



Design Review Board

November 14, 2018

5:30-7:30 PM

City Council Briefing Center

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Board Briefing Session:

5:30 - 5:35	1) Chair Report	N/A
	2) Secretary Report	Dean Gunderson

Board Business:

5:35 – 5:40	3) Approve the Oct. 24 & Nov. 7, 2018, meetings' minutes.	
	4) Old Business	
	5) New Business	Dean Gunderson
	6) Changes to the agenda	

Workshop:

5:40 – 7:00	7) The Guilds' School & Neuromuscular Center	Alex Mann
-------------	--	-----------

Adjournment:

The next Design Review Board meeting is scheduled for November 28, 2018.

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

Username: COS Guest Password: 7kj2u4GE

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 jjackson@spokanecity.org. 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.

Other

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

Adjourn

- 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.

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 jjackson@spokanecity.org. 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.*

Design Review Board - Meeting Minutes

October 24, 2018

Meeting called to order at 5:30 PM

Attendance

- Board Members Present: Steven Meek - Chair, Dave Buescher - Vice-Chair, Alex Maxwell, Anne Hanenburg, Ted Teske
- Board Members Not Present: Ryan Leong, Charlene Kay, Kathy Lang (CA Liaison)
- Quorum present: Yes
- Staff Present: Dean Gunderson, Senior Urban Designer

Briefing Session:

1. **Chair Report:** Chair asked staff to begin the call for replacement board members for Civil/Structure Engineer and Real Estate Developer, noting that the Spokane Arts Commission will be forwarding their prospective nominee to the Mayor.
2. **Secretary Report:** None
3. **Approval of Minutes:** Motion to approve meeting minutes for October 10, 2018, made by Anne, seconded by Alex. Approved unanimously, 5/0.
4. **Old Business:** None
5. **New Business:** Tami Palmquist presented on application process. Questions asked and answered.
6. **Changes to the Agenda:** None.

Workshop: None

Meeting adjourned at 7:29 p.m.

The next regularly scheduled Design Review Board meeting is scheduled for **November 14, 2018**

A Special Meeting will be held on November 7th at 5:30 p.m. in the City Council Chambers.

Design Review Board - Meeting Minutes

November 7, 2018

Meeting called to order at 5:30 PM

Attendance

- Board Members Present: Steven Meek - Chair, Dave Buescher - Vice-Chair, Alex Maxwell, Ted Teske, Kathy Lang (CA Liaison), Ryan Leong
- Board Members Not Present: Charlene Kay, Anne Hanenburg
- Quorum present: Yes
- Staff Present: Dean Gunderson, Senior Urban Designer and Alex Mann, Urban Designer

Recommendation Meeting: The Falls Development Project

- Staff report: Dean Gunderson; Neighborhood & Planning Services
- Public Comment: None
- Applicant Report: Michael Noda, Neostudio; Wes Southwick, LB Stone Properties; Dave Shea, LB Stone Properties
- Questions asked and answered

Motion to approve Recommendations made by Dave, seconded by Ted, approved unanimously 6/0.

Meeting adjourned at 7:06 p.m.

The next Design Review Board meeting is scheduled for **November 14, 2018**

Spokane Guilds' School

1 - Program Review/Collaborative Workshop

Design Review Staff Report

November 13, 2018


Staff:

Alex Mann
Urban Designer
(509) 625-6146
amann@spokanecity.org

Planning & Development Services Department

Applicants:

NAC Architecture
1203 W. Riverside Avenue, Spokane, WA 99201

ATTN: Jeani Natwick, AIA
(509) 838-8240
jnatwick@nacarchitecture.com

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

Under SMC [Section 17G.040.020](#) Design Review Board Authority, all Shoreline Conditional Use Permit applications are subject to design review. Recommendations of the Design Review Board must be consistent with regulatory requirements per [Section 17G.040.080](#) Design Review Board

Recommendations.

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

Project Description

The proposed project entails the redevelopment of an existing site, to include the demolition of multiple buildings and the construction of a new facility. For additional information please see applicant's submittal information.

Location & Context

The Subject Site is located immediately east of the intersection of N. Superior Street and E Cataldo Avenue (see Figure 1. Site Vicinity Map). The site is addressed 1016 N Superior Street (parcel number, 35171.0030); which rests entirely within the Logan Neighborhood (though directly across the Spokane River from the Chief Garry Park Neighborhood). The site is also located within the Shoreline jurisdiction, specifically the Urban Conservancy Environment (UCE). The Centennial Trail runs along the site's eastern border, with the Iron Bridge connection to Tuffy's Trail (which runs along the east bank of the river) located immediately south of the site.

STA Route 26 (Lidgerwood) runs on N Hamilton Street, with two bus stops (85 & 86) located at the intersection of Hamilton & Cataldo.

The site is not located in any existing Historic District or Character Area, though there are two properties within a quarter-mile of the site that are listed on the historic register: Holy Names Academy (1891) and University Pharmacy (1898). The Subject Site is the former location of the St. Joseph's Orphanage (1901). The original facility had been demolished with the current site supporting multiple single story buildings that had housed a retreat operated by the Franciscan Order. Several stone bollard gate posts and the stone naming plaque from the original orphanage are still placed on the site at key pedestrian and vehicular entry locations.

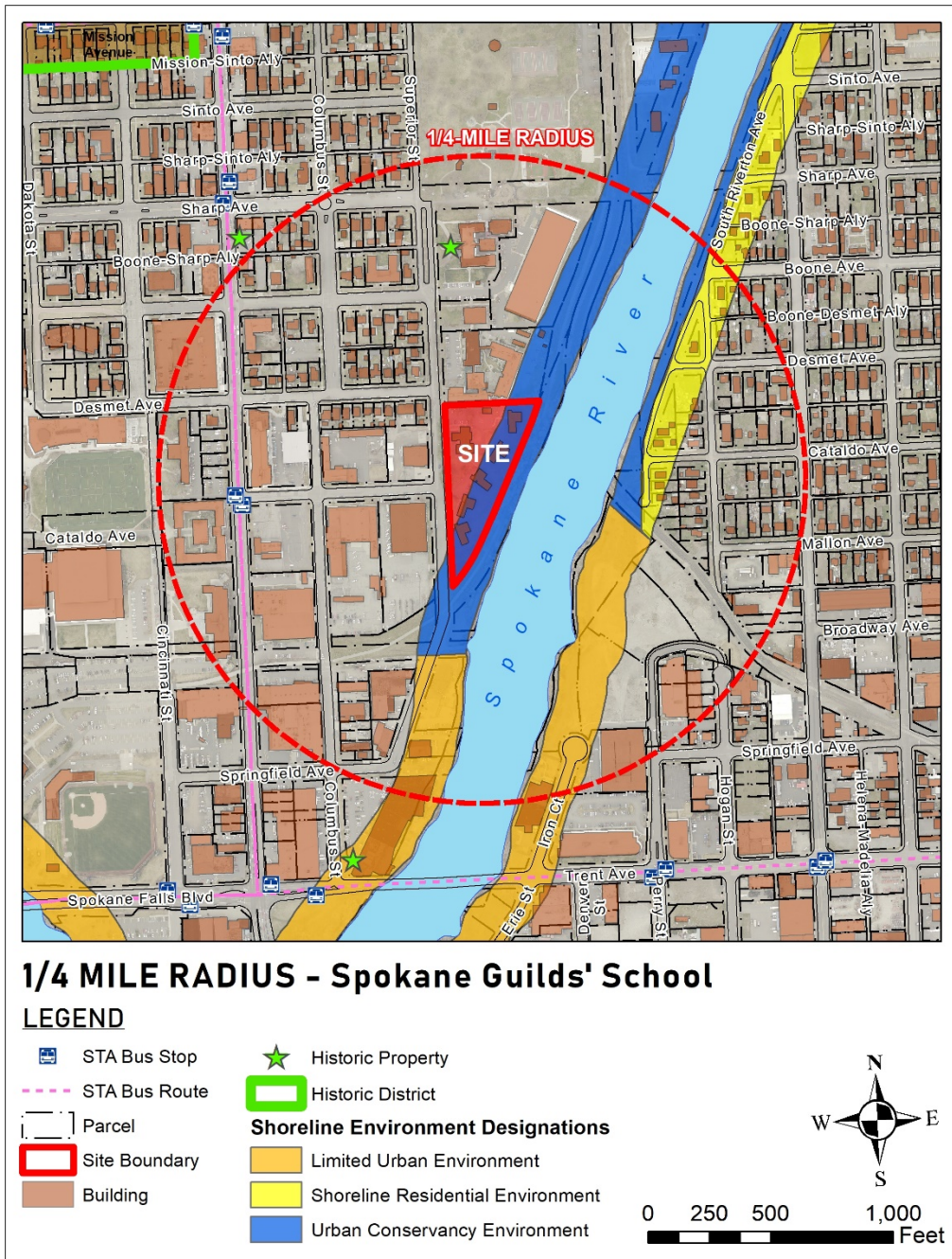


Figure 1. Site Vicinity Map

Character Assets

The major character assets are the Spokane River, views of the Iron Bridge, the Centennial Trail, and the numerous mature (city-owned) street trees along N Superior Street.

