

The Hive Branch Library

1 - Program Review/Collaborative Workshop

August 19, 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 :
 Cody Dompier,
 Integrus Architecture

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

Based on review of the materials submitted by the applicant and discussion during the August 19, 2019 Collaborative Workshop the Design Review Board recommends the following advisory actions:

- 1. The applicant shall demonstrate further compliance with pedestrian-centric amenities in the base-zone (CC2-EC) in the step two submittal. (site ancillary elements, on-street parking along Sprague Avenue)**

Please see the following Comprehensive Plan Goals and Policies:

LU 1.12 Public Facilities and Services, LU 3.4 Planning For Centers And Corridors, TR 14 Traffic Calming, TR 15 Activation, DP 1.2 New Development in Established Neighborhoods, DP 2.5 Character of the Public Realm, and N 2.1 Neighborhood Quality of Life.

Please see the following Spokane Municipal Code(s):

SMC [17C.122.060](#) Centers and Corridors: Building Along Street (R), Buildings Along Intersection Corners (R), Ancillary Site Elements, and Pedestrian Oriented Signs.

- 2. The board supports the boldness of the design of “The Hive” signage along Sprague Avenue as a “human-scale interactive” architectural element and expression.**

Please see the following Comprehensive Plan Goals and Policies:

DP 1.2 New Development in Established Neighborhoods, DP 1.4 Gateway Identification, DP 2.12 Infill Development, DP 2.3, DP 2.4, DP 2.5 Character of the Public Realm, and N 2.5 Neighborhood Arts.

Please see the following Spokane Municipal Code(s):

SMC [17C.122.060](#) Centers and Corridors

Staff Note: Staff offers the clarification that when the DRB used the term “signage” in this Advisory Action it was not doing so using the UDC definition of a sign – rather, the DRB considers the large proposed textual mural on the Sprague Avenue frontage as an art piece that contributes to the architectural character of the project’s design.

- 3. The applicant shall return with a more fully developed site/landscape plan that demonstrates innovative, sustainable landscape design that compliments the building’s program and architectural expressions.**

Please see the following Comprehensive Plan Goals and Policies:

Please see the following Spokane Municipal Code(s):

SMC [17C.122.060](#) Centers and Corridors: Façade Treatment, Prominent Entrances, and Materials, Street Facing Entrances, and Sign Design: Integration with Architecture, Creative Graphic Design, and Unique Landmark Signs.

- 4. The applicant is encouraged to coordinate with Spokane Transit Authority and the City of Spokane Streets Department to ensure safe crossings are established along and across Sprague Avenue.**

Please see the following Comprehensive Plan Goals and Policies: LU 3.4 Planning For Centers And Corridors, TR GOAL C: Accommodate Access to Daily Needs and Priority Destinations, TR GOAL F: Enhance Public Health & Safety, TR 1 Transportation Network For All Users, and TR 14 Traffic Calming.

Please see the following Spokane Municipal Code(s):

SMC [17C.122.060](#) Centers and Corridors: Streetscape Elements.

- 5. The applicant is encouraged to explore the future alignment of the Children of the Sun Trail and the NSC Placemaking Strategies related to the NSC project, and how it relates to the project.**

Please see the following Comprehensive Plan Goals and Policies: LU 1 CITY-WIDE LAND USE, LU 1.12 Public Facilities and Services, 3.4 Planning For Centers And Corridors, TR 7 Neighborhood Access, and TR 15 Activation.



Steven Meek, Chair, Design Review Board

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