



Design Review Board

April 24, 2019

5:30-7:15 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
- 2) Secretary Report

Dean Gunderson (serving as
Chair)
Dean Gunderson

Board Business:

5:35 - 6:35

- 3) Approve the [April 10, 2019 meeting minutes](#)
- 4) Old Business
- 5) New Business
 - OPMA Training for new members
- 6) Changes to the agenda

Dean Gunderson (serving as
Chair)

Workshop:

6:35 – 7:15

- 7) [Deep Pine Overlook](#)

Dean Gunderson

Adjournment:

The next Design Review Board meeting is scheduled for May 8, 2019

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

Username: COS Guest **Password:** 5s4658B7g

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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.

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Design Review Board - Meeting Minutes

April 10, 2019

Meeting called to order at 5:31 PM

Attendance

- **Board Members Present:** Steven Meek (Chair), Kathy Lang (Vice-Chair, CA Liaison), Chuck Horgan (SAC Liaison), Anne Hanenburg, Grant Keller, Mark Brower
- **Board Members Not Present:** Ted Teske
- **Quorum present:** Yes
- **Staff Present:** Dean Gunderson (Senior Urban Designer), Alex Mann (Urban Designer)

Briefing Session:

1. **Chair Report:** None
2. **Secretary Report:**
 - Next meeting (4/24/19) will be held for new board member training
 - The City is still advertising the Urban Designer/Planner position on the Design Review Board
 - Hack the Alley had an attendance of about 21 people. The event was very successful. The next steps will be to collaborate with various City Departments, to continue with stakeholder engagement, and to develop a toolkit.

Board Business:

3. **Approval of Minutes:** March 27, 2019 meeting minutes modified to add the name of the applicant's representative (Amanda Martin), approved unanimously (6/0)
4. **Old Business:** None
5. **New Business:** None
6. **Changes to the Agenda:** None

Workshop:

7. **Deep Pine Overlook PUD/SCUP**
 - Staff Report: Presented by Dean Gunderson
 - Applicant Report: Presented by John Pilcher; JRP Land, LLC
 - Public Comment: None
 - Questions asked and answered
 - Discussion ensued

Based on review of the materials submitted by the applicant and discussion during the April 10, 2019 Collaborative Workshop the Design Review Board recommends the following Advisory Actions:

1. The Board finds the following items to no longer require additional clarification from the applicant:
 - a. 4' split rail fence is appropriate (fits rural theme and good for wildlife)
 - i. All pedestrian gateways shall be consistent with the split-rail fence aesthetic or the "historic wagon wheel on the main vehicular entrance gate" aesthetic as presented.
 - b. Use of the historic wagon wheel on the main vehicular entrance gate
 - i. All vehicular gates shall be consistent with the "historic wagon wheel on the main vehicular entrance gate" aesthetic as presented.
 - c. Trails (within shoreline buffer and internal to the private development)

- d. Naming of streets
 - e. "Energy Efficiency"
 - f. "Innovation"
 - g. Recommend accepting the overall PUD site design as presented ("sensitive site design")
 - h. Indigenous plant materials with the exception of black cottonwood.
 - i. Architectural design of structures (craftsman style and/or referencing local agricultural history)
2. The Board finds the following items require additional clarification from the applicant:
- a. The applicant shall provide the Board with the proposed street tree species per the City of Spokane approved street tree list and their on-center spacing within the private PUD.
 - Please see the [City of Spokane Urban Forestry Approved Street Tree List](#).
 - b. The applicant shall provide a site landscape plan (or plans, as needed) for the final design aesthetic and materials for the following design elements:
 - i. Open space "greenbelt" landscape,
 - ii. Drainage Areas, and
 - iii. Vehicular turnaround, with particular regard to the landscape and site features of the center island.
 - The [Design Review Application Handbook](#) includes Materials Checklists which specify the requirements for Design Review applications at each "step" of the process. This project is a Standard 2-Step Review process, currently in the "Step 2" phase. The above items provide additional clarification regarding the specific locations and subject matter which the Board needs to review in order to make a recommendation. This advisory action shall not be interpreted to constitute a waiver of any required application materials per the Design Review Application Handbook.

The applicant has been notified that this project must complete the Design Review process before a final recommendation is passed on to the Hearing Examiner.

Motion passed unanimously (6/0)

8. Riverfront Park-North Bank

- Staff Report: Presented by Dean Gunderson
- Applicant Report: Presented by Bill LaRue and Julia Culp; Bernardo Wills
- Public Comment: None
- Questions asked and answered
- Discussion ensued

Based on review of the materials submitted by the applicant and discussion during the April 10, 2019 Recommendation Meeting the Design Review Board recommends the approval of the project subject to the following conditions:

1. The applicant shall explore incorporating Class III/IV trees within the parking lot biofiltration swales for the purpose of phytoremediation.

Please see the following Comprehensive Plan Goals and Policies:

LU 1.12 Public Facilities and Services

LU 5.1 Built and Natural Environment

DP 2.15 Urban Trees and Landscape Areas

NE 1.2 Stormwater Techniques

Please see the following Downtown "Fast Forward" Plan Goals:

2.6 ENVIRONMENTAL STEWARDSHIP

Please see the following Downtown Design Guidelines:

B-5 Explore Opportunities for Building “Green”

D-8 Create “Green Streets”

E-4 Design “Green” Parking

2. The applicant shall consider incorporating granite boulders.
Please see the following Comprehensive Plan Goals and Policies:

LU 2.1 Public Realm Features

Please see the following Downtown Design Guidelines:

A-1 Respond to the Physical Environment

3. The applicant is encouraged to continue to pursue the “basalt column” theme for the slide tower.
Please see the following Comprehensive Plan Goals and Policies:

LU 2.1 Public Realm Features

LU 5.5 Compatible Development

Please see the following Downtown Design Guidelines:

A-1 Respond to the Physical Environment

Motion passed unanimously (5/0) Chuck Horgan recused himself (as he is a partner with the firm Bernardo Wills)

9. PFD-SportsPles

- Staff Report: Presented by Alex Mann
- Applicant Report: Presented by Colin C. Anderson; Integrus Architecture
- Public Comment: None
- Questions asked and answered
- Discussion ensued

Based on review of the materials submitted by the applicant and discussion during the first Recommendation Meeting on April 10, 2019, the Design Review Board recommends the approval of the project subject to the following conditions:

3. The applicant shall further explore additional options for façade articulation according to SMC 17C.124.530.

Spokane Municipal Code – Design Standards

See [SMC 17C.124.530](#).

[Downtown Design Guidelines](#)

A-2 Enhance the Skyline

B-2 Create Transitions in Bulk and Scale

B-4 Design a Well-Proportioned & Unified Building

C-2 Design Facades of Many Scales

C-3 Provide Active Facades

4. The applicant shall further explore additional options for treating blank walls according to SMC 17C.124.570.

Spokane Municipal Code – Design Standards

See [SMC 17C.124.570](#).

Downtown Design Guidelines

C-1 Promote Pedestrian Interaction

C-3 Provide Active Facades

C-7 Install Pedestrian-Friendly Materials at Street-Level

D-2 Enhance the Building with Landscaping

D-7 Design for Personal Safety & Security

5. The applicant shall further explore landscaping options on the north façade to better enhance the pedestrian experience as a component of the design departure from SMC 17C.124.510.

Downtown Design Guidelines

D-2 Enhance the Building with Landscaping

D-6 Provide Attractive and Appropriate Lighting

D-8 Create “Green Streets”

6. The applicant shall further explore design options that allow for a large volume of people to simultaneously and safely cross Dean Avenue at the proposed bulb-outs.

[Spokane Comprehensive Plan](#)

Chapter 4: TR5 – Active Transportation

[Spokane Pedestrian Master Plan](#)

Goal 1: Well Connected and Complete Pedestrian Network

Goal 4: Safe and Inviting Pedestrian Settings

Figure 7 - Composite Pedestrian Needs Map: Pedestrian Priority Zones

[“Fast Forward Spokane” Downtown Plan](#)

2.3 MULTI-MODAL CIRCULATION AND PARKING

Relevant Objectives:

- Improve pedestrian and bicycle connections

2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES

Relevant Objectives:

- Develop pedestrian- and bicycle-friendly streetscape improvements

Downtown Design Guidelines

D-1 Provide Inviting & Usable Open Space

D-7 Design for Personal Safety & Security

E-1 Minimize Curb Cut Impacts

7. The applicant shall provide detailed explanation of any Design Departures according to applicable code.

Spokane Municipal Code

See [SMC 17C.124.015](#) and [SMC 17G.030](#).

Motion passed unanimously (6/0)

Meeting adjourned at 10:54 pm

Next Design Review Board meeting is scheduled for April 24, 2019

DRAFT

Deep Pine Overlook PUD/SCUP

1 – RECOMMENDATION MEETING

Design Review Staff Report

April 19, 2019


Staff:

Dean Gunderson, Sr. Urban Designer

Neighborhood & Planning Services Department
808 W. Spokane Falls Blvd
Spokane, WA 99201

Applicants:

John Pilcher and Taud Hume
JRP Land, LLC

Background

The Design Review Board Collaborative Workshops were held on February 27, 2019 and April 10, 2019.

The following materials are supplemental to this report:

- *Design Review Board | 1st Collaborative Workshop Recommendation, February 27, 2019;*
- *Design Review Staff Report | Program Review/Collaborative Workshop, February 22, 2019;*
- *Design Review Board | 2nd Collaborative Workshop Recommendation, April 10, 2019;*
- *Design Review Staff Report | Program Review/Collaborative Workshop, April 5, 2019;*

Topics for Discussion

During the last workshop, the applicant is encouraged to please describe changes to the design since the Collaborative Workshop/Program Review including any changes made in response to Advisory Actions offered by the Design Review Board on April 10, 2019 as follows (*staff comments in blue*):

1. **The Board finds the following items to no longer require additional clarification from the applicant:**
 - a. **4' split rail fence is appropriate (fits rural theme and good for wildlife)**
 - i. **All pedestrian gateways shall be consistent with the split-rail fence aesthetic or the “historic wagon wheel on the main vehicular entrance gate” aesthetic as presented.**
 - b. **Use of the historic wagon wheel on the main vehicular entrance gate**
 - i. **All vehicular gates shall be consistent with the “historic wagon wheel on the main vehicular entrance gate” aesthetic as presented.**
 - c. **Trails (within shoreline buffer and internal to the private development)**
 - d. **Naming of streets**
 - e. **“Energy Efficiency”**
 - f. **“Innovation”**
 - g. **Recommend accepting the overall PUD site design as presented (“sensitive site design”)**
 - h. **Indigenous plant materials with the exception of black cottonwood.**
 - i. **Architectural design of structures (craftsman style and/or referencing local agricultural history)**

2. The Board finds the following items require additional clarification from the applicant:

a. The applicant shall provide the Board with the proposed street tree species per the City of Spokane approved street tree list and their on-center spacing within the private PUD.

- Please see the [City of Spokane Urban Forestry Approved Street Tree List](#).

Staff comments: Subsequent to the submission of the requested material, the applicant clarified that the development project will meet the Public Street Tree planting standards for RA and RSF public streets ([SMC 17C.200.050 Street Tree Requirements](#)) – with Class II trees as identified in the Spokane Urban Forestry’s Approved Street Tree List (limiting the use of Class I trees to locations where there may be conflicts with overhead utility lines).

b. The applicant shall provide a site landscape plan (or plans, as needed) for the final design aesthetic and materials for the following design elements:

- Open space “greenbelt” landscape,**
 - Drainage Areas, and**
 - Vehicular turnaround, with particular regard to the landscape and site features of the center island.**
- The [Design Review Application Handbook](#) includes Materials Checklists which specify the requirements for Design Review applications at each “step” of the process. This project is a Standard 2-Step Review process, currently in the “Step 2” phase. The above items provide additional clarification regarding the specific locations and subject matter which the Board needs to review in order to make a recommendation. This advisory action shall not be interpreted to constitute a waiver of any required application materials per the Design Review Application Handbook.

Staff comments: Subsequent to the submission of the requested material, the applicant clarified that the ground cover in the open space ‘greenbelt’ and drainage areas will match the [Turf Seed Drought Tolerant Dwarf Fescue Blend](#) identified for the vehicular turnaround entry area.

Additional suggested topics for discussion by staff based on the April 17, 2019 submittal:

1. At the April 10, 2019 Collaborative Workshop the Design Review Board found that the materials and responses submitted by the applicant would permit the board to recommend to the Hearing Examiner that the development’s site and architectural design was both ‘innovative’ and ‘energy efficient’.

Does the material and responses submitted by the applicant to-date permit the board to find that the development’s site and architectural design is ‘aesthetic’?

2. If the board affirms that the development is ‘*aesthetic*’, can it recommend the following two questions:

- A. Site Design:** Does the Design Review Board find that the project demonstrates the use of innovative, aesthetic, and energy-efficient site design?

Please see SMC 17G.060.170(4)(b) Decision Criteria

- B. Architectural Design:** Does the Design Review Board find that the project demonstrates the use of innovative, aesthetic, and energy-efficient architectural design?

