

Avista Metro Substation

1 - Program Review/Collaborative Workshop

Design Review Advisory Actions

April 14, 2021



From :
Design Review Board
 Kathy Lang, Chair
 c/o **Dean Gunderson,**
 DRB Secretary
 Neighborhood & Planning
 Services
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 Director
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 Principal Planner

Based on review of the materials submitted by the Applicant and discussion during the April 14, 2021 Collaborative Workshop, the Design Review Board recommends the following Advisory Actions:

- 1. The Applicant shall explore the opportunity to safely ‘reveal’ the inner workings of the facility or hint at its function as viewed from the elevated I90 corridor, the surrounding elevations, and from the pedestrian realm.**

***Please see the following Comprehensive Plan Goals and Policies:** LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, TR 7.2 Street Life, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 4.2 Street Life, and N 2.5 Neighborhood Arts.*

***Please see the following Downtown Design Guidelines:** C-1 Promote Pedestrian Interaction, C-2 Design Facades at Many Scales, C-3 Provide Active Facades, C-7 Install Pedestrian-Friendly Materials at Street Level, and D-4 Provide Elements that Define the Place.*

***Please see the following Downtown Plan Strategies:** 2.2 Built Form and Character and 2.4 Open Space, Public Realm and Streetscapes.*

- 2. The Applicant shall return with a more fully developed landscape plan. They are encouraged to find opportunities for additional plantings at the building base.**

***Please see the following Comprehensive Plan Goals and Policies:** LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, TR 7.2 Street Life, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.15 Urban Trees and Landscape Areas, and DP 4.2 Street Life.*

***Please see the following Downtown Design Guidelines:** A-1 Respond to the Physical Environment, C-1 Promote Pedestrian Interaction, C-7 Install Pedestrian-Friendly Materials at Street Level, D-1 Provide Inviting and Usable Open Space, D-2 Enhance the Building with Landscaping, D-4 Provide Elements that Define the Place, and D-7 Design for Personal Safety and Security.*

***Please see the following Downtown Plan Strategies:** 2.4 Open Space, Public Realm and Streetscapes and 2.6 Environmental Stewardship.*

- 3. The Applicant shall return with a more detailed concept for alley activation to include details on wall design and materials, paving concepts, and other infrastructure and amenities to enhance multiple uses and a wide range of programming. The Applicant is encouraged to continue discussions with adjacent tenants across the alley to brainstorm and coordinate ideas.**

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, TR 15 Activation, TR 7.2 Street Life, DP 1.2 New Development in Established Neighborhoods, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 4.2 Street Life, and N 2.5 Neighborhood Arts.

Please see the following Downtown Design Guidelines: A-1 Respond to the Physical Environment, C-1 Promote Pedestrian Interaction, C-2 Design Facades at Many Scales, C-6 Develop Alley Facades, C-7 Install Pedestrian-Friendly Materials at Street Level, D-1 Provide Inviting and Usable Open Space, D-4 Provide Elements that Define the Place, D-5 Provide Appropriate Signage, D-6 Provide Attractive and Appropriate Lighting, and D-7 Design for Personal Safety and Security.

Please see the following Downtown Plan Strategies: 2.2 Built Form and Character and 2.4 Open Space, Public Realm and Streetscapes.

- 4. As an important element to the proposed project, the Applicant is strongly encouraged to further refine the design of the chamfer corners, including but not limited to transition of adjacent materials meeting the chamfer, detailing and scale of the base and top, integration of planting, intentionality of artwork, and activation of the base with other amenities.**

Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, TR 7.2 Street Life, DP 2.6 Building and Site Design, and N 2.5 Neighborhood Arts.

Please see the following Downtown Design Guidelines: B-4 Design a Well-proportioned and Unified Building, C-2 Design Facades at Many Scales, and D-4 Provide Elements that Define the Place.

Please see the following Downtown Plan Strategies: 2.2 Built Form and Character and 2.4 Open Space, Public Realm and Streetscapes.

- 5. The Applicant shall return with designs that clarify the materiality and treatment of the backside of walls, especially the tall corner chamfered building walls. The Applicant is strongly encouraged to ensure parity of materiality of front and back sides of highly visible walls.**

Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, and DP 2.6 Building and Site Design.

Please see the following Downtown Design Guidelines: : B-4 Design a Well-proportioned and Unified Building, C-2 Design Facades at Many Scales, and D-4 Provide Elements that Define the Place.

Please see the following Downtown Plan Strategies: 2.2 Built Form and Character and 2.4 Open Space, Public Realm and Streetscapes.

6. The Applicant is encouraged to develop the 3rd Avenue pedestrian level mid-block facade to further activate and enhance the pedestrian experience.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, TR 15 Activation, TR 7.2 Street Life, DP 1.2 New Development in Established Neighborhoods, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 4.2 Street Life, and N 2.5 Neighborhood Arts.

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.

Please see the following Downtown Plan Strategies: 2.2 Built Form and Character and 2.4 Open Space, Public Realm and Streetscapes.

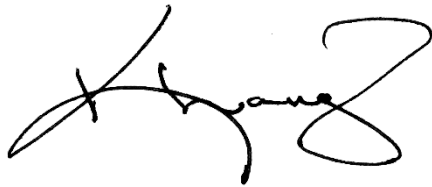
7. In light of the nature of the commercial corridor that is 3rd Avenue, the Applicant is encouraged to explore the branding of Avista as part of the overall experience of traveling through this urban space.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, TR 15 Activation, TR 7.2 Street Life, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, and N 2.5 Neighborhood Arts.

Please see the following Downtown Design Guidelines: B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, D-4 Provide Elements that Define the Place, D-5 Provide Appropriate Signage,

Please see the following Downtown Plan Strategies: 2.1 Economic Development, 2.2 Built Form and Character and 2.4 Open Space, Public Realm and Streetscapes.

These Advisory Actions were approved by the Design Review Board by a unanimous vote (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.