



**SPECIAL MEETING NOTICE  
DESIGN REVIEW BOARD**

**DESIGN REVIEW BOARD  
WEDNESDAY, NOVEMBER 30, 2015**

A special Design Review Board meeting has been scheduled to begin at **5:30 p.m. on Wednesday, November 30, 2016** in Lower Level Briefing Center of City Hall, 808 West Spokane Falls Boulevard, Spokane, Washington.

*AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Council Chambers and the Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., are both wheelchair accessible.*

*The Council Briefing Center is equipped with an audio loop system for persons with hearing loss. The Council Chambers currently has an infrared system and headsets may be checked out by contacting the meeting organizer.*

*Individuals requesting reasonable accommodations or further information may call, write, or email Chris Cavanaugh at (509) 625-6383, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or [ccavanaugh@spokanecity.org](mailto:ccavanaugh@spokanecity.org). Persons who are deaf or hard of hearing may contact Ms. Cavanaugh at (509) 625-6383 through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.*



# Design Review Board

November 30, 2016

5:30 PM

City Council Briefing Center  
Lower Level, City Hall

**TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE**

## Commission Briefing Session:

- |             |   |               |
|-------------|---|---------------|
| 5:30 - 5:45 | 1) Chair Report   | Austin Dickey |
|             | 2) Staff Report   | Julie Neff    |
|             | 3) Approve <a href="#">October 26, 2016</a> meeting minutes |               |

## Workshop:

- |             |   |            |
|-------------|---|------------|
| 5:45 - 7:05 | 1) Macy's Building-Recommendation Meeting | Julie Neff |
|             | • <a href="#">Staff Report</a>            |            |
|             | • Applicant Presentation                  |            |
|             | • Public Comment                          |            |
|             | • Board Discussion and Motions            |            |

## Board Business:

- 1) Old or New Business

## Adjournment:

Next Design Review Board meeting will be held on December 14, 2016

The password for City of Spokane Guest Wireless access has been changed:

**Username: COS Guest**

**Password:**

**AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION:** The City of Spokane is committed to providing equal access to its facilities, programs, and services for persons with disabilities. The Council Chambers and the Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., are both wheelchair accessible. The Council Briefing Center is equipped with an audio loop system for persons with hearing loss. The Council Chambers currently has an infrared system and headsets may be checked out by contacting the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Chris Cavanaugh at (509) 625-6383, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or [ccavanaugh@spokanecity.org](mailto:ccavanaugh@spokanecity.org). Persons who are deaf or hard of hearing may contact Ms. Cavanaugh at (509) 625-6383 through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

## **Meeting Rules of Procedure** **Spokane Design Review Board**

### **Call to Order**

1. Chair calls the meeting to order, noting the date and time of the meeting.
2. Chair asks for roll call for attendance.

### **Board Briefing**

2. Chair Comments - Chair gives a report.
3. Staff Comments - Urban Designer gives a report.

### **Board Business**

1. Meeting Minutes - Chair asks for comments on the minutes of the last meeting; Asks for a motion to approve the minutes.
2. Chair asks is there any old business? Any old business is discussed.
3. Chair asks is there any new business? Any new business is discussed.

### **Board Workshop**

1. Chair asks if there any changes to the agenda.
2. Chair announces the first project to be reviewed and notes the following: a) the Board will consider the design of the proposal as viewed from the surrounding public realm; b) the Board does not consider traffic impacts in the surrounding area or make recommendations on the appropriateness of a proposed land use; c) it is the applicant's responsibility to meet all applicable code requirements regardless of what might be presented or discussed during workshops.
3. Chair asks for a staff report.

#### ***Staff Report***

4. Staff report on the item, giving findings of fact.

#### ***Applicant Presentation***

5. Chair invites the applicants to sit at the table and invites the applicant to introduce the project team and make a 15 minute presentation on the project.

#### ***Public Comment\****

6. Chair asks if there are comments from other interested parties – comments shall be kept to 3 minutes, and confined to the design elements of the project.
7. Chair reads any written comments submitted by interested citizens.

*\* Contact Planning Department staff after the meeting for additional opportunities to comment on the proposal.*

#### ***DRB Clarification***

8. Chair may request clarification on comments.

#### ***Design Review Board Discussion***

9. Chair will ask the applicants to return to their seats in the audience and no further public comment will be taken.
10. Chair leads discussion amongst the DRB members regarding the staff recommendations, applicable design criteria, identification of key issues, and any proposed design departures.

### **Design Review Board Motions**

11. Chair asks whether the DRB is ready to make a motion.
12. Upon hearing a motion, Chair asks for a second. Staff will record the motion in writing.
13. Chair asks for discussion on the motion.
14. Chair asks the applicant if they would like to respond to the motion.
15. After discussion, Chair asks for a vote.

#### ***Design Review Board Follow-up***

16. Applicant is advised that they may stay or leave the meeting.
17. Next agenda item announced.

### **Other**

Chair asks board members and audience if there is anything else.

### **Adjourn**

Chair asks for a motion to adjourn. After the motion second, and vote. Chair announces that the meeting is adjourned, noting the time of the adjournment.

