

DESIGN REVIEW BOARD

Radio Park Apartments

1 - Program Review/Collaborative Workshop

April 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 :
 Mike Stanicar,
 Bernardo Wills Architects

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

Based on review of the materials submitted by the applicant and discussion during the April 22, 2020 Collaborative Workshop, the Design Review Board recommends the following advisory actions:

Neighborhood:

- The applicant shall continue discussions with City of Spokane Engineering and Southgate Neighborhood Council on mid-block crossings of Regal Street, emphasizing the stated goals of a pedestrian oriented district, as stipulated in a prior design review recommendation.**

***Please see the following Comprehensive Plan Goals and Policies:** LU 4.2 Land Uses That Support Travel Options and Active Transportation, LU 4.4 Connections, LU 5.5 Compatible Development, TR GOAL A: PROMOTE A SENSE OF PLACE, TR GOAL B: PROVIDE TRANSPORTATION CHOICES, TR 1 Transportation Network For All Users, TR 5 Active Transportation, TR 14 Traffic Calming, TR 20 Bicycle/Pedestrian Coordination, DP 1.2 New Development in Established Neighborhoods, DP 2.5 Character of the Public Realm, and DP 2.6 Building and Site Design.*

***Please see the following Development Agreement Requirements:** 5.1 Pedestrian Connections, 5.3 Design Theme, and 5.6 Long-Term Development of Urban District.*

***Please see the following Integrated Site Plan Policies:** ISP Pages 11-12 Pedestrian Connections and Character.*

Site:

- The applicant is strongly encouraged to introduce opportunities for shared-use pathways through the site and connecting to peripheral shared-use pathways and site access points, furthering the pedestrian-orientation of the development. The applicant is encouraged to provide more immediate access between the bicycle paths and the proposed wrap buildings.**

***Please see the following Comprehensive Plan Goals and Policies:** LU 4.2 Land Uses That Support Travel Options and Active Transportation, LU 4.4 Connections, LU 5.5 Compatible Development, TR GOAL A: PROMOTE A SENSE OF PLACE, TR GOAL B: PROVIDE TRANSPORTATION CHOICES, TR 1 Transportation Network For All Users, TR 5 Active Transportation, TR 14 Traffic Calming, TR 20 Bicycle/Pedestrian Coordination, DP 1.2 New Development in Established Neighborhoods, DP 2.5 Character of the Public Realm, and DP 2.6 Building and Site Design.*

Please see the following Development Agreement Requirements: 5.1 Pedestrian Connections, 5.3 Design Theme, and 5.6 Long-Term Development of Urban District.

Please see the following Integrated Site Plan Policies: ISP Pages 11-12 Pedestrian Connections and Character, and Page 29 Future Urban District.

Please see the following Initial Standards and Guidelines for Centers and Corridors (Circa 2001): Sidewalk Encroachments, Curb Cut Limitations, and Transition between Commercial and Residential Development.

- 3. The applicant shall return with a further developed plan for mitigating the loss of trees onsite, with consideration given to landscape buffers and specific use of Ponderosa Pine, between the east commercial areas and the multi-family housing, Pad F, and the ITM.**

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 2.5 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 Development Agreement Requirements: 5.2 Tree Preservation, 5.3 Design Theme, and 5.6 Long-Term Development of Urban District.

Please see the following Integrated Site Plan Policies: ISP Kit of Parts Pages 21-23, Landscaping.

Please see the following Initial Standards and Guidelines for Centers and Corridors (Circa 2001): Screening and Noise Control of Service Areas, Ancillary Site Elements, and Transition between Commercial and Residential Development.

- 4. The applicant is strongly encouraged to return with imagery that depicts the project as viewed from the pedestrian point-of-view from points around and through the development, at major view corridors, from adjacent properties, and to and from identified community plazas and viewsapes.**

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, DP 1.2 New Development in Established Neighborhoods, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.10 Business Entrance Orientation, and DP 2.14 Town Squares and Plazas.

