

DESIGN REVIEW BOARD

Centennial Trail- Summit Blvd**1 - Program Review/Collaborative Workshop**

April 8, 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 :
 Dan Buller, Engineering
 City of Spokane- Public Works

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

Based on review of the materials submitted by the applicant and discussion during the April 8, 2020 Collaborative Workshop the Design Review Board recommends the following advisory actions:

- 1. The applicant is encouraged to coordinate with property owners with driveways and carriage walks that connect to or cross the proposed multi-use path to share safety-related best management practices.**

Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 4.1 Land Use and Transportation, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 6.9 Facility Compatibility with Neighborhood, TR Goal A: Promote a Sense of Place, TR Goal B: Provide Transportation Choices, TR Goal C: Accommodate Access to Daily Needs and Priority Destinations, TR Goal E: Respect Natural & Community Assets, TR Goal F: Enhance Public Health and Safety, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 5 Active Transportation, TR 7 Neighborhood Access, TR 14 Traffic Calming, TR 20 Bicycle/Pedestrian Coordination, DP 1.2 New Development in Established Neighborhoods, DP 2.3 Design Standards for Public Projects and Structures, DP 2.6 Building and Site Design, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, N 2.1 Neighborhood Quality of Life, N 4.1 Neighborhood Traffic Impact, N 4.3 Traffic Patterns, N 4.5 Multimodal Transportation, N 4.6 Pedestrian and Bicycle Connections, N 5.3 Linkages, BMP 2 Bikeways Completion, and BMP 5 Fund/Implement Bike Master Plan.

Please see the following West Central Neighborhood Plan Action Item: Issue Rank #1 Transportation, Transportation Issue 1, Parks, Recreation, & Open Space Issue 3, Social Needs Issue 3.

Please see the following Municipal Public Project Design Guidelines: A.1 General Site Design and Criteria, A.2 Circulation and Parking, A.3 Pedestrian Access & Amenities, D.1 Street Design, and E.1 Public Spaces.

Please see the following Spokane Municipal Code Design Standards: SMC 17C17C.110.535.B.2 and 3 Curb Cut Limitations.

- 2. The board strongly recommends working with the adjacent property owners to alleviate vehicular vs. pedestrian conflicts, sight-line concerns, property damage and vandalism concerns. Included with the applicant's Recommendation Meeting submittal, the applicant will include existing examples within the city.**

Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 4.1 Land Use and Transportation, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 6.9 Facility Compatibility with Neighborhood, TR Goal A: Promote a Sense of Place, TR Goal B: Provide Transportation Choices, TR Goal C: Accommodate Access to Daily Needs and Priority Destinations, TR Goal E: Respect Natural & Community Assets, TR Goal F: Enhance Public Health and Safety, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 5 Active Transportation, TR 7 Neighborhood Access, TR 14 Traffic Calming, TR 20 Bicycle/Pedestrian Coordination, DP 1.2 New Development in Established Neighborhoods, DP 2.3 Design Standards for Public Projects and Structures, DP 2.6 Building and Site Design, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, N 2.1 Neighborhood Quality of Life, N 4.1 Neighborhood Traffic Impact, N 4.3 Traffic Patterns, N 4.5 Multimodal Transportation, N 4.6 Pedestrian and Bicycle Connections, N 5.3 Linkages, BMP 2 Bikeways Completion, and BMP 5 Fund/Implement Bike Master Plan.

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Please see the following Municipal Public Project Design Guidelines: A.1 General Site Design and Criteria, A.2 Circulation and Parking, A.3 Pedestrian Access & Amenities, D.1 Street Design, and E.1 Public Spaces.

Please see the following Spokane Municipal Code Design Standards: SMC 17C17C.110.535.B.2 and 3 Curb Cut Limitations.

- 3. The applicant is encouraged to continue discussions with property owners and urban forestry and reflect those agreements in the conceptual planting plan submitted for the Recommendation Meeting.**

Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 6.2 Open Space, LU 6.9 Facility Compatibility with Neighborhood, TR Goal A: Promote a Sense of Place, TR Goal E: Respect Natural & Community Assets, DP 1.2 New Development in Established Neighborhoods, DP 2.3 Design Standards for Public Projects and Structures, DP 2.15 Urban Trees and Landscape Areas, NE 12.1 Street Trees, and N 2.1 Neighborhood Quality of Life.

Please see the following West Central Neighborhood Plan Action Item: Parks, Recreation, & Open Space Issue 2, and Parks, Recreation, & Open Space Issue 3.

Please see the following Municipal Public Project Design Guidelines: A.1 General Site Design and Criteria, C.1 General Landscape Design, D.1 Street Design, and E.1 Public Spaces.

