

Riverfront Park- North Bank

2 - Recommendation Meeting

December 11, 2019



From :
Design Review Board
 Steven Meek, Chair
 c/o Dean Gunderson, DRB
 Secretary
 Neighborhood & Planning Services
 808 W. Spokane Falls Blvd.
 Spokane, WA 99201

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

CC :
 Brian T. McGinn, Hearings Examiner
 Louis Meuler, Interim Planning Director
 Tami Palmquist, Associate Planner

Based on review of the materials submitted by the applicant and discussion during the December 11, 2019 Recommendation Meeting, the Design Review Board recommends the approval of the project subject to the following conditions:

1. **The board accepts the applicant's proposal to omit the CXT restroom from the project. Should the need arise for a restroom facility to be constructed independent of the M&O building, that project will be brought before the Design Review Board.**

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.3 Design Standards for Public Projects and Structures, and DP 2.5 Character of the Public Realm.

Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER, and 2.4 OPEN SPACE, and 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-4 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, and D-4 Provide Elements that Define the Place.
2. **The applicant should use a solid, sight obscuring fencing material. If such a fence is not installed, the applicant shall install view-obscuring landscaping adjacent to the public side of the fence (similar to the view-obscuring landscaping at the West Havermale service area).**

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.3 Design Standards for Public Projects and Structures, 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, 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, D-1 Provide Inviting and Usable Open Space, D-4 Provide Elements that Define the Place, D-7 Design for Personal Safety and Security, and E-3 Minimize the Presence of Service Areas.
3. **In regard to the fence design, the applicant is encouraged to explore opportunities to incorporate an aesthetically complimentary transition, utilizing a similar material palette, between the M&O building and the neighboring masonry fence to the east.**

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.3 Design Standards for Public Projects and Structures, 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, 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, D-1 Provide Inviting and Usable Open Space, D-4 Provide Elements that Define the Place, D-7 Design for Personal Safety and Security, and E-3 Minimize the Presence of Service Areas.

4. **The applicant shall incorporate a more playful color palette for the public restroom doors, canopy and signage, consistent with the materials proposed for the playground.**

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm and DP 2.6 Building and Site Design.

Please see the following Downtown Plan Strategies: 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, D-1 Provide Inviting and Usable Open Space, and D-4 Provide Elements that Define the Place.

5. **The applicant shall revise the proposed eave/soffit configuration as presented in the submittal packet.**

Please see the following Comprehensive Plan Goals and Policies: DP 2.3 Design Standards for Public Projects and Structures, 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.

6. **If the skate park is built up to the M&O building, the applicant shall provide protection to the insulated metal panels of the building.**

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.3 Design Standards for Public Projects and Structures, and DP 2.6 Building and Site Design.

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, and D-7 Design for Personal Safety and Security.

Passed unanimously by the Design Review Board.



Steven Meek, Chair, Design Review Board

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