SPOKANE	Desi	ign Review Board September 12, 2018 5:30-7:00 PM City Council Briefing Center
тн	MES GIVEN ARE AN ESTIMATE AND ARE SUBJECT	T TO CHANGE
	Board Briefing Session:	
5:30 - 5:35	 Chair Report Secretary Report 	Steven Meek Dean Gunderson
	Board Business:	
5:35 – 5:40	 3) Approve the <u>August 22nd meeting minutes</u>. 4) Old Business 5) New Business 6) Changes to the agenda? 	Steven Meek
	Workshop:	
5:40 – 7:00	7) <u>Collaborative Workshop for McDonalds 517 W 3rd Avenue</u>	Dean Gunderson
	Adjournment:	
The next Desig	n Review Board meeting is scheduled for September 26, 2018.	

The password for City of Spokane Guest Wireless access has been changed: Username: COS Guest Password: 3cA7xTtD

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 Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or <u>jjackson@spokanecity.org</u>. Persons who are deaf or hard of hearing may contact Human Resources 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

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

Board Briefing

- Chair Report Chair gives a report.
- Secretary Report Sr. Urban Designer gives a report.

Board Business

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

Board Workshop

- 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.
- Chair asks for a staff report.

Staff Report

• Staff report on the item, giving findings of fact. Presentation will be kept to 5-10 minutes.

Applicant Presentation

• Chair invites the applicant(s) to sit at the table and invites the applicant to introduce the project team and make a 10-15 minute presentation on the project.

Public Comment*

- 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.
- 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

• Chair may request clarification on comments.

Design Review Board Discussion

- Chair will ask the applicants whether they wish to respond to any public comments, after their response (if any) they are to return to their seats in the audience.
- The Chair will formally close public comments.
- 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

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

Design Review Board Follow-up

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

<u>Other</u>

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

<u>Adjourn</u>

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

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Design Review Board - Meeting Minutes

August 22, 2018

Meeting called to order at 5:30 PM

<u>Attendance</u>

- Board Members Present: Steven Meek Chair, Dave Buescher Vice-Chair, Alex Maxwell, Ted Teske, Charlene Kay, Kathy Lang (CA Liaison), Ryan Leong, Anne Hanenburg
- Board Members Not Present: None (note: Charlene Kay and Kathy Lang arrived after vote to approve Minutes)
- Quorum present: Yes
- Staff Present: Dean Gunderson

Briefing Session:

- **1.** Chair Report: No report.
- 2. Secretary Report: Status on joint meeting of the PC/DRB was discussed.
- **3.** Approval of Minutes: Motion to approve meeting minutes for August 8, 2018, made by Dave, seconded by Alex. Approved unanimously, 5/0. (Anne abstained, Charlene Kay and Kathy Lang arrived after the vote the approve Minutes)
- 4. Old Business: None.
- 5. New Business: None.
- 6. Changes to the Agenda: None.

Workshop:

- 7. Collaborative Workshop for Southeast Sports Complex:
 - Staff report: Dean Gunderson; Planning & Development
 - Public Comment: Isolde Whichelow, Philip Helean, William Bell, and Dan Dunnigan addressed the board. Four emails that were received were also presented.
 - Applicant Report: Jeff Stiltz, Mike Terrell Landscape Architecture
 - Questions asked and answered

Motion to approve Advisory Action made by Alex, seconded by Anne. Approved unanimously 8/0.

Meeting adjourned at 8:07 p.m.

Next Design Review Board meeting is scheduled for September 12, 2018

1 - Program Review/Collaborative Workshop

Design Review Staff Report



S t a f f : Dean Gunderson, Sr. Urban Designer

Planning & Development Services Department

FILE NO.DRB 1822

September 7, 2018

A p p l i c a n t s : Amanda Martin PM Design Group

Owner: McDonalds Corp N 517 W 3rd Ave Spokane, WA 99201

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;

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.
 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

Under SMC <u>Section 17G.040.020</u> Design Review Board Authority, all projects located within the Downtown Perimeter Review Threshold area that propose modifications of more than twenty-five percent of a building façade visible from an adjacent street are subject to Design Review. Recommendations of the Design Review Board must be consistent with regulatory requirements per <u>Section 17G.040.080</u> Design Review Board

Recommendations.

Recommendations of the Design Review Board will be forwarded to the Planning Director.

Project Description

Please see applicant's submittal information. The project consists of a remodel of an existing McDonald's Restaurant: which includes: façade, roof, and site modifications along with miscellaneous interior renovations. The applicant has not proposed building any addition to the existing building.