# Design Review Board

**October 26, 2016**

Meeting Minutes

Meeting called to order at 5:30 PM

## Attendance

- Board Members Present: Austin Dickey, Chair; Colleen Gardner; Steven Meek, Vice-Chair; Anne Hanenburg; Charlene Kay arrived at 5:35pm
- Board Members Not Present: David Buescher; Ryan Leong
- Staff Present: Nathan Gwinn; City of Spokane Planning and Development

## Briefing Session:

1. Chair Comments
  - None
2. Staff Comments
  - There will only be one scheduled meeting in November (11/09) and one in December (12/14) due to the holidays

September 28, 2016 meeting minutes approved unanimously.

## Board Workshop

### 1. Riverfront Park Major Public Spaces - Recommendation Meeting

- Staff report: Nathan Gwinn; Planning & Development
- Applicant Report: Guy Michaelson, Berger Partnership; Berry Ellison, City of Spokane Parks & Recreation
- Public Comment: None
- Questions asked and answered

**Based on review of the materials submitted by the applicant and discussion during the October 26, 2016 Recommendation Meeting the Design Review Board recommends the following:**

#### **Neighborhood**

- Contact additional stakeholders, such as Rotary 21, artists, and neighbors immediately in order to get their input and approval into the process.

#### **Site**

- Continue evaluation of relocating the restroom facilities on the North Bank in order to provide a more central accessibility to the playground and park. In addition, tie in the exterior façade of the restrooms to match more of the new park context. Further consider with the new restroom long term maintenance and safety issues.

- Work with the local neighbors to address the northeast access into the entrance of the park from the intersection of North River Drive and Washington Street as a first priority, or if necessary, an alternate point along the south park property.

## Board Business:

1. Old or New Business
  - a. None

## **Meeting Adjourned at 7:46 PM**

Next Design Review Board meeting is scheduled for **November 9, 2016**

Note: Minutes summarized by staff. An audiotape of the meeting is on file with the Planning & Development Department, City of Spokane.

# Macy's Building

2 – Recommendation Meeting

Design Review Staff Report

November 1, 2016



## Staff

Julie Neff, Urban Design & Design Review  
Ali Brast, Current Planning

Planning & Development Services Department

## Applicants

Chad Schmidt, NAC Architecture  
Doug Yost, 600 Main, Inc.

## Meeting Goals

At the November 9, 2016 Design Review Board (DRB) Recommendation Meeting, the DRB should:

- Determine how adopted plans and policy including the Downtown Design Guidelines and Comprehensive Plan affect or pertain to the proposed design;
- Identify opportunities for design modifications as appropriate to maintain consistency with adopted plans and policy and respond to public comment; and
- Address the applicant's request for design departures from Downtown Design Standards, the proposed paving patterns which depart from the standard 2'x2' grid pattern within the walking path of the sidewalk, and the proposed skywalk design which will require a variance from height and slope standards, as well as street access requirements.

## Background

The Design Review Board Collaborative Workshop was held on September 28, 2016. The following materials are included with this report:

- Design Review Board Collaborative Workshop Recommendation, September 29, 2016; and
- Design Review Staff Report (Program Review/Collaborative Workshop), September 19, 2016.

Additional information is on file and may be viewed at City Hall. Recommendations of the Design Review Board will be forwarded to the Planning Director.

## Regulatory Analysis

The following Spokane Municipal Code sections from **Title 12, Public Ways and Property**, and **Chapter 17C.124, Downtown Zones**, pertain to items for the Design Review Board to address in its recommendation to the Hearing Examiner relating to exceptions to skywalk standards for dimensions-angulation-slope; and to the Planning Director relating to flexibility from the sidewalk standards and Downtown Design Standards.

### **Section 12.02.0460 Dimensions – Angulation – Slope**

- A skywalk must be no less than 8 feet nor more than 14 feet in width and no more than 14 feet in height.
- Skywalks should be level to within one percent tolerance between building contact points.

Staff Analysis: Because the applicant's submittal appears to identify that the height of the skywalk is taller than 14 feet, a variance will be required, which is processed as a Type III land use application. In

addition, because the applicant's submittal appears to identify that the slope is greater than one percent, a variance will be required, which is processed as a Type III land use application.

#### **Section 12.02.0474 Street Access**

- A. Skywalks must have adequate pedestrian access to and from the street level, such access to be available at, at least, one of the termini points of each skywalk.
- B. Each one-block area should have at least one street level pedestrian access point for every two skywalks that enter the subject block. This street level pedestrian access may be through stairways or by mechanical means and such access may be internal or external to the structure.
- C. In the case of existing structures into which a skywalk is built, existing access systems at the property perimeter may be counted for this access to and from the street if it is well marked, accessible, and within fifty feet of the skywalk terminus.

Staff Analysis: Supplemental information to the submittal indicated that the distance between the Howard Street skywalk terminus into the Bennet Block and the nearest staircase is roughly 80 feet. Because this distance is greater than the maximum 50 foot distance identified in SMC 12.02.0474.C, a variance will be required in order for this to be approved.

**Section 17C.124.230 Structure Setbacks, Sidewalks, and Street Trees** provides the purpose of sidewalk standards is to provide a continuous, safe, and consistent street frontage character along the street right-of-way. Under this section, Subsection C, Sidewalks, requires that within the clear walking path, the sidewalk paving material shall be concrete, two-foot grid, standard sidewalk color, and float finish. Variations from this standard must seek a design deviation as specified in [SMC 17C.124.015](#). For Main Avenue the clear walking path is 8'. On Howard St. the clear walking path is 6'.