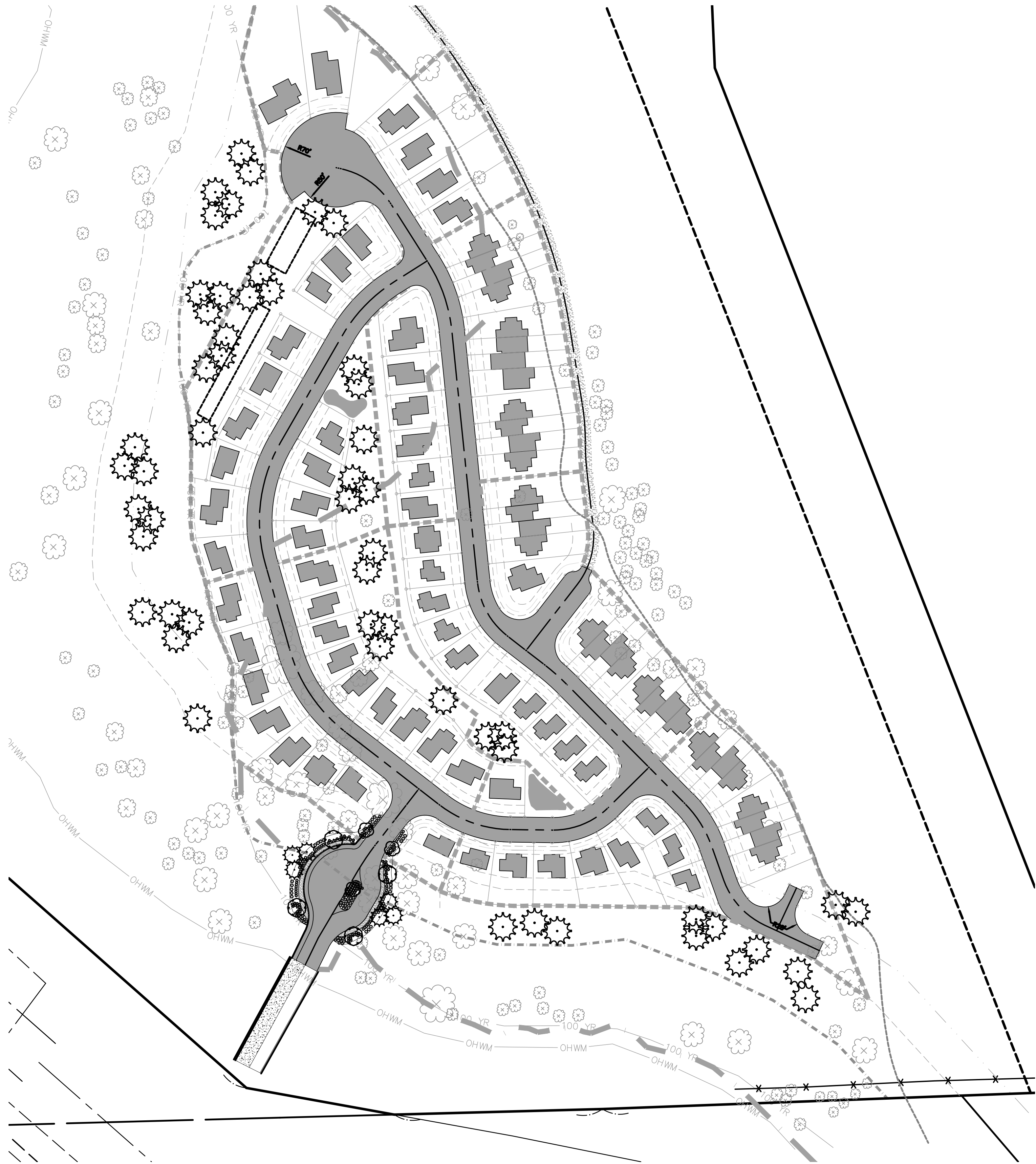
Please see SMC 17G.060.170(4)(b) Decision Criteria

Note

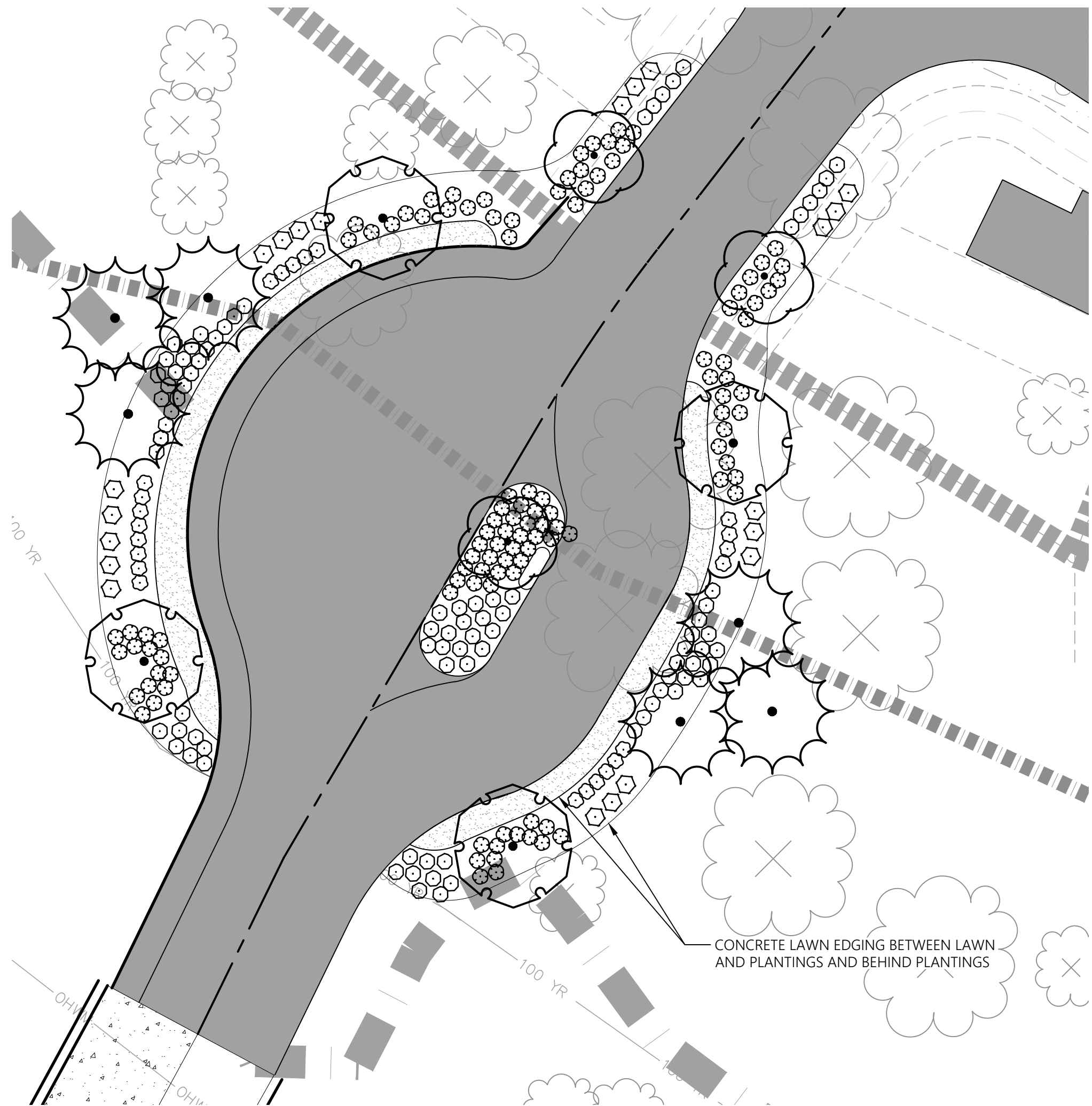
The recommendation of the Design Review Board does not alleviate any requirements that may be imposed on this project by other City Departments including the Current Planning Section of Planning and Development Services.

Policy Basis

Spokane Municipal Codes
City of Spokane Comprehensive Plan



DEEP PINE OVERLOOK - PLANTING PLAN
SCALE: 1" = 80' - 0"



DEEP PINE OVERLOOK - ENTRY
SCALE: 1" = 20' - 0"

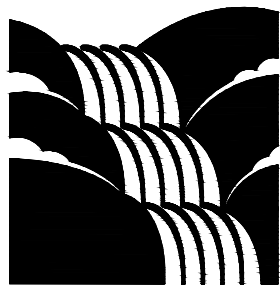
PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	CERCIDIPHYLLUM JAPONICUM / KATSURA TREE	B & B	2" CAL	
	PICEA PUNGENS 'FAT ALBERT' / COLORADO SPRUCE	B & B		
	PINUS PONDEROSA / PONDEROSA PINE	B & B		6' MIN.
	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	2" CAL	
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	FORM	HT
	FOTHERGILLA MAJOR 'MOUNT AIRY' / MOUNT AIRY FOTHERGILLA	2 GAL		
	POTENTILLA FRUTICOSA 'MCKAY'S WHITE' / MCKAY'S WHITE BUSH CINQUEFOIL	2 GAL		
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	2 GAL		
	SPIRAEA BETULIFOLIA 'TOR GOLD' / GLOW GIRL BIRCHLEAF SPIREA	2 GAL		
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	
	TURF SEED DROUGHT TOLERANT DWARF FESCUE BLEND	SEED		

BAR IS ONE INCH ON ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY



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DEEP PINE OVERLOOK - PUD
CITY OF SPOKANE, WASHINGTON
LANDSCAPE PLAN

DATE: 04.17.19
REVISED:

PROJECT NO: 191009
PROJECT MGR: DN
DRAWN BY: KS

L1.0

LANDSCAPE

DEEP PINE OVERLOOK

STREET TREES AND THEMING

Street Trees for Residential Lots Shall be placed based upon the following:

1 tree per lot with street frontage wider than 45 feet.

1 tree per every other lot with street frontage narrower than 45 feet.

For street continuity, there shall be no less than 5 and no more than 15 of any species in a row.

Trees shall be 1.75" in caliper minimum.

Varieties shall be based on the Spokane Urban Forestry Approved Street Tree List as follows:

Class 1 Trees:

- | | |
|-------------------------------------|-----------------------------|
| • Syringa reticulata | Tree Lilac |
| • Cornus alternifolia | Pagoda Dogwood |
| • Zelkova serrata 'City Sprite' | City Sprite Zelkova |
| • Crataegus crus-galli var. inermis | Thornless Cockspur Hawthorn |
| • Cornus kousa | Kousa Dogwood |

Note: Katsura Trees, Cercidiphyllum japonicum a medium size class 2 tree, are highly deer tolerant and are recommended as street trees where they will be appropriate and recommended for homeowners to plant in their landscapes.

Entrance Theme:

The theme for the entrance and gate (single or double) will reflect the homestead/farm theme. Examples shown below. The gate will be supported by pillars of Corten Steel or clad in brick, stone or cultured stone.



Thank you John - sent from my other meeting ;-)

Dean

From: John Pilcher <johnpilcher@hotmail.com>

Sent: Thursday, April 18, 2019 11:22 AM

To: Gunderson, Dean <dgunderson@spokanecity.org>

Cc: thume@pblaw.biz; Mann, Alex <amann@spokanecity.org>; Palmquist, Tami <tpalmquist@spokanecity.org>

Subject: Re: Follow-up on phone conversation (4/18/19)

I confirm agreement with your message.

Sent from JRP

On Apr 18, 2019, at 10:54 AM, Gunderson, Dean <dgunderson@spokanecity.org> wrote:

Hi John,

As a follow-up to our phone conversation this morning, you would like to make the following amendments/clarifications to the material submitted yesterday (prepared by Land Expressions).

Street Trees

It is JRP's intent to follow the Public Street Tree standards for Continuous Planting Strips in RA and RSF zones for the private lanes in the Deep Pine Overlook PUD. These standards can be found in [SMC 17C.200.050 Street Tree Requirements](#) – with Class II trees as identified in the Spokane Urban Forestry's Approved Street Tree List (limiting the use of Class I trees to locations where there may be conflicts with overhead utility lines).

Ground Cover

It is JRP's intent to provide ground cover in both the Open Space 'greenbelt' and the Drainage Area to match the *Turf Seed Drought Tolerant Dwarf Fescue Blend* identified for the vehicular turnaround entry area.

If you can respond to this email confirming these amendments/clarifications I can wrap up the Staff Report and get it posted for the Regular DRB Meeting for April 24, 2019 (this coming up Wednesday).

Thanks!

Dean

<image001.jpg>

Dean Gunderson, MCRP | Senior Urban Designer | City of Spokane
509.625.6082 | fax 509.625.6822 | dgunderson@spokanecity.org | spokanecity.org

<image002.png> <image003.png> <image004.png>

Deep Pine Overlook PUD/SCUP

1 - Program Review/Collaborative Workshop

February 27, 2019



From :
Design Review Board
 Steven Meek, Chair
 c/o Dean Gunderson, DRB
 Secretary
 Planning & Development
 808 W. Spokane Falls Blvd.
 Spokane, WA 99201

To :
 JRP, LLC
 Agent: Taud Hume

CC :
 Heather Trautman, Planning Director
 Tami Palmquist, Associate Planner

Based on review of the materials submitted by the applicant and discussion during the February 27, 2019 Collaborative Workshop the Design Review Board recommends the following advisory actions:

- 1. The applicant shall provide additional information on the proposed treatment of site fencing with attention paid to the site constraints and opportunities.**

Please see Comprehensive Plan Goals:

LU 2 PUBLIC REALM ENHANCEMENT,

LU 2.1 Public Realm Features,

LU 5 DEVELOPMENT CHARACTER,

LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement,

DP 1 PRIDE AND IDENTITY,

DP1.2 New Development in Established Neighborhoods,

DP2 URBAN DESIGN,

DP 2.5 Character of the Public Realm,

DP 2.6 Building and Site Design,

NE 15 NATURAL AESTHETICS,

NE 15.5 Natural Themes,

SH 6.1 Crime Prevention Through Environmental Design Themes,

SH 6.2 Natural Access Control,

SH 6.3 Natural Surveillance,

SH 6.4 Territorial Reinforcement,

N 2 NEIGHBORHOOD DEVELOPMENT,

N 4 TRAFFIC AND CIRCULATION,

N 4.6 Pedestrian and Bicycle Connections, and

Planned Unit Development Design Standards:

17G.070.115(A), (B)(1) Plan and Code Conformance,

17G.070.120(A), (B)(1,2, 4-6) Significant Features,

17G.070.125(A), (B)(1, 7, 8) Site Preparation,

17G.070.130(A), (B)(2, 3) Landscaping,

17G.070.135(A), (B)(1, 6) Compatibility with Surrounding Areas

2. The applicant shall provide additional information on trail access, connectivity, site amenities, and materiality.

Please see Comprehensive Plan Goals:

