


DESIGN REVIEW BOARD

# U-Haul Conversion of a Commercial Site

## 1 - Program Review/Collaborative Workshop

August 23, 2023

	<b>From :</b> <b>Design Review Board</b> Mark Brower, Chair  c/o Dean Gunderson, DRB Secretary Planning and Economic Development 808 W. Spokane Falls Blvd. Spokane, WA 99201	<b>To :</b>  <b>Amerco Real Estate Company</b>  <b>Attn: Stephany Sheekey, U-Haul</b> <a href="mailto:stephany_sheekey@uhaul.com">stephany_sheekey@uhaul.com</a>  Attn: Travis Lewis, U-Haul <a href="mailto:travis_lewis@uhaul.com">travis_lewis@uhaul.com</a>  Attn: Matt Braccia, U-Haul <a href="mailto:matt_braccia@uhaul.com">matt_braccia@uhaul.com</a>	<b>CC :</b>  Spencer Gardner, Planning Director  Tami Palmquist, DSC Director  Melissa Owen, DSC Planner
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Based on review of the materials submitted by the Applicant and discussion during the August 23, 2023 Collaborative Workshop the Design Review Board recommends the following advisory actions:

*Note: Discussion of citations can be found in the Collaborative Workshop Staff Report*

1. **The Applicant is encouraged to utilize, to the greatest extent possible, the existing mature vegetation at the perimeter of the site to meet the L2 landscape buffering requirements.**
  - a. **100% credit along Assembly Rd**
  - b. **100% credit for the westerly portion of Sunset Hwy**
  - c. **100% credit along Rustle Rd**

*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, TR Goal A Promote a Sense of Place, TR Goal F Enhance Public Health & Safety, TR 14 Traffic Calming, DP 1.2 New Development in Established Neighborhoods, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, and DP 2.15 Urban Trees and Landscape Areas.*

*Please see the following Design Guidelines for Mini-storage Facilities: A1.1 Significant Site Features, A1.2 Consideration of Views from Adjacent Neighborhoods, A1.3 Avoidance of Nuisances, A3.1a Fence and Wall Landscaping & Art, C1.1 Site Alterations/Conservation, C1.2 Landscaping Year-round Interest, C1.3 Landscaping Urban Tolerance, C1.4 Landscaping Impact on Visibility/Views, C2.1 Landscape Enhancements, C2.2 Landscaping Considerations, C3.3 Landscape Screening/Separation Methods, and C3.4 Landscaping Use at Blank Walls and Service Areas.*

*Please see the following sections of [SMC 17C.350.040 Mini-Storage Design Considerations](#): C.1 Setback Landscaping, and C.2 Solid Wall/Screening Fence Relationship to Setback Landscaping Area.*

2. **The Applicant is encouraged to utilize, to the greatest extent possible, the existing fence (embedded in mature landscaping) along the following frontages:**
  - a. **100% credit along Assembly Rd**
  - b. **100% credit for the westerly portion of Sunset Hwy**

*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, TR Goal A Promote a Sense of Place, DP 1.2 New Development in Established Neighborhoods, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, and DP 2.15 Urban Trees and Landscape Areas.*

*Please see the following Design Guidelines for Mini-storage Facilities: A1.1 Significant Site Features, A1.2 Consideration of Views from Adjacent Neighborhoods, A3.1a Fence and Wall Landscaping & Art, A3.1b Fence and Wall Articulation, A3.1c Fence and Wall Detailing, C1.1 Site Alterations/Conservation, C1.2 Landscaping Year-round Interest, C1.3 Landscaping Urban Tolerance, C1.4 Landscaping Impact on Visibility/Views, C2.1 Landscape Enhancements, C2.2 Landscaping Considerations, C3.3 Landscape Screening/Separation Methods, and C3.4 Landscaping Use at Blank Walls and Service Areas.*

*Please see the following sections of [SMC 17C.350.040 Mini-Storage Design Considerations](#): A.6 Fencing Material & Articulation, C.1 Setback Landscaping, and C.2 Solid Wall/Screening Fence Relationship to Setback Landscaping Area.*

3. **The Applicant is encouraged to comply with the view obscuring fence requirements everywhere else on the site, in order to achieve the 75% of the L2 landscaping buffer outside the fence.**

*Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, LU 5.3 Off-Site Impacts, 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, and DP 2.15 Urban Trees and Landscape Areas.*

*Please see the following Design Guidelines for Mini-storage Facilities: A1.1 Significant Site Features, A1.2 Consideration of Views from Adjacent Neighborhoods, A1.3 Avoidance of Nuisances, A3.1a Fence and Wall Landscaping & Art, A3.1b Fence and Wall Articulation, A3.1c Fence and Wall Detailing, A4.1 Entry Gate Detailing, A4.2 Entry Gate Visual Interest, A4.3 Entry Gate Scale, B1.4 Street Front Exterior Wall Treatment, C1.1 Site Alterations/Conservation, C1.2 Landscaping Year-round Interest, C1.3 Landscaping Urban Tolerance, C1.4 Landscaping Impact on Visibility/Views, C1.5 Landscaping Swale Design, C2.1 Landscape Enhancements, C2.2 Landscaping Considerations, and C3.4 Landscaping Use at Blank Walls and Service Areas.*

*Please see the following sections of [SMC 17C.350.040 Mini-Storage Design Considerations](#): A.3 Exterior Surface Materials, A.6 Fencing Material & Articulation, C.2 Solid Wall/Screening Fence Relationship to Setback Landscaping Area, and C.4 Performance Bond Requirement for Landscaping.*

4. **The Applicant is encouraged to explore the reallocation of required street tree counts along site frontages in lieu of the prescriptive placement per the following:**
  - a. **No new street trees along Assembly Rd due to the lack of any planting area and the presence of a treed median**
  - b. **New street trees would be required only from the RRFB/bus stop east to Rustle Rd**
  - c. **Work with WSDOT to determine the appropriate number and location of any street trees along the I-90 egress loop road**

*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 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, and DP 2.15 Urban Trees and Landscape Areas.*

**Please see the following Design Guidelines for Mini-storage Facilities:** A1.1 Significant Site Features, A1.2 Consideration of Views from Adjacent Neighborhoods, A1.3 Avoidance of Nuisances, C1.1 Site Alterations/Conservation, C1.2 Landscaping Year-round Interest, C1.3 Landscaping Urban Tolerance, C1.4 Landscaping Impact on Visibility/Views, C1.5 Landscaping Swale Design, C2.1 Landscape Enhancements, C2.2 Landscaping Considerations, C3.3 Landscape Screening/Separation Methods, and C3.4 Landscaping Use at Blank Walls and Service Areas.

**Please see the following sections of [SMC 17C.350.040 Mini-Storage Design Considerations](#):** C.3 Licensed Landscape Architect Requirement, and C.4 Performance Bond Requirement for Landscaping. Also, per [SMC 17C.200.050 Street Tree Requirements](#).

**5. The Applicant shall return with designs of the new buildings that more closely meet the intent of Section 17C.350.040 (A) Architectural Features.**

**Please see the following Comprehensive Plan Goals and Policies:** LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, DP 1.2 New Development in Established Neighborhoods, and DP 2.6 Building and Site Design.

**Please see the following Design Guidelines for Mini-storage Facilities:** B1.2 Exterior Building Design/Form/Materials/Detailing, B2.1 Building Base/Middle/Top, B2.2 Building Articulation, and B2.3 Roof Shape and Material/Color, B2.4 Building Detailing.

**Please see the following sections of [SMC 17C.350.040 Mini-Storage Design Considerations](#):** A.1 Minimum 4:12 Roof Pitch, A.2 Colors to be Muted Earth-tones, A.3 Exterior Surface Materials, and A.4 Unique Architectural Features, A.8 Building Articulation.

**6. The Design Review Board considers the existing office building's roof structure and exterior finish materials and color to be complete, no modifications being required.**

**Please see the following Comprehensive Plan Goals and Policies:** LU 1.18 General Commercial Uses, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, DP 1.2 New Development in Established Neighborhoods, and DP 2.6 Building and Site Design.

**Please see the following Design Guidelines for Mini-storage Facilities:** B1.1 Clearly Defined Main Entries, B1.2 Exterior Building Design/Form/Materials/Detailing, B1.3 Development on Corner Lots, B1.4 Street Front Exterior Wall Treatment, B2.1 Building Base/Middle/Top, B2.2 Building Articulation, B2.3 Roof Shape and Material/Color, and B2.4 Building Detailing.

