

DESIGN REVIEW BOARD

206 W Riverside Apartments

1 - Program Review/Collaborative Workshop

November 11, 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 :

deChase Miksis (Developer)

ATTN: Mitch Yockey, GGLO Design

CC :

Louis Meuler, Interim Planning Director
 Tami Palmquist, Principal Planner

Based on review of the materials submitted by the Applicant and discussion during the November 11, 2020 Collaborative Workshop the Design Review Board recommends the following advisory actions:

- 1. The Applicant is encouraged to return with imagery that depicts the project as viewed from a variety of street-level perspectives and clearly communicates the level of building detail particularly at the pedestrian scale.**

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.5 Character of the Public Realm, and DP 4.2 Street Life.

Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER.

Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, and C-1 Promote Pedestrian Interaction, C-2 Design Façades at Many Scales, C-6 Develop Alley Facades, and C-7 Install Pedestrian-Friendly Materials at Street Level.

- 2. The Applicant is strongly encouraged to maintain and further develop the Riverside facing pedestrian space as a central key feature of the project.**

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.5 Character of the Public Realm, and DP 4.2 Street Life.

Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER 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, and C-1 Promote Pedestrian Interaction, C-2 Design Façades at Many Scales, C-6 Develop Alley Facades, and C-7 Install Pedestrian-Friendly Materials at Street Level.

- 3. The Applicant shall return with further detailed designs of the proposed street-level activation opportunities including anticipated uses, landscaping, site accessories, art, or other elements as deemed appropriate by the Applicant.**

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.5 Character of the Public Realm, and DP 2.6 Building and Site Design.

Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER 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, B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, C-2 Design Façades at Many Scales, and D-3 Respect Historic Features that Define Spokane.

- 4. The Applicant is strongly encouraged to consider the bulk of the north elevation with respect to massing and detail as viewed from the surrounding streets and neighborhood. The Applicant may consider opportunities to integrate art, greenery, or other architectural detail means as deemed appropriate.**

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.6 Building and Site Design, and DP 4.2 Street Life.

Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER, and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES.

Please see the following Downtown Design Guidelines: A-2 Enhance the Skyline, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, and B-4 Design a Well-proportioned and Unified Building.

- 5. The Applicant is encouraged to return with designs that provide articulation, materiality, architectural detail, or other means to address the bulk concrete walls of the north and east building base with respect to pedestrian scale.**

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.6 Building and Site Design, and DP 4.2 Street Life.

Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER, and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES.

Please see the following Downtown Design Guidelines: B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, and B-4 Design a Well-proportioned and Unified Building.

- 6. The Applicant shall return with project elevations that include the surrounding historic multi-story buildings in order to communicate the project's scale, height, and relationship to those existing buildings.**

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.5 Character of the Public Realm, and DP 2.6 Building and Site Design.

Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER.

Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, C-2 Design Façades at Many Scales, and D-3 Respect Historic Features that Define Spokane.

- 7. The Applicant is encouraged to further refine the design of the cornices of the masonry and corrugated panel towers to further meet the intent of the Downtown Design Guideline A-2, Enhance the Skyline.**

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.6 Building and Site Design, and DP 4.2 Street Life.

Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER, and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES.

Please see the following Downtown Design Guidelines: A-2 Enhance the Skyline, B-1 Respond to the Neighborhood Context, and B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area.

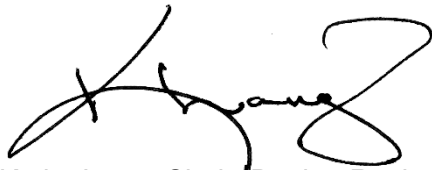
- 8. The Applicant is strongly encouraged to explore the interaction of the building with the intersection of Browne and Riverside. In particular, the Board would like to see examples of how the building at the pedestrian level can turn the corner and perhaps create an urban refuge, main entry, or small plaza space oriented to the intersection.**

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.6 Building and Site Design, and DP 4.2 Street Life.

Please see the following Downtown Plan Strategies: 2.2 BUILT FORM AND CHARACTER, and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES.

Please see the following Downtown Design Guidelines: B-1 Respond to the Neighborhood Context, and B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area.

These Advisory Actions were approved unanimously approved by the Design Review Board (6/0)

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.