LU 2 PUBLIC REALM ENHANCEMENT,

LU 2.1 Public Realm Features,

LU 5 DEVELOPMENT CHARACTER,

LU 5.1 Built and Natural Environment,

LU 5.2 Environmental Quality Enhancement,

TR GOAL B PROVIDE TRANSPORTATION CHOICES,

TR GOAL C ACCOMMODATE ACCESS TO DAILY NEEDS AND PRIORITY DESTINATIONS,

TR 1 Transportation Networks for All Users,

DP 1 PRIDE AND IDENTITY,

DP 1.1 Landmark Structures, Buildings, and Sites,

DP1.2 New Development in Established Neighborhoods,

DP 1.3, Significant Views and Vistas,

DP 2 URBAN DESIGN,

DP 2.5 Character of the Public Realm,

DP 2.6 Building and Site Design,

NE 7 NATURAL LAND FORM,

NE 7.3 Rock Formation Protection,

NE 13 CONNECTIVITY,

NE 13.1 Walkway and Bicycle Path System,

NE 13.2 Walkway and Bicycle Path Design,

NE 13.3 Year-Round Use,

NE 15 NATURAL AESTHETICS,

NE 15.1 Protection of Natural Aesthetics,

NE 15.2, Natural Aesthetics Links,

NE 15.5 Natural Themes,

SH 6.2 Natural Access Control,

SH 6.3 Natural Surveillance,

SH 6.4 Territorial Reinforcement,

N 2 NEIGHBORHOOD DEVELOPMENT,

N 2.1 Neighborhood Quality of Life,

N 4 TRAFFIC AND CIRCULATION,

N 4.5 Multimodal Transportation,

N 4.6 Pedestrian and Bicycle Connections,

N 5 OPEN SPACE,

N 5.3 Linkages,

PRS 1.4 Property Owners and Developers,

PRS 2.2 Access to Open Space and Park Amenities,

PRS 3 BICYCLE AND PEDESTRIAN CIRCULATION,

PRS 3.1 Trails and Linkages, and

Planned Unit Development Design Standards:

17G.070.115(A), (B)(1) Plan and Code Conformance,

17G.070.120(A), (B)(1,2, 4-6) Significant Features,

17G.070.125(A), (B)(1, 7, 8) Site Preparation,

17G.070.130(A), (B)(2, 3) Landscaping,

17G.070.135(A), (B)(1, 6) Compatibility with Surrounding Areas,

17G070.140(A), (B)(9) Community Environment,

- 3. The applicant shall further articulate the proposed solution for a vehicular turn-around provided outside of the main gate, including the aesthetics and materiality of the turn-around and gate.**

Please see Comprehensive Plan Goals:

LU 2 PUBLIC REALM ENHANCEMENT,

LU 2.1 Public Realm Features,

LU 5 DEVELOPMENT CHARACTER,

LU 5.1 Built and Natural Environment,

LU 5.2 Environmental Quality Enhancement,

TR GOAL B PROVIDE TRANSPORTATION CHOICES,

TR GOAL C ACCOMMODATE ACCESS TO DAILY NEEDS AND PRIORITY DESTINATIONS,

TR 1 Transportation Networks for All Users,

TR 14 Traffic Calming,

DP 1 PRIDE AND IDENTITY,

DP1.2 New Development in Established Neighborhoods,

DP 2 URBAN DESIGN,

DP 2.5 Character of the Public Realm,

DP 2.6 Building and Site Design,

NE 13 CONNECTIVITY,

NE 13.1 Walkway and Bicycle Path System,

NE 13.2 Walkway and Bicycle Path Design,

NE 13.3 Year-Round Use,

SH 6.2 Natural Access Control,

SH 6.3 Natural Surveillance,

SH 6.4 Territorial Reinforcement,

N 2 NEIGHBORHOOD DEVELOPMENT,

N 2.1 Neighborhood Quality of Life,

N 4 TRAFFIC AND CIRCULATION,

N 4.5 Multimodal Transportation,

N 4.6 Pedestrian and Bicycle Connections,

N 5 OPEN SPACE,

N 5.3 Linkages,

PRS 1.4 Property Owners and Developers,

PRS 2.2 Access to Open Space and Park Amenities,

PRS 3 BICYCLE AND PEDESTRIAN CIRCULATION,

PRS 3.1 Trails and Linkages, and

Planned Unit Development Design Standards:

17G.070.115(A), (B)(1, 3) Plan and Code Conformance,

17G.070.125(A), (B)(1) Site Preparation,

17G.070.130(A), (B)(2, 3) Landscaping,

17G.070.135(A), (B)(1, 6) Compatibility with Surrounding Areas,

17G.070.140(A), (B)(9) Community Environment,

17G.070.145(A), (B)(1, 2, 3-5) Circulation

4. The applicant is encouraged to explore how the site's agricultural history and vernacular may inform the architectural aesthetics of the proposed development.

Please see Comprehensive Plan Goals:

LU 2 PUBLIC REALM ENHANCEMENT,

LU 2.1 Public Realm Features,

LU 5 DEVELOPMENT CHARACTER,

LU 5.1 Built and Natural Environment,

LU 5.2 Environmental Quality Enhancement,

DP 1 PRIDE AND IDENTITY,

DP 1.2 New Development in Established Neighborhoods,

DP 1.3 Significant Views and Vistas,

DP 2 URBAN DESIGN,

DP 2.5 Character of the Public Realm,

DP 2.6 Building and Site Design,

DP 3 PRESERVATION,

DP 3.4 Reflect Spokane's Diversity,

NE 7 NATURAL LAND FORMS,

NE 15 NATURAL AESTHETICS,

NE 15.1 Protection of Natural Aesthetics,

NE 15.5 Natural Themes,

N 2 NEIGHBORHOOD DEVELOPMENT,

PRS 1 PRESERVATION AND CONSERVATION, and

Planned Unit Development Design Standards:

17G.070.115(A), (B)(1) Plan and Code Conformance,

17G.070.120 (A), (B)(1-6) Significant Features,

17G.070.135(A), (B)(1, 6) Compatibility with Surrounding Areas,

17G.070.140(A), (B)(8) Community Environment

5. The applicant is encouraged to explore opportunities for sensitive site design.

Please see Comprehensive Plan Goals:

LU 2 PUBLIC REALM ENHANCEMENT,

LU 2.1 Public Realm Features,

LU 5 DEVELOPMENT CHARACTER,

LU 5.1 Built and Natural Environment,

LU 5.2 Environmental Quality Enhancement,

DP 1 PRIDE AND IDENTITY,

DP 1.1 Landmark Structures, Buildings, and Sites,

DP1.2 New Development in Established Neighborhoods,

DP 1.3, Significant Views and Vistas,

DP 2 URBAN DESIGN,

DP 2.5 Character of the Public Realm,

DP 2.6 Building and Site Design,

NE 7 NATURAL LAND FORM,

NE 7.3 Rock Formation Protection,

NE 13 CONNECTIVITY,

NE 13.1 Walkway and Bicycle Path System,

NE 13.2 Walkway and Bicycle Path Design,

NE 13.3 Year-Round Use,

NE 15 NATURAL AESTHETICS,
 NE 15.1 Protection of Natural Aesthetics,
 NE 15.2, Natural Aesthetics Links,
 NE 15.5 Natural Themes,
 SH 6.2 Natural Access Control,
 SH 6.3 Natural Surveillance,
 SH 6.4 Territorial Reinforcement,
 N 2 NEIGHBORHOOD DEVELOPMENT,
 N 2.1 Neighborhood Quality of Life,
 N 4 TRAFFIC AND CIRCULATION,
 N 4.5 Multimodal Transportation,
 N 4.6 Pedestrian and Bicycle Connections,
 N 5 OPEN SPACE,
 N 5.3 Linkages,
 PRS 1.4 Property Owners and Developers,
 PRS 2.2 Access to Open Space and Park Amenities,
 PRS 3 BICYCLE AND PEDESTRIAN CIRCULATION,
 PRS 3.1 Trails and Linkages, and

Planned Unit Development Design Standards:

17G.070.115(A), (B)(1) Plan and Code Conformance,
 17G.070.120(A), (B)(1, 2, 4-6) Significant Features,
 17G.070.125(A), (B)(1, 7, 8) Site Preparation,
 17G.070.130(A), (B)(2, 3) Landscaping,
 17G.070.135(A), (B)(1, 6) Compatibility with Surrounding Areas,
 17G.070.140(A), (B)(9) Community Environment,
 17G.070.145(A), (B)(1, 3-5) Circulation

6. The applicant shall articulate the proposed development's relationship to its surrounding landscape, with particular attention paid to the development's perimeter and incorporation of indigenous vegetation.

Please see Comprehensive Plan Goals:

LU 2 PUBLIC REALM ENHANCEMENT,
 LU 2.1 Public Realm Features,
 LU 5 DEVELOPMENT CHARACTER,
 LU 5.1 Built and Natural Environment,
 LU 5.2 Environmental Quality Enhancement,
 DP 1 PRIDE AND IDENTITY,
 DP 1.1 Landmark Structures, Buildings, and Sites,
 DP1.2 New Development in Established Neighborhoods,
 DP 1.3, Significant Views and Vistas,
 DP 2 URBAN DESIGN,
 DP 2.5 Character of the Public Realm,
 DP 2.6 Building and Site Design,
 NE 7 NATURAL LAND FORM,
 NE 7.3 Rock Formation Protection,
 NE 15 NATURAL AESTHETICS,
 NE 15.1 Protection of Natural Aesthetics,
 NE 15.2, Natural Aesthetics Links,
 NE 15.5 Natural Themes,
 N 2 NEIGHBORHOOD DEVELOPMENT,

*N 2.1 Neighborhood Quality of Life,
N 5 OPEN SPACE,
N 5.3 Linkages,
PRS 1.4 Property Owners and Developers,
PRS 2.2 Access to Open Space and Park Amenities, and*

Planned Unit Development Design Standards:

*17G.070.115(A), (B)(1) Plan and Code Conformance,
17G.070.120(A), (B)(1,2, 4-6) Significant Features,
17G.070.125(A), (B)(1, 2, 8) Site Preparation,
17G.070.130(A), (B)(1, 2, 5) Landscaping,
17G.070.135(A), (B)(1) Compatibility with Surrounding Areas,
17G.070.145(A), (B)(1, 3-5) Circulation*

- 7. The applicant shall submit the completed Habitat Management Plan as a component of their next application package.**

As requested by the Design Review Board

- 8. The applicant is encouraged to continue their engagement and cooperation with The Friends of the Bluff.**

As requested by the Design Review Board

A handwritten signature in black ink, appearing to read "Steve Meek", with a stylized, flowing script.

Steven Meek, Chair, Design Review Board

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

Deep Pine Overlook – PUD/SCUP

1 - Program Review/Collaborative Workshop

Design Review Staff Report

February 22, 2019


Staff:

Dean Gunderson, Sr. Urban Designer

Neighborhood & Planning Services Department

Applicants:

JRP Land, LLC

 Agent: Taud Hume
 159 S. Lincoln Street
 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;
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\(B\) and \(H\)](#) **Design Review Board – Development Applications Subject to Design Review**, all Shoreline Conditional Use Permits and other projects listed within the Uniform Development Code 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**

Advisory Actions

The Advisory Actions provided by the board at the Collaborative Workshop will be forwarded to the applicant, and copies will be made available to the Planning Director and the Manager of current planning.

Project Description

The applicant is seeking permission to develop a Planned Unit Development for 90-94 lots on approximately 48 acres of land located between Latah Creek and High Drive Bluff Park; which will also require a Shoreline Conditional Use Permit. For additional information please see applicant's submittal information.

Note: The Subject Site has been twice previously submitted for land use permits (once in 2010, and again in 2016). In the previous applications, the development proposals were reviewed by the Design Review Board in Collaborative Workshops. Aspects of the prior application were similar enough to the current proposal that the 2010 & 2016 Pre-Dev notes and the 2016 DRB Advisory Actions are included to this report.

Location & Context

The proposal is located in the Latah/Hangman Neighborhood. The property is isolated with no immediately adjacent residential or commercial development. However, it may be visible from certain vantage points in the surrounding area including High Drive Bluff Park, Latah Creek, Grandview/Thorpe Neighborhood and SR 195.

The Subject Site consists of three parcels: Parcel A (25361.0006), Parcel B (25361.0007), and Parcel C (35312.0002) – for a total surveyed Subject Site size of 47.71 acres. Latah Creek runs through the western edge of the relatively flat portions of Parcels A and B. The eastern portion of Parcel C (abutting High Drive Bluff Park), and the northern portion of Parcel A have steep slopes ranging between 16% to over 30%. (see Figure 1)

Adjacent properties include High Drive Bluff Park to the east. SR 195 and the BNSF Railroad are immediately west of Latah/Hangman Creek. Avista owns the property immediately north with a substation; which accesses the site through the applicant's property.

The creek's natural character in this area may be described as a tributary creek in a sharply incised valley composed of essentially rural, public open space, and a small amount of commercial uses. Recreational uses along the shoreline and High Drive Bluff Park include hiking, mountain biking, and viewing wildlife. Latah Creek is navigable by canoe and kayak for several months in the Spring.

While there are informal bike & hiking trails in the immediately adjacent High Drive Bluff Park, the site is not serviced by transit nor are there any bus stops located within a quarter-mile radius.

The City of Spokane's Comprehensive Plan designates all of Parcels A and B, and the southern portion of Parcel C as Agricultural land, while the northern panhandle portion of Parcel C is designated as Potential Open Space. (see Figure 2)

The Subject Site is located approximately half-way between the Qualchan Golf Course and Qualchan Hills Park and the older Vinegar Flats village, and approximately 1/8-mile north of the Cheney Spokane Road / SR 195 overpass; which provides vehicular, bicycle, and pedestrian connection to the neighborhood commercial mini-center located on the west side of SR 195.