Spokane River / Iron Bridge: The scenic view of the Spokane River and the Iron Bridge are to be protected. Views from across the river, the adjacent trails, and the pedestrian bridge to the site are also important and new buildings are to be complementary or visually subordinate to the natural splendor of the river, including its geologic features and native vegetation.

Centennial Trail: Access from the site to the Centennial Trail is important and consideration should be given to providing an improved connection to the trail (if feasible).

City-owned Street Trees: Eight large-caliper Douglas Firs are located within the landscape strip between the N Superior Street curb and the sidewalk fronting the site.

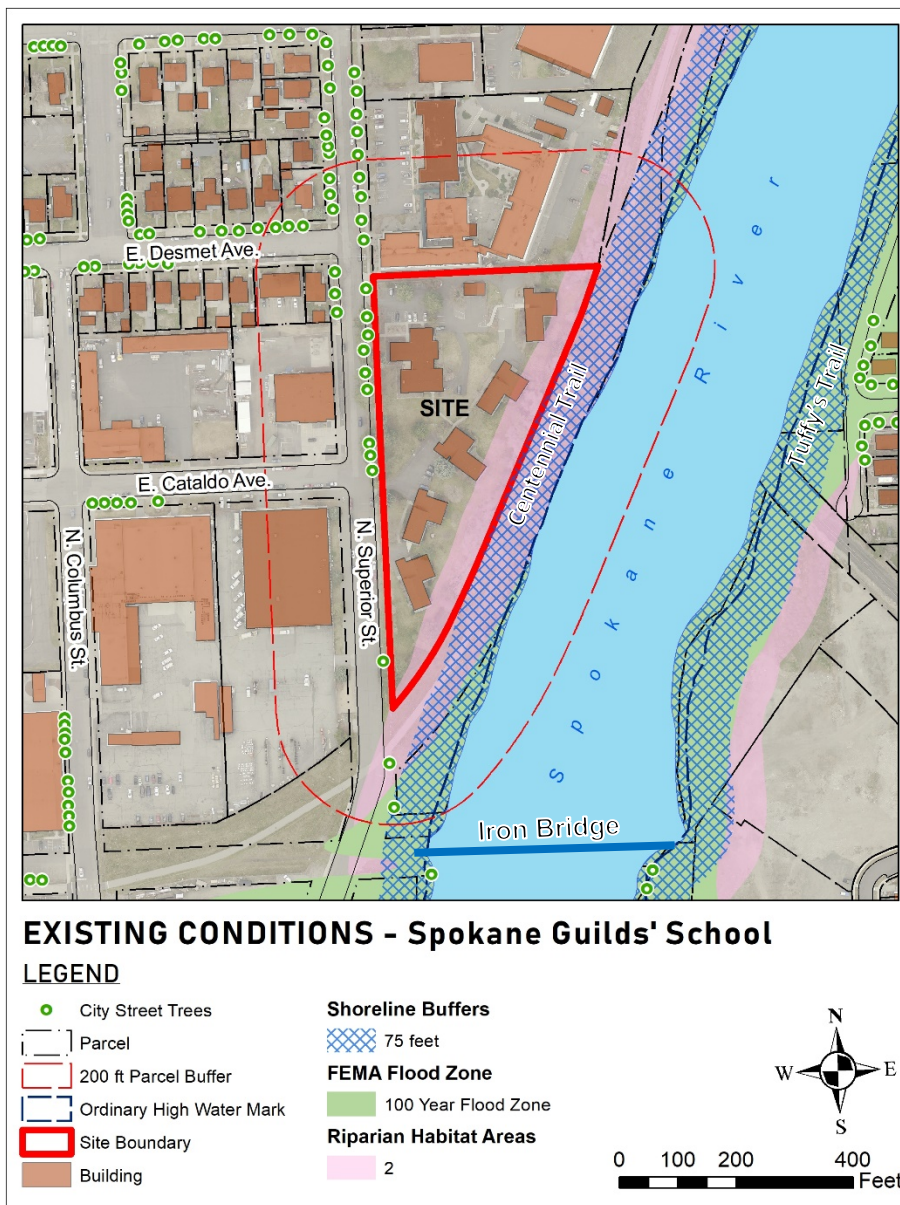


Figure 2. Existing Conditions

Regulatory Analysis

Zoning Code Requirements

The Subject Site is zoned Residential Multifamily (RMF).

The site's northernmost 300' of Shoreline Jurisdiction rests within the Upriver District, while the remaining ~530' rests within the Campus/University District. The majority of the site's frontage along N Superior Street is across the right-of-way from a General Commercial zoned tract, with a permissible height of 150'. The northernmost N Superior Street frontage lies across the right-of-way from a Residential Single Family zoned tract.

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.

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.

Institutional Design Standards

Section 17C.110.500 Design Standards Implementation:

The design standards and guidelines found in SMC 17C.110.500 through SMC 17C.110.575 follow [SMC 17C.110.015](#), 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. An applicant may seek relief through [chapter 17G.030 SMC](#), Design Departures, for those eligible standards and guidelines contained in the zoning code.

Shoreline Regulations

Shoreline District: Campus District

Shoreline Environment Designation: Urban Conservancy Environment

Section 17E.060.260 Vegetation Replacement Plan

A. Purpose.

To ensure the replacement of damaged or degraded shoreline vegetation in order to achieve no net loss of shoreline ecological functions. Any person who degrades or removes shoreline vegetation must replace equivalent areas or greater areas than those altered in order to compensate for the loss.

B. For a permitted use, modification, or development within the shoreline jurisdiction, a vegetation replacement plan shall be prepared when the director concludes from the shoreline/critical areas checklist that the project will damage or degrade shoreline vegetation.

E. The following standards shall apply for the replacement of removed native vegetation within the shoreline jurisdiction:

1. At least twenty-five percent of existing healthy trees over six-inch caliper as identified in the vegetation replacement plan shall be retained when a site is developed.

2. *Applicant to follow the proscribed Shoreline Vegetation Replacement Ratio (per Table 17E.060-1)*
3. New plantings shall be native plant species or other approved species similar in diversity, type, density, wildlife habitat value, water quality characteristics and slope stabilizing qualities to the original vegetation.

Section 17E.060.280 Physical and Visual Public Access

- A. The provisions of this section recognize that there are two types of public access to the shoreline: physical public access and visual public access. Visual access is an important shoreline management objective. Consideration must be given to protecting the shoreline's visual quality to and from waterways and their adjacent shoreline features.
 1. With respect to development on private property, the physical access requirements of this chapter are not intended to require property owners to increase the public's physical access to the shorelines. With respect to future development on private property, the fundamental principle underlying this chapter's access provisions is that development on private property should not result in a net loss of the public's currently existing rights to visual and physical access to the shorelines.
- B. When required under this chapter, public access shall be a physical improvement in the form of one or combination of the following: pathway, trail, bikeway, corridor, viewpoint, park, deck, observation tower, pier, boat-launching ramp, or other areas serving as a means of view and/or physical approach to public waters for the public. Public access may also include, but not be limited to, interpretive centers and displays explaining the history and features of the Spokane River or Latah Creek.
- J. Minimum width of public access easements shall be ten feet, consistent with the dimensional standards for public access stated in [Table 17E.060-5](#), unless the director determines that undue hardship will result. In such cases, easement width may be reduced only to the minimum extent necessary to relieve the hardship. *(If public access is contemplated by the applicant)*
- R. Approved signs that indicate the public's right of access and hours of access shall be installed and maintained by the owner.
- X. Except as provided in SMC 17E.060.290(U) and (V), applicants shall demonstrate that the proposed project will not decrease the existing level of physical and visual access to the shoreline. An increase in physical and visual public access is encouraged.

Section 17E.060.800 Design Standards Administration

Projects must address the design standards and guidelines.

- A. Purpose.

To help ensure that development compliments the unique and fragile character of the shoreline through careful consideration and implementation of site development and building design concepts. Applicants may meet each of the guidelines as written or request a departure.

Section 17E.060.810 Standards and Guidelines Applying to Downtown, Campus, and Great Gorge

- A. Shoreline Relationships.

1. Public Access

- a. Purpose.

To meet a basic objective of the Shoreline Management Act for public access to the shoreline.