Please see the following Spokane Municipal Code Design Standards: SMC 17C.110.515.B.3 Buildings Along Street, and SMC 17C.110.530 Street Trees.

4. The board acknowledges and encourages the current intent to visually designate driveways vs. Centennial Trail pathways through the implementation of material changes.

Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 6.2 Open Space, LU 6.9 Facility Compatibility with Neighborhood, TR Goal A: Promote a Sense of Place, TR Goal E: Respect Natural & Community Assets, TR Goal F: Enhance Public Health and Safety, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 5 Active Transportation, TR 7 Neighborhood Access, TR 14 Traffic Calming, TR 20 Bicycle/Pedestrian Coordination, DP 1.2 New Development in Established Neighborhoods, DP 2.3 Design Standards for Public Projects and Structures, DP 2.6 Building and Site Design, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, N 2.1 Neighborhood Quality of Life, N 4.1 Neighborhood Traffic Impact, N 4.6 Pedestrian and Bicycle Connections, N 5.3 Linkages, BMP 1 Bicycle Mode Share, and BMP 2 Bikeways Completion

Please see the following West Central Neighborhood Plan Action Item: Issue Rank #1 Transportation, Issue Rank #2 Parks, Recreation, & Open Space, Transportation Issue 1, Parks, Recreation, & Open Space Issue 2, Parks, Recreation, & Open Space Issue 3, and Social Needs Issue 3.

Please see the following Municipal Public Project Design Guidelines: A.1 General Site Design and Criteria, A.2 Circulation and Parking, A.3 Pedestrian Access & Amenities, C.1 General Landscape Design, D.1 Street Design, and E.1 Public Spaces.

Please see the following Spokane Municipal Code Design Standards: SMC 17C.110.515.B.3 Buildings Along Street, and SMC 17C.110.535.B.2 and 3 Curb Cut Limitations.

5. The board recommends the applicant further explore the geometry and function of the design as presented in Road Section Detail B, with particular focus on the ability of a resident to successfully operate a vehicle while pulling in and backing out of their driveway while crossing the proposed Centennial Trail pathway, passing between the landscape buffer, and navigating the possibility of a vehicle being parked across the street in the parallel parking area.

Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 4.4 Connections, LU 6.9 Facility Compatibility with Neighborhood, TR Goal A: Promote a Sense of Place, TR Goal B: Provide Transportation Choices, TR Goal C: Accommodate Access to Daily Needs and Priority Destinations, TR Goal E: Respect Natural & Community Assets, TR Goal F: Enhance Public Health and Safety, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 5 Active Transportation, TR 7 Neighborhood Access, TR 14 Traffic Calming, TR 20 Bicycle/Pedestrian Coordination, DP 1.2 New Development in Established Neighborhoods, DP 2.3 Design Standards for Public Projects and Structures, DP 2.6 Building and Site Design, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, N 2.1 Neighborhood Quality of Life, N 4.1 Neighborhood Traffic Impact, N 4.3 Traffic Patterns, N 4.5 Multimodal Transportation, N 4.6 Pedestrian and Bicycle Connections, N 5.3 Linkages, BMP 1 Bicycle Mode Share, BMP 2 Bikeways Completion, and BMP 5 Fund/Implement Bike Master Plan.

Please see the following West Central Neighborhood Plan Action Item: Issue Rank #1 Transportation, Issue Rank #2 Parks, Recreation, & Open Space, Transportation Issue 1, and Parks, Recreation, & Open Space Issue 2.

Please see the following Municipal Public Project Design Guidelines: A.1 General Site Design and Criteria, A.2 Circulation and Parking, D.1 Street Design, and E.1 Public Spaces.

Please see the following Spokane Municipal Code Design Standards: SMC 17C.110.515.B.3 Buildings Along Street, SMC 17C.110.520.B.1, 2, and 3 Lighting, SMC 17C.110.530 Street Trees, and SMC 17C.110.535.B.2 and 3 Curb Cut Limitations.

- 6. The applicant is encouraged to consider opportunities for future art installations to assist with wayfinding or neighborhood identification elements, where right-of-way width allows, particularly at intersecting streets.**

Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, LU 6.2 Open Space, LU 6.9 Facility Compatibility with Neighborhood, TR Goal A: Promote a Sense of Place, TR Goal E: Respect Natural & Community Assets, DP 1.2 New Development in Established Neighborhoods, DP 2.3 Design Standards for Public Projects and Structures, DP 2.6 Building and Site Design, and N 2.1 Neighborhood Quality of Life.

Please see the following West Central Neighborhood Plan Action Item: Transportation Issue 1, Design & Historic Preservation Issue 1, and Design & Historic Preservation Issue 2.

