



## Design Review Board

May 22, 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	Steven Meek Dean Gunderson
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### Board Business:

5:35 - 6:35	1) Approve the <a href="#">April 24, 2019 meeting minutes</a> 2) Old Business 3) New Business 4) Changes to the agenda	Steven Meek
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### Workshop:

6:35 – 7:15	1) <a href="#">VOA Hope House</a>	Dean Gunderson
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### Adjournment:

**The next Design Review Board meeting is scheduled for June 12, 2019**

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

**Username:** COS Guest **Password:** P46FqySx

**AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION:** The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or [jjackson@spokanecity.org](mailto:jjackson@spokanecity.org). Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

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

### **Call to Order**

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

### **Board Briefing**

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

### **Board Business**

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

### **Board Workshop**

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

### **Staff Report**

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

### **Applicant Presentation**

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

### **Public Comment\***

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

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

### **DRB Clarification**

- Chair may request clarification on comments.

### **Design Review Board Discussion**

- Chair will ask the applicants whether they wish to respond to any public comments, after their response (if any) they are to return to their seats in the audience.
- The Chair will formally close public comments.
- Chair leads discussion amongst the DRB members regarding the staff recommendations, applicable design criteria, identification of key issues, and any proposed design departures.

### **Design Review Board Motions**

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

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

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

### **Other**

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

### **Adjourn**

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

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# Design Review Board - Meeting Minutes

April 24, 2019

Meeting called to order at 5:30 PM

## Attendance

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

## Briefing Session:

1. **Chair Report:** None
2. **Secretary Report:** None

## Board Business:

3. **Approval of Minutes:** April 10, 2019 meeting minutes approved unanimously (4/0)
4. **Old Business:** None
5. **New Business:**
  - Open Public Meeting Training provided to new members
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 24, 2019 Recommendation Meeting the Design Review Board recommends the following Recommendations:**

1. **The Design Review Board finds that the project demonstrates the use of innovative, aesthetic, and energy-efficient site design.**

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

- a. **The applicant shall comply with the City of Spokane public street tree standards.**
- b. **The applicant is encouraged to consider an alternative to the Black Cottonwood proposed in the Habitat Management Plan.**

*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 Plan and Code Conformance,

17G.070.120 Significant Features,

17G.070.125 Site Preparation,

17G.070.130 Landscaping,

17G.070.135 Compatibility with Surrounding Areas,

17G070.140 Community Environment,

17G.070.145 Circulation

Street Tree Requirements:

17C.200.050

2. **The Design Review Board finds that the project demonstrates movement toward the use of an innovative, aesthetic, and energy-efficient architectural design.**

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

- a. **The applicant is encouraged, in the design of structures, to pursue a consistent architectural style as proposed in previous workshops.**

*Please see Comprehensive Plan Goals:*  
*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,*  
*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,*  
*N 2 NEIGHBORHOOD DEVELOPMENT,*  
*N 2.1 Neighborhood Quality of Life,*

*Planned Unit Development Design Standards:*  
*17G.070.115 Plan and Code Conformance,*  
*17G.070.135 Compatibility with Surrounding Areas,*  
*17G070.140 Community Environment,*

Note: The above set of recommendations were passed unanimously by the Design Review Board via a vote of 4 ayes and 1 abstention. The abstention came from the Acting Chair (Dean Gunderson) who is the appointed Secretary of the Board and served as the Chair for the proceedings, as the Chair and Vice-Chair could not attend the Recommendation Meeting. This is consistent with the Design Review Board's Rules of Procedure (Rule 9.4.G).

**Meeting adjourned at 7:15 pm**

**Next Design Review Board meeting is scheduled for May 8, 2019**

# VOA Hope House

## 1 - Program Review/Collaborative Workshop

### Design Review Staff Report

May 17, 2019



**Staff:**  
Dean Gunderson, Sr. Urban Designer  
Planning & Development Services Department

**Applicants:**  
Representative:  
Chris Weiland, Architect  
Architecture All Forms  
  
Owner:  
Volunteers of America  
525 W 2<sup>nd</sup> Avenue  
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](#) **Design Review Board Authority**, all new buildings or structures within a Downtown Gateway Area are subject to design review. Recommendations of the Design Review Board must be consistent with regulatory requirements per [Section 17G.040.080](#) **Design Review Board**

### Recommendations.

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

## Project Description

The project will entail the redevelopment of two parcels (and a portion of, yet to be vacated, public right-of-ways) to accommodate a 4-story residential and homeless services building. The 60,000 square foot building will house 60 apartments (located on the upper three stories, accessed from a main entrance at the corner of Adams & 3<sup>rd</sup>), and a 102-bed homeless shelter with sundry ancillary & support spaces, accessed from a secured outdoor courtyard located off of Adams).

## Location & Context

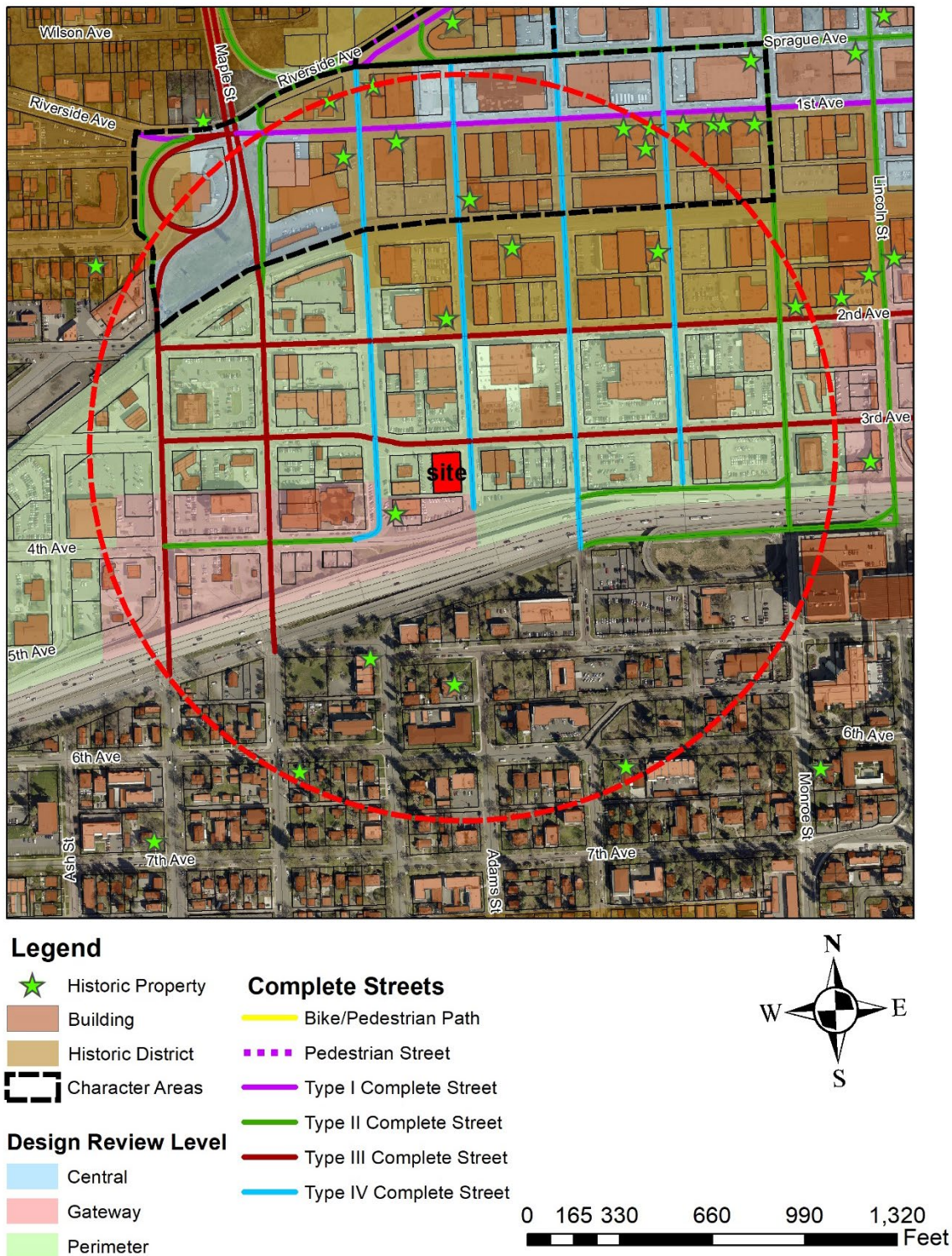
The subject site is located at the southwest corner of the intersection of S. Adams Street & W. 3<sup>rd</sup> Avenue; composed of two parcels: parcel numbers 35192.2905 (1301 W. 3<sup>rd</sup> Ave.), and 35192.2915 (1305 W. 3<sup>rd</sup> Ave.). The parcel is bounded on the south by an existing alleyway (which the applicant is requesting to be vacated), on the west by a privately-owned parcel (owned by Miller Family Real Estate, LLC), on the north by W. 3<sup>rd</sup> Avenue (a Type III Complete Street, a City-Regional Connector), and on the east by S. Adams Street (a Type IV Complete Street, a Neighborhood Street, which the applicant is requesting to be vacated). If the alley ROW is vacated (and the project's fenced yard will extend an additional 8' into the southern adjacent parcel) as proposed, the modified site will be bounded on the