The applicant is not requesting a Design Departure from any applicable Design Standards contained in the Downtown Zone though, since no addition is proposed, the building and site appear to meet the definition for a legal Nonconforming Situation.

Location & Context

The project is located at the SEC of the intersection of S. Howard Street & W. 3rd Avenue (immediately north of the I-90 viaduct), addressed 517 W 3rd Avenue. The development is located within the Riverside Neighborhood Council, and is located one block north of Lewis and Clark High School. The southern portion of the development's parking lot improvements are constructed in an easement on land owned by the Washington Department of Transportation (for the I-90 viaduct). These improvements are separated from the under-viaduct parking lot by an 8'-wide landscape strip and cast-in-place & decorative masonry block screen wall.

As a corner lot, the site fronts both a Type I Community Activity Complete Street (Howard Street) and a Type III City-Regional Connector Complete Street (3rd Avenue). The Characteristics of the applicable Complete Streets are:

Type I Community Activity Complete Street (S Howard Street)

These streets are slow, two-way streets with wide, well-maintained sidewalks and pedestrian amenities to encourage strolling, walking, and shopping.

Type III City-Regional Connector (W 3rd Avenue)

These streets move auto traffic through downtown and provide connections to the rest of the City and region. These attractive, landscaped arterials are to be improved with street trees, sufficient sidewalks for pedestrian circulation and pedestrian buffer areas, and safe pedestrian crossings.

Spokane Transit Authority's Route 165 (Cheney Express) runs along the site's 3rd Avenue frontage, and STA's Route 44 bus runs one block to the east of the site on Stevens Street. The closest bus stop is located approximately one block to the southeast at the NWC of 4th Avenue and Stevens Street.

The project is subject to the policies from the *Fast Forward Spokane: Downtown Plan* and the plan's implementation elements of the <u>Downtown Design Guidelines</u>, and the code-mandated terms of the Downtown's <u>Design Standards</u>.



Character Assets

While the property is not located within any existing Character Area, nor within any Historic District, it is located across 3rd Avenue from the historic First Methodist Episcopal Church (built 1905, currently housing the New Community church and Shalom Ministry). Additionally, eighteen historic properties are located with a ¼-mile of the subject parcel.

Regulatory Analysis

Zoning Code Requirements

The parcel is zoned Downtown – South (DTS). The applicant will be expected to meet zoning code requirements. Applicants 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 project has not gone through the pre-development process with the city, rather it was initially being processed by Development Services as an interior tenant improvement project. The applicant's submittal of the exterior elevations indicated that more than 25% of the elevation was being modified; which is the DRB trigger for review in this zone.

Downtown Design Standards

Design standards in the code appear in the form of Requirements (R), Presumptions (P), and Considerations (C). Upon request of the applicant, the board may offer some flexibility from certain eligible code "design standards" if the board recommends that the proposed solution is equal or better than what is required, and still meets the purpose of the standard.

Section 17C.124.500 Design Standards Implementation:

The design standards and guidelines found in SMC 17C.124.510 through SMC 17C.124.590 follow <u>SMC</u> <u>17C.124.015</u>, 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. An applicant may seek relief through <u>chapter 17G.030 SMC</u>, Design Departures, for those eligible standards and guidelines contained in the zoning code.

While certain exemptions for compliance are afforded developments operating under a legal Nonconforming Situation, the following Design Standard does not appear to be fully addressed:

SMC 17C.124.510 Windows – Building Design

In the DTS Zone, the portion of the ground floor façade facing Howard Street (a Type I Community Activity Complete Street) located within 60' of the street is required to be composed of 60% clear vision glass (allowing views into the interior of the building). Up to one half of this glazing requirement can be met with display windows. A 30'-6" long portion of the Howard Street ground floor façade rests within 60' of the street, and would be subject to the Complete Street Window Standards. This would require 18'-4" of windows (9'-2" of which can be display windows).

The applicant is not proposing any windows on this portion of the façade (this portion of the building is occupied by the facility's kitchen and Women's restroom).

City of Spokane Comprehensive Plan

Comprehensive Plan link

LU 2 PUBLIC REALM ENHANCEMENT

Goal: Encourage the enhancement of the public realm.

• LU 2.1 Public Realm Features

Policy: 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.

• LU 2.2 Performance Standards

Policy: Employ performance and design standards with sufficient flexibility and appropriate incentives to ensure that development is compatible with surrounding land uses.

