


# The Falls Tower

## 1 - Program Review/Collaborative Workshop

October 25, 2023

	<b>From :</b> Design Review Board Mark Brower, Chair  c/o Dean Gunderson, DRB Secretary Planning and Economic Development 808 W. Spokane Falls Blvd. Spokane, WA 99201	<b>To :</b>  Applicant	<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 October 25, 2023 Collaborative Workshop the Design Review Board recommends the following advisory actions:

The Board appreciates the inclusion of the entire development for visual reference and discussion purposes. **The following comments, requests and recommendations pertain only to parcel number 35183.0033 as presented.**

The board appreciates the applicant's inclusion of usable, accessible public pedestrian access within the site to provide views of Spokane Falls.

The Board recognizes the physical challenges of the site vis-a-vis the slope on Lincoln Street, and further recognizes the challenge in addressing the glazing requirement.

### Advisory Actions

1. The Applicant shall return with visualizations of location and layout of pedestrian walkways along the buildings, facades, and the river to be accompanied with eye level perspective character sketches of the walkways, public spaces, and river views.

*Please see the following Comprehensive Plan Goals and Policies: LU 1 Citywide Land Use, LU 1.9 Downtown, 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, LU 5.5 Compatible Development, TR Goal B Provide Transportation Choices, 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, ED 8 Quality of Life and the Environment, ED 8.3 Recreation and Tourism Promotion, DP 1 Pride and Identity, DP 1.2 New Development in Established Neighborhoods, DP 1.3 Significant Views and Vistas, DP 2 Urban Design, 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 2.15 Urban Trees and Landscaping Areas, DP 2.21 Lighting, DP 4.1 Downtown DP 4.2 Street Life, 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 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 14 Plaza Design with Natural Elements, NE*

14.2 New Plaza Design, NE 15 Natural Aesthetics, NE 15.5 Natural Themes, SH 4 Diversity and Equity, SH 4.1 Universal Accessibility, SH 6 Safety, SH 6.1 Crime Prevention Through Environmental Design Themes, SH 6.2 Natural Access Control, SH 6.3 Natural Surveillance, SH 6.4 Territorial Reinforcement, N 1 The Downtown Neighborhood, N 1.1 Downtown Development, N 4 Traffic and Circulation, N 4.5 Multimodal Transportation, N 4.6 Pedestrian and Bicycle Connections, and N 4.7 Pedestrian Design.

**Please see the following Downtown Design Guidelines:** A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-2 Create Transitions in Bulk and Scale, B-4 Design a Well-proportioned and Unified Building, C-1 Promote Pedestrian Interaction, C-2 Design Façades at Many Scales, C-3 Provide Active Façades, C-5 Consider Providing Overhead Weather Protection, C-7 Install Pedestrian-friendly Materials at Street Level, D-4 Provide Elements that Define the Place, D-6 Provide Attractive and Appropriate Lighting, D-7 Design for Personal Safety and Security, and E-3 Minimize the Presence of Service Areas.

**Please see the following Downtown Plan Strategies and Actions:** CW 1 Energize Street and Alleys Downtown as Active Pedestrian- and Bike-friendly Connections, CW 1.9 Integrate Bike Parking into Downtown Streets and Parking Facilities, ACH 1 Highlight Downtown's History to Build Awareness of Local Culture and Support the Arts, ACH 2.1 Improve and Activate the Streetscape and Public Realm to Support Cultural Venues, ACH 2.5 Identify and Reduce Barriers for Cultural Events Downtown, PS 1.2 Create New Active Uses on Street and in Storefronts, PS 2 Protect, Expand, and Improve Public Space in Strategic Locations, and PS 2.6 Support Development of Public Spaces on Sites such as the Rookery Block in Conjunction with New Development.