south by a privately-owned parcel currently used as a parking lot (owned by Miller Family Real Estate, LLC).

The parcel is generally flat, sloping slightly toward the north.

The parcel rests within the Riverside Neighborhood boundaries, located 230' north of I-90 boundary line from the Cliff-Cannon Neighborhood and approximately 930' southeast from the Browne's Addition Neighborhood. The current site rests wholly within the Downtown Perimeter Threshold area, though if the alley right-of-way is vacated and an additional 8' of the adjacent southerly parcel is deeded to the parcels, the revised site will be partially located within the Downtown Gateway Threshold area. See Figure 1.





**Figure 1. Local Context Analysis Map**

## Character Assets

While the subject site does not rest within any identified Character Area in the downtown, it is located two blocks south of the Carnegie Square / West 1<sup>st</sup> Avenue Character Area. It is also located immediately adjacent (partially within, if the alley ROW is vacated) the Maple Street Gateway Corridor.



There are seventeen historic properties located within ¼-mile of the site, and it is located one block south of the West Downtown Historic District.

## **Regulatory Analysis**

### **Zoning Code Requirements**

The subject site is zoned DTS (Downtown South). The applicant will be expected to meet zoning code requirements. Applicants should contact Current Planning Staff with any questions about these requirements.

#### Characteristics of Downtown Complete Street Designations (see SMC 17C.124.035)

The downtown zones are complemented by the complete streets designations map (described in detail in the downtown plan) that further guides public and private development within the downtown. The different complete streets designations set different street standards and desired amenities based upon the intended use and desired qualities of the street. The complete streets designations are depicted on [Map 5.1](#) “Streetscape Improvements” in the downtown plan and zoning layer. Right-of-ways found on the complete streets map shall not be vacated as the space is needed to incorporate the elements described in the complete street designation. Curb to property line and the sidewalk width shall not be reduced in order to allow for future complete street elements. *See Figure 1: Location Context Analysis Map.*

#### *Type III – City-Regional Connector (W. 3<sup>rd</sup> Avenue)*

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

#### *Type IV – Neighborhood Streets (S. Adams Street)*

Such streets carry little through traffic and tend to have less commercial activity than the other types of complete streets. These tend to have generous sidewalks, landscaping, and street trees. All downtown streets will meet Type IV criteria to a minimum.

If the 20’ western portion of S. Adams Street is vacated, the subject site will still have frontage on a Type IV Neighborhood Street as the vacation will not modify the Complete Street Designation of the remaining portion of the street.

## **Zoning Code Downtown Design Standards**

Design Standards Implementation (see [SMC 17C.124.500](#)):

The design standards and guidelines found in [SMC 17C.124.500 through SMC 17C.124.580](#) follow [SMC 17C.124.015](#), Design Standards Administration. All projects must address the pertinent design standards and guidelines. Design standards are in the form of Requirements (R), Presumptions (P), and Considerations (C). Regardless of which term is used, an applicant must address each guideline. The City will expect to see how the design of a project has responded to every one of the guidelines.

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

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

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

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

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

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

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

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

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

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

[Chapter 17G.030](#) Design Departures, [Section 17G.030.040](#) Decision Criteria

The decision criteria for a design departure are below.

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

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

# City of Spokane Comprehensive Plan

[Comprehensive Plan link](#)

## DP 1 PRIDE AND IDENTITY

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

### 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 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 2.12 Infill Development

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

## DP 4 DOWNTOWN CENTER VIABILITY

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

### DP 4.1 Downtown Residents and Workers

*Encourage investments and create opportunities that increase the number of residents and workers in downtown Spokane.*

### DP 4.2 Street Life

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

### DP 4.3 Downtown Services

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

# **City of Spokane Downtown Plan**

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

## **2.2 BUILT FORM AND CHARACTER**

**Goal: Foster and improve upon the unique, Downtown “sense of place”**

*Objectives:*

- *Preserve and enhance historic building stock*
- *Promote local identity and unified character with a focus on unique districts throughout Downtown*
- *Design complementary infill and restrict surface parking lots with limited exceptions*
- *Encourage increased density and smaller building footprints*
- *Strive to reasonably protect solar-access in key areas as well as views of key amenities*

## **2.3 MULTI-MODAL CIRCULATION AND PARKING**

**Goal: Improve circulation and parking in and around Downtown for all users**

*Objectives:*

- *Increase parking supply in high demand areas and develop parking incentives*
- *Reduce the supply of off-street surface parking through higher and better uses of available land*
- *Increase modal share of alternative transportation*
- *Improve pedestrian and bicycle connections*
- *Convert key streets from one-way to two-way*
- *Encourage use of public transportation*

## **2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES**

**Goal: Improve the Downtown environment for pedestrians and bicyclists**

*Objectives:*

- *Develop pedestrian- and bicycle-friendly streetscape improvements*
- *Improve access to Riverfront Park and Spokane River for all modes of travel*
- *Designate bicycle boulevards leading into Downtown*
- *Link Downtown with a series of green space amenities*
- *Upgrade existing underpasses and consider pedestrian/bike bridges where appropriate*
- *Establish gateways at key intersections signifying the entrance to Downtown and special districts*

