


DESIGN REVIEW BOARD

Westwood Hills PUD

1 - Program Review/Collaborative Workshop

October 27, 2021

	From : Design Review Board Kathy Lang, Chair c/o Dean Gunderson, DRB Secretary Planning Services 808 W. Spokane Falls Blvd. Spokane, WA 99201	To : Storhaug Engineering Attn: Clifton Trimble Westwood Hills Village, LLC Attn: Gary Rogers	CC : Louis Meuler, Interim Planning Director Tami Palmquist, Principal Planner Ali Brast Planner
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Based on review of the materials submitted by the Applicant and discussion during the October 27, 2021 Collaborative Workshop the Design Review Board recommends the following advisory actions:

1. The Board supports the Applicant’s exploration of reduced street width, single sided sidewalks, and the removal of the Section C cul-de-sac to minimize site disturbance.

Please see the following Engineering Standards:

SMC 17H.010.020 Design Variance Requests, SMC 17H.010.030 Street Layout Design, SMC 17H.010.070 Street Width – Residential Uses, SMC 17H.010.080 Dead-end and Cul-de-sac Streets, SMC 17H.010.090 Private Streets and Private Access, SMC 17H.010.110 Hillside Development, SMC 17H.010.120 On-Street Parking, SMC 17H.010.130 Alleys, SMC 17H.010.180 Sidewalks, SMC 17H.010.190 Pedestrian Buffer Strips, and SMC 17H.010.220 Driveways.

Please see the following Planned Unit Development Design Standards:

SMC 17G.070.115 Plan and Code Conformance, SMC 17G.070.120 Significant Features, SMC 17G.070.125 Site Preparation, SMC 17G.070.130 Landscaping, SMC 17G.070.135 Compatibility with Surrounding Areas, SMC 17G.070.140 Community Environment, and SMC 17G.070.145 Circulation.

Please see the following Comprehensive Plan Goals and Policies:

LU 1 Citywide Land Use, LU 1.1 Neighborhoods, LU 2 Public Realm Enhancements, LU 2.1 Public Realm Features, LU 3 Efficient Land Use, LU 3.6 Compact Residential Patterns, LU 4 Transportation, LU 4.1 Land Use and Transportation, LU 4.4 Connections, LU 5 Development Character, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, and LU 5.5 Compatible Development.

TR Goal A Promote a Sense of Place, TR Goal B Provide Transportation Choices, TR Goal E Respect Natural & Community Assets, TR 1 Transportation Network for All Users, TR 2 Transportation Supporting Land Use, TR 7 Neighborhood Access, TR 10 Transportation System Efficiency & Innovation, TR 13 Infrastructure Design, TR 14 Traffic Calming, and TR 20 Bicycle/Pedestrian Coordination.

ED 8 Quality of Life and the Environment, and ED 8.1 Quality of Life Protection.

DP 1 Pride and Identity, DP 1.2 New Development in Established Neighborhoods, DP 2 Urban Design, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, and DP 2.12 Infill Development.

NE 4 Surface Water, NE 4.3 Impervious Surface Reduction, NE 6 Native Species Protection, NE 6.1 Native and Non-Native Adaptive Plants and Trees, NE 6.3 Habitat Network, NE 7 Natural Land Forms, NE 7.1 Land Form Identification, NE 7.2 Land Form Protection, NE 7.3 Rock Formation Protection, NE 7.5 Slope Protection, NE 11 Natural Areas, NE 11.2 Corridor Links, NE 11.4 Natural Area Paths, NE 12 Urban Forest, NE 12.3 Protection Techniques, NE 13 Connectivity, NE 15 Natural Aesthetics, NE 15.1 Protection of Natural Aesthetics, NE 15.2 Natural Aesthetic Links, and NE 15.5 Nature Themes.

N 4 Traffic and Circulation, N 4.1 Neighborhood Traffic Impact, N 4.3 Traffic Patterns, N 4.5 Multimodal Transportation, N 4.6 Pedestrian and Bicycle Connections, N 4.7 Pedestrian Design, N 4.9 Pedestrian Safety, N 5 Open Space, N 5.3 Linkages, N 6 The Environment, N 6.1 Environmental Planning, and N 6.3 Open Space and Nature Corridors.