LU 4 TRANSPORATION

Goal: Promote a network of safe and cost effective transportation alternatives, including transit, carpooling, bicycling, pedestrian-oriented environments, and more efficient use of the automobile, to recognize the relationship between land use and transportation

• LU 4.1 Land Use and Transportation

Policy: Coordinate land use and transportation planning to result in an efficient pattern of development that supports alternative transportation modes consistent with the Transportation Chapter, and makes significant progress toward reducing sprawl, traffic congestion, and air pollution.

LU 5 DEVELOPMENT CHARACTER

Goal: Promote development in a manner that is attractive, complementary, and compatible with other land uses.

• LU 5.1 Built and Natural Environment

Policy: Ensure that developments are sensitive to the built and natural environment (for example, air and water quality, noise, traffic congestion, and public utilities and services), by providing adequate impact mitigation to maintain and enhance quality of life.

• LU 5.5 Compatible Development

Policy Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.

TR GOAL E: RESPECT NATURAL & COMMUNITY ASSETS

Protect natural, community, and neighborhood assets to create and connect places where people live their daily lives in a safe and healthy environment.

• TR 2 Transportation Supporting Land Use

Policy: Maintain an interconnected system of facilities that allows travel on multiple routes by multiple modes, balancing access, mobility and place-making functions with consideration and alignment with the existing and planned land use context of each corridor and major street segment.

• TR 6 Commercial Center Access

Policy: Improve multi-modal transportation options to and within designated district centers, neighborhood centers, employment centers, corridors, and downtown as the regional center.

• TR 15 Activation

Policy: Build great streetscapes and activate public spaces in the right-of-way to promote economic vitality and a sense of place, with a focus on the designated Centers and Corridors identified in the Land Use chapter.

DP 1 PRIDE AND IDENTITY

Goal: Enhance and improve Spokane's visual identity and community pride.

• DP 1.1 Landmark Structures, Buildings, and Sites

Policy: Recognize and preserve unique or outstanding landmark structures, buildings, and sites.

• DP 1.3 Significant Views and Vistas

Policy: Identify and maintain significant views, vistas, and viewpoints, and protect them by establishing appropriate development regulations for nearby undeveloped properties.

DP 2 URBAN DESIGN

Goal: Design new construction to support desirable behaviors and create a positive perception of Spokane.

• DP 2.6 Building and Site Design

Policy: Ensure that a particular development is thoughtful in design, improves the quality and characteristics of the immediate neighborhood, responds to the site's unique features - including topography, hydrology, and microclimate - and considers intensity of use.

• DP 2.12 Infill Development

Policy: Encourage infill construction and area redevelopment that complement and reinforce positive commercial and residential character.

• DP 2.15 Urban Trees and Landscape Areas

Policy: Maintain, improve, and increase the number of street trees and planted areas in the urban environment.

• DP 2.16 On-Premises Advertising

Policy: Ensure that on-premises business signs are of a size, number, quality, and style to provide identification of the business they support while contributing a positive visual character to the community.

• DP 2.21 Lighting

Policy: Maximize the potential for lighting to create the desired character in individual areas while controlling display, flood and direct lighting installations so as to not directly and unintentionally illuminate, or create glare visible from adjacent properties, residential zones or public right-of-way.

DP 4 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 4.2 Street Life

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

• DP 4.3 Downtown Services

Policy: Support development efforts that increase the availability of daily needed services in downtown Spokane.

N 1 THE DOWNTOWN NEIGHBORHOOD

Goal: Recognize downtown Spokane as the primary economic and cultural center of the region and improve its viability as a desirable neighborhood in which to live and conduct business.

• N 1.1 Downtown Development

Policy: Develop downtown Spokane as the primary economic and cultural center of the region and provide a variety of housing, recreation, and daily service opportunities that attract and retain neighborhood residents.

Downtown Design Guidelines

Guidelines PDF Link Here

A-1 Respond to the Physical Environment

Each building site lies within a larger physical context having a variety of distinct features and characteristics to which the site planning and building design should respond. Develop a site and building design concept that responds to Spokane's regional character; a city located at the intersection of the Rockies and the Palouse.

B-1 Respond to the Neighborhood Context

Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area

Consider the character defining attributes of the immediate neighborhood and reinforce the desirable patterns, massing arrangements and streetscape characteristics of nearby and noteworthy development.

B-5 Explore Opportunities for Building "Green"

Promote "green" buildings by choosing sustainable design practices whenever possible.

C-1 Promote Pedestrian Interaction

The street level of a building should be designed to engage pedestrians. Spaces adjacent to the sidewalk should be open to the general public and appear safe and welcoming.

C-2 Design Facades at Many Scales

Design architectural features, fenestration patterns, and material compositions that refer to the human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation. The building façade should create and reinforce a "human scale" not only at the street level, but also as viewed from farther away.

