

West Havermale**1 - Recommendation Meeting**

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 :
Heather Trautman
Planning Director

Tami Palmquist,
Principal Planner

CC :
Berry Ellison, Program Manager
City of Spokane Parks and Recreation
Department

Based on review of the materials submitted by the applicant and discussion during the August 19, 2019 Recommendation Meeting the Design Review Board recommends the approval of the project subject to the following conditions:

- 1. The applicant shall consider utilizing a more durable material, such as Corten steel, in the sliding gate on the north side of the O&M facility to better sustain wear and tear over time.**

Please see the following Downtown Design Guidelines:

A-1 Respond to the Physical Context and B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area.

- 2. The applicant shall consider exploring a two-sided approach to the architectural aesthetics of the restroom facility- the walls facing riverfront park reflecting the adjacent character, while the side facing the playground reflects the nature/river theme. The board discourages the use of a CXT standard restroom, or anything of a similar appearance.**

Please see City of Spokane Comprehensive Plan Goals and Policies: 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 the following Downtown Design Guidelines: 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.

Please see Downtown "Fast Forward Spokane" Plan Goals: 2.2 BUILT FORM AND CHARACTER and 2.6 ENVIRONMENTAL STEWARDSHIP.

- 3. As the board perceives conflict between the O&M yard and the Stepwell Sculpture, the applicant shall provide screening of the O&M yard as indicated (15'-18' trees at time of planting, berm, 10' fence). If the proposed mitigation efforts are not installed, the Stepwell Sculpture shall be installed at the artist's second preferred location.**

Please see City of Spokane Comprehensive Plan Goals and Policies: LU 1.13 Parks and Open Space, LU 2 PUBLIC REALM ENHANCEMENT, LU 2.1 Public Realm Features, TR GOAL A: PROMOTE A SENSE OF PLACE, TR 2.1 Physical Features, DP 1.3 Significant Views and Vistas, DP 2.3 Design Standards for Public Projects and Structures, and DP 2.5 Character of the Public Realm.

Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Context, C-1 Promote Pedestrian Interaction, D-1 Provide Inviting & Usable Open Space, D-4 Provide Elements That Define The Place, and E-3 Minimize the Presence of Service Areas.

Please see Downtown "Fast Forward Spokane" Plan Goals: 2.2 BUILT FORM AND CHARACTER and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES

- 4. The Design Review Board is concerned about the proposed zipline on the Avista-owned portion of the site. Any such proposed improvement would be subject to design review, whether the structure is viewed as temporary or permanent.**

Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, D-1 Provide Inviting and Usable Open Space, D-3 Respect Historic Features that Define Spokane, and D-7 Design for Personal Safety and Security.



Steven Meek, Chair, Design Review Board

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