Staff Analysis: The proposed patterned concrete changes, near the building and garage entrances along Main Avenue and Howard Street, will require a design deviation due to the departure from the two-foot grid. Maintaining the sidewalk pattern across the driveway is recommended as an opportunity to prioritize pedestrians (Downtown Design Guideline E-1 Minimize Curb Cut Impacts).

## Downtown Design Standards

### **Section 17C.124.510 Windows – Building Design**

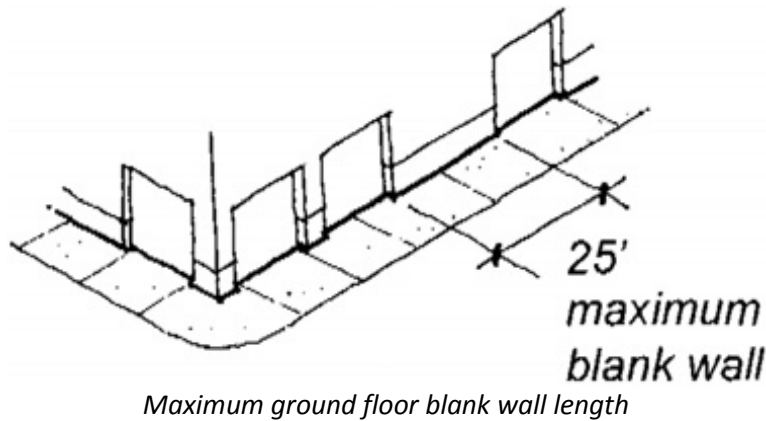
- A. Purpose.  
In the downtown the facade and window standards are required in order to:
  1. provide a pleasant, rich, and diverse pedestrian-friendly experience by connecting activities occurring within a structure to adjacent sidewalk areas;
  2. encourage observation or viewing opportunities by restricting fortress-like facades at street level; and
  3. avoid a monotonous pedestrian environment.
- B. Required Street Facing Window Area and Façade Features.  
These provisions apply to building facades in the downtown zones.
  1. For buildings facades visible from, fronting on, and located within sixty feet of a lot line of a complete street the minimum percentage window glazing requirements found within Table 17C.124-4 Complete Street Window Standards apply. On the ground floor, display windows may be used to meet half of the requirement. (R)

Staff Analysis: The western, southern, and eastern elevations will all require design deviations for lack of required glazing. Per Table 17C.124-4 Type I Complete Streets (which all three frontages of the Macy's site are) in the Downtown Core, the requirement is **60% windows** on ground floor facades between 2 and

10 feet; and 40% windows between 10 and 40 feet. Please see the submittal materials under “Design Review Board Responses” for proposed glazing. A design departure requires a Type II land use application.

4. In all cases, required window glazing between two and forty feet shall comprise of clear, “vision” glass allowing views into the interior. (R)
5. Blank wall areas on street facing facades may not extend more than twenty-five feet without a window, glass-covered display area, entryway, or a recessed area of a minimum size of two feet deep by six feet wide by ten feet high.

Staff Analysis: The western and eastern elevations will require design deviations for blank wall areas of more than 25ft. A design departure requires a Type II land use application.



6. For portions of facades that do not have windows, see guidelines for treating blank walls, [SMC 17C.124.570](#).

#### **Section 17C.124.570 Treating Blank Walls – Building Design**

- A. Purpose.  
To mitigate blank walls by providing visual interest.
- B. Treating Blank Walls Implementation.  
Where windows are not provided on walls (or portions of walls) facing streets or visible from right-of-way, at least four of the following elements shall be incorporated: (R)
  1. Masonry (but not flat concrete block).
  2. Concrete or masonry plinth at wall base.
  3. Belt courses of a different texture and color.
  4. Projecting cornice.
  5. Projecting metal canopy.
  6. Decorative tilework.
  7. Trellis containing planting.
  8. Medallions.
  9. Opaque or translucent glass windows.
  10. Artwork such as sculptures, murals, inlays, mosaics or elements integrated with the project.
  11. Vertical articulation.

12. Lighting fixtures.
13. Recesses.
14. An architectural element not listed above, as approved, that meets the intent of this section.

Staff Analysis: The applicant has identified four selected elements that will apply. However, increasing the blank wall treatment may be an opportunity to strengthen the design and moderate the lack of glazing provided. Incorporating elements such as display windows or larger reveals along these facades can help justify looking comprehensively at the design when reviewing the design deviation application.