- d. A pathway connecting to the nearest public right-of-way is the preferred type of public access. (P)

- e. Physical access pathways shall be a minimum of ten feet clear width. (R)

- f. The use of pervious materials is recommended for pedestrian surfaces (including pathways and patios) to absorb stormwater run-off. Options include permeable interlocking unit pavers, porous concrete, or porous asphalt. (C)
- g. To prevent invasive weeds from colonizing along pathways in the shoreline buffer area, the design of any pathway shall include finished edges. Exposed gravel shoulders shall not be allowed in this area. Soil disturbance shall be minimized during construction and any disturbed soils shall be replanted consistent with native plant colonies in the immediate vicinity. (R)
- h. Signs shall be installed to indicate that the pathway is open to the public and the hours during which the public can access the pathway. (R)

2. Site Design

a. Urban Green Streets and Urban Pathways.

i. Street Trees and Planting Strips.

- A. Purpose.
To supplement the urban forest with new trees and planting as development and redevelopment occur.
- B. New development shall include street trees, installed in planting strips located between the curb and sidewalk. To promote tree health in order to gain the benefits associated with trees, consider opportunities when designing streets and sidewalks to provide as much uncompacted soil as possible. Designs shall allow for positive root growth using sustainable solutions that involve innovative means of structural support for the walking surface. (R)
- C. Planting strips shall be at least five feet wide and planted with ground cover or native grasses. (R)
- D. Native trees, such as evergreens, are encouraged when adequate space is available. (C)

ii. Urban Green Streets and Urban Pathways.

- A. Purpose.
To have streets add to the environmental quality of the shoreline environment.
- B. Streets within the shoreline jurisdiction shall be planted with a variety of trees, shrubs and ground cover. (R)
- C. Techniques for capturing and filtering stormwater run-off shall be incorporated into the design of streets, sidewalks, planting strips, and pathways. (R)
- D. Permeable pavement options are encouraged on pedestrian surfaces. These may include permeable interlocking unit pavers, porous concrete, or porous asphalt. (C)
- E. Alternatives to standard curbs and planting strips are encouraged to reduce concentrated storm water flowing into landscaped areas. (C)

iii. Overlooks in Public Development.

A. Purpose.

To make the public aware of the rich history and environmental systems associated with the river and the shoreline.

B. Along streets, pathways or within public parks, overlooks should be provided where views of historic and aesthetic features or landmarks of the river are available. (C)

C. Methods, such as signs, should be used to describe aspects of the river, such as geology, hydrology, history, or native cultures. Interpretations can be literal (pictures and words) or symbolic (artwork, shapes, colors, inlays). (C)

b. Overlooks in Private Development.

i. Purpose.

To encourage private development to incorporate features that help people understand the setting.

ii. Along pathways and public spaces, overlooks should be provided where views of the river are available. (C)

iii. Methods should be used to describe aspects of the river, such as geology, hydrology, history, or native cultures. Interpretations can be literal (pictures and words) or symbolic (artwork, shapes, colors, inlays). (C)

B. Site Development.

1. Vegetation Conservation/Tree Preservation.

a. Purpose.

To maintain vegetative cover that holds slopes, filters run-off and provides habitat.

b. There shall be no net loss of vegetative cover within the shoreline jurisdiction. (R)

c. At least twenty-five percent of existing healthy "significant trees" (over six-inches in caliper) as identified by a qualified professional and shown on a shoreline construction site plan shall be retained when a site is developed. Design and construction methods shall ensure the protection and health of retained trees during construction. (R)

d. Within the designated shoreline buffers, native vegetation shall be preserved. Lawns shall not extend into this area. (R)

e. Vegetation that is removed for development purposes shall be replaced on site. Alternatively, if a qualified professional determines that is not feasible, the applicant shall contribute an amount equal to replacing the vegetation on site to a shoreline restoration fund to be used to restore identified restoration sites pursuant to the City of Spokane shoreline restoration plan. (R)

2. Clearing and Grading.

a. Purpose.

To carefully control the effects of land disturbance so that the natural systems immediately adjacent to the river are protected.

b. Site design shall identify measures to protect the shoreline buffer from disturbance both during construction and throughout occupancy. (R)

- c. Limited removal of noxious species of non-native plants shall be allowed so that native species can thrive, pursuant to [SMC 17E.060.270](#), Vegetation Replacement Plan. (R)

C. Building Design

1. Building/Shoreline Compatibility.

- a. Purpose.
To ensure building design that complements and blends with the natural character of the shoreline environment.
- b. Buildings shall incorporate a variety of features to reduce their bulk and scale. At least two of the following shall be employed (R):
 - i. Bay windows.
 - ii. Visible roofs such as pitched, sloped, curved, angled.
 - iii. Deep off-sets of facades.
 - iv. Projecting elements creating shadow lines.
 - v. Terraces or balconies
- c. The upper floor(s) of building shall incorporate at least one of the following features (R):
 - i. A visible roof: Pitched, sloped, peaked, curved, angled.
 - ii. A stepping back of the top floor(s) by at least five feet.
 - iii. An overhanging roof form.
 - iv. A distinct change of materials on the upper floor(s).

E. Lighting – Cut-off.

- 1. Purpose.
To prevent glare and spillover.
- 2. All site lighting, including parking lot lighting, shall be directed downward, using internal or external cut-off methods and must be contained on site. (R)

Section 17E.060.830 Standards and Guidelines Specific to the Campus/University District

A. Shoreline Relationships – Human Activity.

- 1. Purpose.
To recognize that people's relationship to the river and anticipated uses in the Campus district will inform the design of the built environment. The Campus district is an area in which passive recreation is interwoven with academic, commercial, residential, and light industrial functions. New development along the riverfront should contribute to the campus-like setting, focus attention on the river as a community asset, and improve the natural aesthetics for recreational activities. These include rowing, bicycling, walking, observing birds/wildlife, and learning the stories of the river through interpretive displays.
- 2. New buildings shall provide at least two of the following waterward (R):
 - a. Outdoor seating areas.
 - b. Benches along pedestrian trail.
 - c. Outdoor balconies and decks.
 - d. Public plazas or courtyards with seating.
 - e. Public viewpoint with interpretive signs.
 - f. Public art.

B. Streets, Sidewalks, and Trails – Pedestrian Pathways.

1. Purpose.
To result in a pathway design reflecting the form and intensity of adjacent development, as well as the moderate level of pedestrian activity.
2. Pedestrian pathways shall be at least ten feet wide. (R)
3. Lighting shall be provided, either from nearby buildings or from pedestrian-scaled fixtures. (R)
4. Seating should also be provided at intervals. (C)

C. Site Design.

1. Landscape Character Protection.
 - a. Purpose.
To protect, restore, and enhance the natural character of the river, including its geologic features and native vegetation.
 - b. Within the Campus district, it is expected that there will be a soft, more “naturalistic” approach to landscape design. Developments will be loosely arranged on the landscape, with a considerable amount of planting, including ground covers, understory, and trees. However, landscape designs that include large lawn areas requiring fertilizers and herbicides, or vegetation that is highly consumptive of water, should be avoided. (C)
 - c. Native vegetation should predominate. (C)
4. Planting Palette.
 - a. Purpose.
To recognize the softer landscape of campus settings.
 - b. Native plant material is strongly encouraged, with non-natives being an occasional exception. Campus settings typically involve a more “natural” array of plantings, rather than a manicured or formal arrangement. However, there may be some locations where specimen trees and formal configurations of plantings are appropriate, such as framing a public space or a building entrance. (C)

D. Building Design – Character Related to the Setting.

1. Purpose.
To ensure that new buildings are complementary or visually subordinate to the natural splendor of the river and falls including its geologic features and native vegetation.
2. Building design should not attempt to compete with the natural beauty of the river and the shoreline. Buildings should incorporate materials and colors that will be restrained and blend with native rock and vegetation. (C)

E. Lighting – Dark Sky.

1. Purpose.
To reduce glare and spillover from lighting associated with parking lots or buildings.
2. All lighting shall be directed downwards, with cut-off designs that prevent light from being cast horizontally or upward. (R)
3. Building walls shall not be washed with light, nor shall high intensity security lighting be used to flood an area with light. (R)

City of Spokane Comprehensive Plan

[Comprehensive Plan link](#)

SMP 1 GENERAL GOAL AND POLICIES | Goal: Enhance the Spokane River and Latah Creek shorelines by establishing and implementing goals, policies, and regulations which promote a mixture of reasonable and appropriate shoreline uses that improve the City's character, foster its historic and cultural identity, and conserve environmental resources.

SMP 1.3 No Net Loss of Ecological Functions: Ensure that all shoreline uses and development are regulated in a manner that guarantees no net loss of shoreline ecological functions that are necessary to sustain shoreline natural resources.

SMP 3 CIRCULATION | Goal: Develop a safe, convenient, and multimodal circulation system within the shoreline area to provide for the efficient movement of people without unduly disrupting the ecological functions of the shoreline environment.

SMP 3.1 Shoreline Access: Improve access to the shoreline by developing, where appropriate, pathways, trails and bikeways along and adjacent to the shoreline.

