

DESIGN REVIEW BOARD

PFD Parking Lot (formerly Value Village Parcel)

1 - Recommendation Meeting

May 10, 2023



From :
Design Review Board
Mark Brower, Chair

c/o Dean Gunderson, DRB
Secretary
Planning and Economic
Development
808 W. Spokane Falls Blvd.
Spokane, WA 99201

To :

Spencer Gardner, Planning Director
Tami Palmquist, DSC Director

CC :

Applicant Spokane School District #81

ATTN: Andrew Leeper

Owner: Spokane Public Facilities
District

The Design Review Board found the following elements in the Applicant's proposal to be noteworthy and commendable:

1. The use of a low impact permeable surface,
2. The pedestrian walkways throughout the lot,
3. Coordination with Spokane Transit and the City of Spokane to provide safe, non-motorized/ transit interface, and
4. The incorporation of public sidewalks and transit amenities on a portion of the property.

Based on review of the materials submitted by the Applicant and discussion during the May 10, 2023 Recommendation Meeting, the Design Review Board recommends the approval of the project subject to the following conditions:

1. The Applicant should provide a minimum of two bike parking racks on the site.

Please see the following Comprehensive Plan Policies: LU 2.1 Public Realm Features, TR Goal B Provide Transportation Choices, TR 1 Transportation Network for All Users, TR 20 Bicycle/Pedestrian Coordination, DP 1.2 New Development in Established Neighborhoods, DP 2.3 Design Standards for Public Projects, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, N 4.5 Multimodal Transportation, N 4.6 Pedestrian and Bicycle Connections, and N 4.7 Pedestrian Design.

2. The Applicant shall implement the two direction-of-travel pedestrian curb ramps at the northwest corner of the intersection of Boone and Howard. The City Engineer is encouraged to prepare and adopt the standard consistent with the NACTO guidelines and the City's own Street Design Manual.

Please see the following Comprehensive Plan Policies: LU 2.1 Public Realm Features, LU 4.1 Land Use and Transportation, LU 4.4 Connections, LU 5.3 Off-Site Impacts, LU 5.5 Compatible Development, TR Goal F Enhance Public Health and Safety, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 7 Neighborhood Access, TR 13 Infrastructure Design, TR 15 Activation, TR

20 Bicycle/Pedestrian Coordination, DP 1.2 New Development in Established Neighborhoods, DP 1.4 Gateway Identification, DP 2.3 Design Standards for Public Projects, 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, DP 4.2 Street Life, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, NE 13.3 Year-Round Use, SH 4.1 Universal Accessibility, N 4.6 Pedestrian and Bicycle Connections, N 4.7 Pedestrian Design, and N 4.9 Pedestrian Safety.

Please see Spokane Municipal Code: SMC 17H.010.210.E

Please see Spokane Department of Engineering Design Standards: Section 3.4-4 Curb Ramps (pages 14-15)

- 3. The Applicant is encouraged to explore the development of a pedestrian queueing area and pedestrian access route at the Southeast corner of the property.**

Please see the following Comprehensive Plan Policies: LU 2.1 Public Realm Features, LU 4.1 Land Use and Transportation, LU 4.4 Connections, LU 5.3 Off-Site Impacts, LU 5.5 Compatible Development, TR Goal F Enhance Public Health and Safety, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 7 Neighborhood Access, TR 13 Infrastructure Design, TR 15 Activation, TR 20 Bicycle/Pedestrian Coordination, DP 1.2 New Development in Established Neighborhoods, DP 1.4 Gateway Identification, DP 2.3 Design Standards for Public Projects, 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, DP 4.2 Street Life, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, NE 13.3 Year-Round Use, SH 4.1 Universal Accessibility, N 4.6 Pedestrian and Bicycle Connections, N 4.7 Pedestrian Design, and N 4.9 Pedestrian Safety.

Please see Spokane Municipal Code: SMC 17H.010.210.E

- 4. The Applicant is encouraged to identify and provide infrastructure for future installation of art to identify the parking lot as part of a larger Public Facilities District amenity.**

Please see the following Comprehensive Plan Policies: LU 2.1 Public Realm Features, ED 8.3 Recreation and Tourism Promotion, DP 1.2 New Development in Established Neighborhoods, DP 1.4 Gateway Identification, DP 2.3 Design Standards for Public Projects, DP 2.5 Character of the Public Realm, DP 2.12 Infill Development, DP 2.14 Town Squares and Plazas, SH 3.1 Support for the Arts, SH 2.4 One Percent for Arts, and SH 3.7 Support Local Artists

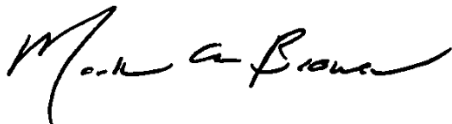
5. In order to maintain wayfinding consistency throughout the district, the School District, Public Facilities District, and the City are encouraged to work together to implement a standardized set of wayfinding mechanisms for the area.

Please see the following Comprehensive Plan Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, ED 8 Quality of Life and the Environment, ED 8.3 Recreation and Tourism Promotion, DP 1.2 New Development in Established Neighborhoods, DP 1.4 Gateway Identification, DP 2.3 Design Standards for Public Projects, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.12 Infill Development, DP 2.11 Improvements Program, DP 2.21 Lighting, DP 4.2 Street Life, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, NE 13.3 Year-Round Use, SH 3.1 Support for the Arts, SH 2.4 One Percent for Arts, SH 3.7 Support Local Artists, N 4.5 Multimodal Transportation, N 4.6 Pedestrian and Bicycle Connections, and N 4.7 Pedestrian Design.

6. The Applicant is encouraged to continue working with the appropriate entities to explore the safest implementation of the Bus-Bike lane interface consistent with NACTO guidelines. The Board recognizes that the safest solution may be different depending on the design that is implemented.

Please see the following Comprehensive Plan Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, ED 8 Quality of Life and the Environment, ED 8.3 Recreation and Tourism Promotion, DP 1.2 New Development in Established Neighborhoods, , DP 2.3 Design Standards for Public Projects, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.12 Infill Development, DP 2.11 Improvements Program, DP 2.21 Lighting, DP 4.2 Street Life, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, and NE 13.3 Year-Round Use.

Recommendations were approved by a unanimous of the Design Review Board (7/0)



Mark Brower, Chair, Design Review Board

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