASSETS, ED 8.3 RECREATION AND TOURISM PROMOTION, DP 2.5 CHARACTER OF THE PUBLIC REALM, AND PRS 5.1 RECREATION OPPORTUNITIES*

*Please see Downtown "Fast Forward Spokane" Plan Goals (See staff report for full text)*

*2.3 MULTI-MODAL CIRCULATION AND PARKING and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES*

***Please see Downtown Design Guidelines (See staff report for full text)***

*B-1 Respond to the Neighborhood Context, C-1 Promote Pedestrian Interaction, D-1 Provide Inviting & Usable Open Space, D-3 Respect Historic Features that Define Spokane, and D-7 Design for Person Safety and Security.*

**3. The applicant is strongly encouraged to improve the aesthetics of the proposed public restroom to match the aesthetics and unique quality of the Riverfront Park.**

***Please see City of Spokane Comprehensive Plan Goals and Policies (See staff report for full text)***

*LU 2.1 PUBLIC REALM FEATURES, LU 5.1 BUILT AND NATURAL ENVIRONMENT, TR GOAL F: ENHANCE PUBLIC HEALTH & SAFETY, DP 2.5 CHARACTER OF THE PUBLIC REALM, DP 2.6 BUILDING AND SITE DESIGN, and PRS 2.1 AMENITIES WITHIN CITY BOUNDARIES*

***Please see Downtown “Fast Forward Spokane” Plan Goals (See staff report for full text)***

*2.2 BUILT FORM AND CHARACTER and 2.6 ENVIRONMENTAL STEWARDSHIP.*

***Please see Downtown Design Guidelines (See staff report for full text)***

*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, B-5 Explore Opportunities for Building Green, and D-7 Design for Person Safety and Security.*

**4. The applicant shall utilize the existing Riverfront Park Wayfinding typology to identify locations for primary, secondary, and possibly tertiary gateways.**

***Please see City of Spokane Comprehensive Plan Goals and Policies (See staff report for full text)***

*LU 2.1 PUBLIC REALM FEATURES and ED 8.3 RECREATION AND TOURISM PROMOTION*

***Please see Downtown “Fast Forward Spokane” Plan Goals (See staff report for full text)***

*2.3 MULTI-MODAL CIRCULATION AND PARKING*

***Please see Downtown Design Guidelines (See staff report for full text)***

*C-1 Promote Pedestrian Interaction, C-7 Install Pedestrian-Friendly Materials at Street Level, D-4 Provide Elements That Define the Place, and D-5 Provide Adequate Signage.*

**5. The applicant shall provide a circulation plan for the project noting pedestrian and vehicular routes. Special attention should be given to the Avista lay-down area and bridge.**

***Please see City of Spokane Comprehensive Plan Goals and Policies (See staff report for full text)***

*LU 1 CITY-WIDE LAND USE, TR GOAL F: ENHANCE PUBLIC HEALTH & SAFETY, and DP 2.5 Character of the Public Realm.*

***Please see Downtown “Fast Forward Spokane” Plan Goals (See staff report for full text)***

## 2.3 MULTI-MODAL CIRCULATION AND PARKING

***Please see Downtown Design Guidelines (See staff report for full text)***

*C-1 Promote Pedestrian Interaction, D-1 Provide Inviting & Usable Open Space, D-5 Provide Adequate Signage, D-7 Design for Person Safety and Security, and E-3 Minimize the Presence of Service Areas.*

- 6. The board supports the efforts of the applicant to engage local children in the identification of themes for the playground, which could impact the final theme of the overall project.**

***Please see City of Spokane Comprehensive Plan Goals and Policies (See staff report for full text)***

*LU 1 CITY-WIDE LAND USE, LU 1.13 Parks and Open Space, LU 2 PUBLIC REALM ENHANCEMENT, LU 2.1 Public Realm Features, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.14 Town Squares and Plazas, and DP 2.21 Lighting*

