

River Bend Development

1 - Recommendation Meeting

February 26, 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 :
 Ruskin Hall, ALSC Architects

CC :
 Louis Meuler, Interim Planning Director
 Tami Palmquist, Development Services

Based on review of the materials submitted by the applicant and discussion during the February 26, 2020 Collaborative Workshop the Design Review Board recommends the following advisory actions:

- 1. The applicant is encouraged to consider maximizing the pedestrian experience along the Ben Burr Trail (including potential signage, materiality, overlooks and viewpoints, and accommodation of multi-directional traffic).**

***Please see the following Comprehensive Plan Goals and Policies:** LU 2.1 Public Realm Features, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.4 Natural Features and Habitat Protection, TR Goal A: Promote a Sense of Place, TR 1 Transportation Network For All Users, TR 20: Bicycle/ Pedestrian Coordination, DP 1.3 Significant Views and Vistas, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.15 Urban Trees and Landscape Areas, NE 13.1 Walkway and Bicycle Path System, and NE 13.2 Walkway and Bicycle Path Design.*

***Please see the following East-Central Neighborhood Plan Action Items:** Environment Action Item 4: Protect sensitive areas along river and maximize public pathways, open space, and access including connections between the Ben Burr Trail and the Centennial Trail, and Walkable Streets Action Item 1: Link the Ben Burr Trail to the Centennial Trail and neighborhood streets.*

- 2. The Design Review Board is in strong support of maintaining public transit options along MLK Jr. Way.**

***Please see the following Comprehensive Plan Goals and Policies:** LU 4.4 Connections, LU 4.6 Transit-Supported Development, TR Goal B: Provide Transportation Choices, TR Goal C: Accommodate Access to Daily Needs and Priority Destinations, TR Goal F: Enhance Public Health and Safety, TR 1 Transportation Network For All Users, and TR 2 Transportation Supporting Land Use.*

***Please see the following East-Central Neighborhood Plan Action Item:** 6- Increase cross-community transit system.*

- 3. The applicant is encouraged to further illustrate the urban frontage along MLK Jr. Way.**

Please see the following Comprehensive Plan Goals and Policies: LU 4.6 Transit-Supported Development, LU 5.1 Built and Natural Environment, LU 5.3 Off-Site Impacts, TR Goal A: Promote a Sense of Place, TR 15 Activation, TR 20: Bicycle/ Pedestrian Coordination, DP 1.3 Significant Views and Vistas, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, DP 2.13 Parking Facilities Design, and DP 2.15 Urban Trees and Landscape Areas.

- 4. The applicant is encouraged to investigate the feasibility of providing recreational access to the river.**

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.4 Natural Features and Habitat Protection, TR Goal A: Promote a Sense of Place, DP 1.3 Significant Views and Vistas, and DP 2.5 Character of the Public Realm.

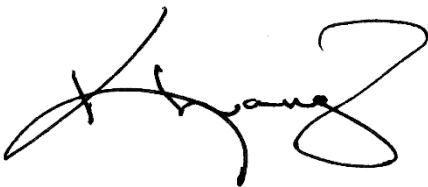
- 5. The board is specifically interested in seeing further refinement of the plaza space beneath the James Keefe Bridge, including any general public uses (if proposed).**

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, DP 1.3 Significant Views and Vistas, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, and DP 2.15 Urban Trees and Landscape Areas.

- 6. If nearby offsite parking is to be utilized, the applicant is encouraged to work with the City of Spokane Streets Department to provide safe pedestrian crossings.**

Please see the following Comprehensive Plan Goals and Policies: LU 4.4 Connections, LU 4.6 Transit-Supported Development, LU 5.3 Off-Site Impacts, TR Goal F: Enhance Public Health and Safety, TR 14 Traffic Calming, DP 2.11 Improvements Program, and NE 13.1 Walkway and Bicycle Path System.

These Advisory Actions were approved by a unanimous vote of the Design Review Board (7/0).



Kathy Lang, Chair, Design Review Board

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