

DESIGN REVIEW BOARD

River Bend Development

1 - Recommendation Meeting

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 :
 Brian T. McGinn, Hearing Examiner

CC :
 Rustin Hall, ALSC Architects

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

1. The board acknowledges the complexities and challenges of the site, and is in support of the overall development of the project. The board appreciates the creativity and ingenuity presented in creating a landmark project in this district of town.

Neighborhood

2. The board is in strong support of retaining the bus stop on MLK 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 board supports the continued collaboration between the applicant and Department of Ecology to provide for 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.

Please see the following Spokane Municipal Code Shoreline Regulations: 17E.060.570.E Residential Development and 17E.060.280 Physical and Visual Public Access.

Site

4. The board is in strong support of the applicant's conversations with WSDOT in further integrating the bridge and its supports into the project through design elements that reflect the project's character and addresses the human-scale.

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.

5. The board supports the applicant's signage as proposed. If this requires a planning director's departure, the board would support such a request.

Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, TR Goal A: Promote a Sense of Place, DP 2.5 Character of the Public Realm, and DP 2.6 Building and Site Design.

6. The Applicant is strongly encouraged to provide adequate Class 1 multi-modal path along MLK Way from the Erie intersection to the Ben Burr Trail access.

Or, in lieu of public access to the plaza area through the site or a Class 1 multi-modal path along MLK Way, as a means of accessing the Ben Burr Trail (and on to the Centennial Trail), and without the extension of the sidewalk from the parking garage westward along the North edge of MLK Way, the applicant is strongly encouraged to make every effort to explore alternative options for wayfinding and access along the north edge of MLK Way in order to guide pedestrians to the trail.

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 Spokane Municipal Code Shoreline Regulations: 17E.060.570.E Residential Development and 17E.060.280 Physical and Visual Public Access.

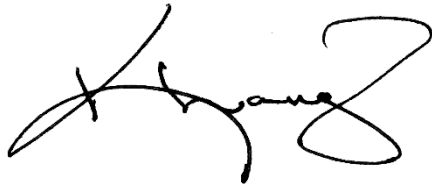
Please see the following East-Central Neighborhood Plan Action Items: Environment Action Item 4: Protect sensitive areas along river and maximize public pathways, open space, and access including connections between the Ben Burr Trail and the Centennial Trail, and Walkable Streets Action Item 1: Link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

Building

7. The applicant is encouraged to further develop the architectural expression of the parking garage screening (similar to the image shown on page 35 of the applicant's packet) with respect to the main building architectural expression.

Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, TR Goal A: Promote a Sense of Place, DP 1.3 Significant Views and Vistas, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, and DP 2.13 Parking Facilities Design.

These Recommendations were approved by a unanimous vote of the Design Review Board (8/0).

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.