Please see the following Development Agreement Requirements: 5.1 Pedestrian Connections, 5.3 Design Theme, 5.4 Community Plaza, 5.5 Viewscape, and 5.6 Long-Term Development of Urban District.

Please see the following Integrated Site Plan Policies: ISP Kit of Parts Page 24 Community Plaza Location Options, Kit of Parts Pages 25-28 Viewsapes, and Kit of Parts Page 29 Future Urban District.

Please see the following Initial Standards and Guidelines for Centers and Corridors (Circa 2001): Buildings along the Street, Sidewalk Encroachments, Transition between Commercial and Residential Development, Prominent Entrances, and Massing.

- 5. The applicant is encouraged to demonstrate how they will create the urban village environment envisioned through the use of pedestrian scale designs for the buildings by using pedestrian-oriented amenities (lighting, signage, and ancillary elements) as called for in prior agreements.**

Please see the following Comprehensive Plan Goals and Policies: : LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, DP 1.2 New Development in Established Neighborhoods, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, and DP 2.21 Lighting.

Please see the following Development Agreement Requirements: 5.3 Design Theme and 5.6 Long-Term Development of Urban District.

Please see the following Integrated Site Plan Policies: ISP Kit of Parts Pages 13-20, furnishings, lighting, and hardscape treatment, and Kit of Parts Page 29 Future Urban District.

Please see the following Initial Standards and Guidelines for Centers and Corridors (Circa 2001): Buildings along the Street, Sidewalk Encroachments, Lighting, Ancillary Site Elements, Pedestrian Connections in Parking Lots, Transition between Commercial and Residential Development, Prominent Entrances, and Façade Transparency.

Building:

- 6. The applicant is encouraged to return with building design that describes and depicts pedestrian scale development of the wrap buildings and their relationship to adjacent pedestrian-oriented spaces, including the north-running thoroughfare, sports fields, plazas, the amenity space between the proposed buildings, the open space between the “wings” of each principally residential building, and the external private residential spaces.**

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 3.1 Coordinated and Efficient Land Use, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, DP 1.2 New Development in Established Neighborhoods, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.10 Business Entrance Orientation, and DP 2.14 Town Squares and Plazas.

Please see the following Integrated Site Plan Policies: ISP Kit of Parts Page 29 Future Urban District.

Please see the following Development Agreement Requirements: 5.3 Design Theme, 5.4 Community Plaza, and 5.6 Long-Term Development of Urban District.

Please see the following Initial Standards and Guidelines for Centers and Corridors (Circa 2001): Buildings along the Street, Transition between Commercial and Residential Development, Treatment of Blank Walls, Prominent Entrances, Façade Transparency, Materials, Massing, and Roof Form.

- 7. The applicant shall return with fully developed elevations of the buildings including but not limited to:**

Materiality, glazing/window locations, primary entrances and entrance treatments, balconies, roof treatments and projections.

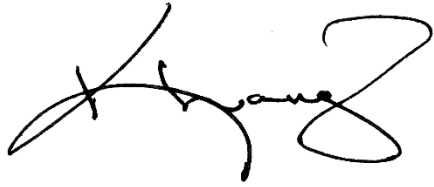
Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, DP 1.2 New Development in Established Neighborhoods, DP 2.6 Building and Site Design, and DP 2.10 Business Entrance Orientation.

Please see the following Development Agreement Requirements: 5.3 Design Theme and 5.6 Long-Term Development of Urban District.

Please see the following Integrated Site Plan Policies: ISP Kit of Parts Pages 13-20, furnishings, lighting, and hardscape treatment, and Kit of Parts Page 29 Future Urban District.

Please see the following Initial Standards and Guidelines for Centers and Corridors (Circa 2001): Buildings along the Street, Transition between Commercial and Residential Development, Treatment of Blank Walls, Prominent Entrances, Façade Transparency, Materials, Massing, and Roof Form.

These Advisory Actions were approved by a unanimous vote of the Design Review Board (7/0, 1 Recused).

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.