C-3 Provide Active Facades

Buildings should not have large blank walls facing the street, especially near sidewalks.

D-1 Provide Inviting & Usable Open Space

Design public open spaces to promote a visually pleasing, healthy, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be emphasized.

D-2 Enhancing the Buildings with Landscaping

Enhance the building and site with generous landscaping which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.

D-3 Respect Historic Features that Define Spokane

Renovation, restoration and additions within Downtown should respect historic features.

D-4 Provide Elements that Define the Place

Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable "sense of place" associated with the building.

D-8 Create "Green Streets"

Enhance pedestrian environment and reduce adverse impacts on water resources and the microclimate by mimicking the natural hydrology of the region on the project site, and reducing the area of heat islands.

E-4 Design "Green" Parking

Design places for parking that mitigate automobile impacts to air, temperature, and water; and improve the City's visual and environmental quality.

Topics for Discussion

To address the Downtown Zone Design Standards, Comprehensive Plan Policies, and Downtown Design Guidelines listed in the staff report, staff would offer the following for consideration and discussion:

What opportunities exist to bring the site, adjacent public realm elements, and the building more into compliance with the sustainability recommendations of the Downtown Design Guidelines?

In March 2018, McDonalds Corporation became the first company in the world to address global climate change by setting a Science Based Target to significantly reduce greenhouse gas emissions. The company has also adopted reduction targets for US restaurants by 20% by the year 2020. In this light, how might the proposed renovation address the following guidelines?

- B-5 Explore Opportunities for Building "Green" Promote "green" buildings by choosing sustainable design practices whenever possible.
- D-8 Create "Green Streets" Enhance pedestrian environment and reduce adverse impacts on water resources and the microclimate by mimicking the natural hydrology of the region on the project site, and reducing the area of heat islands.
 - E-4 Design "Green" Parking
 Design places for parking that mitigate automobile impacts to air, temperature, and water; and
 improve the City's visual and environmental quality.

In addition to these guidelines, there are a number of Downtown Design Standards that the development would normally be subject to, if it were a new building or was proposing an addition that would trigger compliance. In such situations compliance to the following sustainability measures would become obligatory:

SMC 17C.210.090(E)(2) Nonconforming Development - Modification

- Landscape improvements for surface parking and exterior development areas.
- Sidewalks and other pedestrian circulation systems, as required in the base zone standards.
- Bicycle parking by upgrading existing racks and providing additional spaces in order to comply with SMC 17C.230.200, Bicycle Parking. Sites that do not have accessory surface parking are exempt from this standard.
- Interior parking lot landscaping.
- Landscaping in building setbacks.
- Minimum landscaped area (where land is not used for structures, parking or exterior improvements).
- Screening; and
- Paving of surface parking and exterior storage and display areas.

SMC 17C.124.230(D) - Street Trees

 Street trees must be installed and maintained by the adjacent property in all streets bordering development. Requirements for street trees and landscaping are stated in chapter <u>SMC 17C.200</u> <u>- Landscaping and Screening.</u>

The aforementioned standards also carry specific language addressing on-site vegetated stormwater facilities; which may be incorporated into the required on-site landscaping (bio-swales).

In regards to the provision of surface parking, if the building were new there could be no on-site surface parking located along the Howard Street frontage. Given that Howard Street is a Type I Community Activity Complete Street the presence of surface parking between the building and the street is considered detrimental to the type and kind of activity being encouraged.

Further, if the total repavement of the existing surface parking lot were to exceed 1,000 square feet, the project would be required to install the standard surface parking lot landscape screening (plantings and knee wall). The proposed repavement square footage totals 650 square feet (counting the Accessible Parking stalls/Loading Area, Accessible path, and Drive-thru Ordering Pad repavement), rising to 791

square feet counting the new Accessible sidewalk reconstruction leading from the 3rd Avenue sidewalk to the building's east entrance.

What opportunities exist to more fully integrate the site and building into the planned & expected public realm improvements along Howard Street?

The following guidelines provide direction on the treatment of the public realm along Howard Street (as a Type I Community Activity Complete Street):

- A-1 Respond to the Physical Environment Each building site lies within a larger physical context having a variety of distinct features and characteristics to which the site planning and building design should respond. Develop a site and building design concept that responds to Spokane's regional character; a city located at the intersection of the Rockies and the Palouse.
- B-1 Respond to the Neighborhood Context Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.
- B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area Consider the character defining attributes of the immediate neighborhood and reinforce the desirable patterns, massing arrangements and streetscape characteristics of nearby and noteworthy development.
- C-1 Promote Pedestrian Interaction The street level of a building should be designed to engage pedestrians. Spaces adjacent to the sidewalk should be open to the general public and appear safe and welcoming.
- D-4 Provide Elements that Define the Place Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable "sense of place" associated with the building.

