

Riverside Commons

1 - Program Review/Collaborative Workshop

November 20, 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 :
 Mike Stanicar
 Bernardo Wills Architects

CC :
 Louis Mueller, Interim Planning Director
 Dave Compton, Development Services

Based on review of the materials submitted by the applicant and discussion during the November 20, 2019 Collaborative Workshop the Design Review Board recommends the following advisory actions:

Neighborhood

- 1. The applicant is encouraged to explore both vertical and horizontal articulation along Riverside Avenue, Browne Street, and the alley in regards to pedestrian interaction.**

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.5 Character of the Public Realm, and DP 4.2 Street Life.

Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER.

Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, and C-1 Promote Pedestrian Interaction, C-2 Design Façades at Many Scales, C-6 Develop Alley Facades, and C-7 Install Pedestrian-Friendly Materials at Street Level.

- 2. The applicant is encouraged to continue evaluating the facades of the building to better reflect compatibility with the character of the neighborhood through material and color palette, and articulation of building planes.**

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.5 Character of the Public Realm, and DP 2.6 Building and Site Design.

Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER.

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 and Architectural Attributes of the Immediate Area, C-2 Design Façades at Many Scales, and D-3 Respect Historic Features that Define Spokane.

Site

3. The applicant is encouraged to explore clustering street trees and working with urban forestry to maximize quantity of trees on the site.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.15 Urban Trees and Landscape Areas, DP 4.2 Street Life, and NE 12.1 Street Trees.

Please see the following Downtown Plan Strategies: 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES.

Please see the following Downtown Design Guidelines: C-1 Promote Pedestrian Interaction, D-1 Provide Inviting and Usable Open Space, and D-2 Enhance the Building with Landscaping.

Building

4. The applicant is encouraged to articulate the first story of the building through relief, masonry detailing, and glazing.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.6 Building and Site Design, and DP 4.2 Street Life.

Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER, and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES.

Please see the following Downtown Design Guidelines: B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, and C-7 Install Pedestrian-Friendly Materials at Street Level

5. The applicant is encouraged to accentuate the southeast corner of the building to capture principle views.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.12 Infill Development, and DP 4.2 Street Life.

Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER.

Please see the following Downtown Design Guidelines: A-2 Enhance the Skyline, B-1 Respond to the Neighborhood Context, B-4 Design a Well-proportioned and Unified Building, C-4 Reinforce Building Entries, and D-4 Provide Elements that Define the Place.

6. The applicant is encouraged to develop the north façade to be treated as a primary view elevation.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, and DP 2.12 Infill Development.

Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER.

Please see the following Downtown Design Guidelines: A-2 Enhance the Skyline, B-4 Design a Well-proportioned and Unified Building, C-6 Develop the Alley Façade, and D-4 Provide Elements that Define the Place.

7. The applicant shall provide details of an integrated solution for the individual units' HVAC systems.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, and DP 2.12 Infill Development.

Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER.

Please see the following Downtown Design Guidelines: B-4 Design a Well-proportioned and Unified Building

8. Where provided, the applicant shall ensure that the overhead weather canopies are for the protection of pedestrians.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, DP 2.5 Character of the Public Realm, DP 2.12 Infill Development, and DP 4.2 Street Life.

Please see the following Downtown Plan Strategies: 2.4 OPEN SPACE, and PUBLIC REALM AND STREETSCAPES.

Please see the following Downtown Design Guidelines: C-1 Promote Pedestrian Interaction, and C-5 Consider Providing Overhead Weather Protection.

9. The applicant is encouraged to explore the application of art on site, and research potential grants and funding sources.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, DP 2.5 Character of the Public Realm, DP 4.2 Street Life, and SH 3.4 One Percent for Arts

Please see the following Downtown Plan Strategies: 2.4 OPEN SPACE, and PUBLIC REALM AND STREETSCAPES.

Please see the following Downtown Design Guidelines: C-1 Promote Pedestrian Interaction, and D-4 Provide Elements that Define the Place.



Steven Meek, Chair, Design Review Board

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