- 2. The Applicant is encouraged to balance building density with the preservation of the site's natural features (basalt outcroppings, old growth ponderosa, etc.) to the greatest extent possible.**

Please see the following Planned Unit Development Design Standards:

SMC 17G.070.115 Plan and Code Conformance, SMC 17G.070.120 Significant Features, SMC 17G.070.125 Site Preparation, SMC 17G.070.130 Landscaping, SMC 17G.070.135 Compatibility with Surrounding Areas, SMC 17G.070.140 Community Environment, SMC 17G.070.145 Circulation, and SMC 17G.070.150 Lighting.

Please see the following Comprehensive Plan Goals and Policies:

LU 1 Citywide Land Use, LU 1.1 Neighborhoods, LU 2 Public Realm Enhancements, LU 2.1 Public Realm Features, LU 5 Development Character, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, and LU 5.5 Compatible Development.

TR Goal A Promote a Sense of Place, TR Goal E Respect Natural & Community Assets, TR 10 Transportation System Efficiency & Innovation, and TR 13 Infrastructure Design.

ED 8 Quality of Life and the Environment, and ED 8.1 Quality of Life Protection.

DP 1 Pride and Identity, DP 1.2 New Development in Established Neighborhoods, DP 2 Urban Design, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, DP 2.12 Infill Development, and DP 2.15 Urban Trees and Landscaping Areas.

NE 6 Native Species Protection, NE 6.1 Native and Non-Native Adaptive Plants and Trees, NE 6.3 Habitat Network, NE 7 Natural Land Forms, NE 7.1 Land Form Identification, NE 7.2 Land Form Protection, NE 7.3 Rock Formation Protection, NE 7.5 Slope Protection, NE 11 Natural Areas, NE 11.2 Corridor Links, NE 11.4 Natural Area Paths, NE 12 Urban Forest, NE 12.3 Protection Techniques, NE 15 Natural Aesthetics, NE 15.1 Protection of Natural Aesthetics, NE 15.2 Natural Aesthetic Links, and NE 15.5 Nature Themes.

N 5 Open Space, N 5.3 Linkages, N 6 The Environment, and N 6.1 Environmental Planning, N 6.3 Open Space and Nature Corridors.

PRS 1 Preservation and Conservation, PRS 1.4 Property Owners and Developers, PRS 2 Parks and Open Space System, and PRS 2.2 Access to Open Space and Park Amenities.

3. The Applicant is strongly encouraged to return with common building and common outdoor space design concepts.

Please see the following Planned Unit Development Design Standards:

SMC 17G.070.115 Plan and Code Conformance, SMC 17G.070.120 Significant Features, SMC 17G.070.125 Site Preparation, SMC 17G.070.130 Landscaping, SMC 17G.070.135 Compatibility with Surrounding Areas, SMC 17G.070.140 Community Environment, SMC 17G.070.145 Circulation, and SMC 17G.070.150 Lighting.

Please see the following Institutional Residential Design Standards:

SMC 17C.110.515 Buildings Along the Street, SMC 17C.110.520 Lighting, SMC 17C.110.525 Landscape Areas, SMC 17C.110.530 Street Trees, SMC 17C.110.535 Curb Cut Limitations, SMC 17C.110.540 Pedestrian Connections in Parking Lots, SMC 17C.110.545 Transition Between Institutional and Residential Development, SMC 17C.110.550 Treatment of Blank Walls, SMC 17C.110.555 Prominent Entrances, SMC 17C.110.560 Massing, SMC 17C.110.565 Roof Form, and SMC 17C.110.575 Screening.

Please see the following Comprehensive Plan Goals and Policies:

LU 1 Citywide Land Use, LU 1.1 Neighborhoods, LU 2 Public Realm Enhancements, LU 2.1 Public Realm Features, LU 5 Development Character, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, and LU 5.5 Compatible Development.

ED 8 Quality of Life and the Environment, and ED 8.1 Quality of Life Protection.

DP 1 Pride and Identity, DP 1.2 New Development in Established Neighborhoods, DP 2 Urban Design, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, DP 2.12 Infill Development, and DP 2.15 Urban Trees and Landscaping Areas.