Given that the facility is located directly under the I-90 Viaduct from the Lewis & Clark High School, and that there is a significant amount of pedestrian traffic along Howard Street (extending from the Howard Street Plaza on the school campus directly to this facility), special consideration should be given to improving the landscaping and streetscape improvements along the property's Howard Street frontage. It should be noted that there is currently a 6"-9" high curb located between the site and the back of sidewalk on Howard Street – that is, there is no accessible path from the Community Activity street's sidewalk (carrying significant pedestrian traffic to the restaurant) into the site.

What opportunities exist to mitigate the presence of a blank wall façade along Howard Street?

Even given the presence of the detrimental surface parking located between Howard Street and the building, the proposed façade renovation still leaves the entire portion of the facility located within 60' of the street as a blank wall. What can be done to mitigate the presence of this blank portion of façade and improve compliance with the following Design Guidelines?

- C-2 Design Facades at Many Scales
 Design architectural features, fenestration patterns, and material compositions that refer to the
 human activities contained within. Building facades should be composed of elements scaled to
 promote pedestrian comfort, safety, and orientation. The building façade should create and
 reinforce a "human scale" not only at the street level, but also as viewed from farther away.
- C-3 Provide Active Facades Buildings should not have large blank walls facing the street, especially near sidewalks.

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 Downtown Design Guidelines



Planning Services Department



Design Review

Standard Board Review Application

NAME OF PROJECT:							
McDonald's - Spokane 3rd MRP							
ADDRESS:							
517 W Third Ave, Spokane, WA							
TYPE OF PROJECT:							
 Public Project Shoreline Conditional Use Permit Skywalk Over Public ROW FEES:		Required by CBD Zones and Downtown Plan Design Departure					
Standard Board Review \$1275 (up to 3 meetings)		\$500 per additional meeting if necessary					
APPLICANT:							
Name: Amanda Martin - PM Design Group							
Address: 19401 40th Ave W, Suite 200, Lynnwood, WA 98036							
Phone (home): Phone (work): 425-967-8409							
Email address: amartin@pmdginc.com							
PROPERTY OWNER:							
Name: 3MR Restaurants Inc							
Address: 1821 W 5th Ave, Suite 106, Spokane, WA 9920	1-56	25					
Phone (home):	Ph	one (work): 425-967-8409					
Email address: amartin@pmdginc.com							
AGENT:							
Name: Amanda Martin - PM Design Group							
Address: 19401 40th Ave W, Suite 200, Lynnwood, WA 98036							
Phone (home):	Ph	one (work): 425-967-8409					
Email address: amartin@pmdginc.com							
DEDDESENTATIVE SIGNATUDE.		DATE:					

DEPARTMENT USE ONLY:

Submittal Date:

Accepted as Complete:

Design Review Committee Meeting Date:



Design Review

Standard Board Review Checklist

This checklist includes all of the required information for submitting a review with the Design Review Board. Applications will not be processed, and a Board workshop will not be scheduled, until all of the following information is submitted and determined "Counter Complete." Completed application and submittal materials are due <u>21 days in advance</u> of desired meeting date.

Step 1 Program Review/Collaborative Workshop

Materials Required: (1) Full sized scalable concept plan and (10) 11x17 sets of all required submittal materials.

Digital versions of materials are required; the preferred file types are .pdf and .jpg.

Written Project Summary

- Statement of development objectives. For example include building square footage and approximate number of residential units (if applicable).
- Describe design goals, site opportunities and constraints, site character, architectural character, and how the project fits within the local context.
- Note how the proposal addresses issues in the Comprehensive Plan and any other applicable design plans or guidelines; i.e. The Downtown Plan and Design Guidelines.
- Describe any proposed departures from design standards and note how the proposed alternatives are equal to or better than the standard.
- Description of Design Evolution. Describe what design alternatives have been explored, why choices have been made, and any limiting factors. This description can be written and/or graphic.

Context Analysis

- Vicinity Map. Note public viewpoints and major traffic corridors from which the site is visible.
- \square Photos of adjacent properties and streetscape(s) show both sides of street.
- Aerial photograph showing site and all surrounding properties within 200'.

On the graphics above identify pedestrian, bike and auto circulation patterns, zoning, topography, street names, any major building names, and surrounding development (including streetscape improvements such as overhead weather protection, bus stops, bicycle racks, landscaping, specialty paving, etc.).