## **2.5 HOUSING AND NEIGHBORHOOD**

**Goal: Increase housing options Downtown and protect existing neighborhood character**

*Objectives:*

- *Develop mixed-use neighborhoods and buildings within Downtown*
- *Maintain an adequate inventory of affordable housing within Downtown...*
- *Increase mid-range housing for rent and for sale within and adjacent to Downtown*
- *Strengthen connections between Downtown and surrounding neighborhoods...*
- *establish strong links to Downtown Core*

## 2.6 ENVIRONMENTAL STEWARDSHIP

**Goal: Incorporate sustainable practices in redevelopment efforts**

*Objectives:*

- *Improve live/work balance by promoting Downtown living*
- *Increase availability of locally-produced foods*
- *Encourage LEED® certification for new construction*
- *Preserve and/or adaptively re-use historic buildings*
- *Mitigate stormwater (i.e. increase permeable surfaces)*
- *Support a thriving and functionally sustainable street tree system*

# **Downtown Design Guidelines**

[Downtown Design Guidelines link](#)

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

The three overarching principles supported throughout the guidelines are:

1. Contextual Fit
2. Pedestrian Friendly Streets, and
3. Sustainability

## **A: Site Planning & Massing Responding to the Larger Context**

### A-1 Respond to the Physical Context

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

### A-2 Enhance the Skyline

*Design the upper portion of the building to create visual interest and variety in the Downtown skyline. Respect noteworthy structures while responding to the skyline's present and planned profile.*

## **B: Architectural Expression Relating to the Neighborhood Context**

### B-1 Respond to Neighborhood Context

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

### B-2 Create Transitions in Bulk and Scale

*Building form should be consistent with the character of Downtown Spokane as an urban setting and create a transition in height, bulk, and scale of development; from neighboring or nearby areas with less intensive development, and between buildings and the pedestrian realm.*

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

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

### B-4 Design a Well-Proportioned & Unified Building

*Compose the massing and organize the publicly accessible interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.*

### B-5 Explore Opportunities for Building Green

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

## **C: Pedestrian Environment Defining the Pedestrian Environment**

### C-1 Promote Pedestrian Interaction

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

### C-2 Design Facades of Many Scales

*Design architectural features, fenestration patterns, and material compositions that refer to*



*the human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation. The building façade should create and reinforce a “human scale” not only at the street level, but also as viewed from farther away.*

#### C-3 Provide Active Facades

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

#### C-4 Reinforce Building Entries

*Design building entries to promote pedestrian comfort, safety, and orientation.*

#### C-5 Consider Providing Overhead Weather Protection

*Consider providing a continuous, well-lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.*

#### C-6 Develop the Alley Façade

*To increase pedestrian safety, comfort, and interest; develop portions of the alley facade in response to the unique conditions of the site or project.*

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

*Use materials at street level that create a sense of permanence and bring life and warmth to Downtown.*

### **D: Public Amenities Enhancing the Streetscape and Open Space**

#### D-1 Provide Inviting & Usable Open Space

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

#### D-2 Enhance the Building with Landscaping

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

#### D-3 Respect Historic Features That Define Spokane

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

#### D-4 Provide Elements That Define The Place

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

#### D-5 Provide Appropriate Signage

*Design signage appropriate for the scale and character of the project and immediate neighborhood. All signs should be oriented to pedestrians and/or persons in vehicles on streets within the immediate neighborhood.*

#### D-6 Provide Attractive and Appropriate Lighting

*To promote a sense of security for people Downtown during nighttime hours, provide appropriate levels of lighting on the building facade, on the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and on signage.*

#### D-7 Design for Personal Safety & Security

*Design the building and site to promote the feeling of personal safety and security in the immediate area.*

#### D-8 Create “Green Streets”

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

## **E: Vehicular Access and Parking**

### **Minimize Adverse Impacts**

#### E-1 Minimize Curb Cut Impacts

*Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians.*

#### E-3 Minimize the Presence of Service Areas

*Locate service areas for dumpsters, recycling facilities, loading docks and mechanical equipment away from street frontages where possible; screen from view those elements which cannot be located to the rear of the building.*

## **Topics for Discussion**

### **Neighborhood**

With vacation of the alleyway, solid waste pick-up appears to have been moved to a trash room located directly on W. 3<sup>rd</sup> Avenue. While Type III City-Regional Connectors (and the Downtown South zone) are classified as vehicular-oriented, the presence of alleyways throughout the area permits these service functions to be obscured from the general public.

Is the proposed municipal trash collection relocation an appropriate solution? Does the coiling overhead door and associated curb cut still conserve the pedestrian environment per the Downtown Design Guidelines (C, D, and E)?

### **Site**

All sidewalks adjacent to the building must be 12' wide as measured from face of curb. The new sidewalk proposed for S. Adams Street is shown only 10'-6" in width.

*As the Uniform Development Code requires a minim 12' in width (and the city has required previous applicants to move their building further into their site to ensure this width is maintained), does the proposed narrower width of the sidewalk along Adams Street will conserve the intent of the Downtown Design Guidelines (C, D, and E)?*

As the primary building entry to the facility is located at the corner of Adams & 3<sup>rd</sup>, a 600 square foot (minimum) pedestrian plaza or courtyard must be located near this entrance (1 square foot for every 100 square feet of building). Such a pedestrian space must have at least three of the proscribed design elements (special interest landscaping, pedestrian scale bollard or accent lighting, special paving, artwork, seating, or water feature). Note the entrance to the 102-bed homeless shelter is not the building's access or entrance of first rank.

*The applicant has state that the primary building entry (the building access or entrance of first rank) is located at the corner of Adams & 3<sup>rd</sup>. Further, since the homeless shelter residential and apartment dweller populations are segregated (with the rear fences yard to be used by the homeless shelter residential population), the project design does not appear to meet the pedestrian plaza/courtyard design Standard. How might this requirement be met?*

### **Building**

Residential Facades along S. Adams Street must meet Clear Vision Glazing requirement of 20% of the square footage of the façade elevation (located between 2' and 40' above the sidewalk elevation).

*Can the applicant demonstrate how the design meets the glazing requirement along Adams Street?*

Finish floor elevation for Residential Uses should be raised a minimum of 2' above the average sidewalk grade.

*This 2' minimum finish floor elevation encouragement is written into the Window Glazing Design Standard, can the applicant demonstrate how this is meeting met – or, how it might not apply?*

As the building elevation along W. 3<sup>rd</sup> Avenue is longer than 50', and the first floor elevation is relatively unarticulated, there appears to be a need to break up the building's mass.

*Is the building's sawtooth articulation at its second, third, and fourth stories sufficient to moderate its bulk and scale?*

Ground Level Detail the proposed elevations appear to have only one or two of the requisite three detail elements (Canopies along Adams and 3<sup>rd</sup>, and Large Windows along Adams).

*The current design appears to be deficient in meeting the Ground Level Detail Design Standard, what can be done to bring this into compliance and further meeting the Downtown Design Guidelines (B, C, and D)?*

Roof Expression appears to be deficient – *buildings with flat roofs shall have portions with pitched roofs, extended parapets or projecting cornices to create a prominent edge when viewed against the sky, especially to highlight major entrances.* There is an opportunity to create this roof line emphasis at the ground level entrance to the upper story apartments, especially as it can capture the view terminus along Adams St.