SH 3 Arts and Cultural Enrichment, SH 3.1 Support for the Arts, SH 3.2 Neighborhood Arts Presence, SH 3.4 One Percent for Arts, SH 3.7 Support Local Artists, SH 4 Diversity and Equity, and SH 4.1 Universal Accessibility.

N 2 Neighborhood Development, N 2.5 Neighborhood Arts, N 4.7 Pedestrian Design, N 4.9 Pedestrian Safety, N 5 Open Space, N 5.3 Linkages, N 6 The Environment, N 6.1 Environmental Planning, N 6.3 Open Space and Nature Corridors, N 7 Social Conditions, and N 7.1 Gathering Places.

PRS 1 Preservation and Conservation, PRS 1.4 Property Owners and Developers, PRS 2 Parks and Open Space System, PRS 2.2 Access to Open Space and Park Amenities, PRS 3 Bicycle and Pedestrian Circulation, PRS 3.1 Trails and Linkages, and PRS 3.2 Trail Corridor Development.

4. To support the use of City-owned property, the Applicant is encouraged to provide and identify locations for art installations at areas where the development abuts public right-of-way along Scenic Blvd and/or along the Trolley Trail.

Please see the following Planned Unit Development Design Standards:

SMC 17G.070.120 Significant Features, SMC 17G.070.125 Site Preparation, SMC 17G.070.130 Landscaping, SMC 17G.070.135 Compatibility with Surrounding Areas, SMC 17G.070.140 Community Environment, and SMC 17G.070.145 Circulation.

Please see the following Comprehensive Plan Goals and Policies:

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TR Goal A Promote a Sense of Place, TR Goal E Respect Natural & Community Assets, ED 8 Quality of Life and the Environment, and ED 8.1 Quality of Life Protection.

DP 1 Pride and Identity, DP 1.2 New Development in Established Neighborhoods, DR 1.4 Gateway Identification, DP 2 Urban Design, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, DP 2.12 Infill Development, and DP 2.15 Urban Trees and Landscaping Areas.

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PRS 1 Preservation and Conservation, PRS 1.4 Property Owners and Developers, PRS 2 Parks and Open Space System, PRS 2.2 Access to Open Space and Park Amenities, PRS 3 Bicycle and Pedestrian Circulation, PRS 3.1 Trails and Linkages, and PRS 3.2 Trail Corridor Development.

5. Since the project is seeking an Engineering Variance, the Applicant shall return with more fully developed plans illustrating an elevated design solution at the 23rd / Scenic Blvd. entry.

Please see the following Engineering Standards:

SMC 17H.010.020 Design Variance Requests, SMC 17H.010.030 Street Layout Design, SMC 17H.010.080 Dead-end and Cul-de-sac Streets, SMC 17H.010.090 Private Streets and Private Access, SMC 17H.010.100 Entrance Gates, and SMC 17H.010.180 Sidewalks.

Please see the following Planned Unit Development Design Standards:

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Please see the following Institutional Residential Design Standards:

SMC 17C.110.525 Landscape Areas, SMC 17C.110.530 Street Trees, and SMC 17C.110.555 Prominent Entrances.

Please see the following Comprehensive Plan Goals and Policies:

LU 1 Citywide Land Use, LU 1.1 Neighborhoods, LU 2 Public Realm Enhancements, LU 2.1 Public Realm Features, LU 4 Transportation, LU 4.4 Connections, LU 5 Development Character, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, and LU 5.5 Compatible Development.

TR Goal A Promote a Sense of Place, TR Goal E Respect Natural & Community Assets, TR 1 Transportation Network for All Users, TR 2 Transportation Supporting Land Use, TR 7 Neighborhood Access, and TR 20 Bicycle/Pedestrian Coordination.

ED 8 Quality of Life and the Environment, and ED 8.1 Quality of Life Protection.

DP 1 Pride and Identity, DP 1.2 New Development in Established Neighborhoods, DR 1.4 Gateway Identification, DP 2 Urban Design, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, DP 2.12 Infill Development, and DP 2.15 Urban Trees and Landscaping Areas.

NE 6 Native Species Protection, NE 6.1 Native and Non-Native Adaptive Plants and Trees, NE 12 Urban Forest, NE 12.1 Street Trees, NE 12.3 Protection Techniques, NE 13 Connectivity, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, NE 13.3 Year-Round Use, NE 15 Natural Aesthetics, NE 15.1 Protection of Natural Aesthetics, and NE 15.5 Nature Themes.

