

DESIGN REVIEW BOARD

Papillon South Tower**1 - Administrative Review****Design Review Staff Report****July 14, 2021**

Staff:
Taylor Berberich
 Urban Designer

Dean Gunderson
 Senior Urban Designer

Planning Services
 808 W. Spokane Falls Blvd.
 Spokane, WA 99201

Applicants:
Licia LeGrant
 Bernardo Wills Architects

ATTN: Damian Cronkhite
 Selkirk Development Inc.
damian@selkirkdev.com

Design Review Board Authority**Spokane Municipal Code [Chapter 04.13](#) Design Review Board**

A. Purpose. The design review board is hereby established to:

1. improve communication and participation among developers, neighbors and the City early in the design and siting of new development subject to design review under the Spokane Municipal Code;
2. ensure that projects subject to design review under the Spokane Municipal Code are consistent with adopted design guidelines and help implement the City's Comprehensive Plan.
3. advocate for the aesthetic quality of Spokane's public realm;
4. encourage design and site planning that responds to context, enhances pedestrian characteristics, considers sustainable design practices, and helps make Spokane a desirable place to live, work and visit.
5. provide flexibility in the application of development standards as allowed through development standard departures; and
6. ensure that public facilities and projects within the City's right of way:
 - a. wisely allocate the City's resources,
 - b. serve as models of design quality

Under SMC [Section 17G.040.020](#) **Design Review Board Authority** all new buildings or structures within the gateway area on the Downtown Design Review Threshold Map are subject to design review.

Recommendations of the Design Review Board must be consistent with regulatory requirements per [Section 17G.040.080](#) **Design Review Board**

Recommendations.

Recommendations of the Design Review Board will be forwarded to the Planning Director and the chair of the Riverside Neighborhood Council.

Project Description

Please see applicant's submittal information.

Location & Context

The project began as the construction of two mixed-use towers and associated site work. The scope has changed due to potential future projects, therefore the proposed north tower is no longer part of the project.

The site is located in the Riverside neighborhood council. Three historic buildings are located within a quarter mile of the site - Broadview Dairy on the southwest corner of Cataldo Alley and Washington Street, The Flour Mill directly south of the Spokane Arena, and the Wonder Building on the northeast corner of Lincoln and Broadway. The nearest bus stop is for the Plaza Arena Shuttle, .15 miles north of the site on Howard Street.

Character Assets

Dean Avenue to the north is a Type IV complete street and Howard Street to the west is a Type II complete street. The portion of Cataldo Avenue adjacent to the site was vacated on October 28, 2019 as part of the Spokane Podium development, to be built directly east of the Papillon project, and is referred to as "Cataldo Alley" by the applicant. The Papillon project originally proposed developing Cataldo Alley between the north and south towers into a festival street to encourage pedestrian connectivity; the revised scope has put a portion of the festival street amenities on hold.

Regulatory Analysis

City Council Resolution on the Vacation of Cataldo Avenue and a Portion of Dean Avenue

[Link to Resolution](#)

This resolution was passed on September 9, 2019. It includes the staff report, comments from all applicable City of Spokane departments, and a letter of support from the CEO of the Spokane Public Facilities District (the entity that requested the street vacation). Comments from the Planning and Development department begin on page 5 and include three recommended conditions of approval in regards to the public realm.

Ordinance on the Vacation of Cataldo Avenue and a Portion of Dean Avenue

[Link to Ordinance](#)

The ordinance was officially passed on November 8, 2019 to vacate Cataldo Avenue and a portion of Dean Avenue. Included in the ordinance's language is a requirement that the Podium project, funded by the Spokane Public Facilities District, be responsible for the reconstruction of the entrance to the vacated Cataldo right-of-way. Since this vacated portion of Cataldo is no longer a public street, nor a private street, nor a driveway, the closest thing that the Development Services Center has compared it to is a parking lot. This description is what Urban Design staff have used to inform the guidance listed in the recommendations below.