*What opportunities exist to bring the design into compliance with the required Design Standard and harmonize with the Downtown Design Standards (A)?*

## **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  
Downtown "Fast Forward" Plan  
Downtown Design Guidelines

# HOPE HOUSE

1301 W 3RD AVE.  
SPOKANE, WA 99201

DESIGN REVIEW - STEP 1

PROGRAM REVIEW /  
COLLABORATIVE WORKSHOP



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# Project Information

PROJECT NAME	HOPE HOUSE
OWNER	VOLUNTEERS OF AMERICA OF EASTERN WASHINGTON & NORTHERN IDAHO
ARCHITECT	ARCHITECTURE ALL FORMS
LANDSCAPE ARCHITECT	CLEARWATER SUMMIT GROUP
GENERAL CONTRACTOR	INLAND GROUP
ADDRESS	1301 W. THIRD AVE. SPOKANE, WA 99201
PARCELS	35192.2905 & 35192.2915
ZONING	DTS (DOWNTOWN SOUTH)

# Development Objectives

Volunteers of America of Eastern Washington & Northern Idaho plan to develop the parcels that they own located at the SW corner of W. Third Ave. and S. Adams St. into a women’s shelter and permanent supportive housing for the homeless. An existing former restaurant (Linnie’s Thai Cuisine) is unoccupied and located on the project property. This building will be demolished to accomodate the proposed project. The building has been determined by the Spokane Historic Landmarks Commission to not be eligible for the Spokane Resister of Historic Places and the National Register of Historic Places based upon a Public Hearing on 5/16/18.

The proposed building includes a ground floor women’s shelter with associated amenities and staffed resources. The upper three floors will include 60 total dwelling units of studio apartments with shared amenity spaces and staffed resources for the residents. The building is 4 stories in height and approximately 60,000 gross s.f. The building will also comply with the Evergreen Sustainable Development Standards as required for all affordable housing projects receiving capital funds from the Washington State Housing Trust Fund.

In addition, negotiations have been made with the City of Spokane to partially vacate S. Adams St. (which dead-ends into the I-90 freeway) and fully vacate the alley to the south of the subject property. The partial S. Adams street vacation will allow the building footprint to be larger and the alley vacation will allow the opportunity to develop an enclosed outdoor courtyard area dedicated to the women’s shelter.



# Design Goals

This project will be built upon the success of projects similar in nature built by Volunteers of America (The Marilee) and Catholic Charities (Father Bach Haven II – Buder Haven, Father Bach Haven III – Donna Hanson Haven, and Father Bach Haven IV and Father Bach Haven V which are currently under construction).

The project site is approximately 0.45 acres in area and is rectilinear in shape. W. Third Ave. bounds the site to the north and S. Adams St. bounds the site to the east. Adjacent properties (parking lots) bound the site to the west and south.

The proposed building will be located immediately adjacent to the property line along W. Third Ave. and the adjusted property line (based upon the partial street vacation) along S. Adams St. A courtyard for shelter guests will be located at the vacated alley at the southern portion of the project site. The building footprint maximizes the available square footage to be used for the shelter and the permanent supportive housing programs operated by Volunteers of America. The building form was designed to create dynamic shadows and create varied perspective as the viewer rotates around the building.

Proposed building cladding materials for this project include concrete masonry units (CMU), composite siding (Nichiha), metal trim and awnings, and wood accents at the underside of the awnings..

Programmatic elements include a women’s shelter on the ground floor and 60 total studio apartments on the upper three floors. The women’s shelter will provide 80 standard beds + an additional 22 respite beds for a total of 102 beds for homeless women in Spokane. The shelter will include staffed resources including a community / dining room, kitchen, offices, laundry facilities, restrooms with showers, and an outdoor courtyard. Access into the shelter will be from within the enclosed secure courtyard.

Besides providing the immediate need of shelter for homeless women in Spokane, this project will provide permanent supportive housing for the homeless in a clean, modern facility that includes shared amenities and staffed resources with the goal of transitioning residents to their own independent housing. The 60 studio apartments will have amenity spaces and resources including community rooms, kitchen, offices, laundry facilities, flex / classroom spaces, and an outdoor fenced dog run. The entrance for apartment residents will be located at the corner of W. Third Ave. and S. Adams St.

## Project Summary

# Comprehensive Plan & Downtown Spokane Guidelines

## Site Plan & Massing

### A-1: Respond to the Physical Environment

Access to direct sunlight / natural light is provided to all spaces within the building (with the exception of utilitarian / service spaces). An enclosed light well (subject to cost) is proposed at the center of the building to allow additional natural light to portions of the building further from windows.

The courtyard, located at the vacated alley, has southern exposure providing abundant direct sunlight. A smoking shelter and shading devices will be provided at the courtyard. An easement to the City to access sewer lines in the case of an emergency will be maintained. Elements of the courtyard must be able to be moved to allow heavy equipment to access the sewer lines if necessary.

The project site is bound by W. Third Avenue to the north and the I-90 freeway to the south. A substantial number of cars will pass the building on these routes. An effort was made with the building design to have the viewer’s perspective change as the viewer rotates around the building. This was accomplished by providing angled notches on the building facade which will create dynamic shadows during the course of the day.

### A-2: Enhance the Skyline

The building will have a flat roof parapet.

The modern cornice will terminate the fourth floor / parapet. Contrasting material or color is proposed at the upper level angled facades and recesses.

Roof mounted mechanical equipment will be hidden by the parapet.

## Architectural Expression

### B-1: Respond the Neighborhood Context

The project site is encompassed primarily by auto-orientated one story buildings with adjacent surface parking lots. These buildings range in a variety of cladding materials including CMU (concrete masonry units), wood siding, brick, metal, and stucco or synthetic stucco cladding. There are no immediate adjacent iconic or noteworthy buildings. First Presbyterian Church of Spokane and the Benewah Milk Bottle are located one block away to the west on S. Cedar St. Both buildings vary in architectural styles (Gothic Revival and Literalism respectively) illustrating the wide variety of building styles and eras of construction in the area. The proposed building will adopt elements of the surrounding building materials by incorporating CMU cladding and storefront systems on the ground level and composite wood siding (Nichiha) on the upper levels of the building.

### B-2 Create Transitions in Bulk and Scale

Street-level elements to be included in the proposed design include abundant windows, the main building entry located at the corner of W. Third Avenue and S. Adams St., building signage, metal awnings for solar gain protection, articulated wall surfaces, and metal trim for the cladding transition between the building base and upper levels.

The building base will be distinct by providing upper level overhangs and façade articulation to provide a datum at the transition between the ground floor and upper floors. Window types / styles will vary between the ground floor and upper floors for further distinction.

### B-3: Reinforce the Urban Form and Architectural Attributes of the Immediate Area

As noted above, the main building entry is orientated toward the intersection of W. Third Avenue and S. Adams Street.

As noted above, a variety of building styles and eras of construction are present in the vicinity of the project site. The proposed building will adopt elements of the surrounding building materials by incorporating CMU cladding and storefront systems on the ground level and composite wood siding (Nichiha) on the upper levels of the building.

