

VOA Hope House**1 - Recommendation Meeting**

July 24, 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

CC :
 Ali Brast, Assistant Planner
 Applicant: Chris Weiland, Architecture
 All Forms

Based on review of the materials submitted by the applicant and discussion during the July 24, 2019 Recommendation Meeting the Design Review Board recommends the approval of the project subject to the following conditions:

1. The applicant shall comply with the Roof Expression design standard by providing variation in the cornice at the northeast corner of the building to accentuate the building entrance at that corner.

Please see the following Downtown Design Guidelines:

A-1 Respond to the Physical Context

A-2 Enhance the Skyline

B-2 Create Transitions in Bulk & Scale

B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area

B-4 Design a Well-Proportioned & Unified Building

C-2 Design Facades of Many Scales

C-3 Provide Active Facades

C-4 Reinforce Building Entries

D-4 Provide Elements That Define the Place

Please see the following Spokane Municipal Code:

SMC 17C.124.560 Roof Expression – Building Design

2. The applicant shall implement at least one of the following enhancements to the pedestrian friendly nature of the project:
 - a. Make provisions so Class II Street Trees will be planted along 3rd Avenue according to City of Spokane standards, or
 - b. Inclusion of public art along the ground level facades of both Adams Street and 3rd Avenue, or
 - c. Provide a continuous overhead weather protection along both 3rd Avenue and Adams Street.

Please see the following Downtown Design Guidelines:

A-1 Respond to the Physical Context

B-2 Create Transitions in Bulk & Scale

B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area

B-4 Design a Well-Proportioned & Unified Building

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-4 Provide Elements That Define the Place
D-7 Design for Personal Safety & Security

Please see the following Spokane Municipal Code:
SMC 17C.124.550 Ground Level Details – Building Design

3. The applicant should consider the use of durable material for the fence's slat material and provide a more human-scaled entrance gate.

Please see the following Downtown Design Guidelines:

A-1 Respond to the Physical Context
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
B-4 Design a Well-Proportioned & Unified Building
C-1 Promote Pedestrian Interaction
C-2 Design Facades of Many Scales
C-3 Provide Active Facades
C-4 Reinforce Building Entries
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"

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.124.310 Fences

Motion was approved unanimously at Special Meeting held July 31, 2019.



Steven Meek, Chair, Design Review Board

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