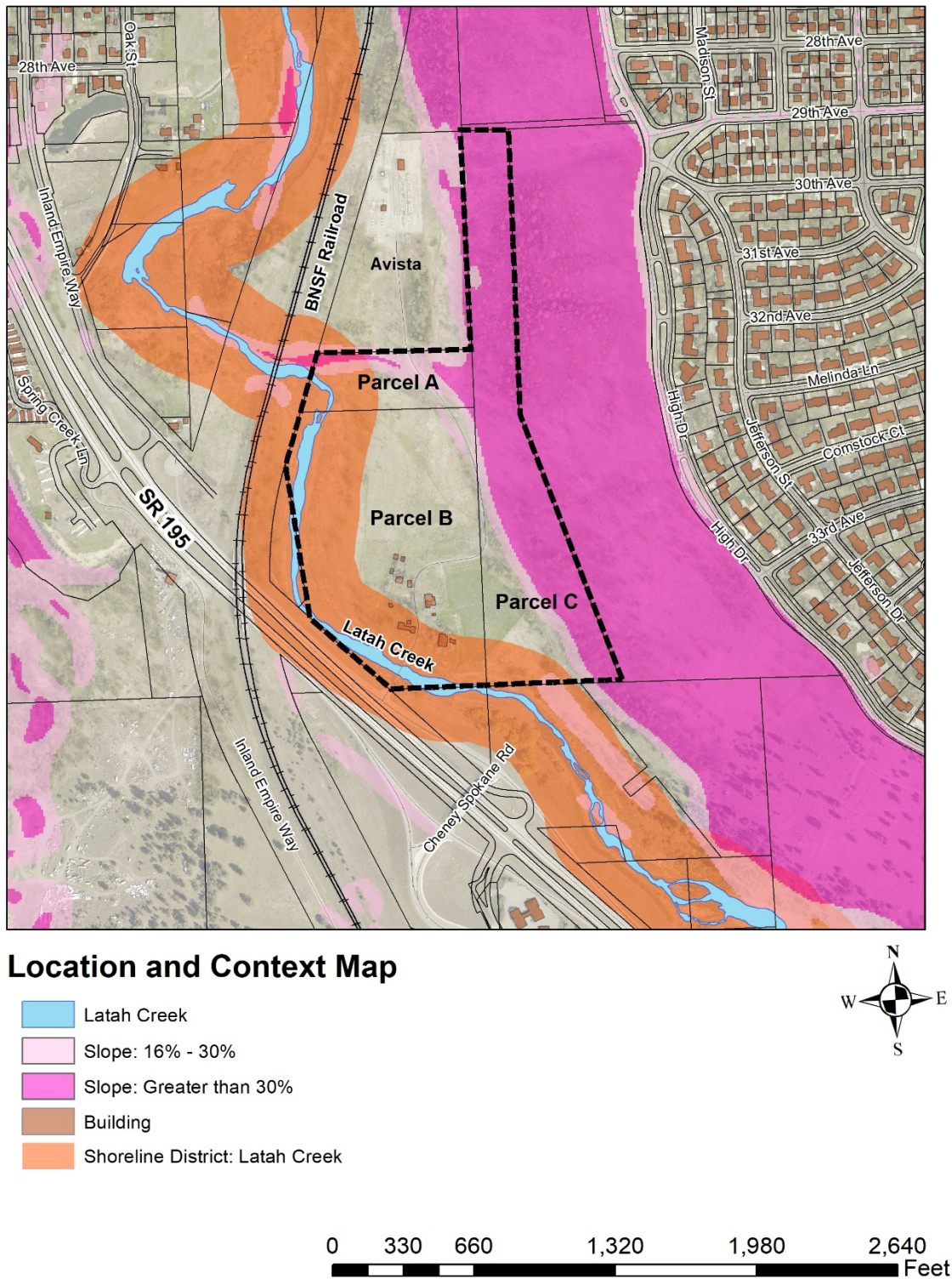


Figure 1. Location and Context Map

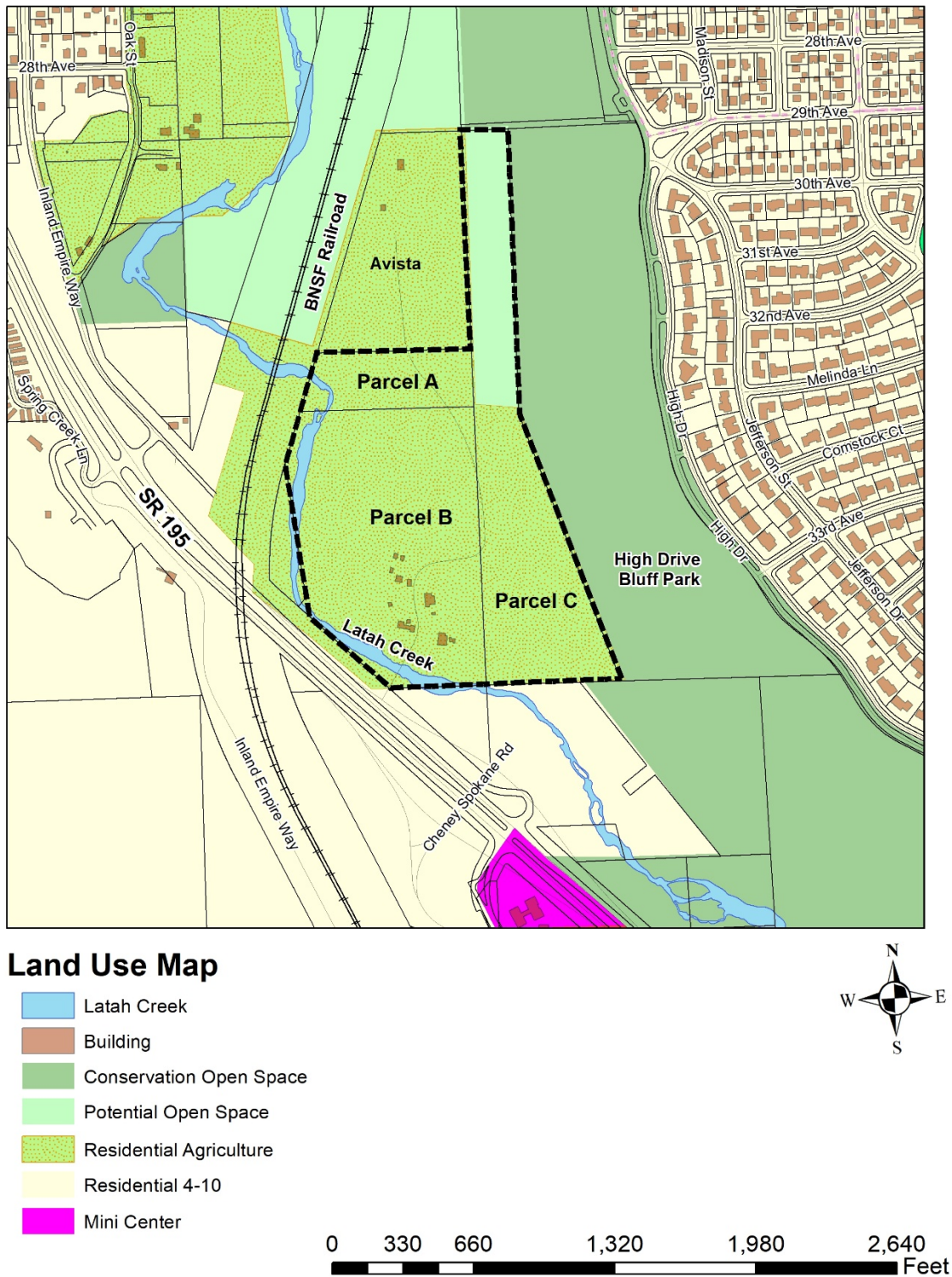


Figure 2. Comprehensive Plan Land Use Map

Character Assets

While the Subject Site is not located within any pre-existing Character Area or Historic District, the general character of the existing site and surrounding land is predominantly semi-rural. The steep slopes to the immediate east of the site support mountain bike & hiking trails and a generous spread of Ponderosa Pine. The land forms and built fabric on the flatter portions of the site and the surrounding areas are consistent with the agricultural history of Latah Valley.

Perhaps the most significant character asset in the vicinity of the Subject Site are the informal Latah Valley Hangman Creek Trails that run north/south through the High Drive Bluff Park, located immediately east of the site. In October of 2017 the National Park Service and the Washington Chapter of the American Society of Landscape Architects convened a charrette of key stakeholders in Latah Valley to design conceptual trail improvements and possible alignments that would connect the informal trails in High Drive Bluff Park to a set of trails along Latah Creek. The efforts of that charrette were published by the City of Spokane Department of Parks & Recreation in June of 2018 as a Concept Study, and include proposed improvements to the Subject Site. (see Figure 3)

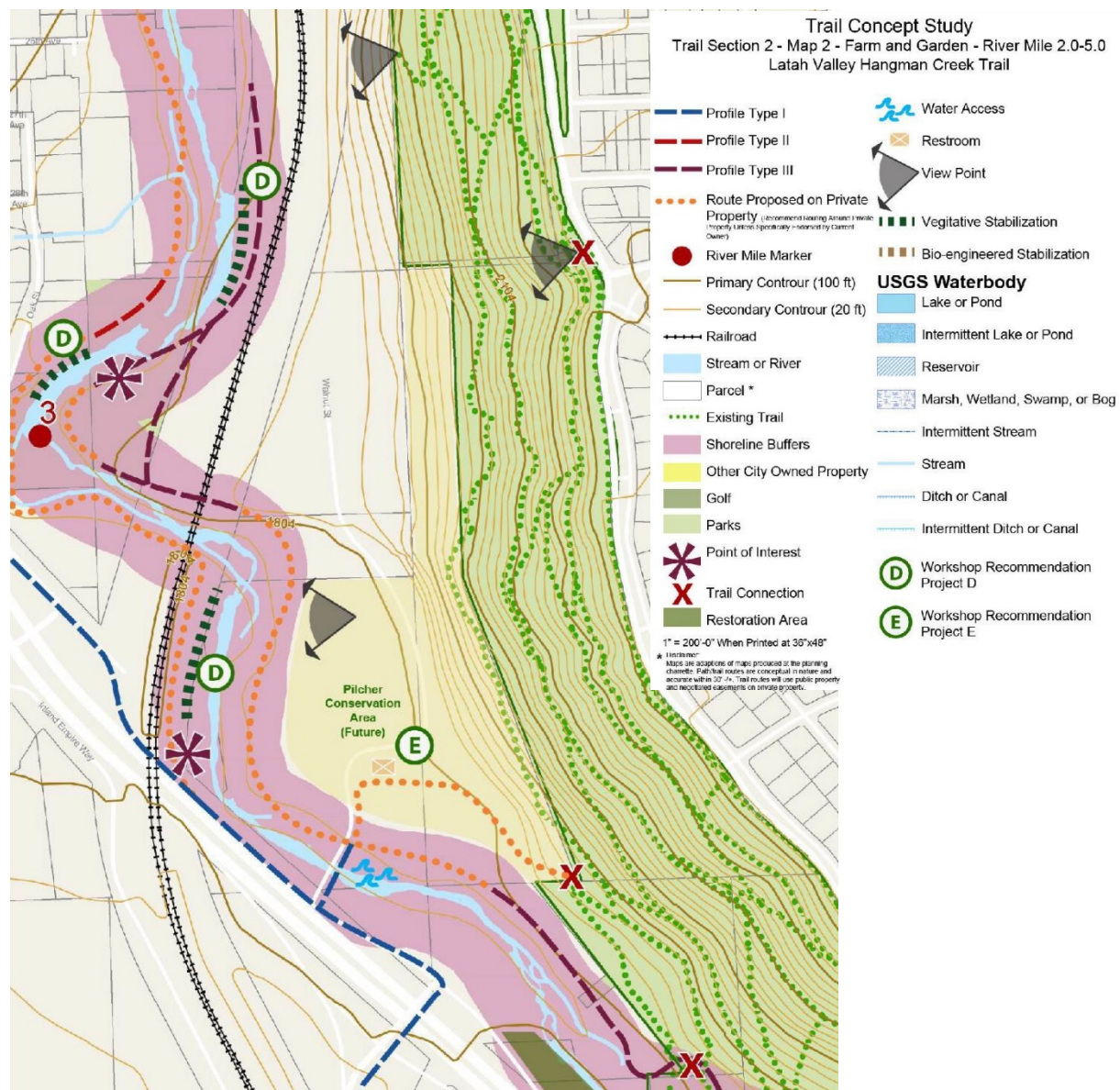
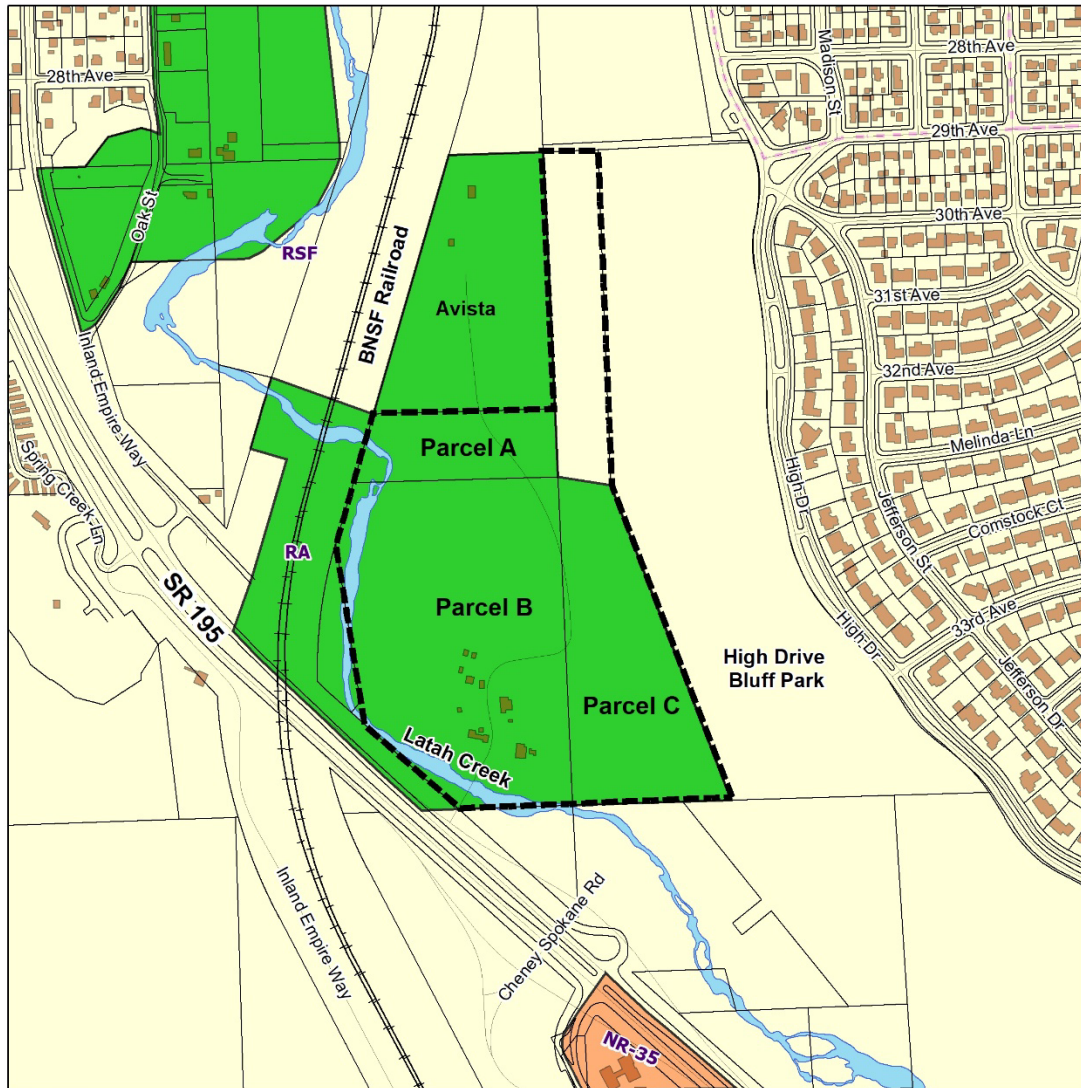


Figure 3. Latah Valley Hangman Creek Concept Study Map

Regulatory Analysis

Zoning Code Requirements

The predominant zoning classification of the Subject Site is Residential Agricultural (RA), with the northern panhandle portion of Parcel C zoned Residential Single Family (RSF). The applicant will be expected to meet all zoning code requirements. Applicants should contact Current Planning Staff with any questions about these requirements. (see Figure 4)



Zoning Map

- Latah Creek
- Building
- Neighborhood Retail
- Residential Agricultural
- Residential Single-Family

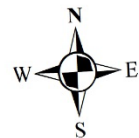


Figure 4. City of Spokane Zoning Map

Residential Agriculture (RA).