Site Analysis

Scalable plan or preferably an aerial photo denoting existing conditions including topography, healthy trees, substantial vegetation, significant land forms, rock outcroppings, existing structures, curb line, streetscape improvements, above ground utilities, hydrants, or other prominent elements on or abutting the site.

Site photos

On the graphics above, identify <u>access</u> opportunities and constraints as well as important <u>views</u> to and from the site.

Concept

Concept plan (scalable). A generalized massing, bulk and orientation study of the proposed program elements and site access, preferably superimposed over an aerial photograph. <u>All required setbacks, and all elements required by zoning code such as street trees, sidewalks, required landscape areas, or parking requirements shall be shown on this plan.</u>

Standard Board Review Checklist

□ For proposed buildings over 150' height provide a graphic showing how the proposal will fit within Spokane's skyline. Perspective can be from either north or south of the City.

Not required, but always welcome:

- □ Rough sketches of concept alternatives.Axonometric or other 3-d drawing, models, or cross sections ideally showing surrounding context.
- □ Conceptual building elevations (scalable).

Step 2 Recommendation Meeting

Materials Required: (1) Full sized scalable site plan and (10) 11x17 sets of all required submittal materials

Digital versions of materials are required; the preferred file types are .pdf and .jpg.

Written Project Summary

- □ Note any changes to the project since the Collaborative Workshop.
- Describe how the project addresses the direction given by the DRB at the Collaborative Workshop.

Site Design

- □ Scalable Site Plan including bldg. footprints, hardscape, lighting, signage and streetscape elements.
- □ Planting Plan.
- □ Conceptual Grading Plan.
- Axonometric 3-D drawing or Site Cross Sections to show massing and spatial relationships between major site elements and all surrounding properties within 200' (bldgs., trees, berms, light standards, streets, etc.). Cross sections are preferred for projects on steep slopes.

Building Design

- □ Building Elevations full building.
- Building Elevations street level (first 3 to 4 floors) at ¼" = 1'-0" min.
- □ Schematic Floor Plans when/if germane to achieving a design objective.

Design Details

- □ Signage
- □ Lighting
- **C**olor, texture, pattern, materials, illustrations or submittals.

PM Design Group, Inc.



19401 40th Ave West, Suite 200 Lynnwood, WA 98036 P. 425-405-7752

August 24, 2018

Mr. Dean Gunderson, MCRP City of Spokane – Planning & Development Services 3rd Floor City Hall 808 W Spokane Falls Blvd Spokane, WA 99201

RE: Planning NREC Design Review for **McDonald's Remodel** 517 W Third Ave Spokane, WA PMDG JOB NO. MCD17235

Mr. Gunderson,

Please find below the Written Project Summary portion of the Planning Design Review for the McDonald's remodel in downtown Spokane.

The project in question is an existing McDonald's restaurant of approximately 3,780 square feet at the corner of Howard St and 3rd Ave. It has an existing, single-lane drive-thru and trash enclosure at the rear of the property. This remodel does not propose to add or subtract any buildings/enclosures, increase square footage, or alter the current boundaries of the site. There are no residential units at this property.

Our objective is to remodel the McDonald's to bring it up to current design/branding standards and ensure it complies with the latest ADA requirements both internal and external.

Design Goals include removing the mansard roof and heavy cornices in order to streamline and modernize the massing of the building. It exists in an urban, commercial context which we hope to accentuate with a subtle color scheme, metal canopies and enduring finishes such as cement plaster and tile. The current building is disproportionate and a "hodgepodge" of different materials, colors and directions. Our hope is to unify the building into a harmonious whole so the scale and facades become purposeful and well defined.

We will be using the Downtown Spokane Design Guidelines to inform our design and organize our intent. Some of the guidelines highlighted in our design include:

- B-2 Create Transitions in Scale
- B-3 Reinforcing the Urban Form
- B-4 A Well-Proportioned and Unified Building
- C-3 Provide Active Facades
- C-4 Reinforce Building Entries
- C-5 Overhead Weather Protection
- D-5 Appropriate Signage
- D-6 Appropriate Lighting
- D-7 Design for Safety and Security

We do not currently intend to depart from any of the design standards with our proposed work, however our site and building are existing with pre-determined elements such as glazing, entries and structure. We are attempting to accommodate these elements within our new skin for minimal disruption. This might lead to the need for a transparency departure, depending on how the initial workshop goes.