Staff Recommendations

Staff recommends Administrative Design Review approval with the following conditions:

1. The Applicant shall coordinate with the Spokane Art School to ensure the new parking configuration in the vacated Cataldo right-of-way meets the minimum fire apparatus clear zone. See Figure 1.

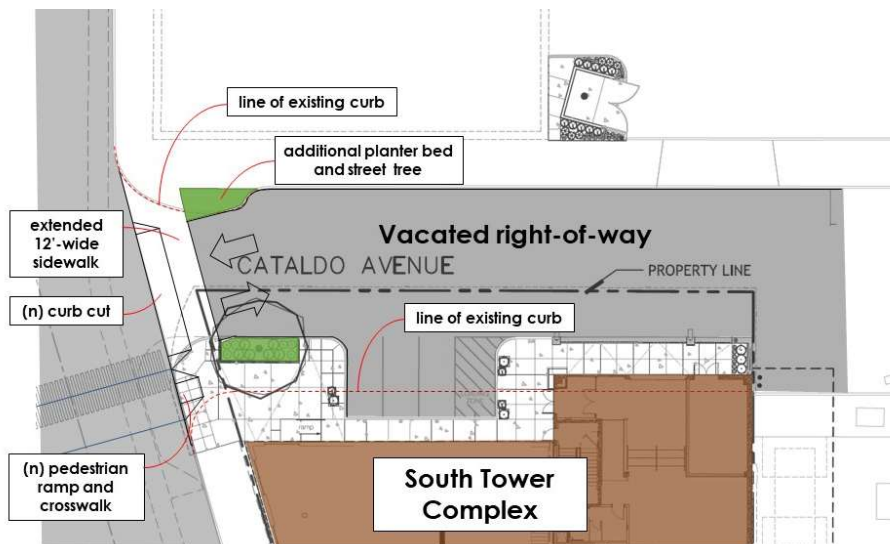


Figure 1- Cataldo Termination Condition

2. As the Howard Street entrance to Cataldo Alley will be built as a private driveway (per the street vacation ordinance and resolution) and not as a public street, there is more available area for pedestrian amenities and landscaping than currently shown in the Applicant's submittal. The applicant is encouraged to provide a larger area for pedestrian amenities and landscaping. See Figure 1.
3. Given the private driveway configuration as stated in Recommendation #2, the Applicant is encouraged to provide a street tree on the north side of the vacated Cataldo right-of-way at the new bulb-out (to be coordinated with Urban Forestry).

Note

The recommendation of the Design Review Board does not alleviate any requirements that may be imposed on this project by other City Departments including the Current Planning Section of the Development Services Center.

Policy Basis

Spokane Municipal Codes
 Downtown Design Guidelines
 City of Spokane Comprehensive Plan
 Fast Forward Spokane Downtown Plan

Papillon South Tower

FILE NO. DRB-2104_2010_1927

Administrative Review DRB Chair Recommendation

On behalf of the Design Review Board, under the authority granted to the Chair by Rule 24.1E of the Rules and Procedures of the Committee:

- I accept and concur with the staff recommendations, adopt these recommendations as my own findings, including the conditions recommended by staff, for the reasons stated.
- I accept and concur with the staff recommendations, adopt these recommendations as my own findings, including the conditions recommended by staff, for the reasons stated, with the following modifications:

Recommendation #4: The applicant is encouraged to utilize Low Impact Development stormwater BMPs to optimize the public space available in the vacated Cataldo Avenue.

- Upon the information provided by staff, the following are the Chair's recommendation, conditions and reasons: (attach other sheets as necessary)

The decision of the Chair of the Design Review Board may be appealed to the full Board by contacting the Board Secretary.

Kathy Lang

 Kathy Lang, Chair, DRB

07/21/2021

 Date

cc: Louis Meuler, Interim Director of Planning Services
 Tami Palmquist, Principal Planner, Development Services Center

Note: Supplementary information on file with City of Spokane Design Review Board.