The RA zone is a low-density single-family residential zone that is applied to areas that are designated agriculture on the land use plan map of the comprehensive plan. Uses allowed in this zone include farming, green house farming, single-family residences and minor structures used for sales of agricultural products produced on the premises. The density standards for the RA zone are the same as those for the RSF zone (4-10 units/acre).

Residential Single-family (RSF).

The RSF zone is a low-density single-family residential zone. It allows a minimum of four and a maximum of ten dwelling units per acre. One- and two-story buildings characterize the allowed housing. The major type of new development will be attached and detached single-family residences. In appropriate areas, more compact development patterns are permitted. The RSF zone is applied to areas that are designated residential 4-10 on the land use plan map of the comprehensive plan.

The summary, below, was based on the review of plans submitted for the Pre-Development Conference. These comments are not all inclusive of every development regulation and may change based on future project modifications.

Section 1 – Comments Specific to the Site

1. This project will be subject to a Type III Permit to include the combination of a Shoreline Conditional Use Permit, Long Plat and presumably a PUD.
2. Geologically Hazardous Areas are described in SMC 17E.040.030 and defines Landslide hazardous areas as any area with a slope of thirty percent or greater. SMC 17E.040.110 describes the required buffers from these geologically hazardous areas, and SMC 17E.040.120 goes on to say that land that is located wholly within a landslide area or its buffer may not be subdivided. Although, land that is located partially within a landslide hazard area may be subdivided provided that each resulting lot has sufficient buildable area outside of, and will not affect, the landslide hazard. This plan does not make sufficient provisions to address these requirements as it relates to lots 58-86.
3. A Shoreline / Critical Areas checklist will be required.
4. All application materials shall include the requirements listed under 17E.040.080 and 17E.020.080, including topographic surveys, location and boundaries of all critical areas and related buffers extending 25 feet past the subject sites boundaries and the location of all riparian corridors within 100 feet of the sites boundaries.
5. A Geohazard Evaluation and Mitigation Plan will be required, per SMC 17E.040.090.
6. Please show how you are meeting the general performance standards of SMC 17E.040.100 and SMC 17E.020.050 (B).
7. A Habitat Management Plan shall be required and my need to be updated from the original date it was prepared. All structures shall be set back a distance of ten feet from the edges of all delineated critical buffers.
8. This project falls within Riparian Zone segment 6, the RHA width is the outer edge of the 100-year floodplain, the CMZ, or 250 feet, whichever is greater. No improvements of any kinds or vegetation removal within 250 feet of the OHWM is allowed unless using Buffer Averaging as discussed in section 17E.020.050(B)(2)(m).
9. A Floodplain Development Permit will be required for all development located within the special flood hazard area. Please review SMC 17E.030.140 for specific standards to be met.

10. Any use, modification, or development within geologically hazardous areas shall comply with the requirements in critical areas ordinances and the following:
 - a. New development or the creation of new lots that would cause foreseeable risk from geological conditions to people or improvements during the life of the development shall not be allowed.
 - b. New development or the creation of new lots that would require structural shoreline stabilization over the life of the development shall not be allowed. Exceptions may be made for the limited instances where stabilization is necessary to protect allowed uses where no alternative locations are available and when no net loss of ecological functions will result. The stabilization measures shall conform to WAC 173-26-231; and
 - c. Where no alternatives, including relocation or reconstruction of existing structures, are found to be feasible and less expensive than the proposed stabilization measure, stabilization structures or measures to protect existing primary residential structures may be allowed in strict conformance with WAC 173-26-231 requirements and then only if no net loss of ecological functions will result.
11. There shall be no net loss of vegetative cover within the shoreline jurisdiction. Proposed removal of vegetation for a permitted use shall be reviewed pursuant to the mitigation sequencing specified in SMC 17E.060.230. Avoidance of any impact to shoreline vegetative cover is the preferred method of mitigation.
12. When an applicant is required to submit a habitat management plan pursuant to SMC 17E.020.090, the requirements in SMC 17E.060.240 through SMC 17E.060.280 may be waived by the director or submitted as a component of the habitat management plan. If included in the HMP please describe.
13. Physical and visual public access to the shoreline will be required for a development of more than 4 lots. Please refer to SMC 17E.060.280.

Comments from Pre-Dev January 21, 2010, that are still applicable:

1. Zoning and Land Use Plan:

Zoning District: RA (Residential Agricultural)/RSF (Residential Single Family)

Land Use: AG (Agriculture)/ Potential OS (Potential Open Space)

Note: AG Comprehensive Plan designation directs planned uses toward agricultural activities: The Potential OS Comprehensive Plan designation is to protect areas with height, scenic value, environmentally sensitive conditions, historic or cultural values, priority animal habitat, and/or passive recreational features.

Overlay Zone(s)/Height District: none

Environmental Overlays: Aquifer/Aquifer Sensitive Area

Adjacent street designations: US Highway 195

2. Proposed Use: 88 lot residential development (*revised upward in current application*)

3. General Zoning Development Standards: (*Reference SMC 17C.110*)

(*Modifications to these standards may be allowed through a Planned Unit Development*)

- a. Setbacks in RA Zone:

Front: 15 feet (Garages must be setback 20 feet)
Side: 5 feet
Rear: 25 feet

b. **Setbacks and Required Sidewalk Width Standards** (reference 17C.110.410)

Sidewalks are required to be constructed and shall consist of a clear walking path at least five feet wide (in addition to a minimum five-foot wide planting zone for street trees). Part of the sidewalk width may be located on private property. The sidewalk dimension shall be applied to the clear, unobstructed pathway between the planting behind the curb and building facades or parking lot screening.

- c. Maximum Roof Height: 35 feet
- d. Maximum Wall Height: 25 feet
- e. Maximum lot coverage: 40 percent on lots 5,000
- f. Minimum lot size: 7,200 square feet
- g. Maximum lot size: 11,000 square feet
- h. Minimum lot width: 40 feet
- i. Minimum lot depth: 80 feet
- j. Density four to ten units per acre

4. Off-street Parking: *(Reference 17C.230)*

Total Parking Required: One space per dwelling unit plus one space per bedroom after three bedrooms

5. Fencing: *Reference SMC 17C.110.230*

An additional permit may be purchased from the Building Department for fencing.

6. Public Access: *Reference SMC 17G.080.070(B)(3)*

Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands.

7. Platting: *Reference SMC 17G.080*

The subdivision application will be a Long Plat-Preliminary and processed as a Type III Application, subject to the Hearing Examiner.

8. SEPA Review: Required (SMC 17E.050)

9. Shoreline Permits/JARPA: Shoreline Conditional Use Permit: Required (SMC 11.15)

10. Floodplain Development Permit: Required (SMC 17E.030.060)

11. Channel Migration: Delineation required

12. Critical Area Checklist: Required (SMC 17E.020.080)

13. Habitat Management Plan: Required (SMC 17E.020.090)

14. Geotechnical Evaluation: Required (SMC 17E.040)

15. Formal Design Review: Required (SMC 17G.040.020)

Prior DRB Collaborative Workshop Advisory Actions (August 24, 2016)

Recommendation Meeting

1. Prior to submitting for the Recommendation Meeting, we recommend the applicant further clarify the buildable areas based on meetings with regulatory agencies. This would include the CMZ delineation and stormwater detention.

Site

2. The applicant will clarify the implementation of the greenbelt and pathways so we can better understand the connection through the enhanced natural areas of the site, through the neighborhood, and up to the bluff trails; for example, identify proposed materials.
3. We ask the applicants to clarify how they intend to acknowledge the historic agricultural character of the property.
4. We ask the applicants to clarify or expand on the sense of arrival into the PUD.
5. We would ask that the applicants take measures to preserve healthy indigenous vegetation.

PUD Code Requirements

The applicant is seeking permission to develop the Subject Site as a Planned Unit Development (PUD); which, if granted, will permit some flexibility in the development's design elements. This latitude is provided for in the following portions of development code:

Section 17G.070.010 Purpose

A. General Purpose.

The purpose of the planned unit development provisions are to encourage innovative planning and flexible design standards that results in more infill and mixed use development; economically diverse and affordable housing options; improved protection of open space and critical areas and transportation options and preserve the existing landscape and amenities that may not otherwise be protected through conventional development. These provisions provide:

1. **Flexibility.**
Provide a means for creating planned environments through the application of flexible standards, such as modifications to permitted uses and site development standards that facilitates development that is of a type, scale, orientation and design that maintains or improves the character, economic development and aesthetic quality and livability of the neighborhood.
2. **Efficiency.**
Design that facilitates the efficient use of land, urban infill, transportation alternatives that promotes pedestrian, bicyclist and public transit and encourages energy conservation.
3. **Affordable Housing.**
Flexible design standards that encourage affordable housing in all types of neighborhoods that is in an environment that is safe, clean and healthy. This is accomplished through the provision of flexibility in utility design standards, road design standards, site development standards, zoning density and permitted uses.
4. **Diverse Housing.**
Promote urban infill and a wide range of housing types and housing diversity to meet the social, economic and functional needs of our community in all areas of the City.

5. Open Space.
To acquire, operate, enhance and protect a diverse system of parks, trails, view sheds, corridors, parkways, urban forests, recreational, cultural, historic and open space areas for the enjoyment and enrichment of all.
6. Economic Feasibility.
Increase economic feasibility and encourage revitalization and investment by fostering the efficient arrangement of land use allowing flexible site circulation and road standards; and allowing flexibility in utility design.
7. Resource Preservation.
Preserve critical areas and agriculture through the use of a planning procedure that can tailor the type and design of a development to a particular site.

Section 17G.060.170 Decision Criteria

4. PUD and Plans-in-lieu.

All of the following criteria are met:

- a. Compliance with All Applicable Standards.
The proposed development and uses comply with all applicable standards of the title, except where adjustments are being approved as part of the concept plan application, pursuant to the provisions of [SMC 17G.070.200\(F\)\(2\)](#).
- b. Architectural and Site Design.
The proposed development has completed the design review process and the design review committee/staff has found that the project demonstrates the use of innovative, aesthetic, and energy-efficient architectural and site design.
- c. Transportation System Capacity.
There is either sufficient capacity in the transportation system to safely support the development proposed in all future phases or there will be adequate capacity by the time each phase of development is completed.
- d. Availability of Public Services.
There is either sufficient capacity within public services such as water supply, police and fire services, and sanitary waste and stormwater disposal to adequately serve the development proposed in all future phases, or there will be adequate capacity available by the time each phase of development is completed.
- e. Protection of Designated Resources.
City-designated resources such as historic landmarks, view sheds, street trees, urban forests, critical areas, or agricultural lands are protected in compliance with the standards in this and other titles of the Spokane Municipal Code.
- f. Compatibility with Adjacent Uses.
The concept plan contains design, landscaping, parking/traffic management and multi-modal transportation elements that limit conflicts between the planned unit development and adjacent uses. There shall be a demonstration that the reconfiguration of uses is compatible with surrounding uses by means of appropriate setbacks, design features, or other techniques.
- g. Mitigation of Off-site Impacts.
All potential off-site impacts including litter, noise, shading, glare, and traffic will be identified and mitigated to the extent practicable.

Section 17G.070.010 Purpose

- A. Purpose.
To allow a planned unit development to produce a more desirable and economically efficient development that generally conforms to the policies of adopted plans and the purposes of the PUD section by allowing modifications of the development standards.

B. Design Standards.

1. The proposed approach should achieve a more efficient, aesthetic, functional development and be compatible with the surrounding area, while remaining within the overall desired housing density ranges and land area coverage standards. (P).
2. The development should consider the incorporation of opportunities to conserve energy or utilize alternative energy sources. (C).
3. The proposed development shall be designed to encourage economy and efficiency in the provision and maintenance of utilities and transportation routes and in the provision of quality affordable housing. (R)

Section 17G.070.100-150 Design Standards

The design standards and guidelines found in this chapter follow the design standards administration, [SMC 17C.110.015](#). All projects must address the pertinent design standards and guidelines. Design standards are in the form of Requirements (R), Presumptions (P), and Considerations (C). Regardless of which term is used, an applicant must address each guideline. The City will expect to see how the design of a project has responded to every one of the guidelines. An applicant may seek relief through [chapter 17G.030.SMC](#), Design Departures, for those eligible standards and guidelines contained in the zoning code.

Section 17G.070.115 Plan and Code Conformance

A. Purpose.

To allow a planned unit development to produce a more desirable and economically efficient development that generally conforms to the policies of adopted plans and the purposes of the PUD section by allowing modifications of the development standards.