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N 2 Neighborhood Development, N 2.5 Neighborhood Arts, N 4 Traffic and Circulation, N 4.1 Neighborhood Traffic Impact, N 4.3 Traffic Patterns, N 4.5 Multimodal Transportation, N 4.6 Pedestrian and Bicycle Connections, N 4.7 Pedestrian Design, N 4.9 Pedestrian Safety, N 5 Open Space, N 5.3 Linkages, N 6 The Environment, N 6.1 Environmental Planning, N 6.3 Open Space and Nature Corridors, N 7 Social Conditions, and N 7.1 Gathering Places.

PRS 2 Parks and Open Space System, PRS 2.2 Access to Open Space and Park Amenities, and PRS 3 Bicycle and Pedestrian Circulation.

6. The project site is a natural wildlife corridor. The Applicant shall return with proposed fencing solutions that encourage maintaining wildlife migration.

Please see the following Planned Unit Development, Development Standard:

SMC 17G.070.030.C.7 Development Standards – Fencing

Please see the following Planned Unit Development Design Standards:

SMC 17G.070.115 Plan and Code Conformance, SMC 17G.070.120 Significant Features, SMC 17G.070.125 Site Preparation, SMC 17G.070.130 Landscaping, SMC 17G.070.135 Compatibility with Surrounding Areas, and SMC 17G.070.140 Community Environment.

Please see the following Comprehensive Plan Goals and Policies:

LU 5 Development Character, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, and LU 5.5 Compatible Development.

DP 1 Pride and Identity, and DP 1.2 New Development in Established Neighborhoods.

NE 6 Native Species Protection, NE 6.3 Habitat Network, NE 11 Natural Areas, NE 11.2 Corridor Links, NE 12 Urban Forest, NE 12.3 Protection Techniques, NE 15 Natural Aesthetics, NE 15.1 Protection of Natural Aesthetics, NE 15.2 Natural Aesthetic Links, and NE 15.5 Nature Themes.

N 6 The Environment, N 6.1 Environmental Planning, and N 6.3 Open Space and Nature Corridors.

PRS 1 Preservation and Conservation, and PRS 1.4 Property Owners and Developers.

7. The Applicant shall return with a full design scheme for the public facing gateways to the property, and any proposed fencing, screens or visual barriers, including the access at 23rd Ct and the access to Westwood Ct. The design scheme shall show plans, elevations and perspectives.

Please see the following Engineering Standards:

SMC 17H.010.080 Dead-end and Cul-de-sac Streets, SMC 17H.010.090 Private Streets and Private Access, and SMC 17H.010.100 Entrance Gates.

Please see the following Planned Unit Development Design Standards:

SMC 17G.070.115 Plan and Code Conformance, SMC 17G.070.120 Significant Features, SMC 17G.070.125 Site Preparation, SMC 17G.070.130 Landscaping, SMC 17G.070.135 Compatibility with Surrounding Areas, SMC 17G.070.140 Community Environment, SMC 17G.070.145 Circulation, and SMC 17G.070.150 Lighting.

Please see the following Institutional Residential Design Standards:

SMC 17C.110.520 Lighting, SMC 17C.110.525 Landscape Areas, SMC 17C.110.530 Street Trees, SMC 17C.110.555 Prominent Entrances, and SMC 17C.110.575 Screening.

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PRS 1 Preservation and Conservation, PRS 1.4 Property Owners and Developers, PRS 2 Parks and Open Space System, PRS 2.2 Access to Open Space and Park Amenities, PRS 3 Bicycle and Pedestrian Circulation, PRS 3.1 Trails and Linkages, and PRS 3.2 Trail Corridor Development.

- 8. The Applicant is encouraged to explore adjusting or modifying the community pathway to allow for usable open greenspace as represented in the Applicant's packet submittal.**

Please see the following Planned Unit Development Design Standards:

SMC 17G.070.115 Plan and Code Conformance, SMC 17G.070.120 Significant Features, SMC 17G.070.125 Site Preparation, SMC 17G.070.130 Landscaping, SMC 17G.070.140 Community Environment, SMC 17G.070.145 Circulation, and SMC 17G.070.150 Lighting.