***Please see the following Downtown Design Guidelines (see staff report for full text):***

*C-1 Promote Pedestrian Interaction, C-7 Install Pedestrian-Friendly Materials at Street Level, D-1 Provide Inviting & Usable Open Space, D-3 Respect Historic Features That Define Spokane, D-4 Provide Elements That Define The Place, D-6 Provide Attractive and Appropriate Lighting, and D-7 Design for Personal Safety & Security*

***Please see Downtown “Fast Forward Spokane” Plan Goals (See staff report for full text)***

*B-4 Provide a Well-Proportioned and Unified Building, C-1 Promote Pedestrian Interaction, D-1 Provide Inviting & Usable Open Space, D-4 Provide Elements That Define the Place, and D-5 Provide Adequate Signage.*

- 7. The applicant is encouraged to explore the previously identified alternate locations for the Stepwell Sculpture to avoid aesthetic conflicts with the M&O yard.**

***Please see the following Comprehensive Plan Goals and Policies (see staff report for full text):***

*LU 1 CITY-WIDE LAND USE, LU 1.13 Parks and Open Space, LU 2 PUBLIC REALM ENHANCEMENT, LU 2.1 Public Realm Features, LU 5.4 Natural Features and Habitat Protection, LU 6.9 Facility Compatibility with Neighborhood, TR GOAL A: PROMOTE A SENSE OF PLACE, TR 2.1 Physical Features, TR 4.25 Pedestrian and Bicyclist Access to Parks, TR 7 Neighborhood Access, DP 1.3 Significant Views and Vistas, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.15 Urban Trees and Landscape Areas, and DP 2.21 Lighting.*

**Please see the following Downtown “Fast Forward” Plan Goals** (see staff report for full text):

2.2 BUILT FORM AND CHARACTER, 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES, and 2.6 ENVIRONMENTAL STEWARDSHIP.

**Please see the following Downtown Design Guidelines** (see staff report for full text):

A-1 Respond to the Physical Context, B-1 Respond to Neighborhood Context, C-1 Promote Pedestrian Interaction, D-1 Provide Inviting & Usable Open Space, D-3 Respect Historic Features That Define Spokane, D-4 Provide Elements That Define The Place, D-6 Provide Attractive and Appropriate Lighting, D-7 Design for Personal Safety & Security, and E-3 Minimize the Presence of Service Areas.

- 8. The applicant is strongly encouraged to submit additional information to the board that will demonstrate how the presence of the M&O Yard operations will be mitigated.**

**Please see the following Comprehensive Plan Goals and Policies** (see staff report for full text):

LU 1 CITY-WIDE LAND USE, LU 1.13 Parks and Open Space, LU 2 PUBLIC REALM ENHANCEMENT, LU 2.1 Public Realm Features, LU 5.4 Natural Features and Habitat Protection, LU 6.9 Facility Compatibility with Neighborhood, TR GOAL A: PROMOTE A SENSE OF PLACE, TR 2.1 Physical Features, TR 4.25 Pedestrian and Bicyclist Access to Parks, TR 7 Neighborhood Access, DP 1.3 Significant Views and Vistas, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.15 Urban Trees and Landscape Areas, and DP 2.21 Lighting

**Please see the following Downtown “Fast Forward” Plan Goals** (see staff report for full text):

2.2 BUILT FORM AND CHARACTER, 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES, and 2.6 ENVIRONMENTAL STEWARDSHIP

**Please see the following Downtown Design Guidelines** (see staff report for full text):

A-1 Respond to the Physical Context, B-1 Respond to Neighborhood Context, C-1 Promote Pedestrian Interaction, D-1 Provide Inviting & Usable Open Space, D-3 Respect Historic Features That Define Spokane, D-4 Provide Elements That Define The Place, D-6 Provide Attractive and Appropriate Lighting, D-7 Design for Personal Safety & Security, E-3 Minimize the Presence of Service Areas, and 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.