B. Design Standards.

1. The proposed approach should achieve a more efficient, aesthetic, functional development and be compatible with the surrounding area, while remaining within the overall desired housing density ranges and land area coverage standards. (P).
2. The development should consider the incorporation of opportunities to conserve energy or utilize alternative energy sources. (C).
3. The proposed development shall be designed to encourage economy and efficiency in the provision and maintenance of utilities and transportation routes and in the provision of quality affordable housing. (R)

Section 17G.070.120 Significant Features

A. Purpose.

To preserve significant physical features of a particular site. The topography, wetlands, rock outcrop, critical slopes, vegetation or other unique features can pose physical constraints for standard platting and development. The preservation of significant features, and/or garden soils, wildlife habitat, open space and scenic resources, can lend uniqueness to a development, and be a benefit to the community in general.

B. Design Standards.

1. Unique landforms should be preserved by the layout of the development. (P).
2. The layout of the development shall preserve or appropriately mitigate impact to identified critical areas, including areas that are geologically hazardous, wetlands, recharge the aquifer, conserve wildlife habitat or prone to flooding. (R)
3. The development shall recognize and incorporate significant physical, historical and cultural features, such as rock outcroppings, view-sheds and historic sites. (C)

4. The placement of buildings and improvements should not block or adversely affect defined views and vistas either onto or from the property of this project. (P)
5. The development shall preserve native vegetation, and significant stands of existing mature trees. (P)
6. Project elements (lots, building, access drives, parking facilities, walkways and service area) shall be located in a manner that protects, enhances or minimizes impacts to natural site features. (P)

Section 17G.070.125 Site Preparation

A. Purpose.

To consider the resulting impact of the development on surrounding properties by the proposed layout, preparation and construction of the planned unit development. Any new development in an area will have an impact on the surrounding properties. Along with the flexibility permitted in the PUD concept comes the responsibility to make sure that the relaxation of these standards does not have the detrimental impact that the standards were designed to avoid. While the PUD provides options for the developer, it also is to insure adequate protection and benefit for the public.

B. Design Standards.

1. Structures, roadways and other site improvements shall be designed to blend with the natural topography with minimal disturbance and grade changes. Large cuts and fills requiring tall or long retaining walls are to be avoided. (P)
2. The finished site grading shall transition smoothly to the contours of the adjacent properties and terracing should be used in areas where severe grading is necessary. (P)
3. To conserve energy, buildings shall be orientated to take advantage of solar gain. (C)
4. The project design shall minimize impervious surfaces. (P)
5. Stormwater management areas should be designed to be integral features of the overall project. (R)
6. Open space included within the PUD should be adequate in area and dimensions for active, as well as passive, recreation of the residents. (P)
7. Project service elements such as storage areas, trash enclosures, maintenance facilities and similar features shall be screened from view from the street and adjoining properties using dense landscaping and architecturally compatible building materials. (R)
8. The proposed site design shall take into consideration, and be compatible with, the functional operation, orientation, site design and architectural expression of the surrounding developments, or that adequate transition and/or buffers be provided to and from the site. (P)

Section 17G.070.130 Landscaping

A. Purpose.

Landscaping is intended to enhance the overall appearance of planned unit developments. The landscaping should improve the residential character, break up large expanses of paved areas and structures, provide privacy to the residents and reduce stormwater runoff.

B. Design Standards.

1. Appropriate landscaping shall be provided to replace existing vegetation that cannot be retained because of grading and/or construction requirements. (P)
2. Landscaping and fencing around the perimeter of the PUD shall be designed to act as a transition between the PUD and adjacent properties and integrate the PUD into the

neighborhood as opposed to creating a barrier between the PUD and the neighborhoods. (P)

3. Appropriate landscaping shall be provided to screen undesirable elements and views such as storage areas, trash enclosures, utility boxes, maintenance facilities and similar features from view from the street and adjoining properties. (R)
4. Parking areas shall feature deciduous trees that at maturity will shade seventy percent of the paved surface of the parking lot. (R)
5. Landscaped areas shall feature drought tolerant and preferably native plan materials. (P)

Section 17G.070.135 Compatibility with Surrounding Areas

A. Purpose.

For a PUD to be compatible with, and an integral part of the surrounding area. Although a completely homogeneous neighborhood is not necessary or desirable, a reasonable level of compatibility to the surroundings should be achieved. Diversity in style and density can help create an interesting and vibrant community. When combined with a respect for, and acknowledgment of, existing forms, siting and details, a new development can quickly “belong” in a particular community. A new development should be done in a manner that complements the existing area.

B. Design Standards.

1. The architectural style and detailing of any entrance monument, fencing materials and any structure, other than single-family detached homes and duplexes, should incorporate significant elements and details of the architecture in the surrounding areas, particularly regarding form, size, color and materials. Chain link fencing is particularly discouraged. (P)
2. The design standards of [SMC 17C.110.400](#) shall apply to any attached housing of three or more units and any multi-family building within a PUD. (R)
3. The design standards of [SMC 17C.110.500](#) shall apply to any common buildings within a PUD.
4. Driveways and open parking areas should be integrated into the overall design and should not be the dominant features along the street frontages. (P)
5. Parking structure entrances should preferably be accessed from streets within the development rather than from public streets and their appearance should be minimized and integrated into the overall design. (P)
6. Entrance signage shall be in character with the proposed and surrounding developments. (P)

Section 17G.070.140 Community Environment

A. Purpose.

To create usable and interesting open spaces, good pedestrian circulation and safety and create a sense of community that encourages neighbors to interact through the placement of buildings within a planned unit development. PUDs are often designed to somewhat function as a community in and of themselves. While this might be preferable for the residents thereof, the development itself must be considered as part of a larger community fabric. This consideration could have an impact on such elements as pedestrian and vehicular circulation, building orientation, intersection locations, etc. Within the development, the tighter placement of buildings, designated open spaces and reduced road widths create the perfect opportunity to reinforce a community feeling and inter-dependence of neighbors in the particular PUD. It has been observed that people out in the street in front of their homes not only deter crime, but also enable people to get to know one another and become better neighbors.

B. Design Standards.

1. The entryways of the buildings should be well defined and oriented to the street. (P)
2. The building elevations, with particular attention to the street-facing façade, shall be articulated by the use of color, arrangement, materials or architectural details to give visual interest to the structure. (R)
3. The buildings should be located and oriented in a manner that takes into consideration the preservation of privacy for the occupants. (P)
4. Driveways, garages and open parking areas shall be integrated into the overall design to ensure that they are not dominant features along street frontages. (R)
5. Garages wider than twenty-five feet shall meet the articulation requirements in the multifamily design standards. (R)
6. Energy conservation should be addressed by the building's solar orientation and the planting of appropriate landscape materials in proper locations. (C)
7. Off-street service entrances should preferably be accessed from alleyways or the rear of the buildings. (C)
8. Multiple buildings on the same project site shall be placed and designed to create a cohesive visual and functional relationship integrated with adequate surrounding open spaces. (C)
9. Any joint use public facilities or common spaces should be conveniently located for the occupants or other intended users. (P)
10. Improvements fronting any intersection within the development should contribute to the intersection being recognized as a focal point. Surface parking lots that front on the intersection are discouraged. (C)
11. Any ground floor parking within a structure should be buffered from view on the street facing sides by another use, architectural treatment or landscaping. (P)

Section 17G.070.145 Circulation

A. Purpose.

To facilitate vehicular and pedestrian circulation to, and within a project, by utilizing existing systems and patterns wherever possible and be developed in a manner that establishes connections with adjacent areas. PUDs are often designed to be isolated from the surrounding community. This is likely due to the desire to have a controlled and safe environment. Creating safety within the PUD by incorporating automobile slowing elements is appropriate, however the elimination of "through" vehicles will not necessarily achieve the sought after safety. Any safety that might be achieved for the residents of the PUD might be offset by inconvenience and possibly less safety for the surrounding area due to restricted vehicular circulation. Especially where existing patterns are established or are reasonably projected to occur. A greater level of safety is often achieved by visible human activity.

B. Design Standards.

1. All buildings and common spaces shall be served by a pedestrian circulation system that connects to an existing or planned citywide sidewalk path or trail system. (R)
2. The development shall connect with the existing or planned street system of the surrounding area, and maintain consistency in street naming patterns. (R)
3. Circulation systems shall be designed to be simple and clearly understandable. (P)
4. Circulation systems shall be designed for the pedestrian/bicyclists first, followed by public transportation, and finally for automobiles. (P)
5. Circulation systems shall be designed to enhance interconnectivity with adjacent developed and undeveloped properties. (P)

6. Convenient access to existing or planned public transportation systems shall be considered and incorporated into the development. (C)
7. Parking structure entrances shall be located in a manner that will result in the least impediment of traffic. (P)

Section 17G.070.150 Lighting

A. Purpose.

To ensure that site lighting contributes to the character of the site and does not disturb adjacent development. Lighting should be in scale with surrounding uses and with appropriate shielding, lighting could add safety and ownership to a site, the street or common open space, thus deterring crime. Lighting should not create off-site glare, often caused by lighting in parking areas, building security and general building lighting.

B. Development Standards.

1. All exterior light fixtures and illuminated signs shall be designed, located, installed and directed in a manner as to prevent objectionable light and glare across property lines and to residential units within the PUD. (R)
2. All parking area lighting will be full cut-off type fixtures. A full cut-off type fixture is defined as a luminaire or light fixture that; by the design of the housing, does not allow any light dispersion or direct glare to shine above a ninety degree, horizontal plane from the base of the fixture. (R)
3. Uplighting shall be limited to accent lighting of architectural features, landscaping features, flagpoles and directed in a manner that the minimal light is dispersed into the night sky or adjacent properties. (P)
4. "Period" style light fixtures shall be full cut-off type fixtures or limited to one thousand lumen output. A full cut-off type fixture is defined as a luminaire or light fixture that; by the design of the housing, does not allow any light dispersion or direct glare to shine above a ninety degree, horizontal plane from the base of the fixture. (P)
5. Light fixtures on poles shall not exceed sixteen feet in height and shall follow the Illuminating Engineering Society of North America's (IESNA) guidelines for fixture height below. (P)

SCUP Code Requirements

In addition to seeking permission to develop the site as a PUD, due to the Site's proximity to Latah Creek the property is subject to the Shoreline Regulations in the development code (see Figure 1). This will subject the development to the terms of a Shoreline Conditional Use Permit.

Within the Latah Creek Shoreline District, the applicable design standards are those of the underlying design standards. These design standards are those found in both the RA and RSF zones, as modified (in this case) by the governing PUD design standards (see above).

In addition to the PUD design standards, the development will be subject to the development standards found in [SMC 17E.060 Shoreline Development Standards by District](#) and the regulatory requirements for residential development found in [SMC 17E.060.570 Residential Development](#).

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

City of Spokane Comprehensive Plan

[Comprehensive Plan link](#)

Urban Design Staff finds the following chapters and goals from the Spokane Comprehensive Plan relevant to the project and/or within the project's potential to implement:

Chapter 3: LU – Land Use

LU 2 PUBLIC REALM ENHANCEMENT

Goal: Encourage the enhancement of the public realm.

LU 2.1 Public Realm Features

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

LU 3 EFFICIENT LAND USE

Goal: Promote the efficient use of land by the use of incentives, density and mixed-use development in proximity to retail businesses, public services, places of work, and transportation systems.

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

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 5.2 Environmental Quality Enhancement

Encourage site locations and design features that enhance environmental quality and compatibility with surrounding land uses.

LU 5.3 Off-Site Impacts

Ensure that off-street parking, access, and loading facilities do not adversely impact the surrounding area.

LU 6 ADEQUATE PUBLIC LANDS AND FACILITIES

Goal: Ensure the provision and distribution of adequate, public lands and facilities throughout the city.

LU 6.9 Facility Compatibility with Neighborhood

Ensure the utilization of architectural and site designs of essential public facilities that are compatible with the surrounding area.

Chapter 4: TR – Transportation

TR GOAL B: PROVIDE TRANSPORTATION CHOICES

Goal: Meet mobility needs by providing facilities for transportation options - including walking, bicycling, public transportation, private vehicles, and other choices.

TR GOAL C: ACCOMMODATE ACCESS TO DAILY NEEDS AND PRIORITY DESTINATIONS

Goal: Promote land use patterns and construct transportation facilities and other urban features that advance Spokane's quality of life.

TR 1 Transportation Network For All Users

Design the transportation system to provide a complete transportation network for all users, maximizing innovation, access, choice, and options throughout the four seasons. Users include pedestrians, bicyclists, transit riders, and persons of all abilities, as well as freight, emergency vehicles, and motor vehicle drivers. Guidelines identified in the Complete Streets Ordinance and other adopted plans and ordinances direct that roads and pathways will be designed, operated, and maintained to accommodate and promote safe and convenient travel for all users while acknowledging that not all streets must provide the same type of travel experience. All streets must meet mandated accessibility standards. The network for each mode is outlined in the Master Bike Plan, Pedestrian Master Plan, Spokane Transit's

Comprehensive Plan, and the Arterial Street map.

TR 14 Traffic Calming

Use context-sensitive traffic calming measures in neighborhoods to maintain acceptable speeds, manage cut-through traffic, and improve neighborhood safety to reduce traffic impacts and improve quality of life.

Chapter 8: DP – Urban Design & Historic Preservation

DP 1 PRIDE AND IDENTITY

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

DP 1.1 Landmark Structures, Buildings, and Sites

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

DP 1.2 New Development in Established Neighborhoods

Encourage new development that is of a type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood.

DP 1.3 Significant Views and Vistas

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 2.5 Character of the Public Realm

Enhance the livability of Spokane by preserving the city’s historic character and building a legacy of quality new public and private development that further enriches the public realm.

DP 2.6 Building and Site Design

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 2.14 Town Squares and Plazas

Require redevelopment areas and new development to provide appropriately scaled open space such as town squares, plazas, or other public or private spaces that can be used as the focus of commercial and civic buildings.

DP 2.15 Urban Trees and Landscape Areas

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

DP 2.21 Lighting

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 3 PRESERVATION

Goal: Preserve and protect Spokane’s historic districts, sites, structures, and objects.

DP 3.4 Reflect Spokane’s Diversity

Encourage awareness and recognition of the many cultures that are an important and integral aspect of Spokane’s heritage.

Chapter 9: NE – Natural Environment

NE 1 WATER QUALITY

Goal: Protect the Spokane Valley - Rathdrum Prairie Aquifer and other water sources so they provide clean, pure water.

NE 1.2 Stormwater Techniques

Encourage the use of innovative stormwater techniques that protect ground and surface water from contamination and pollution.

NE 4 SURFACE WATER

Goal: Provide for clean rivers that support native fish and aquatic life and that are healthy for human recreation.

