

DESIGN REVIEW BOARD

The Hive Branch Library**2 - Recommendation Meeting**

January 22, 2020



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

To :
 Louis Meuler, Interim Planning Director
 Tami Palmquist, Associate Planner

CC :
 Cody Dompier, Integrus
 Architects
 ATTN: Andrew Chanse,
 Spokane Public Libraries
 Greg Forsythe, Spokane Public
 Schools

Based on review of the materials submitted by the applicant and discussion during the January 22, 2020 Collaborative Workshop Recommendation Meeting the Design Review Board recommends the approval of the project subject to the following conditions:

- 1. The applicant is encouraged to select a tree that will be more compatible with the 5x5 tree well in the plaza, the southeast stormwater swale, and the southwest stormwater swale.**

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, DP 1.2 New Development in Established Neighborhoods, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, and DP 2.15 Urban Trees and Landscape Areas.

Please see the following Design Standards and Guidelines for Centers and Corridors: Ancillary Site Elements.

- 2. The applicant shall plant class I trees in the north parking islands (under the power lines).**

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Please see the following Design Standards and Guidelines for Centers and Corridors: Ancillary Site Elements.

3. The applicant shall confirm that the appropriate amount of landscaping is provided and make any necessary adjustments for the required increase in landscaping due to exceeding the maximum parking ratio.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, DP 1.2 New Development in Established Neighborhoods, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, and DP 2.15 Urban Trees and Landscape Areas.

Please see the following Design Standards and Guidelines for Centers and Corridors: Ancillary Site Elements.

4. The applicant is encouraged to continue discussions with Avista to “underground” the overhead power line.

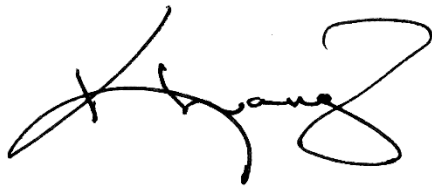
Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, DP 2.5 Character of the Public Realm, and DP 2.6 Building and Site Design.

5. The board continues to support the unique artistic signage elements as proposed.

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 Design Standards and Guidelines for Centers and Corridors: 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.



Kathy Lang, Chair, Design Review Board

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