**Section 17C.124.520 Base/Middle/Top – Building Design**

- A. Purpose.  
To reduce the apparent bulk of the buildings by providing a sense of “base” and “top.”
- B. Base/Middle/Top Implementation.
  1. Buildings shall have a distinct “base” at the ground level, using articulation and materials such as stone, masonry, or decorative concrete. (P)
  2. The “top” of the building shall be treated with a distinct outline with elements such as a projecting parapet, cornice, or projection. (P)

**Section 17C.124.560 Roof Expression – Building Design**

- A. Purpose.  
To ensure that rooflines present a distinct profile and appearance for the building.
- B. Roof Expression Implementation.  
Buildings with flat roofs shall have portions with pitched roofs, extended parapets or projecting cornices to create a prominent edge when viewed against the sky, especially to highlight major entrances. (P)



Variation in roofline

*Variation in roofline*



*Portion of roof extended.*



*Traditional extended parapet and cornice with emphasis.*

Staff Analysis: For information about the proposed rooflines, please see the perspectives and the skyline discussion under Design Review Board Responses in the submittal materials. The lack of any of the above mentioned base/middle/top or roof expression options will require that the applicants show how



they are overcoming the code presumptions and providing design features that are equal to or better than stated, so long as the purpose is satisfied. The Planning Director is requesting a recommendation from the Design Review Board. More information on overcoming a presumption may be found under [Section 17C.124.015.B. Design Standards Administration.](#)

#### **Section 17C.124.530 Articulation – Building Design**

- A. Purpose.  
To reduce the massiveness of larger buildings.
  
- B. Articulation Implementation.
  - 1. Facades longer than fifty feet shall be broken down into smaller units through the use of offsets, recesses, staggered walls, stepped walls, pitched or stepped rooflines, overhangs and other elements of the building’s mass. Simply changing materials or color is not sufficient to accomplish this. (R)

#### **Section 17C.124.550 Ground Level Details – Building Design**

- C. Purpose.  
To ensure that buildings along any street display the greatest amount of visual interest and reinforce the character of the streetscape.
  
- D. Ground Level Details Implementation.
  - 1. Ground level of building shall be pedestrian-friendly in scale, expression and use of materials. (R)
  - 2. Ground floor of the buildings shall have at least three of the following elements: (P)
    - a. Large windows.
    - b. Kickplates for storefront window.
    - c. Projecting sills.
    - d. Pedestrian scale signs.
    - e. Canopies.  
Plinth.

Staff Analysis: The applicants have identified selected elements that will meet Articulation and Ground Level Detail requirements. However, further attention to these elements may help strengthen the design of the street level façades and help mitigate for the deviation from glazing requirements.

The Sept. 19, 2016 Design Review Staff Report (Program Review/Collaborative Workshop) notes the request for a design departure from **Section 17C.124.580 Plazas and Other Open Spaces**. *However, the Planning Director will offer a Director’s Interpretation that a design deviation is not necessary because the pedestrian-oriented Wall Street is providing plaza space. Please see attached.*

## Topics of Discussion

The DRB should continue to reference the Downtown Design Guidelines when reviewing the proposal and making a recommendation on the design. Suggested topics for discussion are as follows:

- 1. Changes to the design since the Collaborative Workshop/Program Review including responses to the Design Review Board recommendations, September 28, 2016 and staff report, September 19, 2016 (attached).

2. The proposed skywalk design with consideration for the variance from height and slope requirements, as well as street access requirements.
3. Has the applicant shown that the proposal meets the decision criteria for the proposed design deviation from the standard 2' grid sidewalk pattern within the clear walking path? Please see [Section 17C.124.230 Structure Setbacks, Sidewalks, and Street Trees](#).
4. Has the applicant shown that the proposal meets each of the decision criteria for each requested design departure from the Requirements (R) and Presumptions (P) contained in the Downtown Design Standards listed in Spokane Municipal Code sections below?
  - a. [Section 17C.124.510 Windows – Building Design \(R\)](#)
  - b. [Section 17C.124.520 Base/Middle/Top – Building Design \(P\)](#)
  - c. [Section 17C.124.560 Roof Expression – Building Design \(P\)](#)

**[Section 17G.030.040 Decision Criteria](#)**

The decision criteria for a design departure are provided below.

- A. Has the applicant’s design team thoroughly examined how the Requirement (R) and/or Presumption (P) could be applied as written?
- B. Does the proposal meet the intent and the general direction set forth by the Requirement (R) and/or Presumption (P) as written?
- C. Is the specific change superior in design quality to that potentially achieved by the Requirement (R) and/or Presumption (P) as written?
- D. Is the departure necessary to better address aspects of the site or its surroundings?
- E. Is the proposed departure part of an overall, thoughtful and comprehensive approach to the design of the project as a whole?
- F. Has the applicant responded to the optional Considerations (C), if any, found within the design guideline? Including Considerations may assist in gaining acceptance for the plan.

Additional decision criteria for overcoming a Presumption are under [Section 17C.124.015.B Design Standards Administration](#).

## 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 Planning and Development Services.

## Policy Basis

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

## DESIGN REVIEW BOARD

## Macy's Building

1 - Program Review/Collaborative Workshop

September 29, 2016



**From :**  
**Design Review Board**  
 Austin Dickey, DRB Chair

c/o Julie Neff, DRB Secretary  
 Planning & Development  
 808 W. Spokane Falls Blvd.  
 Spokane, WA 99201

**To :**  
 Chad Schmidt, NAC Architecture  
 Doug Yost, 600 Main, Inc.

**CC :**  
 Lisa Key, Planning Director  
 Tami Palmquist, Current Planning Manager  
 Ali Brast, Current Planner

**Based on review of the materials submitted by the applicant and discussion during the September 28, 2016 workshop, the Design Review Board recommends the following:**

- Continue development considering the comments that were raised in the staff report.

**NEIGHBORHOOD**

- The board finds the slope and profile of the skywalk as presented acceptable, provided that it meets ADA requirements. We encourage the applicant to look at the location and the interaction with the Bennett Block and Macy's Building to minimize impacts on historic facades (per DT Design Guideline D-3) and pursue a design that is as transparent as possible.

