

DESIGN REVIEW BOARD

Papillon Development

1 - Program Review/Collaborative Workshop

December 18, 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 & Licia LeGrant
 Bernardo Wills Architects
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CC :
 Louis Meuler, Interim Planning Director
 Tami Palmquist, Associate Planner

Based on review of the materials submitted by the applicant and discussion during the December 18, 2019 Collaborative Workshop the Design Review Board recommends the following advisory actions:

Neighborhood

1. The board appreciates the applicant's desire to create a more pedestrian friendly crossing at the "Cataldo Alley" and Howard Street crossing, and encourages them to continue to work with the appropriate city departments to implement a context sensitive, pedestrian friendly, traffic calming streetscape (e.g., speed table, integral colored concrete, bulb-outs, etc.).

Please see the following Comprehensive Plan Goals and Policies: LU 1.9 Downtown Land Use, LU 2.1 Public Realm Features, LU 4.4 Connections, TR Goal A: Promote a Sense of Place, TR 1 Transportation Network for All Users, TR 5 Active Transportation, TR13 Infrastructure Design, TR 15 Activation, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 4.2 Street Life, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, NE 13.3 Year-Round Use, and PRS 2.2 Access to Open Space and Park Amenities.

Please see the following Downtown Plan Strategies: 2.2 Built Form and Character, 2.3 Multi-Modal Circulation and Parking, and 2.4 Open Space, Public Realm and Streetscapes.

Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, C-1 Promote Pedestrian Interaction, C-7 Install Pedestrian-Friendly Materials at Street Level, and D-7 Design for Personal Safety and Security.

2. The applicant shall return with a comprehensive wayfinding package to include hardscapes, edge conditions, signage, etc.

Please see the following Comprehensive Plan Goals and Policies: LU 1.9 Downtown Land Use, LU 2.1 Public Realm Features, LU 4.4 Connections, TR Goal A: Promote a Sense of Place, TR 5 Active Transportation, TR 13 Infrastructure Design, TR 15 Activation, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 4.2 Street Life, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, and NE 13.3 Year-Round Use.

Please see the following Downtown Plan Strategies: 2.2 Built Form and Character, 2.3 Multi-Modal Circulation and Parking, and 2.4 Open Space, Public Realm and Streetscapes.

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-1 Promote Pedestrian Interaction, C-4 Reinforce Building Entries, C-7 Install Pedestrian-Friendly Materials at Street Level, D-5 Provide Appropriate Signage, and D-7 Design for Personal Safety and Security.

Site

3. The applicant is encouraged to develop a gateway treatment for the Howard Street entrance of “Cataldo Alley.”

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 4.4 Connections, TR Goal A: Promote a Sense of Place, TR 15 Activation, DP 2.5 Character of the Public Realm, 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: C-1 Promote Pedestrian Interaction, C-6 Develop Alley Facades, D-4 Provide Elements that Define the Place, and D-5 Provide Appropriate Signage.

4. The board supports the Parks Department’s further exploration of the public/private development of the Papillon South interaction & interface with the north end of the park promenade (including any necessary agreements).

Please see the following Comprehensive Plan Goals and Policies: LU 1.9 Downtown Land Use, LU 2.1 Public Realm Features, LU 4.4 Connections, TR Goal A: Promote a Sense of Place, TR 1 Transportation Network for All Users, TR 5 Active Transportation, TR 13 Infrastructure Design, TR 15 Activation, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 4.2 Street Life, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, NE 13.3 Year-Round Use, and PRS 2.2 Access to Open Space and Park Amenities.

Please see the following Downtown Plan Strategies: 2.1 Economic Development 2.2 Built Form and Character, 2.3 Multi-Modal Circulation and Parking, and 2.4 Open Space, Public Realm and Streetscapes.

Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, C-1 Promote Pedestrian Interaction, C-7 Install Pedestrian-Friendly Materials at Street Level, D-1 Provide Inviting and Usable Open Space, D-4 Provide Elements that Define the Place, and D-7 Design for Personal Safety and Security.