The Design/Branding standards McDonald's would like to apply to the building are known as Core 16 and were developed by McDonald's over a period of 2 years. The company felt that its stores were becoming dated and shopworn. The materials and colors clashed with surrounding neighborhoods while the overall massing felt squat and heavy, being located in areas that had rapidly grown. McDonald's has made a conscious choice to move away from the primary, 'kiddie' colors and towards a more mature palette. Its materials have also 'up-scaled' from plastics to metal, tile and cement panels. The Core 16 design brings in trellis and canopy elements to replace the eliminated mansard rooves with a lighter and brighter alternative. Likewise, lighting has been introduced around the entire perimeter of the store, ensuring that it is friendly and activated at any time of day. Cities now run 24/7 and McDonald's wants to respond to that energy.

We look forward to working with you and please let me know if you have any questions or concerns.

Respectfully,

PEDRO MCCRACKEN DESIGN GROUP, INC.

Amanda Martin Senior Job Captain P. 425.967.8409 <u>amartin@pmdginc.com</u>



REVISIONS	DRAWING INDEX	B
	CVR COVER SHEET CVR2 GENERAL NOTES	
	AS1 ACCESSIBILITY DETAILS	
	AS2 ACCESSIBILITY DETAILS	ESCF BMITTA
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	SP1 PROPOSED SITE PLAN	D/2
	SP2 ENLARGED SITE PLANS SD1 SITE DETAILS	
	SD2 DIGITAL MENU BD. & PRE-BOWSE BD.	Professional of Record:
	SD3 GATEWAY DETAILS SD4 CANOPY AND PULL FORWARD DETAILS	
	DRIVE-THRU (FOR REFERENCE ONLY)	DESIGN
	ODMB DRIVE THRU DETAILS	Architectural
		Solutions Group
	ARCHITECTURAL	19401 401H Ave W Suite #200 LYNNWOOD, WA 98036
	D1.0 DEMOLITION FLOOR PLAN	
	D1.1 DEMOLITION CEILING PLAN	
	D1.2 DEMOLITION ROOF PLAN D1.3 DEMOLITION ELEVATIONS	
	A1.0 FLOOR PLAN	
	AI.I ENLARGED RESTROOM PLAN & DETAILS A1.2 REFLECTED CEILING PLAN	
	A1.3 ROOF PLAN	
	A3.0 WALL SECTIONS & DETAILS	9664 REGISTERED ARCHITECT
	A3.1 WALL SECTIONS & DETAILS	
	A4.0 INTERIOR DETAILS A4.1 SAM DETAILS	KENNETH MCCRACKEN STATE OF WASHINGTON
	A4.2 SAM DETAILS	04/23/18
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	ELECTRICAL	DRAW RRUI 10, 10, 12/: 12/:
	E0.1 ELECTRICAL SITE PLAN	
	E1.0A ELECTRICAL GENERAL NOTES	
	E1.0B ELECTRICAL NOTES & DETAILS E1.1 ELECTRICAL ROUGH-IN PLAN	
	E1.2 DUAL POINT & MENU BOARD DETAILS	99204
	E2.0 ELECTRICAL LIGHTING PLAN & NOTES	
	E3.0A ENERGY CODE COMPLIANCE	bokane.
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HOWARD STREET

AVENUE



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		KEYED NOTES	BΥ				
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		AND RE-STRIPE STALLS FOR ACCESSIBILITY REQUIREMENTS.	N				
	2	NEW CONCRETE SIDEWALK, RE-GRADE AS NEEDED TO MEET	RIPTI			Ļ	
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		NEW OUTDOOR DIGITAL MENU BOARD SEE SHEET SP2	D			SUB	
		EXISTING PAINTED DIRECTIONAL MARKINGS AND STRIPING TO				RMIT	
	5	REMAIN.				PE	
	6	EXISTING ACCESSIBLE PATH OF TRAVEL, INDICATING PATH OF TRAVEL FROM PUBLIC RIGHT-OF-WAY TO ACCESSIBLE BUILDING	Lu Lu			/18	1
		ENTRANCE.	DAT			/23/	
	7	EXISTING ACCESS AISLE. REGRADE AND RESTRIPE ACCESS AISLE AS NEEDED TO MEET ACCESSIBILITY REQUIREMENTS.				04,	
	8	NEW PULL FORWARD STALL SIGNAGE. TYP. OF 2. SEE 6/SD4.	RE				
	9	NEW DRIVE THRU GATEWAY. SEE 18/SD3.	Pro	fessional c	of Record:		
	10	EXISTING TRASH ENCLOSURE. PAINT TO MATCH BUILDING					
	11	EXISTING CASHIER WINDOW.					
	12	EXISTING PRESENTER WINDOW.					
	13	EXISTING PARKING STALLS TO REMAIN.		DE	SIG		
	14	EXISTING LANDSCAPE AREA.		Arch	itectur	a I	
	15	EXISTING PUBLIC SIDEWALK.		Solut	ions Gro	u p	
	16	EXISTING PYLON SIGN. EMB TO BE ADDED, SEE ELEC.		19401 S [,]	40TH Ave W Jite #200	1	
	17	NEW PRE-BROWSE MENU BOARD, SEE SHEET SD2.		LYNNWC	DOD, WA 98	036	
	18	NEW C.O.D., SEE SHEET SD4.					
	19	PROPERTY LINE					
	20	NEW ADA PARKING STALL SIGNAGE					
	21	HAND SINK W/HOT & COLD WATER DURING REMODEL.					
	22	FINISH IN COLOR AND ENSURE ALIGNMENT OF LEVEL SURFACE.					
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		GENERAL NOTES		9664			
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	2	POWER.					
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		BASED ON THE DESCRIBED REMODELED WORK IN THE DINING AREA AND RESTROOMS LISE DUST	Sec			KJM/1/03	
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				PROPC	ISED SITE	PLAN	12