**SITE**

- Applicant to clarify how the intent of D-7 design for personal safety and security will be achieved along the alley.

**BUILDING**

- We encourage the applicant to strive to meet the intent of the glazing requirements under 17C.124.510 and better clarify the percentages of display and clear vision glass.
- Continue development of the street level facades to reinforce attributes of the immediate area per B-3 and to provide active facades per C-3.

Austin Dickey, Chair, Design Review Board

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

# Macy's Building

## 1 - COLLABORATIVE WORKSHOP/PROGRAM REVIEW

Design Review Staff Report

September 19, 2016



### Staff

Julie Neff, DRB Secretary  
Ali Brast, Current Planning

Planning & Development Services Department

### Applicants

Chad Schmidt, NAC Architecture  
Doug Yost, 600 Main, Inc.

## Meeting Goals

At the September 28, 2016 Design Review Board (DRB) Program Review and Collaborative Workshop meeting, the DRB should:

- Determine how adopted plans and policy including the Downtown Plan, Downtown Design Guidelines, and Comprehensive Plan affect or pertain to the proposed project,
- Identify opportunities for design modifications as appropriate to maintain consistency with adopted plans and policy and respond to public comment, and
- Identify Downtown Design Guidelines of highest priority.

## 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

SMC [Section 17G.040.020](#) **Development and Applications Subject to Design Review** includes skywalk applications over a public right of way and modifications of more than twenty-five percent (at minimum three hundred square feet) of a building façade visible from an adjacent street in a downtown zone.

### Recommendations

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

## Project Description

Please see applicant's submittal information. Additional clarification from the applicant team was received by e-mail and is copied below.

**Staff Request:** Information on the "design evolution" per the submittal checklist.

**Applicant's response:** *I have attached a PDF file that offers snapshots of the building development. With regards to the skywalks, the narrative in the summary provides the best description as to why it is necessary to affect the skywalks. We are still developing the character of the skywalk and look forward to your feedback regarding the challenges presented in the application.*

*We'd like to offer a few additional comments:*

- 1) Simply rebuilding the Howard St skywalk in its current position and raising its landing at the Macy's corner to meet the new second floor level would not resolve the issue of its applied massing to the corner of the building, which we view as a detriment to establishing clarity to the massing of the building base and establishing a clear retail identity at the corner.*
- 2) We did explore maintaining the connection of the skywalk at the Bennett Block (BB) corner and pivoting the span from there to a landing site on the Macy's building about 40' north of its SE corner. The yellow scalloped roof of the skywalks is a very distinct character and geometry that, in the end, was not gracefully adaptable to a coherent resolution at the BB corner.*
- 3) This lead to the current proposal, which is to end the Parkade to BB span at the BB corner in a simplified manner consistent with similar conditions elsewhere where its scalloped roof occurs (so as not to create another design vocabulary which would result if point #2 were executed); then create a separate skywalk with new character that blends and is malleable in its response to both the BB and the new architectural expression of this project across the street. This is made possible by the fact there is a corridor at the second level of the BB along its Howard St. frontage. We see this as a leveraged advantage to the BB as well as the entire skywalk system. Directing skywalk pedestrians through the BB rather than briefly landing at a set of doors at its corner further integrates it into the overall skywalk system and allows its second floor to be marketed as retail space - potentially adding more vitality to this region of the skywalk system. (9/12/16)*

**Staff Request:** Will any departures from code design standards be requested?

**Applicant's response:** *We do intend to satisfy and address the listed standards with this project.*

*The one certain design departure will be "Plazas and Other Open Spaces". The existing structure fills the lot to the property lines and it is not feasible to subtract from the structure to provide the approx. 2,700sf of open space, interior to the property line, that would be required to satisfy this standard. We are committed to making the sidewalk environment as vibrant as possible; enriching the pedestrian experience by employing a mixture of paving materials, patterning, mobile planters and street furnishings. (9/12/16)*

*Meeting the glazing requirements we know will be a challenge given the expectations of retail clients for interior wall display area. We are therefore requesting a design departure from the glazing requirements. We ask that requirement for "clear vision glass allowing views into the interior" be reduced from 2 to 10 feet and 10 to 40 feet above the ground. Since negotiation with retailers in on-going and the building design is still evolving, we don't yet know the percentage of clear glass we are proposing, but feel that 15% on the ground floor and 10% on the second floor might be appropriate. (9/19/16)*

## Location & Context

The site is located on Main Avenue between Wall and Howard Streets in the central retail area of Downtown and is within the boundaries of the Riverside Neighborhood Council.

## Character Assets

Additional information on each of these streets is included in Fast Forward Spokane – the Downtown Plan Update.

**Wall Street** is a non-traditional street that serves as a pedestrian mall and plaza space, and is an important link for pedestrians and bicyclists between Riverfront Park and the Downtown Core. The street is currently being rebuilt to maintain an emphasis on pedestrians and the ability to be closed for special events. This street will greatly benefit from an adjacent residential use as new residents may appreciate Wall as an outdoor living area.