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SH 4 Diversity and Equity, SH 4.1 Universal Accessibility, SH 8 Food Access and Security, and SH 8.4 Urban Agriculture.

N 2 Neighborhood Development, N 2.5 Neighborhood Arts, N 4 Traffic and Circulation, N 4.5 Multimodal Transportation, N 4.6 Pedestrian and Bicycle Connections, N 4.7 Pedestrian Design, N 4.9 Pedestrian Safety, N 5 Open Space, N 5.3 Linkages, N 6 The Environment, N 6.1 Environmental Planning, N 6.3 Open Space and Nature Corridors, N 7 Social Conditions, and N 7.1 Gathering Places.

PRS 1 Preservation and Conservation, PRS 1.4 Property Owners and Developers, PRS 2 Parks and Open Space System, PRS 2.2 Access to Open Space and Park Amenities, PRS 3 Bicycle and Pedestrian Circulation, PRS 3.1 Trails and Linkages, and PRS 3.2 Trail Corridor Development.

9. The Applicant is encouraged to work with the design team to site homes that work with the natural contours in order to minimize site disturbance.

Please see the following Planned Unit Development Design Standards:

SMC 17G.070.115 Plan and Code Conformance, SMC 17G.070.120 Significant Features, SMC 17G.070.125 Site Preparation, SMC 17G.070.130 Landscaping, SMC 17G.070.135 Compatibility with Surrounding Areas, and SMC 17G.070.140 Community Environment.

Please see the following Comprehensive Plan Goals and Policies:

LU 3 Efficient Land Use, LU 3.6 Compact Residential Patterns, LU 5 Development Character, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, and LU 5.5 Compatible Development.

ED 8 Quality of Life and the Environment, and ED 8.1 Quality of Life Protection.

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10. The Applicant is strongly encouraged to integrate innovative stormwater management Best Management Practices (BMPs), such as rain gardens, permeable pavements, etc.

Please see the following Planned Unit Development Design Standards:

SMC 17G.070.115 Plan and Code Conformance, SMC 17G.070.125 Site Preparation, SMC 17G.070.130 Landscaping, SMC 17G.070.135 Compatibility with Surrounding Areas, SMC 17G.070.140 Community Environment, and SMC 17G.070.145 Circulation.

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ED 8 Quality of Life and the Environment, and ED 8.1 Quality of Life Protection.

NE 4 Surface Water, and NE 4.3 Impervious Surface Reduction.

11. The Board supports the Applicant's desire to daylight the seasonal stream and integrate its natural integrity into the landscape as well as the innovative stormwater management BMPs as practicable.

Please see the following Planned Unit Development Design Standards:

SMC 17G.070.115 Plan and Code Conformance, SMC 17G.070.120 Significant Features, SMC 17G.070.125 Site Preparation, SMC 17G.070.130 Landscaping, and SMC 17G.070.140 Community Environment.

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DP 1 Pride and Identity, DP 1.2 New Development in Established Neighborhoods, DP 2 Urban Design, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, DP 2.12 Infill Development, and DP 2.15 Urban Trees and Landscaping Areas.

NE 4 Surface Water, NE 4.3 Impervious Surface Reduction, NE 7 Natural Land Forms, NE 7.1 Land Form Identification, NE 7.2 Land Form Protection, NE 7.3 Rock Formation Protection, NE 7.5 Slope Protection, NE 11 Natural Areas, NE 11.2 Corridor Links, NE 11.4 Natural Area Paths, NE 12 Urban Forest, NE 12.3 Protection Techniques, NE 15 Natural Aesthetics, NE 15.1 Protection of Natural Aesthetics, NE 15.2 Natural Aesthetic Links, and NE 15.5 Nature Themes.

N 2 Neighborhood Development, N 5 Open Space, N 5.3 Linkages, N 6 The Environment, N 6.1 Environmental Planning, and N 6.3 Open Space and Nature Corridors.

PRS 1 Preservation and Conservation, PRS 1.4 Property Owners and Developers, PRS 2 Parks and Open Space System, and PRS 2.2 Access to Open Space and Park Amenities.

12. The Board supports the Applicant's efforts to maintain the integrity and connectivity of the Trolley Trail through the site and to provide a continuous soft-surface path on the public easement through the PUD.