## Architectural Expression (cont.)

### B-4: Design a Well-Proportioned & Unified Building

The proposed building will incorporate façade modulation and articulation, include varied window types and fenestration patterns, have corner features including building signage and abundant storefront glazing, include metal awnings for solar gain and weather protection, and include varied but compositionally unified cladding transitions.

The building will also include exterior finish materials that will be complementary to adjacent buildings / elements, architectural / exterior lighting to accentuate the building and provide a well-lit, safe environment, building signage addressing W. Third Ave. / S. Adams St. and I-90 auto traffic, and downspouts that are hidden from predominant views.

### B-5: Explore Opportunities for Building “Green”

The building will comply with the Evergreen Sustainable Development Standards as required for all affordable housing projects receiving capital funds from the Washington State Housing Trust Fund. These rigorous standards ensure that the proposed building will meet and exceed Washington State Energy Code.

The building will include highly durable materials, some of which are available locally (Mutual Materials has a masonry plant located in Mica, Washington).

The building will be designed and built to be “solar ready” for the addition of future rooftop solar panels as part of the Evergreen Sustainable Development Standards requirements.

Enhanced glazing will be provided where required to mitigate noise from the nearby I-90 freeway.

Metal awnings will provide protection from solar gain on the ground floor of the east and south building façades. Shading devices (possibly shade sails) will be incorporated at the courtyard which has southern exposure.

## Pedestrian Environment

### C-1: Promote Pedestrian Interaction

Treatment of pedestrian access is unique for this project due to the type / population that will use this building. The entry point for women using the ground floor women's shelter will be through the rear enclosed courtyard. The entry point for residents of the apartments on the upper floors is located at the corner of W. Third Ave. and S. Adams St. There has been a concerted effort made to provide separation between these populations, as recommended by VOA. Residents of the apartments will only have access to the elevator and stairs to gain access to their apartments. For residents with dogs, a dog run has been provided on the northwest portion of the site, away from the shelter entry. A niche along S. Adams street has been made to provide a covered area for residents who smoke.

Despite the design challenge of separating these populations, ample windows at the ground floor and upper floors and a highly visible apartment building entry located at the corner will provide a visual connection from the street.

### C-2: Design Facades of Many Scales

As previously noted, the building will include a variety of fenestration patterns and sizes and will include varied, but compositionally unified, exterior finish materials (including CMU, composite siding (Nichiha), and metal trim to accentuate material transitions. Architectural / exterior lighting will correlate to the building form. Upper floor design elements include abundant windows, and transitions in material color / finish for visual interest.

### C-3: Provide Active Facades

Building facades along dominate pedestrian views incorporate abundant street level windows for visual connection to the spaces inside the building. A community dining space will be located within the building along W. Third Ave. to provide a dynamic interior environment and a setback, angled lobby / mail box space will be located at the corner of W. Third Ave. and S. Adams St.

## Pedestrian Environment (cont.)

### C-4: Reinforce Building Entries

The building's entry will be reinforced by providing distinctive doorways / storefront window system, a distinctive entry canopy, recessed entry to provide further weather protection, building name and logo located prominently above the entry canopy, secure entry for residents and staff while maintaining visual connections between the exterior and interior of the building.

### C-5: Consider Providing Overhead Weather Protection

As previously noted, overhead weather protection will be provided at the main building entry by incorporating an entry canopy and by recessing the ground floor at the entry point. Additional weather protection will be provided along the sidewalks of W. Third Ave. and S. Adams St. in the form of metal canopies.

### C-6: Develop the Alley Façade

The alley will be vacated and will become an enclosed courtyard area for the ground floor women's shelter. The courtyard enclosure will be a fence and gate system that provides privacy and compliments that building composition. Once inside the courtyard, storefront systems will provide visual and physical connections to the shelter. The courtyard space will allow shelter guests and staff access to quality outdoor space. As noted above, shading devices will be incorporated in this area.

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

The ground floor building cladding material will be predominantly CMU. The courtyard will be enclosed by a fence and gate system that provides privacy and compliments the building composition. This may include a steel framework with wood slats or panels. Black vinyl coated chain link fence may be incorporated to enclose portions of the site that are less visible.

## Public Amenities

### D-1: Provide Inviting & Usable Open Space

As previously noted, a secure courtyard will be provided for the women’s shelter located at the vacated alley. The courtyard will have southern exposure for abundant direct sunlight with shading devices incorporated. The courtyard will be enclosed by a fence and gate system that provides privacy and compliments the building composition. This may include a steel framework with wood slats or panels. The courtyard will also feature bike parking and a shelter for smokers. The courtyard will be hardscaped with pavers. As noted previously, an easement to the City to access sewer lines in the case of an emergency will be maintained. Elements of the courtyard must be able to be moved to allow heavy equipment to access the sewer lines if necessary.

A niche in the ground floor building facade along the S. Adams St. has been made to provide a covered area for apartment residents who smoke. Custom designed benches will be provided.

### D-2: Enhance the Building with Landscaping

Street trees will be provided as required on W. Third Ave. and S. Adams St. As noted previously, the courtyard will be enclosed by a fence and gate system that provides privacy and compliments the building composition. This may include a steel framework with wood slats or panels. Landscaping, such as climbing vines or low hedges could be incorporated with the fence design. Movable planters may also be proposed within the courtyard.

### D-3: Respect Historic Features That Define Spokane

Not applicable. An existing former restaurant (Linnie’s Thai Cuisine) is unoccupied and located on the project property. This building will be demolished to accomodate the proposed project. The building has been determined by the Spokane Historic Landmarks Commission to not be eligible for the Spokane Resister of Historic Places and the National Register of Historic Places based upon a Public Hearing on 5/16/18.

## Public Amenities (cont.)

### D-4: Provide Elements That Define The Place

Custom designed benches will be provided at the niche in the ground floor building facade along S. Adams St. Wall mounted public art may be considered at the ground floor level along W. Third Ave. and S. Adams St.

### D-5: Provide Appropriate Signage

Building signage will be situated above the entry canopy near the corner of W. Third Ave. and S. Adams St. and on the south and west building facades. This signage will address W. Third Ave. / S. Adams St. and I-90 auto traffic and will be similar in design with recent housing projects completed by Catholic Charities. VOA is collaborating with a graphic designer for a new Hope House logo.

### D-6: Provide Attractive and Appropriate Lighting

Energy-efficient lighting will be provided to accentuate the building form and provide a well-lit, safe environment at the building exterior.

### D-7: Design for Personal Safety & Security

The proposed building and site design will incorporate adequate lighting as previously noted, provide clear lines of sight into and out of entries and open spaces, limit blank or windowless walls, landscaping that maintains visibility, and abundant windows to provide “eyes on the street”.

### D-8: Create “Green Streets”

Street trees with sidewalk grates will be provided as required and abundant permeable pavers will be provided within the enclosed courtyard to help mitigate stormwater runoff.

# Departures

No Departures are being requested.

## Vehicular Access and Parking

### E-1: Minimize Curb Cut Impacts

Proposed curb cuts include one along W. Third Ave. to accommodate municipal trash and recycling pickup and one along S. Adams St. at the courtyard to allow access to the courtyard in case of emergency sewer repair.

### E-2: Integrate Parking Facilities

Not applicable. No on-site parking is required or proposed for this project.

