

## DESIGN REVIEW BOARD

## KXLY Radio Park Apartments

## 1 - Recommendation Meeting

September 9, 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 :**  
 Gary Bernardo  
 Bernardo Wills Architects  
 ATTN: Mike Stanicar  
 Bernardo Wills Architects

Based on review of the materials submitted by the Applicant and discussion during the September 9, 2020 Recommendation Meeting the Design Review Board recommends the approval of the project subject to the following conditions:

- 1. The Applicant is encouraged to further evaluate the ground-level site treatment at the north-most and south-most building patios with similar care as provided at the patios facing the central courtyard, but appropriate to those specific patio conditions. The Applicant may consider elevational grade change, lighting, enhanced landscaping, or other means as deemed appropriate.**

*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.*

- 2. The Design Review Board is in support of the proposed exterior material palette. The Applicant is encouraged to investigate opportunities to further utilize the warm wood tone accent to support wayfinding or enhance residential occupant-oriented spaces such as the interior private courtyards highlighted in the Applicant's proposal.**

*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.*

- 3. The Board supports a safe pedestrian crossing of Regal in accordance with the Integrated Site Plan that ties the District Center developments and acknowledges that a traffic engineering analysis is still underway. The crossing location on Regal may depend on the findings and recommendations of the traffic engineering analysis. Regardless of the final crossing location, the Applicant shall make all reasonable efforts to create a landing or plaza space on the West side of said crossing. The Board further requests that the Applicant make prudent changes to the pedestrian pathway system from that landing point going westward into the development.**

*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.*

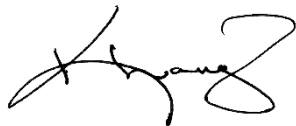
*Please see the following Integrated Site Plan Policies: ISP Pages 11-12 Pedestrian Connections and Character.*

- 4. Subject to the findings of the traffic engineering analysis, the Board supports locating the mid-block center island pedestrian crossing at the primary vehicular ingress-egress to the Phase II Re-Evaluation Area. The Board recognizes that this location is optimal for connection of the pedestrian pathway system within the development and the connectivity to the surrounding region and should be viewed as a system improvement.**

*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.*



Kathy Lang, Chair, Design Review Board

Note: Supplementary information, audio tape and meeting summary are on file with City of Spokane Design Review Board.