

DESIGN REVIEW BOARD

# U-Haul of East Town

1 - Program Review/Collaborative Workshop

May 13, 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 :**  
  
 Matthew Schaub, U-Haul

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

**Based on review of the materials submitted by the applicant and discussion during the May 13, 2020 Collaborative Workshop the Design Review Board recommends the following advisory actions:**

**Site**

- 1. The applicant shall return with a developed landscape plan that illustrates how the type L2 landscape requirement will be met along Sprague Avenue and Pacific Avenue.**

*Please see the following Mini-Storage Design Considerations: 17C.350.040.C. Landscaping and Screening.*

*Please see the following Mini-Storage Design Guidelines: A.1 General Site Design and Context, C.1 General Landscape Design, C.2 Building and Site Enhancement, and C.3 Screening and Separation.*

*Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, DP 1.2 New Development in Established Neighborhoods, DP 2.6 Building and Site Design, and DP 2.15 Urban Trees and Landscape Areas.*

- 2. Given the contrast between Residential and Commercial zones, the applicant shall give consideration to filtered views, utilizing evergreen conifers, with consideration for selective removal of some of the deciduous trees. Specifically, the landscape along Pacific Avenue should strive to provide a filtered visual screen of the vehicles, portable storage units, and other non-structural utility items that may contain signage and graphics while providing for pedestrian security.**

*Please see the following Mini-Storage Design Considerations: 17C.350.040.C. Landscaping and Screening.*

*Please see the following Mini-Storage Design Guidelines: A.1 General Site Design and Context, C.1 General Landscape Design, C.2 Building and Site Enhancement, and C.3 Screening and Separation.*

*Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, LU 5.3 Off-Site Impacts, LU 5.5 Compatible Development, DP 1.2*

*New Development in Established Neighborhoods, DP 2.6 Building and Site Design, and DP 2.15 Urban Trees and Landscape Areas.*

- 3. The applicant will return with solutions for how they plan to fully restore the CMU fence along Pacific Avenue.**

*Please see the following Mini-Storage Design Considerations: 17C.350.040.A.3 Exterior Vertical Surfaces and 17C.350.040.A.6 Fencing.*

*Please see the following Mini-Storage Design Guidelines: A.1 General Site Design and Context, A.3 Fences and Walls, B.1 General Design, Entries and Streetscape, and C.3 Screening and Separation.*

*Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, and DP 2.6 Building and Site Design.*

## **Building**

- 4. The Applicant is strongly encouraged to return with further improvements to the south elevation of the building - such as using the existing modulations (vertical recesses at pilasters) to create opportunities for variations in the paint scheme. Suggest using more subtle shade difference in the colors, more than using brighter hues.**

*Please see the following Mini-Storage Design Considerations: 17C.350.040.A.2 Colors.*

*Please see the following Mini-Storage Design Guidelines: A.3 Fences and Walls, B.1 General Design, Entries and Streetscape, and B.2 Building Proportions, Size & Scale.*

*Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, LU 5.3 Off-Site Impacts, DP 1.2 New Development in Established Neighborhoods, and DP 2.6 Building and Site Design.*

- 5. The applicant shall explore ways and means of architectural and signage expression that allude to the Spokane and Inland Northwest region.**

*Please see the following Mini-Storage Design Considerations: 17C.350.040.A.2 Colors, 17C.350.040.A.3 Exterior Vertical Surfaces, 17C.350.040.A.4 Unique Architectural Features, and 17C.350.040.B Signs.*

*Please see the following Mini-Storage Design Guidelines: B.1 General Design, Entries and Streetscape, and B.2 Building Proportions, Size & Scale, and B.3 Signage.*

*Please see the following Comprehensive Plan Goals and Policies: DP 1.2 New Development in Established Neighborhoods, and DP 2.6 Building and Site Design.*

- 6. The applicant is further encouraged to explore allusory imagery, in lieu of mock parapet storage units.**

*Please see the following Mini-Storage Design Considerations: 17C.350.040.A.2 Colors, and 17C.350.040.A.4 Unique Architectural Features.*

*Please see the following Mini-Storage Design Guidelines: B.1 General Design, Entries and Streetscape, and B.2 Building Proportions, Size & Scale.*

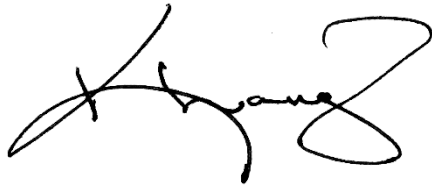
*Please see the following Comprehensive Plan Goals and Policies: DP 1.2 New Development in Established Neighborhoods, and DP 2.6 Building and Site Design.*

**7. The board supports the applicant's retainage of the existing roof design, as a unique architectural feature.**

*Please see the following Mini-Storage Design Considerations: 17C.350.040.A.1 Minimum Roof Pitch.*

*Please see the following Mini-Storage Design Guidelines: B.2 Building Proportions, Size & Scale.*

*Please see the following Comprehensive Plan Goals and Policies: DP 1.2 New Development in Established Neighborhoods*

A handwritten signature in black ink, appearing to read 'Kathy Lang', with a large, stylized flourish at the end.

Kathy Lang, Chair, Design Review Board

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