**Main Avenue** is an important east-west retail thoroughfare from the University District through the downtown core. The street features 20-foot-wide sidewalks and carries a bike lane and three vehicular lanes travelling in one direction (eastbound). The Chase office building, Crescent Building and the Parkade are located across Main Avenue to the South. These buildings include street-level retail.

**Howard Street** is a primary pedestrian spine linking Downtown Spokane and the North Bank through Riverfront Park. This section of Howard Street has a relatively small scale, traditional, storefront character. The Rotary Fountain provides a visual terminus that helps define and enclose the street.

## Regulatory Analysis

### Zoning Code Requirements

As a courtesy, some code requirements applicable to the project and potentially relevant to this review are listed below. This list of applicable code requirements is not complete. The applicant will be expected to meet zoning code requirements at the time of permitting and should contact Current Planning staff with any questions about these requirements.

**Recommendations of the Design Review Board must be consistent with adopted regulations.** The DRB may not waive any code requirements.

**The site is zoned Downtown Core (DTC).**

### **Section 17C.124.030 Characteristics of Downtown Zones**

The downtown core zoning category is applied to the core area of the downtown. The DTC zone allows the most intensive building height and massing within the downtown and the City.

### **Section 17C.124.035 Characteristics of Downtown Complete Street Designations**

#### **Type I – Community Activity Street.**

Main Avenue, Howard Street and Wall Street are designated Type I Complete Streets (Community Activity Streets). Type I streets are slow, two-way streets with wide, well-maintained sidewalks and pedestrian amenities to encourage strolling, walking, and shopping.

**Section 17C.124.500 Design Standards Implementation. 17C.124.230 Structure Setbacks, Sidewalks, and Street Trees.** Sidewalks are required to be constructed and shall consist of a clear walking path at least seven feet wide (in addition to a minimum five-foot wide pedestrian buffer zone and planting zone for street trees). Part of the sidewalk may be located on private property. For sidewalks fourteen feet or wider the minimum clear distance is eight feet; for sidewalks with a width less than twelve feet the minimum clear distance is six feet. Within the clear walking path sidewalk paving material shall be concrete, two-foot grid, standard sidewalk color, and float finish.

## **Title 12 Public Ways and Property**

### **Chapter 12.02 Obstruction, Encroachment of Public Ways**

#### **Article III. Skywalks**

##### **Section 12.02.0424 Evaluation by Hearing Examiner**

The application is evaluated by the hearing examiner in accord with standards and criteria set forth in this article and [chapter 11.02 SMC](#). The hearing examiner may impose such additional conditions or grant such exceptions to this article as the examiner deems appropriate, consistent with the policy and purpose of this article. However, if exceptions to the standards set forth in this article are granted by the hearing examiner, they may be granted only pursuant to recommendations made by the design review board.

#### Staff Notes:

1. Because the skywalk is unable to meet the 1-percent maximum slope in façade and because the interior is taller than 14ft in height as required in SMC 12.02.0460) a variance will be required, which is processed as a Type III application.
2. The skywalk between over Wall St has an existing agreement between the City and the property owner. Because this skywalk will be rebuilt in generally the same location, and because SMC 12.02.0476 states that *no more than one permit for a pedestrian skywalk should be granted in any one block of street frontage*, a new skywalk permit will not be required, but the agreement will need to be amended and modernized. This amendment process can also act as the required permit renewal.
3. Similarly, because SMC 12.02.0476 states that *no more than one permit for a pedestrian skywalk should be granted in any one block of street frontage*, the skywalk between Macy's and the Bennett Block will require an amendment to the existing agreement, rather than applying for a new skywalk permit.

#### Zoning Code Downtown Design Standards

##### **Section 17C.124.500 Design Standards Implementation:**

The design standards and guidelines found in SMC [SMC 17C.124.500 through SMC 17C.124.590](#) follow [SMC 17C.124.015](#), Design Standards Administration. All projects must address the pertinent design standards and guidelines. Design standards are in the form of Requirements (R), Presumptions (P), and Considerations (C). Regardless of which term is used, an applicant must address each guideline. The City will expect to see how the design of a project has responded to every one of the guidelines.

The applicant may request a departure from the design standards followed by an (R), (P), or (C) by notifying the Current Planning Section of the Planning Department. Please see [chapter 17G.030 SMC](#), **Design Departures**. The applicants should notify Current Planning staff as soon as possible if they will request a design departure from any of the following requirements as the departure process would require a Type II Conditional Use Permit, which is a 120 day process, and a recommendation from the DRB.

[Section 17C.124.500](#) Design Standards Implementation

[Section 17C.124.510](#) Windows – Building Design

[Section 17C.124.520](#) Base/Middle/Top – Building Design

[Section 17C.124.530](#) Articulation – Building Design

[Section 17C.124.540](#) Prominent Entrance – Building Design

[Section 17C.124.550](#) Ground Level Details – Building Design

[Section 17C.124.560](#) Roof Expression – Building Design

[Section 17C.124.570](#) Treating Blank Walls – Building Design

[Section 17C.124.580](#) Plazas and Other Open Spaces

[Section 17C.124.590](#) Treatment of Blank Walls on Tall Buildings – Building Design

[Section 17C.230.310](#) Exterior Design of Parking Structures – Building Design

## **Chapter 17G.030 Design Departures, Section 17G.030.040 Decision Criteria**

The decision criteria for a design departure are provided below.