SMP 3.2 Access System: Ensure that a system of arterials, scenic drives, pathways, public transit routes, and bikeways adjacent to and within the shoreline areas provides appropriate access to the Spokane River and Latah Creek in a way that meets the needs and desires of the community as reflected in the Comprehensive Plan, while also preserving ecological function of the shorelines.

SMP 3.10 Signage Plan: Develop a signage plan for thoroughfares in the vicinity of the river or creek that point out shoreline attractions and access points.

SMP 4 CONSERVATION | Goal: Conserve and manage the unique, fragile, and scenic natural elements of the Spokane River and Latah Creek shorelines for the continuing benefit and enjoyment of the community.

SMP 4.6 Mitigation of Adverse Impacts: Require that new development or redevelopment avoid or mitigate negative impacts to steep banks, surface and ground water quality, ecological functions, wildlife habitat, vegetative cover, and erosion of the soil.

SMP 7 HISTORIC, CULTURAL, SCIENTIFIC, EDUCATIONAL | Goal: Preserve the historic, cultural, scientific or educational sites within the shoreline that reflect our community's unique heritage and create or contribute to our collective sense of place.

SMP 7.5 Interpretive Signage: Encourage installation of new markers and/or interpretive signage reflecting the history and culture of the shorelines, as well as continued maintenance of existing historical and cultural markers throughout the shoreline area.

SMP 7.12 Open Space: Incorporate provisions for historic, cultural, scientific and educational site preservation, restoration and education with open space or recreation areas in site development plans whenever compatible and possible.

SMP 8 PUBLIC ACCESS | Goal: Assure and develop appropriate and inviting physical and visual public access to and along the Spokane River and Latah Creek while caring for the indigenous shoreline characteristics.

SMP 8.1 Access Improvements: Improve access to publicly owned areas of the shorelines.

SMP 8.5 Access Plan: Develop a plan for an integrated shoreline area public access system that identifies specific public needs and opportunities to provide public access.

SMP 8.9 Appropriate Design of Access Measures: Require that public access measures have a design appropriate to the site, adjacent property, and general nature of the proposed development, while protecting and providing views.

SMP 9 RECREATION | Goal: Expand, diversify and improve sites and facilities for both active and passive leisure and recreational opportunities along the shorelines while preserving the natural character of the shoreline and ensuring no net loss of ecological function.

SMP 9.3 Recreational Opportunities for All: Ensure that recreational planning takes into account the differences in use groups, physical capabilities, and interests among the public in order to provide opportunities for safe and convenient enjoyment of the shorelines.

SMP 9.8 Unique Areas and Vistas: Protect unique and special shoreline recreational areas and vistas.

SMP 10 RESTORATION | Goal: Restore or rehabilitate impaired or blighted areas along the shorelines to an ecologically functioning condition with an emphasis on native plant communities appropriate to the environmental designation.

SMP 10.2 Native Plant Restoration: Maintain and restore native plant communities within the Shoreline Jurisdiction in order to:

- ensure no net loss of ecological functions; and
- improve impaired ecological functions.

SMP 10.3 Landscaping with Native Plants: Encourage the use of native plant communities for landscaping within the Shoreline Jurisdiction.

SMP 10.6 Best Management Practices: Restore degraded shorelines, arrest the processes of erosion, sedimentation, and flooding, and enhance wildlife habitat through the use of best management practices and techniques.

SMP 11 SHORELINE USE | Goal: Plan for and coordinate development that protects against adverse effects to the ecological health of the shoreline.

SMP 11.35 Visual and Physical Access in Development: Ensure that shoreline development includes, when feasible, visual and physical public access to the shorelines, while avoiding, minimizing, or mitigating negative impacts to the shoreline.

SMP 11.36 Shoreline Intrusions: Minimize man-made intrusions onto the shorelines which degrade the natural or planned character of the area.

SMP 11.38 Uses that Minimize Shoreline Damage: Conduct uses in a manner that minimizes any resultant damage to the ecosystem and environment of the shoreline and any interference with public use of the water.

Topics for Discussion

To address the Institutional and applicable RMF Design Standards, Comprehensive Plan Policies, and Shoreline Management Plan criteria listed in the staff report, staff would offer the following for consideration and discussion:

Neighborhood:

Given the transforming nature of the neighborhood, and the potential impacts stemming from developing within the Shoreline Jurisdiction what opportunities exist to:

- Improve the Shoreline frontage along Centennial Trail
- Provide improved access from the site to Centennial Trail
- Provide an improved pedestrian connection across the Cataldo Ave. & N Superior St. intersection

Site:

Given the significant frontage improvements to the site, what opportunities exist to:

- Extend the existing detached sidewalk along the entire frontage (replacing the ~100' of attached sidewalk while extending this improvement along the remainder of the frontage)
- Extend the public sidewalk 60' further than the southernmost corner of the site (along N Superior St.) to provide pedestrian connectivity to the Centennial Trail (where it crosses N Superior St.)
- Underground the overhead utility lines along the N Superior St. frontage
- Extend the public street tree planting along the N Superior St. frontage (as required per code)
- With the preservation of the Barry House, how will the existing access drive's 6' drop in grade at the approach to the building be accommodated in a single surface parking lot?
- How will accessible and safe pedestrian connections through the proposed parking lot to the new building be integrated into the site (hard & landscape)?
- Provide the required landscape buffer along the northern property line (as required per code)
- Provide the required 6' wide landscape screening along the N Superior St. frontage, within the property lines (as required per code), especially at the two new proposed off-street parking lots
- Re-utilize the existing architectural elements from the original St. Joseph's Orphanage (the original name plaque and stone bollards) on the site to emphasize pedestrian ways

Building(s):

Given the proposed building's new physical relationship to the public street, what opportunities exist to:

- Provide for a proper enfrontage along N Superior St., while improving the prominence of the primary entrance into the building (while accommodating the 15' front yard setback as required per code)
- What opportunity exists to capture the permanent "view easement" afforded by Cataldo Ave. by adjusting the façade composition to capitalize on the terminated vista

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



SPOKANE GUILDS' SCHOOL NEW BUILDING PROJECT

PROGRAM REVIEW / COLLABORATIVE WORKSHOP

NOVEMBER 2018

PROJECT OBJECTIVES

Since 1960, the Spokane Guilds' School & Neuromuscular Center has worked to ensure that every child with developmental delays in Spokane County has the chance to live a meaningful life. Through a personalized, comprehensive program of assessment, therapy, education and support that is unmatched in our region, we help children with disabilities, from birth to three, reach their full potential. The Guilds' School is the only neurodevelopmental center recognized by the state's Department of Health in Spokane County.

Despite the steady increase in the number of children needing these services in Spokane, we are limited by our current facility. We can only serve 20 percent of the children who qualify for services in Spokane County and while we serve children with a range of programmatic needs, a lack of space and resources means we must limit who and how we serve. The need for services provided by the Guilds' School keeps growing as new screening protocols used by primary care providers are identifying more children with developmental delays.

With the acquisition of the former St. Joseph Family Center, the Guilds' School is ready to build a new facility in Spokane's University District so that we can continue to provide for families regardless of their ability to pay for services. The new location of SGS&NMC will be more centrally located for our families and also puts us in close proximity to the universities in our community.