- 2. The applicant should consider ways to add interest to the blank wall of the parking garage along Lincoln (south portion), such as art installations (murals, relief, or sculpture) or a possible location for the historic signage related to the site.**

**Please see the following Comprehensive Plan Goals and Policies:** LU 1.9 Downtown, LU 2 Public Realm Enhancements, LU 2.1 Public Realm Features, LU 5 Development Character, LU 5.1 Built and Natural Environment, ED 8 Quality of Life and the Environment, ED 8.3 Recreation and Tourism Promotion, DP 1 Pride and Identity, DP 1.2 New Development in Established Neighborhoods, DP 1.3 Significant Views and Vistas, DP 2 Urban Design, 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 2.14 Town Squares and Plazas, 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, NE 14.2 New Plaza Design, SH 3 Arts and Cultural Enrichment, SH 3.1 Support for the Arts, SH 2.4 One Percent for Arts, SH 3.7 Support Local Artists, N 1 The Downtown Neighborhood, N 1.1 Downtown Development, N 4 Traffic and Circulation, and N 4.7 Pedestrian Design.

**Please see the following Downtown Design Guidelines:** C-1 Promote Pedestrian Interaction, C-2 Design Façades at Many Scales, C-3 Provide Active Façades, 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 and Actions:** ACH 1 Highlight Downtown's History to Build Awareness of Local Culture and Support the Arts, ACH 2 Bring Art and Culture into the Public Realm Downtown and Develop an Arts Plan to Support Arts and Cultural Uses with a Focus on Downtown, ACH 2.1 Improve and Activate the Streetscape and Public Realm to Support Cultural Venues, ACH 2.2 Work with Arts and Local Property Owners to Create and Maintain Temporary Art Installation and Facilitate Activation of Cultural Spaces to Energize Downtown and Support Artists,.

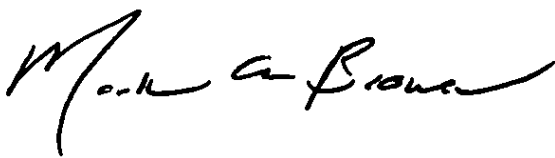
3. **The applicant shall return with a site plan that shows the specific area of development for the project that represents the scope being permitted.**
4. **The Applicant is encouraged to consider integrated stormwater solutions (such as rain gardens that may double as amenity to the pedestrian realm along the river side of the building.**

***Please see the following Comprehensive Plan Goals and Policies:*** LU 1 Citywide Land Use, LU 1.9 Downtown, 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, DP 1 Pride and Identity, DP 1.2 New Development in Established Neighborhoods, DP 2 Urban Design, 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 2.14 Town Squares and Plazas, DP 2.15 Urban Trees and Landscaping Areas, DP 4 Downtown Center Viability, DP 4.1 Downtown DP 4.2 Street Life, NE 1 Water Quality, NE 1.2 Stormwater Techniques, 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 12 Urban Forest, NE 12.1 Street Trees, NE 14 Plaza Design with Natural Elements, NE 14.2 New Plaza Design, NE 15 Natural Aesthetics, and NE 15.5 Natural Themes.

***Please see the following Downtown Design Guidelines:*** B-5 Explore Opportunities for Building 'Green', D-2 Enhance the Building with Landscaping, D-4 Provide Elements that Define the Place, D-8 Create 'Green' Streets, and E-4 Design 'Green' Parking.

***Please see the following Downtown Plan Strategies and Actions:*** CW 3 Reduce Impacts from Surface Parking, CW 3.3 Discourage Surface Parking Lot Along the Frontage of Type III and Type IV Complete Streets Between the Building and Street Throughout the Downtown, CW 3.4 Actively Pursue Redevelopment of Surface Lots, LWP 5 Support Environmentally Sustainable Growth Downtown and Responsible Stewardship of the Spokane River and Falls, and LWP 5.1 Integrate Green Stormwater Infrastructure (GSI) into Public Street and Building Projects and Encourage Green Stormwater Strategies to Retain and Treat Runoff On-site as Part of Private Development.

**Note: These recommendations were approved by the Design Review Board by unanimous vote (7/0), and are therefore subject to the terms of [SMC 17G.040.080.D](#)**



Mark Brower, Chair, Design Review Board

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