- A. Has the applicant's design team thoroughly examined how the Requirement (R) and/or Presumption (P) could be applied as written?
- B. Does the proposal meet the intent and the general direction set forth by the Requirement (R) and/or Presumption (P) as written?
- C. Is the specific change superior in design quality to that potentially achieved by the Requirement (R) and/or Presumption (P) as written?  
Is the departure necessary to better address aspects of the site or its surroundings?
- D. Is the proposed departure part of an overall, thoughtful and comprehensive approach to the design of the project as a whole?
- E. Has the applicant responded to the optional Considerations (C), if any, found within the design guideline? Including Considerations may assist in gaining acceptance for the plan.

## City of Spokane Comprehensive Plan

<https://static.spokanecity.org/documents/planning/2012/01/comprehensive-plan-revised-edition.pdf>

### **LU 2 PUBLIC REALM ENHANCEMENT**

Goal: Encourage the enhancement of the public realm.

#### **LU 2.1 Public Realm Features**

*Encourage features that improve the appearance of development, paying attention to how projects function to encourage social interaction and relate to and enhance the surrounding urban and natural environment.*

#### **TR 1.1 Transportation Priorities**

*Make transportation decisions based on prioritizing the needs of people as follows:*

- *Design transportation systems that protect and serve the pedestrian first.*
- *Next, consider the needs of those who use public transportation and non-motorized transportation modes;*
- *Then consider the needs of automobile users after the two groups above.*

### **DP 3 FUNCTION AND APPEARANCE**

Goal: Use design to improve how development relates to and functions within its surrounding environment.

#### **DP 5 DOWNTOWN CENTER VIABILITY**

Goal: Create a vital, livable downtown by maintaining it as the region's economic and cultural center, and preserving and reinforcing its historic and distinctly urban character.

##### **DP 5.2 Street Life**

*Promote actions designed to increase pedestrian use of streets, especially downtown, thereby creating a healthy street life in commercial areas.*

##### **DP 6.3 Transit and Pedestrian-Oriented Development**

*Encourage attractive transit and pedestrian-oriented development.*

**NE 5.6 Barrier Free Environments** – *Create barrier free walking and bicycling environments throughout the city in order to make alternative transportation a viable option.*

## Fast Forward Spokane: Downtown Plan Update

<https://static.spokanecity.org/documents/business/resources/compplan/subarea/fast-forward-downtown-plan-update.pdf>

### **Macy's Building – Chapter 4 Strategy Framework (p. 88)**

The Macy's Building Site is identified as a private opportunity site in Fast Forward Spokane, the Downtown Plan Update. The plan notes that the site is relatively underutilized for its size and location.



### **Wall Street Pedestrian Zone Conversion – Chapter 5 Downtown Strategies (p. 106)**

2.12 Allow automobile access to the existing pedestrian mall along Wall Street. Continue to prioritize the pedestrian with distinct signage, additional public art, and other pedestrian amenities. Use removable bollards to restrict traffic to accommodate live entertainment and other events that activate the street. Coordinate designs with transit improvements at the STA Plaza.

### **Howard Street “String of Pearls” – Chapter 3 Vision, Goals and Concept (p. 66)**

Howard Street will be the “string” that links the “pearls” of Downtown, including the North Bank, the Arena, Riverfront Park, the Downtown retail core, Medical District, and the South Hill. It will be a pedestrian corridor, with amenities such as landscaping, wide sidewalks, street furniture, public art, outdoor restaurants, and improved sidewalk/building interfaces.

### **Howard Street Link – Chapter 6 District Strategies (p. 136)**

1.28 Improve north and south entries to the park along the Howard Street corridor with active uses that attract people to the park. Develop a strong functional and visual link along Howard Street between the commercial sports and entertainment recreational uses in the North Bank area and the Downtown Core. Draw pedestrians from one space to the next by strategically siting major attractions along Howard Street with view corridors revealing the next attraction.

1.31 Orient buildings and activities to enhance the Howard Street corridor.

### **Map 5.2 Open Space Network – Chapter 5 Downtown Strategies (p. 103)**

**Main Avenue** is envisioned as the primary pedestrian link between the downtown retail core and the University District.

### **Alleys – Chapter 2 Background and Context (p. 48)**

Community members and property owners have embraced the unique opportunity offered by Downtown Spokane’s many alleys. For example, Railroad Alley in the West End has been activated with commercial spaces and housing. Other alleys within the Downtown Core are actively maintained and utilized as outdoor restaurant seating. The scale of Spokane’s alleys provides an extra dimension to the transportation and public space network within Downtown and should be explored further as a pedestrian network.

### **Skywalk System**

#### **Skywalks – Chapter 2 Background and Context (p. 47)**

Downtown Spokane is served by a 15-block system of skywalks. While they provide comfortable pedestrian connections during cold or inclement weather, they also reduce street-level activity and create a visual obstruction.

#### **Skywalk Improvements - Chapter 3 Vision, Goals and Concept (p. 67)**

Improved connections from the skywalks to the street level and parking ramps will enhance the overall system for both shoppers and employees.

#### **Skywalk Improvements – Chapter 5 Downtown Strategies (p. 102)**

##### ***Concentrate Skywalks***

1.6 Concentrate skywalks as functional links in the Downtown Retail Core, strengthening the connections between activities in the retail core by expanding or possibly removing skywalks where appropriate, and providing incentives for property owners through the design review process to remove or expand skywalks.