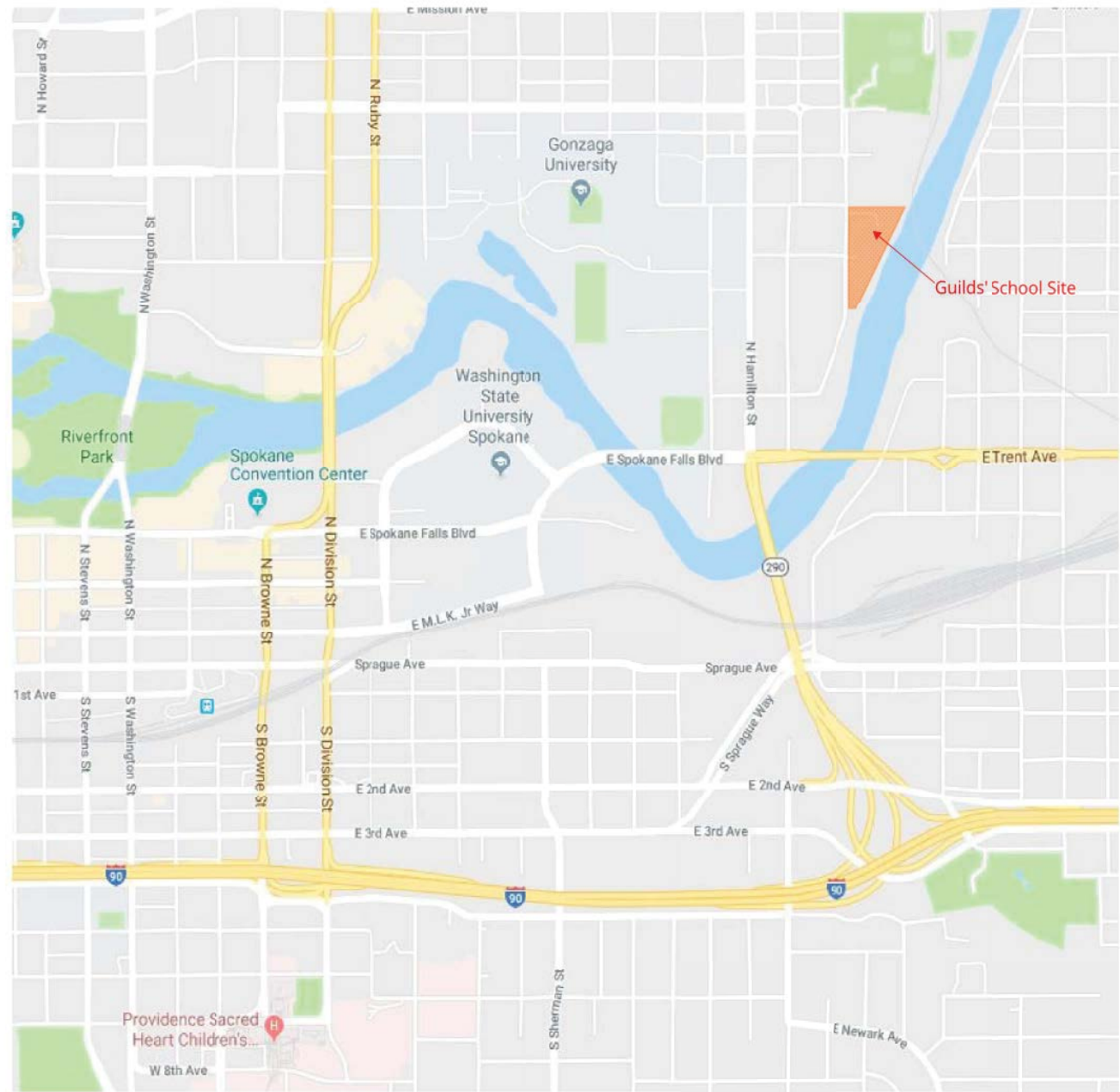
PROJECT GOALS

Double our annual enrollment from 284 to 600 children.

Increase the quality of our care by upgrading and expanding outdated facilities and equipment, supporting new treatment methods and technologies, and increasing our ability to support parents and caregivers both in and outside of the home.

Expand professional education so we can provide specialized training for doctors, social workers, therapists, teachers and others integral to our early intervention work.

Become a national leader in the field of early intervention by implementing a cutting-edge research and evaluation program in collaboration with local universities.



PROJECT INFORMATION

The project site is located at 1016 N Superior St.; the former site of the St Joseph Family Center. The site is 3.35 acres bordered by Maplewood Gardens to the north, N. Superior Street to the west, and the Centennial Trail and Spokane River to the south and east.

Currently there are seven structures located on the site: five wood framed structures originally designed as dormitory-style buildings, one large administration building, and one double car garage.

In order to accomodate the new Guilds’ School, all existing structures will be demol-ished except for one of the wood framed structures in the northeast corner of the site. This building will be lightly renovated to house the Guilds’ Schools’ Administra-tion and Development staff.

The new building will be a two-story structure oriented along N. Superior St. with a parking buffer between the new building and the existing Maplewood Gardens apart-ments to the north. The new building will be approximately 38,000 gross square feet with a master plan to build an additional 9,000 gross square feet in the future.

The concept for the building design is to provide a safe and comforting environment for families, therefore the basic design starts with the concept of a house with a ga-bled roof and warm wood tones as you approach the building. The plan concept is two wings opening themselves to create a strong connection to the river and nature., as well as creating a safe outdoor play ground. The central connecting building will take an organic character blending the lines between inside and out.

The façade facing N. Superior Street begins to further break down in character, scale, texture, and color responding to the curious minds of the children while also creat-ing an heightened pedestrian experience. A family entering the school will start the transition from everyday challenges to a safe and calming experience. The entry will invite you in with the sounds of calming water, lush landscape blending with the edges of the building and approachable warm and playful design forms.

Inside the lobby you will have views of nature in both directions connecting you to the active play area and the entry garden. The active outdoor play area is central within the school encouraging fragile minds to explore, play, and create. Free flowing Covered areas will extend beyond the central connecting building providing shade and protection while further blending the edges with nature.



PROJECT SUMMARY

PROJECT INFORMATION

SPOKANE GUILDS’ SCHOOL NEW BUILDING PROJECT



PROJECT INFORMATION

Because the kids the Guilds' Schools serves are from the ages 0 – 3, safety and ease of movement of the children is the top priority for the building design. All treatment and play spaces are located on the first floor to eliminate the need for moving kids up stairs or in the elevator. In addition, the outdoor playground is located directly adjacent to the four group rooms where the majority of day-to-day activities will be taking place. This makes for easy movement of kids from the group rooms directly outside to the playground. The majority of the exterior wall that separate the playground from the hallway in front of the group rooms is intended to be glass to not only bring the natural environment inside the building, but also to provide for added visual supervision between the inside and the outside.

One goal of the building is to provide an off-stage area for staff to work and prep when not working with the kids. Ideally, this space would be directly adjacent to the group rooms, however, in order to keep the footprint of the new building to a minimum, this off-stage space will be located on the second floor of the facility directly above the group rooms. This off-stage space includes staff workstations, conference rooms, and break room. These spaces will be oriented towards the river in order to take advantage of the views.

Safety of the kids is a major priority for the Guilds' School. The building orientation on the site is specifically designed to provide a barrier between the outdoor playground and Superior Street in order to physically separate the kids from pedestrians and vehicle traffic allowing for both visual and acoustical separation. A solid fence around the rest of the playground will be provided to provide a safety factor between the Centennial Trail and the playground. The main entry and waiting area to the building will be a one-story space located between the new building and a potential future building. This space will act as a connector for expanded or future services to be provided in the future building. The reason for the separate building versus adding on to the existing building is to allow construction of the future building without affecting the existing building where the kids will continue to be in attendance during construction. This future building also offers another safety barrier around the outdoor playground.

The main parking lot will be at the north end of the site to provide a buffer between the apartments at Maplewood Gardens and the new building. This lot will be for both parents and staff parking. A drop off drive will be provided for parents, but most parents will park their care and enter the building with their children directly into waiting and reception. A separate staff parking area has also been provided at the south end of the lot. This lot is intended to serve mostly the Home Health providers who provide therapy in the home versus the kids coming into the school. These providers are required to bring all of their therapy equipment with them to their home visits, so this parking lot is located near the work room designated for therapy equipment storage, cleaning, drying, and assembly of their supply kits needed for each individual visit. The lot is also located near the break room and staff work room on the second floor, which allows staff to travel up the stairs directly to the staff work room without having to travel through the length of the building.

In order to reduce the construction costs for the building, the decision was made to leave one of the existing buildings in place to house the Guilds' School Administration and Development departments. There will be shell space on the second floor of the new building for these departments to move into in the future when funds become available. Once these departments are housed within the new building, the existing building will either be repurposed for another use or demolished for either expanded parking or more green space.

The site has a 12'-0"± slope from the north end to the south end. In addition, the existing buildings located towards the south end of the site have a history of basement flooding during extreme high water events on the Spokane River. With this in mind, the new building has been sited towards the north end to avoid the possibility of flooding while still allowing enough parking in the north lot. The slope of the site will be used to the Guilds' School advantage in a couple of ways. First, by setting the floor elevation at 1,891, there is the possibility of creating some basement space that can be used for storage of building equipment, durable medical equipment, and supplies needed for various fund raisers. The other advantage is to create a playground space that is terraced in some areas and sloping in others to allow the kids to experience these different terrains as part of their therapy.

Because of the demo of the existing houses and the need for extensive site work to maintain the floor level at 1,891, it will be very difficult to keep many of the existing trees on the interior of the site. However, the current intent is to save most of the trees and bushes along the Centennial trail and the large fir (spruce?) trees along Superior Street. These trees and bushes will need to be inspected by an arborist to determine health of the trees and to establish a plan for pruning and future maintenance.

This location was the original site for the St Joseph Children's Home established in 1890, the only thing that remains of the original four-story brick building is the four stone block pillars that marked the entry points from the street to the building. While these pillars are not in the correct location or correctly spaced to provide the entrance to the new parking lots, there is a potential to use one or more of these pillars in an homage to the Sisters of St Francis and their history on this site.

Because of the Guilds' Schools goals of expanding professional education and becoming a national leader in the field of early intervention, this site's location near Gonzaga, EWU Spokane, WSU Spokane and Whitworth downtown makes it ideal in support of these two goals. In addition, the site is centrally located and easily accessible from all areas of Spokane County.

