


DESIGN REVIEW BOARD
Papillon South Tower
 1 - Recommendation Meeting

June 17, 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 : Louis Meuler, Interim Planning Director Tami Palmquist, Associate Planner	CC : Licia LeGrant, Bernardo Wills Architects lgrant@bwarch.com
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Based on review of the materials submitted by the applicant and discussion during the June 17, 2020 Recommendation Meeting the Design Review Board recommends the approval of the project subject to the following conditions:

- 1. The Board is in support of the inclusion of the raised speed table in the project's development as an integral component to Cataldo Alley and its connecting public ways to the Spokane Arena.**

***Please see the following Comprehensive Plan Goals and Policies:** LU 2.1 Public Realm Features, LU 4.4 Connections, TR Goal A: Promote a Sense of Place, TR 1 Transportation Network for All Users, TR 5 Active Transportation, TR13 Infrastructure Design, TR 15 Activation, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 4.2 Street Life, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, NE 13.3 Year-Round Use, and PRS 2.2 Access to Open Space and Park Amenities.*

***Please see the following Downtown Plan Strategies:** 2.2 Built Form and Character, 2.3 Multi-Modal Circulation and Parking, and 2.4 Open Space, Public Realm and Streetscapes.*

***Please see the following Downtown Design Guidelines:** A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, C-1 Promote Pedestrian Interaction, C-7 Install Pedestrian-Friendly Materials at Street Level, and D-7 Design for Personal Safety and Security.*

- 2. The Board supports the Applicant's efforts to activate Cataldo Alley and provide a safe, major crossing point connecting the Papillon South Tower development to the Spokane Arena, Sportsplex and Riverfront Park, as presented.**

***Please see the following Comprehensive Plan Goals and Policies:** LU 1.9 Downtown Land Use, LU 2.1 Public Realm Features, LU 4.4 Connections, TR Goal A: Promote a Sense of Place, TR 1 Transportation Network for All Users, TR 5 Active Transportation, TR13 Infrastructure Design, TR 15 Activation, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 4.2 Street Life, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, NE 13.3 Year-Round Use, and PRS 2.2 Access to Open Space and Park Amenities.*

***Please see the following Downtown Plan Strategies:** 2.2 Built Form and Character, 2.3 Multi-Modal Circulation and Parking, and 2.4 Open Space, Public Realm and Streetscapes.*

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- 3. The Board supports the Applicant's efforts to provide a protected bike lane on Howard Street consistent with the Bicycle Master Plan.**

Please see City of Spokane Comprehensive Plan Goals and Policies:

LU 1 City-wide Land Use, LU 5.1 Built and Natural Environment, TR Goal A: Promote a Sense of Place, TR Goal B: Provide Transportation Choices, 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, ED 8.3 Recreation and Tourism Promotion, DP 2.6 Building and Site Design, DP 2.5 Character of the Public Realm, N 4.1 Neighborhood Traffic Impact, N 4.3 Traffic Patterns, N 4.6 Pedestrian and Bicycle Connections, N 5.3 Linkages, BMP 1 Bicycle Mode Share, BMP 2 Bikeways Completion, BMP 5 Fund/Implement Bike Master Plan, and PRS 5.1 Recreation Opportunities.

Please see Downtown Plan Strategies:

2.3 Multi-modal Circulation and Parking and 2.4 Open Space, Public Realm, and Streetscapes.

Please see Downtown Design Guidelines:

B-1 Respond to the Neighborhood Context, C-1 Promote Pedestrian Interaction, D-1 Provide Inviting & Usable Open Space, D-3 Respect Historic Features that Define Spokane, and D-7 Design for Person Safety and Security.

- 4. The Applicant is encouraged to continue developing the building design at both macro and micro scales where abutting the adjacent existing Park Building particularly at the south elevation. The Applicant may consider material change, material orientation, planar change, discreet detailing, or other design strategies to create a more intentional joining of the existing and new buildings.**

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

Please see the following Downtown Plan Strategy: 2.2 Built Form and Character.

Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, B-4 Design a Well-proportioned and Unified Building, D-3 Respect Historic Features that Define Spokane, and D-4 Provide Elements that Define the Place.

- 5. The Applicant is encouraged to revisit the sidewalk paving patterns provided along the Howard Street sidewalk as it crosses Cataldo Alley to better meet the intent of SMC 17C.124.280(F) by discouraging vehicular trespass and strengthening the perception of the Alley as a pedestrian realm.**

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 3.5 Mix of uses in Centers, LU 4.4 Connections, LU 5.5 Off-Site Impacts, TR Goal A: Promote a Sense of Place, and TR 1 Transportation Network for All Users.

Please see the following Downtown Plan Strategies: 2.2 Built Form and Character, 2.3 Multi-Modal Circulation and Parking, and 2.4 Open Space, Public Realm and Streetscapes.

Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, C-1 Promote Pedestrian Interaction, D-7 Design for Personal Safety and Security, and E-3 Minimize the Presence of Service Areas.

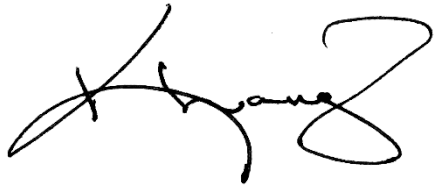
Please see the following Spokane Municipal Code: [SMC 17C.124.280\(F\)](#) Site Access and Curb Cuts, Driveway Paving Across Sidewalks.

- 6. The Applicant shall continue to develop and implement the hardscape design for Cataldo Alley as presented, during the Papillon South Tower phase, regardless of the timeline for future phases.**

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 3.5 Mix of uses in Centers, LU 4.4 Connections, LU 5.5 Off-Site Impacts, TR Goal A: Promote a Sense of Place, and TR 1 Transportation Network for All Users.

Please see the following Downtown Plan Strategies: 2.2 Built Form and Character, 2.3 Multi-Modal Circulation and Parking, and 2.4 Open Space, Public Realm and Streetscapes.

Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, C-1 Promote Pedestrian Interaction, D-7 Design for Personal Safety and Security, and E-3 Minimize the Presence of Service Areas.

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.