Photos of Adjacent Properties & Existing Building and Site

View looking east



View looking west



View from NWC of site looking towards the southeast



View from the SWC of the site looking towards the northeast



View from the SEC of the site looking towards the northwest



View from the NEC of the site looking towards the southwest



Aerial view of the site

Installation instructions:

- 1. Uncrate and test light sign. Notify Persona of any damage.
- Use site plan to establish position of sign (if available). Review wall for mounting requirements / locate structural supports in wall for placement of mounting holes.
- 3. Mark and drill holes in the wall for primary electrical conduit.
- 4. Remove face from sign for mounting access. Lift sign into place on wall and drill mounting holes in sign back. Minimum of (5) required placement is not critical. Fill mounting holes with silver colored, 1-part polyurethane sealant appropriate for mating surface. Tool sealant smooth to eliminate air pockets & ensure contact to both joint surfaces. Clean off any excess sealant to create finished look.
- 5. Secure with appropriate bolts; note: 3/8" oversized (fender) washers are required on inside of sign. See hardware chart (installer to supply hardware). Ensure sign is level & plumb. If needed, use 3/8" stainless steel fender washers as spacers between the back and the building to ensure the back is installed flat. Failure to do so may result in damage to the face.
- Screw fitting onto conduit connector inside arch. Pull cable through conduit to remote power supply location. Cover end of primary side of power supply with cover supplied by Persona.
- 7. Installer to make final electrical connections to primary power, If licensed to do so.
- 8. Replace sign face and clean sign. Clean area & discard installation debris accordingly off-premise.

General notes:

- 1. The installer shall verify all site conditions and dimensions.
- 2. The installer shall provide mounting hardware as required.
- The customer's building engineer is to determine if the building structure will support the sign. The customer shall supply any additional structure that is required on or behind wall.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND / OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

ELECTRICAL SPECIFICATIONS:

- 1. ILLUMINATION: WHITE LEDS
- 2. POWER SUPPLY: (1) LED POWER SUPPLY
- 3. LOAD: 0.85 AMPS
- 4. CIRCUITS: (1) 20 AMP 120 VOLT

HARDWARE **BUILDING CONSTRUCTION** WOOD METAL/ACM PLYWOOD/EFIS MASONRY 3/8" BOLTS THRU WALL Х X X Х _____ -----3/8" LAG BOLTS W/SHIELD X -----BLOCKING AS REQUIRED 3/8" LAG BOLTS X HOLLOW BLOCK ONLY 3/8" TOGGLE BOLTS Х Х



HELD RESPONSIBLE FOR ANY VIOLATIONS OF THE SPECIFICATIONS

SET FORTH IN THIS DOCUMENT.

MCDONALD'S NEXT GENERATION WALLARCH

THIS DOCUMENT IS FOR BIDDING PURPOSES ONLY. SPECIFIC SITE CONDITIONS AND EXACT INSTALLATION PROCEDURES MAY VARY.

Customer:	McDONALD'S		Date: 02/06/13	Prepared By: CM	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or equivalent. If these colors are incorrect, plesse provide the correct PMS metch and a revision to this dra	ir the obsest DMYK awing will be made.	nersōna	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210
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Location:	VARIOUS	Page File Name: 1 OF 3 FASC	File Name: FASCI	A SIGN WALL MOUNT INSTALLATION		Rev 2	SIGN MAKERS/IMAGE BUILDERS	PO Box 210 Watertown, SD 57201-0210 1 (800) 843-9888 • www.personasigns.com