### E-3: Minimize the Presence of Service Areas

As recommended by the City, a trash room will be located along W. Third Ave. An overhead coiling door will be provided to allow dumpsters to be wheeled out for municipal trash and recycling pickup. The trash room will be integrated in the overall design and composition of the building to minimize its presence.

### E-4: Design “Green” Parking

Not applicable. No on-site parking is required or proposed for this project.

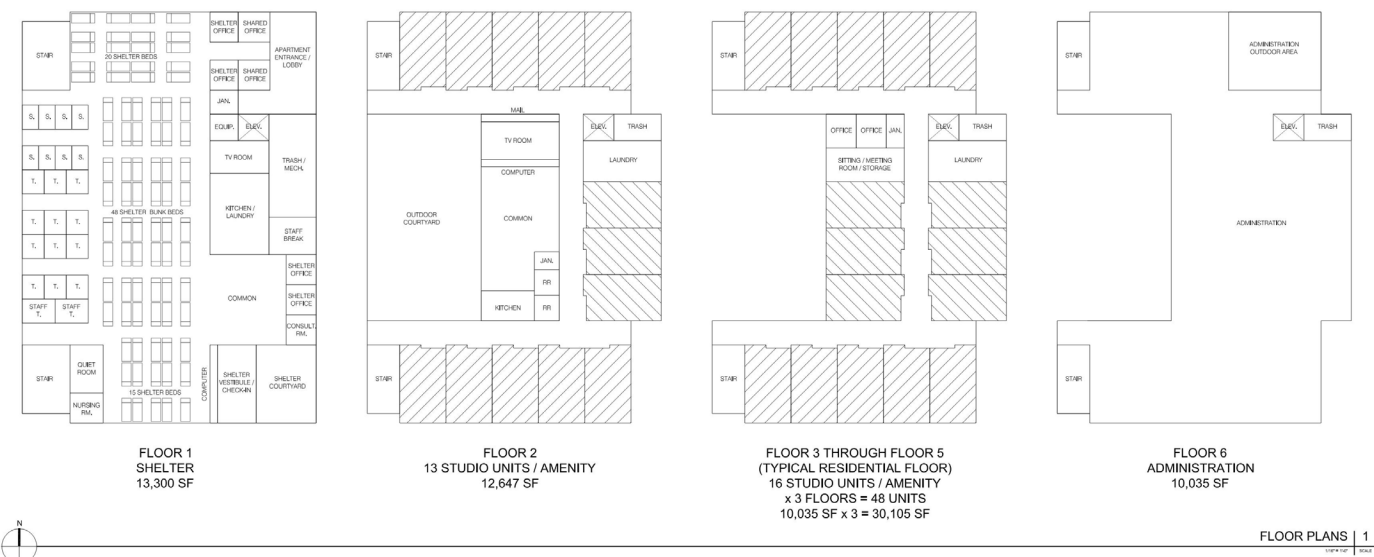


# Design Evolution

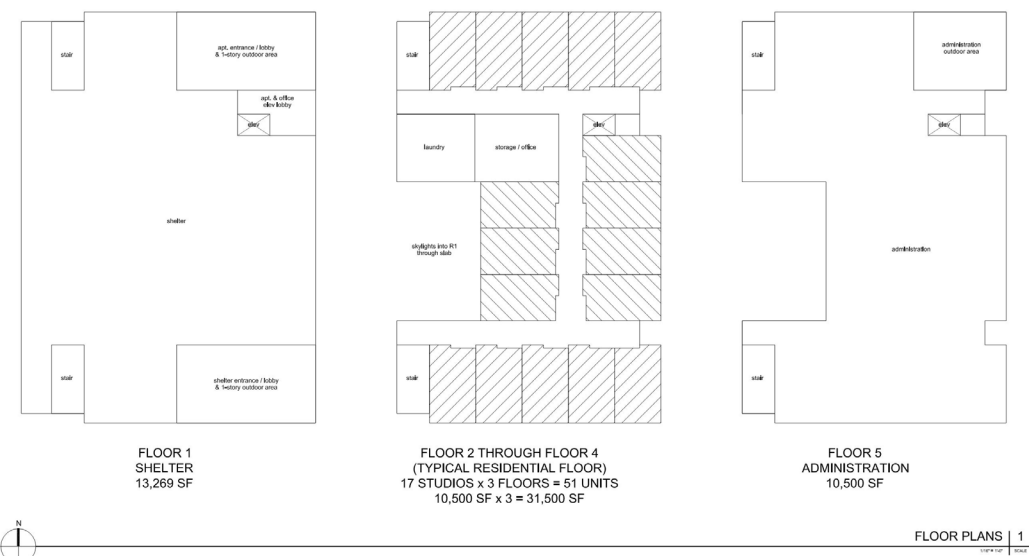
The building is designed to maximize the number of studio apartments (60) and square footage of the women’s shelter to optimize the number of individuals seeking help. In an effort to create facade modulation and create visual interest, an angled wall at each apartment was included. This wall projects over the ground floor building footprint and will create dynamic shadows and create varied perspective as the viewer rotates around the building. Additionally, contrasting siding colors or finishes may be used to highlight the angled wall extension from the main building mass.

The same angle of the upper floor apartments was incorporated on the ground floor to create slots at the apartment building entry at the corner of W. Third Ave. and S. Adams St. and the shelter building entry at the rear courtyard.

As previously noted, a concerted effort has been made to provide separation between the women’s shelter and upper level apartment populations. Residents of the apartments will only have access to the elevator and stairs to gain access to their apartments. This programatic requirment from VOA helped inform the interior layout of the building and the two distinct entry points. Multiple meetings and iterations of the proposed design (illustrated on this page) have been made with Volunteers of America in an effort to deliver the best design for their mission.



May 2018 - Number of units is met, common area for apartments is added, however cost to build over 4 stories is not financially feasible. VOA administration to be eliminated in this building. Not as many shelter beds and associated services / offices as desired.