The new Guilds' School will be developed in an established neighborhood on a site with existing infrastructure and development. The new building will be designed with high quality materials and will be the lifelong home of the Guilds' School, replacing older wood framed buildings which are in need of major repairs and are not useful for commercial or office use.

The new building will be oriented along the Superior Street to reinforce the urban, collegiate quality of this area of the City while still allowing for views towards the river and easy access to the Centennial Trail. Pedestrian enhancements will be included along the street to include existing street trees and new trees as needed, extension of the sidewalk the entire length of the site to include connecting to the Centennial Trail, pedestrian lighting and seating, etc. While the parking lot will be located at one end of the site, it will not sit between the building and the street to again stress the urban site and pedestrian-oriented street.

PROJECT SUMMARY

PROJECT INFORMATION

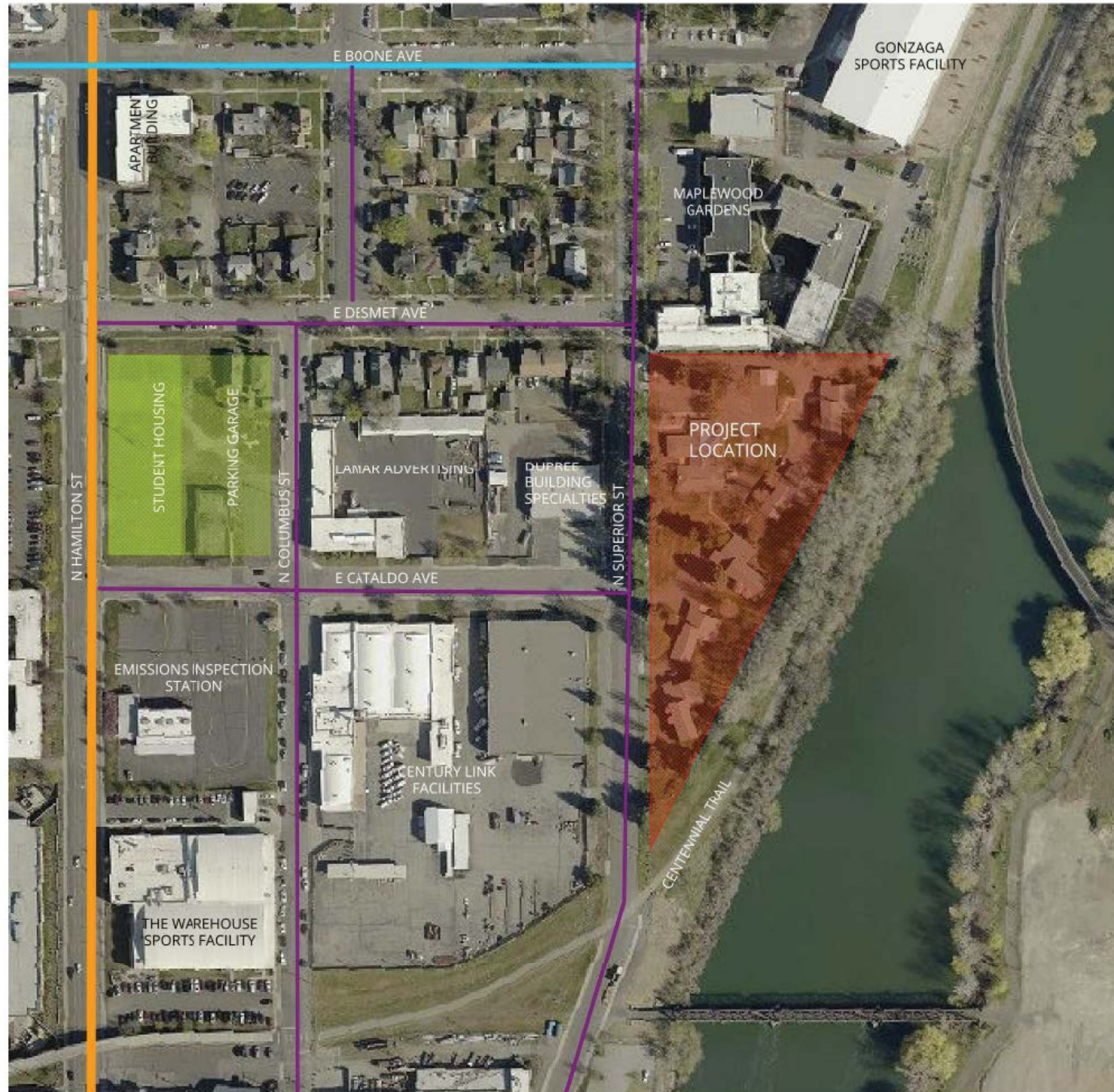
SPOKANE GUILDS' SCHOOL NEW BUILDING PROJECT





MAP KEY

CC1-DC	CENTERS AND CORRIDORS
GC-150	GENERAL COMMERCIAL -- 150 FOOT HEIGHT LIMIT
RHD-35	RESIDENTIAL HIGH DENSITY -- 35 FOOT HEIGHT LIMIT
RMF	RESIDENTIAL MULTI FAMILY
RSF	RESIDENTIAL SINGLE FAMILY