5. The applicant shall return with further development of the 3D/topographical study of the pedestrian interface between the two proposed buildings and the Sportsplex, Cataldo Alley, and the plaza east of the north tower. Particular attention should be paid to:
 - a. Boulder wall/transitions
 - b. Pathways
 - c. Lighting
 - d. Surface material
 - e. Landscape treatment at the boulder walls

Please see the following Comprehensive Plan Goals and Policies: LU 1.9 Downtown Land Use, LU 2.1 Public Realm Features, LU 4.4 Connections, TR Goal A: Promote a Sense of Place, TR 1 Transportation Network for All Users, TR 5 Active Transportation, TR 15 Activation, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 4.2 Street Life, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, NE 13.3 Year-Round Use, and PRS 2.2 Access to Open Space and Park Amenities.

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: 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-1 Promote Pedestrian Interaction, D-1 Provide Inviting and Usable Open Space, D-2 Enhance the Building with Landscaping, D-4 Provide Elements that Define the Place, and D-6 Provide Attractive and Appropriate Lighting.

6. The applicant is encouraged to collaborate with the Sportsplex team to determine if the parking and loading area will be secured, to ensure the aesthetic of any security measures shall be consistent with the pedestrian vocabulary of "Cataldo Alley."

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 3.5 Mix of uses in Centers, LU 4.4 Connections, LU 5.5 Off-Site Impacts, TR Goal A: Promote a Sense of Place, TR 1 Transportation Network for All Users,

Please see the following Downtown Plan Strategies: 2.2 Built Form and Character, 2.3 Multi-Modal Circulation and Parking, and 2.4 Open Space, Public Realm and Streetscapes.

Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, C-1 Promote Pedestrian Interaction, D-7 Design for Personal Safety and Security, and E-3 Minimize the Presence of Service Areas.

Building

7. The board supports the proposed open first floor market concept of the South Tower.

Please see the following Comprehensive Plan Goals and Policies: LU 1.9 Downtown Land Use, LU 4.4 Connections, TR Goal A: Promote a Sense of Place, DP 2.5 Character of the Public Realm, and DP 2.6 Building and Site Design.

Please see the following Downtown Plan Strategies: 2.1 Economic Development 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, C-1 Promote Pedestrian Interaction, and D-4 Provide Elements that Define the Place.

8. The applicant is encouraged to consider the project's impact to Spokane's skyline when developing the project's mass and aesthetic.

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

Please see the following Downtown Plan Strategy: 2.2 Built Form and Character.

Please see the following Downtown Design Guidelines: A-2 Enhance the Skyline, C-2 Design Facades at Many Scales, and D-4 Provide Elements that Define the Place.

9. The applicant is encouraged to consider transitional architectural language between the pedestrian spaces at ground level and on the facades of both proposed buildings.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, TR Goal A: Promote a Sense of Place, DP 2.6 Building and Site Design, and DP 4.2 Street Life.

Please see the following Downtown Plan Strategy: 2.2 Built Form and Character.

Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, B-4 Design a Well-proportioned and Unified Building, C-7 Install Pedestrian-Friendly Materials at Street Level, D-2 Enhance the Building with Landscaping, D-3 Respect Historic Features that Define Spokane, and D-4 Provide Elements that Define the Place.

10. The applicant shall explore the architectural interaction between the adjacent existing buildings affected by the new development.

Please see the following Comprehensive Plan Goals and Policies: LU 5.5 Compatible Development, and DP 2.6 Building and Site Design.

Please see the following Downtown Plan Strategy: 2.2 Built Form and Character.

Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-2 Create Transitions in Bulk and Scale, B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, B-4 Design a Well-proportioned and Unified Building, D-3 Respect Historic Features that Define Spokane, and D-4 Provide Elements that Define the Place.

A handwritten signature in black ink, appearing to read "Steve Meek". The signature is fluid and cursive, with a long horizontal stroke at the end.

Steven Meek, Chair, Design Review Board

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