**Please see the following sections of [SMC 17C.350.040 Mini-Storage Design Considerations](#):** A.3 Exterior Surface Materials, A.4 Unique Architectural Features, and A.8 Building Articulation.

**7. The Design Review Board feels that the sign code and governing definitions apply to this site.**

**Please see the following Comprehensive Plan Goals and Policies:** LU 1.18 General Commercial Uses, LU 5.3 Off-Site Impacts, LU 5.5 Compatible Development, 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 Design Guidelines for Mini-storage Facilities:** A1.2 Consideration of Views from Adjacent Neighborhoods, A1.3 Avoidance of Nuisances, B3.1 Signage Detailing, and B3.2 Signage Location/Lighting.

Please see the following sections of [SMC 17C.350.040 Mini-Storage Design](#)

**Considerations:** B.1 Prohibited Signage Types, B.2 Low-Intensity Signage Lighting, B.3 Wall Signage Area, B.4 Free Standing Signage Area, and B.5 I-90 Oriented Signage Height/Area.

8. The Applicant shall return with cross section drawing(s) along Rustle, Sunset, and Assembly indicating how the proposed implementation of the required L2 Landscape screening meets the intent of the code.

**Please see the following Comprehensive Plan Goals and Policies:** LU 1.18 General Commercial Uses, LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, LU 5.3 Off-Site Impacts, LU 5.5 Compatible Development, TR Goal A Promote a Sense of Place, DP 1.2 New Development in Established Neighborhoods, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, and DP 2.15 Urban Trees and Landscape Areas.

**Please see the following Design Guidelines for Mini-storage Facilities:** A1.1 Significant Site Features, A1.2 Consideration of Views from Adjacent Neighborhoods, A1.3 Avoidance of Nuisances, A3.1a Fence and Wall Landscaping & Art, A3.1b Fence and Wall Articulation, A3.1c Fence and Wall Detailing, A4.1 Entry Gate Detailing, A4.2 Entry Gate Visual Interest, A4.3 Entry Gate Scale, B1.4 Street Front Exterior Wall Treatment, B2.3 Roof Shape and Material/Color, B2.4 Building Detailing, C1.1 Site Alterations/Conservation, C1.2 Landscaping Year-round Interest, C1.3 Landscaping Urban Tolerance, C1.4 Landscaping Impact on Visibility/Views, C1.5 Landscaping Swale Design, C2.1 Landscape Enhancements, C2.2 Landscaping Considerations, C3.3 Landscape Screening/Separation Methods, and C3.4 Landscaping Use at Blank Walls and Service Areas.

Please see the following sections of [SMC 17C.350.040 Mini-Storage Design](#)

**Considerations:** A.1 Minimum 4:12 Roof Pitch, A.6 Fencing Material & Articulation, A.7 Limiting Lighting Glare, A.8 Building Articulation, C.1 Setback Landscaping, and C.2 Solid Wall/Screening Fence Relationship to Setback Landscaping Area.

9. The Applicant is encouraged to utilize murals or other artistic elements as visual enhancements to either buildings or view obscuring surfaces.

**Please see the following Comprehensive Plan Goals and Policies:** LU 1.18 General Commercial Uses, LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, TR Goal A Promote a Sense of Place, 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 Design Guidelines for Mini-storage Facilities:** A3.1a Fence and Wall Landscaping & Art, A3.1b Fence and Wall Articulation, A3.1c Fence and Wall Detailing, A4.1 Entry Gate Detailing, A4.2 Entry Gate Visual Interest, A4.3 Entry Gate Scale, B1.2 Exterior Building Design/Form/Materials/Detailing, B1.4 Street Front Exterior Wall Treatment, and B2.4 Building Detailing.

Please see the following sections of [SMC 17C.350.040 Mini-Storage Design](#)

**Considerations:** A.3 Exterior Surface Materials, A.6 Fencing Material & Articulation, and C.2 Solid Wall/Screening Fence Relationship to Setback Landscaping Area.



Mark A. Brower

Mark Brower, Chair, Design Review Board

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