CONTEXT ANALYSIS

SURROUNDING PROPERTIES AND STREETS

SPOKANE GUILDS' SCHOOL NEW BUILDING PROJECT



Maplewood Gardens



Maplewood Gardens, adjacent to new parking lot -- northww



Residential at Superior and Desmet -- north



Residential at Superior and Desmet -- south



Dupree Building Specialties at Superior and Cataldo -- north



Century Link at Superior and Cataldo -- south

CONTEXT ANALYSIS

PHOTOS OF ADJACENT PROPERTIES

SPOKANE GUILDS' SCHOOL NEW BUILDING PROJECT



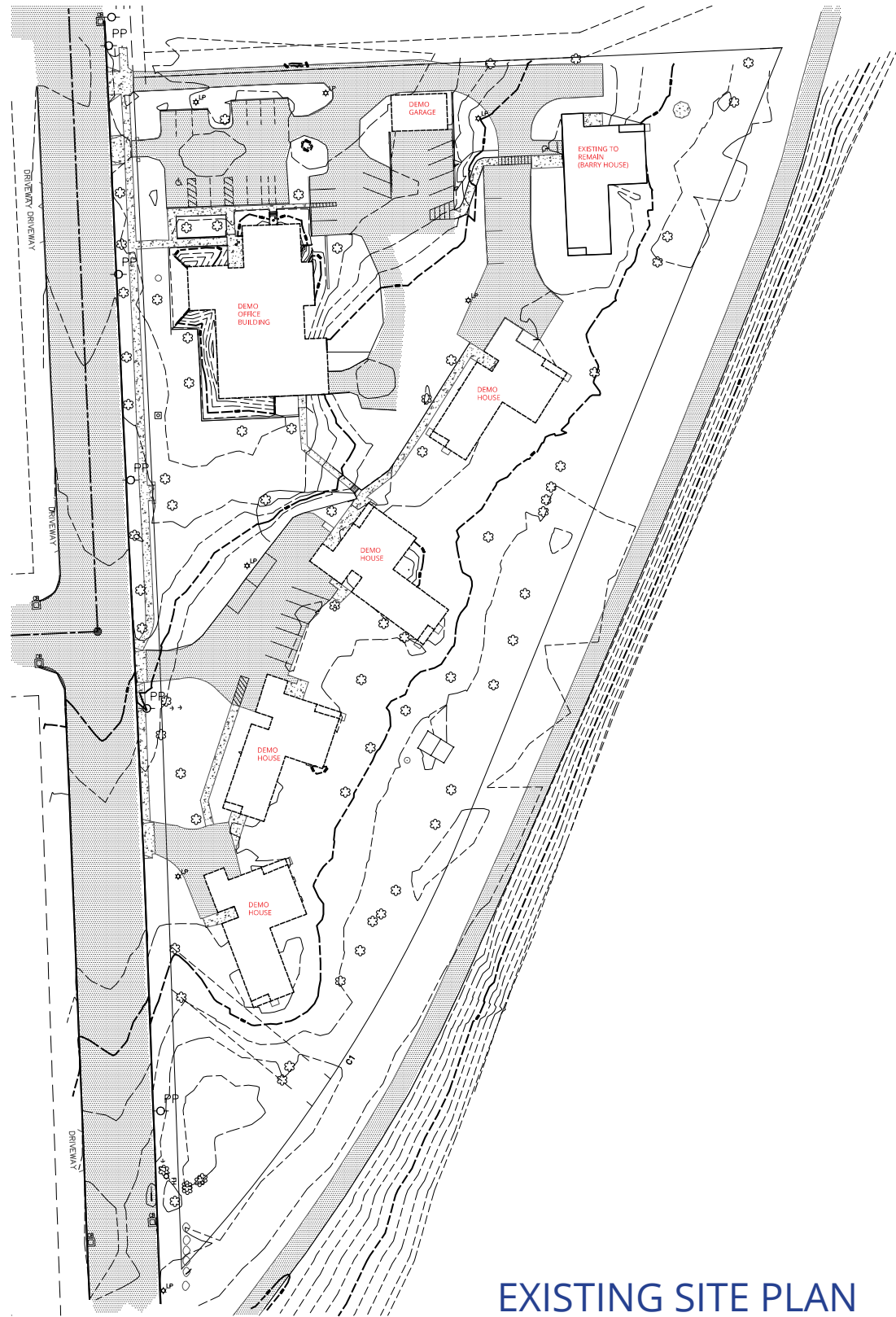


SITE ANALYSIS

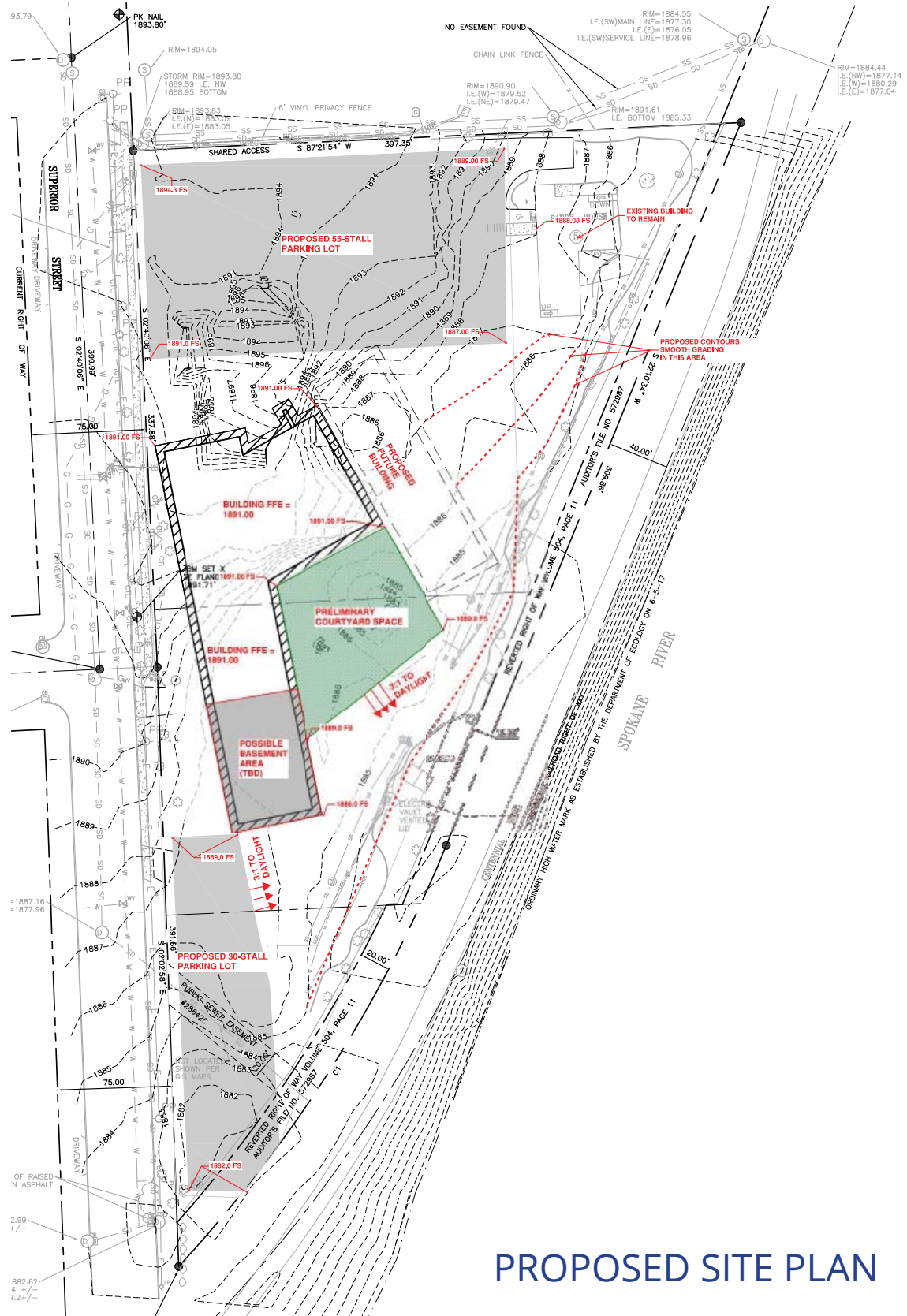
SITE PHOTOS

SPOKANE GUILDS' SCHOOL NEW BUILDING PROJECT





EXISTING SITE PLAN



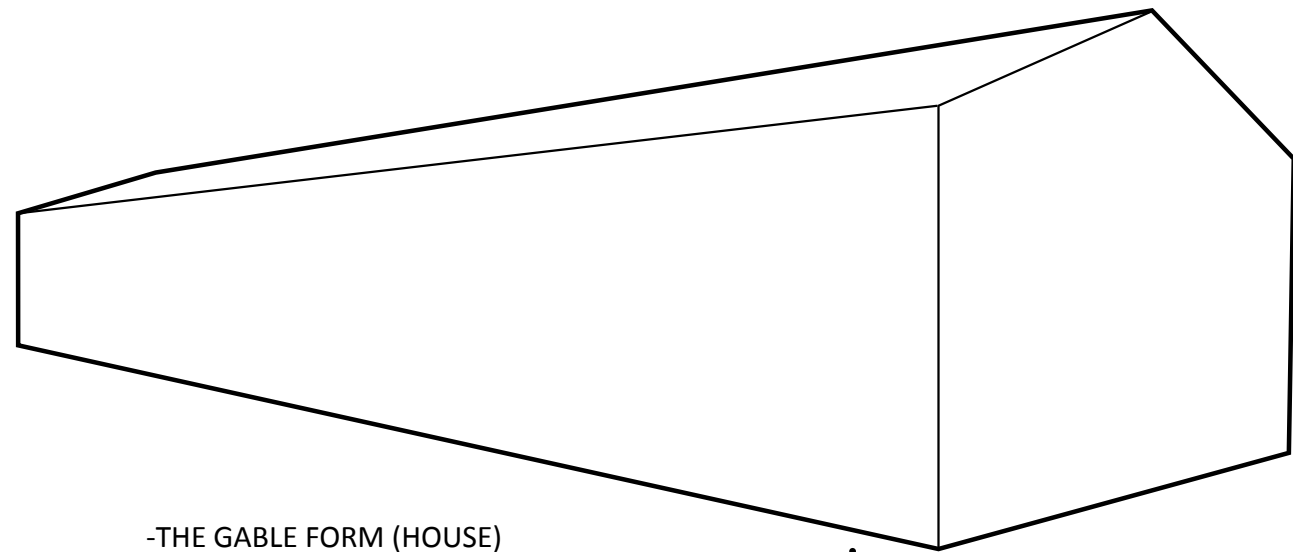
PROPOSED SITE PLAN

SITE ANALYSIS

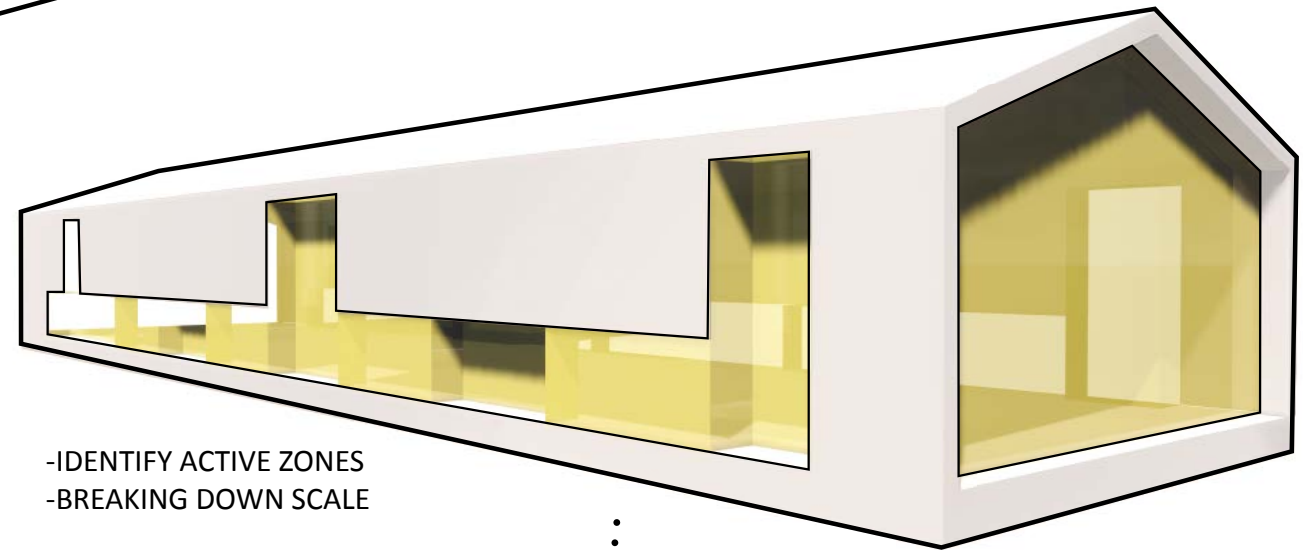
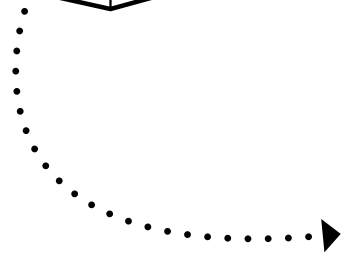
EXISTING AND PROPOSED SITE PLAN