NE 4.3 Impervious Surface Reduction

Continue efforts to reduce the rate of impervious surface expansion in the community.

NE 5 CLEAN AIR

Goal: Work consistently for cleaner air that nurtures the health of current residents, children and future generations.

NE 5.5 Vegetation

Plant and preserve vegetation that benefits local air quality.

NE 7 NATURAL LAND FORM

Goal: Preserve natural land forms that identify and typify our region

NE 7.3 Rock Formation Protection

Identify and protect basalt rock formations that give understanding to the area's geological history, add visual interest to the landscape, and contribute to a system of connected conservation lands.

NE 12 URBAN FOREST

Goal: Maintain and enhance the urban forest to provide good air quality, reduce urban warming, and increase habitat.

NE 12.1 Street Trees

Plant trees along all streets.

NE 13 CONNECTIVITY

Goal: Create a citywide network of paved trails, designated sidewalks, and soft pathways that link regional trails, natural areas, parks, sacred and historical sites, schools, and urban centers.

NE 13.1 Walkway and Bicycle Path System

Identify, prioritize, and connect places in the city with a walkway or bicycle path system.

NE 13.2 Walkway and Bicycle Path Design

Design walkways and bicycle paths based on qualities that make them safe, functional, and separated from automobile traffic where possible.

NE 13.3 Year-Round Use

Build and maintain portions of the walkway and bicycle path systems that can be used year-round.

NE 14 PLAZA DESIGN WITH NATURAL ELEMENTS

Goal: Develop or revitalize plazas using local nature elements, including water, vegetation, wildlife, and land forms.

NE 14.2 New Plaza Design

Develop plazas with native natural elements and formations, such as basalt, Missoula flood stones, stream patterns, river character, native trees, and plants that attract native birds.

NE 15 NATURAL AESTHETICS

Goal: Retain and enhance nature views, natural aesthetics, sacred areas, and historic sites that define the Spokane region.

NE 15.1 Protection of Natural Aesthetics

Protect and enhance nature views, natural aesthetics, sacred areas, and historic sites within the growing urban setting.

NE 15.2 Natural Aesthetic Links

Link local nature views, natural aesthetics, sacred areas, and historic sites with the trail and path system of the city.

NE 15.5 Nature Themes

Identify and use nature themes in large scale public and private landscape projects that reflect the natural character of the Spokane region.

Chapter 10: SH – Social Health

SH 3 ARTS AND CULTURAL ENRICHMENT

Goal: Support community image and identity through the arts and accessible art activities.

SH 3.1 Support for the Arts

Encourage public and private participation in and support of arts and cultural events in recognition of their contribution to the physical, mental, social, and economic wellbeing of the community.

SH 3.2 Neighborhood Arts Presence

Provide the regulatory flexibility necessary to support and encourage an arts presence at the neighborhood level.

SH 3.4 One Percent for Arts

Encourage private developers to incorporate an arts presence into buildings and other permanent structures with a value of over \$25,000 by allocating one percent of their project's budget for this purpose.

SH 3.7 Support Local Artists

Solicit local artists to design or produce functional and decorative elements for the public realm, whenever possible.

SH 3.8 Community Festivals

Support celebrations that enhance the community's identity and sense of place.

SH 4 DIVERSITY AND EQUITY

Goal: Develop and implement programs for all city residents from a diverse range of backgrounds and life circumstances so that all people feel welcome and accepted, regardless of race, religion, creed, color, sex, national origin, marital status, familial status, domestic violence victim status, age, sexual orientation, gender identity, honorably discharged veteran or military status, refugee status, criminal history, the presence of any sensory, mental or physical disability as defined by the Americans with Disabilities Act and/or the Washington State Law Against Discrimination, or the receipt of, or eligibility for the receipt of, funds from any housing choice or other subsidy program or alternative source of income.

SH 4.1 Universal Accessibility

Ensure that neighborhood facilities and programs are universally accessible.

SH 6 SAFETY

Goal: Create and maintain a safe community through the cooperative efforts of citizens and city departments, such as Planning and Development, Police, Fire, Community, Housing and Human Services, Parks and Recreation, and Neighborhood Services.

SH 6.1 Crime Prevention through Environmental Design Themes

Include the themes commonly associated with Crime Prevention through Environmental Design (CPTED) in the normal review process for development proposals.

SH 6.2 Natural Access Control

Use design elements to define space physically or symbolically to control access to property.

SH 6.3 Natural Surveillance

Design activities and spaces so that users of the space are visible rather than concealed.

SH 6.4 Territorial Reinforcement

Employ certain elements to convey a sense of arrival and ownership and guide the public through clearly delineated public, semi-public, and private spaces.

SH 6.5 Project Design Review

Include the crime prevention principles of CPTED in any analysis of projects that come before the Design Review Board.

Chapter 11: N – Neighborhoods

N 2 NEIGHBORHOOD DEVELOPMENT

Goal: Reinforce the stability and diversity of the city's neighborhoods in order to attract long-term residents and businesses and to ensure the city's residential quality, cultural opportunities, and economic vitality.

N 2.1 Neighborhood Quality of Life

Ensure that neighborhoods continue to offer residents transportation and living options, safe streets, quality schools, public services, and cultural, social, and recreational opportunities in order to sustain and enhance the vitality, diversity, and quality of life within neighborhoods.

N 2.4 Neighborhood Improvement

Encourage revitalization and improvement programs to conserve and upgrade existing properties and buildings.

N 2.5 Neighborhood Arts

Devote space in all neighborhoods for public art, including sculptures, murals, special sites, and facilities.

N 4 TRAFFIC AND CIRCULATION

Goal: Provide Spokane residents with clean air, safe streets, and quiet, peaceful living environments by reducing the volume of automobile traffic passing through neighborhoods and promoting alternative modes of circulation.

N 4.5 Multimodal Transportation

Promote a variety of transportation options to reduce automobile dependency and neighborhood traffic

N 4.6 Pedestrian and Bicycle Connections

Establish a continuous pedestrian and bicycle network within and between all neighborhoods.

N 4.7 Pedestrian Design

Design neighborhoods for pedestrians.

N 4.9 Pedestrian Safety

Design neighborhoods for pedestrian safety.

N 5 OPEN SPACE

Goal: Increase the number of open gathering spaces, greenbelts, trails, and pedestrian bridges within and/or between neighborhoods.

N 5.3 Linkages

Link neighborhoods with an open space greenbelt system or pedestrian and bicycle paths.

N 6 THE ENVIRONMENT

Goal: Protect and enhance the natural and built environment within neighborhoods.

N 6.1 Environmental Planning

Protect the natural and built environment within neighborhoods.

N 7 SOCIAL CONDITIONS

Goal: Promote efforts that provide neighborhoods with social amenities and interaction and a sense of community.

N 7.1 Gathering Places

Increase the number of public gathering places within neighborhoods.

Chapter 12: PRS – Parks and Recreation

PRS 1 PRESERVATION AND CONSERVATION

Goal: Assure the preservation and conservation of unique, fragile, and scenic natural resources, and especially non-renewable resources.

PRS 1.1 Open Space System

Provide an open space system within the urban growth boundary that connects with regional open space and maintains habitat for wildlife corridors.

PRS 1.4 Property Owners and Developers

Work cooperatively with property owners and developers to preserve open space areas within or between developments, especially those that provide visual or physical linkages to the open space network.

PRS 2 PARK AND OPEN SPACE SYSTEM

Goal: Provide a park system that is an integral and vital part of the open space system and that takes advantage of the opportunities for passive and active recreation that a comprehensive open space system provides.

PRS 2.2 Access to Open Space and Park Amenities

Provide for linkages and connectivity of open space and park amenities.

PRS 3 BICYCLE AND PEDESTRIAN CIRCULATION

Goal: Work with other agencies to provide a convenient and pleasant open space-related network for pedestrian and bicyclist circulation throughout the City of Spokane.

PRS 3.1 Trails and Linkages

Provide trails and linkages to parks in accordance with city adopted plans.

PRS 5 RECREATION PROGRAM

Goal: Assure an indoor and outdoor recreation program, which provides well-rounded recreational opportunities for citizens of all ages and abilities.

PRS 5.1 Recreation Opportunities

Provide and improve recreational opportunities that are easily accessible to all citizens of Spokane.

Topics for Discussion

Given the multivalent nature of the request coming before the DRB (for a combined PUD and SCUP), urban design staff recommend the following topics for discussion to the board.

Neighborhood

- Since the applicant has indicated that the single private drive leading into the proposed residential development will be equipped with a privacy gate, and as such there will need to be a turn-around provided for vehicles that are not granted access, what opportunities are there to establish a small pull-off / parking area outside of the gate (and outside the required Shoreline Setback) that can double as a trailhead for a new trail along Latah Creek – consistent with what was proposed in the *Latah Valley Hangman Creek Concept Study*?
- While the future expanded bridge will be subject to a separate Shoreline Conditional Use Permit (which will also require Design Review), the applicant has indicated the private drive into the PUD will be outfitted with a privacy gate. This gate, and any associated fencing, will be governed by specific design standards, so what additional design information can the applicant provide to indicate the architectural design of the gate – especially if there is signage associated with the overall assembly?
- The applicant is proposing a connection (and extension) of the existing High Drive Bluff trails to and through the site. What additional design information can the applicant provide on the configuration of this trail/sidewalk system (especially since the internal streets and sidewalks are private improvements and may not fully conform to the City of Spokane engineering standards)?

Within the Site

- Consistent with the topic related to the High Drive Bluff trails leading up to the site, what additional information can the applicant provide for the non-street trail system that is proposed for the private open space in the middle of the proposed development – especially since it will be incorporated into the High Drive Bluff trail system?
- While the applicant has indicated that a Viewing Area and adjacent Natural Area Signage (along with a short trail loop) is being planned for the location identified in the *Latah Valley Hangman Creek Concept Study* (see Figure 3), what opportunities are there to incorporate additional trail improvements at this location – park shelter, picnic tables, etc.?
- The applicant has indicated in their application material that the density of the proposed development would fall within the permissible range of densities allowed by the underlying zoning regulations (4-10 units/acre), though it is unclear how the net developable acreage was derived to arrive upon the listed densities of 8.46 to 8.83 units per acre. Per SMC 17G.070.115, the “overall desired housing density” is a Design Standard from which a design departure would need to be evaluated by the DRB, can the applicant provide clarity on how the proposed density was calculated? *Note: The proposed densities can both be derived from a single acreage figure of 10.64 acres; which the applicant may be deriving from a density calculation formula found in [SMC 17C.110.205 Density](#) – if so, can the applicant provide clarity to avoid a Design Departure request?*

Buildings

The applicant has provided a not-to-scale east/west section through the site (from High Drive Bluff Park to Latah Creek) providing some indication of the kind of architectural improvements proposed. Additionally, the proposed site development plan indicates some potential building footprints.

Since the Hearing Examiner will ultimately require the DRB to provide recommendations on the architecture, and the applicant has indicated two residential types (single family detached homes, and single family attached homes), what additional information can the applicant provide to permit the board to find that the built improvements represents aesthetic, energy-efficient, and innovative architecture?

- What additional information can the applicant provide regarding the requisite diversity and affordability of the proposed housing types?
- What additional information can the applicant provide for the non-residential elements of the development (gate, fencing, park improvements, signage, lighting, etc.)?

Note

The Advisory Actions of the Design Review Board provided during the Step-1 process are not intended to provide interpretations of non-design element components of the regulatory codes, but are offered to the applicant as guidance for further refinement of the applicable design elements.

Final Recommendations of the Design Review Board do 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

Deep Pine Overlook PUD/SCUP

2 – Collaborative Workshop

April 10, 2019



From :
Design Review Board
Steven Meek, Chair

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

To :
John Pilcher and Taud Hume
JRP Land, Applicants

CC :
Tami Palmquist, Principal Planner

Based on review of the materials submitted by the applicant and discussion during the April 10, 2019 Collaborative Workshop the Design Review Board recommends the following Advisory Actions:

1. The Board finds the following items to no longer require additional clarification from the applicant:
 - a. 4' split rail fence is appropriate (fits rural theme and good for wildlife)
 - i. All pedestrian gateways shall be consistent with the split-rail fence aesthetic or the "historic wagon wheel on the main vehicular entrance gate" aesthetic as presented.
 - b. Use of the historic wagon wheel on the main vehicular entrance gate
 - i. All vehicular gates shall be consistent with the "historic wagon wheel on the main vehicular entrance gate" aesthetic as presented.
 - c. Trails (within shoreline buffer and internal to the private development)
 - d. Naming of streets
 - e. "Energy Efficiency"
 - f. "Innovation"
 - g. Recommend accepting the overall PUD site design as presented ("sensitive site design")
 - h. Indigenous plant materials with the exception of black cottonwood.
 - i. Architectural design of structures (craftsman style and/or referencing local agricultural history)
2. The Board finds the following items require additional clarification from the applicant:
 - a. The applicant shall provide the Board with the proposed street tree species per the City of Spokane approved street tree list and their on-center spacing within the private PUD.
 - Please see the [City of Spokane Urban Forestry Approved Street Tree List](#).
 - b. The applicant shall provide a site landscape plan (or plans, as needed) for the final design aesthetic and materials for the following design elements:

- i. Open space “greenbelt” landscape,
 - ii. Drainage Areas, and
 - iii. Vehicular turnaround, with particular regard to the landscape and site features of the center island.
- The [*Design Review Application Handbook*](#) includes Materials Checklists which specify the requirements for Design Review applications at each “step” of the process. This project is a Standard 2-Step Review process, currently in the “Step 2” phase. The above items provide additional clarification regarding the specific locations and subject matter which the Board needs to review in order to make a recommendation. This advisory action shall not be interpreted to constitute a waiver of any required application materials per the Design Review Application Handbook.

The applicant has been notified that this project must complete the Design Review process before a final recommendation is passed on to the Hearing Examiner.

A handwritten signature in black ink, appearing to read "Steve Meek", with a stylized, flowing script.

Steven Meek, Chair, Design Review Board

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

Deep Pine Overlook – PUD/SCUP

1 - Recommendation Meeting

Design Review Staff Report

April 5, 2019



Staff:
 Dean Gunderson
 Sr. Urban Designer
 (509) 625-6082
 dgunderson@spokanecity.org
 Neighborhood & Planning Services Department

Applicants:
 JRP Land, LLC
 Agent: Taud Hume
 159 S. Lincoln Street
 Spokane, WA 99201

Background

The Design Review Board Collaborative Workshop was held on February 27, 2019.