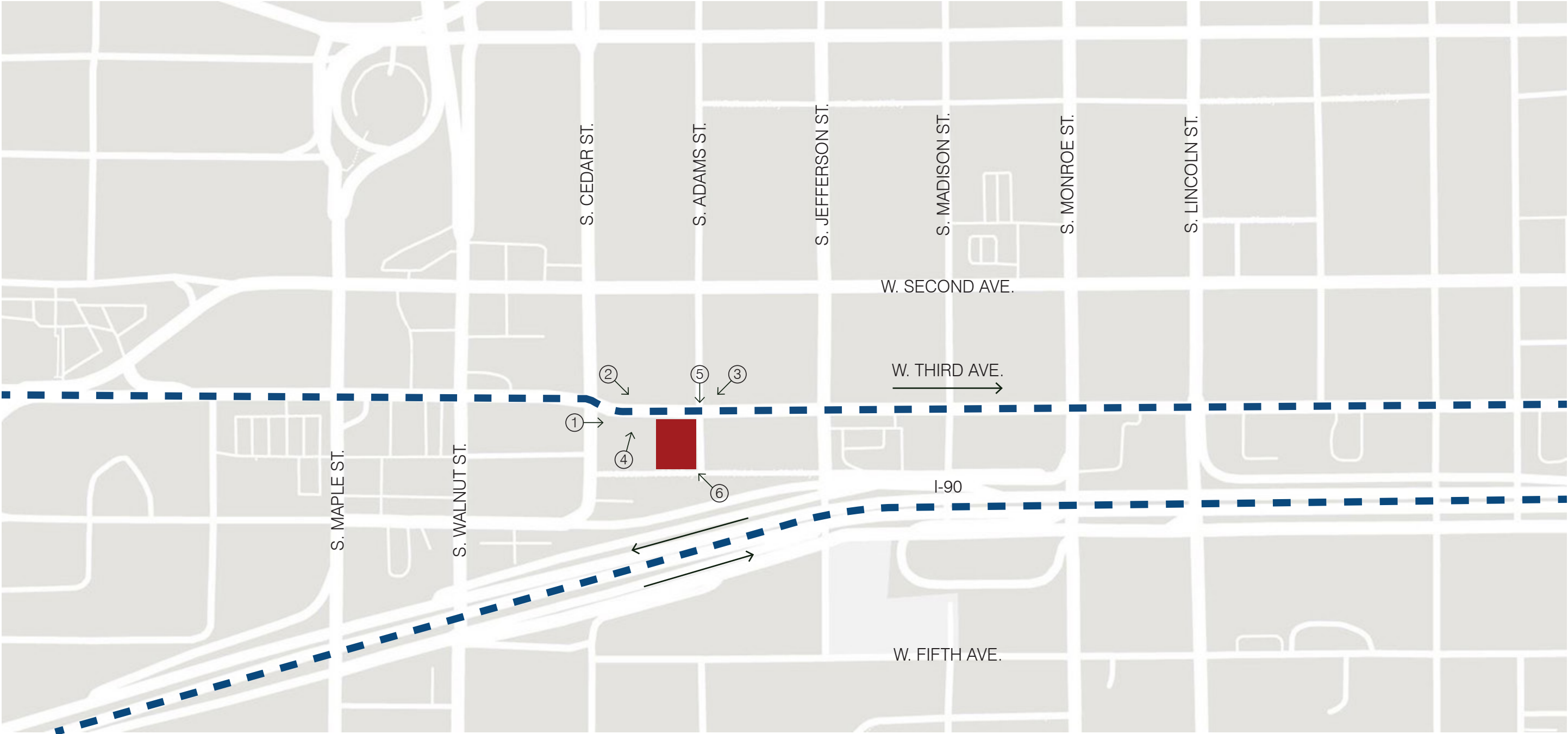
April 2018 - Not enough units (60 desired), common area needed on apartment levels.



January 2019 - Building is reduced to 4 stories. Street and alley vacations are desired to increase building footprint. Still not as many shelter beds and associated services / offices as desired. Outdoor space needs to be added.



# Vicinity Map



The primary viewpoints and traffic corridors are the I-90 freeway (eastbound and westbound directions) and W. Third Ave (eastbound direction). Adjacent Properties & Streetscape views indicated and keyed with page 11.

# Adjacent Properties & Streetscapes



① View from W. Third Ave. & S. Cedar St. looking east.



② View from W. Third Ave. looking southeast.



③ View from W. Third Ave. & S. Adams St. looking southwest.



④ View from W. Third Ave. looking northeast.



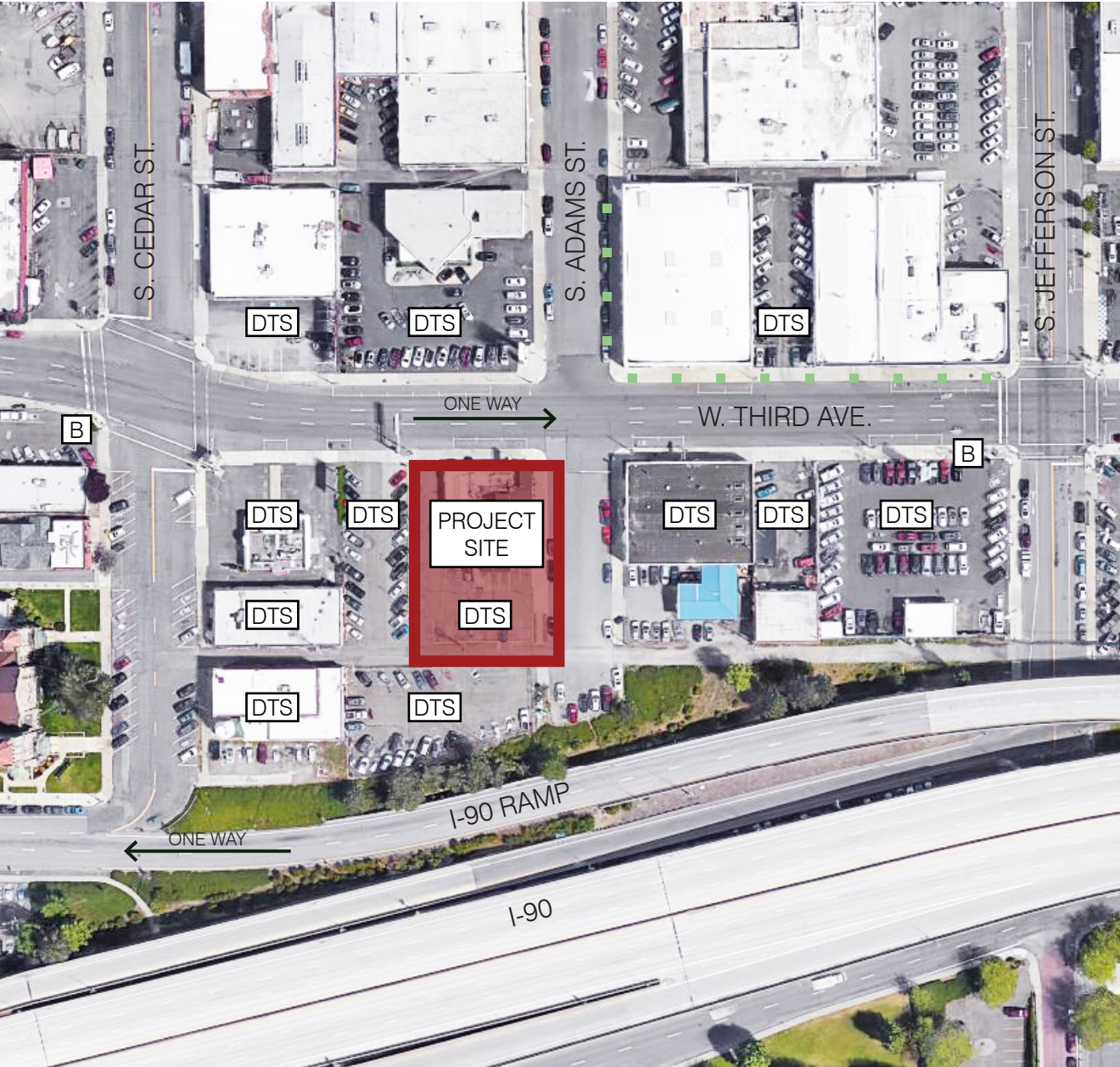
⑤ View from W. Third Ave. & S. Adams looking south.



⑥ View from S. Adams & the alley looking northwest.