SPOKANE GUILDS' SCHOOL NEW BUILDING PROJECT

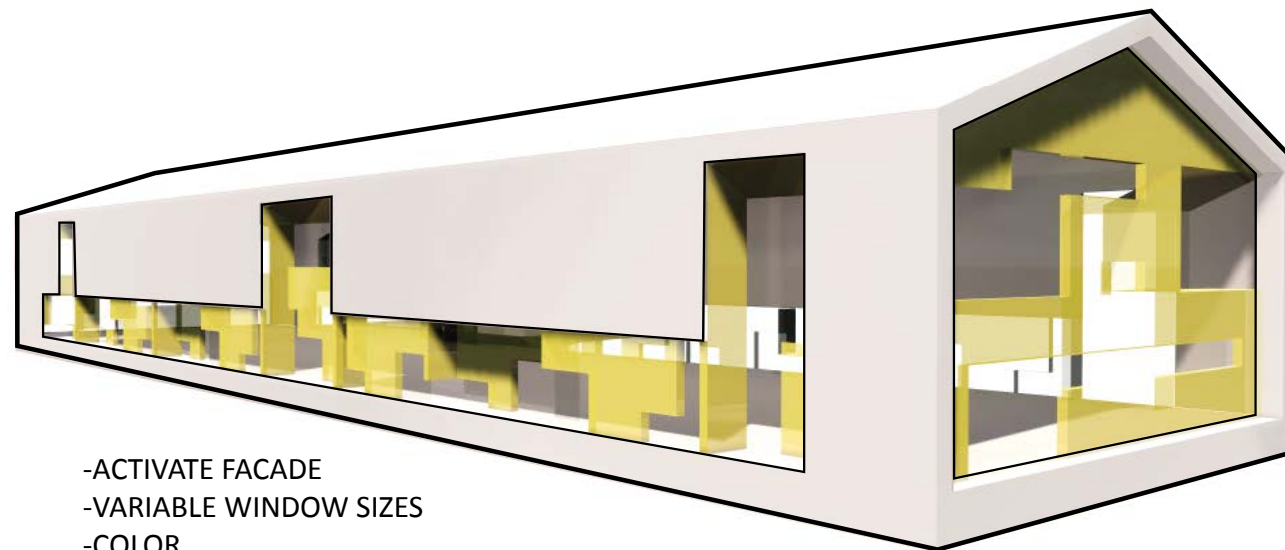
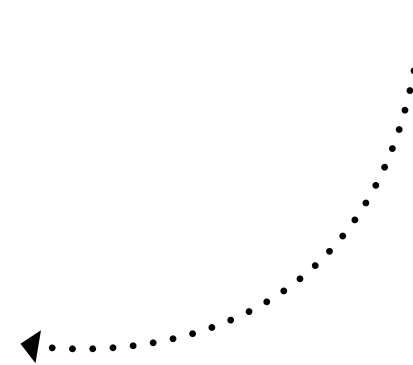




-THE GABLE FORM (HOUSE)
-SAFE PLACE



-IDENTIFY ACTIVE ZONES
-BREAKING DOWN SCALE



-ACTIVATE FACADE
-VARIABLE WINDOW SIZES
-COLOR
-LIGHT/SHADOW

CONCEPT

CONCEPTUAL BUILDING MASSING

SPOKANE GUILDS' SCHOOL NEW BUILDING PROJECT



OVERALL VIEW



VIEW FROM STAFF PARKING

CONCEPT
CONCEPTUAL BUILDING MASSING

SPOKANE GUILDS' SCHOOL NEW BUILDING PROJECT





ENTRY VIEW

CONCEPT
CONCEPTUAL BUILDING MASSING

SPOKANE GUILDS' SCHOOL NEW BUILDING PROJECT

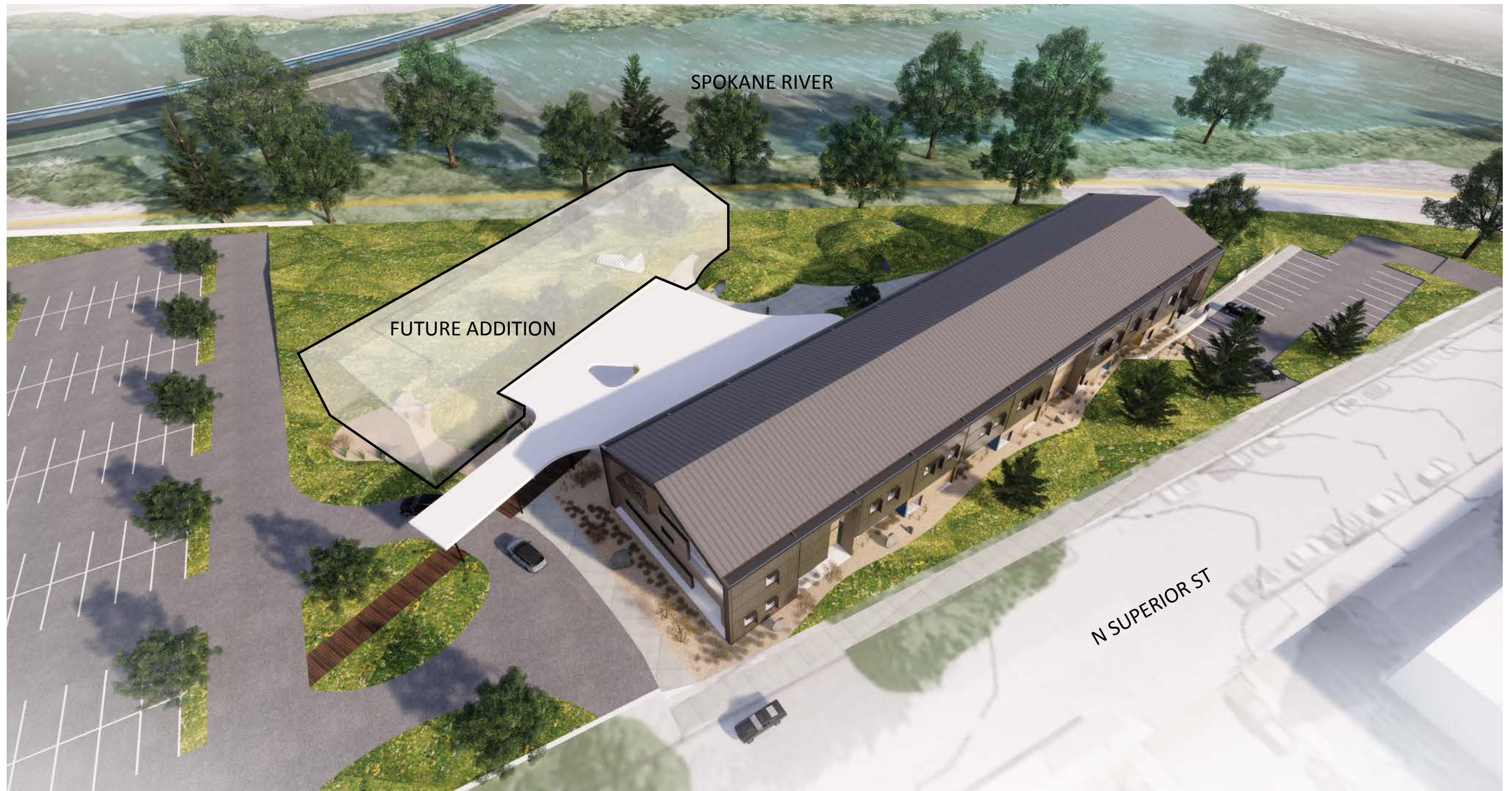




GROUP ROOM / GROSS MOTOR SKILLS



OUTDOOR ACTIVE PLAY



MASTER PLAN

CONCEPT
CONCEPTUAL BUILDING MASSING

SPOKANE GUILDS' SCHOOL NEW BUILDING PROJECT