The following materials are supplemental to this report:

- Design Review Board | Collaborative Workshop Recommendation, February 27, 2019;
- Design Review Staff Report | Program Review/Collaborative Workshop, February 22, 2019;

Topics for Discussion

During the workshop, the applicant is encouraged to please describe changes to the design since the Collaborative Workshop/Program Review including any changes made in response to Advisory Actions offered by the Design Review Board on February 27, 2019 as follows (Applicant's responses are in *red*, staff comments are in *blue*):

*Staff's General Comment: It should be noted that the Design Review Board is not tasked to review plats or any subdivision of land – only the design elements of development proposals that fall within its purview. Planned Unit Developments are one such type of development, and the board must make recommendations on the design of all applicable elements proposed by the applicant. These designs must be sufficiently well-resolved to ensure that they will **not** undergo significant changes between the DRB recommendations and the development of the project. Under such conditions, the design components will be evaluated as submitted, on the presumption that these elements will not undergo significant change prior to permitting. If this development is approved consistent with the recommendations of the Design Review Board, whether the applicant or some other subsequent owner/developer of the property ultimately constructs these improvements, these design elements will need to be substantially consistent with the design information submitted to the Design Review Board for its consideration.*

1. The applicant shall provide additional information on the proposed treatment of site fencing with attention paid to the site constraints and opportunities.

Applicant is proposing a perimeter fence and gating system that gives resident privacy and security. In early discussions with the City of Spokane concerns were expressed regarding publically owned and maintained infrastructure and a Planned Unit Development (PUD) was encouraged. The PUD development standards allow gated communities. The market for the subject property appears to strongly desire a private, gated and secure community.

The subject property has several physical constraints including the Shoreline Area, a flood zone, Avista Corporation transmission and distribution power lines, and steep slopes. In considering these and other site constraints a development an economical and

legally feasible development footprint was established. Applicant proposes to fence (and gate where appropriate) the perimeter of the development as allowed by applicable codes.

This is a preliminary plat stage development and final selection of materials, colors and treatment of things like fencing gating will come at a later time. However, Applicant is very interested in a successful development that blends with the surrounding landscape and the historical environment. A split rail fence or similarly designed wooden structure of approximately 4 feet in height would be an appropriate selection.

There exists old gate material on-site that were apparently used decades ago. One such relic gate is made of iron wagon wheels from the late 1800's welded together to form a structure. Such materials can be adapted to fit with the historical agrarian uses of the land and surrounding community.

We believe that a combination of what would be considered historical agricultural fencing and gating materials would lend themselves well to a community in this area of Spokane. This development plan would link modern development demanded by homeowners with the rich heritage of our community.

See Exhibits A – D (pictures of wagon wheel, relic gate and typical split rail fence)

Staff comments: While the use of a split-rail fence, as depicted, may be an appropriate perimeter fence in this location and context – it should be noted that such a fence does not provide visual privacy for residents within the gated community nor will it necessarily provide physical security.

Unless otherwise noted, the alignment of the proposed split-rail fence will be the perimeter of the PUB Boundary. Regardless of what fence alignment is ultimately selected, the perimeter fence must still adhere to the Fencing Removal criteria outlined in the applicant's own Habitat Management Plan to ensure "increased wildlife movement throughout the available habitat." (HMP, pg 8)

Exhibits A and B (the pictures of wagon wheels and an older swing gate constructed out of several old irrigation pipe wheels) might be best used to reference the main gate (see Response to Advisory Action #3, below). Unless the applicant is proposing the use of these agriculturally-themed components in some other perimeter gate assembly, and the main gate will look like the more formal gate depicted in the Exhibit E photograph.

2. The applicant shall provide additional information on trail access, connectivity, site amenities, and materiality.

The plat is designed for residents of the development to easily access the City's bluff trail system lying immediately adjacent and to the east of the project site, and "internal trails" located within the Shoreline Environment (200 feet from the OHWM). The bluff trail access point is located on the eastern perimeter of the plat, and the shoreline access point is located near the bridge and at the northwest corner of the plat. This connectivity honors the City's Comp. See e.g. Plan NE 15.1; NE 15.2; PRS 3.1.

The plat also contains an internal trail system that stretches north end of the plat (near where the shoreline access trail point is located) to the south end of the plat where the

community garden area is located. Applicant foresees installing benches and resting areas at various points along the shoreline trail network, as well as potentially utilizing trail markers to describe the native flora which will be planted pursuant to Applicant's extensive habitat management plan. Applicant anticipates a crushed gravel trail surface within the shoreline area and the interior of the plat, as well as the utilization of a solar power lighting system for nighttime use of the trails.

It should also be noted that residents of the development will also be able to utilize public trails and sidewalks between the project site and the commercially developed areas lying to the southwest of the site, which will facilitate the use of bikes and/or walking to and from these areas.

Staff Comments: It should be noted that while the applicant's written response indicates that new trails will be constructed within the shoreline buffer (within the eastern 200' buffer for Latah Creek, as measured from the creek's Ordinary High Water Mark (OHWM)), the applicant has not depicted on their Concept Plan where these trail alignments will be constructed. By definition, such shoreline buffer trails will not be within the PUD Boundary – that is, such a trail network would be outside the proposed privacy/security perimeter fence.

This interpretation is also consistent with the applicant's Habitat Management Plan. Specifically, the HMP's Enhancements section's Viewing Area/Trail System portion states that the proposed trail system will be open to the general public (and not restricted to only residents within the gated community). "The shoreline and viewing area will be accessible to the public by a designed trail system." (HMP, pg 8).

3. The applicant shall further articulate the proposed solution for a vehicular turn-around provided outside of the main gate, including the aesthetics and materiality of the turn-around and gate.

Part of the gate plan is addressed in Question 1 above.

A turn-around area has been requested by City Traffic and Engineering for the area "outside" the main entry gate. This allows a "lost" or misdirected driver who approaches a closed gate to navigate back the direction they came without being forced to "back up" a long distance and potentially create an impingement point for ingress and egress.

Detailed discussions have occurred with City Traffic and Washington Department of Transportation officials. Because of the location of the North-bound onramp to State Highway 195 and the bridge accessing the development, Applicant was strongly encouraged to consider locations east of the access bridge as a place for the main gate. The area outside or west of the proposed main gate location is within the 200' Shoreline Buffer area. Roads, utilities and related infrastructure are allowed as necessary within this 200' buffer area.

Required radius and road width standards are applicable to the gate approach and the turn-around. Applicant proposes a minimally evasive road width design that meets minimum standards. Landscaping will be provided as a part of this turn-around area with an eye toward native vegetation as supported by the Habitat Management Plan authored by Towey Ecological Services.

Applicant's preliminary design (example below) acknowledges the historical character of the area as well as the natural habitat within which the development is planned.

See Exhibits E – F (picture of a finished gate and landscaped turn-around).

See Exhibit G (diagram of gate turnaround area).

Staff comment: It is somewhat difficult to determine the proposed landscaping for the area around the gate, based on the applicant's submittal. It is also difficult to determine whether the applicant wishes to incorporate an agricultural theme at this main gate (as implied in Exhibits A & B) or the more formal suburban gate depicted in Exhibits F & G.

4. The applicant is encouraged to explore how the site's agricultural history and vernacular may inform the architectural aesthetics of the proposed development.

Applicant has explored many opportunities related to the agricultural history and vernacular of the site. The name Deep Pine Overlook gives a nod to the surrounding flora and the glacially carved bench that looks over Latah Creek. And the proposed community garden area on the south end of the plat acknowledges the fertile soils and allows residents to actively pursue the historical uses of the property (e.g. farming and agricultural production). Even the street names (Kampa Lane and Fritz Lane) are historic family names that date back to the homesteading of the property in 1901, which is supported by the City's Comprehensive Plan. See e.g. NE 15.4 and NE 15.5.

However, at this preliminary plat stage, final design of façade treatment, building design components would be premature. Market demand for housing in Spokane in an area such as this demonstrates great affinity for more classic housing design as opposed to modern architecture. Traditional two-story, pitched roof single family homes in the center and western areas of the plat with more traditional lot sizes and an eye to modest building height to protect view corridors. On the 0-lot line, town home style lots on the eastern edge of the property, a similar construction style is planned but one with more vertical relief.

As the project moves further into the final plat and construction design stage, more detail will be added.

Staff comments: See Staff's General Comment (above) about the degree of resolution of design elements. The Design Review Board is obligated to render a final recommendation on both the architecture and site design for the PUD.

5. The applicant is encouraged to explore opportunities for sensitive site design.

Applicant has pulled development (and individual ownership) completely out of the Shoreline Area (other than an approach driveway and gate), and is only proposing development on 1/6th of the overall acreage. Applicant's preliminary plat proposal, and specifically the Habitat Management Plan, attempts to provide design features that enhance environmental quality, are compatible with surrounding land uses, and maintain and enhance the quality of the built and natural environment consistent with Spokane Comprehensive Plan. See e.g. LU 5.1 Built and Natural Environment; LU 5.2 Environmental Quality Enhancement. See answer to Question 6 below and refer

generally to Applicant's Habitat Management Plan produced by Towey Ecological Services, which is attached hereto.

Staff comments: It should be noted that nine residential parcels will contain portions of the land within 200' of Latah Creek's OHWM, though the building setbacks on these parcels are drawn from the 200' Shoreline Setback line. While all new parcel acreage located within 250' of the OHWM is being compensated for in a "relocated buffer" area, unless other protective measures are taken residents on the parcels that encroach within the Shoreline Buffer may still engage in residential yard landscaping within the 200' Shoreline Buffer – such landscaping would still constitute "development within the shoreline area."

- 6. The applicant shall articulate the proposed development's relationship to its surrounding landscape, with particular attention paid to the development's perimeter and incorporation of indigenous vegetation.**

Applicant's plat is designed to preserve and blend into the surrounding area as much as possible. For example, all individually-owned lots have been pulled back from the Shoreline Area (200 feet from the OHWM), leaving all areas subject to the Shoreline jurisdiction within a common area owned and managed by the plat's home owner's association. This common ownership will encourage and promote preservation of that sensitive area for the use and enjoyment of all owners over a single individual use that might otherwise be incompatible with best preservation practices.

Moreover, the project site has been used for decades as a working farm. The site lies within the Latah Creek Urban Conservancy designation of the City Shoreline Master Program. This portion of Latah Creek has been effected over the years by upstream alterations to the shoreline due to the creation of Highway 195 and other public works projects.

The City of Spokane's Shoreline Master Plan Hydrologic Assessment deems the majority of the shoreline and associated habitat in the area of this property as not properly functioning. Moreover, the 2005 Conservation District Properly Functioning Conditions study rated this particular reach of Latah Creek as functionally poor and at risk for the entirety of its length. The Applicant's Habitat Management Plan proposes to address and correct many of the issues that lead to the poor performance of this riparian habitat area through appropriate buffer averaging, protection and enhancement of a wildlife migration corridor, planting of native vegetation, removal of existing dilapidated wire fencing and potential signage. By implementing these proposed enhancements, the project actually provides a way for the surrounding environment to benefit and improve, and allows the City of Spokane to realize its obligations of preserving and restoring this important habitat area.

Additionally, the removal of all ownership and the placement of structures within the Shoreline Jurisdiction will visually scale the development back from the entrance and from State Highway 195 to the Western edge of the plat. The plate has been designed to it greatest density and tallest structures up against the hillside on the western edge of the plat so as to blend into the surrounding area rather than stick out.

Staff comments: See comments for Item 5.

- 7. The applicant shall submit the completed Habitat Management Plan as a component of their next application package.**

A Habitat Management Plan was prepared by Towey Ecological Services to address the riparian habitat associated with the proposed Deep Pine Meadows preliminary plat application. The Spokane Municipal Code (Section 17E.020.050 Regulated Activities) provided guidance in the development of this plan, which is attached hereto.

Staff comments: The applicant's Habitat Management Plan (last updated in 2016), make reference to a Trail System drawing identifying the publicly accessible trails through the shoreline and viewing area. This attachment was not included in the HMP, staff has asked the applicant for a copy but by the date of this report the drawing has not yet been delivered.

8. The applicant is encouraged to continue their engagement and cooperation with The Friends of the Bluff.

JRP Land representatives have initiated additional contact and are proposing a presentation and discussion with the Friends of the Bluff at one of their upcoming meetings. Also, additional neighborhood council presentations have been schedule. The Applicant embraces this further dialog which goes beyond any formal requirements. Both Friends of the Bluff and Neighborhood Council groups have been helpful as the final future design plans have materialized. While not the intent of the dialog, several expressions of interest have been received from potential lot purchasers through these discussions. Some parts of the community, while they may wish to see the land preserved for conservation, recognize the role of appropriate development and some appear interested in joining the community of future homeowners.

Staff comments: It should be noted that as of the date of this report, no meetings between the applicant and the Friends of the Bluff group have occurred.

Additional Topics for Discussion

Given the multivalent nature of the request coming before the DRB (for a combined PUD and SCUP), and the information submitted by the applicant, urban design staff recommend the following topics for discussion to the board.

Neighborhood

- Has the applicant provided sufficient information for the board to render a recommendation on compatibility with the surrounding neighborhood and context?

Within the Site

- Has the applicant provided enough information for the board to render a recommendation on the overall quality of the design elements of the site (proposed private lane improvements, private park, and perimeter landscaping)?

Buildings

- Has the applicant provided enough information for the board to render a final recommendation on the design of the two building types, fencing, and gates assembly(ies)?

Additional suggested topics for discussion by staff based on the May 23, 2018 submittal:

As this PUD/SCUP project will be brought before the Hearing Examiner for a final determination, the Hearing Examiner must conclude that the Design Review Board has found the project demonstrated the following:

- A. Site Design:** Does the Design Review Board find that the project demonstrates the use of innovative, aesthetic, and energy-efficient site design?

Please see SMC 17G.060.170(4)(b) Decision Criteria

- B. Architectural Design:** Does the Design Review Board find that the project demonstrates the use of innovative, aesthetic, and energy-efficient architectural design?

Please see SMC 17G.060.170(4)(b) Decision Criteria

Note

Final Recommendations of the Design Review Board do 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