# Aerial View



## LEGEND

- DTS Downtown South - Zoning Designation
- Street Tree
- B Bus Stop (No shelter)

The project site, zoned DTS (Downtown South), is surrounded on all sides by properties that are also zoned DTS. Bike and auto circulation are both directions except where indicated as one-way. There are very few streetscape improvements in the surrounding area. Street trees are present on the property that is located at the NE corner of W. Third Ave. and S. Adams St. as a result of recent development. This development (Larry H. Miller Honda car dealership) is too recent to be indicated on this aerial photo. There are bus stops (without shelter) located along W. Third Ave. at S. Cedar St. and S. Jefferson St. There are no overhead weather protection, bicycle racks, other landscaping, or specialty paving in the surrounding area.

# Site Analysis



N  
1" = 40'-0"

## LEGEND

- Existing overhead utility line
- Existing utility pole
- Existing fire hydrant
- Existing overhead traffic sign with pole
- ①→ Site Photograph view indicated and keyed with page 14

The project site is currently occupied by an existing former restaurant and parking lot which will be demolished for the proposed development. The site is relatively flat and is completely paved or covered by the existing building footprint. As noted previously, S. Adams St. will be partially vacated and the alley will be fully vacated by the City. This Site Analysis indicates the approximate location of the proposed project site including the vacations with new curb line.

The project site is surrounded by existing parking lots to the west and south. There are very few notable or prominent site elements.



# Site Photographs



① View from W. Third Ave. looking east.



② View from W. Third Ave. looking southeast.



③ View from W. Third Ave. looking south.



④ View from W. Third Ave. & S. Adams St. looking southwest.



⑤ View from the alley looking north.

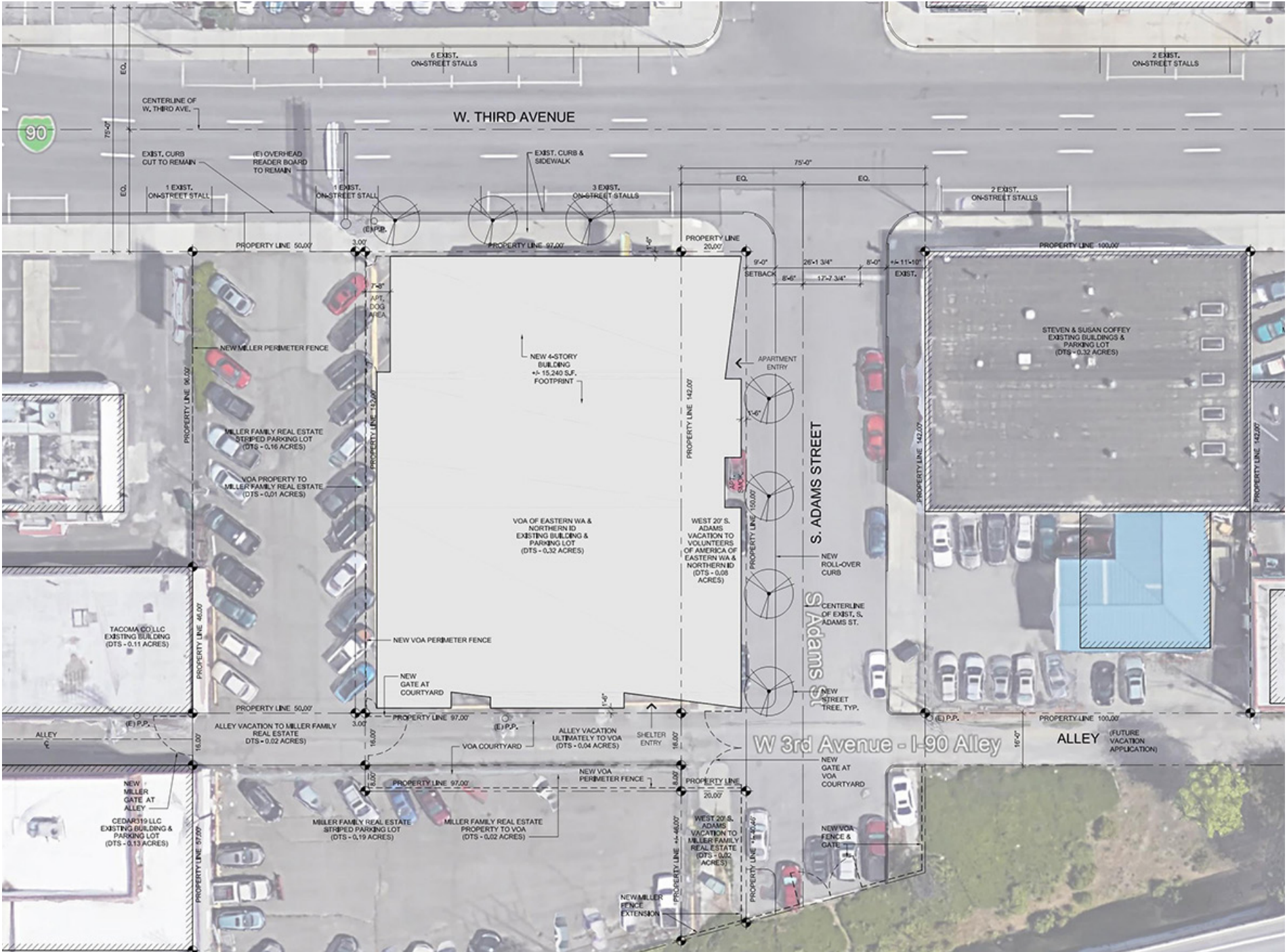


⑥ View from the alley looking northeast.

## Site Analysis



# Concept Site Plan



The project site is located at the southwest corner of W. Third Ave. and S. Adams St. As noted previously, S. Adams St. will be partially vacated and the alley will be fully vacated by the City. This Concept Site Plan includes this property adjustment and also includes property negotiations that have been made between VOA and the Miller Family Real Estate.

The same angle of the upper floor apartments was incorporated on the ground floor to create slots at the apartment building entry at the corner of W. Third Ave. and S. Adams St. and the shelter building entry at the rear courtyard.

As previously noted, a concerted effort has been made to provide separation between the women's shelter and upper level apartment populations. Residents of the apartments will only have access to the elevator and stairs to gain access to their apartments. This programmatic requirement from VOA helped inform the interior layout of the building and the two distinct entry points.

As previously noted, a secure courtyard will be provided for the women's shelter located at the vacated alley. The courtyard will have southern exposure for abundant direct sunlight with shading devices incorporated. The courtyard will be enclosed by a fence and gate system that provides privacy and compliments the building composition. This may include a steel framework with wood slats or panels. The courtyard will also feature bike parking and a shelter for smokers. The courtyard will be hardscaped with pavers. An easement to the City to access sewer lines in the case of an emergency will be maintained. Elements of the courtyard must be able to be moved to allow heavy equipment to access the sewer lines if necessary.

Street trees will be located along W. Third Ave. and S. Adams St. as required.

N  
1" = 40'-0"



## Massing Views



View from W. Third Ave. & S. Adams St. looking southwest.

## Massing Views (cont.)



View from S. Adams St. and the alley looking northwest.



## Massing Views (cont.)



View from the alley looking northeast.

## Massing Views (cont.)



View from W. Third Ave. looking southeast.



Architecture All Forms

827 West First Ave, Suite 415,  
Spokane, WA. 99201