Maintain and enhance existing skywalks of functional importance. Consider the removal of existing skywalks that are not well utilized and have a negative impact on the aesthetics of connected buildings within the context of a Skywalk Master Plan.

New additions to the skywalk system should improve overall connectivity of the existing system, including connections to parking areas. Skywalks should not detract from building design and should not be added to historic buildings.

### ***Skywalk Design – Improved Street Linkages***

1.7 Orient skywalks to the street level by improving the visual and functional connection of skywalks to the street. Provide incentives for property owners to upgrade and improve the general appearance of their skywalks.

### **Skywalk System Coordination**

1.8 Improve signage and develop brochures to guide skywalk users. Address other problems such as locked doors, hours of use, and lack of system coordination.

## Downtown Design Guidelines

<https://static.spokanecity.org/documents/projects/divisiongateway/2010-downtown-design-guidelines.pdf>

The Downtown Design Guidelines must be followed per **Section 17C.124.500 Design Standards Implementation**. While other adopted codes, plans and polices listed in this staff report may be referenced during design review, the **Downtown Design Guidelines** are the primary tool utilized by the board when reviewing projects in the downtown.

### **The three overarching principles supported throughout the guidelines are:**

- 1. Contextual Fit**
- 2. Pedestrian Friendly Streets**
- 3. Sustainability**

## Topics for Discussion

Staff suggests the DRB and applicants consider the following points intended to address the Downtown Design Guidelines during the Collaborative Workshop and when developing the design. However, the DRB may determine during the meeting that these, or other design guidelines, are of highest priority for this project.

### **Neighborhood or Downtown District**

- 1. Skyline.** The Macy's building stands as tall, or taller, than the majority of surrounding buildings. As the design is further developed, it may be helpful to review the adopted design standards and guidelines intended to enhance Spokane's skyline.

*Please see Downtown design Guideline A-2 Enhance the Skyline (p. 13)*

- 2. Design response to the character of surrounding street corridors.**

The Downtown Design Guidelines note the importance of taking design cues from the area's character defining attributes. The surrounding streets, Wall, Howard and Main, each have a distinct character and function that may help inform the design for the sidewalks and street level facades.

*Please see Downtown Design Guidelines A-1 Respond to the Physical Environment (p. 12), B-1 Respond to Neighborhood Context (p. 16), B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area (p. 18).*

## Site

- 3. Plazas and Other Open Spaces.** The applicants have indicated they will seek a design departure from [Section 17C.124.580 Plazas and Other Open Spaces](#). The purpose of this section is *to provide a pedestrian-friendly environment by creating a variety of usable and interesting open spaces within private development*. In preparation for the Recommendation Meeting, the applicants would be encouraged to review the decision criteria and consider other creative opportunities to meet the purpose.

*Please see Downtown Design Guidelines D-1 Provide Inviting and Useable Open Space (p. 30) and D-2 Enhance the Building with Landscaping (p. 32).*

- 4. Alley.** The alley entrances off Howard and Wall may present opportunities to enhance the site.

*Please see Downtown Design Guidelines C-6 Develop the Alley Façade (p. 27).*

- 5. Driveway.** The proposed driveway entrance on Howard should consider the surrounding streetscape character and emphasize the pedestrian. Design guideline E-1 suggests options for improving pedestrian safety and comfort such as special paving on the driveway, audible signals, warning lights, mirrors and plantings to move pedestrians away from garage entries.

*Please see Downtown Design Guidelines E-1 Minimize Curb Cut Impacts (p.42) and E-2 Integrate Parking Facilities (p. 44).*

## Building

- 6. Building Entrances.** The Downtown Design Guidelines suggest design strategies for enhancing pedestrian entrances. Given the proposed removal of the staircases between the skywalk and sidewalk, it will be important to consider how the building entrances will be designed to help orient visitors to skywalk connections within the building. How will residents typically enter and exit the building?

*Please see Downtown Design Guideline C-4 Reinforce Building Entries (p. 25).*

- 7. Street Level Building Façade.** The applicants have indicated they will seek a design departure from [Section 17C.124.510 Windows – Building Design](#). The glazing requirement for ground floor facades is 60% between 2 and 10 feet and 40% between 10 and 40 feet. The purpose of this section is *to provide a pleasant, rich, and diverse pedestrian-friendly experience by connecting activities occurring within a structure to adjacent sidewalk areas; encourage observation or viewing opportunities by restricting fortress-like facades at street level; and avoid a monotonous pedestrian environment*. In preparation for the Recommendation Meeting, the applicants are encouraged to review the decision criteria and consider other creative opportunities to meet the purpose.

*Please see Downtown Design Guideline C-1 Promote Pedestrian Interaction (p. 22) and C-3 Provide Active Facades (p. 24).*

- 8. Skywalk Design.** Will connections to adjacent building facades be located such that the design character of these structures will be maintained? How might the skywalk materials, detailing, and treatment compliment the adjacent structures? Would there be merit to designing the new skywalks so they appear generally level from the street and frame streetscape views?

*Please see Downtown Design Guideline B-4 Design a Well-Proportioned and Unified Building (p. 19).*

## 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 Planning and Development Services.

## Policy Basis

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