

DESIGN REVIEW BOARD

206 W Riverside Apartments

1 - Recommendation Meeting

December 15, 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, Principal Planner

CC :

 deChase Miksis (Developer)

 ATTN: Mitch Yockey, GGLO
 Design

Based on review of the materials submitted by the Applicant and discussion during the December 15, 2020 Recommendation Meeting the Design Review Board recommends the approval of the project subject to the following conditions:

- 1. The Applicant is *strongly encouraged* to consider alternative materials in lieu of the corrugated metal cladding occurring within the pedestrian zone.**

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, B-4 Design a Well-proportioned and Unified Building, and C-3 Provide Active Façades.

- 2. The Applicant *shall* provide a refined and articulated parapet expression at, and appropriate to, the metal panel building masses to meet Design Guideline A-2: Enhance the Skyline. The parapet at the metal panel clad portions of the building does not need to match the parapet at the brick clad portions of the building.**

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, C-3 Provide Active Façades, and B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area.

3. The Applicant is *encouraged* to work with Spokane Arts regarding the location of a potential cultural trail amenity/viewing frame.

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, C-3 Provide Active Façades, and D-3 Respect Historic Features that Define Spokane.

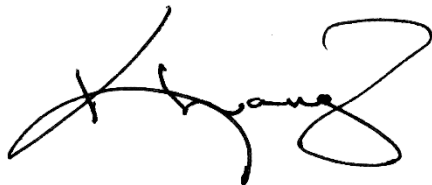
4. The Board appreciates the strong building corner at Browne and Riverside shown in the Applicant's packet, and *strongly encourages* the City to consider providing additional pedestrian refuge areas in the form of modified bulb-outs at the corner.

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, C-1 Promote Pedestrian Interaction, and D-8 Design for Personal Safety & Security.

These Recommendations were approved unanimously by the Design Review Board (5/0)

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.