Please see the following Municipal Public Project Design Guidelines: A.1 General Site Design and Criteria, and E.1 Public Spaces.

- 7. The applicant is encouraged to consider the materiality and treatment of the guardrail and Centennial Trail treatment to assist with wayfinding and to fit within the neighborhood context.**

Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 4.1 Land Use and Transportation, LU 5.1 Built and Natural Environment, LU 6.9 Facility Compatibility with Neighborhood, TR Goal A: Promote a Sense of Place, TR Goal E: Respect Natural & Community Assets, TR Goal F: Enhance Public Health and Safety, DP 1.2 New Development in Established Neighborhoods, DP 2.3 Design Standards for Public Projects and Structures, DP 2.6 Building and Site Design, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, and N 2.1 Neighborhood Quality of Life.

Please see the following West Central Neighborhood Plan Action Item: Parks, Recreation & Open Space Issue 1

Please see the following Municipal Public Project Design Guidelines: A.1 General Site Design and Criteria, D.1 Street Design, and E.1 Public Spaces.

- 8. The applicant is encouraged to explore opportunities to better integrate the topography of the existing site along portions of Summit Boulevard to reduce the extent of the two-pipe railing system, while reducing the presence of retention walls.**

Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 4.1 Land Use and Transportation, LU 5.1 Built and Natural Environment, LU 6.9 Facility Compatibility with Neighborhood, TR Goal A: Promote a Sense of Place, TR Goal E: Respect Natural & Community Assets, TR Goal F: Enhance Public Health and Safety, DP 1.2 New Development in Established Neighborhoods, DP 2.3 Design Standards for Public Projects and Structures, DP 2.6 Building and Site Design, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, and N 2.1 Neighborhood Quality of Life.

Please see the following West Central Neighborhood Plan Action Item: Parks, Recreation & Open Space Issue 1

Please see the following Municipal Public Project Design Guidelines: A.1 General Site Design and Criteria, D.1 Street Design, and E.1 Public Spaces.

9. The applicant is encouraged to consider the aesthetic impact of safety improvements for all users within the public right-of-way.

Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 4.1 Land Use and Transportation, LU 5.1 Built and Natural Environment, LU 6.9 Facility Compatibility with Neighborhood, TR Goal A: Promote a Sense of Place, TR Goal E: Respect Natural & Community Assets, TR Goal F: Enhance Public Health and Safety, DP 1.2 New Development in Established Neighborhoods, DP 2.3 Design Standards for Public Projects and Structures, DP 2.6 Building and Site Design, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, and N 2.1 Neighborhood Quality of Life.

Please see the following West Central Neighborhood Plan Action Item: Parks, Recreation & Open Space Issue 1

Please see the following Municipal Public Project Design Guidelines: A.1 General Site Design and Criteria, D.1 Street Design, and E.1 Public Spaces.

10. The applicant is encouraged to use differentiating materials (for those portions of the path within the Mission and West Point rights-of-way) in scale and proportion appropriate to the surrounding residential context.

Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 6.2 Open Space, LU 6.9 Facility Compatibility with Neighborhood, TR Goal A: Promote a Sense of Place, TR Goal E: Respect Natural & Community Assets, TR Goal F: Enhance Public Health and Safety, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 5 Active Transportation, TR 7 Neighborhood Access, TR 14 Traffic Calming, TR 20 Bicycle/Pedestrian Coordination, DP 1.2 New Development in Established Neighborhoods, DP 2.3 Design Standards for Public Projects and Structures, DP 2.6 Building and Site Design, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, N 2.1 Neighborhood Quality of Life, N 4.1 Neighborhood Traffic Impact, N 4.6 Pedestrian and Bicycle Connections, N 5.3 Linkages, BMP 1 Bicycle Mode Share, and BMP 2 Bikeways Completion

Please see the following West Central Neighborhood Plan Action Item: Issue Rank #1 Transportation, Issue Rank #2 Parks, Recreation, & Open Space, Transportation Issue 1, Parks, Recreation, & Open Space Issue 2, Parks, Recreation, & Open Space Issue 3, and Social Needs Issue 3.

Please see the following Municipal Public Project Design Guidelines: A.1 General Site Design and Criteria, A.2 Circulation and Parking, A.3 Pedestrian Access & Amenities, C.1 General Landscape Design, D.1 Street Design, and E.1 Public Spaces.

Please see the following Spokane Municipal Code Design Standards: SMC 17C.110.515.B.3 Buildings Along Street, and SMC 17C.110.535.B.2 and 3 Curb Cut Limitations.

11. The applicant is encouraged to provide better bicycle accommodations along the portions of the path with views to the Spokane River (bike racks at key locations, pull-off locations with benches near key viewing spots).