Please see the following Planned Unit Development Design Standards:

SMC 17G.070.115 Plan and Code Conformance, SMC 17G.070.120 Significant Features, SMC 17G.070.125 Site Preparation, SMC 17G.070.130 Landscaping, SMC 17G.070.135 Compatibility with Surrounding Areas, SMC 17G.070.140 Community Environment, and SMC 17G.070.145 Circulation.

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SH 4.1 Universal Accessibility.

N 2 Neighborhood Development, N 4 Traffic and Circulation, N 4.1 Neighborhood Traffic Impact, N 4.5 Multimodal Transportation, N 4.6 Pedestrian and Bicycle Connections, N 4.7 Pedestrian Design, N 4.9 Pedestrian Safety, N 5 Open Space, N 5.3 Linkages, N 6 The Environment, N 6.1 Environmental Planning, N 6.3 Open Space and Nature Corridors, N 7 Social Conditions, and N 7.1 Gathering Places.

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13. The Applicant is encouraged to revisit the overall design of the south end of the property to exclude the cul-de-sac and reimagine the access tracts in order to provide a shared greenspace that benefits the smallest lots in the development.

Please see the following Engineering Standards:

SMC 17H.010.020 Design Variance Requests, SMC 17H.010.030 Street Layout Design, SMC 17H.010.070 Street Width – Residential Uses, SMC 17H.010.080 Dead-end and Cul-de-sac Streets, SMC 17H.010.090 Private Streets and Private Access, SMC 17H.010.110 Hillside Development, SMC 17H.010.120 On-Street Parking, SMC 17H.010.130 Alleys, SMC 17H.010.180 Sidewalks, SMC 17H.010.190 Pedestrian Buffer Strips, and SMC 17H.010.220 Driveways.

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LU 1 Citywide Land Use, LU 1.1 Neighborhoods, LU 2 Public Realm Enhancements, LU 2.1 Public Realm Features, LU 3 Efficient Land Use, LU 3.6 Compact Residential Patterns, LU 4 Transportation, LU 4.1 Land Use and Transportation, LU 4.4 Connections, LU 5 Development Character, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, and LU 5.5 Compatible Development.

TR Goal A Promote a Sense of Place, TR Goal B Provide Transportation Choices, TR Goal E Respect Natural & Community Assets, TR 1 Transportation Network for All Users, TR 2 Transportation Supporting Land Use, TR 7 Neighborhood Access, TR 10 Transportation System Efficiency & Innovation, TR 13 Infrastructure Design, TR 14 Traffic Calming, and TR 20 Bicycle/Pedestrian Coordination.

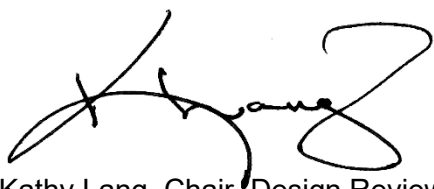
ED 8 Quality of Life and the Environment, and ED 8.1 Quality of Life Protection.

DP 1 Pride and Identity, DP 1.2 New Development in Established Neighborhoods, DP 2 Urban Design, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, DP 2.12 Infill Development, and DP 2.15 Urban Trees and Landscaping Areas.

NE 4 Surface Water, NE 4.3 Impervious Surface Reduction, NE 7 Natural Land Forms, NE 7.1 Land Form Identification, NE 7.2 Land Form Protection, NE 7.3 Rock Formation Protection, NE 7.5 Slope Protection, NE 11 Natural Areas, NE 11.2 Corridor Links, NE 11.4 Natural Area Paths, NE 12 Urban Forest, NE 12.1 Street Trees, NE 12.3 Protection Techniques, NE 15 Natural Aesthetics, NE 15.1 Protection of Natural Aesthetics, NE 15.2 Natural Aesthetic Links, and NE 15.5 Nature Themes.

SH 4.1 Universal Accessibility.

N 4 Traffic and Circulation, N 4.1 Neighborhood Traffic Impact, N 5 Open Space, N 5.3 Linkages, N 6 The Environment, N 6.1 Environmental Planning, and N 6.3 Open Space and Nature Corridors.



Kathy Lang, Chair, Design Review Board

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