Please see the following Comprehensive Plan Goals and Policies: TR Goal E: Respect Natural & Community Assets, TR 20 Bicycle/Pedestrian Coordination, DP 1.2 New Development in Established Neighborhoods, DP 2.3 Design Standards for Public Projects and Structures, DP 2.6 Building and Site Design, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, BMP 1 Bicycle Mode Share, BMP 2 Bikeways Completion, and BMP 3 Convenient Bike Storage.

Please see the following West Central Neighborhood Plan Action Item: Issue Rank #1 Transportation, Issue Rank #2 Parks, Recreation, & Open Space, Transportation Issue 1, and Parks, Recreation, & Open Space Issue 2.

Please see the following Municipal Public Project Design Guidelines: A.1 General Site Design and Criteria, A.3 Pedestrian Access & Amenities, and E.1 Public Spaces.

12. The applicant shall return to the board with lighting design elements, specifically for the consideration of dark-sky lighting.

Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 6.9 Facility Compatibility with Neighborhood, TR Goal E: Respect Natural & Community Assets, DP 1.2 New Development in Established Neighborhoods, DP 2.3 Design Standards for Public Projects and Structures, DP 2.6 Building and Site Design, and N 2.1 Neighborhood Quality of Life.

Please see the following Municipal Public Project Design Guidelines: A.1 General Site Design and Criteria, B.5 Lighting, C.1 General Landscape Design, and E.1 Public Spaces.

Please see the following Spokane Municipal Code Design Standards: SMC 17C.110.520.B.1, 2, and 3 Lighting.

13. The applicant is encouraged to pursue the protection of the existing mature Ponderosa Pines along the trail.

Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 6.2 Open Space, TR Goal A: Promote a Sense of Place, TR Goal E: Respect Natural & Community Assets, DP 1.2 New Development in Established Neighborhoods, DP 2.3 Design Standards for Public Projects and Structures, DP 2.6 Building and Site Design, DP 2.15 Urban Trees and Landscape Areas, NE 12.1 Street Trees, and N 2.1 Neighborhood Quality of Life.

Please see the following West Central Neighborhood Plan Action Item: Parks, Recreation & Open Space Issue 1

Please see the following Municipal Public Project Design Guidelines: A.1 General Site Design and Criteria, C.1 General Landscape Design, and E.1 Public Spaces.

Please see the following Spokane Municipal Code Design Standards: SMC 17C.110.530 Street Trees

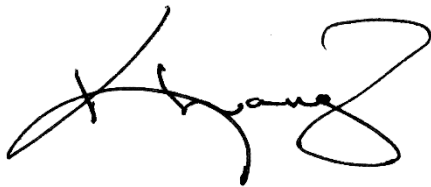
14. The Design Review Board supports the applicant's likely need for additional funding for the project to address community needs for the proposed design.

Please see the following Comprehensive Plan Goals and Policies: LU 1.1 Neighborhoods, LU 4.1 Land Use and Transportation, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 6.1 Advance Siting, LU 6.2 Open Space, LU 6.9 Facility Compatibility with Neighborhood, TR Goal A: Promote a Sense of Place, TR Goal B: Provide Transportation Choices, TR Goal C: Accommodate Access to Daily Needs and Priority Destinations, TR Goal E: Respect Natural & Community Assets, TR Goal F: Enhance Public Health and Safety, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 5 Active Transportation, TR 7 Neighborhood Access, TR 14 Traffic Calming, TR 20 Bicycle/Pedestrian Coordination, DP 1.2 New Development in Established Neighborhoods, DP 2.3 Design Standards for Public Projects and Structures, DP 2.6 Building and Site Design, DP 2.15 Urban Trees and Landscape Areas, NE 12.1 Street Trees, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, N 2.1 Neighborhood Quality of Life, N 4.1 Neighborhood Traffic Impact, N 4.3 Traffic Patterns, N 4.5 Multimodal Transportation, N 4.6 Pedestrian and Bicycle Connections, N 5.3 Linkages, BMP 1 Bicycle Mode Share, BMP 2 Bikeways Completion, BMP 3 Convenient Bike Storage, BMP 4 Bicycling Education, BMP 5 Fund/Implement Bike Master Plan.

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Please see the following Municipal Public Project Design Guidelines: A.1 General Site design and Criteria, A.2 Circulation and Parking, A.3 Pedestrian Access & Amenities, B.3 Existing and Historic Facilities – Additions and Alterations, B.4 Signage, B.5 Lighting, C.1 General Landscape Design, D.1 Street Design, D.2 Utilities Design, and E.1 Public Spaces.

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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.

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